

Rezoning Transportation Analysis

Petition Number: #2022-111

General Location Identifier: 05508105, 05508104, 05508103, 05508113

From: Jake Carpenter, PE

Jacob.carpenter@charlottenc.gov

980-221-5675

Reviewer:

Patrick Monroe

Patrick.Monroe@charlottenc.gov

704-336-3937

Revision Log:

Date	Description
11-28-22	First Review (PDM)
12-22-22	Second Review (DR)
01-25-23	Third Review (PDM)

General Review Information

The petition is located on the east side of Rhyne Road, a State-maintained minor throughfare and south of Mount Holly Road, a State-maintained major throughfare. The petition is located within the northwest wedge outside of Route 4, and within the I-485 Interchange Analysis Study.

Active Projects Near the Site:

- Traffic Signal Installation at Rhyne Road and Mount Holly Road
 - Project will install a traffic signal at the intersection of Rhyne Road and Mount Holly Road.
 - Project is currently in design

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 on the east side of Rhyne Road, a State-maintained minor throughfare and south of Mount Holly Road, a State-maintained major throughfare. A Traffic Impact Study (TIS) is not required for this site due to the site generating less than 2,500 daily trips. All outstanding CDOT comments have been addressed.

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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	Retail (CC, 36.27 acres)	-	Too many used to determine trip generation	<i>General Guidance from Planning</i>
Proposed Zoning	General Office Storage Warehousing (I-2, 36.27 acres)	40,000 SF 15,000 SF 35,000 SF	645	<i>Site Plan: 6-17-22</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. ~~Curblin~~:

- a. ~~**Rhyne Road:** Location of curb and gutter shall be placed 19 feet from the existing centerline to the back of curb.~~

~~Label and dimension the curb and gutter from the centerline.~~

~~NOTE: Additional distance from center line to back of curb may be required in locations where a median is present or around intersections and interchanges.~~

~~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. ~~Revise site plan and conditional note(s) to commit to dedicate 41 feet of right-of-way, along the site's frontage of Rhyne Road, from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline.~~

~~**Clarifying comment from 12/22/2022:** Add conditional note to dedicate 41 feet of right-of-way along site's frontage of Rhyne Road 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 Rhyne Road. The site plan shall label and dimension each item from the back of curb. Clearly show the shared-use path on the site plan.~~

- 5. ~~Per coordination with NCDOT turn lanes will be required at the Rhyne Road proposed accesses. Confirm turn lane requirements with NCDOT or provide a three-lane cross-section on Rhyne Road across the entire property frontage.~~

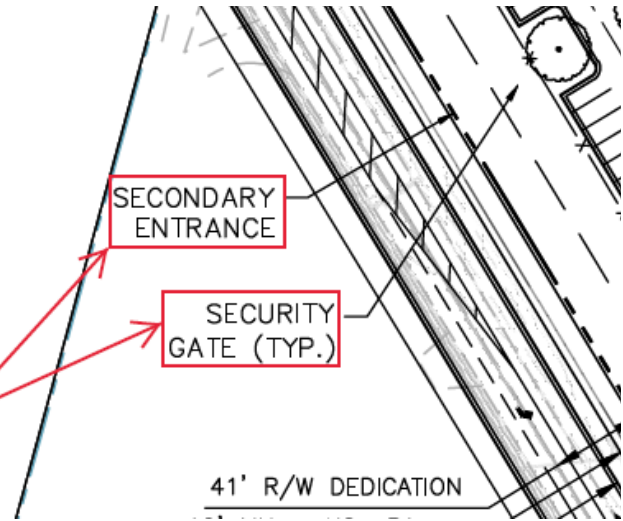
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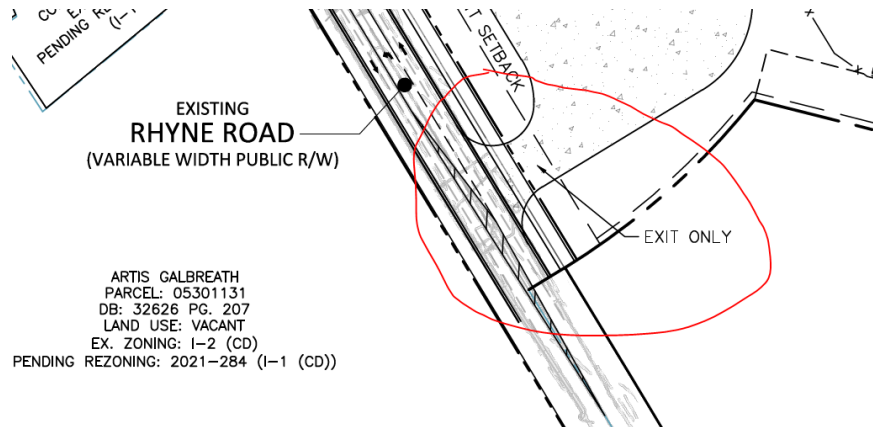
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DSG PROPERTIES, LLC
PARCEL: 05325113
DB: 32275 PG. 944
LAND USE: VACANT
EX. ZONING: I-1 (CD)
PENDING REZONING: 2021-284 (I-1 (CD))

Remove callouts for security gate and secondary entrance. Don't look like they are needed here anymore.



8. ~~New Comment from 12/22/2022:~~ The exit only driveway needs to be reconfigured to prevent potential ingress traffic or removed altogether.



9. ~~CDOT REQUEST:~~ Add a conditional note to provide a \$50,000 contribution to CDOT for the future installation of the traffic signal at Rhyne Road and My Holly Road.

10. ~~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."~~

11. ~~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."~~

12. ~~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 north~~

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

- ~~13. If petition will not be annexed into the City of Charlotte, revise site plan and conditional note(s) to construct 8-foot planting strip and 12-foot multi-use paths on Rhyne Road. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement. Add conditional note The entire facility must be outside of the right of way and within a public access easement. Add conditional note committing to construction and maintenance of Rhyne Road.~~

Clarifying comment from 12/22/2022: Add to the conditional note in the “Streetscape/Landscaping” section that the entire facility must be outside of the public right of way and within a sidewalk utility easement.

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>