

Rezoning Transportation Analysis

Petition Number: 2026-001

General Location Identifier: 05326108, 05326109

From: Jake Carpenter, PE

Jacob.Carpenter@charlottenc.gov

980-221-5675

Reviewer:

Isaiah Washington

Isaiah.Washington@charlottenc.gov

980-275-2494

Revision Log:

Date	Description
2-25-26	First Review (IW)
5-18-26	Second Review (IW)

General Review Information

The petition is adjacent to Mount Holly Road, a State-maintained major arterial, west of Rhyne Road, a State-maintained minor arterial. The petition is located in a northwest wedge outside of Route 4, within the Catawba Area Plan.

Active Projects Near the Site:

- There are no known active projects in the vicinity

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 adjacent to Mount Holly Road, a State-maintained major arterial, west of Rhyne Road, a State-maintained minor arterial. A Traffic Impact Study (TIS) is not required for the site due to the development generating trips under ordinance thresholds and not meeting additional TIS triggers. Based on the 801 daily trips, this will trigger a Tier 1 multimodal assessment. Site plan and/or conditional notes commit to constructing curb and gutter in future location, realigning driveway to be across from Stoneyridge Road for safer maneuvering and constructing a right turn lane and left turn lane per coordination with NCDOT and conditional notes. There are no further outstanding Transportation issues.

Rezoning Transportation Analysis

Petition Number: 2026-001

General Location Identifier: 05326108, 05326109

Trip Generation

Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Single Family Warehouse	2 Dwelling Units 1,984 SF	69	26	29	<i>Tax Record</i>
Entitlement with Current Zoning	Industrial (ML-1, 8.8 acres)	88,000 SF	177	34	37	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily Stacked (N2-A, 8.8 acres)	180 Dwelling Units	812	68	71	Site Plan: 01-15-26
Proposed Zoning	Multifamily Stacked (N2-A, 8.8 acres)	176 Dwelling Units	801	68	68	<i>Site Plan: 05-11-26</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. Curblines:

- a. ~~Mt. Holly Road:~~ Location of future back of curb and gutter to be constructed 33 feet from centerline.

4+ Boulevard, Shared Use Path from Streets Map



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

General Location Identifier: 05326108, 05326109

~~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.~~

Complete CTR summary table and include it 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>

- [illegible]

Rezoning Transportation Analysis

Petition Number: 2026-001

General Location Identifier: 05326108, 05326109

7. ~~NCDOT REQUIREMENT: Revise site plan and conditional note(s) to commit to constructing a left turn lane into site access.~~
8. ~~NCDOT REQUIREMENT: Revise site plan and conditional note(s) to commit to constructing a right turn lane into site access.~~
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."~~
12. ~~If site does not intend to annex into the city of Charlotte, revise site plan and conditional note(s) to construct 8-foot planting strips and 12' multi-use paths on Mount Holly Road. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement. Add conditional note The entire facility must be outside of the right of way and within a public access easement. Add conditional note committing to construction and maintenance of the 12-foot multi-use paths on Mount Holly Road.~~

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>