

# Rezoning Transportation Analysis

Petition Number: 2025-058

General Location Identifier: 08702225, 08702224

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**Reviewer:**

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## Revision Log:

Date	Description
07-22-25	First Review (ME)
11-20-25	Second Review (ME)
04-23-26	Third Review (ME)
05-27-26	Fourth Review (ME)

## General Review Information

The petition is located at the end of Honduras Drive, a City-maintained local road that intersects Sugar Creek Road a State-maintained arterial road. The petition is located in the east wedge inside of Route 4, and is in the Neighborhood 1 place type of the 2040 Policy Map.

## Active Projects Near the Site:

- N/A

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*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.*

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

## Transportation Summary

The petition is located at the end of Honduras Drive, a City-maintained local road that intersects Sugar Creek Road a State-maintained arterial road. 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. Conditional note revision is needed to commit to providing UDO required streetscape on the Anna Garrison Road extension. 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 Detached	1 Dwelling Unit	15	1	1	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (N1-B, 1.607 acres)	6 Dwelling Units	76	6	7	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily Attached (N2-A, 1.607 acres)	28 Dwelling Units	255	32	33	<i>Site Plan: 06-13-25</i>
Proposed Zoning	Multifamily Attached (N2-A, 1.607 acres)	20 Dwelling Units	204	29	29	<i>Site Plan: 04-12-26</i>

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

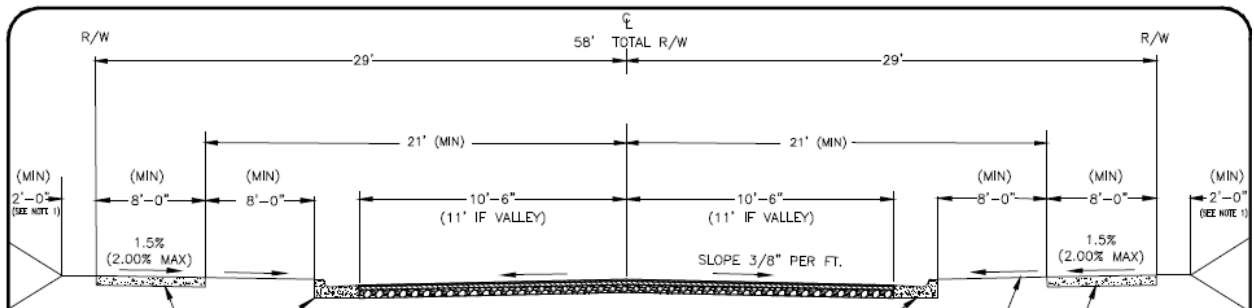
### Outstanding Issues

Strikethrough = Resolved

#### 1. Curbside:

a. ~~Hondures Drive: Location of curb and gutter to be installed to 17.5 feet from the roadway centerline to accommodate CLDSM U-03A1 with a roadway typical section of a residential wide street.~~

~~Outstanding Comment from 11/20/25: Show curb and gutter along Hondures Drive as 2.5 foot curb and gutter with a 15 foot travel lane following CLDSM U-03A1 and to maintain uniformity with the existing curb and gutter type along Hondures Drive.~~

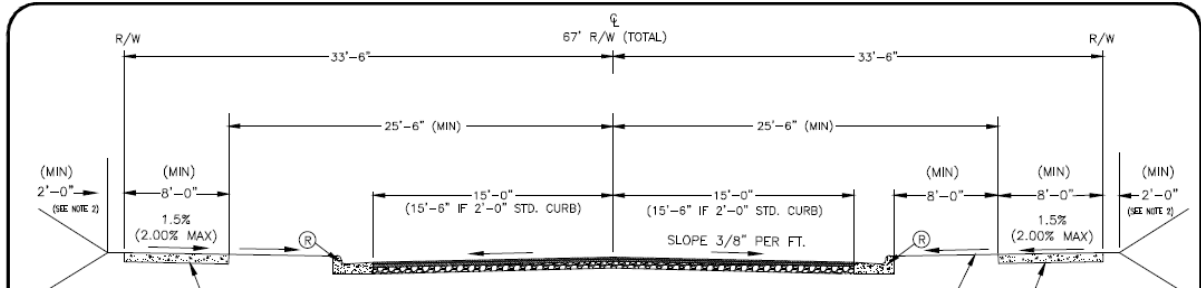


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- ~~b. **Anna Garrison Road Extension:** Location of curb and gutter to be installed to 13 feet from the roadway centerline to accommodate CLDSM U-02B with a roadway typical section of a residential medium street.~~



