

Rezoning Transportation Analysis

Petition Number 2015-059

Location Approximately 1.5 acres located on the north side of Coltsgate Road between Sharon Road and Cameron Valley Parkway

CDOT's Review of this rezoning petition is intended to ensure consistency with the Transportation Action Plan (TAP). The TAP seeks to ensure that Charlotte'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 to be used in the overall City staff analysis of the rezoning petition and includes information on trip generation, outstanding site plan concerns, and an overall summary of the case from a transportation perspective.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

This site is located within a mixed-use activity center. Generally CDOT supports greater density in mixed use activity centers since the mixture of uses yields shorter vehicle trip lengths that are less impactful than accommodating the same uses spread over greater distances. Further, if the design of the development sites can be done with safe, comfortable, and convenient facilities for pedestrians and cyclists, the rate of automobile usage per square foot of development can be reduced.

The Southpark Activity Center experiences significant congestion today, mostly concentrated along Sharon Road and Fairview Road. The primary transportation goals for this site are to improve street connectivity to provide more route choices and improve pedestrian and bicycle access, and coordinate the site with the adjacent site to the north.

The street connection through the site is part of an important north-south local street that could one day connect between Fairview Road and Colony Road. The site plan will improve conditions for pedestrians through the creation of more local street network and construction of new sidewalks along Coltsgate Road.

Trip Generation

	Existing Zoning		
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Vacant		
Entitlement	Single Family	4 dwellings	40

	Proposed Zoning		
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
3/18/15	Apartments Medical-Dental Office	240 dwellings 8.5k sf	1,900
1/15/16	Apartments Medical-Dental Office	200 dwellings 8.5k sf	1,645

Resolved Issues

1. The proposed cross-access to the adjoining site to the north will not work in its depicted location. This should be addressed in conjunction with adjustments made to address outstanding issues on petition 15-058.
2. Remove Sheet RZ-4 from the conditional plan.

Outstanding Issues

1. The private Street #1 connection to Coltsgate Road should connect perpendicular (90 degrees).