



CHARLOTTE

INDEPENDENCE BOULEVARD AREA PLAN

Economic Development Committee Overview

May 25, 2010

- **Plan Purpose and Development Process**
- **Draft Plan Policies and Implementation Strategies**
- **Request Action**



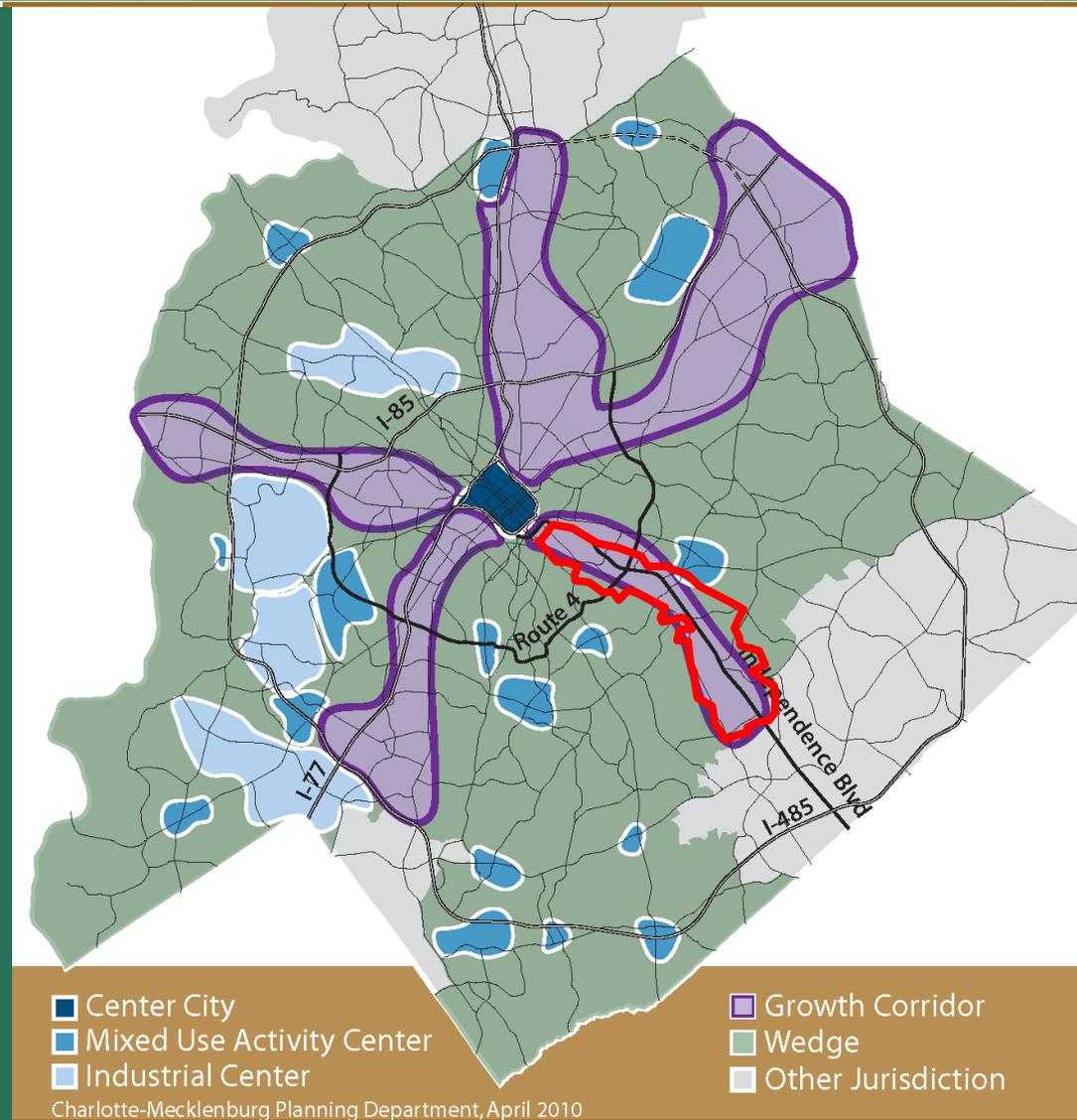
**Document can be found at www.charlotteplanning.org
or call (704) 336-2205**



PURPOSE OF THE PLAN

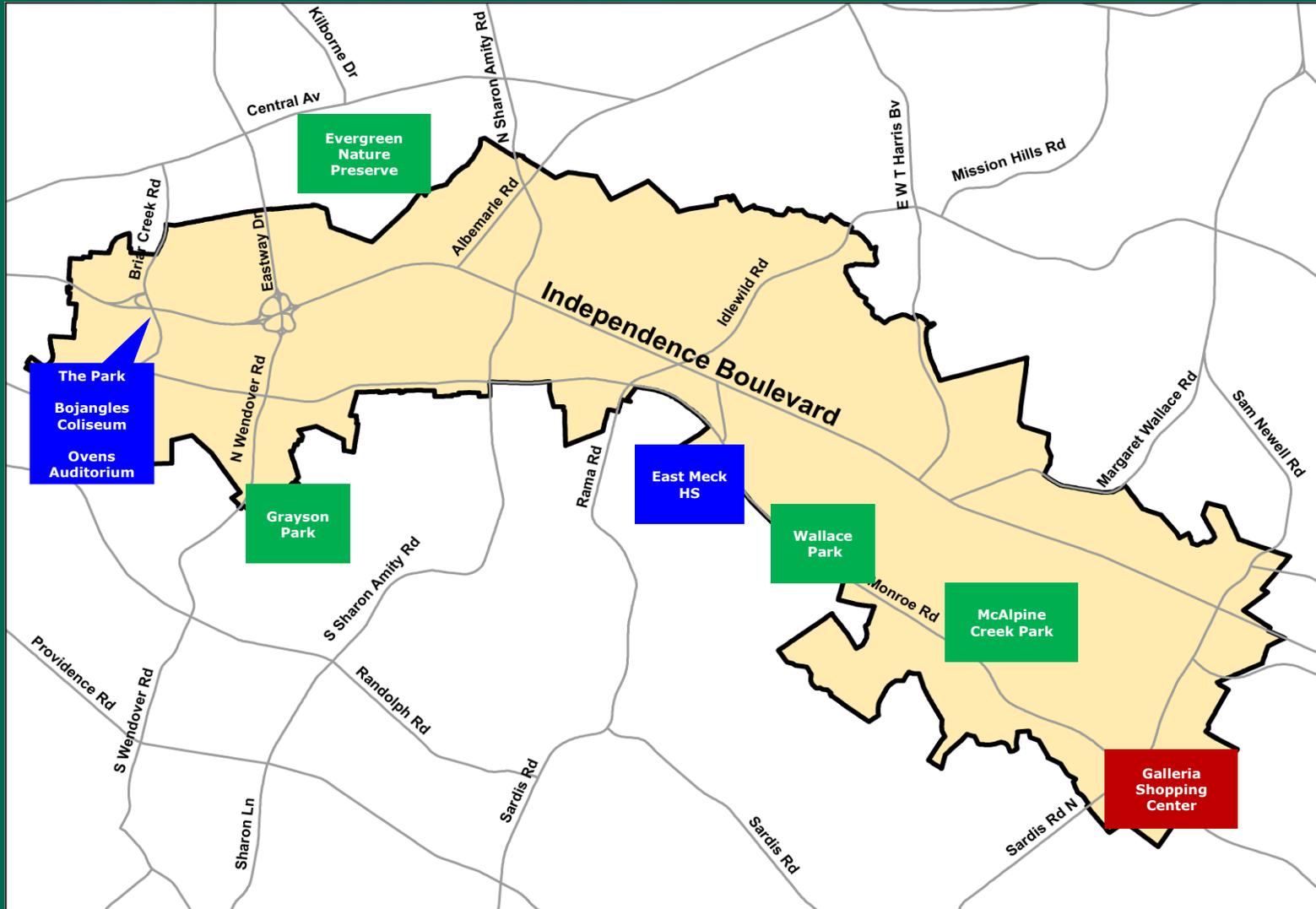
Centers, Corridors and Wedges Growth Framework

