

Rezoning Transportation Analysis

Petition Number 2016-013

Location Approximately 2.47 acres located on the south side of East Woodlawn Road between Halstead Drive and Park 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

The primary transportation goals for this site are to ensure safe access and to coordinate improvements along Woodlawn with other rezoning-related improvements. The outstanding transportation items are all intended to address these goals and have not yet been shown on the plan. The trip generation potential of the site decreases under the proposed zoning.

Trip Generation

	Existing Zoning		
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use			
Entitlement	Condo	59 dwellings	400

	Proposed Zoning		
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
10/22/2015	Townhomes	49 dwellings	350

Outstanding Issues

1. Add a note stating that the ROW is to be dedicated at the time of subdivision review or when requested by City, whichever occurs first.
2. CDOT requests the petitioner provide a westbound left-turn lane on Woodlawn Rd. at the intersection of Halstead Dr. This improvement must be coordinated with the planned improvements for rezoning petition 15-093.
3. CDOT requests that the petitioner convert the proposed full movement driveway on Woodlawn Rd. to a restricted access driveway (right in – right out). CDOT will not support the “pork-chop” median configuration and would prefer a median to be installed on Woodlawn Rd to restrict lefts into this site. If this cannot be achieved, CDOT supports this access operating as a one-way out movement.
4. This portion of Woodlawn Rd is in the Park Woodlawn Area Plan and is classified as an Avenue per USDG. The future curb location of Woodlawn Rd. should accommodate a cross section of four 11 foot travel lanes divided by a 10’ wide median, 5’ bicycle lanes in each direction, 2.5’ curb and gutter, 8’ wide planting strips, and 8’ wide sidewalks. Thus, CDOT requests the new back of curb at a location 34.5’ (min.) from centerline of the existing road along the entire property frontage.