



Citizen Advisory Group Meeting #9

Police and Fire Training Academy

1770 Shopton Road

March 4, 2010

Draft Meeting Highlights

Citizen Advisory Group Members Present: Madeline Campos, Walter Fields, Jeff Harper, Andy Munn, Walter Neely, Frank and Ann Voortmans, and David Wiggins

Planning Commission Members Present: Eric Locher

Planning Department Staff Present: John Howard, Crissy Huffstickler, Michelle Jones, Alysia Osborne, Melony McCullough, and Brent Wilkinson

Charlotte Department of Transportation Staff Present: Brian Horton and Andy Grzyski

Welcome and Introductions

Mr. Brent Wilkinson, Charlotte-Mecklenburg Planning Department, welcomed advisory group members; proceeded with introductions and reviewed meeting materials provided to the Citizen Advisory Group (CAG).

Draft Concept Plan

Michelle Jones reviewed changes to the Concept Plan with the group. It was noted that there was a difference of opinion among the group about the Brown-Grier / Shopton Road area. Also, the concept for the area along South Tryon near Westinghouse Boulevard was unresolved. Previous discussions have centered around retail uses that provide services for those that work in the area. These areas are highlighted in orange on the concept plan indicating that further discussion is needed. It was decided that these areas would continue to be reflected in that manner and that additional input from the public workshop scheduled for March 25th will be considered.

David Wiggins informed staff that the Capps Community Park was shown in the wrong location on the concept plan. Staff agreed to make the correction.

Draft Goals and Policies

Alysia Osborne, Planning staff, briefly reviewed the plan development process to date which included working with citizens to identify opportunities and issues in the study area, developing a draft vision statement, and developing goals and policies for each issue area. She then presented the draft goals and policies for Land Use, Design and Transportation developed by Planning and Charlotte-Department of Transportation (CDOT) staff.

Listed below are the sample Land Use, Design and Transportation goals and policies presented to the CAG. It was the consensus of participants to work together to review and discuss this information. The text in “*italics and red*” and “~~strike throughs~~” reflect the Citizen Advisory Group’s comments.

LAND USE GOALS AND POLICIES

Draft Goal 1: Implement a land use and zoning pattern that offers a balanced mix of land uses.

Draft Policies

1. Maintain/preserve areas recommended for low density residential where appropriate.

CAG Comments

- *Mix of uses is good and should include employment, retail, residential, and recreational.*
- *Mixture of uses would reduce vehicle trips.*
- *City should revisit recent rezonings to address changes in demand in the area.*

Draft Goal 2: *Provide a variety of housing types at varying densities.*

CAG Comments

- *Consider existing development pattern in residential development.*
- *Combine policy 1 & 2. Considerations should apply to all residential densities.*

Draft Policies

1. Designate areas for low density residential:

Environmental conditions

Availability of public infrastructure

CAG Comments

- ~~Lane~~ *Street Network* capacity
- ~~Lack of connectivity~~ *Opportunity for connectivity*
- *Noise Impacts from existing major roads (i.e. I-485)*

2. Provide for moderate density residential in appropriate locations.

Accessibility

Transit

Neighborhood Services – retail and employment

CAG Comments

- Walkability - *should specify additional pedestrian facilities when development occurs*
- *Multiple entrances into development*

3. Concentrate higher density development in defined mixed use activity centers where appropriate.

4. Encourage a more compact, multi-use development pattern in *appropriate locations* to enable residents to live, shop, and work in close proximity.

Identify areas appropriate for neighborhood and community retail-oriented mixed/multi use centers to provide living and shopping choices to serve the diverse needs of residents. Identify geographies that have limited access to retail land uses.

Encourage infill development that provides a mixture of uses that enhances and preserves existing neighborhoods and structures.

Improve land use accessibility rating.

CAG Comments

- *Considerations should include accessibility to safe green amenities.*

5. Protect existing employment / office and industrial centers.
 - Encourage infill development that complement and serve existing industrial land uses.
6. Allow intensification of land uses under the following conditions:
 - Location in mixed use centers.
 - Near interchanges.
 - Link green amenities such as open space, greenways, parks and other passive uses.

COMMUNITY DESIGN GOALS AND POLICIES

Draft Goal: 1 Integrate environmentally sensitive design elements into all development (~~residential, office and retail~~) by incorporating the area's existing natural features and topography.

Draft Policies

1. Provide a meaningful amount of usable and accessible common open space and integrate the tree canopy into development.
2. Minimize the amount and improve the quality of storm water runoff.

CAG Comments

- *Incorporate or create* natural and/or historical elements in development.
- *Plan document should include some record of the historical sites in the area.*
- Preserve steep slopes *where feasible.*
- *Improve building design by including sustainable building materials such as masonry, stonework, etc.*
- *Provide variations in building architecture, facades and articulation.*

Draft Goal 2: Design development to encourage pedestrian activity.

Draft Policies

1. Provide and encourage accessibility to Catawba River, McDowell Nature Preserve and other natural amenities through streets, sidewalks and trails.

CAG Comments

- ~~Orient buildings toward street.~~
- *Improve pedestrian activity by providing pedestrian facilities that connect to building entrances, green space, and parking in appropriate locations so not to disrupt pedestrian trips.*
- *Vertically integrated mixed-uses promote pedestrian activity (like in Ayrsey).*

TRANSPORTATION GOALS AND POLICIES

Draft Goal 1: Strengthen the relationship between land use and transportation.

CAG Comments

- *Comment about transit stop visibility on Tryon.*
- *Provide capacity or street network that complements immediate development.*
- *Provide reverse frontage on major thoroughfares.*
- *Coordinate greenway development with road improvements (e.g. overland connector on Tryon to proposed greenway).*
- *Provide more traffic signals.*

Draft Goal 2: Provide a safe, accessible, and efficient transportation network for all users.

Draft Policies:

1. Scale street network to the intensity of development.
2. Encourage mixed-use developments that support shorter vehicular trips and alternative forms of transportation.
3. Integrate land use and transit choices.
4. Strategically locate land uses with respect to the ~~committed~~ *planned/future* transportation system.

CAG Comments

- *Provide capacity or street network that complements immediate development within the area.*
- *Provide reverse frontage on major thoroughfares.*
- *Coordinate greenway development with road improvements (e.g. overland connector on Tryon to proposed greenway).*
- *Provide more traffic signals.*

Draft Policies:

1. Improve area connectivity by providing streets, cross access, internal site circulation, and multiple entrances.
2. Better match street design to surrounding land uses.

Draft Goal 3: Support walking, cycling and transit as viable alternatives to driving.

Draft Policies:

1. Increase transit service options as development occurs.
2. Ensure new development includes sidewalks and pedestrian amenities.
3. Construct pedestrian and bicycle facilities along new and improved roads and greenways.

CAG Comments

- *Mix of uses is good and should include employment, retail, residential, and recreation.*
- *City should revisit conditional rezoning petitions (three year review) that have not been developed.*
- *Mixture of uses would reduce vehicle trips.*

Wrap-up and Next Steps

Ms. McCullough reminded the group of the public workshop scheduled for March 25th and encouraged them to share this information with others. The focus of the workshop will be to receive input on the draft concept plan and draft goals and policies.