

Rezoning Transportation Analysis

Petition Number: 2025-094

General Location Identifier: 4715222, 4715232, 4715233, 4715234, 4715235, 4715236, 4715243, 4716805, 4716813, 4716814, 4716815, 4716816

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
09-24-25	First Review (TM)

General Review Information

The petition is located adjacent to College View Lane, a City-maintained local street, east of Mallard Creek Road, a State-maintained major arterial. The petition is located in a northwest wedge outside of Route 4, within a Neighborhood 1 place type from the 2040 Policy Map.

Active Projects Near the Site:

- Mallard Creek Rd SUP
 - This project will design and construct a proposed shared-use path along Mallard Creek Road, between Governor Hunt Road to Driwood Court.
 - Anticipated Start Date Year: 2022
 - Anticipated Completion Date Year: 2029

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 on College View Lane, a City-maintained, local road and Alexander Road, a City-maintained, local road. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the low intensity development. Based on the 1,325 daily trips, Tier 2 multimodal assessment is required. Site plan and/or conditional note revisions are needed to commit to Connecting the proposed roadway extension to Silver Birch Drive, completion of CTR, constructing required streetscape, revising labels and dimensions and conditional note revisions 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	Single Family (N1-A, 19.54 acres)	58 DUs	708	52	69	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily (Low-Rise) (N2-A, 19.54 acres)	195 DUs	1,325	83	104	<i>Site Plan: 07-14-25</i>

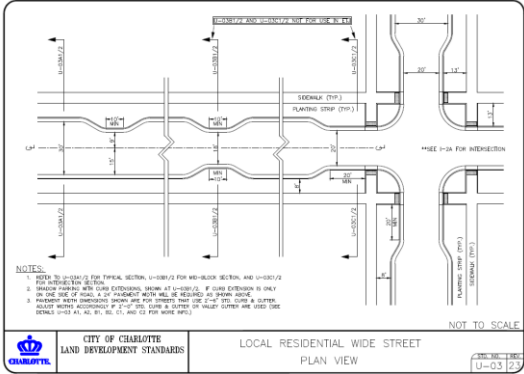
Petitioner to provide responses to the staff comments below as well as specify other changes to the site plan.

Outstanding Issues

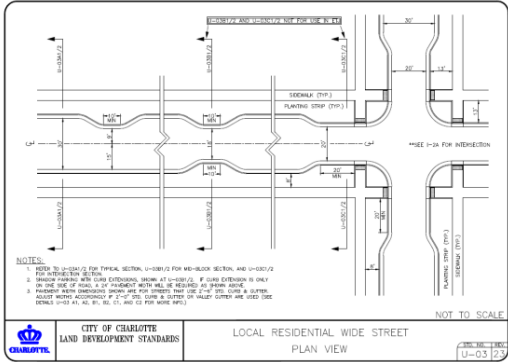
Strikethrough = Resolved

1. Curblin:

- a. **College View Lane:** Location of future curb and gutter is to be constructed in the final location in accordance with CLDSM U-03.



- a. **Alexander Road:** Location of future curb and gutter is to be constructed in the final location in accordance with CLDSM U-03.



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

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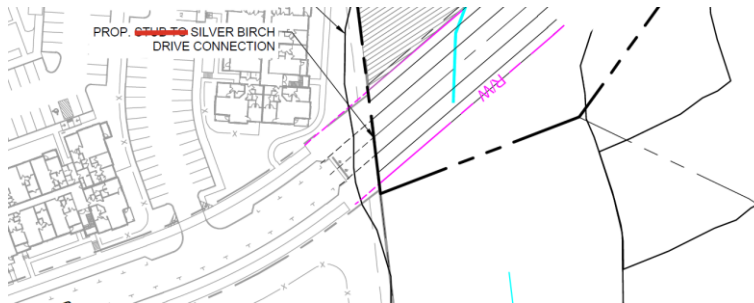
2. Comprehensive Transportation Review (CTR):

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.

