

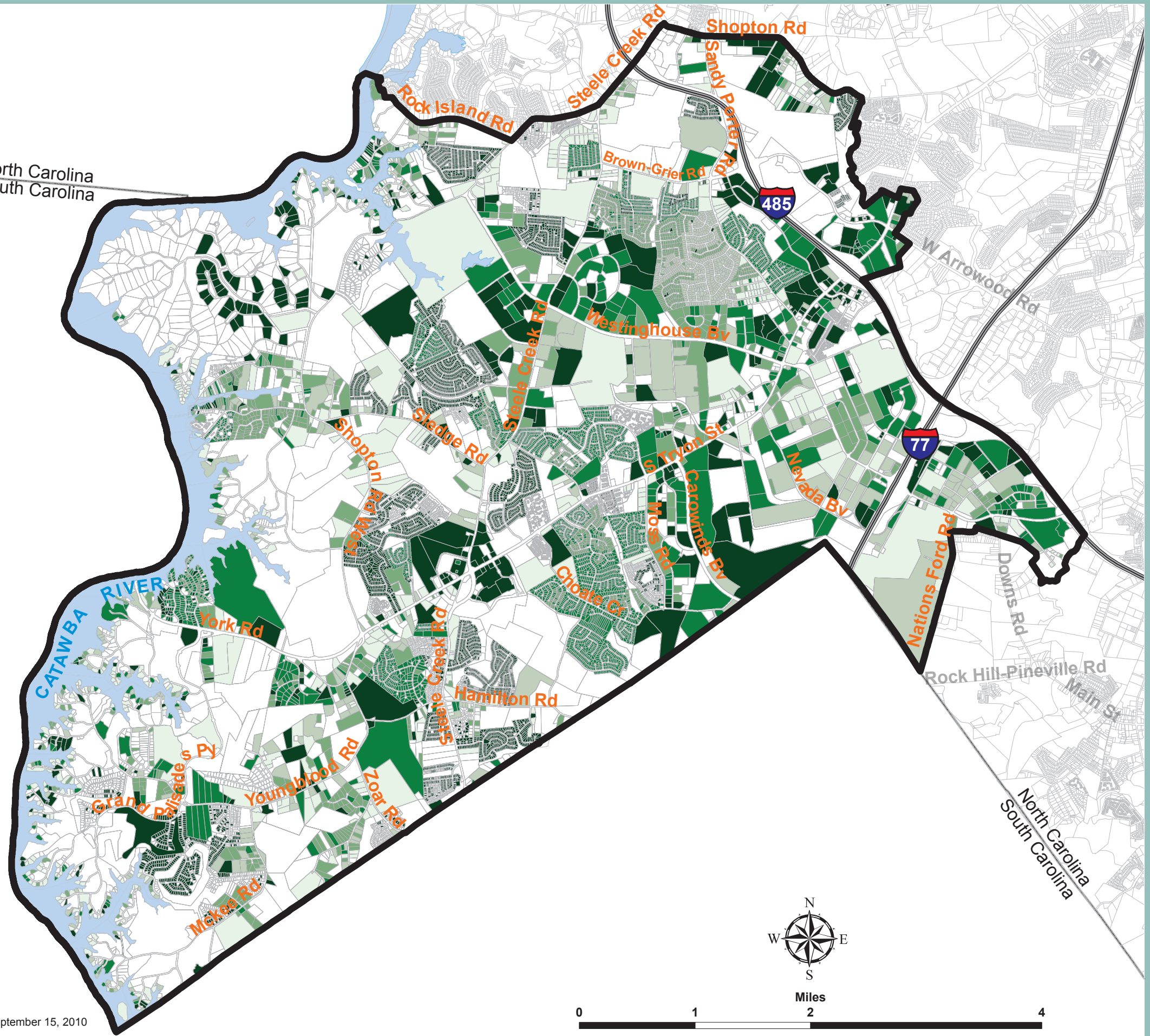
### Development History

#### YearBuilt

- 2000 to 2009
- 1990 to 1999
- 1980 to 1989
- 1970 to 1979
- Prior to 1970

- Vacant
- Plan Area Boundary

North Carolina  
South Carolina



Miles



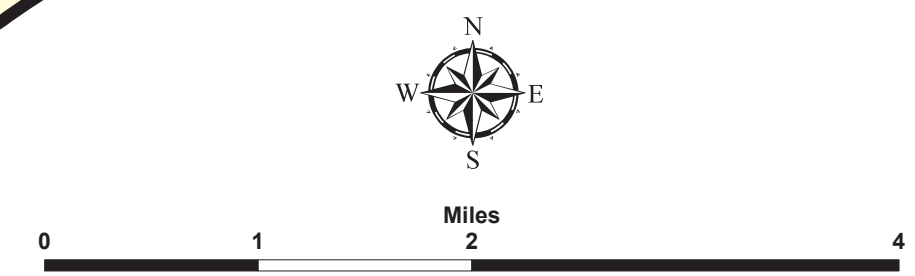
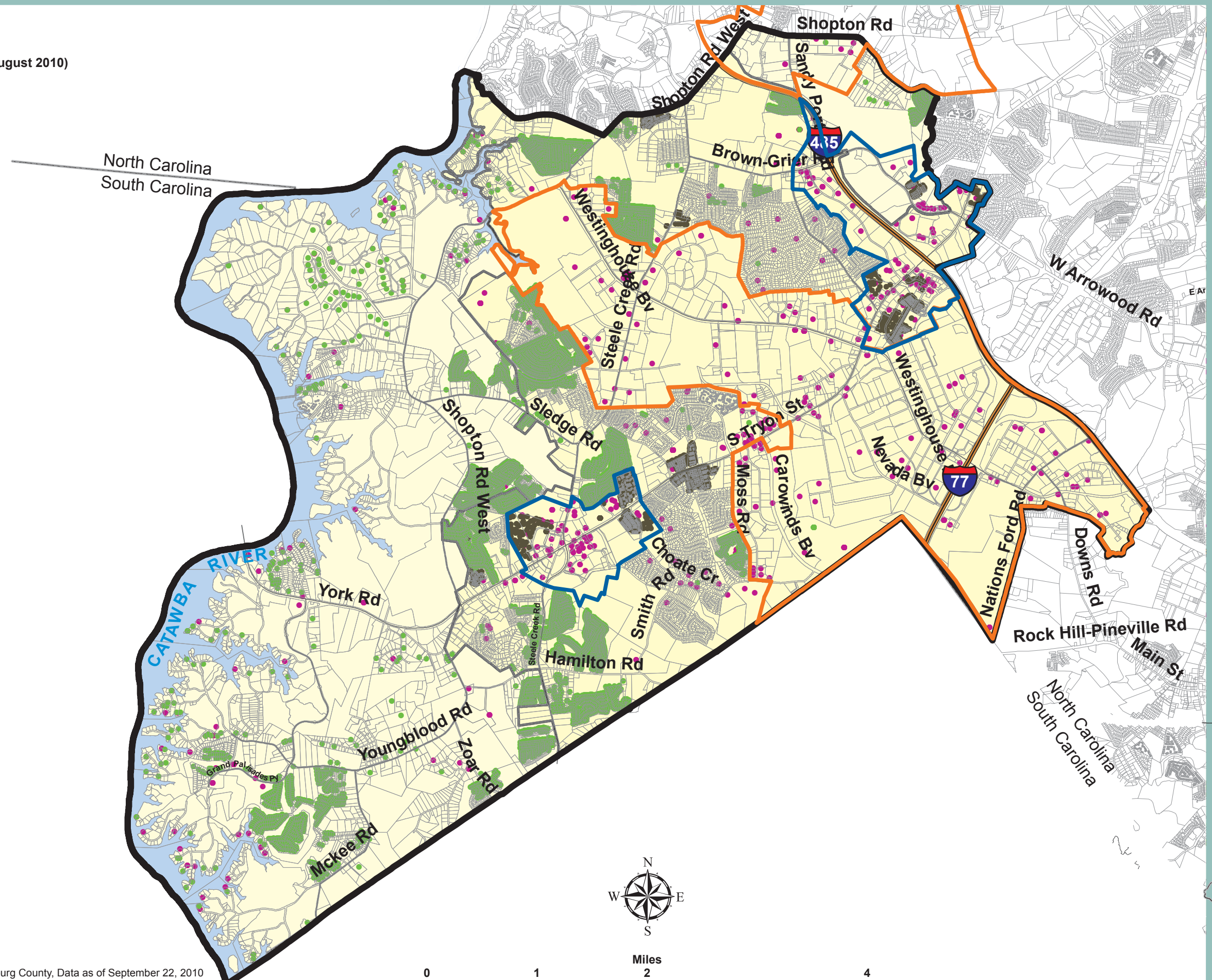
### New Building Permits (2000 -August 2010)

