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Steele Creek Area Plan

Advisory Group Meeting #1

Steele Creek Branch Library

13620 Steele Creek Road

August 4, 2009

6:00 p.m.

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1. Welcome / Introductions
2. Background Information
3. Policy Framework
4. Plan Development Process
5. Public Input Results
6. Group Exercise
7. Wrap-up and Next Steps






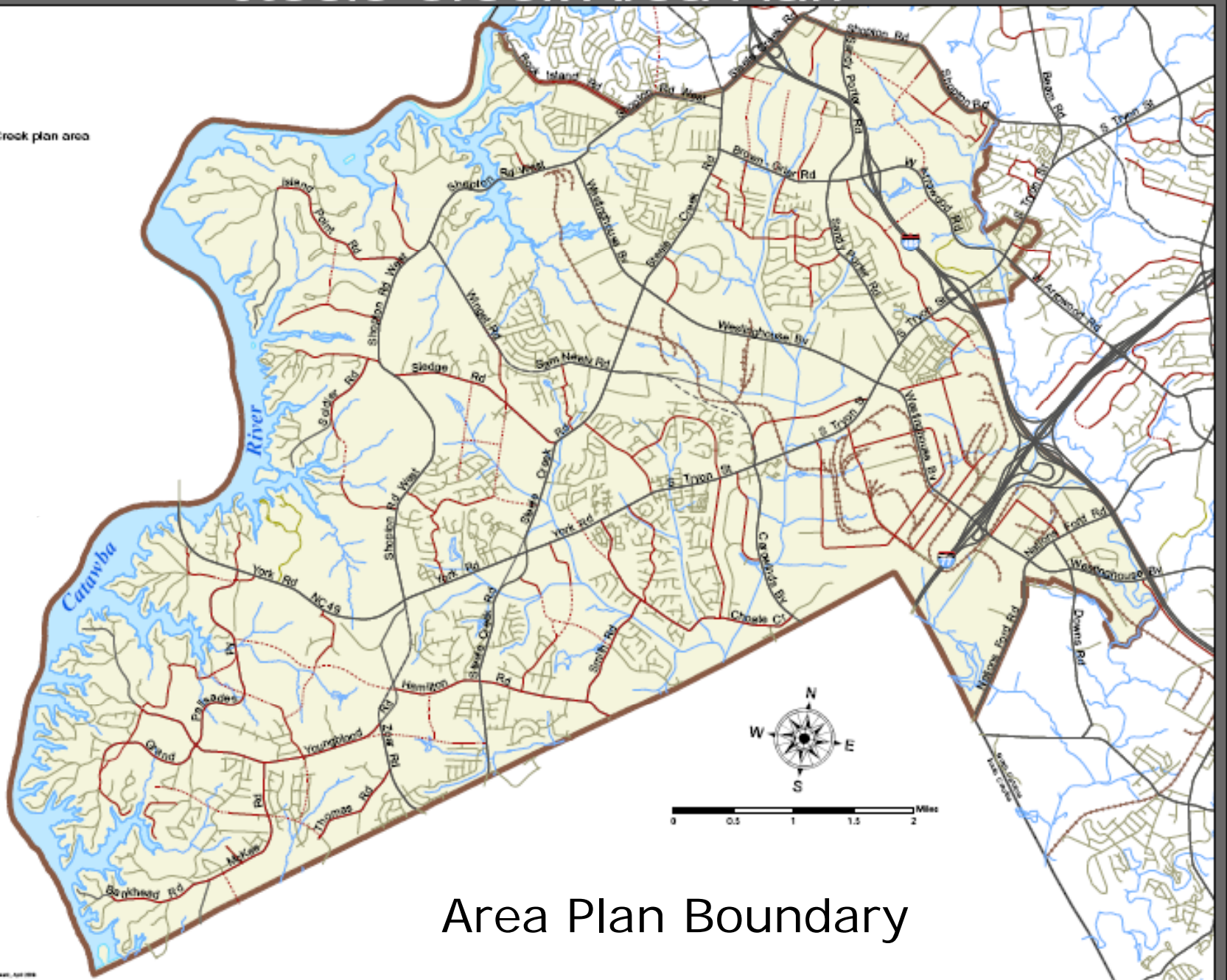
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BACKGROUND INFORMATION

Steele Creek Area Plan

 Steele Creek plan area



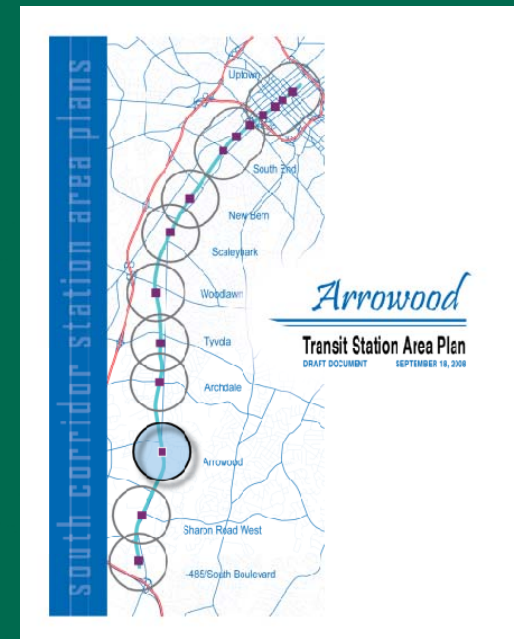
Area Plan Boundary





Purpose of an Area Plan?

- Framework for Future Growth and Development that Updates the Broader, More General District Plans
- Policy Guide For How the Community Should Be Maintained or Changed
- Policy Guide for Elected & Appointed Officials in Making Land Use, Zoning, and Capital Investment Decisions



What Can You Expect From an Area Plan?

Clarify vision for the area

Identify and provide policies to address development opportunities and issues

But not . . .

Create regulations or laws

Identify public and private investments needed to achieve vision

But not . . .

Provide funding & implementation means overnight

Possibly recommend zoning changes in appropriate locations

But not . . .

Rezone property

Guide more appropriate development

But not . . .

Halt development



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Why Do a Plan for This Area?

- ❖ Amount of Recent Development Inconsistent with Adopted Plans
- ❖ Amount of Growth in Area
- ❖ Transportation Concerns
- ❖ Opportunity to Better Integrate Transportation and Land Use Planning
- ❖ Impacts of Opening of I-485 Interchanges

