


# Charlotte Department of Transportation

## Memorandum

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**Date:** November 27, 2007

**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

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**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.

The preparer of the TIS must contact Susan Habina (704-432-1563) of the Charlotte Department of Transportation (CDOT) prior to beginning the TIS to determine the study requirements. Since access is proposed to an NCDOT-maintained roadway, they may also require a TIS as part of their driveway permit approval process. They may have additional or different requirements for their approval than what is identified in this rezoning process. The developer/petitioner is recommended to meet with NCDOT early in the development process to identify any issues that they may have.

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

1. The proposed roundabout on North Community House Road needs to be removed from the site plan. North Community House Road is a major thoroughfare and is planned to have a 4-

lane median divided cross section. Roundabouts are not an appropriate application at this location. The appropriate roadway cross section for this section of North Community House Road is already constructed as a four-lane divided facility.

2. 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.
3. 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.
4. The location of the solid waste receptacle(s) needs to be shown on the site plan to determine whether the maneuvering path for waste collection vehicles can be accommodated on-site without encroaching into the right-of-way and setback.

We have the following specific comments that are important to CDOT's support of the rezoning petition. We would like the petitioner to give serious consideration to these comments/requests. These may require coordination with related CMPC issues.

1. The site plan needs to provide an internal system of 5-foot or wider sidewalks that connect building entrances to sidewalks along North Community House Road and Ballantyne Commons Parkway.
2. The petitioner needs to provide cross-access to the adjacent property to the north for connectivity and to eliminate U-turn movements on North Community House Road from the site by making use of the approved median opening/full access driveway. A driveway stub needs to be provided to an appropriate location with the development of this property. It is requested that the petitioner/developer contact the adjacent property owner to determine whether the easement/connection can be obtained/constructed as part of this development and noted on the plan accordingly.

We have the following general comments that are provided to aid the petitioner in planning and subsequent permitting phases:

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.

The proposed driveway connection(s) to North Community House Road will require a driveway permit(s) to be submitted to CDOT for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.

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

A Right-of-Way Encroachment Agreement is required for the installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right-of-way by a private individual, group, business, or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.

To facilitate building permit/driveway permit review and approval, the site plan must be revised to include the following:

- Dimension width of the existing and proposed driveways.
- New/reconstructed driveways must be drop curb ramp Type II-Modified driveways.
- Indicate the locations and widths of all adjacent and opposing driveways.
- Indicate typical parking module dimensions.
- Include a parking summary with figures for the numbers of parking spaces required and provided.

If we can be of further assistance, please advise.

SLP

c: R. H. Grochoske (via email)  
S. L. Habina – Review Engineer (via email)  
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Rezoning File