- Single Family
- Multi-Family
- Nonresidential

- Interstate
- Roads
- Parcel

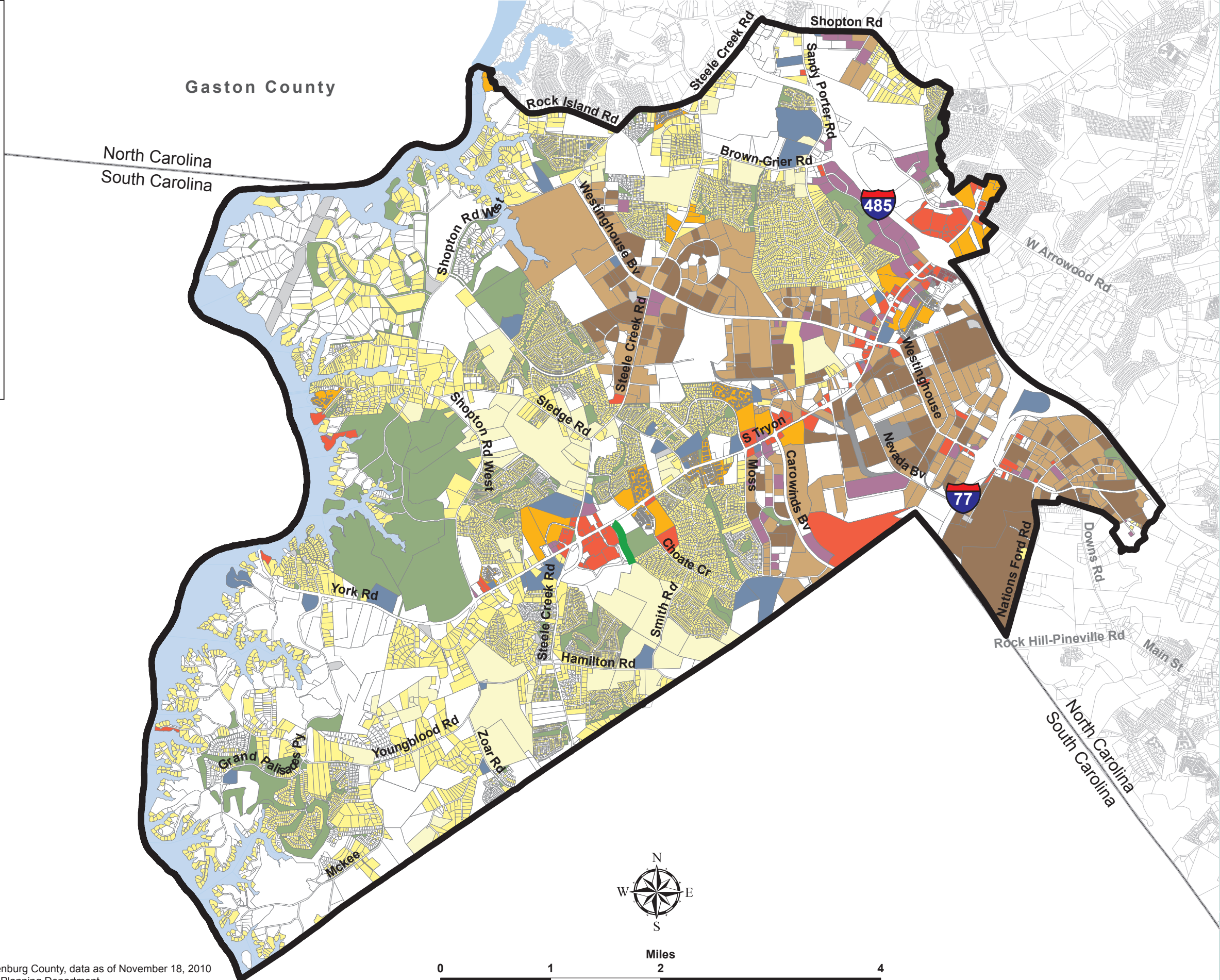
### Existing Activity Centers

- Industrial
- Mixed Use
- Plan Area Boundary
- Charlotte City Limits



**Existing Land Use**


































- Agriculture
- Single Family - Detached
- Single Family - Attached
- Multi-Family
- Retail
- Office
- Institutional
- Warehouse/Distribution
- Industrial
- Utility
- Transportation
- Open Space
- Mixed Use
- Vacant
- Plan Area Boundary
- Existing Greenway

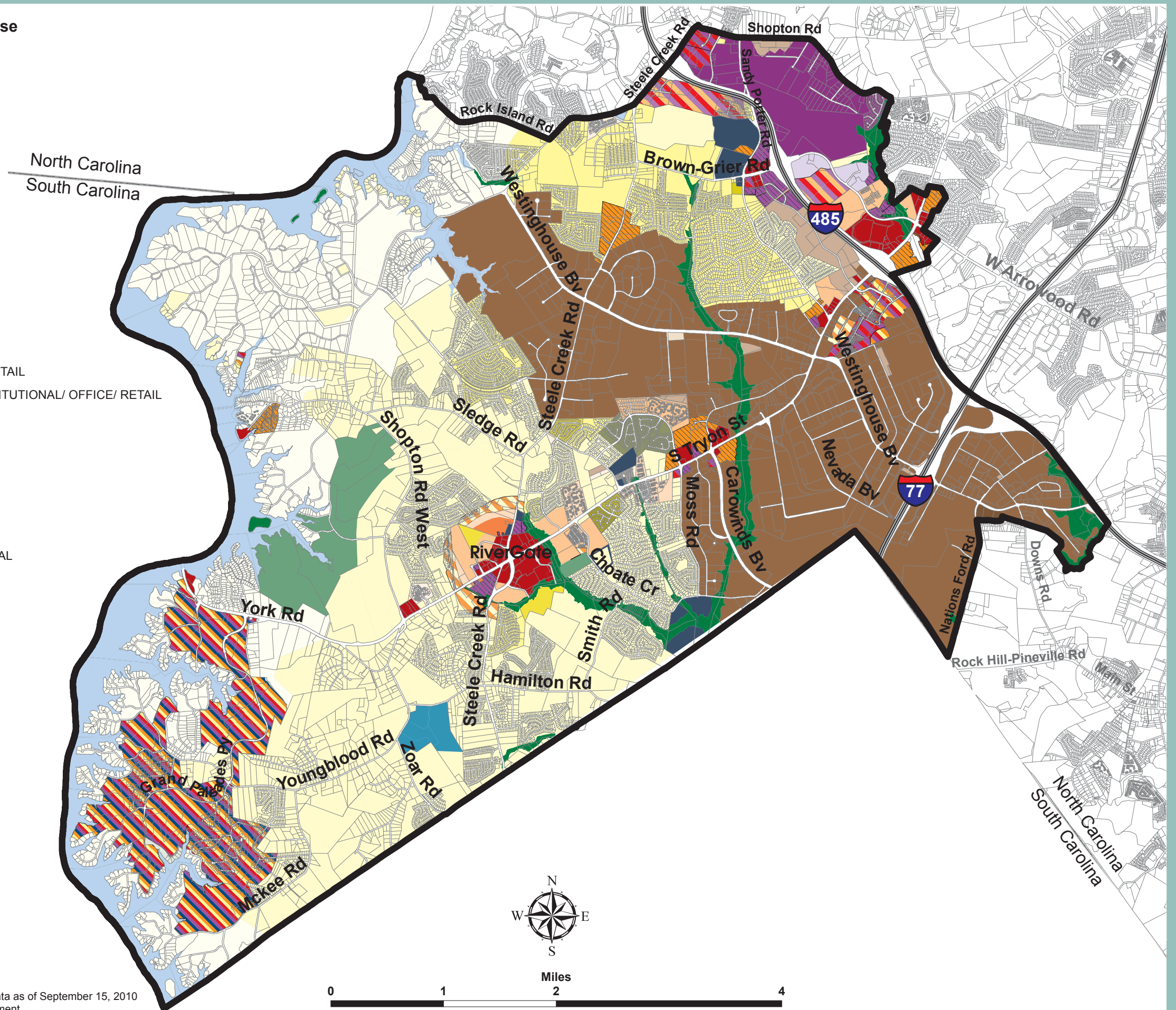


Data Source: City of Charlotte, Mecklenburg County, data as of November 18, 2010  
 Produced By Charlotte - Mecklenburg Planning Department



