

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: James Poutier**

Rezoning Petition No. 2018-128

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on November 13, 2018. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Monday, November 26th at 6:00 p.m. at the Cooks Memorial Presbyterian Church, 3413 Mt. Holly-Huntersville Road, Charlotte, NC 28216.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner (Jason Poutier) attended the meeting and was represented by Petitioner's agents Yates Dunaway with Dogwood, LLC, Steven Hinshaw with Hinshaw Properties, Nate Doolittle with LandDesign, and Collin Brown with K&L Gates.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

Mr. Collin Brown welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit D.

Mr. Brown explained that this petition involves approximately 5.5 acres of land located on the south side of Mt. Holly-Huntersville Road, east of Brookshire Boulevard, near the Riverbend development and adjacent to the Holly Hunter Church. Mr. Brown explained the various development considerations that the Petitioner must account for in the rezoning process, including property owner requirements, existing zoning, policy considerations, environmental constraints, transportation requirements, adjacent property owner concerns, broader community concerns, City Staff and City Council priorities, and market realities.

Mr. Brown then gave a brief overview of the rezoning process and redevelopment considerations, generally. The property is currently zoned R-3, which typically allows three residential units per acre. The Brookshire Boulevard / I-485 Interchange Area Plan (adopted by City Council in 2002), recommends multi-family, office or retail uses for this site.

Mr. Brown explained that the Petitioner is seeking the UR-2(CD) (urban residential - conditional) zoning district to accommodate the development of a for-sale townhome development with up to 10 townhome

units per acre. The Petitioner believes that a townhome development will serve as a nice transition from the Riverbend retail village to lower density residential homes on the other side of the rezoning property. The Petitioner also views Riverbend as an important walkable amenity that many townhome owners may seek at this site.

Mr. Brown described the site-specific conditional plan associated with the rezoning petition. This conditional plan runs with the land and any developer would be bound to it unless they go back through the rezoning process again. The Petitioner is proposing a point of access from Mt. Holly-Huntersville Road with a north-south street connection. The townhomes fronting Mt. Holly-Huntersville Road will be alley-loaded, meaning that garages and driveways will not be visible from the street. Additionally, units are oriented so that they do not directly front or back up to the existing residential homes on Chastain Parc Drive. The Petitioner is also currently committing to a 20' undisturbed buffer along the eastern property boundary adjacent to the Chastain Parc existing homes, but is willing to discuss additional options with those directly affected neighbors. The Petitioner also proposes to limit the access on Mt. Holly-Huntersville Road to right-in/right-out only by constructing a median and constructing a 12' multi-modal path along the Mt. Holly-Huntersville Road frontage to encourage pedestrian activity.

In anticipation of potential community concerns, Mr. Brown explained that CMS calculates townhome units to typically produce less students than single-family homes, so he anticipates that in CMS's memo they will state that the school impact for this development is not significantly more than a by-right single-family home development. Similarly, CDOT calculates townhomes as producing less traffic than single-family homes so the Petitioner's team anticipates that traffic will not be significantly increased on this site from what could be developed by-right.

Mr. Nate Doolittle clarified that the development standards will have building material commitments that ensure a quality produce. While a zoning petition cannot include specific price point commitments, these heightened development standards result in higher price points.

In response to an attendee's question regarding the buffer adjacent to Chastain Parc, Mr. Doolittle explained that there is a 30' post construction control buffer. Mr. Doolittle compared this buffer to the one proposed at Riverbend, which is an approximately 100-acre site and therefore requires a significantly larger buffer. Several attendees were concerned with the buffer and removal of trees on the property. A few attendees were under the impression that the 90' buffer on the Riverbend site extended through this property, which is incorrect. The Petitioner's agents stated they would be willing to meet some neighbors on the site and figure out which trees may be saved. Mr. Brown noted that if the property was developed by-right (without a rezoning) with single-family homes, no buffer would be required at all.

An attendee expressed concern over traffic increase due to the townhome development. In response, the Petitioner's agents stated that the Petitioner is installing a north-south connection road along the site to provide more connectivity and hopefully reduce the congestion at existing intersections.

One attendee stated that they would like to see restaurants at this site instead of townhomes. The Petitioner's agents responded that commercial uses such as restaurants would produce significantly more traffic than townhomes.

The formal meeting concluded at approximately 7:00 p.m. and the Petitioner's representatives continued to answer individual questions until approximately 7:30 p.m.

Respectfully submitted, this 17<sup>th</sup> day of December, 2018.

cc: Claire Lyte-Graham, Charlotte-Mecklenburg Planning Department

# **Exhibit A**

2018-128	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-128	02311314	LINEBERGER	TERRY I	ELIZABETH S	LINEBERGER	11318 PUMP STATION RD		CHARLOTTE	NC	28216
2018-128	02326204	MCQUAY	RICHARD LEIGHTON	MARION C	MCQUAY	4403 MOUNT HOLLY HUNTERSVILLE	RD	CHARLOTTE	NC	28216
2018-128	02326205	SPEARES	GREGORY L	CHERYL	SPEARES	4415 MT HOLLY-HUNTERS VILL RD		CHARLOTTE	NC	28216
2018-128	02326206	HILTON INVESTMENT LLC				330 NORTH MULBERRY ST		STATESVILLE	NC	282677
2018-128	02326207	TODD	DORIS B			4431 MOUNT HOLLY HUNTERSVILLE	RD	CHARLOTTE	NC	28216
2018-128	02326330	SAVILLE	ROBERT J	NADINE N	SAVILLE	4627 ANDREW JAMES DR		CHARLOTTE	NC	28216
2018-128	02326331	GRESHAM	KRIS W	DEBRA C	GRESHAM	4635 ANDREW JAMES DR		CHARLOTTE	NC	28216
2018-128	02326332	HUDNALL	SHEILA A			4640 ANDREW JAMES DR		CHARLOTTE	NC	28216
2018-128	02326333	OVERLOOK OWNERS ASSOC INC				PO BOX 1003		CHARLOTTE	NC	28201
2018-128	03304108	PAIGE	DAVID HOWARD	CATHERINE E	PAIGE	4422 MT HOLLY-HUNTERS VLR		CHARLOTTE	NC	28216
2018-128	03304112	POUTIER	JAMES F	VIRGINIA P	POUTIER	2625 LILLY MILL RD		CHARLOTTE	NC	28210
2018-128	03304113	MOUNTAIN ISLAND COMMUNITY CHURCH				4316 MT HOLLY-HUNTERSVILLE RD		CHARLOTTE	NC	28216
2018-128	03304127	BC BUILDING #1 LLC				500 EAST MOREHEAD ST STE 200		CHARLOTTE	NC	28202
2018-128	03304187	MT ISLAND PARTNERS LLC				800 17TH STREET NW		HICKORY	NC	28601
2018-128	03304197	MT ISLAND PROMENADE LLC				1401-B SUNSET DR		GREENSBORO	NC	27408
2018-128	03304401	PALMER	MARCUS			11222 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304402	OJEDA	ROSA LINDA	HISRAEL OJEDA	HERNANDEZ	11213 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304403	ADAMS	RONALD	TAMARA	ADAMS	11210 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304404	HORNE	MAGGIE R			11204 CHASTAIN PARE DR		CHARLOTTE	NC	28216
2018-128	03304405	BROWN	LESTER L III	CHRISHALA CHANTEL ANNETTE	BROWN	11201 GOLDEN DR		CHARLOTTE	NC	28216
2018-128	03304406	MORALES-TERAN	OSCAR ALFREDO	MARIA	MORALES	11209 GOLDEN DR		CHARLOTTE	NC	28216
2018-128	03304407	RALSTON	ANTHONY M	MARIA	RALSTON	11213 GOLDEN DR		CHARLOTTE	NC	28216
2018-128	03304408	CAMPANELLI	PAUL	KATHRYN	CAMPANELLI	11217 GOLDEN DR		CHARLOTTE	NC	28216
2018-128	03304422	NELSON	ROBERT L	MILLIE G	NELSON	11132 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304423	SIMS	TAMARA N			11124 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304424	SHAW	MARK			11118 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304425	BALDWIN	VICKI L		MARCO A VERASTEGUI	11112 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304426	BURTON	JOSEPH R			11106 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304427	THOMPSON	LAWRENCE P III (L/T)	KIMBERLY B(L/T)	THOMPSON	9604 CALLIS CT		HARRISBURG	NC	28075
2018-128	03304428	SWEENEY	JONATHAN C	JEANNE F	WINN	11028 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304501	GRAHAM	DENNIS L JR	KWAN	GRAHAM	11001 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304502	SNIDER	SCOTT H	ANGELA L	SNIDER	11007 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304503	SEAMANS	DOUGLAS V JR	LINDSAY	SEAMANS	11015 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304504	BARTLETT	SHERRY L			11021 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304505	KOONCE	ELISA DIANNE			11029 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304506	WOLFSOHN	EDWARD	RITA	WOLFSOHN	11101 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304507	COCHRAN	YOLONDRA			11107 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304508	CUBERO	DAVID CASTRO	JESHIRA	GONZALEZ-SOTO	11113 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304509	BECKHAM	DEREK B	CYNTHIA LYNN	BECKHAM	11119 CHASTAIN PARC DRIVE		CHARLOTTE	NC	28216
2018-128	03304510	AMH NC PROPERTIES LP				11629 SIDNEY CREST AVE		CHARLOTTE	NC	28213
2018-128	03304511	CURBEAM	STEVEN C	SAKIRA V	CURBEAN	11133 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304512	BLAKENEY	ANESTHA W			11203 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304513	CORREA	GEORGE JR	ANA	WILLMORE-CORREA	11211 CHASTAIN PARC DR		CHARLOTTE	NC	28216
2018-128	03304598	MT ISLAND PROMENADE LLC				1401 SUNSET DR SUITE B		GREENSBORO	NC	27408

