

Rezoning Transportation Analysis

Petition Number: 2025-104

General Location Identifier: 20318902, 20318905

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
9-24-25	First Review (CM)
10-23-25	Second Review (CM)
11-20-25	Third Review (CM)
12-22-25	Fourth Review (CM)

General Review Information

The petition is located adjacent to Nations Ford Road, a City-maintained minor arterial, north of West Hebron Street, a City-maintained minor arterial. The petition is located in a south corridor outside of Route 4, within the Westside Strategy Plan Study Area.

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 Nations Ford Road, a City-maintained minor arterial, north of West Hebron Street, a City-maintained minor arterial. 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 revise dimensions of Old Hebron Road per CLDSM standard U-07B utilizing standard curb and gutter in accordance with the UDO. Further details are listed below.

Rezoning Transportation Analysis

Petition Number: 2025-104

General Location Identifier: 20318902, 20318905

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	B-D, IC-1, & OFC 14.9 acres	-	-	-	-	<i>General Guidance from Planning</i>
Proposed Zoning	Multifamily Attached (14.9 acres)	130 DUs	574	46	51	<i>Site Plan: 08-15-25</i>

Trip Generation

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

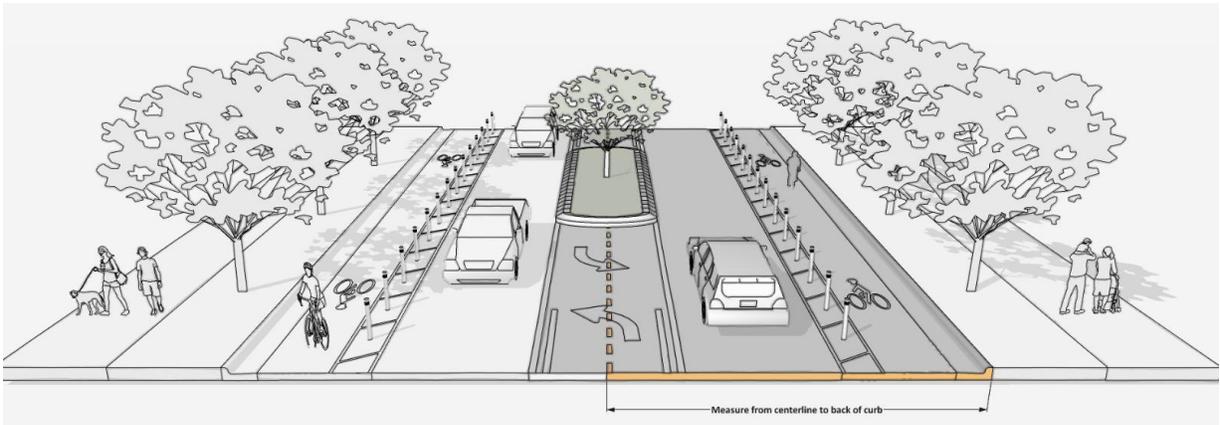
Outstanding Issues

Strikethrough = Resolved

1. Curblines:

- a. ~~West Hebron Street: 27' from centerline of road to back of future curb. Existing curb and gutter does not need to be moved.~~

