

Rezoning Transportation Analysis

Petition Number: 2026-043

General Location Identifier: 02708401

From: Travis Miller, PE

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980-221-5778

Reviewer:

Brent Hyatt, PE

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Revision Log:

Date	Description
07-30-26	First Review (ME)
08-27-26	Second Review (ME)

General Review Information

The petition is located at the intersection of Eastfield Road, a State-maintained arterial road and Prosperity Church Road a City-maintained arterial road. The petition is located in the east wedge outside of Route 4 and is in the Neighborhood Center place type of the 2040 Policy Map.

Active Projects Near the Site:

- Proposed Traffic Signal
 - Location: Intersection of Prosperity Church Road and Arbor Creek Drive
 - Description: A three-leg intersection traffic signal to be installed and maintained by the city of Charlotte
 - Contact: Devendra Patel – Devandra.Patel@charlottenc.gov
- 6708 Prosperity Church Road Sidewalk Gap Project
 - Location: Along the frontage of parcels 027-084-11 and 027-084-12
 - Description: A 6 foot sidewalk and stormwater/drainage adjustments to connect the existing sidewalks on either side of the properties
 - Contact: Sarah Poplin – Sarah.Poplin@charlottenc.gov

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 petition is located at the intersection of Eastfield Road, a State-maintained arterial road and Prosperity Church Road a City-maintained arterial road. A Traffic Impact Study (TIS) is required for the proposed development. The TIS was submitted on 6/11/2026 and first round of comments were issued on 7/14/2026. Site plan and/or conditional note revisions are needed to commit to right-of-way dedication, construction of streetscape and finalizing the TIS in accordance with the UDO. Further details listed below.

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	Pharmacy w/Drive-Thru Fast Food w/Drive Thru (NS, 2.9 acres)	15,000 SF 7,000 SF	4,898	368	385	<i>General Guidance from Planning & RZ# 2013-072</i>
Proposed Zoning	Convenience Store (NC, 2.9 acres)	6,139 SF	3,944	399	375	<i>Site Plan: 06-15-26</i>

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

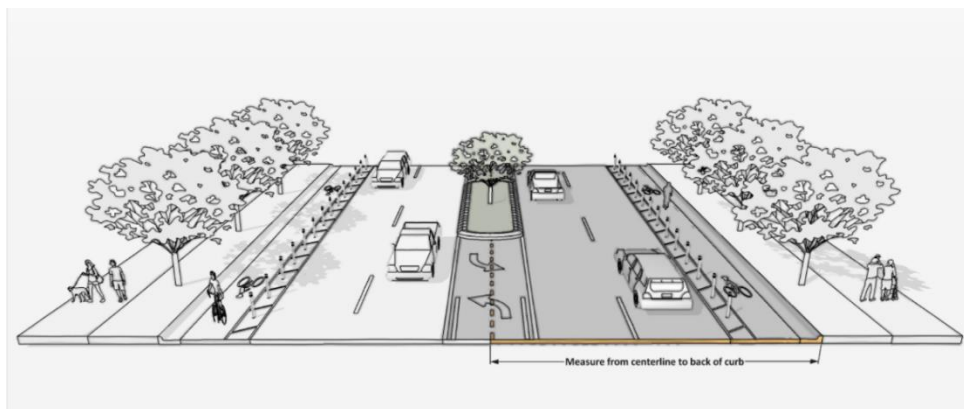
Outstanding Issues

Strikethrough = Resolved

1. Curblines:

- Prosperity Church Road:** Location of future back of curb and gutter is to be relocated to a minimum of 38-feet from the road centerline to accommodate infrastructure as shown below from roadway centerline to back of curb.

4+ Avenue with buffered/separated bike lanes (Charlotte Streets Map)



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- b. **Eastfield Road:** Location of future back of curb and gutter is to be constructed at minimum of 30-feet from the road centerline. All existing infrastructure must be accommodated.

4+ Avenue with shared use path (Charlotte Streets Map)



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

Clarifying Comment 8-27-26: Dimension the back of curb and gutter from the roadway centerline for each road and provide a conditional note committing to this roadway improvement. If the existing back of curb matches the future back of curb, note it as such.

2. Comprehensive Transportation Review (CTR):

A Traffic Impact Study is required for the complete review of this petition due to the site generating site trips over ordinance thresholds found in the Charlotte Streets Manual Table 3.1 and/or triggering other City TIS requirements.

Staff will receive the petition and begin review, but the public hearing will not be scheduled until the TIS is approved to allow for the minimum time necessary for CDOT to review the study and reach agreement with the petitioner on the required transportation commitments. Any agreed upon commitments shall be included on the last site plan submitted no fewer than 4 weeks prior to the public hearing. Therefore, additional traffic mitigation comments may be forthcoming once the TIS is approved by CDOT (and NCDOT).

The petition's zoning falls within the medium to high intensity development which based on the 3,944 daily trips will trigger Tier 3 (14 mitigation points) for multimodal assessment and Tier 3 (6 mitigation points) for transportation demand management assessment. The petitioner shall review and assess the publicly accessible pedestrian network within ¼ mile walking distance of the site to identify multimodal infrastructure to meet the Tier 3 (14 mitigation points) for multimodal assessment. Petitioner shall also provide transportation demand management strategies to meet Tier 3 (6 mitigation points) to reduce vehicle trips and encourage alternative modes of transportation.