2018-128	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-128	Chastain HOA	Mark	Shaw	11118 Chastain Parc Drive		Charlotte	NC	28216
2018-128	Chatham Homeowners Association	Neale	Turlington	9527 Chastain Walk Dr		Charlotte	NC	28216
2018-128	Devonwood Towns Homeowners Association	Victoria	Carnall	4742 Stoney Branch Dr		Charlotte	NC	28216
2018-128	Morgan Glenn	Larry	Bumgarner	5201 Mountain Point Ln		Charlotte	NC	28216
2018-128	Mountain Island (Overlook) Homeowners Association	Steve	Swicegood	12511 Overlook Mountain Dr		Charlotte	NC	28216

# **Exhibit B**

November 13, 2018

Collin W. Brown  
collin.brown@klgates.com

T +1 704 331 7531  
F +1 704 331 7598

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Date:** Monday, November 26th at 6:00 p.m.  
**Location:** Cooks Memorial Presbyterian Church  
3413 Mt Holly-Huntersville Road  
Charlotte, NC 28216  
**Petitioner:** James Poutier  
**Petition No.:** 2018-128

Dear Charlotte Resident,

We represent James Poutier (the "Petitioner") in his request to rezone an approximately 5.5-acre property located on the southeast side of Mt. Holly-Huntersville Road, between Riverbend Village Drive and Chastain Parc Drive (the "Property"). The Petitioner requests a rezoning from the R-3 zoning district to the UR-2(CD) zoning district in order to accommodate a for-sale townhome community.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Monday, November 26th at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,

  
Collin W. Brown

cc: Dr. Justin Harlow, Charlotte City Council District 2

# **Exhibit C**

**6:00 PM**

[illegible]

**6:00 PM**

[illegible]

# **Exhibit D**

The top of the slide features a white rectangular area on the left containing the K&L GATES logo in white text. To the right of this is a large blue rectangular area with a bokeh effect of light spots. The rest of the slide has a white background.

K&L GATES

Official Community Meeting

James Pouitier / Mt. Holly-  
Huntersville Road  
Petition No. 2018-128

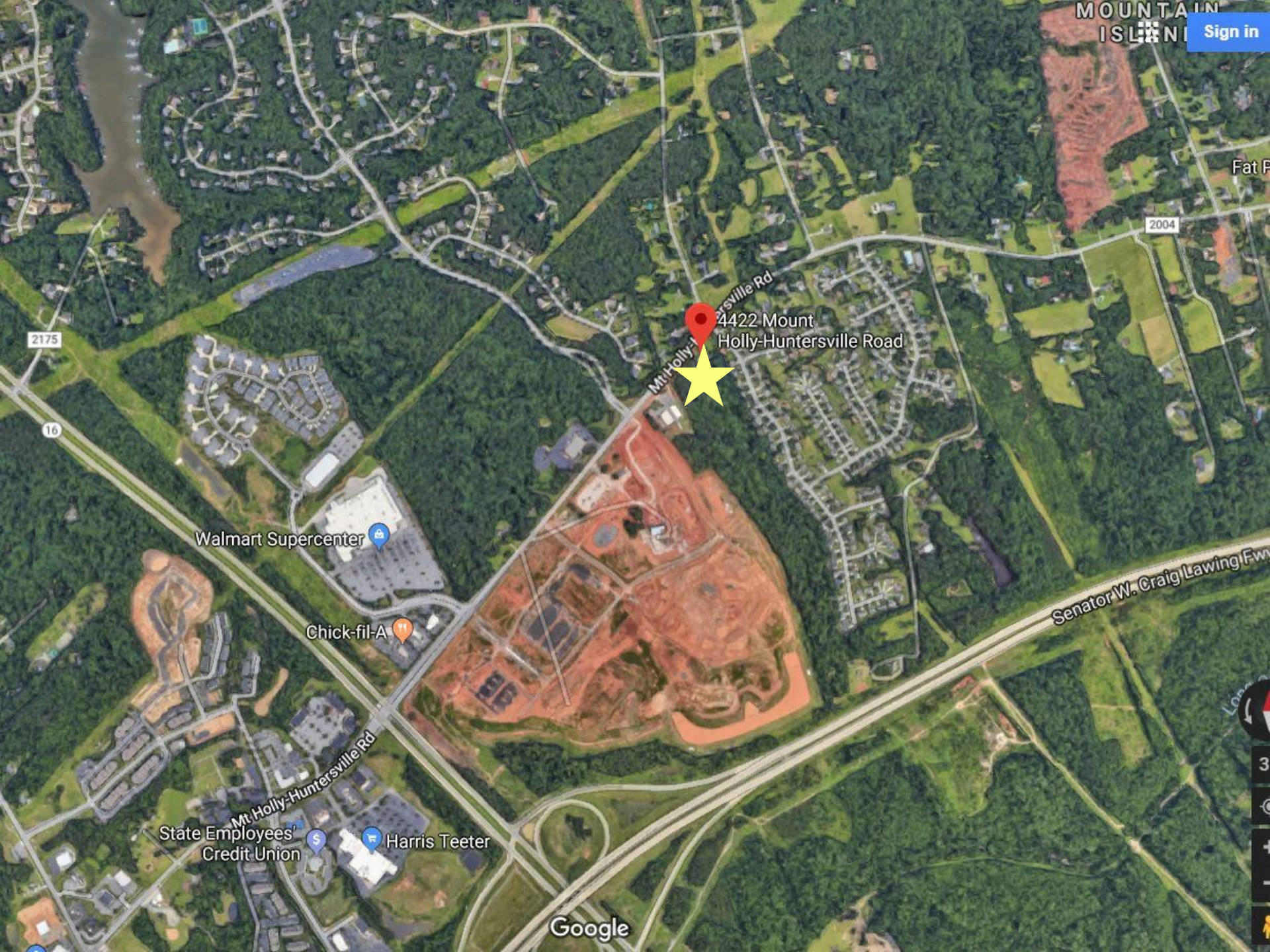
November 26, 2018

# AGENDA

- Introductions
- Property Location
- Development Considerations
- Current Zoning
- Area Plan Recommendation
- Development Concept
- Options without a Rezoning
- Proposed Zoning
- Conditional Zoning
- Potential Concerns
- Timeline
- Discussion

The background of the slide is a vibrant blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a sparkling, underwater-like texture.

