

Rezoning Transportation Analysis

Petition Number 2016-003

Location Approximately 7.1 acres located on the east side of Nations Ford Road between West Tyvola Road and Stonebrook Drive

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 rezoning petition will slightly increase the traffic generated by the site compared to the existing zoning; however since the site is vacant, any new development will create new trips on Nations Ford Road. Nations Ford Road has adequate capacity to handle the increased traffic. The access to the site is already built and is adequate for the proposed use. The site is also served by an existing sidewalk along the frontage and bike lanes on Nations Ford Road.

Trip Generation

	Existing Zoning		
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Vacant	-	0
Entitlement	Office	25k Sq. Ft.	460

	Proposed Zoning		
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
9/20/2015	120 Room Hotel		1,000

Outstanding Issues

1. Show a single right-turn lane and a single left-turn lane on Tyvola Glen Circle onto Nations Ford Road.
2. Restore the pertinent transportation notes that apply to this site plan that were removed from the original submittal. Note numbers 14,15, 17, and 18 no longer apply.