**Currently Adopted Future Land Use**

-  SINGLE FAMILY <= 1 DUA
-  SINGLE FAMILY <= 3 DUA
-  SINGLE FAMILY <= 4 DUA
-  SINGLE FAMILY <= 5 DUA
-  SINGLE FAMILY <= 6 DUA
-  SINGLE FAMILY <= 8 DUA
-  MULTI FAMILY
-  MULTI FAMILY <= 8 DUA
-  MULTI FAMILY <= 12 DUA
-  MULTI FAMILY <= 17 DUA
-  MULTI FAMILY <= 25 DUA
-  RESIDENTIAL <= 4 DUA
-  RESIDENTIAL <= 8 DUA
-  SINGLE FAMILY/ MULTI FAMILY
-  SINGLE/ MULTI - FAMILY/ OFFICE/ RETAIL
-  SINGLE FAMILY/ MULTI FAMILY/ INSTITUTIONAL/ OFFICE/ RETAIL
-  MULTI FAMILY/ OFFICE/ RETAIL
-  OFFICE/ RETAIL
-  INSTITUTIONAL/ OFFICE/ RETAIL
-  RETAIL
-  OFFICE
-  OFFICE/ BUSINESS PARK
-  OFFICE/ BUSINESS PARK/ INDUSTRIAL
-  INDUSTRIAL
-  INDUSTRIAL - LIGHT
-  INDUSTRIAL - HEAVY
-  WAREHOUSE/ DISTRIBUTION
-  INSTITUTIONAL
-  RESEARCH
-  GREENWAY
-  PARK/ OPEN SPACE
-  Plan Area Boundary
-  Parcels



Miles



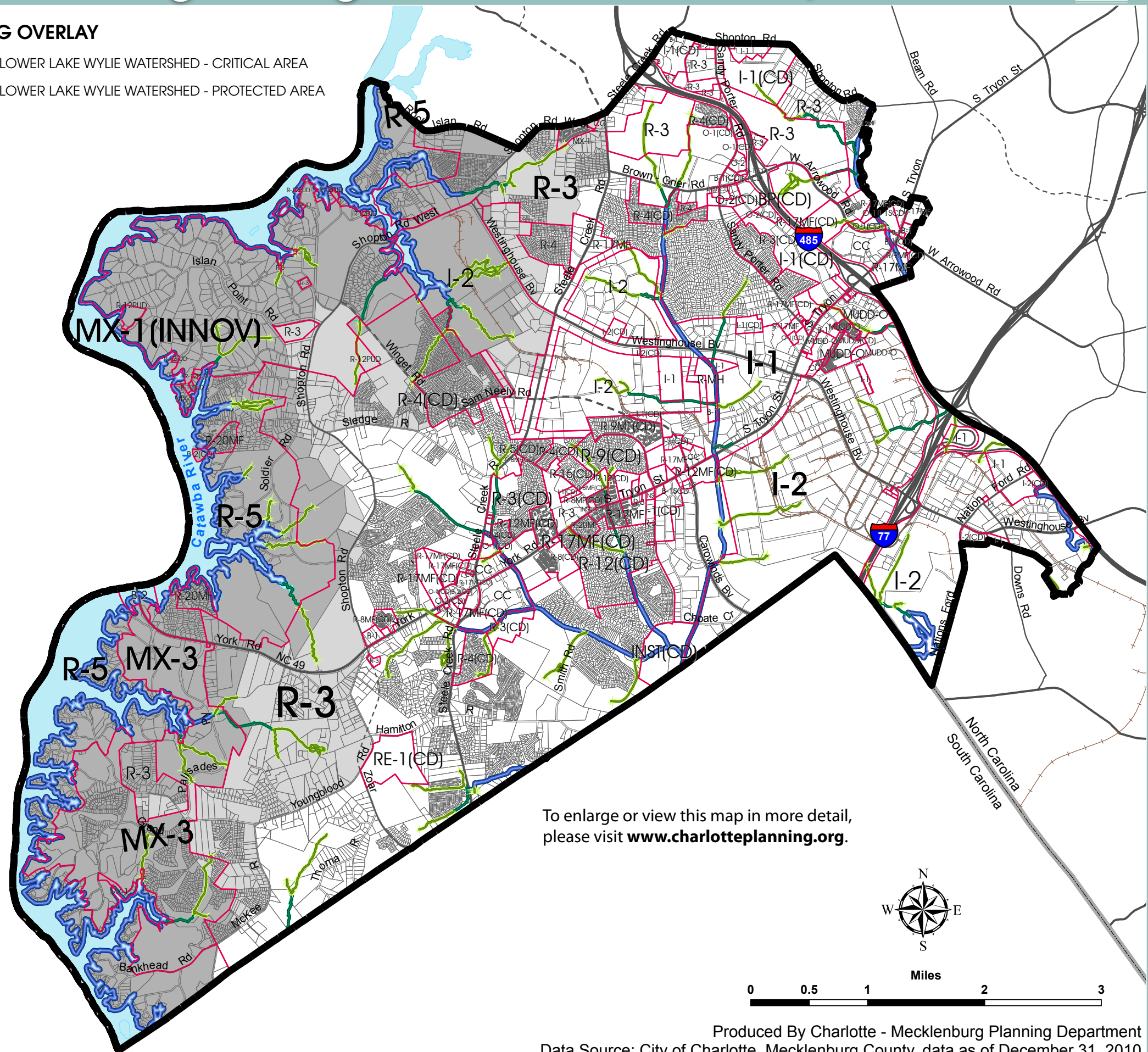
### ZONING CLASSIFICATIONS

[Pink Box]	R-3	
[Pink Box]	R-3(CD)	
[Pink Box]	R-4	
[Pink Box]	R-4(CD)	
[Pink Box]	R-5	
[Pink Box]	R-5(CD)	Single Family
[Pink Box]	R-6	
[Pink Box]	R-8(CD)	
[Pink Box]	R-9(CD)	
[Pink Box]	R-12(CD)	
[Pink Box]	R-15(CD)	
[Pink Box]	R-MH	Manufactured Home
[Pink Box]	R-8MF(CD)	
[Pink Box]	R-9MF(CD)	
[Pink Box]	R-12MF	
[Pink Box]	R-12MF(CD)	Multi-Family
[Pink Box]	R-15MF(CD)	
[Pink Box]	R-17MF	
[Pink Box]	R-17MF(CD)	
[Pink Box]	R-20MF	
[Pink Box]	MX-1	
[Pink Box]	MX-1(INNOV)	Mixed Use Residential
[Pink Box]	MX-3	
[Pink Box]	R-12PUD	
[Pink Box]	RE-1(CD)	Research
[Pink Box]	INST	
[Pink Box]	INST(CD)	Institutional
[Pink Box]	O-1	
[Pink Box]	O-1(CD)	
[Pink Box]	O-2	Office
[Pink Box]	O-2(CD)	
[Pink Box]	O-15(CD)	
[Pink Box]	BP(CD)	Business Park
[Pink Box]	B-1	
[Pink Box]	B-1(CD)	
[Pink Box]	B-2	Business
[Pink Box]	B-2(CD)	
[Pink Box]	NS	
[Pink Box]	CC	Commercial Center
[Pink Box]	B-1SCD	
[Pink Box]	B-D(CD)	Business / Distribution
[Pink Box]	I-1	Light Industrial
[Pink Box]	I-1(CD)	
[Pink Box]	I-2	Heavy Industrial
[Pink Box]	I-2(CD)	
[Pink Box]	MUDD(CD)	Mixed Use
[Pink Box]	MUDD-O	

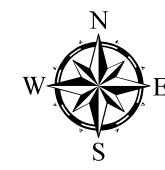
- 100 ft. SWIM buffer
- 50 ft. SWIM buffer
- 35 ft. SWIM buffer
- Plan Area Boundary

