

Rezoning Transportation Analysis

Petition Number: 2026-033

General Location Identifier: 20108104

From: Travis Miller, PE

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Reviewer:

Chris Manno, PE

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Revision Log:

Date	Description
6-25-26	First Review (CM)
7-21-26	Second Review (DR)
8-27-26	Third Review (CM)

General Review Information

The petition is located adjacent to Sandy Porter Road, a State-maintained minor arterial, north of West Arrowood Road, a State-maintained major arterial. The petition is located in a Lake Wylie wedge outside of Route 4, within the Steele Creek Area Plan.

Active Projects Near the Site:

- CIP - Brown-Grier Rd Improvements
 - Project Description: Widen to a 4-lane, median-divided road with SUPs. Construct a SUP on the west side of Sandy Porter Rd to Williams Glenn Rd. To the south, construct sidewalk on the west side of Sandy Porter Rd to existing sidewalk.
 - Project will be installing 12' SUP with ditch section along frontage
 - Developer is proposing C&G with 8' PS and 12' SUP
 - C&G for CIP project stops just short of developer's parcel
 - Limits From and To: Steele Creek Rd to I-485
 - Project Number: PM51216019
 - Project Phase: Real Estate. Project is starting utility relocation
 - Estimated Completion Date: TBD. Expected to go to construction October 2028-December 2030
 - CDOT PM: Bailey Lankford. Coordinate with PMs to mitigate project conflicts
 - GS PM: Abby Preston
- TIP - Brown-Grier Road; Sandy Porter Road
 - TIP: HL-0138
 - Description: NC 160 to I-485; William Glen to Brown-Grier Road. Improve corridors.
 - Category: DIV
 - Mode: Highway
 - Construction Year: 2027

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.

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Transportation Summary

The site is located adjacent to Sandy Porter Road, a State-maintained minor arterial, north of West Arrowwood Road, a State-maintained major 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 update shared-use path language and commit to installing a right-turn lane along Sandy Porter Road. Further details are listed below.

Trip Generation

Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Single Family	1 DU	15	1	1	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (N1-A, 6.397 acres)	19 DUs	219	16	21	<i>General Guidance from Planning</i>
Proposed Zoning	Multi-Family Attached (N2-A, 6.397 acres)	65 DUs	445	28	35	Site Plan: 05-15-26
Proposed Zoning	Multi-Family Attached (N2-A, 6.397 acres)	70 DUs	483	31	38	<i>Site Plan: 08-04-26</i>

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

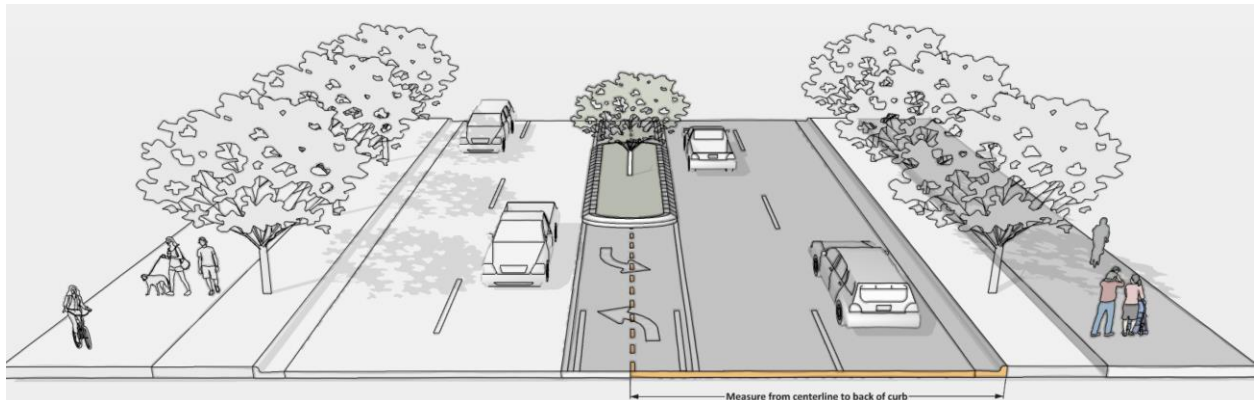
Outstanding Issues

Strikethrough = Resolved

1. ~~Curbline:~~

- a. ~~**Sandy Porter Road:** Location of future back of curb and gutter needs to be installed a minimum 30' from centerline of roadway.~~

