

Rezoning Transportation Analysis

Petition Number: 2025-072

General Location Identifier: 02505102, 02505103, 02505106

From: Jake Carpenter, PE

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Reviewer:

Isaiah Washington

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Revision Log:

Date	Description
07-22-25	First Review (IW)
10-23-25	Second Review (IW)
01-22-26	Third Review (IW)

General Review Information

The petition is located adjacent to Old Statesville Road, a State-maintained major arterial, south of Vance Davis Drive, a City-maintained major collector. The petition is located in a north corridor outside of Route 4, within the I-485 Interchange Analysis.

Active Projects Near the Site:

- NCDOT Project: Widening of N.C. 115 (Old Statesville Road)
 - The N.C. Department of Transportation proposes widening N.C. 115 (Old Statesville Road) from N.C. 24 (W.T. Harris Boulevard) to I-485 in Mecklenburg County. The purpose of the project is to reduce congestion on N.C. 115 (Old Statesville Road) between N.C. 24 (W.T. Harris Boulevard) and I-485, and to provide multi-modal accommodations along N.C. 115 (Old Statesville Road)..
 - **Expected Construction Year: 2031**
 - Yanwei (Yanny) Ma, P.E.
 - 980-262-6298
 - yman@ncdot.gov

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 Old Statesville Road, a State-maintained major arterial, south of Vance Davis Drive, a City-maintained major collector. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development area. Based on the 1,366 daily trips, this will trigger an update to the Traffic Impact Study due to the old site adding a 4th leg to the Old Statesville Road/Independence Hill Road intersection and Tier 2 multimodal assessment. TIS was submitted on 12/29/2025 and comments due back by 01/28/2026. Site plan and/or conditional note revisions are needed to commit to updating label to specifically state the development will be constructing the curb and gutter per UDO requirement(s) and creating a connection between Old Statesville Road and Vance Davis Drive as generally depicted in issue number 8 below and updating TIS. Further details are listed below.

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Petition Number: 2025-072

General Location Identifier: 02505102, 02505103, 02505106

Trip Generation

Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Vacant	-	-	-	-	<i>Tax Record</i>
Entitlement with Current Zoning	Multifamily (Low-Rise) Multifamily (Mid-Rise) Retail General Office (MUDD & OFC, 44.02 acres)	30 Dwelling Units 360 Dwelling Units 20,000 SF 115,260 SF	4,910	469	571	<i>General Guidance from Planning & RZ# 2022-070</i>
Proposed Zoning	Industrial (ML-1, 44.02 acres)	400,000 SF	1,710	254	331	<i>Site Plan: 06-13-25</i>
Proposed Zoning	Light Industrial (ML-1, 44.02 acres)	350,000 SF	1,366	242	99	<i>Site Plan: 10-13-25</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. **Outstanding Comment 10/22/25: Curblines:**

- a. **Old Statesville Road:** Location of future back of curb and gutter to be constructed 30' from centerline.

4+ Avenue, Shared Use Path per cross-section from Streets Map

- b. **Vance Davis Drive:** Location of future back of curb and gutter to be constructed 17.5' from centerline.

Collector Road per cross-section from Streets Map and CLDSM standard

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

Clarifying Comment: Development will be required to construct the curblines on both roads, update callouts/labels to state "future back of gutter to be constructed at (insert distance) location from centerline"

2. **Comprehensive Transportation Review (CTR):**

A Traffic Impact Study (TIS) update is required due to the previous site adding a 4th leg to the Old Statesville Road and Independence Hill Road intersection.

Rezoning Transportation Analysis

Petition Number: 2025-072

General Location Identifier: 02505102, 02505103, 02505106

A Traffic Impact Study is required for the complete review of this petition due to the site generating site trips over ordinance thresholds found in the Charlotte Streets Manual Table 3.1 and/or triggering other City TIS requirements.

Staff will receive the petition and begin review, but the public hearing will not be scheduled until the TIS is approved to allow for the minimum time necessary for CDOT to review the study and reach agreement with the petitioner on the required transportation commitments. Any agreed upon commitments shall be included on the last site plan submitted no fewer than 4 weeks prior to the public hearing. Therefore, additional traffic mitigation comments may be forthcoming once the TIS is approved by CDOT (and NCDOT).

The petition's zoning falls within the low intensity development which based on the 1,366 daily trips will trigger Tier 2 (6 mitigation points) for multimodal assessment. The petitioner shall review and assess the publicly accessible pedestrian network within ¼ mile walking distance of the site to identify multimodal infrastructure to meet the Tier 2 (6 mitigation points) for multimodal assessment.

Complete CTR summary table and include on the revised plan. CTR table link (use Site Data Table – CTR Summary tab): <https://www.charlottenc.gov/files/sharedassets/city/v/2/growth-and-development/documents/dev-center-fees/resources/udo-site-data-tables-curb-ramps-and-ctr.xlsx>

Outstanding Comment 10/22/25: Density was reduced but TIS analysis still needed for 4th leg to signal at Independence Hill Road. Scope was approved on 10/15/2025.

Outstanding Comment 01/22/26: TIS was submitted and comments due back 01/28/2026.

- ~~3. Revise site plan and conditional note(s) to commit to dedicate right of way from both the road centerlines. The site plan shall label and dimension the right of way from the road centerline.~~
- ~~4. Revise site plan and conditional note(s) to commit to construct bicycle facilities by installing a 12' multi-use path in accordance with the council-adopted Charlotte Streets Map. Multi-use paths maintained by the City shall meet ADA/PROWAG requirements.~~
- ~~5. 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."~~
- ~~6. Revise site plan and conditional note(s) to commit to show access(es) and internal connectivity through site so that CDOT can better evaluate potential mitigations.~~
- ~~7. NCDOT Requirement: Revise site plan and conditional note(s) to commit to show any access along Old Statesville to be aligned with Liberty Crossing.~~

Rezoning Transportation Analysis

Petition Number: 2025-072

General Location Identifier: 02505102, 02505103, 02505106

8. **Outstanding Comment 10/22/25:** Revise site plan and conditional note(s) to commit to creating connection on Old Statesville Road across from Liberty Crossing Drive and connecting to Vance Davis Drive.



Clarifying Comment 1-22-26: Site plan shows proposed private connection to align across from Liberty Crossing, but needs to show connection from Vance Davis Drive.

9. ~~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. CDOT requests rights-of-way set at 2’ behind back of sidewalk where feasible.”~~
10. ~~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.~~

11. ~~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 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 north Western Mecklenburg area, by way of a private/public partnership effort or other public sector project support.”~~

NCDOT Coordination Advisory: NCDOT has a STIP project U5772 that is to widen Old Stateville Road. Construction to start in 3031. Recommend reaching out to Yanwei Ma, P.E. who is the NCDOT contact for this project. 980-262-6298 yama@ncdot.gov or reaching out to the District 2 office for NCDOT 980-523-0000 and speaking with Kimberly Boik.

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Additional 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>