### ZONING OVERLAY

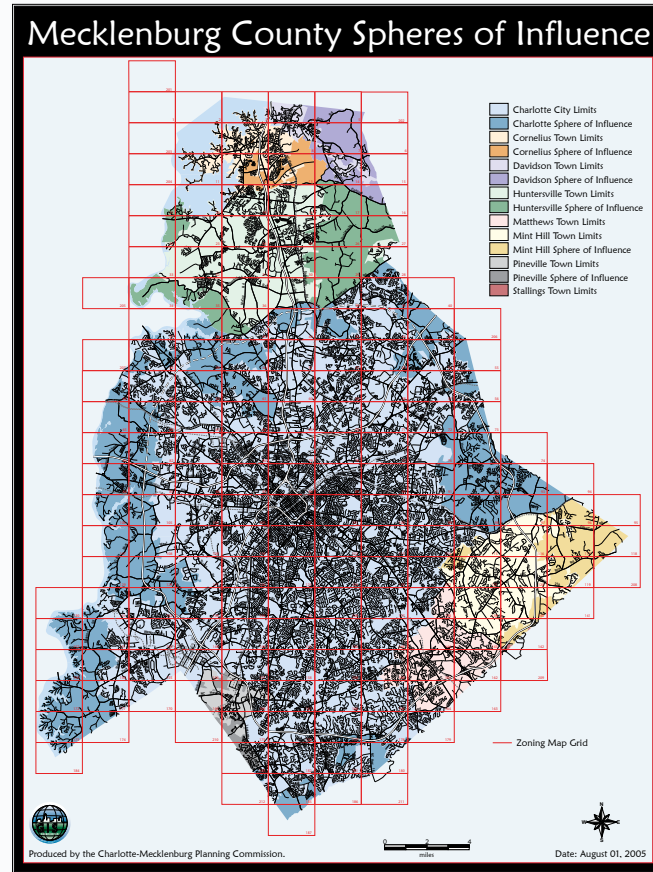
- LOWER LAKE WYLIE WATERSHED - CRITICAL AREA
- LOWER LAKE WYLIE WATERSHED - PROTECTED AREA



To enlarge or view this map in more detail, please visit [www.charlotteplanning.org](http://www.charlotteplanning.org).

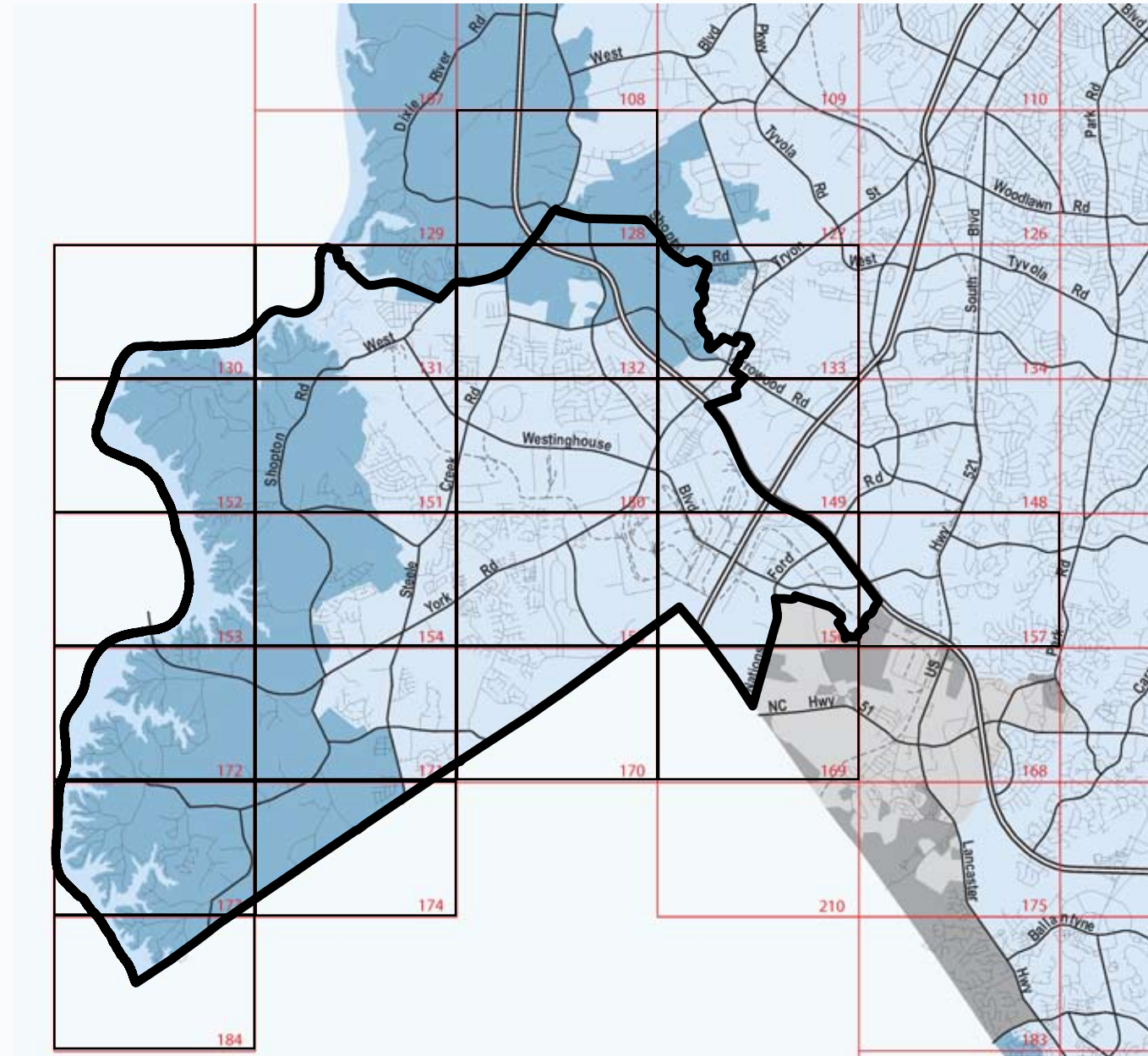


Go to [www.charlotteplanning.org](http://www.charlotteplanning.org)  
Under the Rezoning category select **Zoning Maps**



### Zoning Map What is it?

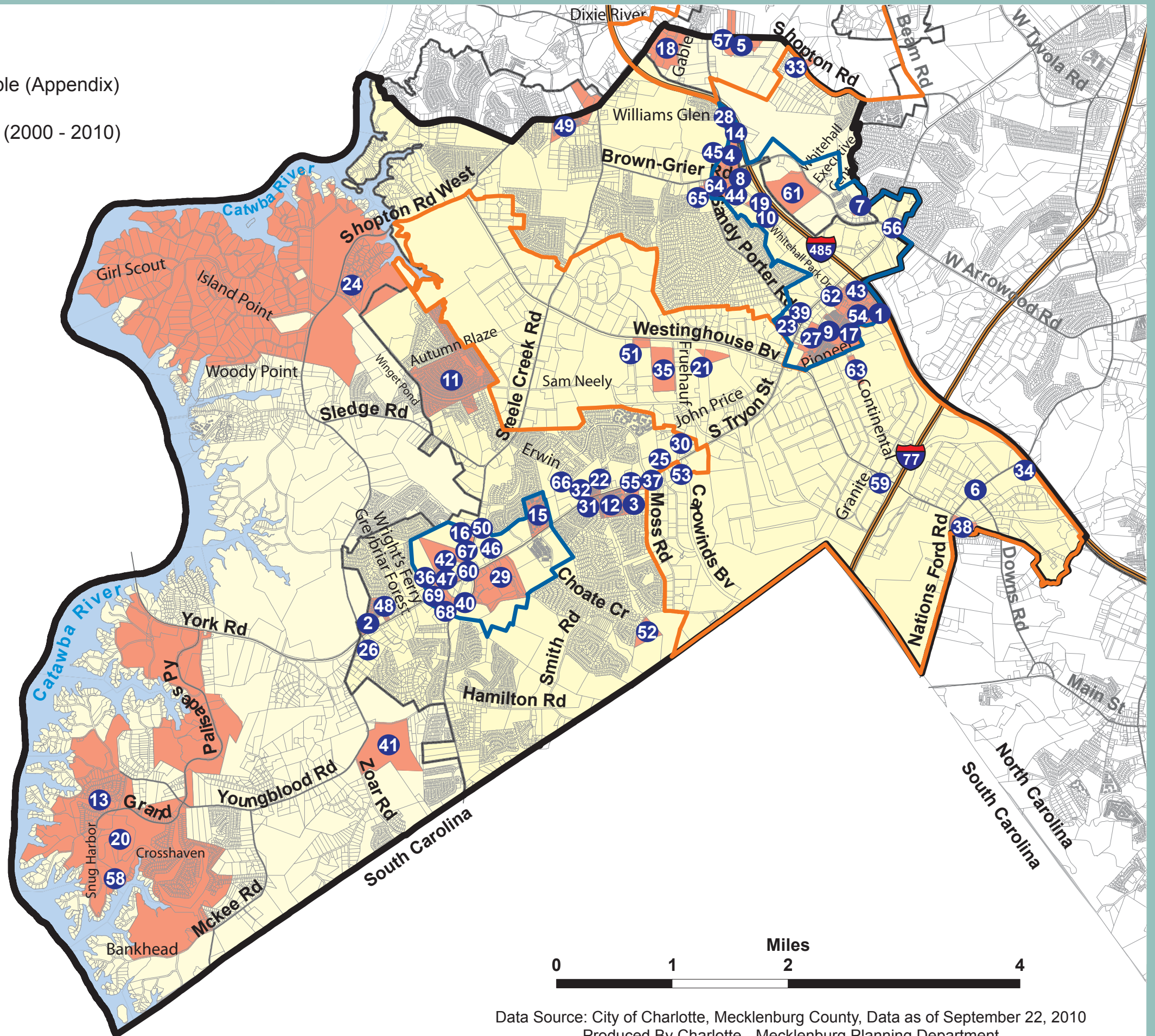
The Zoning Maps are rectangular maps based on the NC State Plan Coordinate System that show zoning designation for property. The numbering system starts in the northern part of Mecklenburg County and ends in the southern part of the County. There are 145 Zoning Maps. (not all Zoning Map Numbers are within the City of Charlotte's Zoning jurisdiction) Zoning Maps for property within Charlotte zoning jurisdiction are updated after the Charlotte City Council approves a Rezoning Petition.



