Rezoning Transportation Analysis

Petition Number: 2026-069

General Location Identifier: 04736104, 04736105, 0476107

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Revision Log:

Date	Description
10-29-26	First Review (BH)

General Review Information

The petition is located at the intersection of University City Boulevard, a City-maintained major arterial, and North Graham Street, a State-maintained major arterial. The petition is located in a north corridor 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 at the intersection of University City Boulevard, a City-maintained major arterial, and North Graham Street, 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 conditional note revisions are needed to commit to showing future curb and curb, dedicating required right of way, providing bicycle and pedestrian facilities, and providing cross-access in accordance with the UDO and Charlotte Streets Map. Further details are listed below.

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Trip Generation

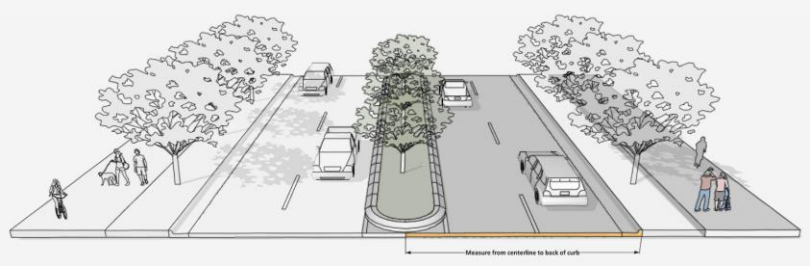
Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Single Family	1 Dwelling Unit	15	1	1	*Tax Record*
Entitlement with Current Zoning	Single Family (N1-A, 5.6 acres)	16 Dwelling Units	187	14	18	*General Guidance from Planning*
Proposed Zoning	Multifamily (Low-Rise) (N2-A, 5.6 acres)	54 Dwelling Units	421	40	44	*Site Plan: 09-15-26*

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. **N Graham Street:** Future back of curb and gutter is to be constructed 33-feet from the road centerline and must be shown in the future location according to UDO Article 32.7 and Charlotte Streets Map. N Graham St is NCDOT maintained and subject to their approval.

      4+ Lane Boulevard, Shared Use Path



   b. **University City Boulevard:** Future back of curb and gutter is to be constructed 38-feet from the road centerline and must be shown in the future location according to UDO Article 32.7 and Charlotte Streets Map.
   c.

      4+ Lane Boulevard, Shared Use Path



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 55-feet right-of-way from the centerline of N Graham St. The site plan shall label and dimension the right-of-way from the road centerline. An additional 2-feet of sidewalk and utility easement (SUE) will be needed from the back of shared use path. If existing right-of-way exceeds 55-feet, no additional right-of-way is required.

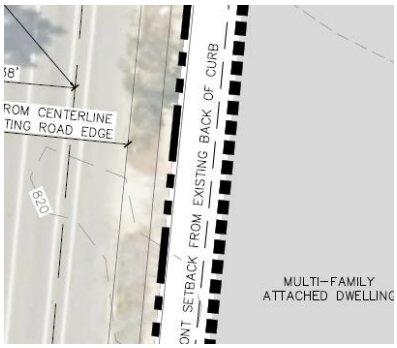
4. Revise site plan and conditional note(s) to commit to construct bicycle facilities along N Graham St by installing a 12-feet shared use path in accordance with the Council-adopted Charlotte Streets Map. Shared use paths maintained by the City shall meet ADA/PROWAG requirements.

5. Revise site plan and conditional note(s) to commit to dedicate 54-feet right-of-way from the centerline of University City Blvd. The site plan shall label and dimension the right-of-way from the road centerline. An additional 2-feet of sidewalk and utility easement (SUE) will be needed from the back of shared use path. If existing right-of-way exceeds 54-feet, no additional right-of-way is required.

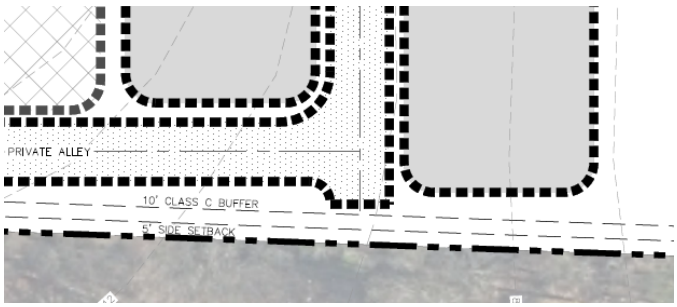
6. Revise site plan and conditional note(s) to commit to construct bicycle facilities along University City Blvd by locating the back of curb and gutter 38-feet from the centerline of the street in accordance with the Council-adopted Charlotte Streets Map.

7. Revise site plan and conditional note(s) to label and dimension back of curb, sidewalk/shared use path, and right of way from the centerline of each road.

8. Revise site plan and conditional note(s) to remove the existing driveway access from University City Blvd.



9. Revise site plan and conditional notes to commit to provide cross-access in accordance with UDO Article 31.2.



10. ~~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."~~

11. ~~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."~~

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.~~

13. ~~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 eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~

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