

# Rezoning Transportation Analysis

Petition Number: 2017-205

General Location Identifier: 14313108

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**Revision Log:**

Date	Description
01-19-18	First Review

## General Review Information

The site is along City Park Drive (local) and connects to Hive Drive (local) and is located in a center outside Route 4.

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*CDOT's review of this rezoning petition is intended to ensure consistency with the Transportation Action Plan (TAP) which seeks to ensure that the City'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 as part of the overall City staff analysis of the rezoning petition and includes an overall summary of the case from a transportation perspective, information on trip generation, and resolved or outstanding site plan concerns. Additional advisory information about the driveway permit process is provided for information only.*

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Based on our review of the petition, we offer the following information for your consideration.

## Transportation Summary

To be provided prior to public hearing.

## Trip Generation

Scenario	Land Use	Intensity	Trip Generation (vehicle trips/day)	Source
Existing Use	Vacant	N/A	0	Tax Record
Entitlement with Current Zoning	Office	400K sf	3,770	Guidance from Planning
Proposed Zoning	Townhomes	260 dwellings	1,480	Site Plan: 12-18-17

## Outstanding Issues

~~Strikeout~~ = Not an outstanding issue

1. **Curbline** The proposed zoning district has a setback measured from back of the existing or proposed future curbline. The existing curb line is located in the correct future location.
2. **Traffic Study** A Traffic Impact Study/Transportation Technical Memorandum may be needed for the complete review of this petition. CDOT is currently working with the Petitioner in evaluating the required traffic mitigations from Rezoning 2007-082 that have not been built yet and how the proposed rezoning petition affects them. CDOT will have further comments once more information is gathered.

