

Rezoning Transportation Analysis

Petition Number 2015-111

Location Approximately 2.48 acres located on the southwest corner at the intersection of North Wendover Road and Melchor Avenue.

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

Access location is to create potential 4-legged intersection with Cascade Circle that could be extended through future redevelopment on the north side of Wendover. The future cross-section of Wendover Road will include bike lanes and a left-turn lane to serve the site. The site plan correctly locates the building setback to allow for the future cross-section to be implemented. NCDOT may require construction of a left-turn lane as part of the access permit to Wendover Road. The rezoning also improves the streetscape, which will include a wide planting strip and sidewalk.

Trip Generation

Scenario	Existing Zoning		
	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Vacant	-	0
Entitlement	Single Family	8 dwellings	80

	Proposed Zoning		
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
6/22/2015	Apartments	55 dwellings	370

Outstanding Issues

None