

Rezoning Transportation Analysis

Petition Number: 2025-009

General Location Identifier: 22314152, 22314153, 22314154, 22314155, 22314156, 22314157, 22314158

From: Jake Carpenter, PE

Jacob.Carpenter@charlottenc.gov

980-221-5675

Reviewer:

Chris Manno

Chris.Manno@charlottenc.gov

980.408.0281

Revision Log:

Date	Description
03-26-25	First Review (CM)
04-24-25	Second Review (CM)
07-24-25	Third Review (CM)
08-26-25	Fourth Review (CM)
09-11-25	Fifth Review (CM)

General Review Information

The petition is located at the intersection of Johnston Road, a State-maintained expressway arterial, and Providence Road West, a City-maintained major arterial. The petition is located in a south wedge outside of Route 4.

Active Projects Near the Site:

- TIP - Lancaster Highway/Johnston Road (US 521) Widening
 - Project Limits: Ballantyne Commons Pkwy. to South Carolina State Line
 - TIP: U-6109
 - Advanced Project Description: Widen to 6 lanes.
 - ROW Year: 2024
 - Construction Year: 2026

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 Johnston Road, a State-maintained expressway arterial, and Providence Road West, a City-maintained major arterial. A Traffic Impact Study (TIS) update is required for the proposed development due to the site expansion and change of access. CDOT approved the TIS on 06/13/2025. All outstanding CDOT comments have been addressed.

Rezoning Transportation Analysis

Petition Number: 2025-009

General Location Identifier: 22314152, 22314153, 22314154, 22314155, 22314156, 22314157, 22314158

Trip Generation

Scenario	Land Use	Intensity	Trip Generation			Source
			Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	
Existing Use	Hospital Medical Office	165,600 SF 50,000 SF	5,997	401	400	<i>Tax Record</i>
Entitlement with Current Zoning	Hospital Medical Office	165,600 SF 50,000 SF	5,997	401	400	<i>General Guidance from Planning & RZP# 2020-058</i>
Proposed Zoning	Hospital Medical Office	216,000 SF 115,000 SF	8,276	621	629	<i>Site Plan: 02-06-25</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. ~~Revise site plan and conditional note(s) as needed per the updated Traffic Impact Study (TIS).~~

~~Outstanding Comment: 4.24.2025: address original comment.~~

~~Clarifying Comment: 7.24.2025: update the site plan and exhibit A to show the new leftover per updated TIS at Access "B".~~

~~Outstanding Comment: 8.27.2025: update Exhibit A on sheet 2 with the approved TIS information showing the modification to Access "B".~~

2. ~~Revise site plan and Transportation conditional note 7 to include left-over at Access "B".~~

~~Clarifying Comment 4.24.2025: Specify what transportation items are required per updated Traffic Impact Study (TIS) and list in section 3 under Transportation Improvements.~~

3. ~~Revise conditional note(s) to remove numbers associated with revisions on approved Site Plan RZP-2020-058.~~

- ~~CONSTRUCT A 2ND EASTBOUND RECEIVING LANE ON PROVIDENCE ROAD W THAT DROPS AS A RIGHT TURN LANE AT PROPOSED R/R/O ACCESS "B" 6~~

4. **Traffic Study:**

A Traffic Impact Study is required for the complete review of this petition due to the site expansion and change of access. CDOT approved the TIS scope on 02/21/2025.

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).

Rezoning Transportation Analysis

Petition Number: 2025-009

General Location Identifier: 22314152, 22314153, 22314154, 22314155, 22314156, 22314157, 22314158

Outstanding Comment: 4.24.2025: ~~TIS update is still outstanding.~~

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>