- Framework provides “starting point” for developing area plan
- Most of plan area is within a growth corridor
- Includes six (6) Transit Station Area Plans





Area Plan Boundary



Independence Boulevard Area Plan Boundary



 Area Plan Boundary

Area Plan Development Process

May 2008

- Plan Kick-off Stakeholder Interviews

June/July 2008

- Plan Process Begins
- Public Kick-off meeting
- Begin CAG Workshops

April 2009

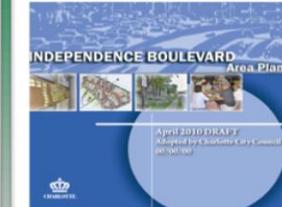
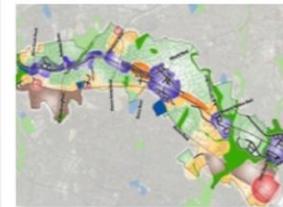
- Conclude CAG workshops (5 total)
- Begin Refining Draft Concepts/Document
- CAG Updates: May, Sept. & Nov., 2009, Jan. & March, 2010

May 2010

- Final Public Meeting
- Review draft document
- Begin Planning Commission
- City Council Review

Summer 2010

- Plan Adopted by City Council



April 2009

City Council voted to reduce the Transitional Setback along Independence Boulevard

May 2009

City supports redevelopment at Amity Gardens Shopping Center (New Wal-Mart)

Dec. 2009

Mayor & State Transportation Secretary Conti direct staff to consider strategic modifications to current TIP

- Address key land use and transportation issues
- Reverse the trend of disinvestment
- Reinforce existing neighborhoods for continued stability and livability
- Provide guidance for future land use and infrastructure by updating the existing land use plans for this area
- **Assumptions**
 - Plan will be prepared based on existing transit and roadway projects





CITY OF CHARLOTTE



DEVELOPING A NEW VISION



Unsafe for bicycles and pedestrians

Not Enough Trails/Parks

Not Active

Blighted Retail

Traffic

Lack of Planning

No Left Turns

Poor Public Transportation

No Close Shopping

Low Property Values

Dangerous Roads

Poor Lighting

Crime

Run-Down Apartments

Trash

Lost Businesses

Parks & Greenways

Diversity

Stability

Quiet
Places of Worship

Urban Environment

Affordability

Shopping

Trees

Clean

Future

Transportation

Access/Location

Safety/Security

Entertainment

Schools

Growth Potential

History

Visibility

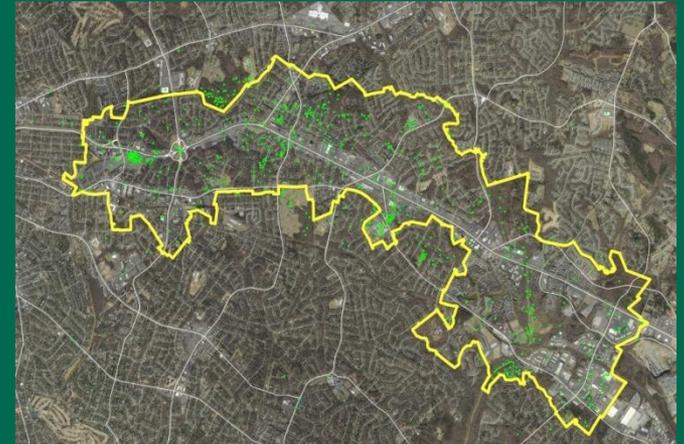
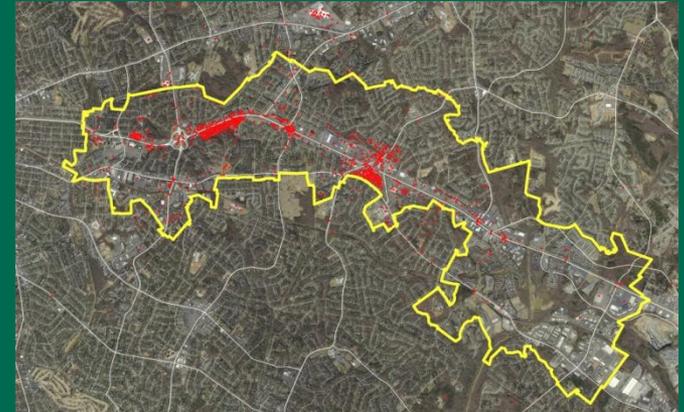
Neighborhoods

