



Charlotte Department of Transportation

Memorandum

Date: August 30, 2011

To: Tammie Keplinger
Charlotte-Mecklenburg Planning Department

From: Michael A. Davis, PE *Mike Davis*
Development Services Division

Subject: Rezoning Petition 11-041: Trip Generation Correction

Summary

The purpose of this memorandum is to provide corrected estimations of vehicle trip generation for the existing and proposed zoning for the subject site. Below is a summary of the updated predictions and those cited in our June 24 memorandum to you, followed by a more detailed explanation of the variations.

Trip Generation (Vehicle-Trips/Day)		
	Existing Zoning	Proposed Zoning
Previously Reported	950	550
Corrected	730	910

These corrected predictions do not in any way change CDOT's recommendations or prior comments. As a basis for comparison, CDOT's typical threshold for requiring traffic impact studies is 2,500 trips per day.

Explanation

Existing Zoning

In our June 24 memorandum we incorrectly reported the potential trip generation under the existing zoning as 950 trips per day. The existing zoning is more likely to generate approximately 730 trips per day. This error occurred as a result of using an incorrect 2007 conditional site plan, which proposed 154 residential units; the final City Council-approved site plan reduced that number to 116.

Proposed Zoning

Our previous memorandum cited the potential trip generation of the proposed zoning as 550 trips per day. This estimate was based on the best available information on the initial site plan, which was described in terms of square footage of the facility. The site plan has since been revised and adds information that describes the proposed number of beds and residential units. Although the proposed square footage has not changed, the new information allows us to use more statistically reliable methods to predict the trip generation. Based on this data, the estimated trip generation is approximately 910 vehicles per day.

Tammie Keplinger

June 24, 2011

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If we can be of further assistance, please advise.

c: R. H. Grochoske
B. D. Horton
R. Odynski
Rezoning File