

Rezoning Transportation Analysis

Petition Number: 2025-076

General Location Identifier: 14125101

From: Jake Carpenter, PE

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Reviewer:

Chris Manno

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Revision Log:

Date	Description
07-24-25	First Review (CM)
08-20-2025	Second Review (CM)

General Review Information

The petition is located adjacent to Shopton Road, a State-maintained minor arterial, east of Steve Chapman Drive, a State-maintained local street. The petition is located in the Shopton Industrial activity center outside of Route 4, within the I-485 Interchange Analysis.

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 adjacent to Shopton Road, a State-maintained minor arterial, east of Steve Chapman Drive, a State-maintained local street. 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/or conditional note revisions are needed to commit to installing a left turn lane along Shopton Road, and show and label bike facilities along Shopton Road in accordance with the UDO. 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	Vacant	-	-	-	-	<i>Tax Record</i>
Entitlement with Current Zoning	Retail (CG, 2.58 acres)	25,800 SF	1,318	54	153	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily Attached (N2-A, 2.58 acres)	24 Dwelling Units	229	30	31	<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:

~~Shopton Road: Location of future curb and gutter is 27' from roadway centerline.~~

~~2+ Avenue with Buffered/Separated Bike Lanes~~

~~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 35' right-of-way from the road centerline. The right-of-way will be dedicated to the face of sidewalk. The site plan shall label and dimension the right-of-way from the road centerline.~~

~~4. Revise site plan and conditional note(s) to commit to construct bicycle facilities by locating the curb and gutter 27' from the center line in accordance with the council-adopted Charlotte Streets Map.~~

~~5. Revise Transportational conditional note 6 to dedicate 35' of right-of-way.~~

6. Revise site plan to install a left turn lane along Shopton Road into development.

Clarifying Comment 08-20-25: Commit to installing the left turn lane and modify language on site plan to say install left turn lane instead of potential left lane.

7. Revise site plan to show buffered/separated bike lanes.

Clarifying Comment 08-20-25: Show the bicycle facilities on the site plan with labels and dimensions.

~~8. Revise site plan and conditional note(s) to construct 8-foot planting strip and 8-foot sidewalk on Shopton 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~~

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~~access easement. Add conditional note committing to construction and maintenance of the 8-foot sidewalk on Shopton Road.~~

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>