

Development and Transportation Infrastructure

May 2026

Transportation, Planning, and Development Committee

Development and Transportation Infrastructure

Council Priority Alignment

◀ Transportation and Planning

Purpose

- ◀ Introduce the topic referral related to current Council-adopted policies and practices that inform transportation infrastructure requirements through the rezoning development processes.
- ◀ Evaluate how transportation requirements are currently documented and communicated to City Council, stakeholders, and the public.

Key Takeaways

- ◀ Transportation reviews include policy requirements, review for safety, and coordination with public investment projects
- ◀ Council-adopted policies require developers to build or modify the city's street network to provide Complete Streets
- ◀ Staff are evaluating ways to enhance reporting of transportation rezoning requirements


Charlotte Growth at a Glance



#6
Busiest Airport
in the World

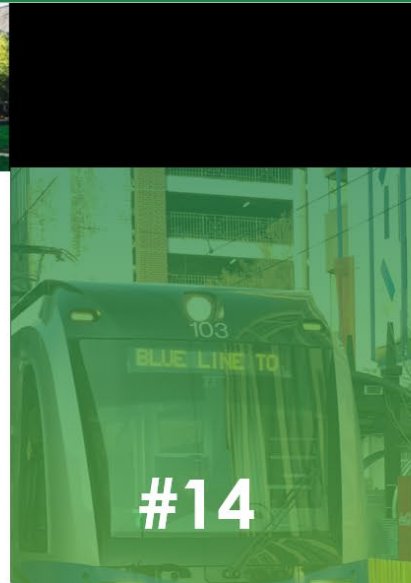
#1
State for Doing
Business

CNBC 2022, 2023, 2025



#2
Best City For
Company
HQs

Site Selection 2025, 2026



#14
Largest City by
Population

U.S. Census Bureau



#18
Highest
Congested
Metro in U.S.

*INRIX 2025 Global
Traffic Scorecard*

157
People Moving
to Region Daily

*Charlotte Regional
Business Alliance*

#2
Largest Job
Growth in U.S.

*U.S. Department
of Labor, 2026*



#8
Best Big City
to Live in U.S.

*U.S. News & World Report
2025-26*

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Best Big City
to Live in U.S.

*U.S. News & World Report
2025-26*



Charlotte Growth at a Glance

◀ CDOT reviewed over 1,000 land development record types in 2025:

- Rezoning
- Subdivisions
- Commercial Development
- Traffic Studies

****Rezoning reviews accounted for only 15% of total annual reviews**



Developer Projects Deliver Infrastructure

◀ Developers build more transportation infrastructure annually, faster and cheaper than the City or State

Constructed In 2025:

➔ **30 miles of new city-maintained streets**

➔ **67+ miles of new sidewalk**

➔ **6 New Traffic Signals**

➔ **1,000+ new/modified ADA curb ramps**

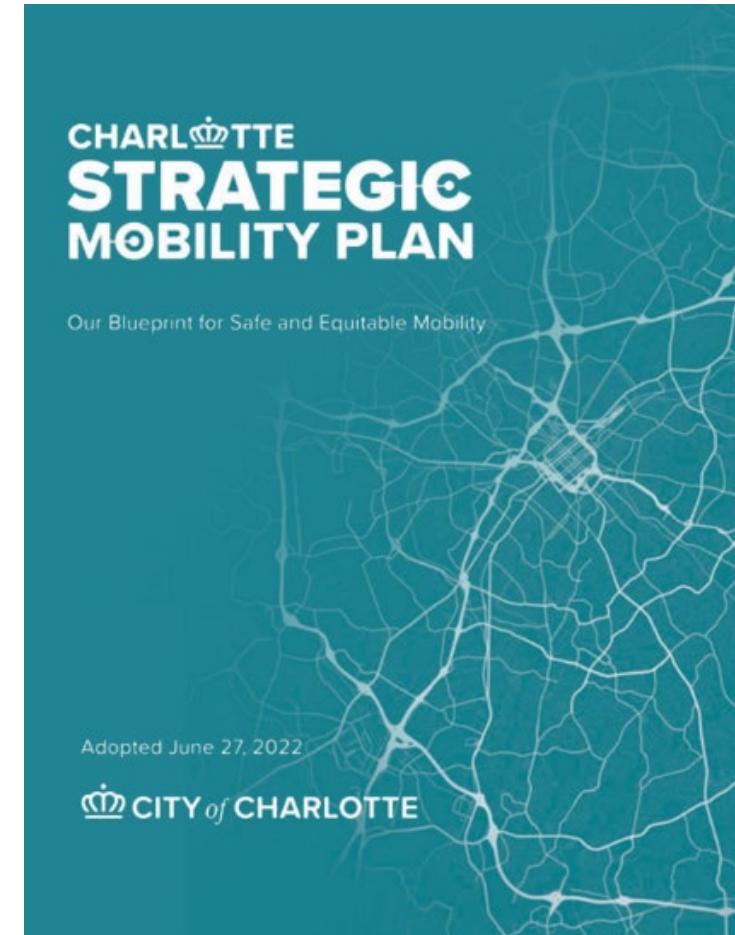
\$300,000,000 estimated private investment in infrastructure