To view the most up to date zoning classification for parcels in the plan area, click on the map grid above or visit [www.charlotteplanning.org](http://www.charlotteplanning.org).



- 1** See Approved Rezoning Table (Appendix)
  - Approved Rezoning Petitions (2000 - 2010)
  - Interstate
  - Roads
  - Parcel
- Existing Activity Centers**
- Industrial
  - Mixed Use
  - Plan Area Boundary
  - Charlotte City Limits



**Interstate**

**Thoroughfare Type**

- Existing Major Thoroughfare
- Existing Minor Thoroughfare
- Proposed Major Thoroughfare
- Proposed Minor Thoroughfare

**Collector Streets**

- Existing Collector
- Proposed Collector
- Local Street

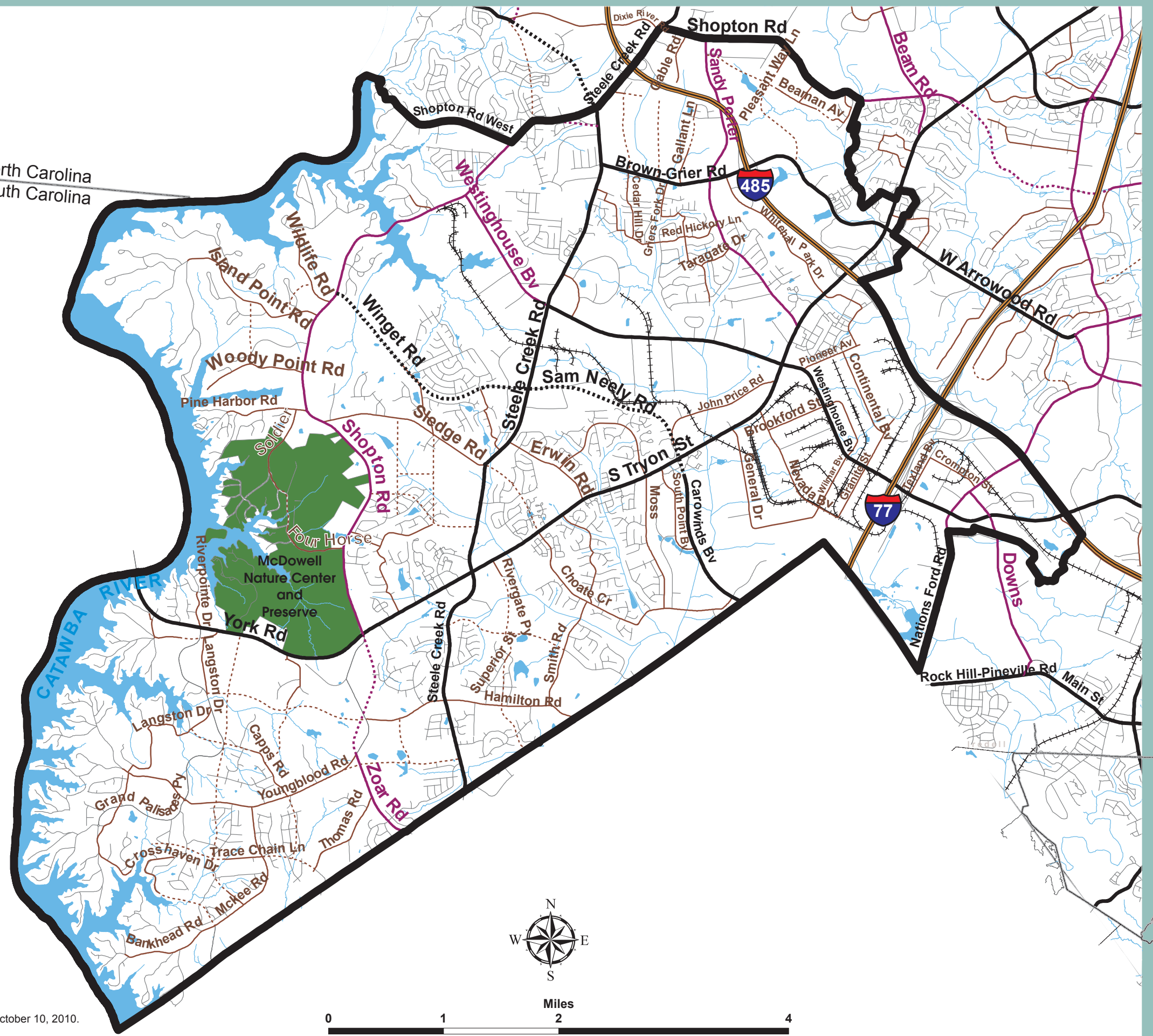
Railroad

Creeks and Streams

Ponds & Wetlands

Plan Area Boundary

\* This map includes proposed street projects included in adopted City policies.