~~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.~~

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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. ~~07-22-26 Outstanding Comment from 06-25-26:~~ Revise site plan and conditional note(s) to dedicating 50 feet of right-of-way from the road centerline. The site plan shall label and dimension the right-of-way from the road centerline.

Clarifying Comment 7/21/26: Add labeled and dimensioned for the Right-of-way not on the site plan.

4. ~~Revise site plan and conditional note(s) to commit to construct bicycle facilities by installing a 12-foot multi-use path in accordance with the council adopted Charlotte Streets Map. Multi use paths maintained by the City shall meet ADA/PROWAG requirements.~~
5. ~~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."~~
6. ~~Revise site plan to show existing and proposed lane markings along Sandy Porter Road.~~
7. ~~Revise a note on the site plan and add a conditional note that Sandy Porter roadway and streetscape improvements will be coordinated with CIP PM51216019 during permitting.~~
8. ~~Revise site plan to dimension and label the Future back of curb~~
9. ~~Revise site plan to label Sandy Porter Road with the road name, NCDOT maintained, typical section (4+ Avenue, SUP), and speed limit.~~
10. ~~Revise site plan and conditional notes to commit to installing a left turn lane into the development along Sandy Porter Road. Modification of existing center turn lanes will be needed. Add a conditional note to site plan stating "The petitioner shall coordinate with NCDOT and CDOT during permitting regarding the configuration of the existing pavement markings on Sandy Porter Road. Final design to be determined during permitting". Add a separate conditional note committing to installing left turns as required by NCDOT. Lane and coordination will be completed during permitting.~~
11. ~~Modify Transportation conditional note 3 to read "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."~~
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."~~
13. ~~Modify Transportation conditional note 4 to read Southwest Mecklenburg area instead of northeast.~~

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14. **New Comment 7/21/26:** A couple of text edits for this site plan. Revise all references to say shared-use path instead of multi-use path.

PROP. FUTURE 12' **MULTI-USE PATH**, TYP. (CLDSM 10.42)

Outstanding Comment 8/27/26: Change all references of “multi-use path” to “shared-use path” throughout the site plan and conditional notes.

Revise below to say ‘and’.

NOTES:

1. SANDY PORTER ROADWAY AND STREETScape IMPROVEMENTS TO BE COORDINATED WITH CIP PM51216019 DURING PERMITTING
2. THE PETITIONER SHALL COORDINATE WITH NCDOT **AND** CDOT DURING PERMITTING REGARDING THE CONFIGURATION OF THE EXISTING PAVEMENT MARKINGS ON SANDY PORTER ROAD. FINAL DESIGN TO BE DETERMINED DURING PERMITTING.
3. PETITIONER TO DEDICATE FEE SIMPLE R/W TO NCDOT AND CITY OF CHARLOTTE, 50' MEASURED FROM EXISTING SANDY PORTER ROADWAY CENTERLINE.

15. **New Comment 7/21/26:** Per NCDOT, add a note to the development standards that says, “Developer to provide dedicated right turn lane into the site in coordination with NCDOT and CDOT. Design to be finalized during permitting.”

Clarifying Comment 8/27/26: Revise transportation conditional note 11 to read “The Petitioner shall coordinate with NCDOT and CDOT during permitting to install a left turn lane and a right turn lane into the proposed development along Sandy Porter Road. NCDOT and CDOT will look at feasibility of both turn lanes during permitting.”

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>