# Property Location



2175

16

2004

Mt Holly-Huntersville Rd

4422 Mount Holly-Huntersville Road

Walmart Supercenter

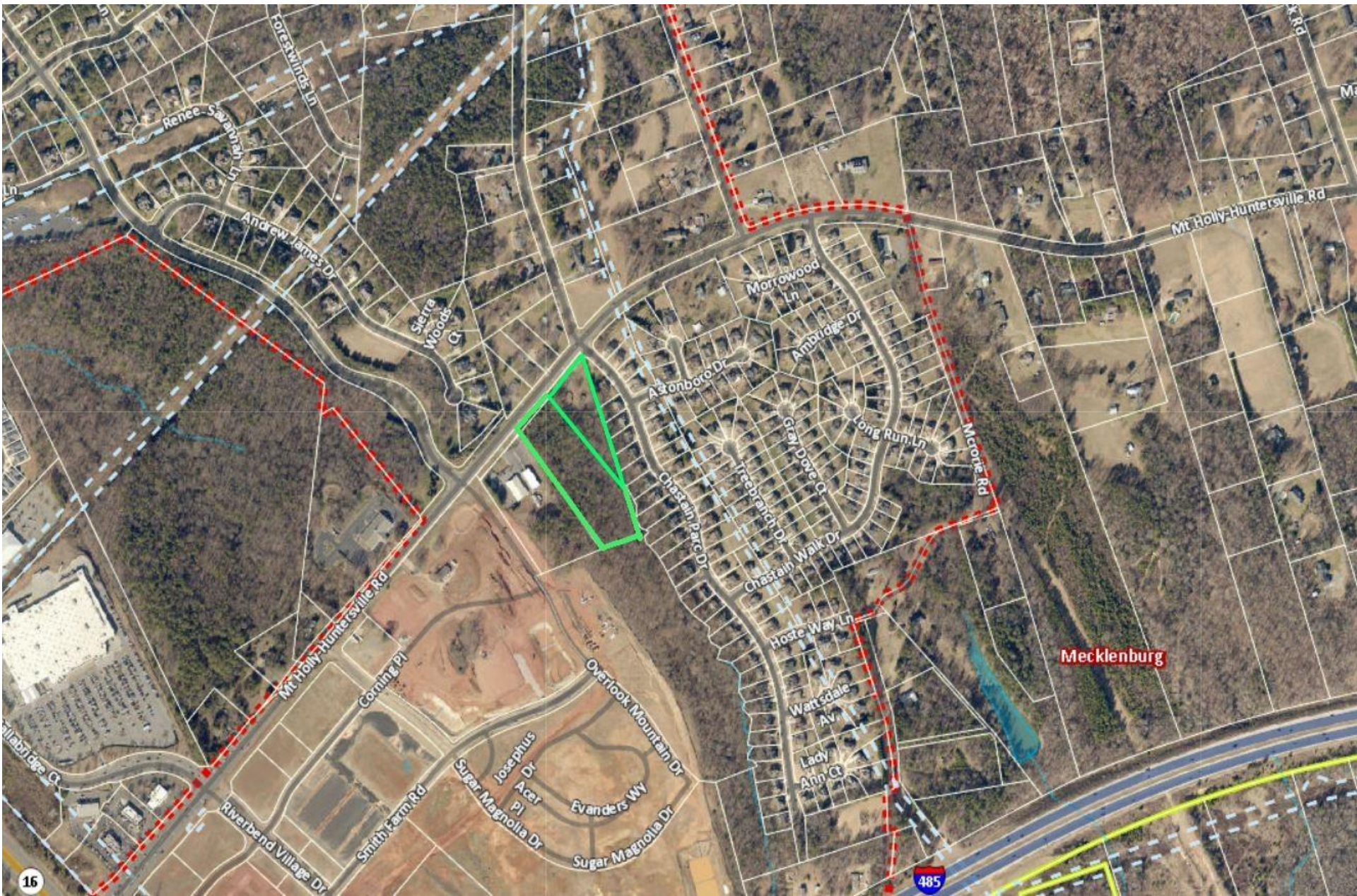
Chick-fil-A

State Employees' Credit Union

Harris Teeter

Google

Senator W. Craig Lawing Fwy



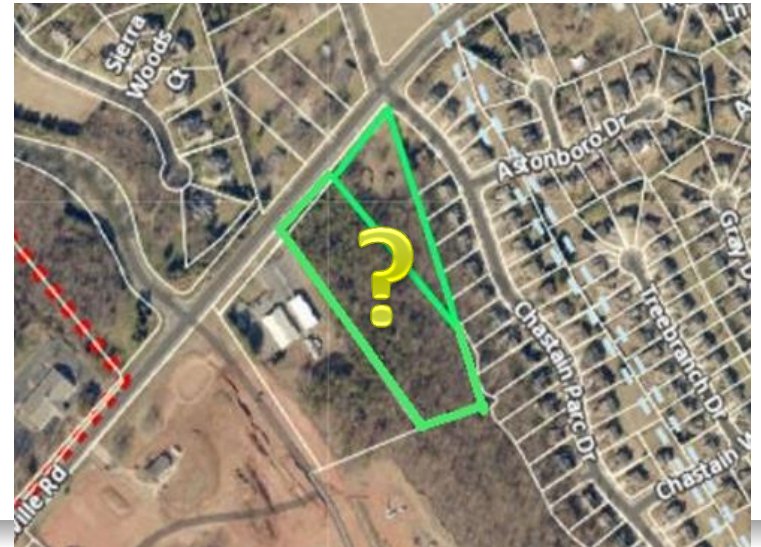






# Development Considerations

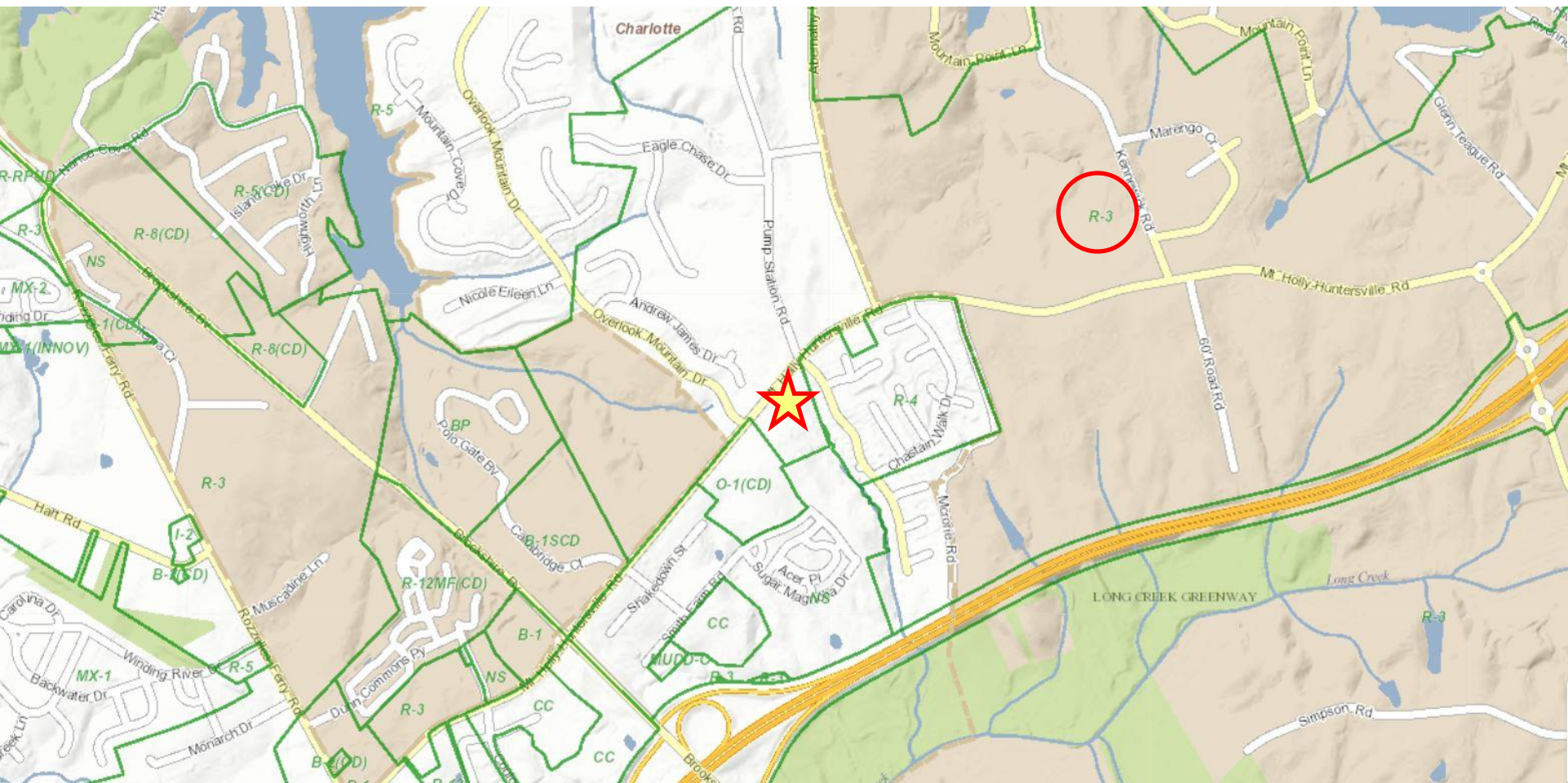
- Property Owner Requirements
- Existing Zoning
- Natural/Environmental Constraints
- Access/Transportation Constraints
- Adjacent Owner Concerns
- Ordinance/Policy Requirement (non-zoning)
- Adopted Area plans
- City Priorities
- Adjacent Uses
- Community Concerns
- Market Realities



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

# Current Zoning

## Current Zoning: R-3



The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The text "Land Use Plan" is centered within this orange band.

