

## Rezoning Transportation Analysis

**Petition Number** 2015-122

**Location** Approximately 15.2 acres located on the west side of North Community House Road near the intersection of Bryant Farms Rd and North Community House Rd

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 would benefit from a second access, which could be achieved by connecting to Paradise Ridge Road. This connection is not required by the Subdivision Ordinance. If a connection were made to Paradise Ridge, CDOT would recommend the streets be made public and not use gates.

In order to minimize congestion along Community House Road, the site will be served by a left-turn lane on Community House with a corresponding left-turn into existing Briarwick Lane. This site is served by existing sidewalks and planting strips along Community House Road.

### Trip Generation

| Scenario     | Existing Zoning |           |                                     |
|--------------|-----------------|-----------|-------------------------------------|
|              | Land Use        | Intensity | Trip Generation (Vehicle trips/day) |
| Existing Use |                 |           |                                     |
| Entitlement  | Single Family   | 45        | 450                                 |

| Proposed Zoning |                            |                              |                                     |
|-----------------|----------------------------|------------------------------|-------------------------------------|
| Site Plan Date  | Land Use                   | Intensity                    | Trip Generation (Vehicle trips/day) |
| 8/12/2015       | Single Family<br>Townhomes | 27 dwellings<br>68 dwellings | 800                                 |

**Outstanding Issues**

1. Modify Transportation note 'c' and on sheet RZ-2 to remove the language referencing working within the existing curbline (this requires confirmation of available pavement width during permitting).