

Rezoning Transportation Analysis

Petition Number 2016-009

Location Approximately 47 acres located on the west side of Sandy Porter Road between Shopton Road and Interstate 485.

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

Vehicle trips per day will increase under the proposed rezoning, but not enough to require off-site mitigation. Most of the trips generated by the site will be to and from the nearby I-485 / NC 160 interchange. The primary transportation goals for this site are to ensure that Sandy Porter is improved along the limits of the site. CDOT is therefore requesting the petitioner to commit to widening Sandy Porter to one half of its permanent future cross-section and provide a multi-use path for pedestrians and bicyclists including a completing the gap in front of the existing catholic church. The Subdivision Ordinance and Chapter 19 of City code will require improvements to existing and proposed streets, within the boundaries of the site.

Trip Generation

Scenario	Existing Zoning		
	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Vacant single family/commercial		
Entitlement	Single Family	141 dwellings	1,500

Proposed Zoning			
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
10/22/2015	Warehouse Office	472.5k sf 52.5k sf	2,500

Outstanding Issues

1. CDOT requests the back of the required curb and gutter be located 19 feet from the centerline of Sandy Porter Road along the frontage of the site as well as in front of the church property on parcel 201-07-109. In lieu of bike lanes and a concrete sidewalk, CDOT requests the petitioner provide an 8-foot planting strip and 12-foot asphalt multiuse path along these same limits.