# Land Use Plan

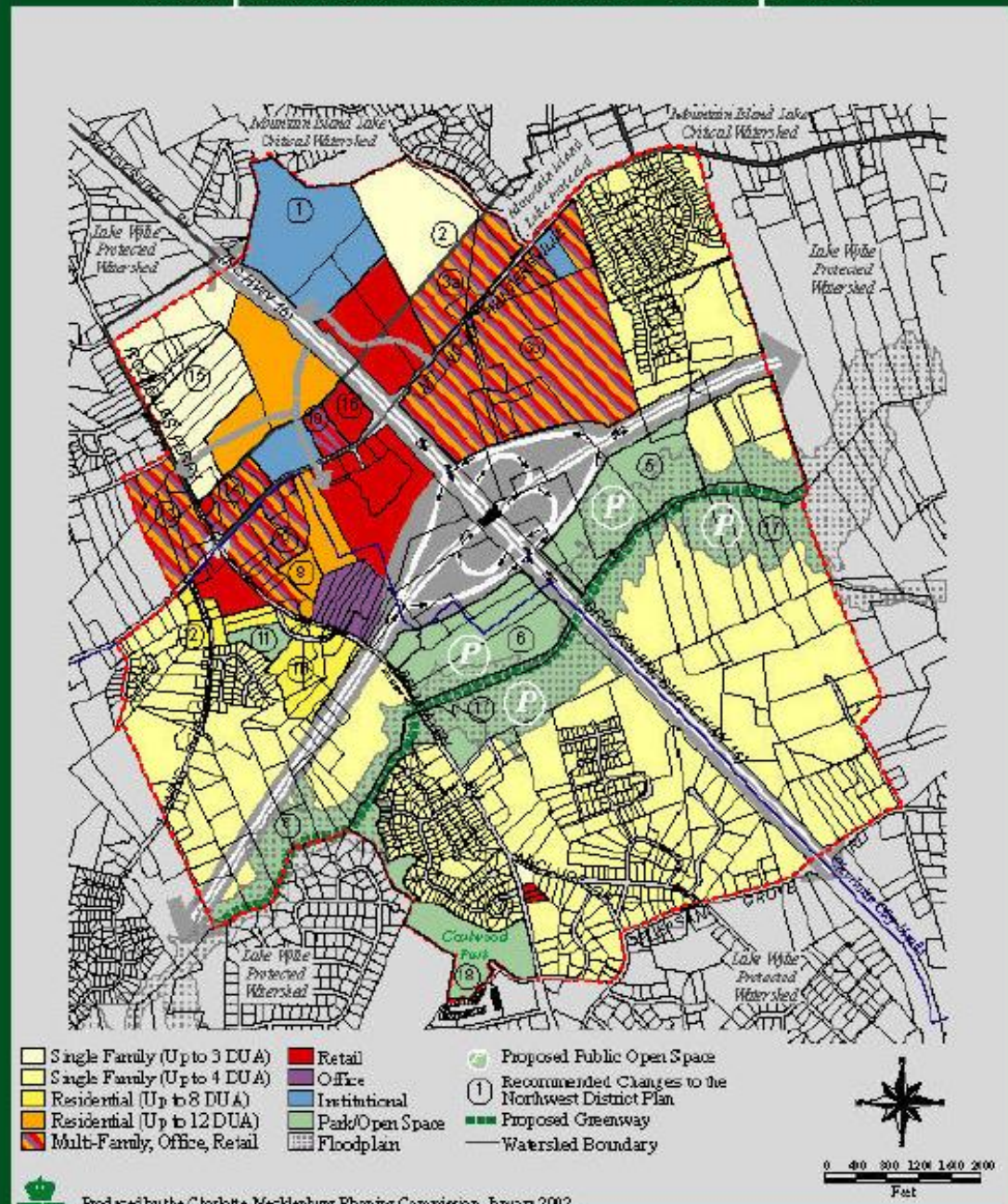
# Brookshire Boulevard/I-485 Area Plan

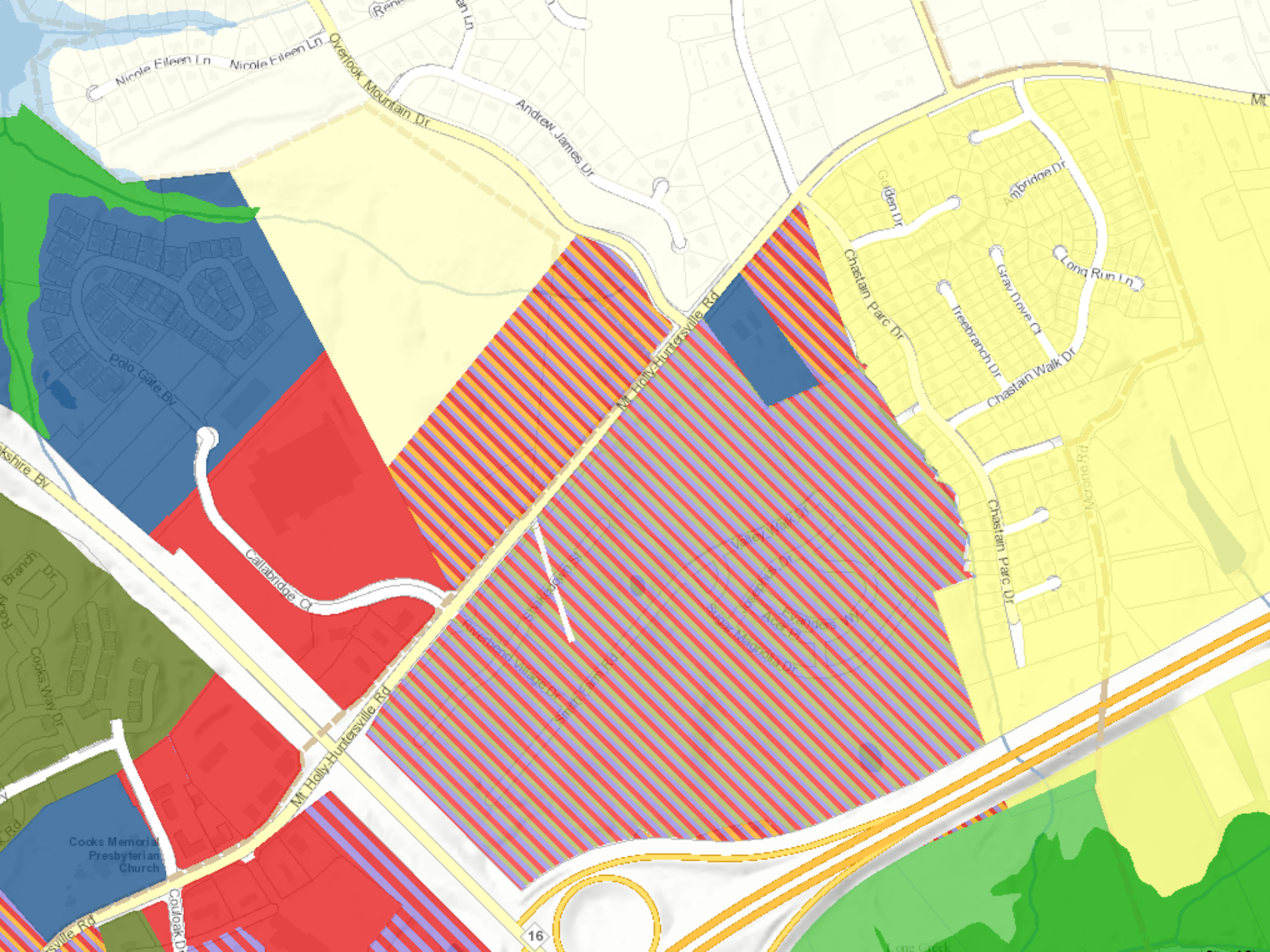
## *Volume I: Concept Plan*

Adopted by City Council January 28, 2002



# Brookshire Boulevard / I-485 Interchange Proposed Land Use: Map # 6



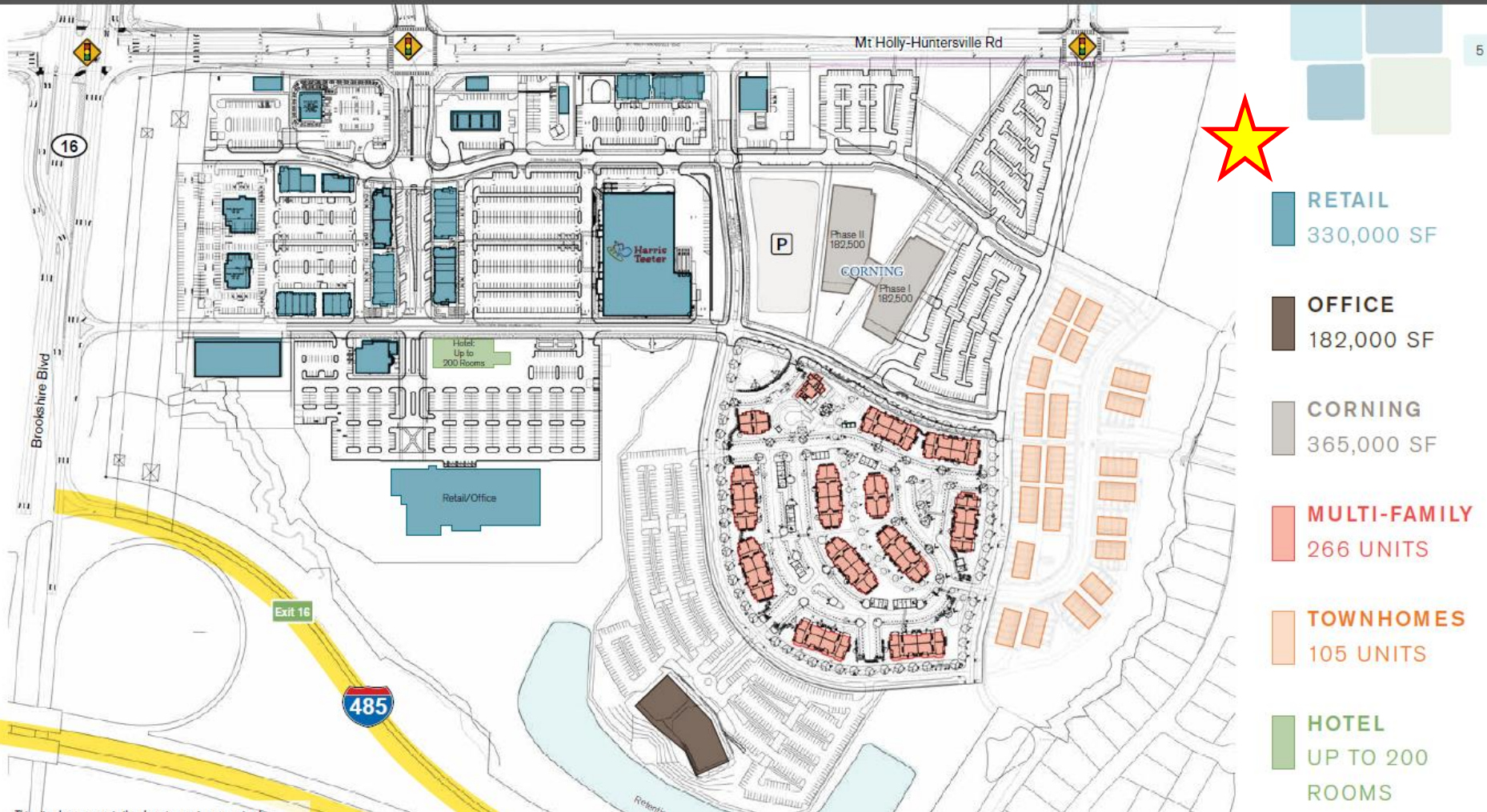


The image features a bokeh background of out-of-focus light spots in various shades of blue and teal. A solid orange horizontal band is positioned in the center, containing the text.

Riverbend is an Amenity

# OVERVIEW

## RIVERBEND VILLAGE



The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band runs across the middle of the slide, serving as a backdrop for the title text.

# Proposed Zoning

# Proposed Zoning: UR-2(CD)

## Section 9.402. Urban Residential Districts; established.

In order to provide densities and other development standards which are compatible with urban characteristics, the following zoning classifications are established:

- (1) Urban Residential-1 district (UR-1): The intent of this district is to protect and enhance designated single family areas and to encourage appropriate infill development within these areas.
- (2) Urban Residential-2 district (UR-2): The intent of this district is to promote maximum opportunities for moderate density residential development. This district functions as both a transition between lower and higher density and as the predominant residential district throughout much of the fringe of the uptown area.
- (3) Urban Residential-3 district (UR-3): The intent of this district is to provide for high density residential development. This district is located nearer the employment core and in areas identified for their special adaptability and appropriateness for this type of housing.
- (4) Urban Residential-Commercial district (UR-C): The intent of the UR-C district is to promote a diversity of residential, retail, office, recreational and cultural uses in a mixed use, higher density pattern. This district is restricted in location to the periphery of an employment core or to areas designated as community or neighborhood centers where a high level of commercial or other services are desired.

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the image.

# Development Concept

Townhomes: Attached Dwellings,  
underlying land owned by homeowner,  
common areas maintained by an HOA.





