

# Rezoning Transportation Analysis

Petition Number: 2019-117

General Location Identifier: 06914404, 06914405, 06914406

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

**Reviewer:** Rick Grochoske  
[rgrochoske@charlottenc.gov](mailto:rgrochoske@charlottenc.gov)  
704-432-1556

## Revision Log:

Date	Description
09-19-2019	First Review
10-15-2019	Second Review

## General Review Information

The site is on Montana Drive (major collector, state maintained) and is inside Route 4. Part of the site is in a center and part is in a wedge.

## Active Projects Near the Site:

- There are no active projects near the site.

---

*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 driveway is planned to be located on Montana Drive. The nearest bus route is on Tennessee Ave, just west of the site. The site is surrounded by single family development; therefore no future east/west street connections from the proposed industrial site be allowed to penetrate the existing surrounding single family land-use.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	NA	0	Tax Record
Entitlement with Current Zoning	Single Family (6.91 ac of R-5)	34 dwellings	510	General Guidance from Planning
	Warehouse (4.83 ac I-1)	48,300 sf		
Proposed Zoning	Office	200,000 sf	2,080	Site Plan: 09-04-19

## Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

# Rezoning Transportation Analysis

Petition Number: 2019-117

General Location Identifier: 06914404, 06914405, 06914406

1. ~~Curbline: The proposed zoning district has a setback measured from back of the existing or proposed future curbline.~~

- a. ~~Montana Drive: The future location of curb and gutter is in its existing location.~~

- The site plan should show the curb and gutter labeled and dimensioned from the centerline for each road.

2. ~~Traffic Study: A Traffic Impact Study is not necessary for the complete review of this petition.~~
3. ~~The petitioner shall provide the complete land uses intensity to ensure the correct trip generations for the proposed rezoning petitions are provided.~~
4. ~~The petitioner should revise the site plan and conditional note(s) to commit to dedicate 36' right-of-way from Montana Drive's existing centerline. The site plan should label and dimension the right-of-way from the road centerline.~~
5. ~~The petitioner should revise the site plan and conditional note(s) to quantify the site's proposed land uses and density of each land use, so that CDOT can accurately calculate the projected daily trips generated by this petition. Currently our memo reflects a worst-case scenario of 100% office land use (see above).~~

- The petitioner should revise the site plan and conditional note(s) to provide for a "walkable" internal site, including pedestrian sidewalks connecting to all internal building, parking areas, and to Montana Drive.

6. ~~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.~~
7. ~~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. The petitioner may phase transportation improvements if said improvements and phasing are explicitly described in site plan notes.~~

## 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.

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.

8. 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.
9. 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.
10. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.

# Rezoning Transportation Analysis

**Petition Number: 2019-117**

*General Location Identifier: 06914404, 06914405, 06914406*

11. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
12. 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.