Planning Process

Walkways

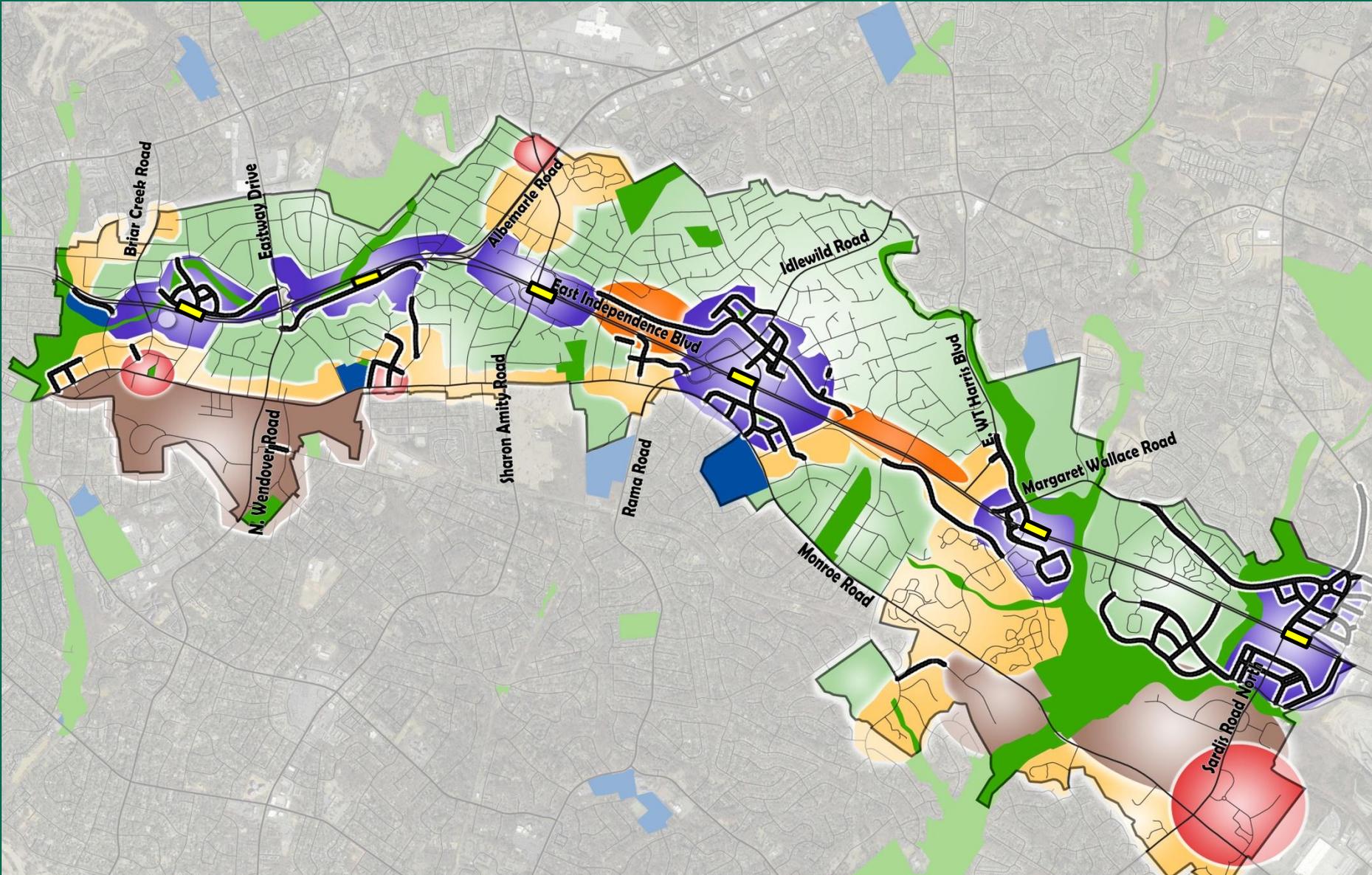


1. Strengthen and Build Neighborhoods
2. Create Nodes
3. Reclaim and Showcase Natural Systems
4. Orient Toward Monroe and Central
5. Leverage Opportunities
6. Provide Choices
7. Balance Neighborhood, Community, and Regional Needs
8. Define U.S. 74
9. Implement the Plan