# SITE DEVELOPMENT DATA

ACREAGE: ± 5.5 ACRES

TAX PARCELS: 033-041-12, 033-041-08

EXISTING ZONING: R-3

PROPOSED ZONING: UR -2 (CD)

EXISTING USES: SINGLE-FAMILY RESIDENTIAL

PROPOSED USES: UP TO 55 FOR-SALE SINGLE FAMILY  
ATTACHED (TOWNHOME) UNITS

MAX. BUILDING HEIGHT: SIXTY (60) FEET

DENSITY: MAXIMUM OF 10 DUA

The background of the slide features a blue bokeh effect with out-of-focus light spots in various shades of blue and white. A solid orange horizontal band runs across the middle of the image, serving as a background for the title text.

# Options without a Rezoning



**CHARLOTTE**

ENGINEERING & PROPERTY  
MANAGEMENT

# City of Charlotte Tree Ordinance

Single Family Tree Save Briefing

May 25, 2016



# Incentive Based INCLUSIONARY HOUSING

The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title text.

# Conditional Zoning

## How to identify Conditional Rezoning:

Conventional	Conditional
O-1	O-1(CD)*
TOD-M	TOD-MO**
	B-2(CD) SPA*
	NS, CC, RE-3, MX*

*\* Commits to standards that go beyond the base zoning ordinance requirements and are specific for each petition.*

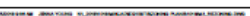
*\*\* Reduces or eliminates the base zoning ordinance standards, AND typically commits to other standards that go beyond the base zoning ordinance requirements. Also specific for each petition.*

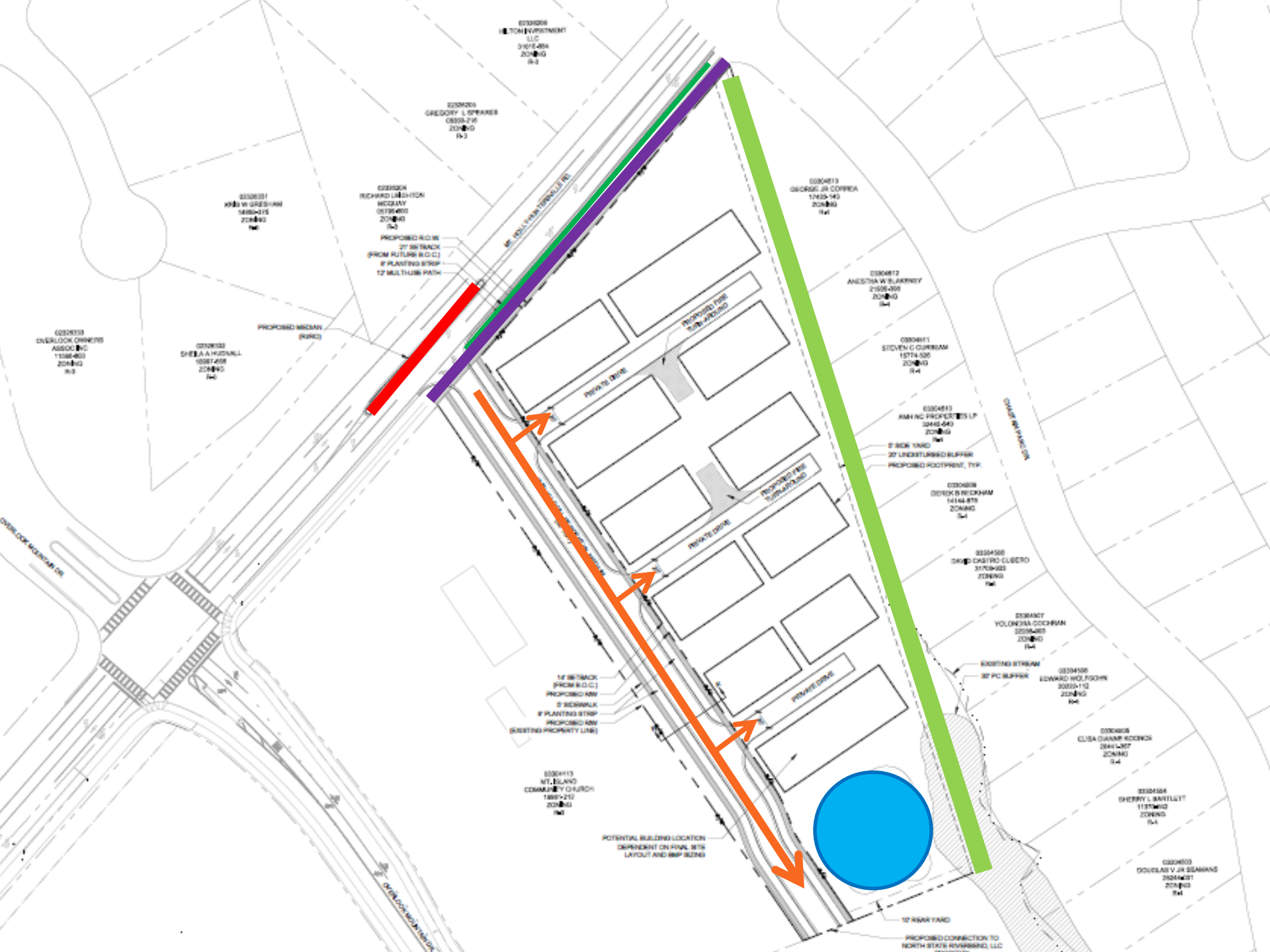
The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The text "Conditional Rezoning Plan" is centered within this orange band in a white, sans-serif font.

# Conditional Rezoning Plan

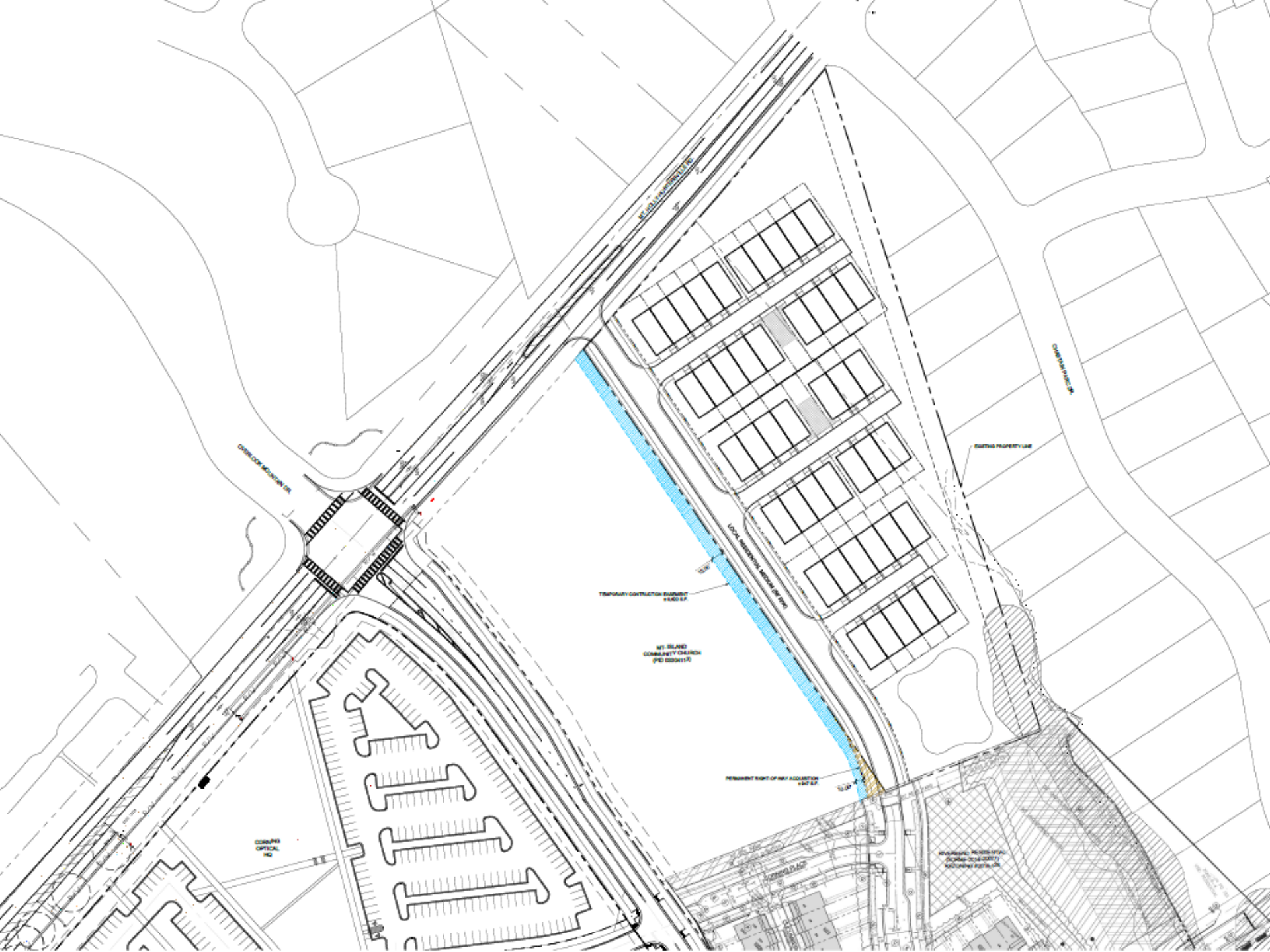
CHARLOTTE, NC  
REZONING PETITION  
2018 - XXX

