

Rezoning Transportation Analysis

Petition Number: 2025-048

General Location Identifier: 03703101

From: Jake Carpenter, PE

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Reviewer:

Isaiah Washington

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Revision Log:

Date	Description
5-28-25	First Review (IW/KC)
7-23-25	Second Review (IW/KC)
8-26-25	Third Review (KC) ZC

General Review Information

The petition is located adjacent to Sunset Road, a State-maintained minor arterial, east of Oakdale Road, a State-maintained minor arterial. The petition is in a northwest wedge outside of Route 4, within the Westside Strategy Plan Study Area.

Active Projects Near the Site:

- CIP - Beatties Ford Road/Sunset Road Pedestrian Improvements, Phase 1
 - Project ID: PM51216049
 - Location Description: Sunset Rd. from Day Lilly Ln. to Beatties Ford Rd.
 - Project Description: Provide pedestrian and bicycle facilities on Sunset Road from Day Lilly Lane to Beatties Ford Road.
 - Project Type: Pedestrian and Bike
 - Project Phase: Design
 - Anticipated Start Date: Mid 2016
 - Anticipated Completion Date: Late 2027
 - PM: Adam Jarman, adam.jarman@charlottenc.gov
 - Project Impact: Advances Vision Zero Strategy

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 adjacent to Sunset Road, a State-maintained minor arterial, east of Oakdale Road, a State-maintained minor 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

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plan and/or conditional note revisions are needed to commit to updating the site plan to label the dimensions for future curb and gutter and labeling and dimensioning the right of way along McCauley Meadows Drive. Further details are listed below.

Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Single Family Detached	1 Dwelling Unit	15	1	1	<i>Tax Record</i>
Entitlement with Current Zoning	Single Family (N1-A, 7.96 acres)	23 Dwelling Units	261	20	25	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily Attached (N2-A, 7.96 acres)	80 Dwelling Units	559	36	44	<i>Site Plan: 04-10-25</i>

Trip Generation

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

Outstanding Issues

Strikethrough = Resolved

1. **Outstanding Comment from 5/28/25: Curblines:**

a. ~~Sunset Road:~~ Location of future curb and gutter is to be installed 10' from centerline.

~~2+ Avenue, Shared Use Path~~

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

b. **McCauley Meadows Drive:** Location of future curb and gutter is to be installed 17.5' from centerline.

Local residential wide street typical section w/ 8' sidewalk CLDSM: U-03A1

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

Clarifying Comment 8/26/25: Label McCauley Meadows Drive as U-03A1 for reference on the site plan.

c. ~~Proposed Public Street:~~ Location of future curb and gutter is to be installed 17.5' from centerline.

~~Local residential wide street typical section w/ 8' sidewalk CLDSM: U-03A1~~

~~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. **Outstanding Comment from 5/28/25:** Revise site plan and conditional note(s) to commit to dedicate 33.5' right-of-way from the road centerline along McCauley Meadows Drive and Proposed Public Street. The site plan shall label and dimension the right-of-way from the road centerline.

Clarification: McCauley Drive should show what the future right of way is to be for reference. Label and dimension.

4. ~~Revise site plan and conditional note(s) to commit to construct bicycle facilities by installing a 12' multi-use path along Sunset Road 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. ~~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."~~
7. ~~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.~~

8. ~~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 western Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~
9. ~~Revise site plan and conditional note(s) to construct 8-foot planting strips and 12-foot sidewalks/multi-use paths on Sunset Road. The site plan shall label and dimension both items from the back of curb and gutter or edge of pavement. Add conditional note The entire facility must be outside of the right of way and within a public access easement. Add conditional note committing to construction and maintenance of the 12-foot sidewalks/multi-use paths on Sunset Road.~~

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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>