

Rezoning Transportation Analysis

Petition Number: 2025-086

General Location Identifier: 10817111

From: Jake Carpenter, PE

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Reviewer: Travis Miller

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Revision Log:

Date	Description
08-28-25	First Review (TM)
09-24-25	Second Review (TM)
10-23-25	Third Review (TM)
01-26-26	Fourth Review (BH)
02-25-26	Fifth Review (BH)

General Review Information

The petition is located adjacent to Pence Road, a City-maintained minor arterial, east of Bandy Drive, a City-maintained local street. The petition is located in an east wedge outside of Route 4, within the Eastside Strategy Plan Study Area.

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 Pence Road, a City-maintained minor arterial, east of Bandy Drive, a City-maintained local street. 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 the dedication of ROW for the Pence Road Relocation per Charlotte Streets Map in accordance with the UDO. All outstanding CDOT comments have been addressed.

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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	Vacant	-	-	-	-	<i>Tax Record</i>
Entitlement with Current Zoning	Industrial (ML-1, N1-A, I-1, & B-2, 30 acres)	300,000 SF	512	60	62	<i>General Guidance from Planning</i>
Proposed Zoning	Warehouse & Distribution Center (ML-2, 30 acres)	150,000 SF	275	42	44	<i>Site Plan: 07-10-25</i>

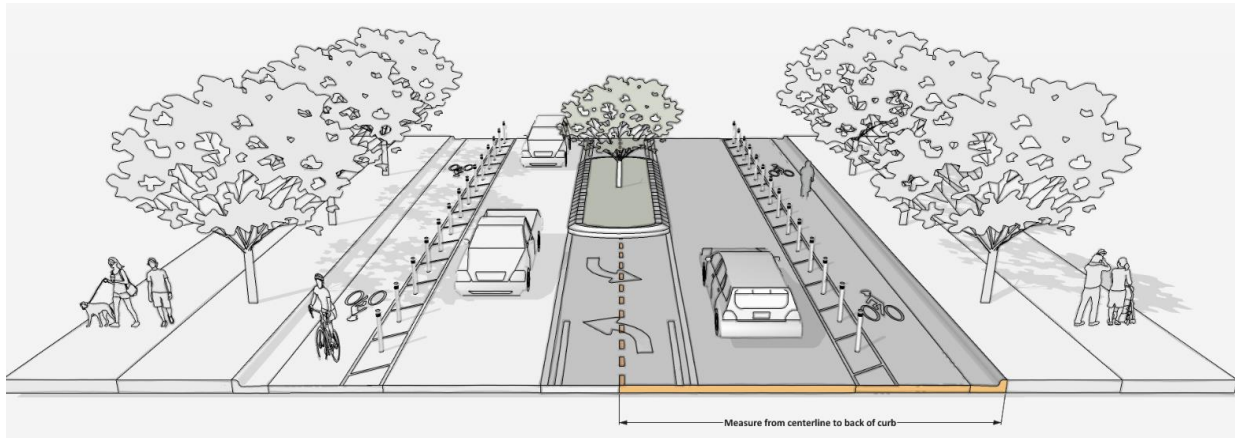
Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

Outstanding Issues

Strikethrough = Resolved

1. Curblines:

- a. ~~Pence Road: Curb and gutter is to be constructed in the future back of curb location in accordance with the Charlotte Streets Map at 27 feet from the roadway centerline.~~



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

~~Clarifying comment 09-24-25: Revise site plan by placing 27-foot dimension towards your site and add a callout stating that is the proposed back of curb. Show curb and gutter being placed along sites frontage.~~

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.

