Charlotte Department of Transportation
Memorandum

Date: August 21, 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

CDOT has completed a review of the subject petition in order 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. Based on our review of the petition, we offer the following comments.

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. The Zoning Ordinance requires a minimum 5' sidewalk from the building to each public street. The current site plan does not depict the sidewalk from the building to Williams Pond Lane or Ballantyne Commons Parkway. This connection will help reduce vehicle trips to the site.

2. 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.

In addition to the comments above, CDOT requests the following changes to the rezoning plan:
1. We request the petitioner extend both the curb and gutter and an 8' planting strip and 6' sidewalk across their property frontage along Williams Pond Lane. This will complete a sidewalk system that is only missing at this site.

The following are requirements of the developer that must be satisfied prior to driveway permit approval. We recommend that the petitioner reflect these on the rezoning plan as-appropriate.

1. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' and two 10' x 70' sight triangles are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.

2. The existing driveway connections to Ballantyne Commons Parkway will require driveway permits to be submitted to CDOT and the North Carolina Department of Transportation for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in order to align with driveways on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

3. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

We anticipate that NCDOT will request the following, and recommend the Petitioner work directly with NCDOT regarding the anticipated request.

1. NCDOT is requiring a southbound right turn lane on Ballantyne Commons Parkway into the existing driveway closest to Rea Road. CDOT recommends the Petitioner contact Mr. Fred Burton with NCDOT at 704.560.6900 regarding the right turn lane design.

If we can be of further assistance, please advise.

D. Rorie

cc: R. H. Grochoske
        B. D. Horton
        S. Cole (NCDOT)
        Rezoning File