

# Rezoning Transportation Analysis

Petition Number: 2026-027

General Location Identifier: 06128201, 06128204, 06128208, 06128207, 06128206, 06128111, 06128108, 06128101, 06128106, 06128103, 06128110, 06128105, 05536950, 05536941, 05536943, 05536939, 05536938, 05536937

**From: Travis Miller, PE**

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**Reviewer:**

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## Revision Log:

| Date    | Description        |
|---------|--------------------|
| 4-23-26 | First Review (KC)  |
| 7-23-26 | Second Review (IW) |

## General Review Information

The petition is adjacent to Little Rock Road a State-maintained major arterial, north of Wilkinson Boulevard, a State-maintained major expressway. The petition is located in a west corridor outside of Route 4, within the Westside Strategy Plan Study Area.

### Active Projects Near the Site:

- No known transportation related 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 adjacent to Little Rock Road a State-maintained major arterial, north of Wilkinson Boulevard, a State-maintained major expressway. A Traffic Impact Study (TIS) is not required to be completed during the rezoning process however shall be completed prior to the submission of permitting documents. Site plan and/or conditional note revisions are needed to commit to Josh Birmingham Parkway streetscape, abandonment of Right of Way and commitment to completing TIS in accordance with the UDO. 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                      | -         | -               | -                  | -                  | <i>Tax Record</i>                     |
| Entitlement with Current Zoning | RAC*, 39.41 acres           | -         | -               | -                  | -                  | <i>General Guidance from Planning</i> |
| <del>Proposed Zoning</del>      | <del>CG*, 39.41 acres</del> | -         | -               | -                  | -                  | <del>Site Plan: 04-13-26</del>        |
| Proposed Zoning                 | CAC-1* & CG*, 39.41 acres   | -         | -               | -                  | -                  | <i>Site Plan: 07-21-26</i>            |

\*Trip generation not provided for this zoning district for conventional rezonings.

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

## Outstanding Issues

**Strikethrough = Resolved**

### 1. Comprehensive Transportation Review (CTR):

A Traffic Impact Study (TIS) is not required for the complete review of this rezoning petition. However, a TIS (scope and final approval) will be required prior to the submittal of the permitting documents. Add a conditional note stating "Prior to submittal of permitting plans/documents, petitioner shall finalize a Traffic Impact Study (TIS) as scoped and approved by CDOT and NCDOT. TIS to include entirety of the proposed development, as shown on rezoning plans".

2. Assuming street right-of-way abandonment of Little Rock Road, Add a conditional note specifying "The petitioner needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The Right of Way Abandonment process is controlled by North Carolina General Statutes and is independent of this rezoning process."

3. Add a conditional note stating "streetscape along Josh Birmingham Parkway shall include an 8-foot planting strip and a 12-foot Shared-Use Path in coordination with CDOT and NCDOT. Final design to be coordinated during permitting"

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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>