

Rezoning Transportation Analysis

Petition Number: 2025-124

General Location Identifier: 21727103, 21727105, 21727106, 21727111

From: Jake Carpenter, PE

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Revision Log:

Date	Description
12-22-25	First Review (CM)

General Review Information

The petition is located adjacent to McKee Road, a State-maintained major collector, south of Youngblood Road, a State-maintained minor arterial. The petition is located in a Lake Wylie Wedge outside of Route 4, within the Steele Creek Area Plan.

Active Projects Near the Site:

- N/A

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 site is located adjacent to McKee Road, a State-maintained major collector, south of Youngblood Road, a State-maintained minor arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating site trips under ordinance thresholds and not meeting additional TIS triggers. Site plan and/or conditional note revisions are needed to commit to making the roadway and sidewalk connection to the London Pass stub, updating the McKee Road cross section, showing all right-of-way dedication to the face of sidewalk, and updating the transportation conditional notes in accordance with the UDO. Further details are listed below.

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Trip Generation

Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Single Family	4 DUs	52	4	5	Tax Record
Entitlement with Current Zoning	Single Family (N1-A, 16.38 acres)	49 DUs	523	39	51	General Guidance from Planning
Proposed Zoning	Single Family (N1-A, 16.38 acres)	50 DUs	533	40	52	Site Plan: 11-14-25

Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

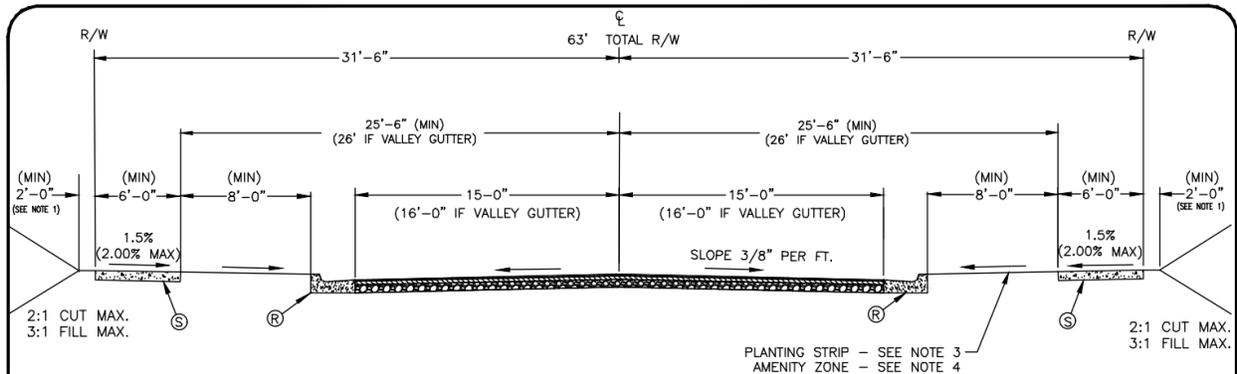
Outstanding Issues

Strikethrough = Resolved

1. Curblines:

- a. **McKee Road:** Location of future curb and gutter is to be located 17.5' from centerline.

Local collector street (8' sidewalk) CLDSM U-07B



Label and dimension the curb and gutter from the centerline for each road on the site plan.

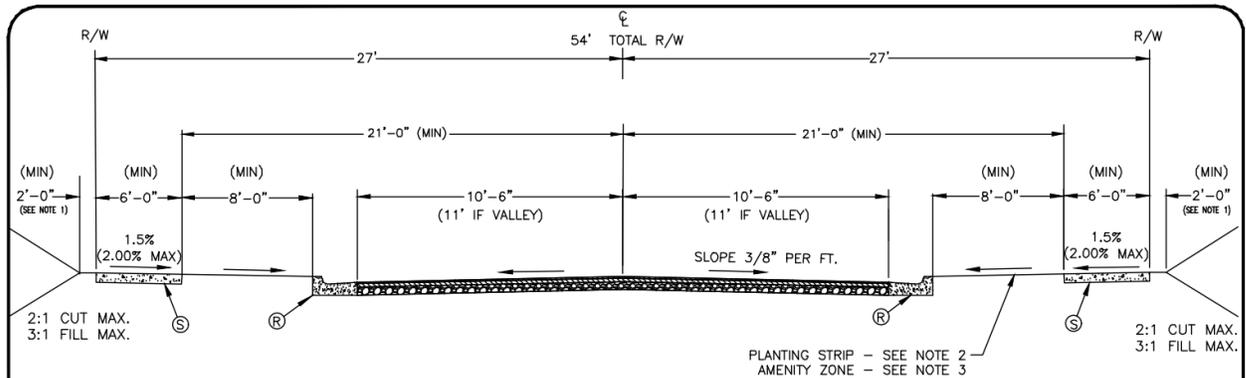
- b. **Internal Public Roads:** Location of future curb and gutter is to be located 13' from centerline.

Local residential medium street (6' sidewalk) CLDSM U-02A

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Label and dimension the curb and gutter from the centerline for each road on the site plan.

2. Comprehensive Transportation Review (CTR):

A Traffic Impact Study (TIS) is not required for the complete review of this petition due to the site generating site trips under ordinance thresholds found in the Charlotte Streets manual Table 3.1 and/or not triggering any other City TIS requirements.

- Revise site plan and conditional note(s) to commit to dedicate a minimum 21 feet of right-of-way from the road centerline along internal public streets and a minimum of 25.5 feet of right-of-way from the road centerline along McKee Road. The site plan shall label and dimension the right-of-way from the road centerline.
- Add a conditional note specifying "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 construction/installation. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements."
- Revise site plan and conditional note(s) to dedicate right-of-way to face of sidewalk along McKee Road and all internal public streets.
- Revise site plan and conditional note(s) to commit to making London Pass roadway and sidewalk connection to adjacent project. Conditional note can also include language that if adjacent project is not constructed before this project improvements shall be constructed as close as possible to property line as feasible to prepare for future road connection.
- Revise Transportation conditional note 3 to construct McKee Road to the U-07A Collector Road standard and update required right-of-way dedication dimension to a minimum of 25.5 feet.
- Remove Transportation conditional note 4.
- 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."
- Add a conditional note specifying "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued."
- 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

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

12. Revise site plan and conditional note(s) to construct 8-foot planting strips and 6-foot sidewalks on McKee Road and all internal public streets. 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 the 6-foot sidewalks on McKee Road and all internal public streets.

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 Unified Development Ordinance.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 50' x 50' 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 to comply with City of Charlotte Unified Development Ordinance regulations.
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>