

Rezoning Transportation Analysis

Petition Number 2016-010

Location Approximately 4.3 acres located on the southeast corner at the intersection of West Mallard Creek Church Road and Legranger 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 petition will not generate a significant volume of traffic under the existing or proposed zoning. The primary transportation goal is to make incremental improvements to the adjacent street frontages to help complete the transportation system. The petition dedicates the future right-of-way needed for Mallard Creek Church Road and installs planting strips and sidewalks along the property frontage. CDOT is requesting the petitioner extend the sidewalk to the I-85 interchange ramp to avoid future gaps.

Legranger Road is planned to be relocated further west through future redevelopment to allow future signalization with Mallard Creek Church Road. The site plan does not conflict with this future realignment.

Trip Generation

Scenario	Existing Zoning		
	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Vacant		0
Entitlement	Single Family	17 dwellings	210

Proposed Zoning			
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
10/21/2015	Mini-Warehouse	107k sf	270

Outstanding Issues

1. CDOT requests extension of the sidewalk on Mallard Creek Church to extend to the I-85 on-ramp.

Advisory Information

This site may be subject to the requirements of Chapter 19 under City code, which would require curb and gutter along the site frontage. The Engineering & Property Management Department will make this determination during the permitting process.