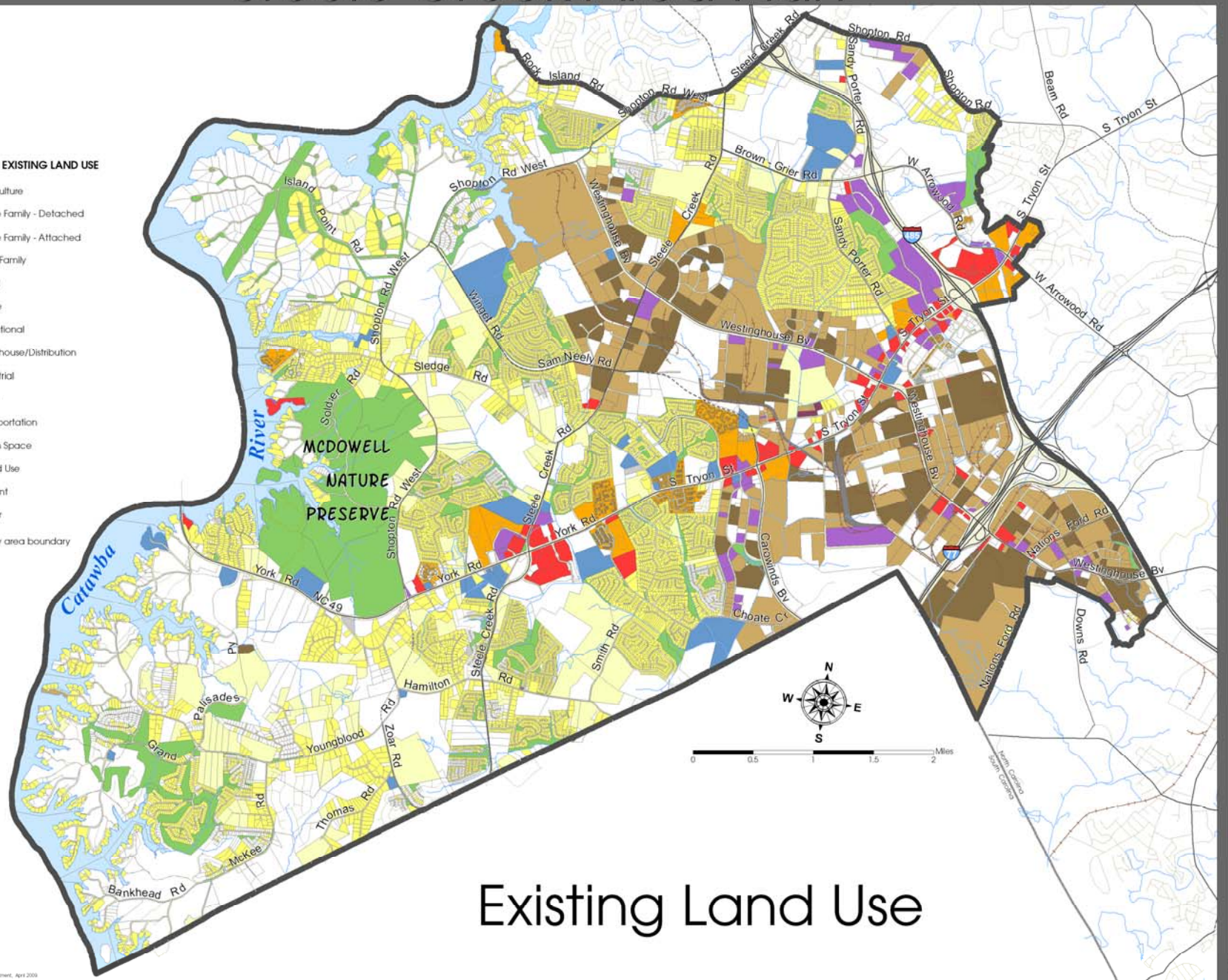


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Steele Creek Area Plan

GENERALIZED 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
- Water
- Study area boundary













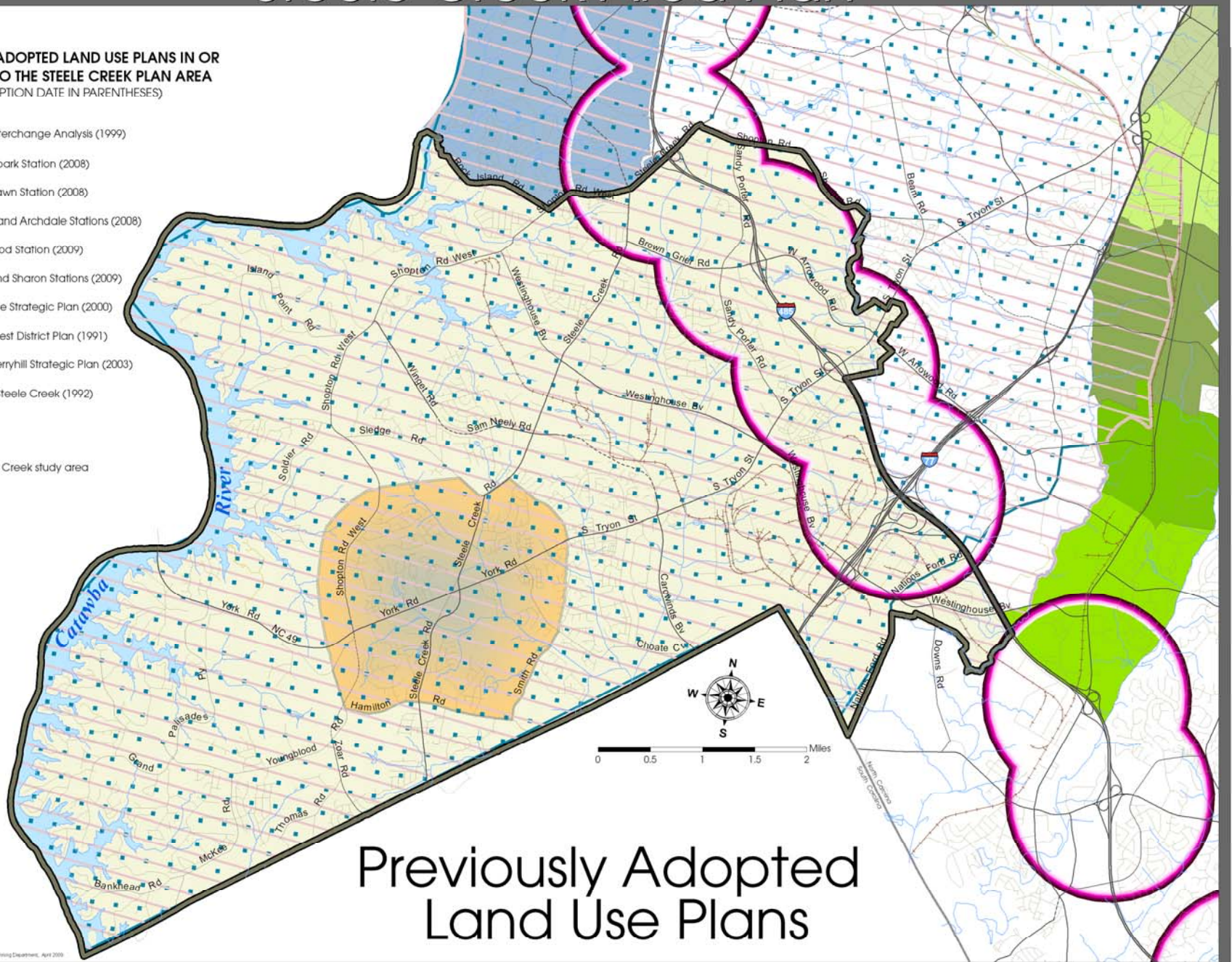
Existing Land Use



Steele Creek Area Plan

PREVIOUSLY ADOPTED LAND USE PLANS IN OR ADJACENT TO THE STEELE CREEK PLAN AREA (ADOPTION DATE IN PARENTHESES)

-  I-485 Interchange Analysis (1999)
-  Scaleybark Station (2008)
-  Woodlawn Station (2008)
-  Tyvola and Archdale Stations (2008)
-  Arrowood Station (2009)
-  I-485 and Sharon Stations (2009)
-  Westside Strategic Plan (2000)
-  Southwest District Plan (1991)
-  Dixie Berryhill Strategic Plan (2003)
-  Lower Steele Creek (1992)
-  Steele Creek study area



