

Rezoning Transportation Analysis

Petition Number 2016-064 **Updated** 5/6/2016

Location Approximately 48.25 acres located on the north side of Ballantyne Commons Parkway between Sir Francis Drake Drive and Woodview Circle.

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CDOT's Review of this rezoning petition is intended 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.

This document is primarily for communication to Planning Department staff to be used in the overall City staff analysis of the rezoning petition and includes information on trip generation, outstanding site plan concerns, and an overall summary of the case from a transportation perspective.

Based on our review of the petition, we offer the following information for your consideration.

Transportation Summary

To be provided prior to public hearing.

Trip Generation

	Existing Zoning		
Scenario	Land Use	Intensity	Trip Generation (Vehicle trips/day)
Existing Use	Middle School	1100 students	1800
Entitlement	Elementary School	185k sf	2850

	Proposed Zoning		
Site Plan Date	Land Use	Intensity	Trip Generation (Vehicle trips/day)
2/24/2016	Soccer Complex	Need more information	
4/25/2016	Athletic Club	10,000 members	to be confirmed when traffic study is resubmitted

Resolved Issues

N/A

Outstanding Issues

1. CDOT met with the petitioner and discussed the original traffic study. As part of the discussion, CDOT asked for more information to be provided as part of the traffic study. CDOT has not received the updated study. Once the petitioner submits the updated study, CDOT will review it and may seek additional improvements beyond those described below.
2. CDOT requests the installation of 2 pedestrian refuge islands on Ballantyne Commons Pkwy at Four Mile Creek Rd intersection and Sir Francis Drake Dr intersection. CDOT will also seek sidewalk connections along Ballantyne Commons Parkway in order to connect the neighborhood entrances on the north side to the pedestrian crossings.
3. Ballantyne Commons Pkwy is a major thoroughfare and USDG classification of BLVD with a right of way of 108 feet. We request the developer/petitioner dedicate right of way, fee simple, measuring 54 feet from the existing centerline of the roadway. Show the dedicated right of way on the plan view.

Advisory Information

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. According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2. Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' 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.
3. The proposed driveway connection(s) to Ballantyne Commons Pkwy. will require a driveway permit(s) to be submitted to CDOT and the North Carolina Department of Transportation 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.
4. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

6. 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.