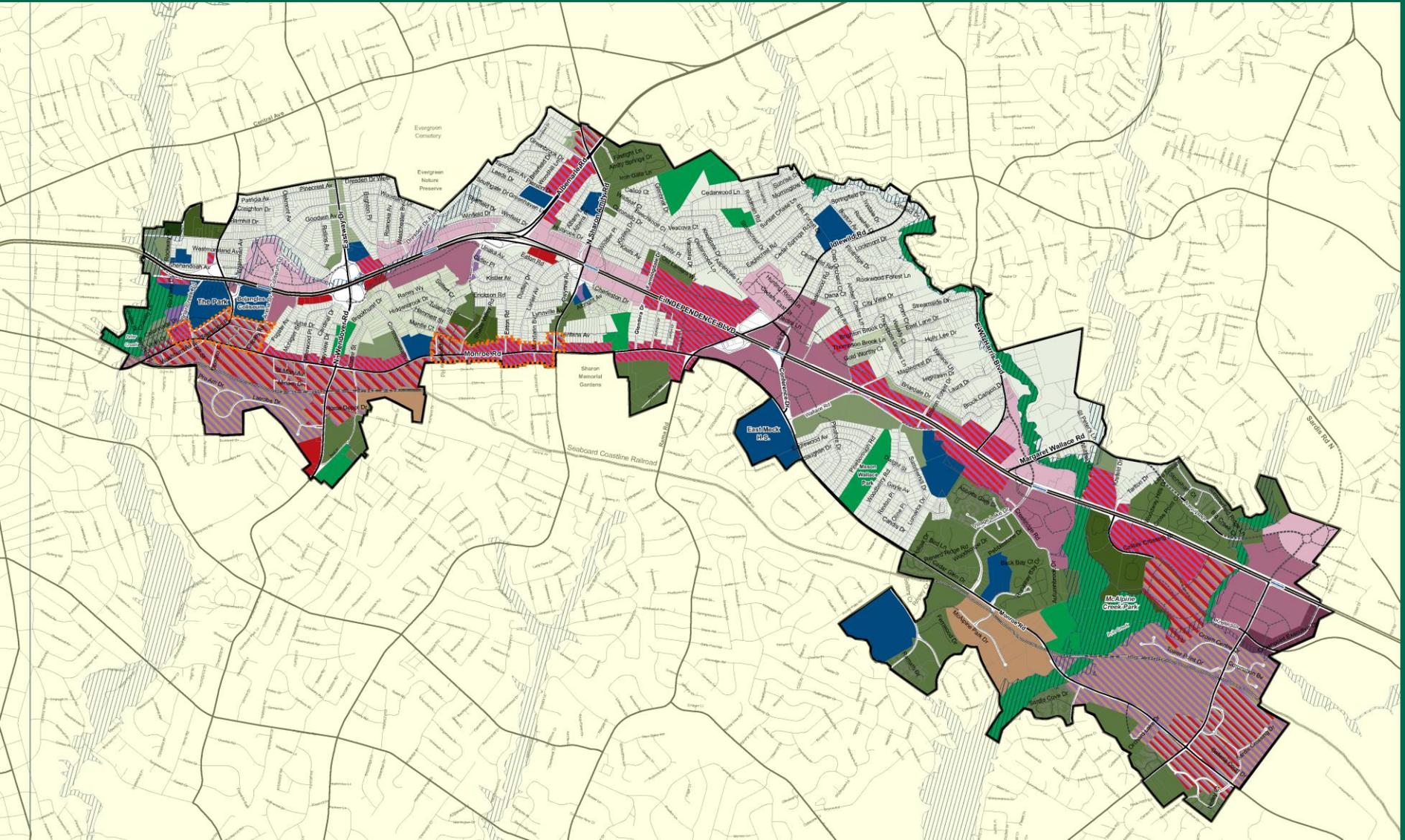


Independence Concept Plan





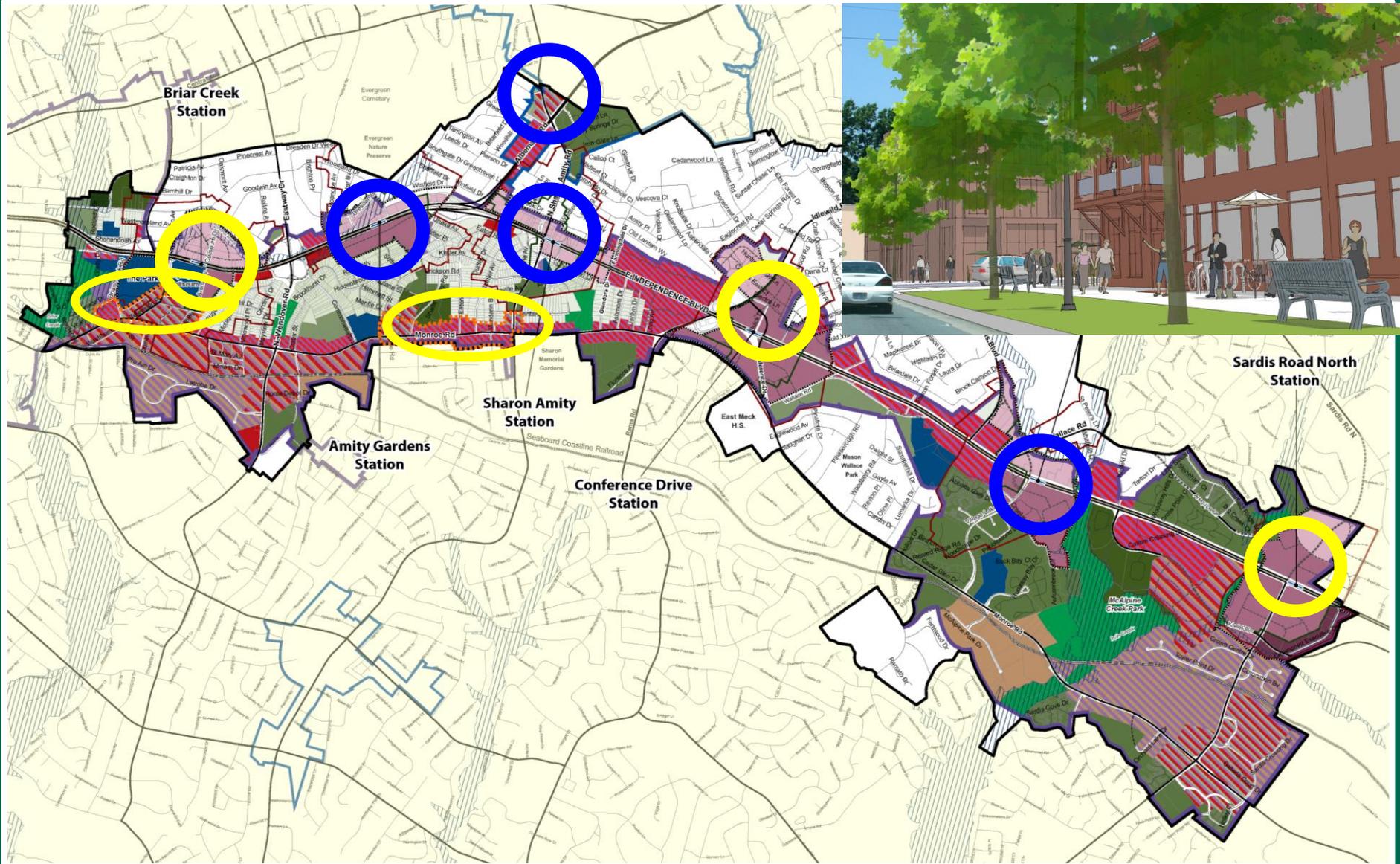
Recommended Future Land Use







Center and Corridor Areas





Community Design Policies

Residential Design Policies

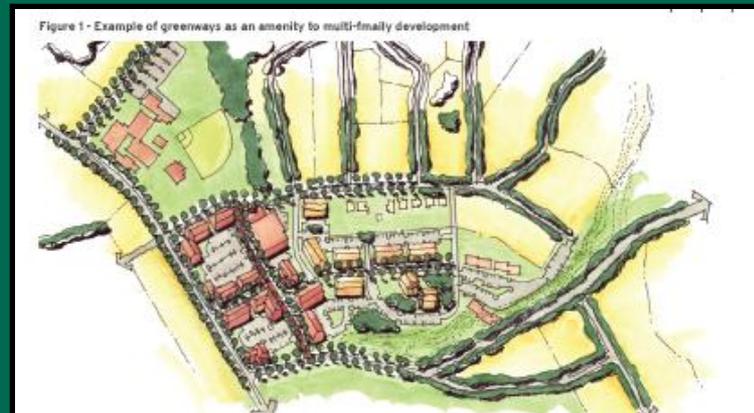
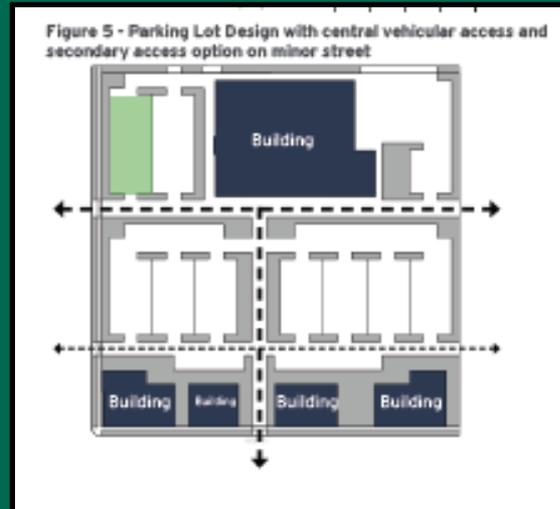
Applicability:

SF - Single Family detached

AM - Single Family attached and Multi-Family

The following design policies are based on adopted General Development Policies (GDP) in 2003. Bold text indicates additional policies specific to the Independence Boulevard Area Plan.

