

## Rezoning Transportation Analysis

**Petition Number** 2015-120

**Location** Approximately 10.7 acres located on the southeast corner at the intersection of Park Road and Abbey Place

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 Park Woodlawn Activity Center experiences congestion today, mostly concentrated along Park Road at its intersection with Woodlawn Road. Therefore, the primary transportation goals for this site are to a) mitigate impacts of traffic by the development where possible, and b) Improve street connectivity to provide more route choices and improve pedestrian and bicycle access. This rezoning proposal addresses these goals through the following improvements:

- Extending the northbound dial left-turn storage on Park Road at Woodlawn
- Extending the southbound left-turn storage on Park Road at Abbey
- Adding a pedestrian refuge median on Park Road at Montford
- Installation of a traffic signal at Park Road and Mockingbird
- Installation of a left-turn lane from Montford onto Abbey
- Partial funding for a signal at Woodlawn and Montford (subject to NCDOT approval)
- \$150k towards a future northbound right-turn lane on Park Road at Woodlawn.

The site plan also proposes new street connections to help reduce the overall block sizes and improve the walkable character of the area. The site is not served by bicycle facilities to or from the site, however

the site plan preserves the room for a future Park Road cross-section that will include bike lanes per the adopted area plan.

**Trip Generation**

Existing Zoning			
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Office	107k sf	1400
Entitlement			

Proposed Zoning			
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
9/28/2015	Apartments	450 dwellings	10,600
	Office	228.3k sf	
	Retail	371.6k sf	

**Outstanding Issues**

1. CDOT requests the petitioner install new back of curb at a location 34.5’ from centerline of existing roadway per the Park Woodlawn Area Plan. The setback should also be based on this back of curb location. The current cross section for Park Rd. has the new curb in the wrong location according the above mentioned dimension.
2. CDOT requests the petitioner revise the proposed typical section for all roads with on-street parking to reflect our Charlotte Land Development Standard for on street parking (CLDS 50.09C). The proposed typical section shows a 7’ dimension from back of curb which would result in a 6.5’ wide parking space. The minimum width for on-street parking is 7’. The dimension shown on the site plan is still wrong.
3. CDOT requests the petitioner remove the proposed on-street parking on Abbey Pl. between Park Rd. and the proposed “North Street”.