2+ Avenue, Buffered/Separated Bike Lanes

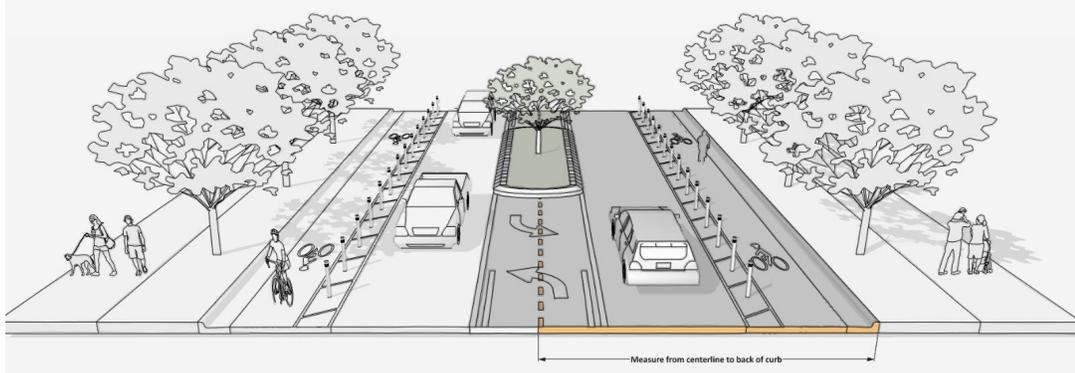


Rezoning Transportation Analysis

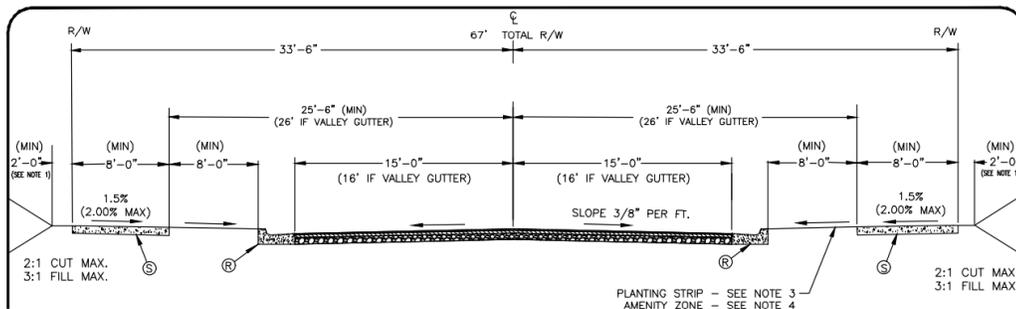
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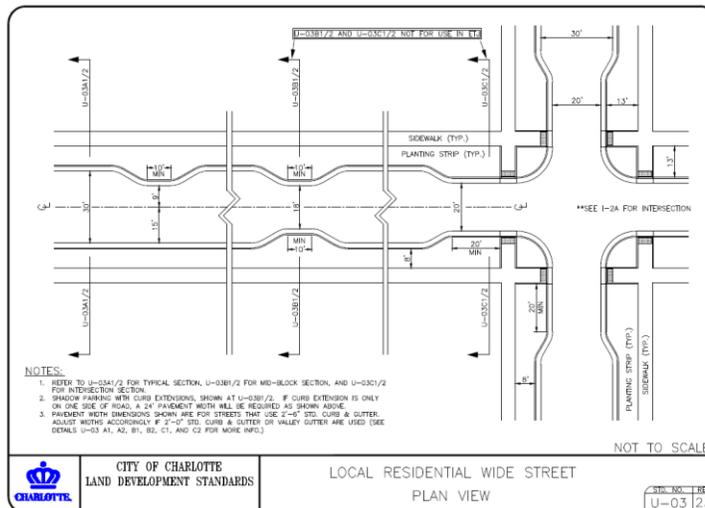
- b. ~~Nations Ford Road: Location of curb and gutter is to be constructed 27' from centerline of road to back of curb. In accordance with a 2+ Avenue with Buffered/Separated Bike Lanes per Charlotte Streets Map.~~



- c. ~~Old Hebron Road: Location of future curb and gutter is to be constructed in the final location in accordance with CLDSM U-07B.~~



- d. ~~Peppervine Lane: Location of future curb and gutter is to be constructed in the final location in accordance with CLDSM U-03.~~



Rezoning Transportation Analysis

Petition Number: 2025-104

General Location Identifier: 20318902, 20318905

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 43' of right of way from the road centerline along West Hebron Street and Nations Ford Road and 33.5' along Old Hebron Road. 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 along Nations Ford Road in accordance with the council-adopted Charlotte Streets Map. Site plan to callout and dimension bicycle infrastructure and add a conditional note to committing to this improvement.~~

Clarifying Comment 10.23.25: ~~Revise site plan by showing and labeling the bike facilities or provide the Charlotte Streets Map street label for Nations Ford Road (2+ Avenue with Buffered/Separated Bike Lanes).~~

~~5. Revise site plan and conditional note(s) to show bike facilities along Nations Ford Road with labels and dimensions.~~

~~6. Revise site plan and conditional note(s) to label Road A, B, and C as public roads, private roads, or private alleys. Add road labels for all roads to site plan. Add conditional note(s) identifying each roadway.~~

Clarifying Comment 10.23.25: ~~Revise site plan and conditional note(s) to label Road B and Road C as public or private roads. Add road labels for all roads to site plan. Add conditional note(s) identifying each roadway.~~

~~7. Revise site plan to show Road A has adequate intersection separation from Nations Ford Road per CLDSM guidelines.~~

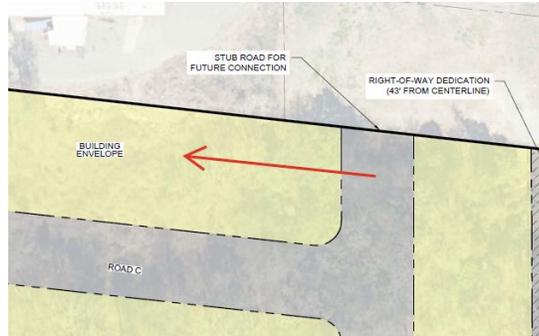
Clarifying Comment 10.23.25: ~~Revise site plan and dimension to show minimum 200 feet separation between Road A and Nations Ford Road per CLDSM requirement for intersection separation along collector roadway.~~