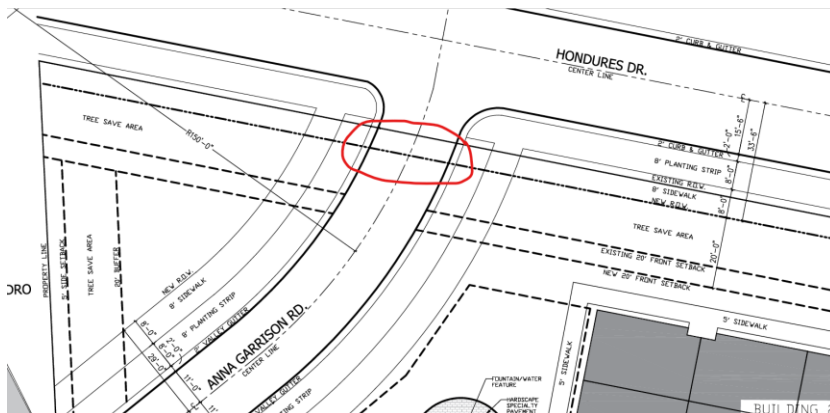
Label and dimension the curb and gutter from the centerline for each road on the site plan.

## 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.~~

- ~~3. Revise site plan and conditional note(s) to commit to dedicate 33.5 feet right-of-way from the road centerline for Honduras Drive and internal public roads. The site plan shall label and dimension the right-of-way from the road centerline.~~

**Outstanding Comment from 11/20/25:** Provide conditional notes committing to dedicate 33.5 feet right-of-way from the road centerline for Honduras Drive and 62-foot right-of-way for the extension of Anna Garrison Road. Change label of "NEW ROW" in site plan to "PROPOSED ROW". Remove the proposed ROW across Anna Garrison Road circled below. The proposed ROW for Honduras Drive should meet the proposed ROW for the Anna Garrison Road extension at the intersection corners. Show a similar line type for the proposed ROW on Anna Garrison Road extension as shown for Honduras Drive.



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- ~~4. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and an 8-foot sidewalk on Honduras Drive per CLDSM U-03A1. The site plan shall label and dimension both items from the back of curb and gutter.~~

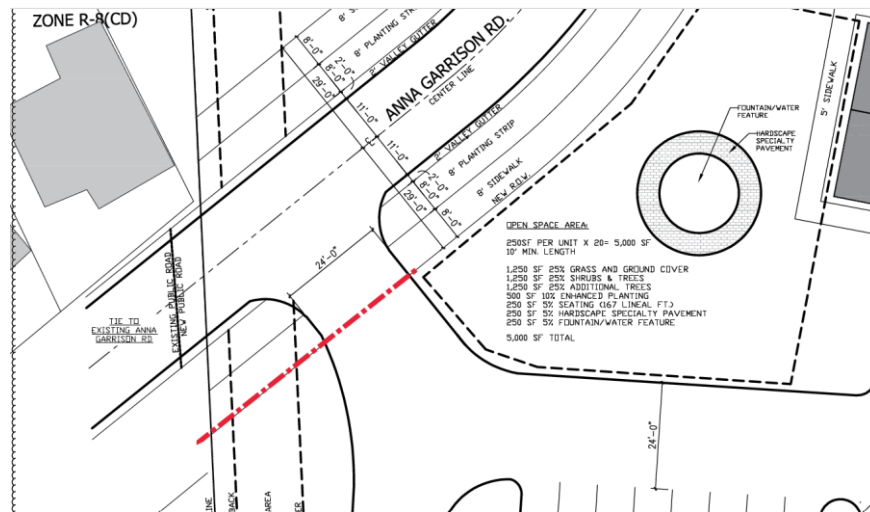
~~**Outstanding Comment from 11/20/25:** Provide a conditional note committing to construct an 8-foot planting strip and 8-foot sidewalk on Honduras Drive per CLDSM U-03A1.~~