3. **Outstanding Comment from 7-30-26:** Revise site plan and conditional note(s) to commit to dedicate 50-feet of right-of-way from the road centerline for Eastfield Road. The site plan shall label and dimension the right-of-way from the road centerline. ROW to encompass the 8-foot planting strip and the required 12-foot shared use path and to be placed 2-feet behind the sidewalk. The last 2-feet behind

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the sidewalk can also be a sidewalk utility easement (SUE). Add a conditional note committing to this improvement. If existing right-of-way meets or exceeds 50 feet from roadway centerline then label and dimension the existing right-of-way.

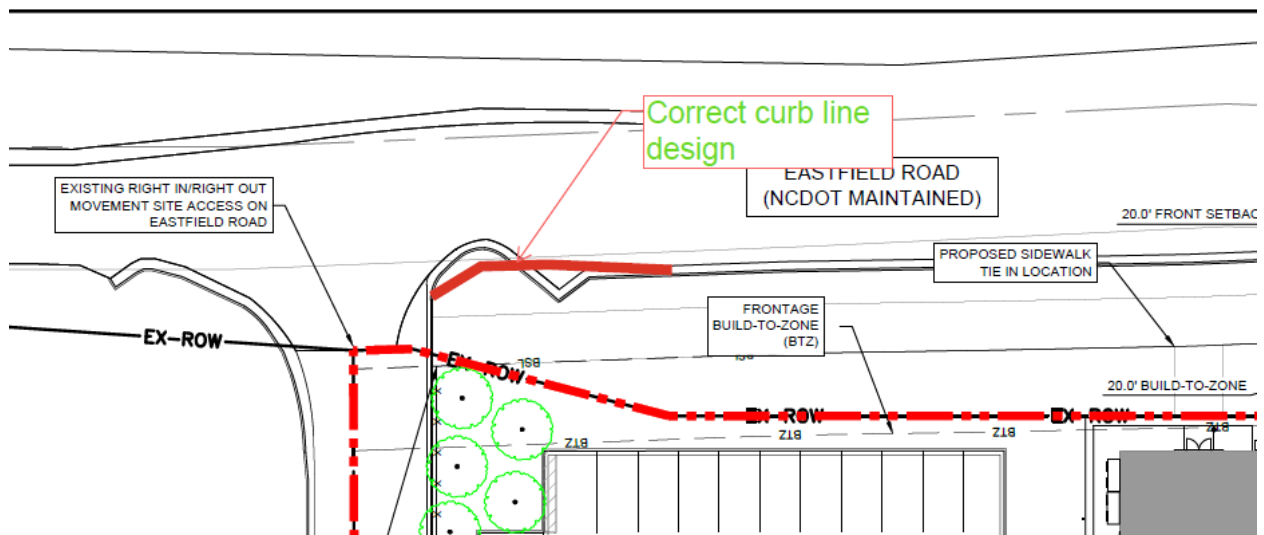
4. **Outstanding Comment from 7-30-26:** Revise site plan and conditional note(s) to commit to dedicate 54-foot right-of-way from the road centerline for Prosperity Church Road. The site plan shall label and dimension the right-of-way from the road centerline. ROW to encompass the 8-foot planting strip and the required 8-foot sidewalk and to be placed 2 feet behind the sidewalk. The last 2-feet behind the sidewalk can also be a sidewalk utility easement (SUE). Add a conditional note committing to this improvement.
5. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and a 12-foot shared use path on Eastfield Road per Charlotte Streets Map. The site plan shall label and dimension both items from the back of curb and gutter. Add a conditional note committing to this improvement.

Clarifying Comment 8-27-26: Revise conditional note IV.c to note the future back of curb rather than the existing back of curb, unless you show via dimension and callout that the existing back of curb is equal to or exceeds the future back of curb.

6. Revise site plan and conditional note(s) to commit to construct an 8-foot planting strip, and a 8-foot sidewalk on Prosperity Church Road per Charlotte Streets Map. The site plan shall label and dimension both items from the back of curb and gutter. Add a conditional note committing to this improvement.

Clarifying Comment 8-27-26: Provide a conditional note committing to the construction of the streetscape on Prosperity Church Road. Please also understand that while providing a 12-foot shared use path is acceptable, only an 8-foot sidewalk is required.

7. **Outstanding Comment from 7-30-26:** Revise conditional note “c” under “Transportation” to the following: “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.”
8. **Outstanding Comment from 7-30-26:** Revise site plan and conditional note(s) to commit to adjusting curb and gutter near the existing access point on Eastfield Road to tie into the new curb and gutter along Eastfield Road.



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14. **Outstanding Comment from 7-30-26:** Revise site plan and conditional note(s) to widen and install curb and gutter on Prosperity Church Road between the site's southern property line and parcel 02708282 to match the curbline and tie in the sidewalk in coordination with the 6708 Prosperity Church Road Sidewalk Gap Project. Add a conditional note committing to this improvement.

Clarifying Comment 8-27-26: Add a callout to the site plan and a conditional note committing to this improvement.

15. **CDOT Request:** Revise site plan and conditional note(s) to commit to providing a marked crosswalk on Prosperity Church Road northbound at the intersection of Eastfield Road at the pedestrian ramps. Design elements of the crosswalk will be coordinated during permitting with CDOT and NCDOT. This marked crosswalk will help facilitate pedestrian and vehicular traffic at the signalized intersection.

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>