

Rezoning Transportation Analysis

Petition Number: 2025-077

General Location Identifier: 15707315

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Revision Log:	Date	Description
	10-23-25	First Review (NK)

General Review Information

The petition is located adjacent to Wendover Road, a State-maintained major arterial, east of Churchill Road, a City-maintained local street. The petition is located in a south wedge outside of Route 4.

Active Projects Near the Site:

- NA

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 Wendover Road, a State-maintained major arterial, east of Churchill Road, a City-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 the revision of the projects southern entrance to limit turning movements and installation of a center median in accordance with NCDOT requirements and the addition of conditional notes. 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	Single Family (N1-A, 2.52 acres)	7 DUS	87	7	8	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily Attached (N2-A, 2.52 acres)	40 DUS	182	15	16	<i>Site Plan: 06-16-25</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. Curbline:

a. **North Wendover Road:** The future location of the back of curb and gutter is 33' from road centerline. The existing curb is to remain in its current location per NCDOT.

4+ Boulevard with 12' shared use path and 8' planting strip

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.

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3. Revise site plan by dimensioning the right-of-way (ROW) from the roadway centerline. 53' right-of-way from the road centerline is required and noted in the conditional notes. Add a dimension on the site plan showing this commitment to dedicate ROW on Wendover Road.
4. ~~Revise site plan and conditional note(s) to commit to construct bicycle facilities by installing a 12' multi-use path along North Wendover 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 needs to complete and submit the [Right of way Abandonment Petition form](#) to CDOT for review. The Right of Way Abandonment process is controlled by North Carolina General Statutes and is independent of this rezoning process."
7. Revise site plan and conditional note(s) to commit to restricting driveway access on the project's Southern entrance to right in/right out only. This will be implemented by the addition of a center concrete median in front of driveway access 50' in either direction past the curb return of the site access per NCDOT requirements. Site plan is to dimension and callout median width along with dimensioning the median length along the centerline of the roadway showing that it is 50-feet past the curb return on either side of the site access driveway. Add a conditional note committing to this improvement in coordination with NCDOT and CDOT.
8. 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.". Revise existing conditional note (shown below) to match conditional note as stated above.
 4. ~~Dedication of transportation rights of way within the Site Plan shall be conveyed fee simple prior to the site's first certificate of occupancy being issued.~~
9. Add a conditional note stating that this development will follow all applicable sight distance requirements in accordance with the sight distance policy.
10. ~~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.~~
11. ~~If adjacent to NCDOT road: 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 eastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support."~~

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12. If in ETJ: Revise site plan and conditional note(s) to construct 8-foot planting strips and X-foot sidewalks/multi-use paths on X Road and X 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 X-foot sidewalks/multi-use paths on X 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>