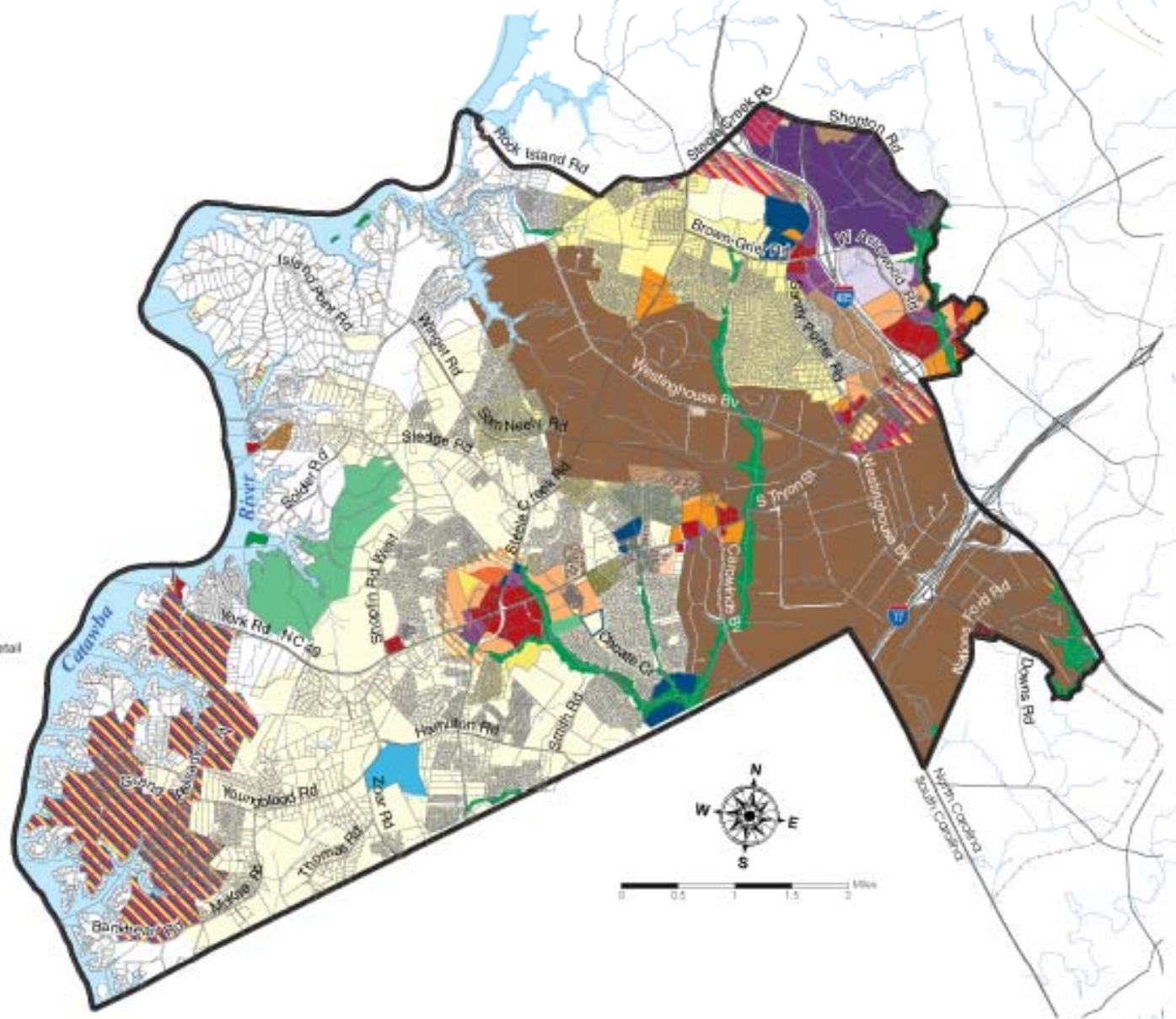
Previously Adopted Land Use Plans



Steele Creek Area Plan

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
-  Research
-  Institutional
-  Office
-  Office/Business Park
-  Office/Business Park/Industrial
-  Retail
-  Warehouse/Distribution
-  Industrial
-  Industrial - Light
-  Industrial - Heavy
-  Utility
-  Park/Open Space
-  Greenway
-  Single Family/Multi-Family
-  Single Family/Multi-Family/Office/Retail
-  Single Family/Multi-Family/Institutional/Office/Retail
-  Multi-Family/Retail
-  Multi-Family/Office/Retail
-  Office/Retail
-  Residential/Office/Retail



Adopted Future Land Use



Population Changes



Population increase over last 17 years

City of Charlotte

– 396,000 to 683,000 people

Mecklenburg County

– 511,000 to 875,000 people

Population increase over last 8 years

Steele Creek

– 9,200 to 35,300 people



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POLICY FRAMEWORK

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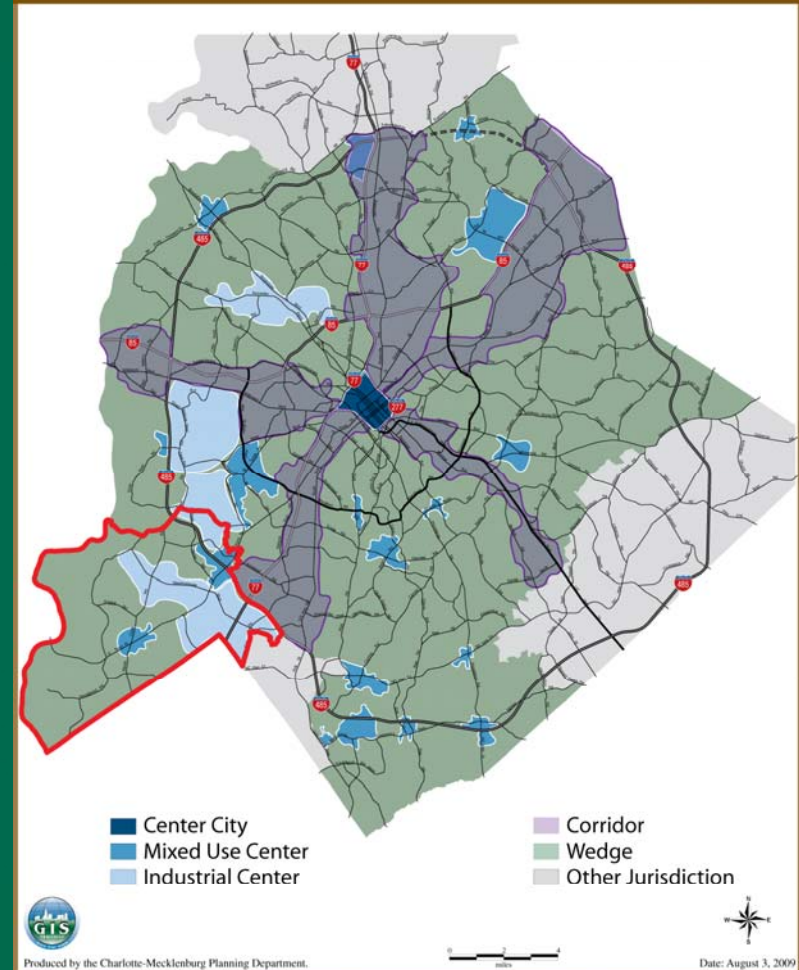


Activity Centers are generally appropriate for new growth, along with the type and intensity of development corresponding to the Center type.