Rezoning Transportation Analysis

Petition Number: 2025-104

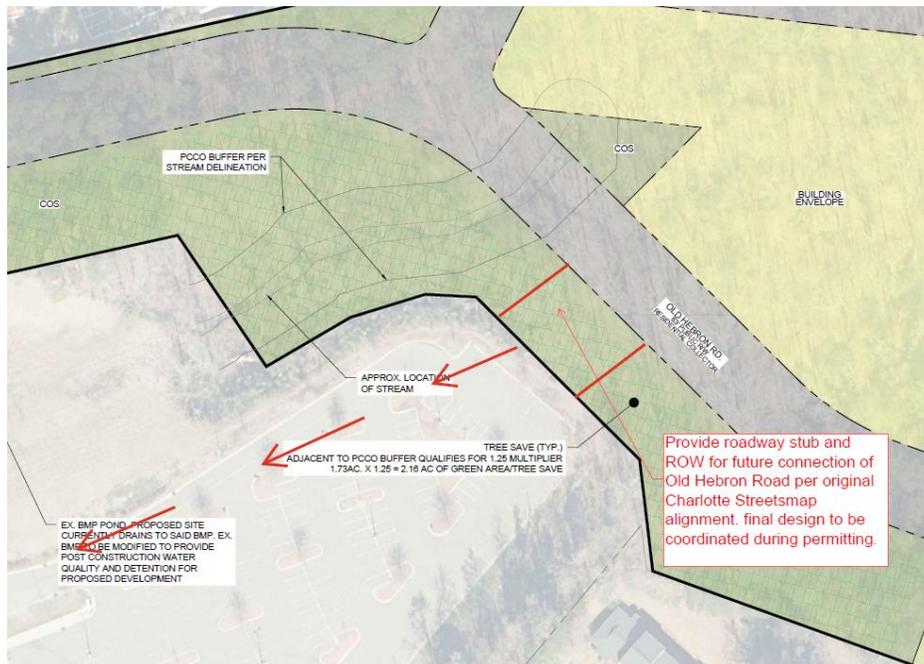
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8. ~~Revise site plan to adjust stub location of Road A to the west to stub into the larger western parcel in coordination with Subdivision.~~



Clarifying Comment 10.23.25: In coordination with subdivision shift stub road to larger parcel for better chance at future connection.

9. **Outstanding Comment 10.23.25:** ~~Revise site plan and conditional note(s) to provide a streets stub and right-of-way in accordance with the original Old Hebron Road alignment per Charlotte Streetsmap. The alignment of the proposed Old Hebron Road may need to be modified to accommodate the roadway stub and the original alignment. Final design to be coordinated with CDOT during permitting. Add a conditional note committing to this improvement.~~



10. **Outstanding Comment 10.23.25:** ~~Revise conditional note 3.h to "All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued."~~

11. ~~Revise site plan and conditional note(s) to remove conditional note 3.i.~~

Rezoning Transportation Analysis

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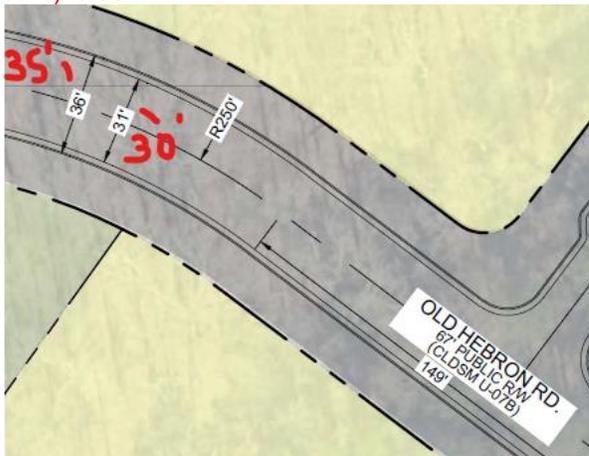
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12. ~~Revise site plan and conditional note(s) to remove conditional note 3.j.~~
13. ~~Revise site plan and conditional note(s) to remove conditional note 3.l. This note is only needed when adjacent to a NCDOT maintained roadway.~~
14. ~~Revise site plan and conditional note(s) to remove conditional note 3.m.~~
15. ~~Revise site plan and conditional note(s) to commit to the connection to Peppervine Lane by revising the connection callout to state that the connection will be evaluated and coordinated with Subdivision and CDOT during permitting. Add a conditional note committing to this roadway connection.~~



16. **New Comment 10.23.25:** Update the site plan road dimensions for Old Hebron Road, Road A, Road D, Road C to dimension based on standard 2.5ft curb and gutter instead of valley gutter, revise callout on site plan to reference 2.5-foot curb and gutter and not valley gutter. Please add the CLDSM detail on the site plan within the road labels for each (which will give flexibility per CLDSM to construct the appropriate section during permitting). Road B and C can remain without specific CLDSM label.

Clarifying Comment 12.22.25: Old Hebron Road dimensions need to be updated to match U-07B for 2.5ft standard curb. Pavement width should be 30ft and total roadway width (back of curb to back of curb) is 35ft.



Advisory Information

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Petition Number: 2025-104

General Location Identifier: 20318902, 20318905

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>