



# Charlotte Department of Transportation

## Memorandum

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**Date:** September 26, 2012

**To:** Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

**From:** Michael A. Davis, PE *Mike Davis*  
Development Services Division

**Subject:** Rezoning Petition 12-087: Approximately 3.56 located on the south side of Ballantyne Commons Parkway between Rea Rd and Williams Pond Lane  
(revised 9/26/2012)

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CDOT has previously commented on the subject petition in our August 21<sup>st</sup> memoranda to you.

### Vehicle Trip Generation

This site could generate approximately 100 trips per day as currently zoned if developed as a 10 lot single family development (R-3). Under the proposed zoning the site could generate approximately 1,100 trips per day based upon a 250 student day care facility. This will have a minor impact on the surrounding thoroughfare system.

We have the following comments regarding apparent conflicts between the proposed rezoning and existing ordinances or policies:

1. City ordinance does not allow vehicles to maneuver and/or queue into the public right-of-way. We are concerned with the limited on-site property availability for vehicular stacking during the peak drop-off and pick-up times for the facility; therefore we request the petitioner provide information on how vehicular marshaling will occur on-site during these peak times to ensure vehicles do not back into the public right-of-way.

The revised site plan did not address the above issue and continues to specify 250 total students could attend this site. CDOT used NCDOT's Municipal *and School Transportation Assistance Program* to estimate the number of students using the current amount of existing queuing distance (approximately 140 feet) on this site for a regular 1<sup>st</sup> to 12<sup>th</sup> grade school site. Using this program we estimate approximately 180 students could be accommodated (i.e. dropped off) without queuing on the sidewalk and Ballantyne Commons Parkway. This program assume a hard start time which may not be applicable to the proposed Ballantyne Day Care rezoning petition? The petitioner needs to provide CDOT day care school data information how vehicular marshaling is planned at this location.

If we can be of further assistance, please advise.

cc: R. H. Grochoske  
S. Cole (NCDOT)

Tammie Keplinger  
August 21, 2012  
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