100









ROAD 100

ROAD 101

ROAD 102

TEMPORARY CONSTRUCTION EASEMENT  
15.00' E.P.

MT. ISLAND  
COMMUNITY CHURCH  
(PID 0336115)

PERMANENT RIGHT OF WAY ACQUISITION  
15.00' E.P.

BATTLED PROPERTY LINE

CONCRETE  
OPTICAL  
40'

REVISION: 16.00.00.00  
SCALE: 1" = 20'  
DATE: 06/01/2016

The image features a background of out-of-focus light spots (bokeh) in various shades of blue and teal. A solid orange horizontal band runs across the middle of the image, serving as a backdrop for the text.

# School Impact

**Petition No: 2016-120**

**IMPACT OF THE PROPOSED DEVELOPMENT**

*Proposed Housing Units:* up to 597 multi-family units for sale to R-17MF (CD) 5-year Vested Rights & NS 5-year Vested Rights

*CMS Planning Area:* 14, 15, 16

*Average Student Yield per Unit:* 0.1845

This development may add 110 students to the schools in this area.

The following data is as of 20<sup>th</sup> Day of the 2

<i>Schools Affected</i>	<i>Total Classroom Teachers</i>	<i>Build Classroom Teachers</i>
BEREWICK ELEMENTARY	42	39
KENNEDY MIDDLE	51	45
OLYMPIC HIGH	147	90

**INCREMENTAL IMPACT OF THE ZONING**

*Number of housing units allowed under current zoning:* approximately 381.68 single-family dwellings. The conventional R-3 zoning allows all uses permitted in the district, which includes single-family detached dwellings, and duplex units are allowed by right on a corner lot.

*Number of students potentially generated under current zoning:* 226 students (115 elementary, 49 middle, 62 high)

The development allowed under the existing zoning may generate 226 student(s), while the development allowed under the proposed zoning may produce 110 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

**RECOMMENDATION**

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.

**INCREMENTAL IMPACT OF THE ZONING CHANGE**

*Number of housing units allowed under current zoning:* approximately 381.68 single-family dwellings. The conventional R-3 zoning allows all uses permitted in the district, which includes single-family detached dwellings, and duplex units are allowed by right on a corner lot.

*Number of students potentially generated under current zoning:* 226 students (115 elementary, 49 middle, 62 high)

The development allowed under the existing zoning may generate 226 student(s), while the development allowed under the proposed zoning may produce 110 student(s). Therefore, the net change in the number of students generated from existing zoning to proposed zoning is zero (0) student(s).

**RECOMMENDATION**

Adequacy of existing school capacity in this area is a significant problem. We are particularly concerned about rezoning cases where school utilization exceeds 100% since the proposed development may exacerbate those situations. Approval of this petition may increase overcrowding and/or reliance upon mobile classrooms at the schools listed above.



Traffic

# Charlotte Department of Transportation (CDOT)

## Land Development Rezoning and Traffic Impact Study Review Process

### Contents

CDOT's Role.....	1
CDOT's Rezoning Review Process .....	1
Traffic Impact Studies .....	2
<i>When is a Traffic Impact Study Required?</i> .....	2
<i>Notification of Need for Traffic Impact Studies (TIS)</i> .....	2
<i>TIS Requirements/Meetings</i> .....	3
<i>Traffic Impact Study Area</i> .....	3
<i>Internal Trip Capture</i> .....	3
<i>Pass By Trips</i> .....	3
<i>TIS Review Schedule</i> .....	4
<i>TIS Submittal Deadlines</i> .....	4
Mitigation of Traffic Impacts .....	5
NCDOT Review Coordination.....	5
<i>Rezoning Process</i> .....	5
<i>Driveway Permit Process</i> .....	6
Attachment 1: CDOT's Site Plan Review Comments.....	7

### Traffic Impact Studies (TIS)

The fear of negative traffic impacts is one of the most frequent reasons Charlotte residents give for opposing rezoning petitions. CMPC and the City Council want to know about traffic issues as well. That is why CDOT works with developers to prepare traffic impact studies as part of the rezoning petition process. Traffic studies are used to:

- Identify the development's transportation impacts
- Determine off-site mitigation needed to overcome the transportation impacts
- Identify whether phasing the development would be appropriate
- Determine access design that should be incorporated into the site plan

#### *When is a TIS Required?*

The City requires any site development that generates 2,500 or more vehicular trips per weekday to prepare a TIS. A study also will be required when a development:

- Affects a location with a high vehicle crash history
- Takes place at a high congestion location ( $v/c > 1$ )
- Creates the fourth leg of an existing signalized intersection
- Exacerbates an already difficult situation such as at a railroad crossing, fire station access, school access, etc.

*Developments that would generate 2,500 daily trips:*

- 260 houses
- 370 apartments
- 225,000 sq ft offices
- 21,500 sq ft retail

We ask developers to update their TIS when:

- The proposed development's land use mix changes
- Access to the site changes
- Other significant changes have occurred in the surrounding area
- A previous study is more than two years old

#### *Notification of Need for TIS*

CDOT will notify petitioners of the need for a TIS within three days of submitting a Rezoning Application.

**Generally, townhome units generate fewer students and vehicular trips than single-family homes.**

**Therefore, increasing density does not necessarily lead to increases in traffic and students versus a by-right development.**

The image features a blue bokeh background with out-of-focus light spots. A solid orange horizontal band is centered across the image, containing the word "Timeline" in white text.

