


Charlotte Department of Transportation

Memorandum

Date: January 7, 2008

To: Keith MacVean
Charlotte-Mecklenburg Planning Department

From: 
Scott L. Putnam
Development Services Division

Subject: Rezoning Petition 08-002: Located on the northeast corner of North
Community House Road and Ballantyne
Commons Parkway (revised 12/21/07)

We previously commented on this petition in our November 27, 2007 memorandum to you.

Consistency with Transportation Action Plan (TAP): The two goals of the TAP that most directly affected the staff's review of this petition define the integration of land use and transportation, and the provision of transportation choices.

- Goal 1 of the TAP relies on the Centers, Corridors and Wedges land use strategy to be implemented. This project site is located in a Center and appears to support the Centers, Corridors and Wedges land use strategy as increased activity within a Center.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are identified below that need to be addressed for CDOT's support of the petition and to bring the site plan into compliance with the TAP and best practices for multimodal transportation.

Vehicle Trip Generation

This site could generate approximately 840 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 3,700 trips per day. This will have a major impact on the surrounding thoroughfare system.

Therefore, we request that the developer submit a Traffic Impact Study (TIS) in order to evaluate the effect that site generated traffic will have on the thoroughfare system in the vicinity. CDOT approved the scoping document for this TIS on December 10, 2007.

We have the following specific comments that are critical to CDOT's support of the rezoning petition:

1. The driveway shown on the opposite side of North Community House Road does not reflect currently approved building/driveway permit site plans. This approved driveway is located opposite the driveway to the adjacent property north of this site. These driveways are located at a median opening with left-turn lanes constructed in both directions on North Community House Road. The proposed driveways on North Community House Road providing access

to this site will be limited to right-in and right-out movements only. This needs to be noted on the site plan. (*Previous review comment*)

2. Site Plan Note 2 needs to be modified to delete references to existing driveways and include a statement limiting access points to the number shown on the plan. This note also needs to state that the locations are as generally depicted on the plan but are subject to change in order to comply with City standards and will be reviewed during the building/driveway permit process. (*Previous review comment*)
3. It is noted on the plan that there is a reservation for a “Potential joint-use connection to adjacent property.” The proposed location of this stub negatively impacts the adjacent development by stubbing to existing parking spaces. CDOT prefers a joint use access connection and agreement be mutually developed between the adjacent property owner to the north. To minimize adverse impacts to the adjacent site, this joint use connection should be located so that it aligns with the adjacent property’s driving aisle, approximately 80 feet from North Community House Road. We request that the petitioner contact the adjacent property owner for his agreement with the currently shown stub location OR locate the stub across from a drive aisle on the adjacent property.
4. It appears from the plan that the petitioner is proposing a median break at the northernmost entrance. CDOT will not approve a median opening or full movement access at this location. The plan needs to be updated to show the existing continuous median.

If we can be of further assistance, please advise.

SLP

- c: R. H. Grochoske (via email)
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Rezoning File