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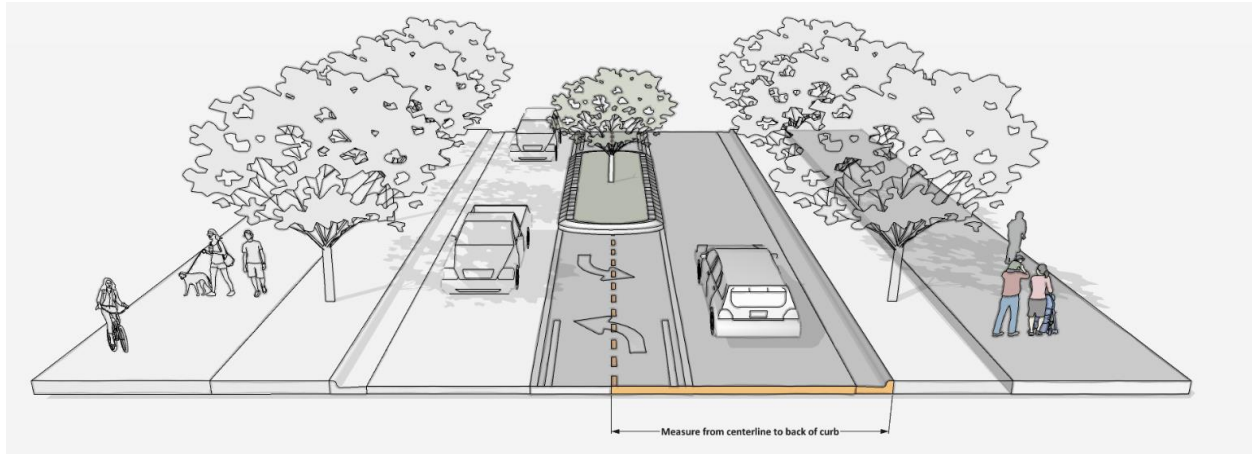
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3. ~~Revise site plan and conditional note(s) to commit to dedicate 43 feet of right of way from the road way centerline of Pence Road. The site plan shall label and dimension the right of way from the roadway centerline.~~
4. ~~Revise site plan and conditional note(s) to commit to construct bicycle facilities by locating the curb and gutter 27 feet from the center line in accordance with the council-adopted Charlotte Streets Map. Site plan to label and dimension buffered bike lane on the site plan.~~

Clarifying comment 09-24-25: Revise site plan and conditional note(s) by showing a 5-foot bike lane and 3-foot buffer. Callout striping on the site plan and revise condition note(s) to commit to installing the bike lane per Charlotte Streets Map. Currently the 27-foot dimension is towards the opposite side of the road.

5. ~~Revise site plan and conditional note(s) to commit to constructing streetscape along the Pence Road frontage as required by the UDO. Site plan shall show, label and dimension an 8-foot planting strip and a 6-foot sidewalk along the entire frontage per UDO and the council-adopted Charlotte Streets Map. Add a conditional note committing to this improvement.~~
6. ~~Revise site conditional note(s) to commit to constructing the proposed site access a min of 50 feet from the adjacent driveway and a min of 10 feet from the adjacent property lines measured from the curb return of the driveway.~~
7. **OUTSTANDING COMMENT FROM 08-28-25:** Revise site plan and conditional note(s) to reserve 82-foot of Right of Way for the Pence Road relocation in accordance with the council-adopted Charlotte Streets Map and the UDO. No railway infrastructure is to be placed withing this ROW.



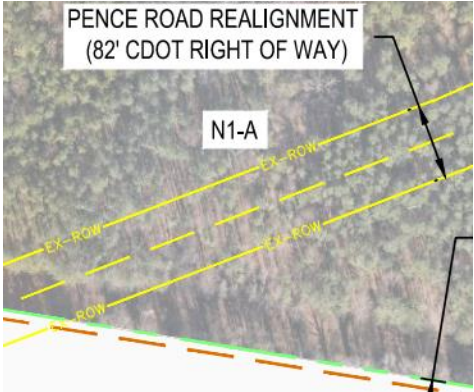
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Clarifying comment 01-21-25: Line type on site plan shows "EX-ROW". Revise line type to clearly show the right-of-way is not existing but is to be reserved for the future street.



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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>