Growth Corridors are priority locations for new growth, especially in identified Transit Station Areas.

Wedges are predominantly low density residential with limited higher density housing and neighborhood serving commercial uses.

Centers, Corridors, and Wedges



Steele Creek Area Plan

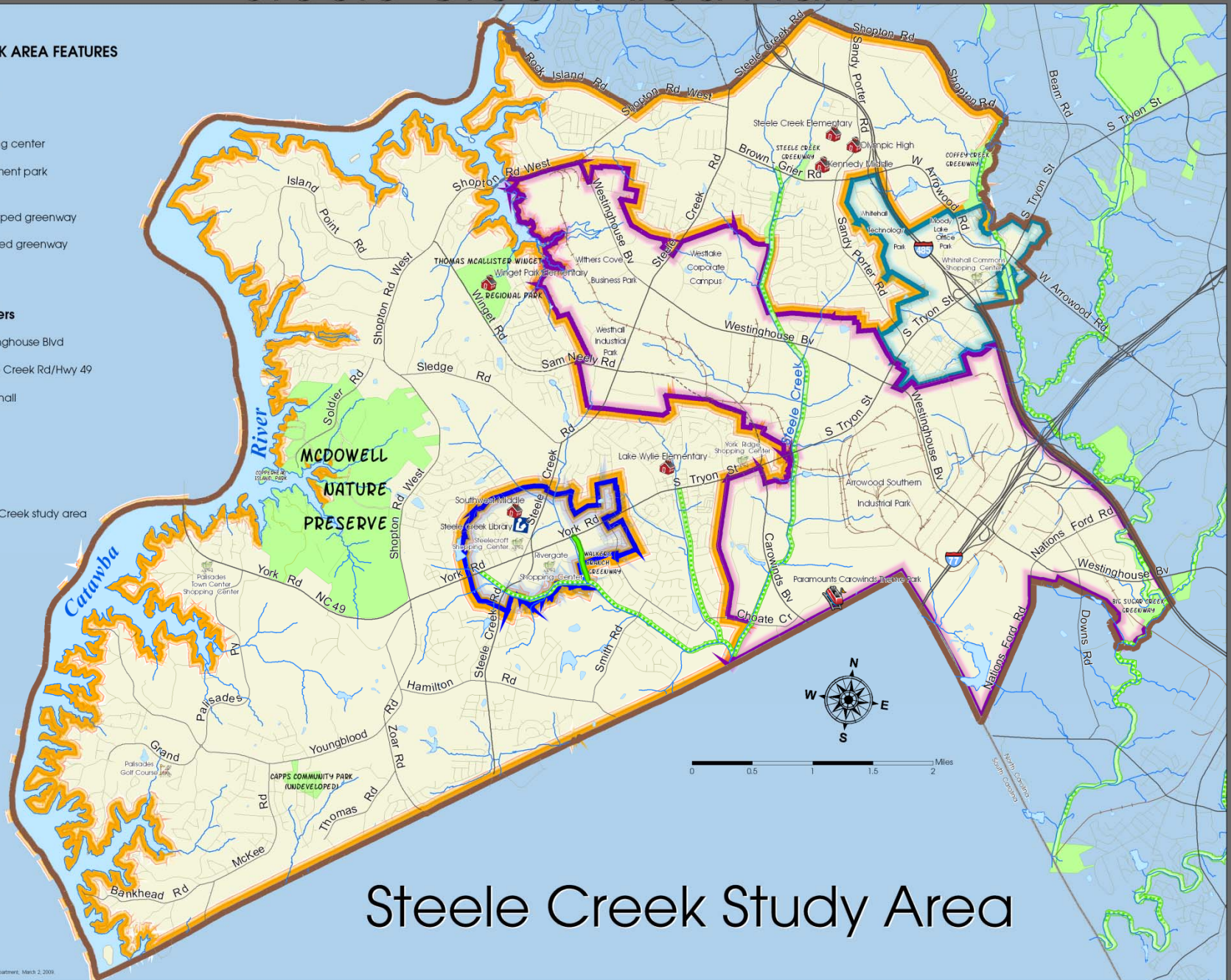
STEELE CREEK AREA FEATURES

-  School
-  Library
-  Shopping center
-  Amusement park

-  Developed greenway
-  Proposed greenway
-  Park

- Activity Centers**
-  Westinghouse Blvd
-  Steele Creek Rd/Hwy 49
-  Whitehall

- Wedge**
-  Steele Creek study area
-  Steele Creek study area



Steele Creek Study Area



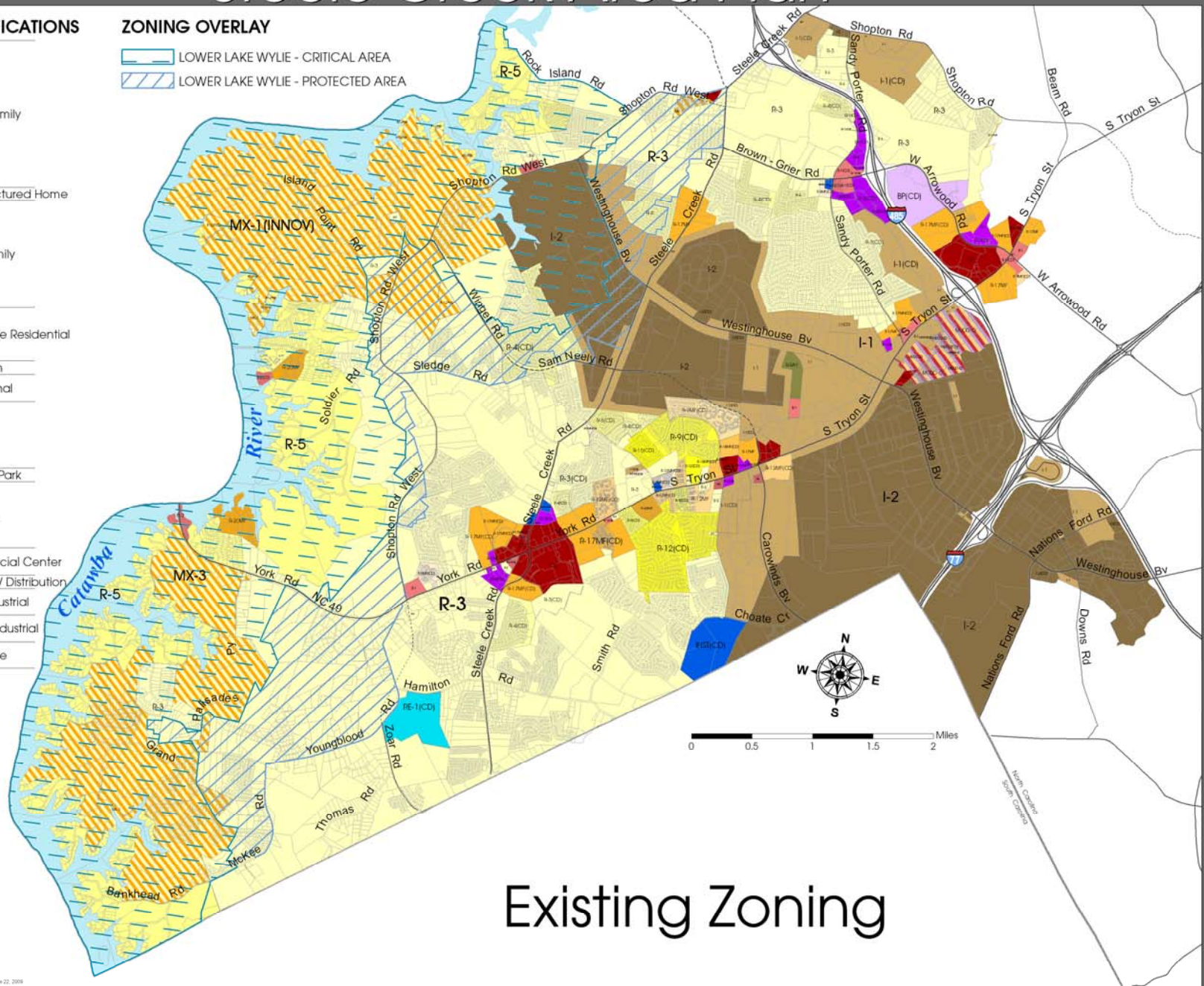
Steele Creek Area Plan

ZONING CLASSIFICATIONS

[Yellow]	R-3
[Light Yellow]	R-3(CD)
[Yellow]	R-4
[Light Yellow]	R-4(CD)
[Yellow]	R-5
[Light Yellow]	R-5(CD)
[Yellow]	R-6
[Light Yellow]	R-8(CD)
[Light Yellow]	R-9(CD)
[Light Yellow]	R-12(CD)
[Light Yellow]	R-15(CD)
[Light Yellow]	R-MH
[Light Yellow]	R-8MF(CD)
[Light Yellow]	R-9MF(CD)
[Light Yellow]	R-12MF
[Light Yellow]	R-12MF(CD)
[Light Yellow]	R-15MF(CD)