# Timeline

## Potential Timeline

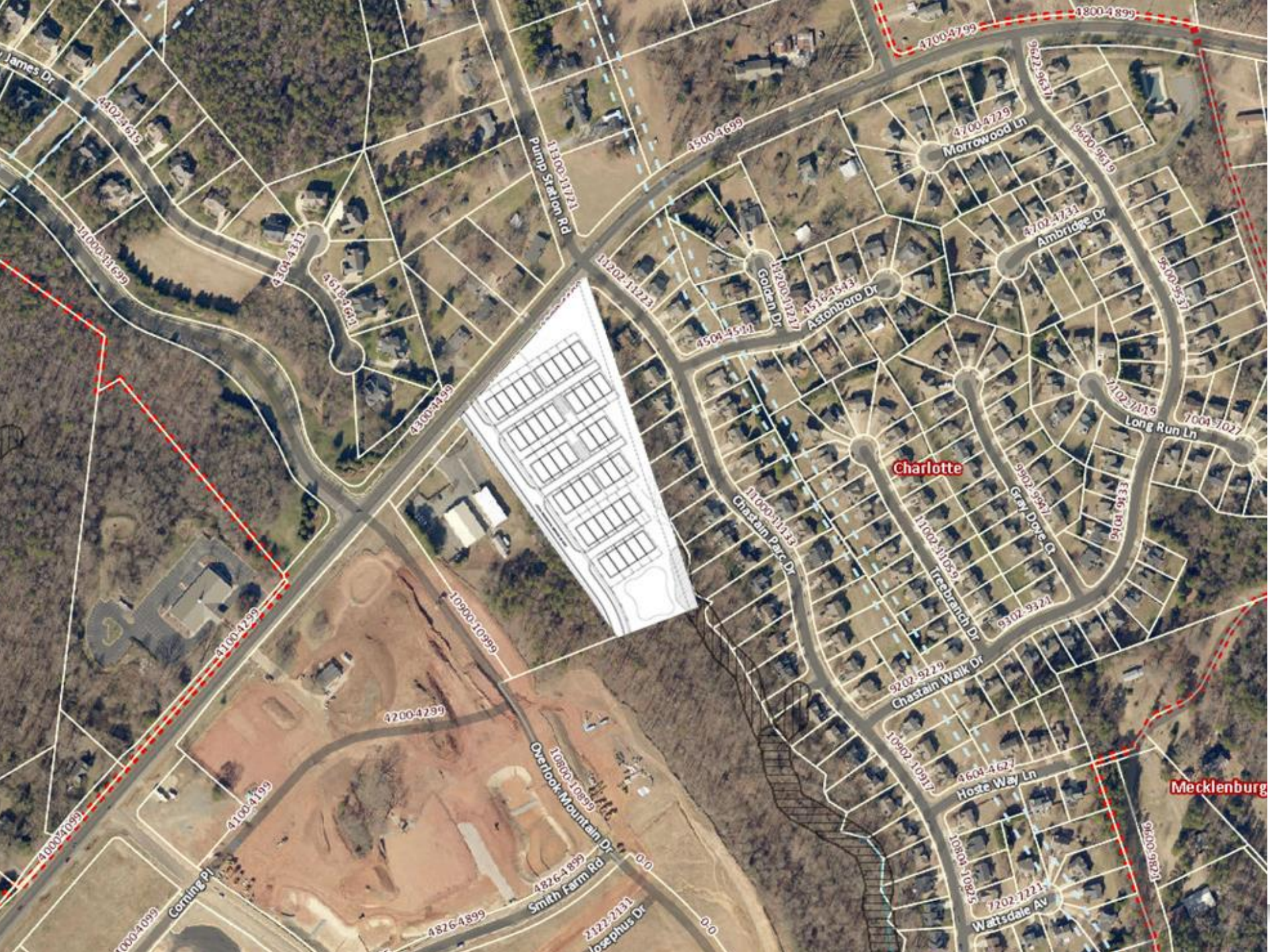
Official Community Meeting:	November 26, 2018
Public Hearing:	January 22, 2019
Zoning Committee:	February 5, 2019
City Council Decision:	February 18, 2019

---



# Discussion

The background of the slide features a blue bokeh effect, with numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance. A solid orange horizontal band is positioned in the center of the slide, serving as a background for the title text.



James Dr

4402-4165

4100-10169

4101-4311

4618-4661

Pump Station Rd

11300-1121

4500-4699

Golden Dr

11200-1121

4516-4543

Astonboro Dr

4501-4521

Morrowood Ln

4700-4729

9612-9631

4800-4899

4702-4731

Ambridge Dr

9600-9619

9500-9531

1102-1119

Long Run Ln

7001-7027

Charlotte

Chastain Walk Dr

1100-1119

1100-1109

Trebranch Dr

9902-9931

Gray Dove Ct

9302-9321

9202-9229

Chastain Walk Dr

Hoste Way Ln

4601-4627

10801-10825

Wattsale Av

1202-1221

Mecklenburg

9600-9631

Overlook Mountain Dr

10900-10999

Smith Farm Rd

4826-4899

Josephus Dr

2122-2131

Corning Pl

1000-1099

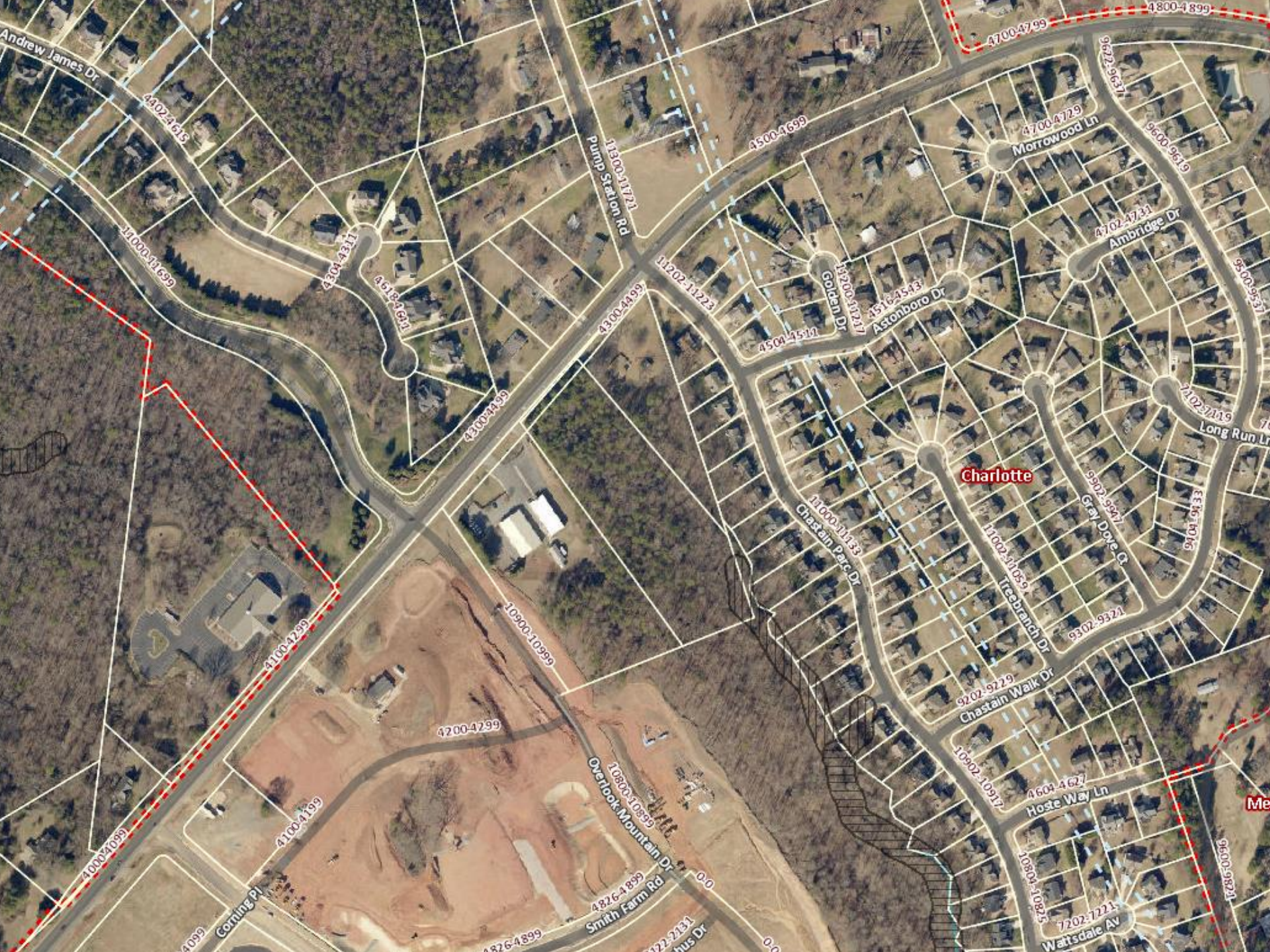
4000-4099

4100-4199

4700-4239

10900-10999

K&L GATES



Charlotte

