

# Rezoning Transportation Analysis

Petition Number: 2019-166

General Location Identifier: 18707119, 18707116

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## Revision Log:

Date	Description
12-17-2019	First Review

## General Review Information

The site is at the unsignalized intersection of Providence Road (major thoroughfare, state maintained) and Creola Road (local, city maintained). The site is in a wedge inside Route 4.

### Active Projects Near the Site:

- Providence (Providence Village Lane to E. Barden Road) Sidewalk  
This project will involve installing sidewalk along west side of Providence Road from Providence Village Lane southward to East Barden Road.

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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.*

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*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 major thoroughfare road. The petitioner should revise the site plan to meet the ordinance requirements and the outstanding items listed below.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Single Family Duplex	1 dwelling 2 dwellings	30	Tax Record
Entitlement with Current Zoning	Single Family	4 dwellings	40	General Guidance from Planning
Proposed Zoning	Townhomes	14 dwellings	100	Site Plan: 10-30-19

## Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

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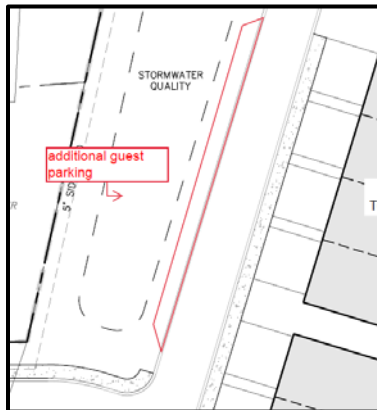
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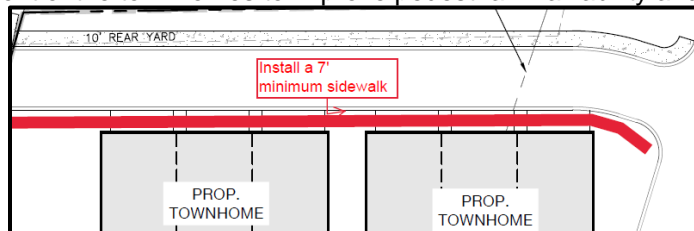
1. **Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline.
  - a. **Providence Road:** The future location of curb and gutter is in its existing location.
  - b. **Creola Road:** Curb and gutter to be constructed 11' from the centerline of Creola Road to include one travel lane.

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. If during the permitting process the site generates more than 2500 daily trips, then a traffic study will be required.
3. The petitioner should revise the site plan and conditional note(s) to commit to dedicate 50-foot right-of-way from the road centerline. The site plan should label and dimension the right-of-way from the road centerline.
4. The petitioner should revise the site plan and conditional note(s) to commit to construct a 12-foot multi-use path along Providence Road. The petitioner may include any portion of the multi-use path that falls outside the right-of-way in a sidewalk utility easement. The site plan should label and dimension both items from the back of curb and gutter and road centerline.
5. The petitioner should revise the site plan and conditional note(s) to commit to upgrading the street lights on Providence Road and Creola Road to LED lighting. For additional questions, please contact Anthony Mendez, CDOT, (704) 336-4971.
6. The petitioner should revise the site plan and conditional note(s) to commit to have on-site trash receptacles/pick-up to avoid vehicle maneuvering within the public right-of-way.
7. The petitioner should revise the site plan and conditional note(s) to commit to install additional guest parking.



8. The petitioner should revise the site plan and conditional note(s) to commit to install additional sidewalk along the front of the townhomes to improve pedestrian walkability and accessibility.



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9. 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.
10. 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.
11. ~~Resolved-Sample format for comment that is resolved~~

Please provide a response to our comments with your resubmittal.

## 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.