~~**Clarifying Comment 4/23/26:** The site plan shows a sidewalk at the back of curb then a planting strip. These two infrastructure items are in the incorrect order. Revise site plan to show the planting strip at the back of curb followed by the sidewalk per CLDSM U-03A1.~~

- ~~5. **New Comment 05/27/26:** Provide a conditional note committing to construct an 8-foot planting strip and 8-foot sidewalk on the Anna Garrison Road extension per CLDSM U-02B.~~

- ~~6. Revise site plan to relocate the trash/recycle area outside of the public right-of-way and internal to the site. Coordinate with Solid Waste Services and Zoning on acceptable location.~~

~~**Clarifying Comment 11/20/25:** Adjust the proposed right-of-way to continue across the proposed driveway connection to the property line following the red line below. This is to distinguish between what is public and what is private.~~



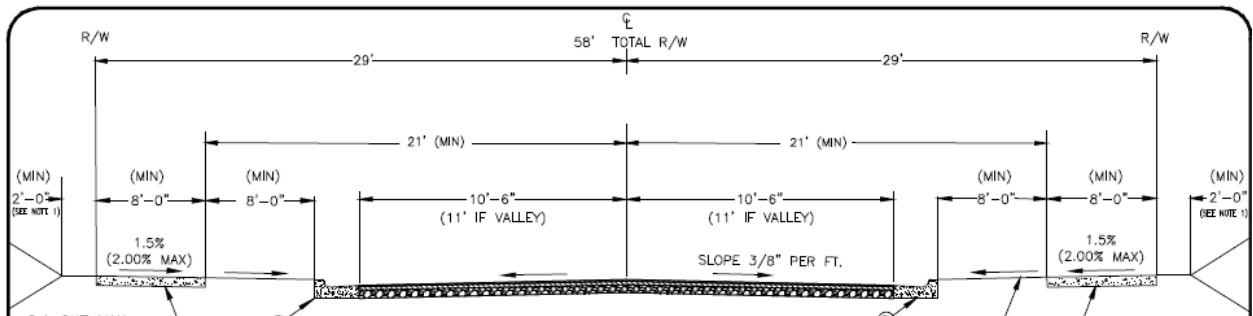
- ~~7. Revise site plan and conditional note(s) to commit to site internal public road being designed to a residential medium following CLDSM U-02B with an 8-foot sidewalk, 8-foot planting strip, and 58-foot right-of-way. The road alignment should serve as an extension of and tie into Anna Garrison Road, and intersect with Honduras Drive in alignment with the driveway for parcel 08702C99. The minimum horizontal radius for the internal public road must be 150 feet. Please see below.~~

~~**Clarifying Comment 11/20/25:** Provide a conditional note committing to construct an 8-foot planting strip and 8-foot sidewalk for the Anna Garrison Road extension per CLDSM U-02B and 58 feet of right-of-way. Also provide a note that the minimum horizontal radius for the road will be 150 feet for the road extension and that it will intersect Honduras Drive in alignment with the driveway for parcel 08702C99.~~

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8. ~~Outstanding Comment from 07-22-25:~~ 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.”
9. ~~Outstanding Comment from 07-22-25:~~ Revise conditional note 4.b to the following: “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. CDOT requests rights of way set at 2’ behind back of sidewalk where feasible.”
10. ~~Outstanding Comment from 07-22-25:~~ Add a conditional 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 approved by CDOT and explicitly described in site plan notes.

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## 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>