


# Charlotte Department of Transportation

## Memorandum

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**Date:** January 4, 2008

**To:** Keith MacVean  
Charlotte-Mecklenburg Planning Department

**From:**   
Scott L. Putnam  
Development Services Division

**Subject:** Rezoning Petition 08-027: Located on the north side of Ballantyne Commons Parkway between Annalexa Lane and Providence Road (revised 12/5/07)

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We previously commented on this petition in our December 19, 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. In our December 19<sup>th</sup> review comment memorandum we incorrectly identified this project site as being located in a Wedge. We have re-evaluated the site's location and have determined that it is located in a Center and appears to support the Centers, Corridors and Wedges land use strategy as increased multi-family development 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 160 trips per day as currently zoned. Under the proposed zoning the site could generate approximately 160 trips per day. This will have a minor impact on the surrounding thoroughfare system.

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

1. The main entrance on Ballantyne Commons Parkway is located opposite the Home Depot driveway. The Home Depot driveway is currently served by a left-turn lane. Left-turns into the proposed driveway cannot be made safely due to the left-turn offset/conflict without the construction of an eastbound left-turn lane. For this reason, CDOT has determined that a left-turn lane on Ballantyne Commons Parkway is necessary to serve the traffic using the proposed private driveway connection for this site. The engineering design and construction

of the left-turn lane is the responsibility of the owner and shall be performed by a professional engineer registered in the State of North Carolina who has roadway design experience.

CDOT will only approve the proposed driveway connection provided that a left-turn lane is constructed on Ballantyne Commons Parkway at the proposed private driveway connection. We recommend that the rezoning plan reflect the design of this required left-turn lane prior to submittal/approval of the private driveway connection. This roadway improvement is required due to safety considerations. The left-turn lane needs to be designed using NCDOT standards with a minimum 150 feet of storage. *(Previous review comment)*

2. The petitioner needs to construct a new curb facilitating the planned widening of Ballantyne Commons Parkway to four lanes with median and bike lanes. The dimension from the centerline of the roadway to the face-of-curb is 36 feet. *(Previous review comment)*
3. A note needs to be included on the plan stating that any required modifications to the existing pavement markings and curb ramp on the Lowe's driveway will be the sole responsibility of the developer of this petition.

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. As measured from the back of the new curb, the petitioner needs to provide 6-foot sidewalks and 8-foot planting strips along Ballantyne Commons Parkway. *(Previous review comment)*
2. There needs to be continuous safe pedestrian connection between the sidewalks on this site and the existing sidewalk along Ballantyne Commons Parkway. The petitioner needs to make this connection.

If we can be of further assistance, please advise.

SLP

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Rezoning File