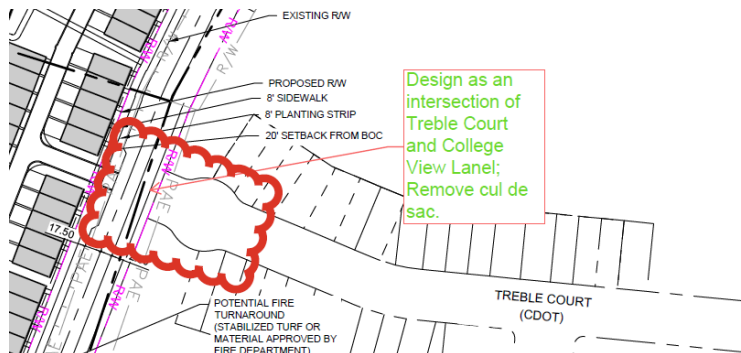
The petition's zoning falls within the low intensity development which based on the 1,325 daily trips will trigger Tier 2 (6 mitigation points) for multimodal assessment. The petitioner shall review and assess the publicly accessible pedestrian network within $\frac{1}{4}$ mile walking distance of the site to identify multimodal infrastructure to meet the Tier 2 (6 mitigation points) for multimodal assessment.

Complete CTR summary table and include on the revised plan. CTR table link (use Site Data Table – CTR Summary tab): <https://www.charlottenc.gov/files/sharedassets/city/v/2/growth-and-development/documents/dev-center-fees/resources/udo-site-data-tables-curb-ramps-and-ctr.xlsx>

3. Revise site plan and conditional note(s) to commit to dedicate 35.5-feet of right-of-way from the road centerline along all public roadway frontages. 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 connecting the proposed roadway extension of College View Lane to Silver Birch Lane. Add a conditional note committing to this improvement and revise callout on site plan committing to connecting the roadway.



5. Revise Site plan and conditional note(s) to commit to connecting the proposed roadway extension of College View Lane to existing Treble Court. The cul-de-sac is to be removed, and the intersection is to meet CDOT alignment standards. Add a conditional note committing to this improvement and add a callout on site plan committing to connecting the roadway.

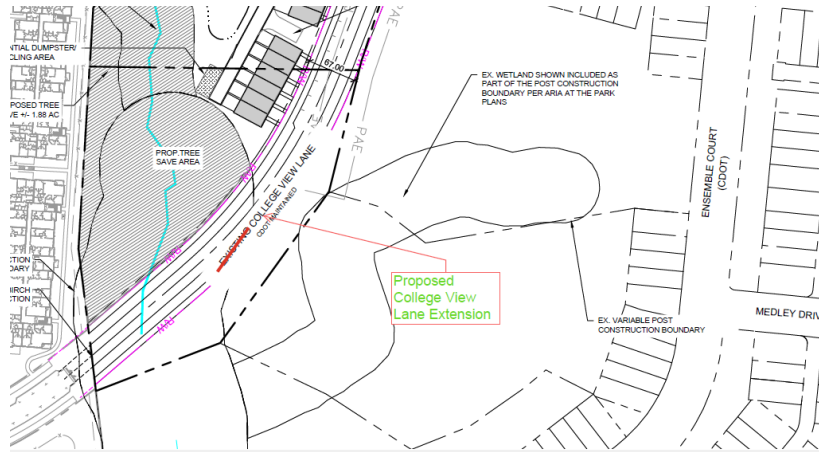


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6. Revise site plan and conditional note(s) to commit to constructing an 8-foot planting strip and an 8-foot sidewalk along Ashmore Square Road Extension and Alexander Road. Site plan shall callout and dimension sidewalk and planting strip from the roadway centerline. Add a conditional note committing to this improvement.
7. Revise site plan and conditional note(s) to commit to constructing an 8-foot planting strip and an 8-foot sidewalk on both sides of the proposed Silver Birch Road extension. Revise roadway identifier on site plan to callout roadway as proposed, as this roadway extension does not exist. Add a conditional note committing to this improvement.



8. Revise site plan and conditional note(s) to commit to constructing 1 ADA stalls along the Silver Birch Roadway frontage. Site plan shall show ADA stall placement.
9. **CDOT REQUEST 09-24-25:** CDOT request that a sidewalk is installed on Alexander Road within the existing ROW from the proposed sidewalk along the Alexander roadway frontage to Mallard Creek Road. Sidewalk is to connect with the Mallard Creek Road SUP Capital Improvement project. This pedestrian connection provides meaningful pedestrian accommodations from the proposed development to accessible pedestrian routes on Mallard Creek 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>