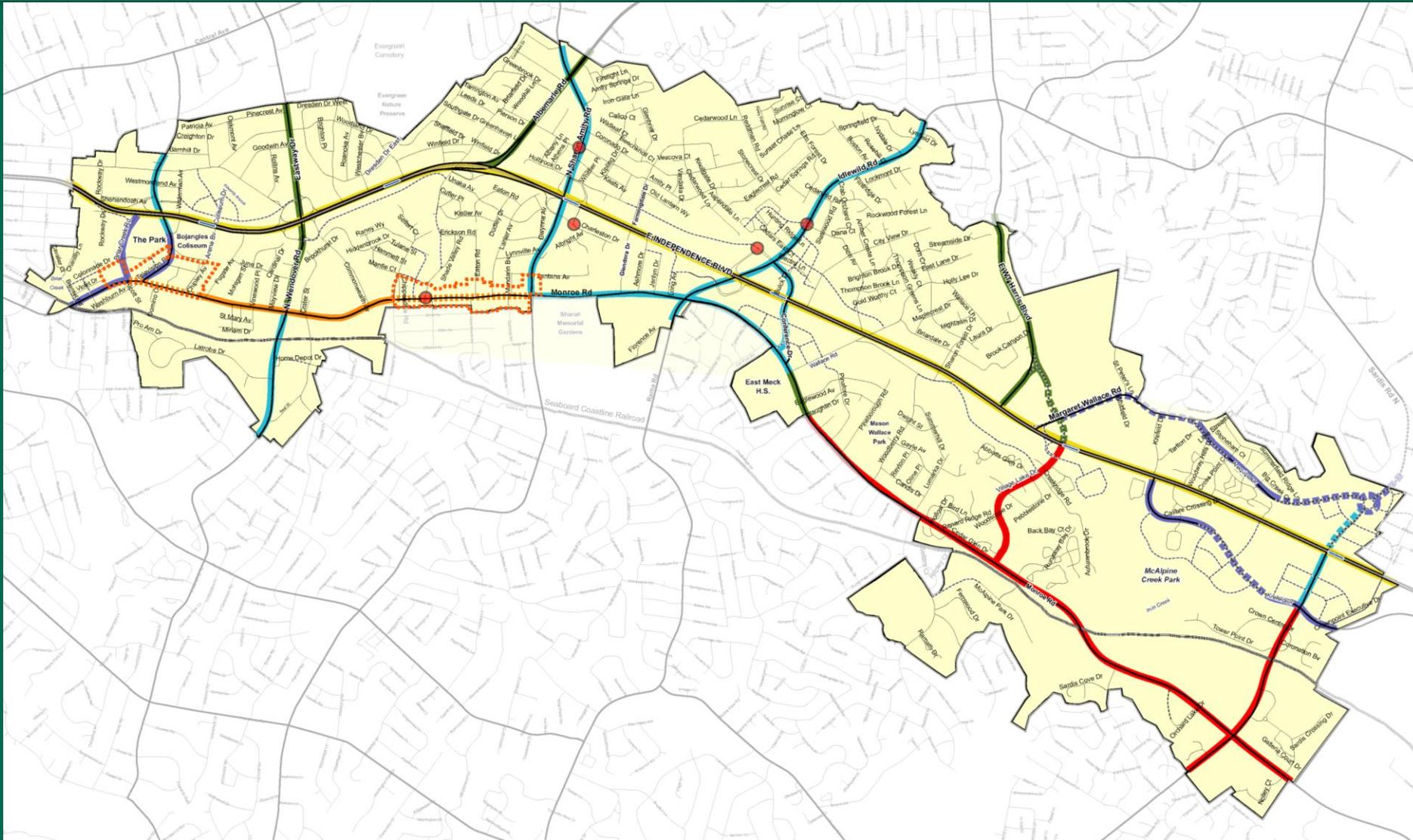
		SF	AM
Building Architecture and Site Design	Preserve historically or architecturally significant structures.	■	■
	Avoid blank walls along pedestrian circulation areas.	■	■
Close attention to building design enhances the community.	Orient building towards street (unless a thoroughfare) or common open space and provide pedestrian access to the street.	■	■
Design policies do not result in conformity of design, but provide direction for both new and infill development.	Blend scale and setbacks of buildings with existing structures.	■	■
	Provide a variety of housing types (floor plans, exterior treatments and materials, massing, and roof forms.)	■	
	Orient buildings toward greenways and other natural areas when feasible.	■	■



- ❖ Help ensure that new development complements the existing or desired character of the Community.



Future Transportation Network



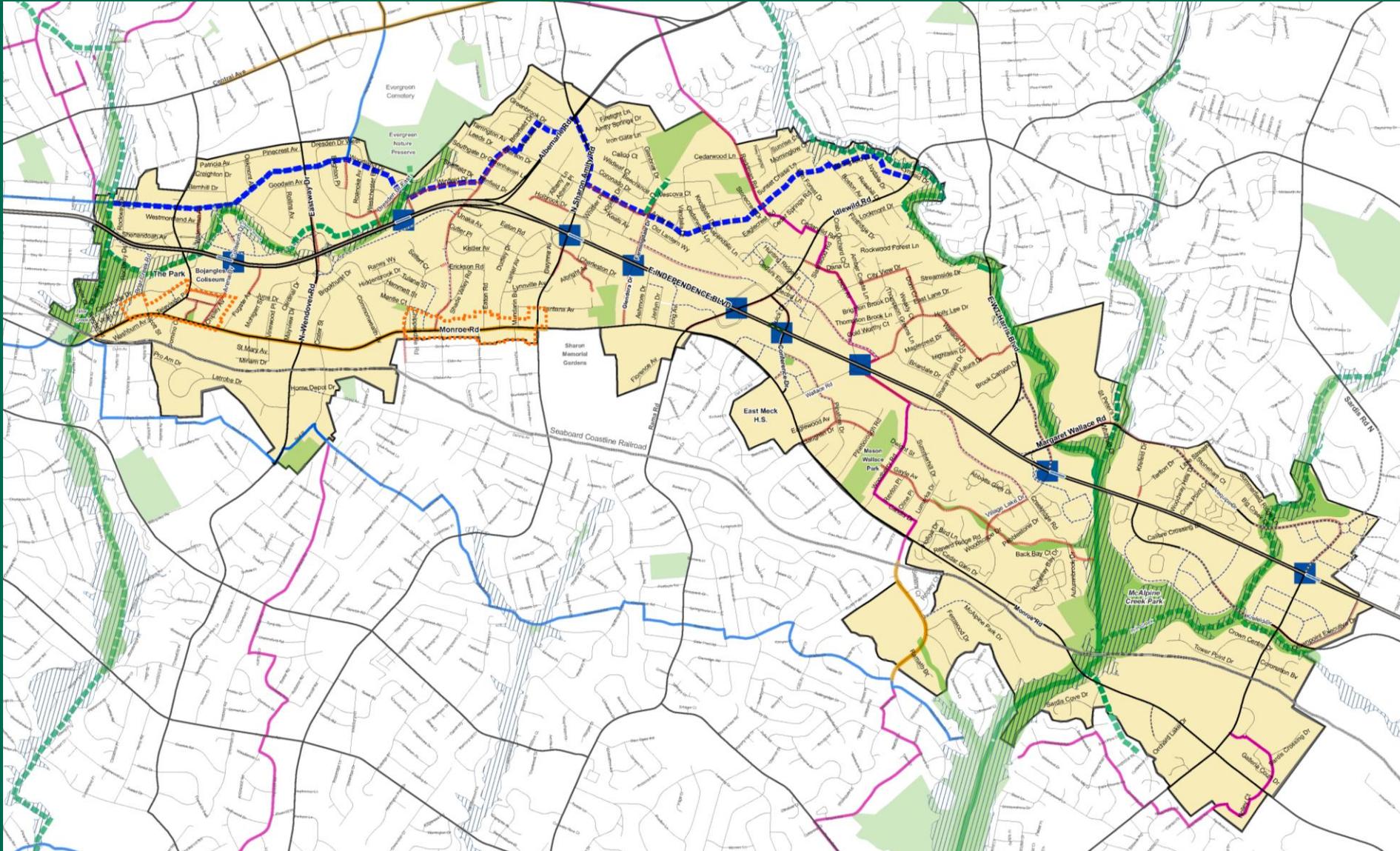


Figure 12 4-lane Avenue (With Parking) Cross-section



Sidewalk	Parking/Trees	Bike Lane	Vehicle Lanes	Bike Lane	Parking/Trees	Sidewalk
6'	*8'	6'	44'	6'	*8'	6'

