

Rezoning Transportation Analysis

Petition Number 2016-011

Location Approximately 1.18 acres located on the southeast corner at the intersection of Yancey Road and Southside 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

Since the proposed zoning district allows for a wide variety of uses it is not possible to predict the number of expected vehicle trips per day. CDOT is not concerned about this rezoning, because the robust network of local streets in the area allow for easy dispersal of traffic. The primary transportation goals for the site are to improve the walkable character of the area through improvements to the streetscape. The site plan commits to installing new sidewalks and planting strips. The site also proposes on-street parking to be added to Yancey. CDOT supports on-street parking in this area for this type of use, but cannot guarantee it will always be available.

Trip Generation

Existing Zoning			
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use			
Entitlement	Warehouse	11.6k sf	40

Proposed Zoning			
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
10/26/2015	Wide variety of uses [PLANNING TO PROVIDE SCENARIO]		

Outstanding Issues

CDOT supports the continued use of on-street parking along Southside Drive. The parking on Yancey is currently restricted; however CDOT supports allowing parking along the frontage of this site; however, we request the paint markings for individual spaces be removed from the site plan since CDOT cannot guarantee that the parking will always be allowed.