

Article 30. Introduction to Subdivision, Streets, & Other Infrastructure

- 30.1 PURPOSE
- 30.2 APPLICABILITY
- 30.3 ADMINISTRATION

30.1 PURPOSE

These regulations for subdivision, streets, and infrastructure are intended to allow for the orderly development of the City and its extraterritorial jurisdiction (ETJ), including the dedication of land and required improvements for rights-of-way and other public purposes, and to support the City's goals for creating complete neighborhoods, safe and complete transportation networks, and a vibrant economy. Specifically, they are intended to:

- A. Protect and promote public health, safety, and welfare of community residents, visitors, property and business owners, and those that provide vital services to the community.
- B. Coordinate existing and future streets and infrastructure, including transit, pedestrian and bicycle facilities, to ensure appropriate distribution of traffic, access to transportation choices, and safe and efficient access to land uses.
- C. Create and improve a network of well-connected streets and transit services that:
 - 1. Supports economic development and quality of life by providing for both increased transportation capacity and more user-friendly streets.
 - 2. Provides additional and safer transportation choices by better accommodating a variety of users and mode choices, including better access to transit services.
 - 3. Integrates land use and transportation by creating a combination of land uses and transportation infrastructure to facilitate planned growth and implement Place Types goals and policies.
- D. Secure rights-of-way or easements to accommodate necessary and complete streets and other infrastructure.
- E. Promote the orderly division or consolidation of lots for development by implementing Subdivision regulations that incorporate the above, plus the following:
 - 1. Secure land to accommodate the City's evolving needs for infrastructure and public facilities.
 - 2. Preserve and enhance the quality of the City's natural features and natural resources.

30.2 APPLICABILITY

- A. The regulations in these Subdivision, Streets, and Infrastructure Articles apply to development activity, including change of use, within the City and its ETJ.
- B. North Carolina General Statutes (N.C.G.S.) limit what transportation improvements may be required for schools (see N.C.G.S. § 160A-307.1); therefore, some of the requirements, standards, and processes included within the Subdivision, Streets, and Infrastructure Articles may not be required for schools. Any reimbursements required by N.C.G.S. § 60A-307.1 shall be determined on a case-by-case basis by the Charlotte Department of Transportation (CDOT).
- C. Where development abuts a street controlled by the North Carolina Department of Transportation (NCDOT), all requirements and standards in these Subdivision, Streets, and Infrastructure Articles apply, unless otherwise prohibited by NCDOT.

30.3 ADMINISTRATION

- A. Appeals and variances of these Subdivision, Streets, and Other Infrastructure Articles (Articles 30 through 35) shall be subject to Article 38.
- B. Inspections and enforcement actions of these Subdivision, Streets, and Other Infrastructure Articles (Articles 30 through 35) shall be subject to Article 40.