

# Rezoning Transportation Analysis

Petition Number: #2022-106

General Location Identifier: 07507114, 07507128

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**Reviewer:**

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## Revision Log:

Date	Description
11-28-22	First Review (TM)
01-25-23	Second Review (TM)

## General Review Information

The petition is located on the east side of Fairmont Street, a City-maintained local street south of Renner Street, a City-maintained local street. The petition is located in a north wedge inside of Route 4, and within the Westside Strategy Plan Study Area.

### Active Projects Near the Site:

- Charlotte Equity Fellowship
  - The Charlotte Equity Fellowship provides funding and resources to grassroots organizers as they address issues of economic immobility and build infrastructure for organizing within their communities

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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

The petition is located on the east side of Fairmont Street, a City-maintained local street south of Renner Street, a City-maintained local street. A Traffic Impact Study (TIS) is not needed for this site. CDOT has coordinated with the petitioner to provide Right of way for the realignment of the intersection of Fairmont Street and Renner Street. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to showing sidewalk on site plan and conditional note revisions. 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	Single Family (R-5, 0.50 acres)	2 Dwelling Units	20	<i>General Guidance from Planning</i>
Proposed Zoning	Single Family Attached (UR-2, 0.50 acres)	10 Dwelling Units	30	<i>Site Plan: 6/21/22</i>
Proposed Zoning	Single Family Detached or Multifamily (Low-Rise) (UR-2, 0.50 acres)	4 Dwelling Units or 6 Dwelling Units	35 or 50	<i>Site Plan: 1/17/23</i>

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 curbline.~~
  - a. ~~**Renner Street:** Location of curb and gutter needs to be coordinated with CDOT.~~

~~Label and dimension the curb and gutter from the centerline for each road on the site plan.~~
2. ~~**Traffic Study: (Choose One)**~~

~~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 28 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 conditional note(s) to commit to construct an 8-foot planting strip, and 8-foot sidewalk on Renner Street and Fairmont Street per Chapter 19. The site plan shall label and dimension both items from the back of curb and gutter and road centerline.
 

**Clarifying Comment (01-25-23):** Revise site plan and conditional note(s) by showing sidewalk on the site plan and add a conditional note committing to this improvement.
5. ~~Site plan and conditional note(s) revisions are needed to commit to dedicating ROW in order to realign the existing intersection of Renner Street and Fairmont Street. Realignment of Renner Street at the intersection to be coordinated with CDOT.~~
6. ~~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.~~

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7. 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.

**Additional Comment (01-25-23):** Remove language from conditional note 4 under transportation notes.

sidewalk.

4. Unless stated otherwise herein, the Petitioner shall ensure that all transportation improvements are approved and constructed prior to the issuance of the Site's first building certificate of occupancy

## 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. The setback for this district is measured from the back of the existing or future curblineline as determined by CDOT and Planning during the permitting process.
2. 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.
3. 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.
4. 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.
5. All proposed commercial driveway connections to a future public street will require a driveway permit submitted to CDOT for review and approval.
6. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
7. 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.
8. 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.

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9. 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>