

Rezoning Transportation Analysis

Petition Number: 2025-109

General Location Identifier: 19312102

From: Jake Carpenter, PE

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Reviewer:

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Revision Log:

Date	Description
10-23-25	First Review (NK)

General Review Information

The petition is located north of Independence Boulevard, a State-maintained freeway, and west of Hayden Way, a State-maintained local street. The petition is located in a southeast corridor outside of Route 4, within the Independence Boulevard Area Plan.

Active Projects Near the Site:

- TIP - US 74 (Independence Boulevard)
 - TIP: U-2509AB
 - Description: Sardis Road and SR 3473 (Sam Newell Road) intersections in Charlotte. Construct interchanges at Sardis Road North and Sam Newell Road. Construct extension of Sardis Road North from US 74 to Arequipa Drive Extension and construct extension of Arequipa Drive from Sardis Road North Extension to Sam Newell Road.
 - Project Phase – Design
 - CDOT PM: Page Hunter
 - Right of Way Year: 2026
 - Construction Year: 2030
 - Estimated Completion Date: TBD
 - Mode: Highway
 - Comment: Segments- SEGMENTS C6, C7A, C8

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 north of Independence Boulevard, a State-maintained freeway, and west of Hayden Way, a State-maintained local street. A Comprehensive Transportation Review (CTR) is not necessary for the complete review of this petition due to the minor SPA rezoning. The site will be subject to transportation improvements in accordance with the 2023 original rezoning. The SPA is not generally impacting transportation improvements or access which does not negatively affect public facilities within the ROW.

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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	Single Family	1 DU	10	1	1	<i>Tax Record</i>
Entitlement with Current Zoning	Multifamily Attached Commercial (N2-B & CG, 1.46 acres)	4 DUs 14,900 SF	886	39	105	<i>General Guidance from Planning & RZ# 2023-069</i>
Proposed Zoning	Multifamily Attached Commercial (N2-B SPA & CG SPA, 1.46 acres)	17 DUs 3,900 SF	471	21	47	<i>Site Plan: 09-11-25</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. 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.

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>