[Light Yellow]	R-17MF
[Light Yellow]	R-17MF(CD)
[Light Yellow]	R-20MF
[Light Yellow]	MX-1
[Light Yellow]	MX-1(INNOV)
[Light Yellow]	MX-3
[Light Yellow]	R-12PUD
[Light Blue]	RE-1(CD)
[Light Blue]	INST
[Light Blue]	INST(CD)
[Light Blue]	O-1
[Light Blue]	O-1(CD)
[Light Blue]	O-2
[Light Blue]	O-2(CD)
[Light Blue]	O-15(CD)
[Light Blue]	BP(CD)
[Light Blue]	B-1
[Light Blue]	B-1(CD)
[Light Blue]	B-2
[Light Blue]	B-2(CD)
[Light Blue]	NS
[Light Blue]	CC
[Light Blue]	B-1SCD
[Light Blue]	B-D(CD)
[Light Blue]	I-1
[Light Blue]	I-1(CD)
[Light Blue]	I-2
[Light Blue]	I-2(CD)
[Light Blue]	MUDD(CD)
[Light Blue]	MUDD-O

ZONING OVERLAY

[Blue Hatched]	LOWER LAKE WYLIE - CRITICAL AREA
[Light Blue Hatched]	LOWER LAKE WYLIE - PROTECTED AREA













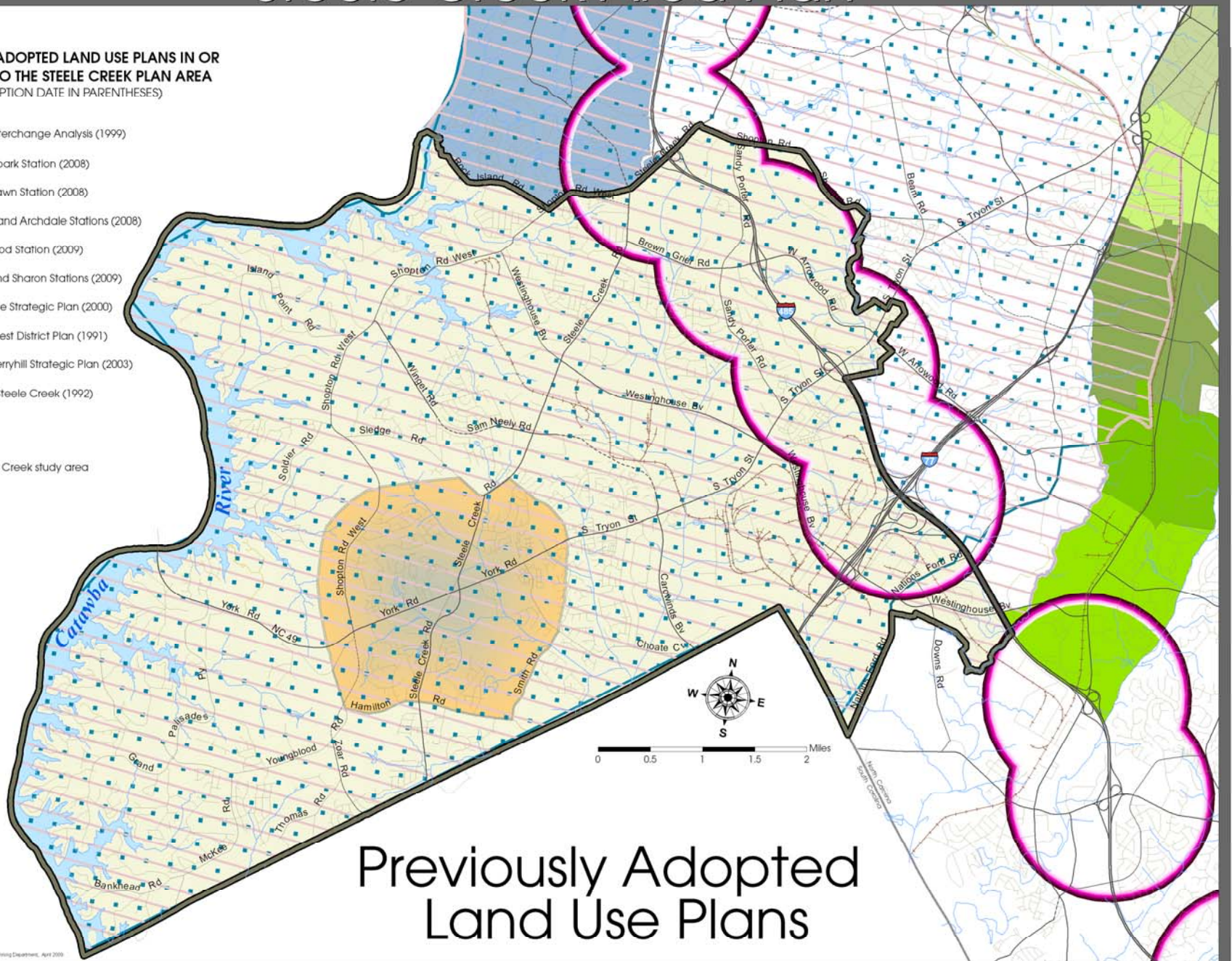
Existing Zoning



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Previously Adopted Land Use Plans





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PLAN DEVELOPMENT PROCESS

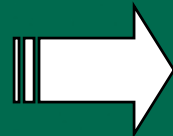
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Plan Development Process

