

# Rezoning Transportation Analysis

Petition Number: #2022-051

General Location Identifier: 19943294

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**Reviewer:**

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**Revision Log:**

Date	Description
08-24-2022	First Review (KP)

## General Review Information

This site is located on Sam Neely Road, a City-maintained major thoroughfare, in between Krislyn Woods Place and Westhall Drive. Additionally, this site is located within the Lake Wylie Wedge and outside of Route 4. Lastly, this site is located inside the limits of the West Side Strategy Plan Study Area and The Steele Creek Area Plan

Active Projects Near the Site:

- N/A

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*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.*

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

## Transportation Summary

This site is located on Sam Neely Road, a City-maintained major thoroughfare, in between Krislyn Woods Place and Westhall Drive. In accordance with City Ordinances and Charlotte WALKS Policy, the petitioner has committed to provide pedestrian infrastructure along the proposed internal public street and along the site's frontage of Sam Neely Road. Additionally, in accordance with Charlotte WALKS and BIKES Policies, and the Vision Zero Action Plan, CDOT is coordinating with the petitioner to provide a shared-use path along the site's frontage of Sam Neely Road.

Site plan and conditional note revisions are needed, and the outstanding items include, but are not limited to, installing curb and gutter, amending the internal pedestrian network, and incorporating clarifying conditional notes. 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	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (R-3, 4.98 acres)	14 Dwelling Units	170	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily (Mid-Rise) (R-8, 4.98 acres)	24 Dwelling Units	70	<i>Site Plan: 07/25/22</i>

Provide comments to the specified comments below.

### Outstanding Issues

~~Strikethrough~~ = Resolved

1. Revise the site plan and conditional notes by committing to construct curb and gutter, along the site's frontage of Sam Neely Road, measured 19-feet from the existing centerline to back of curb.

Label and dimension the back of curb from the existing centerline of Sam Neely Road.

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. Revise site plan and conditional note(s) to commit to dedicate 43-feet of right-of-way along the site's frontage of Sam Neely Road.

The site plan shall label and dimension the right-of-way from the road centerline.

4. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and 12-foot shared-use path along the site's frontage of Sam Neely Road. The site plan shall label and dimension both items from the back of curb and gutter.

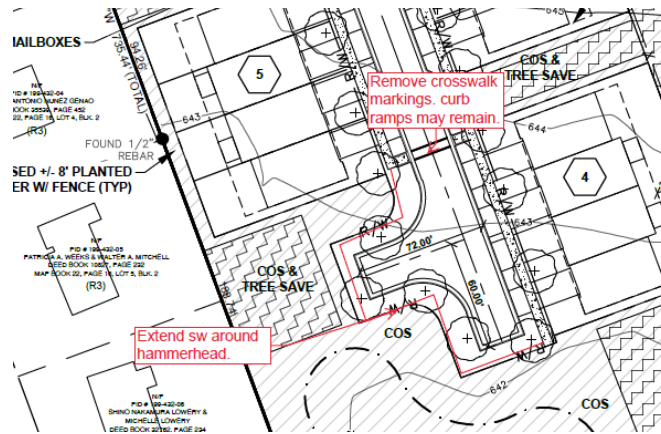
5. Revise the site plan and conditional notes to commit to construct proposed Public Road A in accordance with CLDSM U-02, local residential medium street.

6. Revise the site plan by removing the proposed crosswalk markings, across Public Street A, and extending the sidewalk around the hammerhead.

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7. Revise the conditional notes by including the following note: The proposed public street connection must meet the Intersection Sight Distance requirements, outlined in CDOT's Sight Distance Policy, in accordance with a 45mph design speed limit. If intersection sight distance is unable to be met, then the proposed public road may be subject to relocation and/or limited in functionality.
8. A site plan note(s) specifying dedication and fee simple conveyance of all rights-of-way to CDOT 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.
9. Add conditional note: All public roadway improvements will be subject to the standards and criteria of CDOT and will be subject to CDOT approval during permitting.
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-

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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>