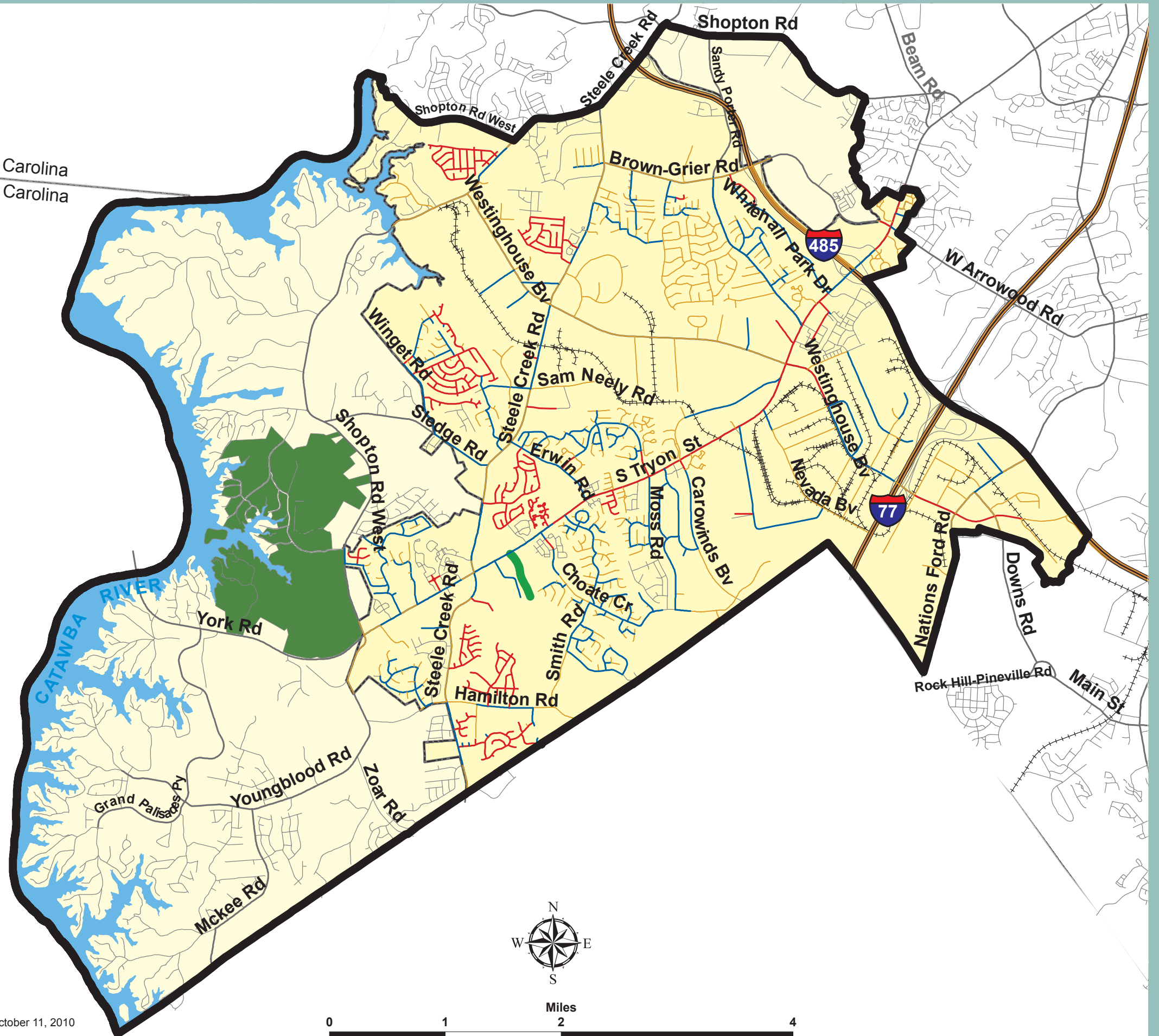


### Existing Sidewalk

- Status**
-  Complete
  -  Partial\*
  -  None
  -  Developed Greenway
  -  Interstate
  -  Local Street
  -  Railroad
  -  Charlotte City Limits
  -  Plan Area Boundary

Note: Sidewalks shown are within Charlotte City Limits portion of the plan area. There are currently no dedicated bikeways or bike trails in the plan area.

\* Partial - sidewalk only on one side of street



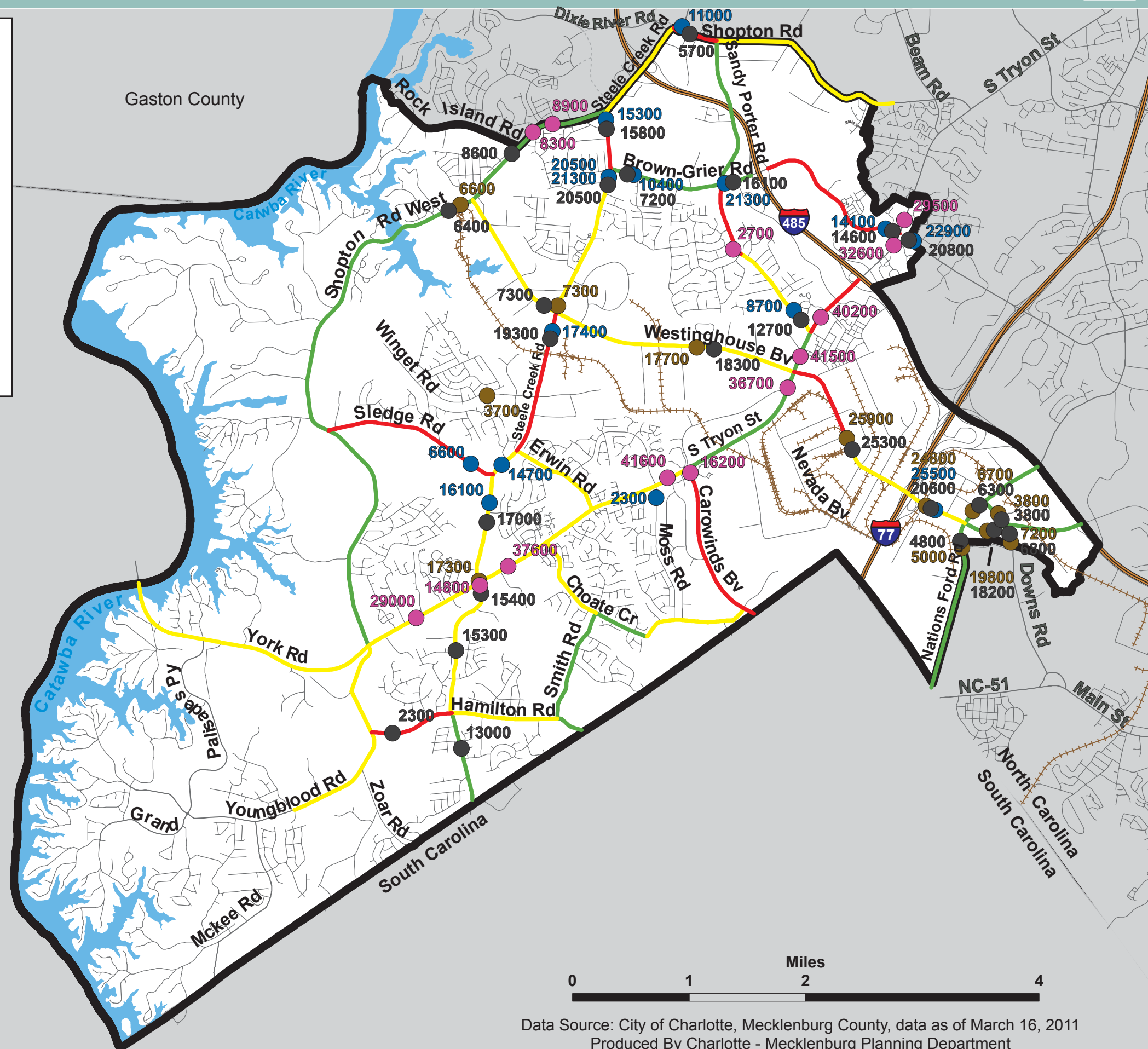
Vehicle Level of Service:

- A, B, C
- D, E
- F

Year of Traffic Count:

