

# Rezoning Transportation Analysis

Petition Number: 2025-133

General Location Identifier: 04503107, 04504207

**From:** Jake Carpenter, PE

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**Reviewer:**

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## Revision Log:

Date	Description
2-26-26	First Review (IW/KC)
4-23-26	Second Review (IW)
05-27-26	Third Review (TM)

## General Review Information

The petition is located at the end of Pine Meadow Drive, a City-maintained local street, south of Valeview Lane, a City-maintained local street. The petition is located in a north corridor outside of Route 4, within the Westside Strategy Plan Study Area.

### Active Projects Near the Site:

- There are no known active projects in the vicinity.

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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 site is located at the end of Pine Meadow Drive, a City-maintained local street, south of Valeview Lane, 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 constructing sidewalk on all new public roadways and constructing pedestrian ramps. Further details are listed below.

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## Trip Generation

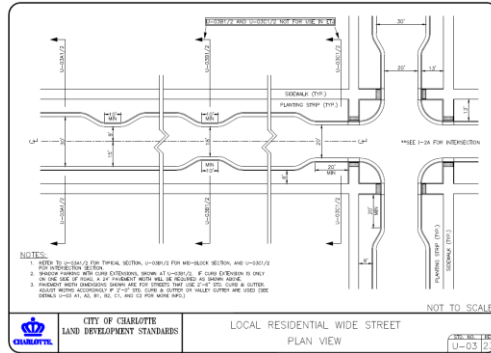
Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Vacant	-	-	-	-	Tax Record
Entitlement with Current Zoning	Single Family (N1-B, 11.292 acres)	45 Dwelling Units	484	36	47	General Guidance from Planning
Proposed Zoning	Single Family (N1-E, 11.292 acres)	27 Dwelling Units	303	23	29	Site Plan: 01-05-26
Proposed Zoning	Single Family (N1-E, 11.292 acres)	24 Dwelling Units	271	20	26	Site Plan: 05-21-26

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

## Outstanding Issues

**Strikethrough = Resolved**

- ~~Curbline: Proposed to meet CLDSM U-03 Local Residential Wide in accordance with UDO table 33-~~
- ~~Coordination is needed with CDOT and Subdivision given the existing site constraints.~~



Per coordination with Planning-Subdivision, the development will be able to construct road to a Residential Medium standard as shown in site plan. Add a conditional note committing to this cross section as well as callouts and dimensions to the site plan matching CLDSM U-02A

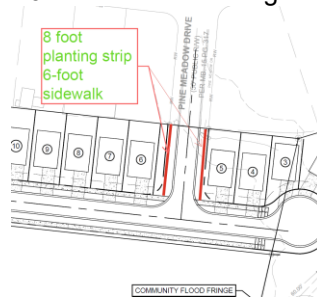


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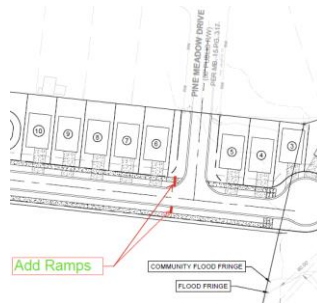
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9. **Outstanding Comment From 4-23-26:** Revise site plan and conditional note(s) to commit to constructing 8-foot planting strip and 6-foot sidewalk along the Pine Meadow Drive extension.



**Clarifying Comment 05-27-26:** Revise site plan by showing an 8-foot planting strip and 6 foot sidewalk as committed to in the conditional notes and required by ordinance.

10. **Outstanding Comment From 4-23-26:** Revise site plan to commit to constructing curb ramps at the intersection of the new public roadway as well as the Pine Meadow Drive extension. Final design to be determined during permitting.



**Clarifying Comment 05-27-26:** Revise site plan by showing pedestrian ramps matching sidewalk width as shown in image above.

## 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>