

<b>REQUEST</b>	Text amendment to Chapter 20 of the City Code, "Subdivisions", Articles 1, 2, and 3.
<b>SUMMARY OF PETITION</b>	The petition proposes to implement the <i>Urban Street Design Guidelines</i> to create "complete" streets that provide capacity and mobility for motorists, while also being safer and more comfortable for pedestrians, cyclists, and neighborhood residents.
<b>STAFF RECOMMENDATION</b>	Staff recommends approval of this petition. The petition is consistent with adopted policies.
<b>Petitioner Agent/Representative</b>	Charlotte Department of Transportation Charlotte Department of Transportation
<b>COMMUNITY MEETING</b>	Meeting is not required.

#### **PLANNING STAFF REVIEW**

- **Proposed Request Details**
  - The text amendment contains the following major provisions:
    - Requirements for streets: Expands the requirement for streets (public or private) to be constructed for all uses, including multiple building sites,
    - Block lengths: Modifies block spacing requirements. Exemptions are allowed based on existing environmental and other site conditions.
    - Private streets: Adds new requirements that sidewalks and planting strips are required along private streets, and all other public street construction standards apply except for centerline design criteria, parking, and the use of materials.
    - Half streets: Allows streets to be split along property lines as an alternative to building a full street based on consultation with staff. However, no half streets are permitted for single family development.
    - Paper streets: Allows paper streets only when stubbing to existing single family lots that are likely to subdivide in the future.
    - Selection of local streets: Modifies the street types and names and allows alternative street type selection.
    - Sidewalk standards for local streets: Modifies the sidewalk widths according to land use, and specifies the requirements for sidewalk location (unless more specific guidance is provided in an adopted streetscape plan).
    - Right-of-way: Expands the right-of-way to contain sidewalks and on-street parking.
    - Transition points: Incorporates standards to address transition at an intersection between street types.
    - Requirements for slow points: Requires traffic calming to be included in local street design.
    - Alternative compliance: Adds a non-hardship waiver process based on meeting the underlying intent of the Subdivision Ordinance.
- **Public Plans and Policies**
  - The petition is consistent with the *Urban Street Design Guidelines*, the *Transportation Action Plan*, and the *Centers, Corridors and Wedges Growth Framework*. The *Urban Street Design Guidelines (USDG)*, adopted in 2007, contain a number of policies for planning and designing Charlotte's streets and for providing viable transportation choices. The *USDG* are intended to create "complete" streets meaning streets that provide capacity and mobility for motorists, while also being safer and more comfortable for pedestrians, cyclists, and neighborhood residents. The *USDG* are a supporting component of the *Transportation Action Plan*, and the *Centers, Corridors and Wedges Growth Framework*.

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**DEPARTMENT COMMENTS** (see full department reports online)

- **Charlotte Area Transit System:** No issues.
  - **Charlotte Department of Neighborhood & Business Services:** No comments received.
  - **Charlotte Department of Transportation:** No comments received.
  - **Charlotte Fire Department:** No issues.
  - **Charlotte-Mecklenburg Schools:** Not applicable.
  - **Charlotte-Mecklenburg Storm Water Services:** No issues.
  - **Mecklenburg County Land Use and Environmental Services Agency:** No issues.
  - **Mecklenburg County Parks and Recreation:** No comments received.
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**ENVIRONMENTALLY SENSITIVE SITE DESIGN** (see full department reports online)

- **Site Design:** There is no site plan associated with this text amendment.
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**OUTSTANDING ISSUES**

- No issues.
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**Attachments Online at [www.rezoning.org](http://www.rezoning.org)**

- Application
  - Charlotte Area Transit System Review
  - Charlotte Fire Department Review
  - Charlotte-Mecklenburg Storm Water Services Review
  - Mecklenburg County Land Use and Environmental Services Agency Review
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- **Planner:** Sandra Montgomery (704) 336-5722