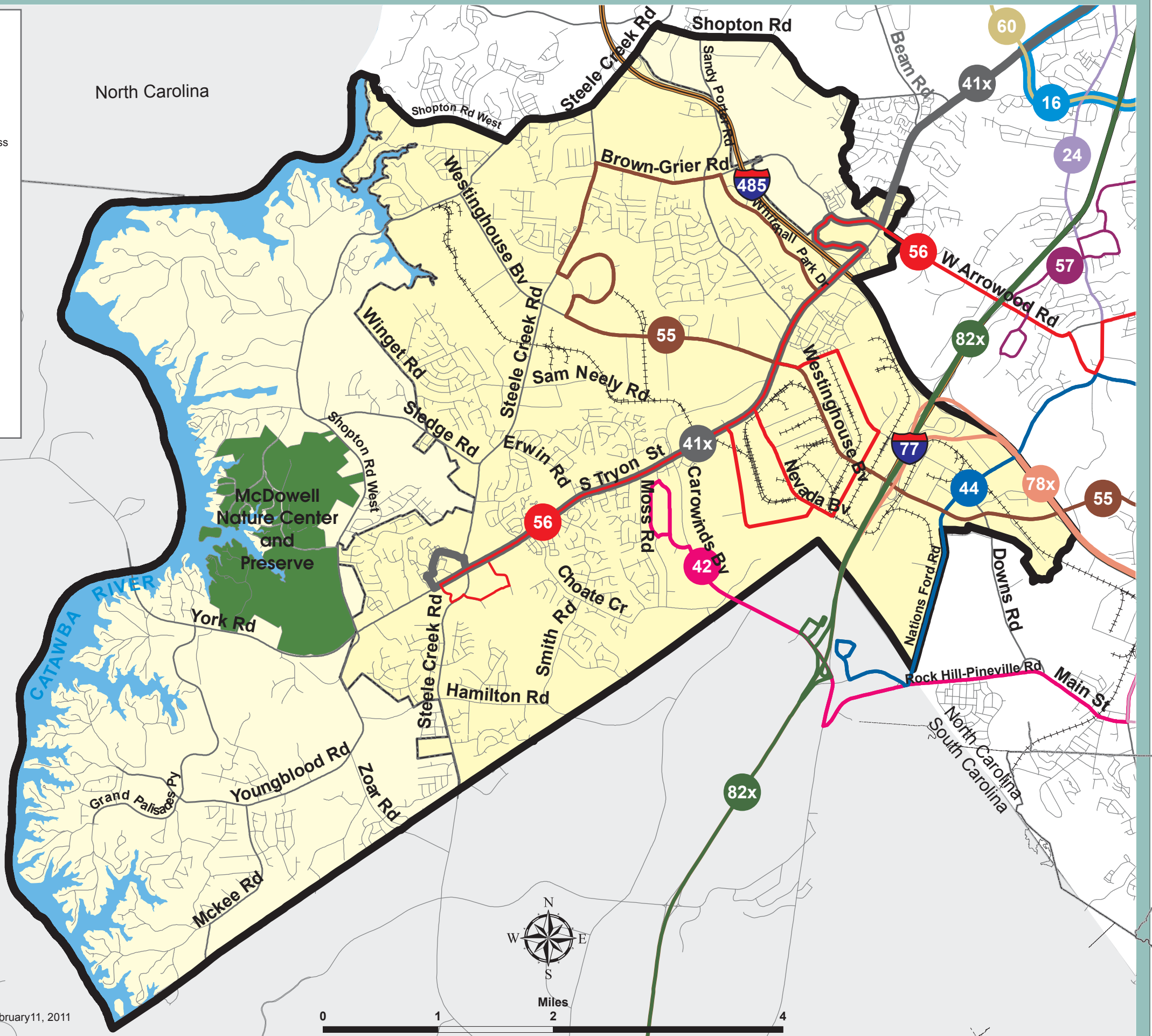
- 2010
- 2009
- 2008
- 2007

Plan Area Boundary



















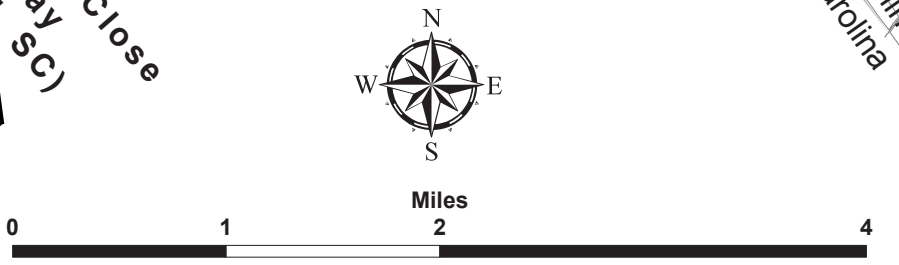
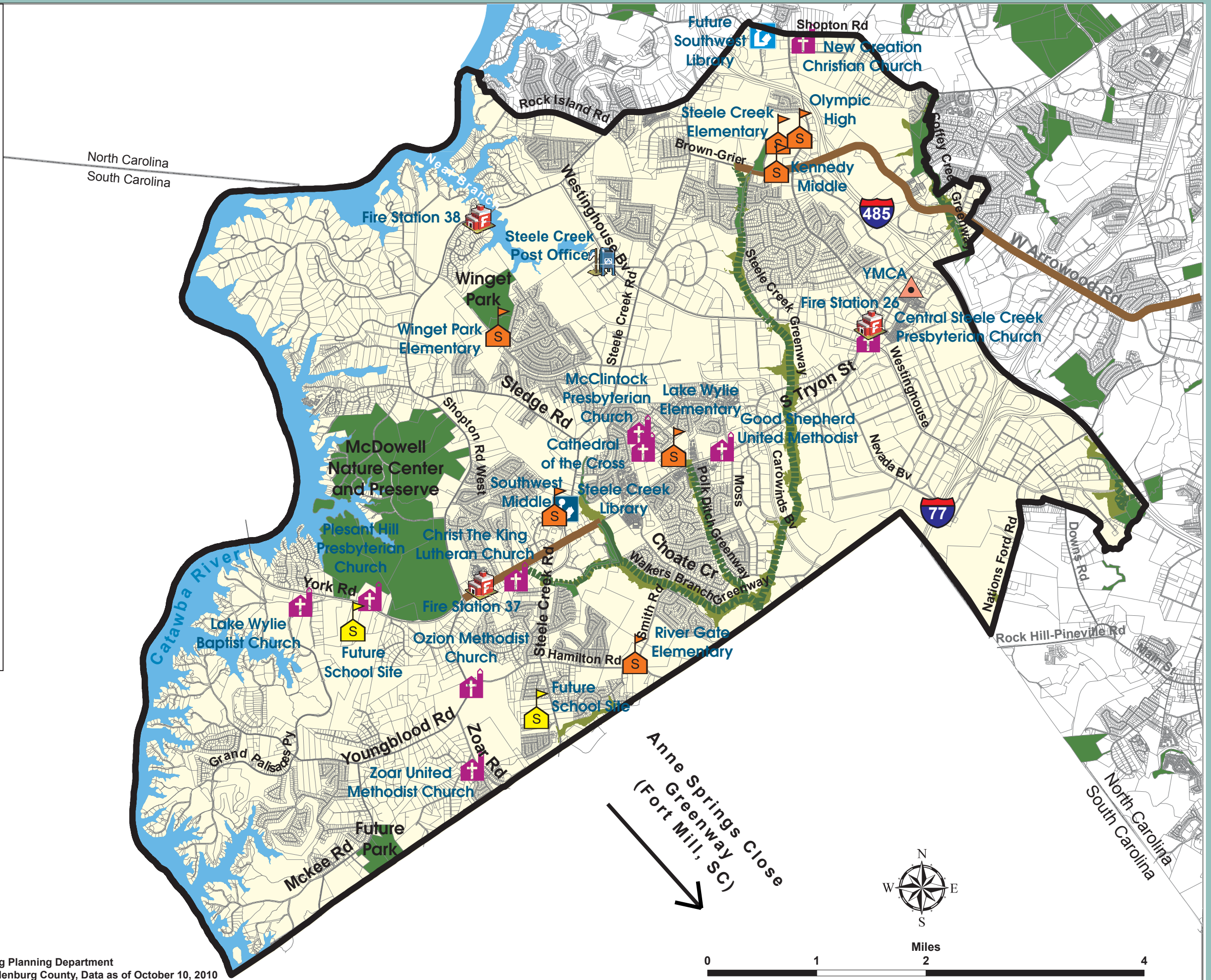
**Bus Routes**

- Bus Route Number
- ↗ Arrowood / South Tryon, Route # 56, Local
- ↗ Carowinds, Route 42, Local
- ↗ Celanese Corridor Express, Route 78x, Regional Express
- ↗ Fort Mill, Route 44, Local
- ↗ Rock Hill Express, Route 82x, Regional Express
- ↗ Steele Creek Express, Route 41x, Express
- ↗ Westinghouse, Route 55, Local
- ↗ Interstate
- Local Street
- Railroad
- Charlotte City Limits
- Plan Area Boundary



### Public Facilities



-  Existing School
-  Future School Site
-  Existing Library
-  Future Library
-  Fire Station
-  US Post Office
-  Churches
-  YMCA
-  Park
- Greenways**
-  Developed
-  Proposed
-  Overland Connector
-  100 Year Floodplain
-  Plan Area Boundary
-  Roads
-  Parcel






Anne Springs Close  
 (Fort Mill, SC)