**Data
Collection
&
Analysis**

2008-2009

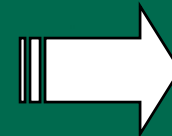


**Initial Public
Meetings
June 2009**

**Citizen Advisory
Group Meetings and
Public Workshops
Summer / Fall 2009**

Draft Plan

**Final Public
Meeting**



**Review
&
Adoption
Spring 2010**



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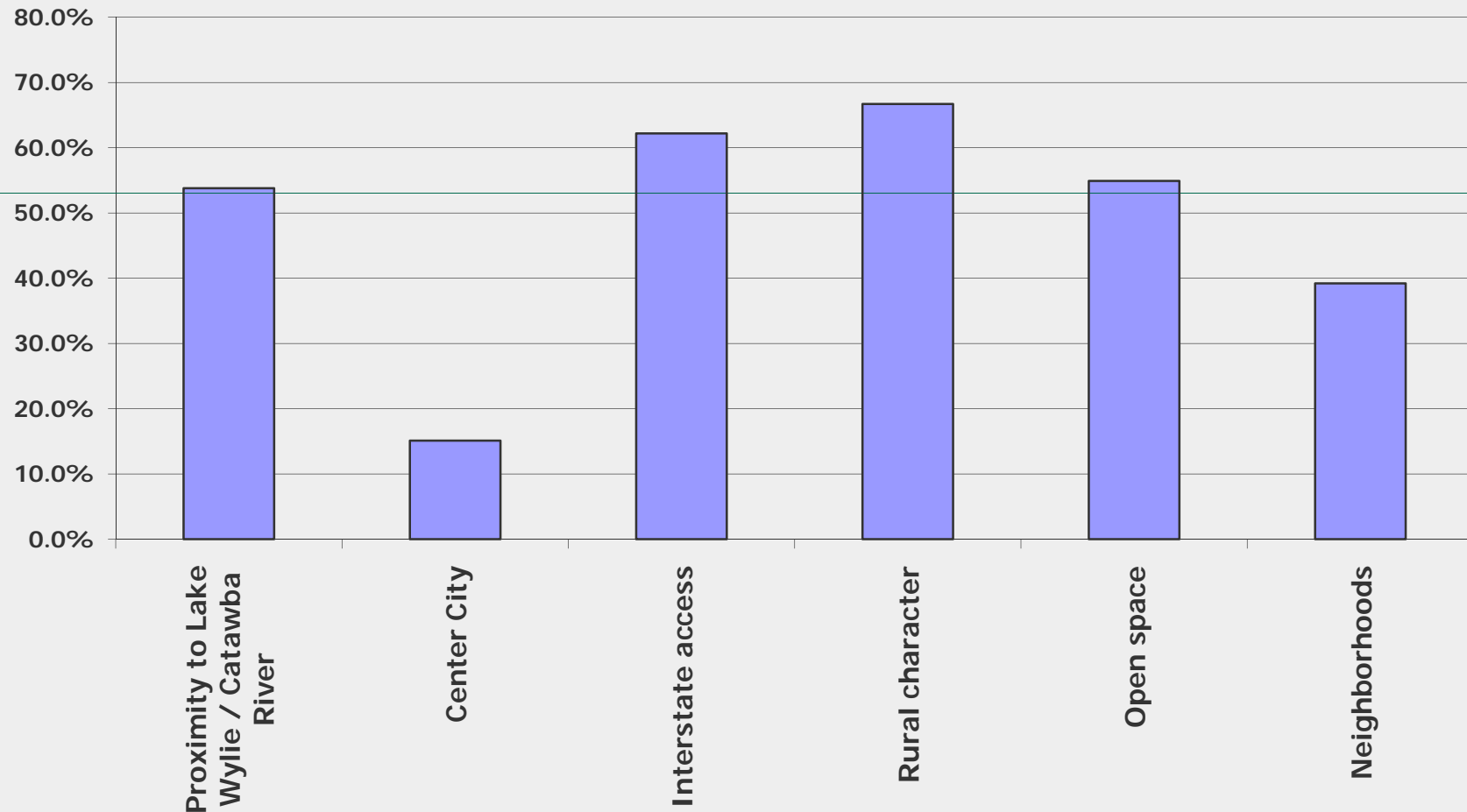


PUBLIC INPUT RESULTS

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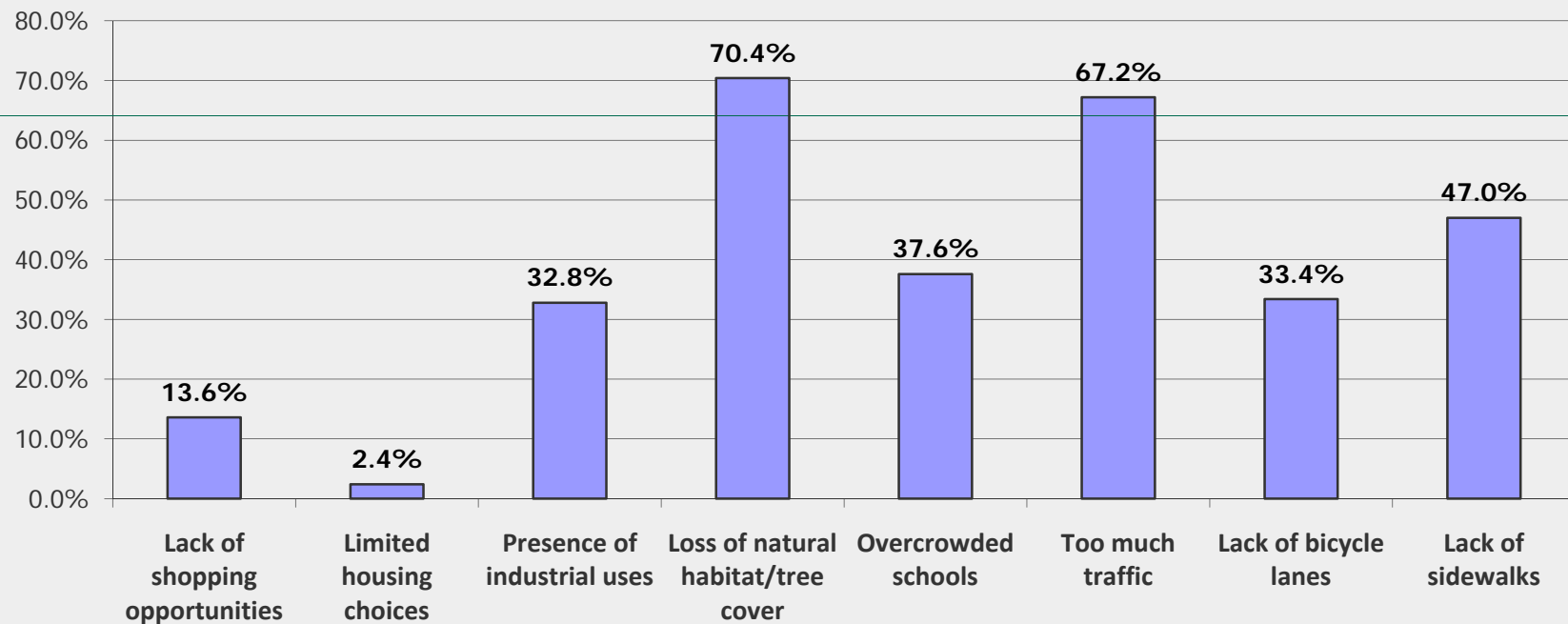


What do you like most about the plan area?



