

Rezoning Transportation Analysis

Petition Number 2016-005

Location Approximately 3.22 acres located on the southeast corner at the intersection of North Brevard Street and East 25th Street

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

CDOT supports intensification of development in close proximity to light rail transit. This site is located adjacent to the 25th Street station. The primary transportation goal for this site is to improve walkability , which is accomplished by the petition’s commitment to improving the streetscape along the property frontage. This site also makes accommodations for and connections to the future Cross-Charlotte Trail and 25th Street extension projects.

Trip Generation

Existing Zoning			
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Industrial		
Entitlement	Warehouse	33k sf	120

Proposed Zoning			
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
9/28/2015	Apartments	280 dwellings	1,800

Outstanding Issues

1. Provide one recessed accessible parking space along the site's N. Brevard Street frontage.

Advisory Information

1. CDOT understands the profile grade of 25th St. will be increasing from Brevard St. to Little Sugar Creek; therefore it will be important the petitioner review and coordinate the site's finished floor elevations relative to the City's proposed 25th Street sidewalk and street elevations.