Plans That Inform Transportation Policy



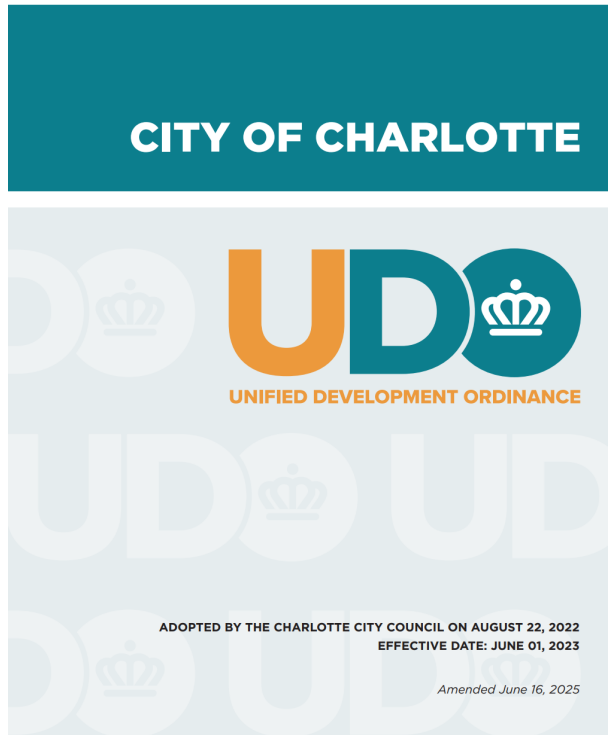
Charlotte Future – 2040 Comprehensive Plan



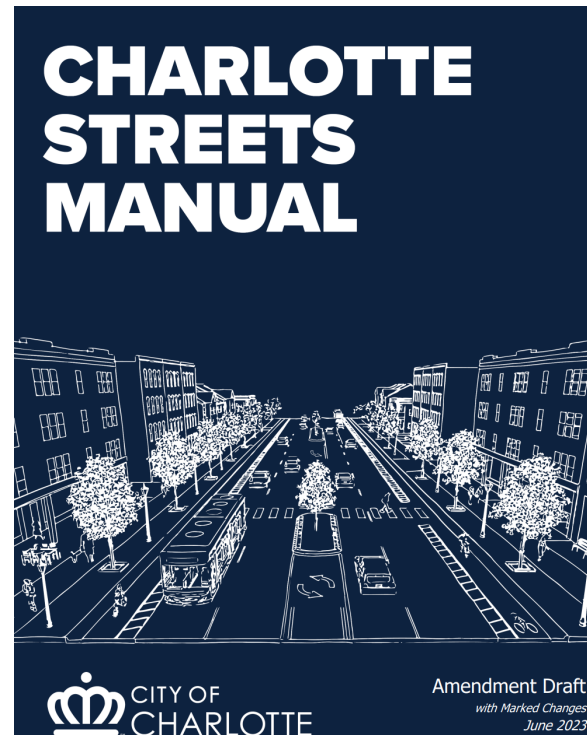
Charlotte Strategic Mobility Plan

Transportation Rezoning Review

◀ CDOT reviews of rezoning petitions include **regulatory, safety, capacity, and public investment coordination**



Regulatory



Capacity



Safety



Public Investment Coordination

CDOT Rezoning Reporting

Petition 2025-070

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Post Hearing Staff Analysis

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Beatties Ford Road, a State-maintained major arterial, north of Banner Ridge Boulevard, a privately maintained local street. A Comprehensive Transportation Review (CTR) is required for this site due to the site falling within the medium to high intensity development. Based on the 1,888 daily trips, this will trigger a Traffic Impact Study and Tier 2 multimodal assessment. The TIS was approved on 12/4/2025. Site plan and conditional note revisions are needed to commit to showing road extensions connecting to existing public roads University Church Drive and Lukes Drive and adding mitigations from Traffic Study.

- **Active Projects:**

- CIP - Beatties Ford Road/Sunset Road Pedestrian Improvements, Phase 1
 - Project ID: PM51216049
 - Location Description: Sunset Rd. from Day Lilly Ln. to Beatties Ford Rd.
 - Project Type: Pedestrian and Bike
 - Project Phase: Construction
 - Anticipated Construction Start Date: Mid 2016
 - Anticipated Completion Date: Late 2027
 - PM: Adam Jarman adam.jarman@charlottenc.gov

- **Transportation Considerations**

- See Outstanding Issues, Note 1.

- **Vehicle Trip Generation:**

Current Zoning: N1-A.

Existing Use: Vacant

Entitlement: 925 trips per day (based on 91 dwelling units).

Proposed Zoning: N2-B(CD). 1,811 trips per day (based on 130 multi-family stacked, 91 multi-family attached, and 87 single family detached dwelling units).

◀ Enhance Staff Analysis

- Update how information is presented to include:
 - *Street Maintenance Responsibilities (City- vs State-Maintained)*
 - *Active CIP and NCDOT projects nearby*
 - *Vision Zero / Safety Requirements*
 - *Charlotte Streets Manual / Capacity Requirements*
 - *UDO / Regulatory Requirements*

**Current Staff Analysis
(included in Council packets)**

Next Steps

- ◀ **Deeper dive into transportation requirements related to rezoning reviews**
- ◀ **Review proposed rezoning enhancements related to transportation**
 - CDOT staff to recommend improvements to transportation review reporting to enhance clarity, consistency, and transparency regarding required transportation infrastructure associated with development
- ◀ **Other topics of interest?**

Feedback and Questions