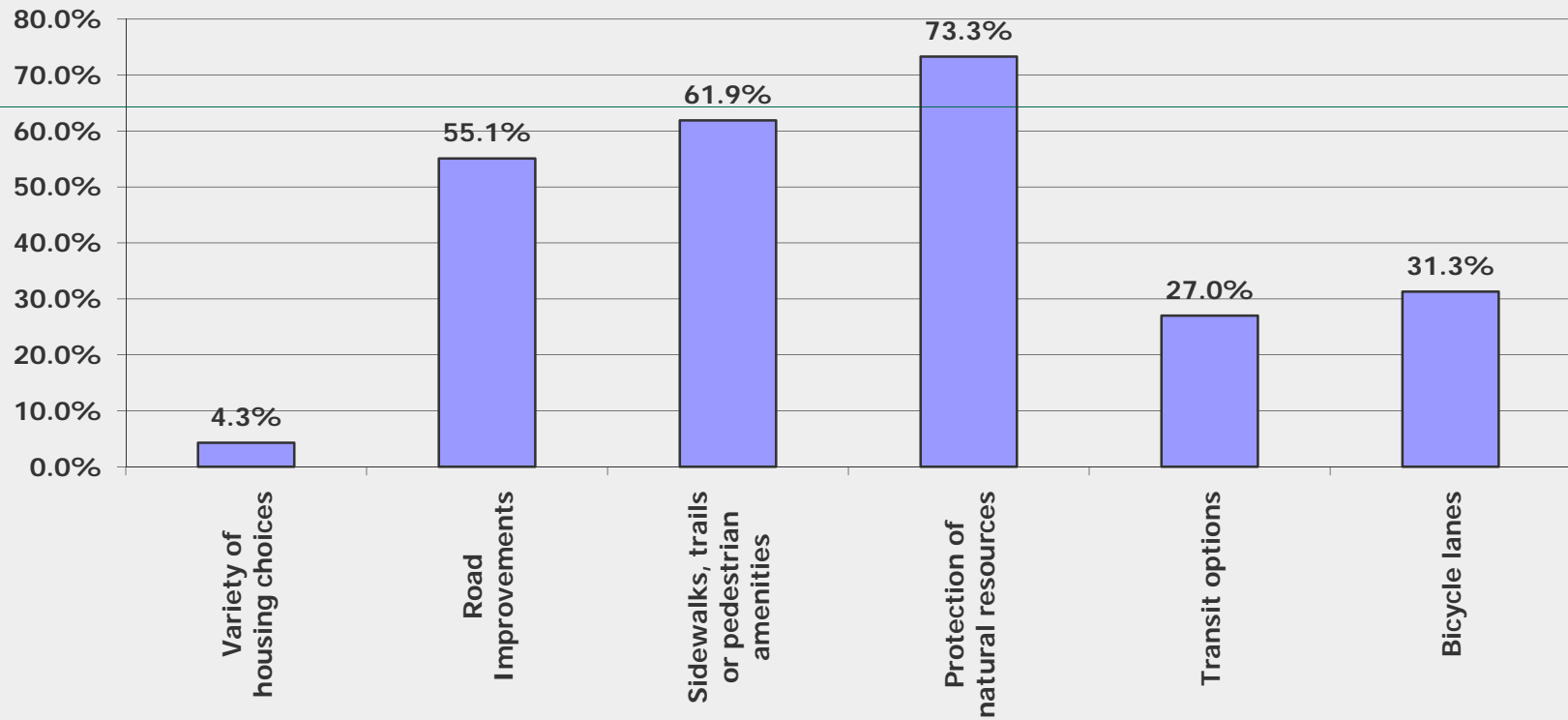


What concerns you the most about the plan area?



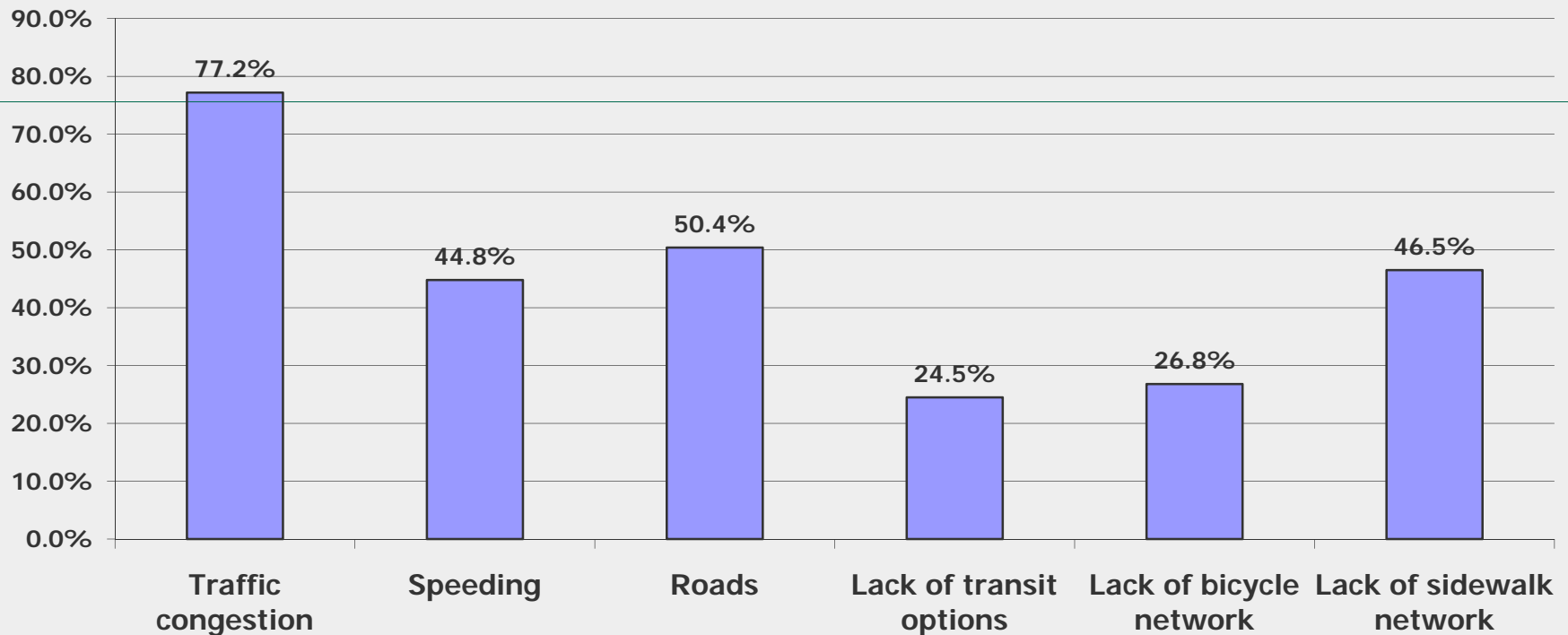


What improvements would you like to see in the plan area?



