

Rezoning Transportation Analysis

Petition Number: #2022-032

General Location Identifier: 16720541

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
07-26-22	First Review (PDM)
08-23-22	Second Review (WB)

General Review Information

The petition is located adjacent to Arrowood Road, a city-maintained major thoroughfare and west of Fawnbrook Lane, a city-maintained minor collector. The petition is located within the South corridor wedge outside of route 4.

Active Projects Near the Site:

- N/A

CDOT's review of this rezoning petition is intended to provide consistency with council adopted policies, plans, standards and guidelines including, but not limited to, the [Transportation Action Plan \(TAP\)](#), [Vision Zero](#), [Urban Street Design Guidelines \(USDG\)](#), [Center, Corridor and Wedges](#), [Charlotte BIKES](#), [Traffic Impact Study Guidelines](#) and [Charlotte WALKS](#). With a commitment to design complete streets, this review is to ensure that the City's transportation network supports current and future land uses and includes streets that provide safe and comfortable mobility for motorists, pedestrians, bicyclists, and transit users.

This document is primarily for communication to Planning Department staff as part of the overall City staff analysis of the rezoning petition and includes an overall summary of the case from a transportation perspective, information on trip generation, and resolved or outstanding site plan concerns. Additional advisory information about the driveway permit process is provided for information only.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

The petition is located adjacent to Arrowood Road, a city-maintained major thoroughfare and west of Fawnbrook Lane, a city-maintained minor collector. A Traffic Impact Study (TIS) is not needed for this site. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including revising the site plan to commit to installing ADA compliant ramps along internal streets. Further details are listed below.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Detached	1 Dwelling Unit	10	Tax Record
Entitlement with Current Zoning	Single Family (R-4, 4.18 acres)	16 Dwelling Units	190	General Guidance from Planning
Proposed Zoning	Single Family Attached (R-8 MF, 4.18 acres)	33 Dwelling Units	205	Site Plan: 02/23/22

Provide comments to the specified comments below.

Outstanding Issues

Strikethrough = Resolved

1. **Curbline:** ~~The proposed zoning district has a setback measured from back of the existing or proposed future curblines.~~
 - a. ~~**W Arrowood Road:** The future location of curb and gutter is in its existing location.~~

~~Label and dimension the curb and gutter from the centerline for each road on the site plan.~~

2. **Traffic Study:**

~~A Traffic Impact Study (TIS) is not necessary for the complete review of this petition due to the site generating less than 2,500 daily trips. If during the permitting process the site generates more than 2,500 daily trips, then a traffic study will be required.~~

3. ~~Site plan and conditional note(s) revisions are needed to commit to installing a 12' multi-use path along Arrowood Road to meet the City Charlotte BIKES Policy.~~

4. ~~Revise site plan to dedicate 50 feet of right of way from the Arrowood Road centerline if it does not exist. The site plan shall label and dimension the right of way from the road centerline. Ensure a continuous 50ft ROW is provide at a minimum for the full length of the site.~~

5. ~~Add conditional note stating, "Intersection sight distance will be met per CDOT's Sight Distance Policy, dated May 2003, at the intersection of Arrowood Road and the proposed private street." Proposed private street off Arrowood Road may be subject to relocation if intersection sight distance cannot be achieved.~~

6. ~~Site plan and conditional note(s) revisions are needed commit to installing a required Left Turn Lane into the site on Arrowood Road into the site. label and dimension left turn lane on site plan and add conditional note describing all turn lane design requirements. The existing left turn lane should be restriped to accommodate the new street. **Comment Rescinded (8/23/2022) – Access will be limited to a right-in and right-out condition.**~~

7. ~~Site plan and conditional note(s) revisions are needed to commit to extending the proposed sidewalk and ADA compliant sidewalk ramps closer to the intersection of Private Alley B.~~

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- ~~9. A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to the City before the site's first building certificate of occupancy is issued as needed. CDOT requests rights-of-way set at 2' behind back of sidewalk where feasible.~~
- ~~10. A site plan note specifying that all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued as needed. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~

Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. These requirements shall be reflected on the rezoning plan, as appropriate.

1. CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte, per the City of Charlotte's Driveway Regulations.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 50' x 50' sight triangles (and two 10' x 70' sight triangles on NCDOT-maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs shall not interfere with sight distance at the entrance(s) and shall be identified on the site plan.
3. The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and NCDOT on NCDOT-maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
4. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
6. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City-maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
7. The petitioner needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The decision of this rezoning petition does not correlate with the decision of the possible abandonment, as this decision is issued within the separate Right of Way Abandonment process that is controlled by North Carolina General Statutes.
8. To attain a street and pedestrian lighting recommendation, the petitioner should coordinate with Anthony Mendez, CDOT. Please visit the following link:
<https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>