



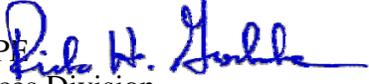
# Charlotte Department of Transportation

## Memorandum

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**Date:** November 25, 2009

**To:** Tom Drake & Tammie Keplinger  
Charlotte-Mecklenburg Planning Department

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

**Subject:** Rezoning Petition 09-080: Located on the northeast corner of North Community House Road and Ballantyne Commons Parkway (*revised November 16, 2009*)

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CDOT previously provided comments on this rezoning petition on October 22, 2009.

**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 implementation of the Centers, Corridors and Wedges land use strategy. This project site is located in a Mixed-Use Center. Such areas should include a dense and interconnected street network. Specific comments are provided below to link proposed changes in land use with improved transportation network.
- Goal 2 of the TAP describes various connectivity and design features that are important for motorists, pedestrians and bicyclists. Specific comments are provided below to bring the petition into compliance with best practices for multimodal transportation.

### Vehicle Trip Generation

This site could generate approximately 3,700 trips per day as currently zoned. The proposed increase of 11,000 square feet to the site plan will have a minor impact on the surrounding thoroughfare system.

CDOT requests the following changes to the rezoning plan:

1. As requested the petitioner has shown closing the existing break in the median on North Community House Road. CDOT request that a conditional note be added to the site plan stating "The petitioner will close the median open on North Community House Road as depicted in the site plan."

Tom Drake & Tammie Keplinger

November 25, 2009

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If we can be of further assistance, please advise.

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Rezoning File