

Rezoning Transportation Analysis

Petition Number: 2025-137

General Location Identifier: 18315201

From: Travis Miller, PE

Travis.Miller@charlottenc.gov

980-221-5778

Reviewer:

Natalie King, PE

Natalie.King@charlottenc.gov

980-417-0206

Revision Log:

Date	Description
4-23-26	First Review (NK)

General Review Information

The petition is located adjacent to Sharon View Road, a City-maintained minor arterial, east of Colony Road, a City-maintained minor arterial. The petition is located in the Southpark mixed use activity center outside of Route 4.

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 Sharon View Road, a City-maintained minor arterial, east of Colony Road, a City-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 installing streetscape improvements along the entire parcel in accordance with the UDO, and lengthening the driveway stem. Further details are listed below.

Rezoning Transportation Analysis

Petition Number: 2025-137

General Location Identifier: 18315201

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	Apartments Single Family (N1-A & R-20 MF, 9,913 acres)	33 DUs 4 DUs	339	37	40	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily Attached (N2-A, 9,913 acres)	14 DUs	56	2	4	<i>Site Plan: 12-15-25</i>

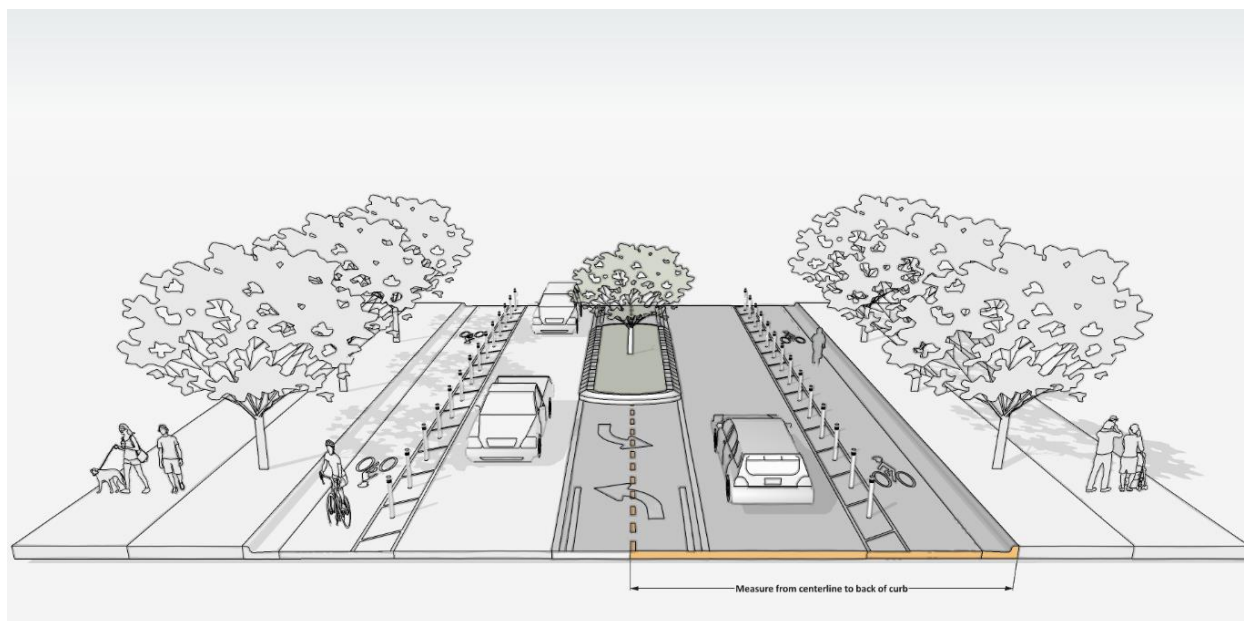
Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

Outstanding Issues

Strikethrough = Resolved

1. Curbline:

- Sharon View Road:** Location of future back of curb and gutter is 27-feet from road centerline and must be moved to the future location of back of curb. 27-feet includes a through lane, a buffered bike lane and half of the two way left turn lane (center lane) and curb and gutter. This does not include additional turn lanes and intersection geometry.



