

# Rezoning Transportation Analysis

Petition Number: 2019-053

General Location Identifier: 06702149

**From:** Felix Obregon, PE  
[fobregon@charlottenc.gov](mailto:fobregon@charlottenc.gov)  
704-432-5729

**Reviewer:** Carlos Alzate, PE  
calzate@charlottenc.gov  
704-432-0672

## Revision Log:

Date	Description
05-15-19	First Review
06-17-19	Second Review

## General Review Information

The site is on Isom Street (local) and is in a corridor inside Route 4. The site is within the limits of the Bryant Park Land Use & Streetscape Plan. The City has the Suttle Avenue Sidewalk Project from Wilkinson Blvd to Morehead Road.

Active City Project in the Area:

- Suttle Avenue Sidewalk Project
  - Sidewalk on Suttle Av between West Morehead St and Wilkinson Blvd.

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*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.*

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

## Transportation Summary

The site is located on a local road north of a major thoroughfare. The site plan commits to extending the Bryant Park Drive to Isom Street and creating a "T" intersection to improve pedestrian walkability. The site commits to constructing the pedestrian network identified in the Bryant Park Streetscape Plan to support the proposed development.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Office (2.65 acres of O-1)	26,500 sf	290	General Guidance from Planning
Proposed Zoning	Townhomes	56 dwellings	380	Site Plan: 06-10-19

## Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

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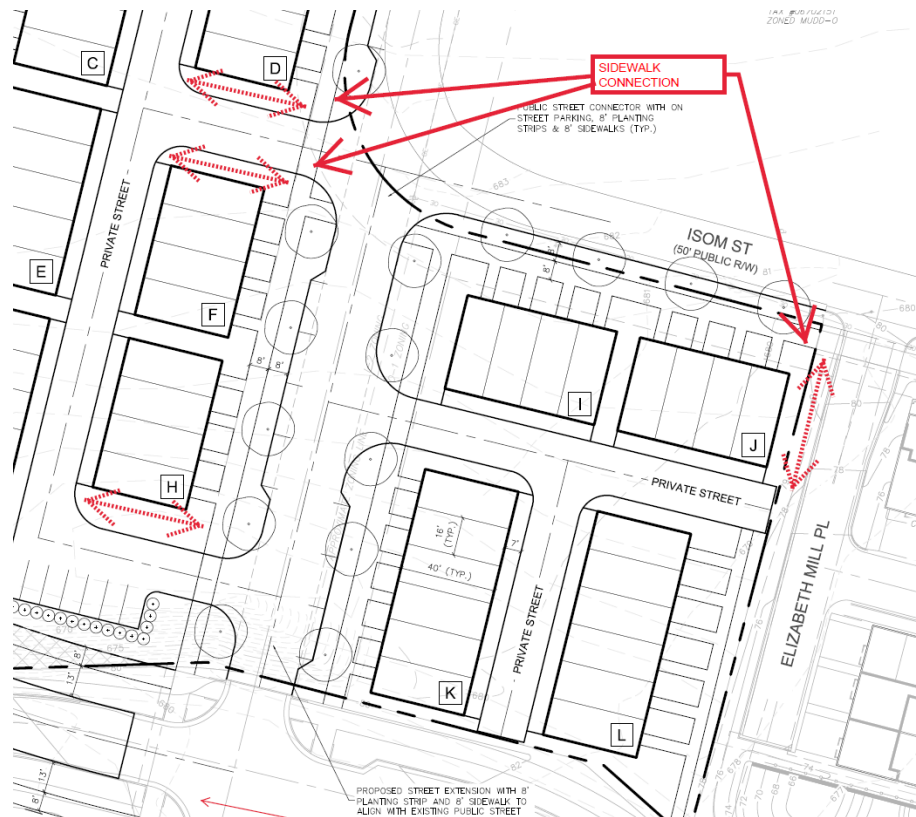
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1. **Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The location of the future back of curb for:
  - **Isom Street:** 12.5 feet from centerline of the road.
  - **Bryant Park Drive:** 17.5 feet from centerline of the road (includes on street parking shown on site plan)
  - **Morton Street:** 14.5 feet from centerline of the road.

The petitioner should revise the site showing the location of the curb and gutter for all the roads and add a conditional stating the commitment to building the curb and gutter. (Site Plan: 03-21-19)

2. **Traffic Study** A Traffic Impact Study is not necessary for the complete review of this petition. (Site Plan: 03-21-19)
3. The petitioner should revise the site plan and conditional notes showing and stating the intersection of Isom Street and Bryant Park Drive will be built as a 4-legged intersection and meet USDG Standards. (Site Plan: 03-21-19)
4. The petitioner should revise the site plan and conditional notes to show proposed east-west private street connecting to Elizabeth Mill Place at Irwin Stream Road. (Site Plan: 03-21-19)
5. The petitioner should add a conditional note committing to coordinate the improvements on Bryant Park Drive with Rezoning Petition 2019-056 to the north of the site during the permitting process. (Site Plan: 03-21-19)
6. The petitioner should revise the site plan and conditional notes to commit to constructing a 5' sidewalk at the back of curb along Elizabeth Mill Place and the internal Private Street. (Site Plan: 03-21-19)



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7. ~~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 where feasible. (Site Plan: 03-21-19)~~
8. ~~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. (Site Plan: 03-21-19)~~

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