

Rezoning Transportation Analysis

Petition Number 2016-012

Location Approximately 0.59 acres located on the northeast corner at the intersection of Winnifred Street and West Bland 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

The proposed zoning district will allow for a wide variety of uses, so it is not possible to predict the trip generation for the site. However given the small size of the site, CDOT is not concerned about any transportation impacts of the rezoning. Pedestrians from this site can access the Bland Street Light Rail Station via a continuous sidewalk along Bland Street and the rail trail. The sidewalks along Bland Street are substandard and should be improved incrementally through redevelopment.

Trip Generation

Existing Zoning			
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Industrial		
Entitlement	Warehouse	5.9k sf	20

Proposed Zoning			
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
	Wide variety of uses	N/A	N/A

Outstanding Issues

None