

**Rezoning Transportation Analysis**  
**Petition Number: Insert Zoning Petition #2022-088**  
*General Location Identifier: 20118102 & 20118144.*

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**Reviewer: Kevin Parker**  
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**Revision Log:**

Date	Description
07-28-2022	First Review (KP)

**General Review Information**

This site is located along John Price Road, a City-maintained collector street, and South Tryon Street, a State-maintained major thoroughfare. Additionally, this site is located within the Industrial Activity Center outside of Route 4. Lastly, this site is located within the limits of the Steele Creek Area Plan and the Westside Strategy Plan Study Area.

**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 along John Price Road, a City-maintained collector street, and South Tryon Street, a State-maintained major thoroughfare. In accordance with the City Ordinances and Charlotte WALKS and BIKES Council-adopted Policies, CDOT is coordinating with the petitioner to provide a sidewalk and shared-use path along the site's frontages of John Price Road and South Tryon Street respectively. Additionally, the petitioner has committed to provide a left-tun lane on John Price Road. Lastly, CDOT is coordinating with the petitioner to improve the CATS Bus Stop located on the site's frontage of Tryon Street.

Site plan and/or conditional note revisions are needed, and the outstanding issues are, but not limited to, labeling and dimensioning rights-of-way and curb lines, providing 150-feet of storage for the left-tun lane with additional center-lane striping, committing to improve the CATS bus stop, and incorporating some 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	Vacant	-	-	<i>Tax Record</i>
Entitlement with Current Zoning	Warehouse (I-1, 10.54 acres)	105,400 SF	205	<i>General Guidance from Planning</i>
Proposed Zoning	Recycling Center (I-2, 10.54 acres)	64,517 SF	305	<i>Site Plan: 06-22-22</i>

**Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.**

**Outstanding Issues**

**Strikethrough = Resolved**

**1. Curb line:**

- a. **John Price Road:** Curb and gutter shall be placed along the entire length of the proposed widening. Label and dimension the proposed curb line from the exiting centerline of the road.



- b. **South Tryon Street:** The existing curb and gutter may remain, however, the future curb and gutter will be located 44-feet from the existing centerline to back of curb.

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 required for the complete review of this petition due to the site generating less than 2,500 daily trips and/or not triggering any other City TIS requirements. (For Conventional Petitions) A Traffic Study may be required during permitting per the TOD or other applicable zoning ordinance.

**3. Right-of-way:**

- a. **John Price Road:** Revise site plan and conditional note(s) to commit to dedicate 36-feet of right-of-way from the road centerline
- b. **South Tryon Street:** Revise site plan and conditional note(s) to commit to dedicate 66-feet of right-of-way from the road centerline.

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 6-foot sidewalk along the site's frontage of John Price Road, and an 8-foot planting strip and 12-foot shared-use path along the site's frontage of South Tryon Street, relative to the future back of curb provided in

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note 1.b. The site plan shall label and dimension both items from the proposed and future back of curb and gutter

- 5. Revise the site plan and conditional notes to commit to coordinate with CATS, during permitting, to improve the existing bust stop on South Tryon Street near this site’s southwestern corner.



- 6. Revise the site plan and conditional notes to commit to provide a left-turn lane with 150-feet of storage at the site’s proposed east entrance on John Price Road. Additionally, stripe a two-way left-tun lane along the center of John Price Road from the proposed eastern access to Logistics Center Drive. The roadway striping shall be in accordance with CDOT standards.



- 7. Revise site plan and conditional note(s) by ensuring the proposed gates at each entrance will remain open during business hours.
- 8. Add a conditional note specifying “the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City before the site’s first building certificate of occupancy is issued. CDOT requests rights-of-way set at 2’ behind back of sidewalk where feasible.”
- 9. Add a conditional note specifying “All transportation improvements will be approved and constructed before the site’s first building certificate of occupancy is issued. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.”
- 10. Add conditional note specifying “All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad

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southwestern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.”

**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 35' x 35' 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. To obtain a street and pedestrian lighting recommendation, the petitioner should visit the following link: <https://charlottenc.gov/Transportation/Programs/Pages/StreetLighting.aspx>