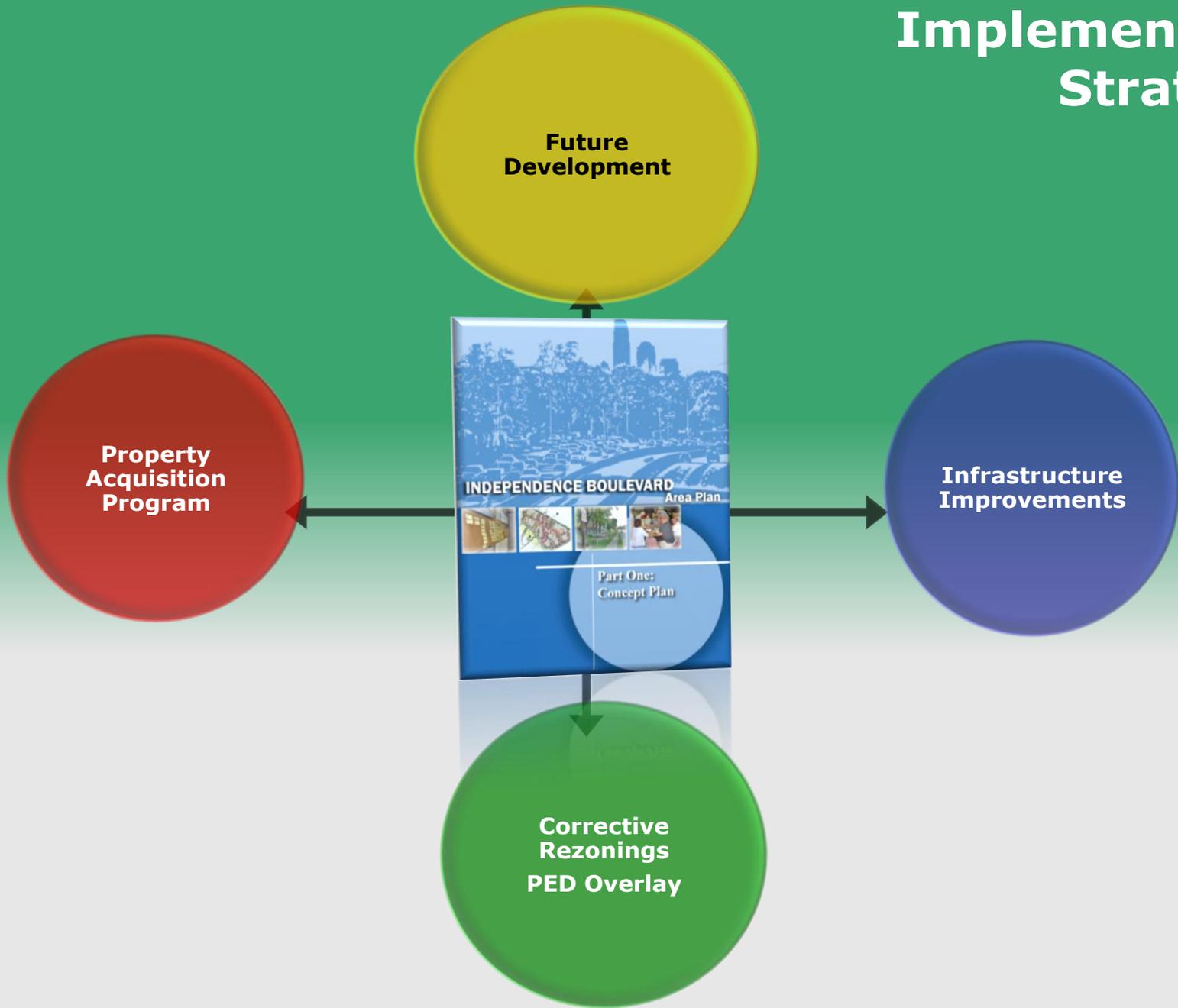
73' BOC

NOTE: *Curb and gutter (2.5') included in dimension of adjacent street element

- **Infrastructure and Public Facilities**
 - Ensure that civic infrastructure keeps pace with development
- **Natural Environment**
 - Protect and enhance the natural and recreational features.

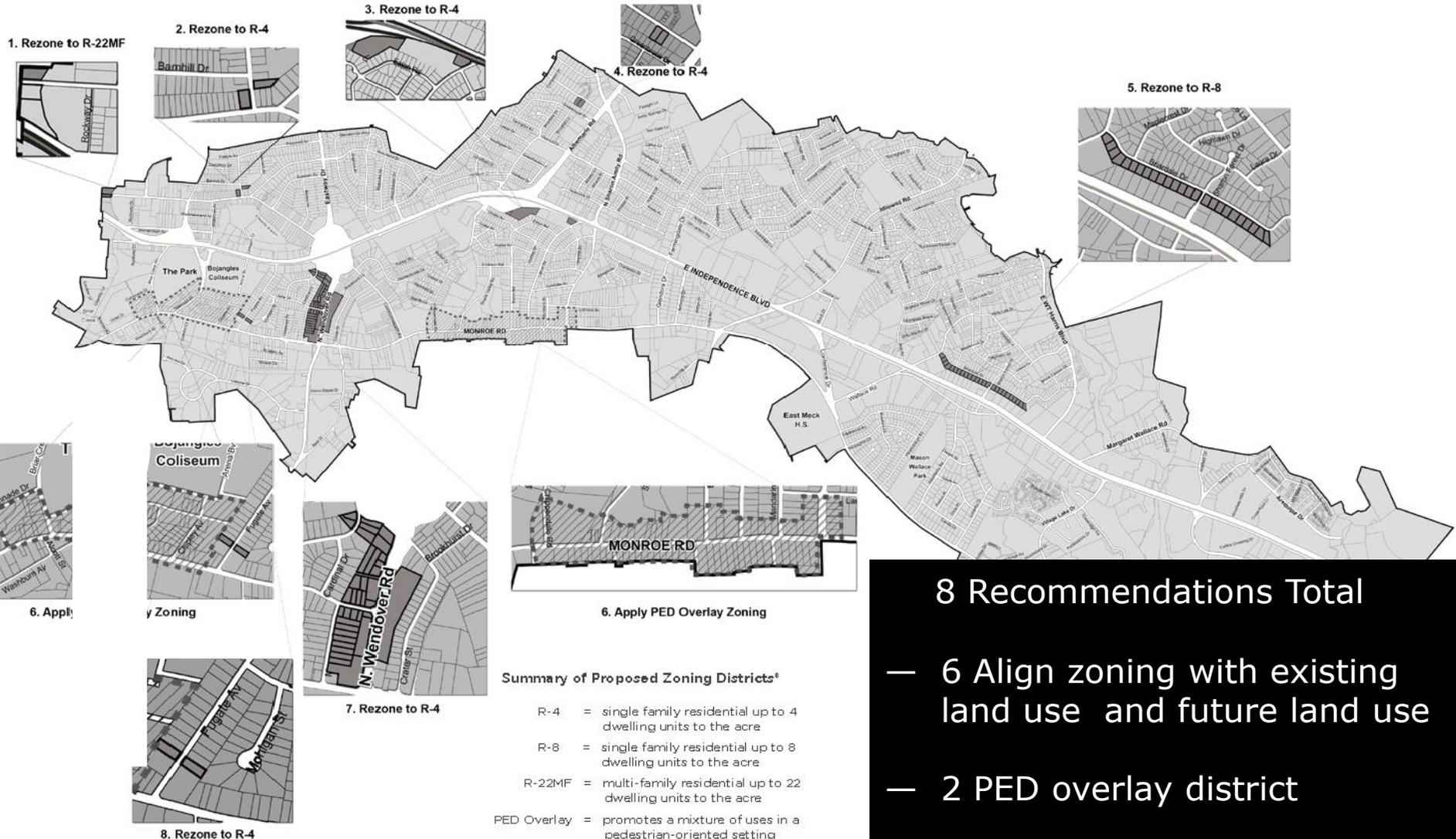


Implementation Strategies





Proposed Corrective Rezoning



8 Recommendations Total

- 6 Align zoning with existing land use and future land use
- 2 PED overlay district

