

# Rezoning Transportation Analysis

Petition Number: 2017-034

General Location Identifier: Portion of 067-021-10

**From: Kelsie Anderson, PE**  
[Kelsie.Anderson@charlottenc.gov](mailto:Kelsie.Anderson@charlottenc.gov)  
704-432-5492

Staff Reviewer: Carlos Alzate  
calzate@charlottenc.gov  
704-432-0672

---

CDOT's review of this rezoning petition is intended to ensure consistency with the Transportation Action Plan (TAP) which seeks 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 site is located at the unsignalized intersection of local streets. The current site plan commits to streetscape improvements, preservation of the existing on-street accessible parking space, and installation of curb ramps to improve the pedestrian connections and crossings.

## General Description

The site is located north of Wilkinson Blvd (Class III Major Thoroughfare), south of West Morehead (Major Thoroughfare), at the intersection of Isom St and Suttle Av., local streets.

Prior Rezoning 2013-045, conventional

Site is located in a Corridor, inside Route 4.

Bryant Park Land use and Streetscape Plan

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Record
Entitlement with Current Zoning	Office (1.6 acres of O-1)	16k sf	330	General Guidance from Planning
Proposed Zoning	Townhomes	26 dwellings	200	Site Plan: 12-20-16

## Curblines

The proposed zoning district has a setback measured from an existing or proposed future curblines. The existing curb line on Suttle Ave is in the correct location. The proposed curb line on Isom St is to be located at the existing pavement edge of the road and is correctly shown on the Rezoning Plan

## Resolved Issues

1. CDOT requests petitioner coordinate with rezoning case 2017-032 to align the western internal drive of this site plan with the driveway on Public Street 2, west of Suttle Av and facing north, with the in

# Rezoning Transportation Analysis

Petition Number: 2017-034

General Location Identifier: Portion of 067-021-10

rezoning case 2017-032 and to provide cross access easement. the intent of this connection. CDOT suggests the section of property that is would complete the connection between this petition and 2017-032 become part of either rezoning and a cross-access is provided to Isom St and possible connection to Wren St.

2. CDOT requests the petitioner show the proposed curb and gutter at the corner of Isom St and Suttle Av having a 20 foot radius as recommended by the Urban Street Design Guidelines.
3. The petitioner should revise the site plan to show two curb ramps at southeast corner of Suttle Av and Isom St and a receiving curb ramp directly across Suttle Av and the existing marked crosswalks to be removed.
4. CDOT discourages gated access to parking as noted on current site plan and requests removal. If note for gate remains, adequate turn around design will be required during permitting.

## Outstanding Issues

1. The petitioner should revise the site plan to add a note 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. CDOT requests right of way set at 2' behind back of sidewalk.
2. The petitioner should revise the site plan to add a note specifying all transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued or phased per the site's development plan.

## Advisory Information

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. According to the City of Charlotte's Driveway Regulations, 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.
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 North Carolina Department of Transportation on NCDOT maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should 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 the North Carolina Department of Transportation 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 to be 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 the

# Rezoning Transportation Analysis

**Petition Number: 2017-034**

*General Location Identifier: Portion of 067-021-10*

construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

## Revision Log

Date	Description	By
01-23-17	First Review	CA
02-24-17	Second Review	CA
03-29-17	Zoning Committee Review	CA