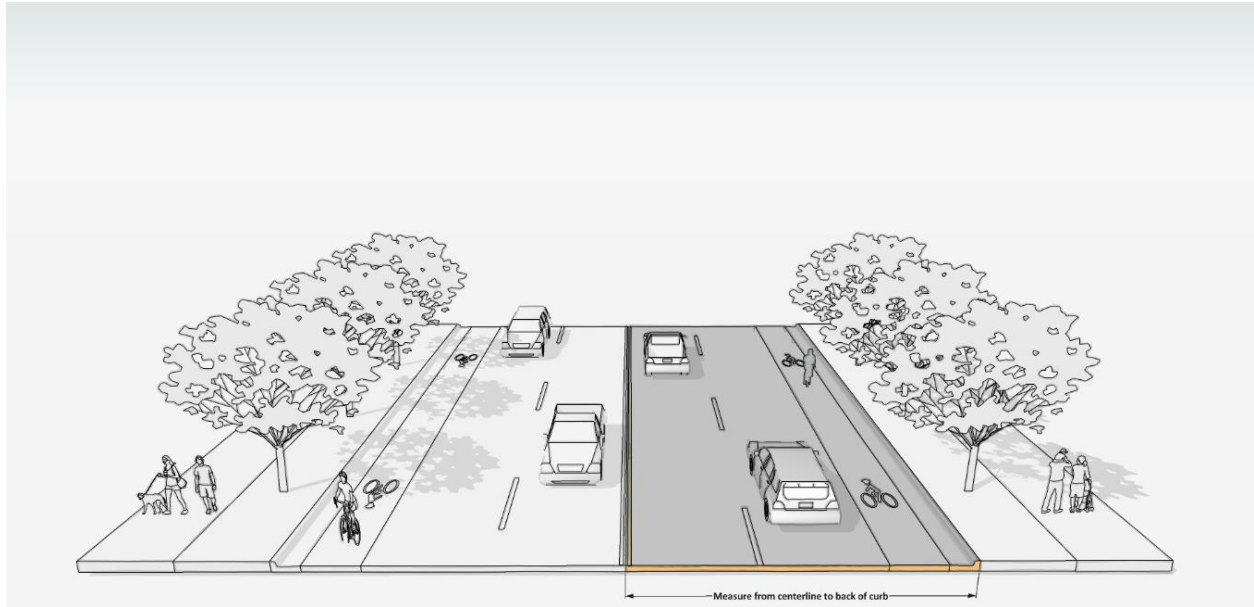
Label and dimension the curb and gutter from the centerline for each road on the site plan.

Rezoning Transportation Analysis

Petition Number: 2025-137

General Location Identifier: 18315201

- b. **Colony Road:** Location of future back of curb and gutter is 29.5' from road centerline and must be moved to the future location of back of curb. 29.5-feet includes 2-through lanes, a bike lane and curb and gutter. This does not include additional turn lanes and intersection geometry.



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 47.5' of right-of-way from the Sharon View road centerline. 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 dedicate 43' of right-of-way from the Colony road centerline. The site plan shall label and dimension the right-of-way from the road centerline.
5. Revise site plan and conditional note(s) to commit to construct bicycle facilities by locating the curb and gutter 27' from the center line of Sharon View Road and constructing a buffered bike lane in accordance with the UDO and as shown on Charlotte's Streets Map. Site plan shall callout and dimension bicycle facilities. Add a conditional note committing to this improvement.
6. Revise site plan and conditional note(s) to commit to construct bicycle facilities by locating the curb and gutter 29.5' from the center line of Colony Road and constructing a bike lane in accordance with the UDO and as shown on Charlotte's Streets Map. Site plan shall callout and dimension bicycle facilities. Add a conditional note committing to this improvement.

Rezoning Transportation Analysis

Petition Number: 2025-137

General Location Identifier: 18315201

- ~~7. 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."~~
8. Revise site plan and conditional note(s) to commit to an 8' planting strip and 6' sidewalk along the entire parcel frontage for Sharon View Road as required by UDO when subdividing.
9. Revise site plan and conditional note(s) to commit to an 8' planting strip and 8' sidewalk along the entire parcel frontage for Colony Road as required by UDO when subdividing.
10. Revise site plan and conditional note(s) to commit to a 50' driveway stem for the access off Sharon View Road. No parking spaces are allowed within the stem.
11. Revise 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."
 4. THE PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
12. 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.

Rezoning Transportation Analysis

Petition Number: 2025-137

General Location Identifier: 18315201

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>