Summary of Proposed Zoning Districts*

- R-4 = single family residential up to 4 dwelling units to the acre
- R-8 = single family residential up to 8 dwelling units to the acre
- R-22MF = multi-family residential up to 22 dwelling units to the acre
- PED Overlay = promotes a mixture of uses in a pedestrian-oriented setting

*Full descriptions are provided in the City of Charlotte Zoning Ordinance

1. Independence Boulevard Transportation Projects

- Property Acquisition and Access
- Restore Business Corridor with left turn lanes
- Light Rail should be grade-separated along corridor

2. Draft Plan Policies (need clarity)

- Future development and neighborhood access
- Property owner compensation for restoring piped streams in new development
- Community design policies appear as architectural regulations
- Transitional Setback should be eliminated completely
- Plan does not promote connectivity

3. Implementation Strategies

- PED Overlay's impact to existing development
- Schedule for corrective rezonings

- Planning Committee Tour - **June 7**
- Planning Committee Recommendation - **June 15**
- City Council Public Comment - **June 28**
- ED Committee Recommendation - **July 8**
- City Council Adoption - **July 26**



- Recommend that City Council receive public comment on the draft *Independence Boulevard Area Plan*





CITY OF CHARLOTTE



Questions?



CITY OF CHARLOTTE

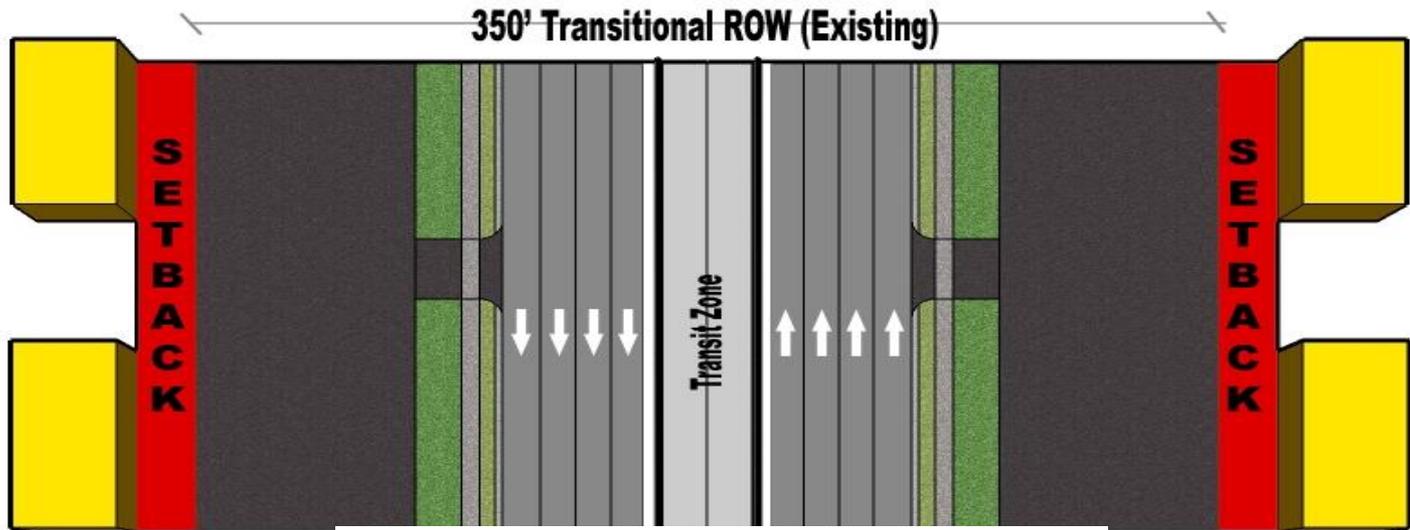
THANK YOU!

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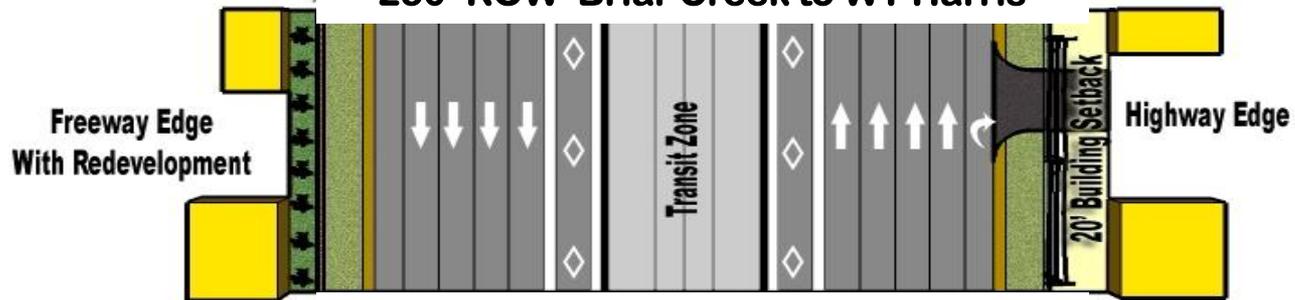
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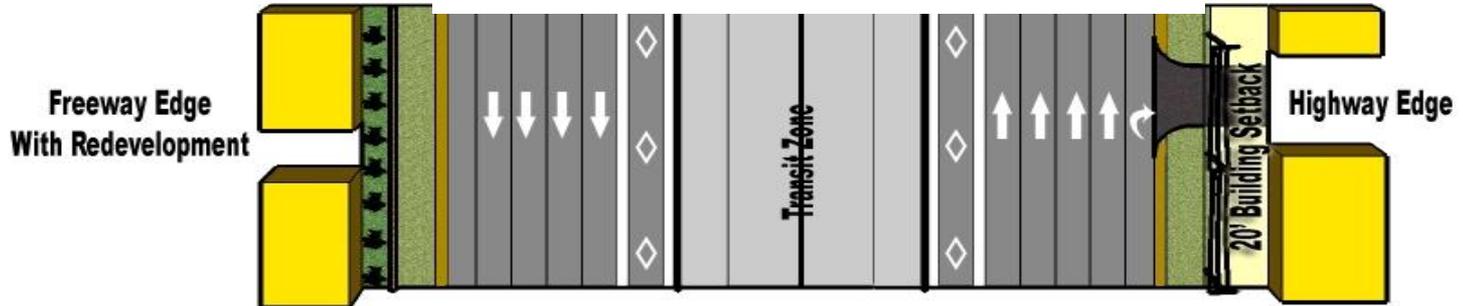
Transitional Setback Revisions



