

# Rezoning Transportation Analysis

Petition Number: 2025-073

General Location Identifier: 07307205

**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
07-24-25	First Review (CM)
08-20-25	Second Review (DR/CM)

## General Review Information

The petition is located at the intersection of South Tryon Street, a State-maintained major arterial, and West Bland Street, a City-maintained major collector. The petition is in a south corridor inside of Route 4, within the Center City 2022 Vision Plan.

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 South Tryon Street, a State-maintained major arterial, and West Bland Street, a City-maintained major collector. Development density is needed to determine if Comprehensive Transportation Review (CTR) requirements are triggered. Site plan and/or conditional note revisions are needed to update conditional note lettering in section IV, update conditional note IV.e, and provide density in accordance with the UDO. Further details are listed below.

# Rezoning Transportation Analysis

Petition Number: 2025-073

General Location Identifier: 07307205

## 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	(TOD-UC, 0.68 acres)	-	-	-	-	<i>General Guidance from Planning</i>
Proposed Zoning	Hotel & Ground Floor Retail (TOD-UC, 0.68 acres)	Need Density	-	-	-	<i>Site Plan: 06-15-25</i>

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

## Outstanding Issues

**Strikethrough = Resolved**

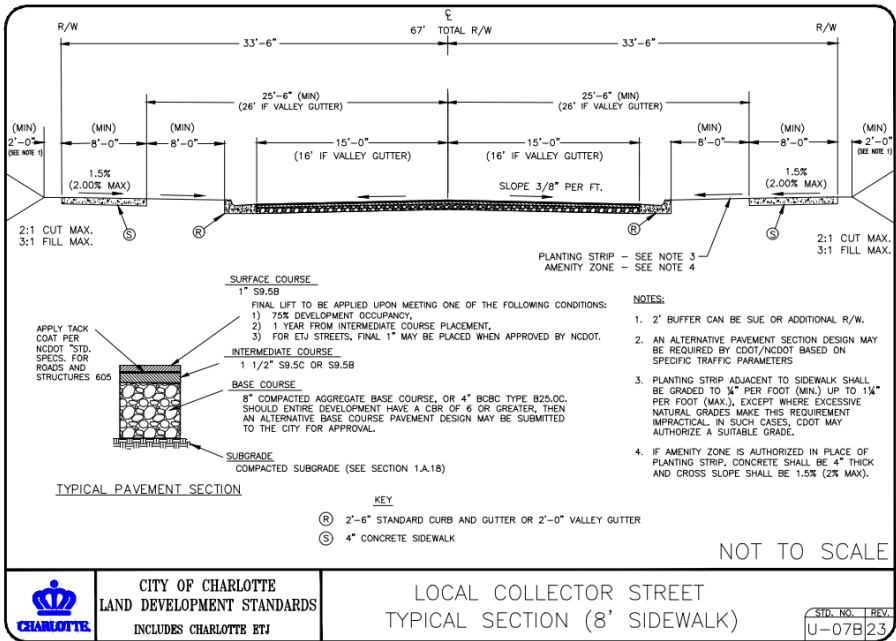
### 1. Curblines:

a. ~~South Tryon Street: Location of future curb and gutter is 34.5'.~~

~~4+ Avenue, Buffered/Separated Bike Lanes~~

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

b. ~~West Bland Street: Location of future curb and gutter is 17.5'.~~



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

# Rezoning Transportation Analysis

Petition Number: 2025-073

General Location Identifier: 07307205

2. **Comprehensive Transportation Review (CTR):**

Development density needed to determine potential CTR requirements. Additional comments or requirements may arise once density is provided.

**Clarifying Comment 8.20.25:** If the proposed use is hotel provide number of keys/rooms.

3. Revise site plan and conditional note(s) to commit to dedicate minimum 34.5' right-of-way from the road centerline along South Tryon Street and minimum 17.5' along West Bland Street. The site plan shall label and dimension the right-of-way from the road centerline.
4. ~~Revise Transportation conditional note IV.b to remove "CDOT requests right-of-way set at (2) feet from back of sidewalk where feasible" since this plan is seeking exception to standard right-of-way dedication.~~
5. ~~Revise site plan to remove on-street parking along South Tryon Street.~~
6. ~~Revise site plan to remove directional arrows on proposed W. Bland St. site driveway and alley.~~
7. ~~Revise site plan to remove any on-street parking that falls within sight visibility triangle of intersection of South Tryon Street and West Bland Street.~~
8. ~~Revise site plan and/or condition note(s) to providing accessible on-street parking space on West Bland Street meeting PROWAG and CLDSM standard dimensions and requirements.~~
9. ~~Revise site plan and/or conditional note(s) to show that the proposed transformer is to be located underground.~~
10. ~~Revise site plan and/or conditional note(s) to commit to upgrading sidewalk connection with adjacent parcel along West Bland to current PROWAG/ADA guidelines as part of widened West Bland Street driveway installation.~~
11. ~~Revise site plan and/or conditional notes to dedicate sidewalk utility easement (SUE) to 2' beyond back of sidewalk.~~
12. **New Comment 8.20.2025:** revise lettering for section IV Transportation notes to remove duplicate "a" notes.
13. **New Comment 8.20.2025:** Revise conditional note IV.e to include "right-of-way" reference – similar to note IV.d.

# Rezoning Transportation Analysis

Petition Number: 2025-073

General Location Identifier: 07307205

## 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>