

## Rezoning Transportation Analysis

**Petition Number** 2016-001

**Location** Approximately 3.65 acres located on the east side of Benfield Road, Johnston Oehler Road and Prosperity Church Road

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 major transportation infrastructure is complete around this site, including sidewalks, planting strips, bike lanes, and left-turn lanes. CDOT has no concerns with this petition but requests resolution of the outstanding transportation issue below.

### Trip Generation

Scenario	Existing Zoning		
	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Vacant	-	0
Entitlement	Office Retail	79k sf 9k sf	1,600

	<b>Proposed Zoning</b>		
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
9/23/2015	Office Retail	30k sf 47k sf	2,600

**Outstanding Issues**

1. It appears the existing sidewalk located on the site’s Prosperity Church Road frontage is outside the right-of-way; if so, a sidewalk/utility easement should be provided.