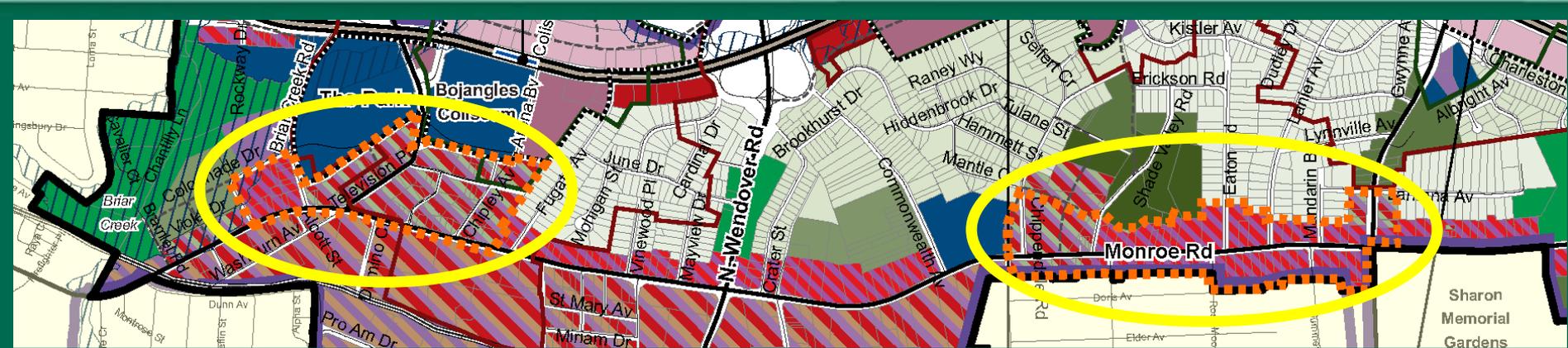
250' ROW Briar Creek to WT Harris



280' ROW Briar Creek to WT Harris



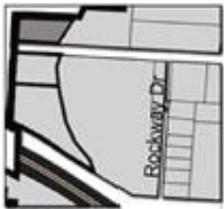
Monroe Road Pedestrian Improvements



Proposed Corrective Rezoning Commonwealth/Shenandoah Area

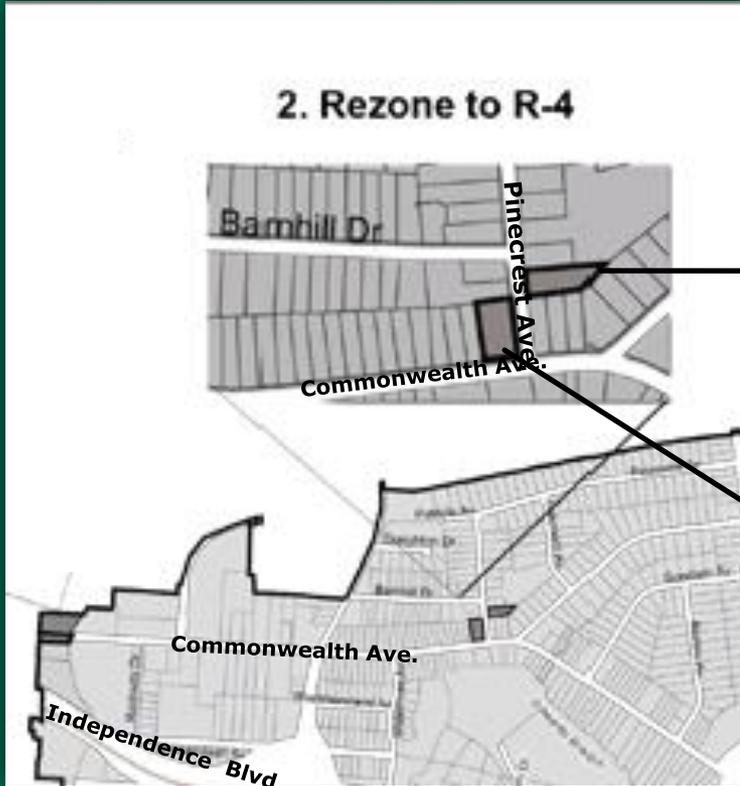


1. Rezone to R-22MF



- ❖ Existing zoning O-2 and R-22
- ❖ Align zoning with existing and recommended future land use

Proposed Corrective Rezoning Pinecrest/Commonwealth Area



- ❖ Existing zoning O-2 and B-1
- ❖ Align zoning with existing and recommended future land use

Proposed Corrective Rezoning June Drive/ Wendover



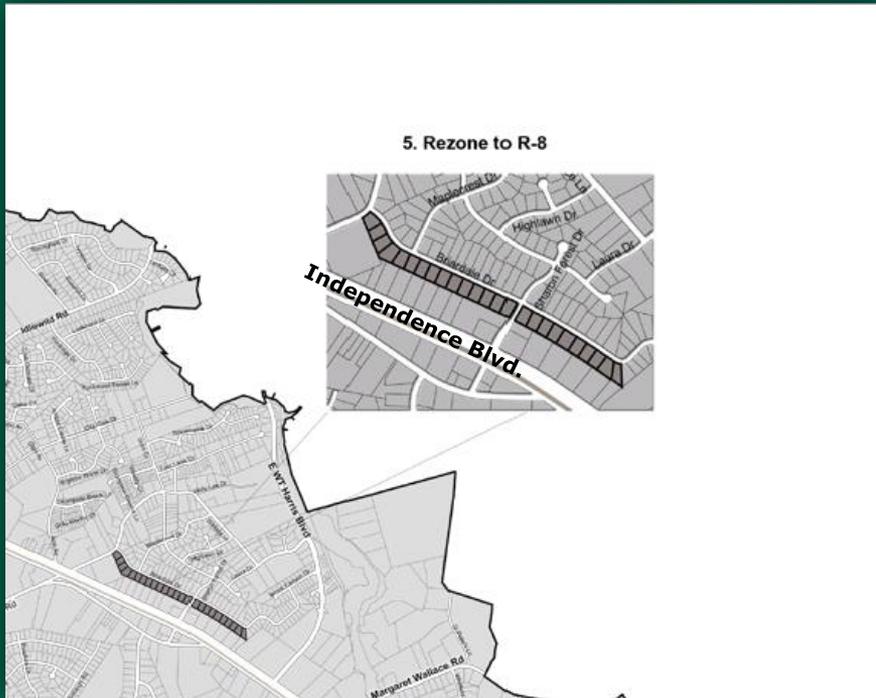
- ❖ Existing zoning R-17
- ❖ Align zoning with existing and recommended future land use

Proposed Corrective Rezoning Driftwood/Albemarle



- ❖ Existing zoning R-17
- ❖ Align zoning with existing and recommended future land use

Proposed Corrective Rezoning Briardale Drive/Wallace Road Area



- ❖ Existing zoning R-17
- ❖ Align zoning with existing and recommended future land use



Existing Single Family Across the Street

Proposed Corrective Rezoning Independence/Albemarle Area



- ❖ Existing zoning B-1
- ❖ Align zoning with existing and recommended future land use

Proposed Corrective Rezoning Fugate/Monroe Road Area



- ❖ Existing zoning O-2
- ❖ Align zoning with existing and recommended future land use