## Environmental Features

### Watershed Overlay




-  Lake Wylie Critical Area
-  Lake Wylie Protected Area





### Watershed Basins

-  Lake Wylie
-  Steele Creek
-  Sugar Creek

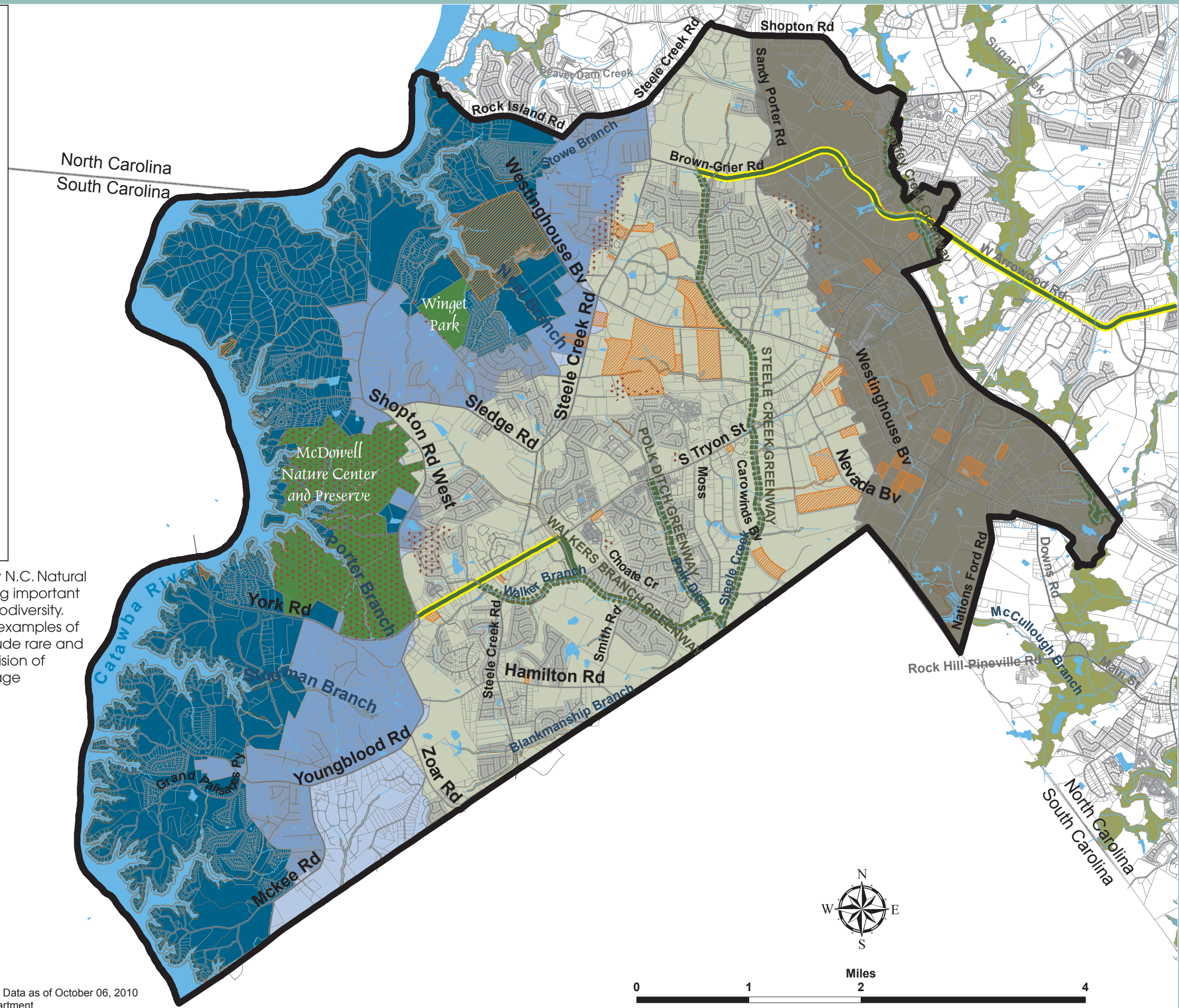
-  Creeks and Streams
-  Ponds & Wetlands
-  Soil & Groundwater Contamination Sites
-  Natural Heritage Areas \*
-  Natural Heritage Element Occurrences
-  Park

### Greenways

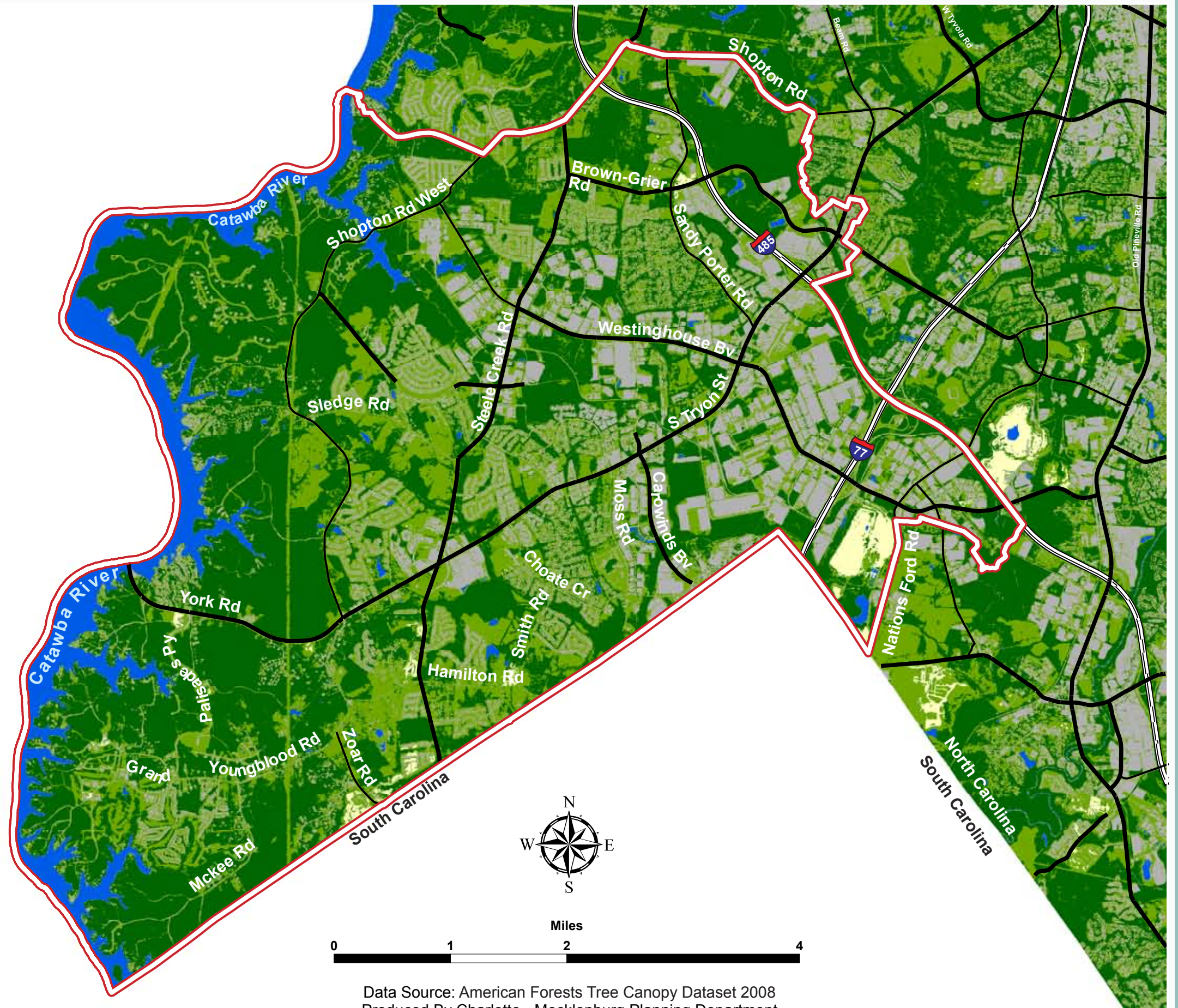
-  Developed
-  Proposed
-  Overland Connectors

-  Swim Buffers
-  100 Year Floodplain
-  Plan Area Boundary
-  Charlotte City Limits

\* Areas of land or water identified by N.C. Natural Heritage Program biologists as being important for the conservation of the state's biodiversity. These areas often contain the best examples of natural communities and often include rare and endangered species. NC DENR, Division of Parks and Recreation, Natural Heritage Program, Raleigh, N.C.



- Impervious Surfaces
- Open Space - Grass/Scattered Trees
- Trees
- Urban: Bare
- Water Area
- Plan Area Boundary



Data Source: American Forests Tree Canopy Dataset 2008  
Produced By Charlotte - Mecklenburg Planning Department