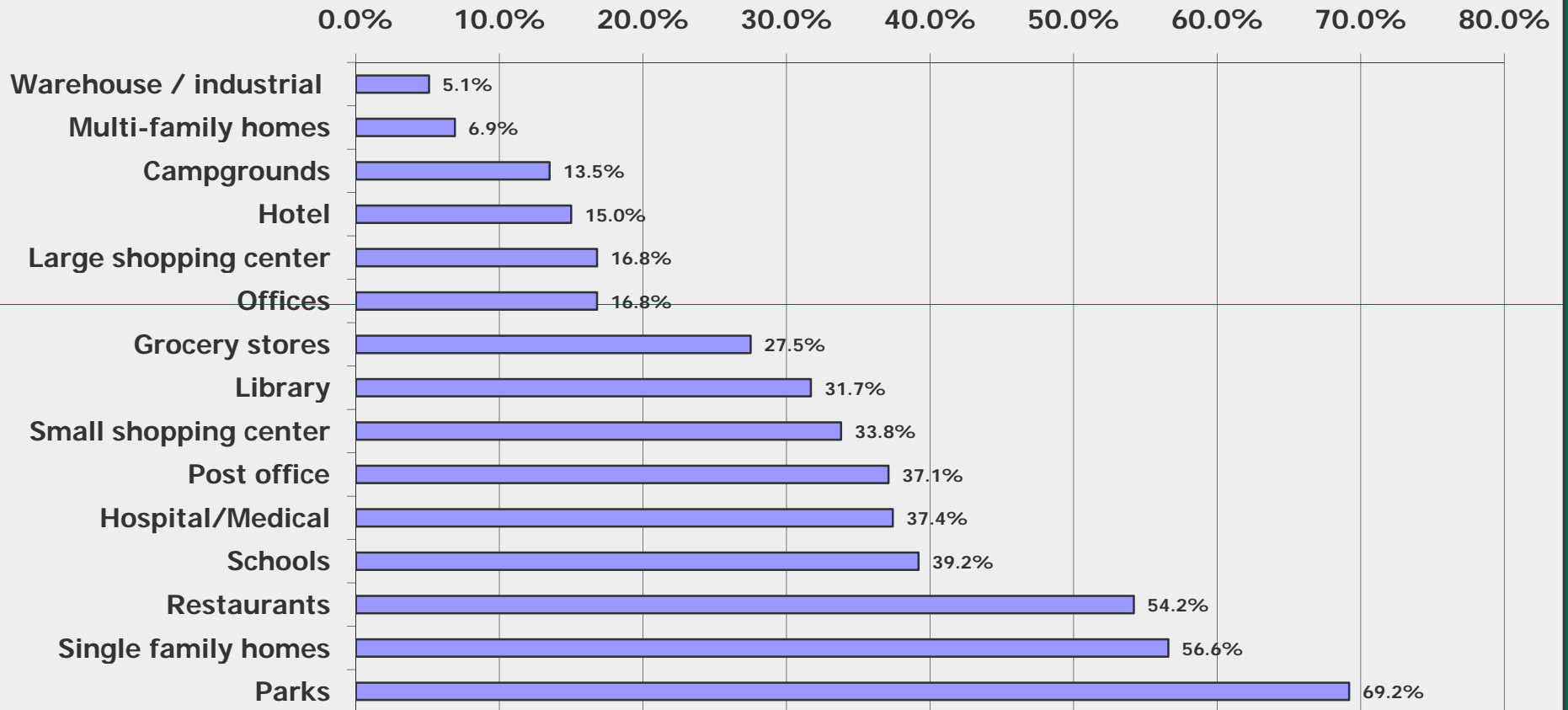


What transportation issues concern you the most about the plan area?





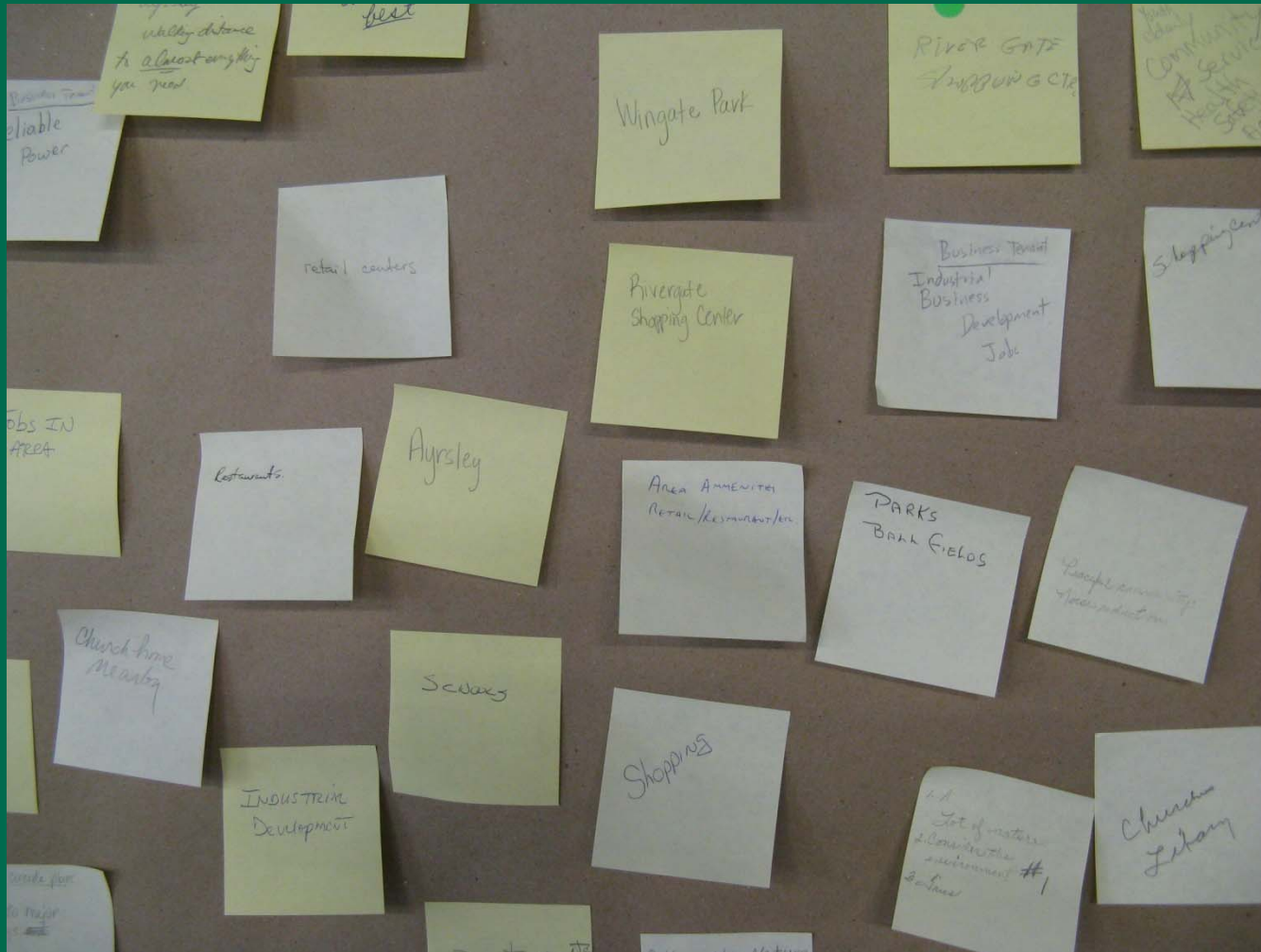
Survey Results



What types of land uses or services would you like to see in the plan area?



Values Exercise





Values Exercise Results

Environment

- Catawba River
- Parks and open space
- Trees

Land Use

- Quality residential development and neighborhoods
- Limited development

Transportation

- Better roads and transportation network including sidewalks, transit

Public Safety

Accessibility

- River, parks, shopping, mixed use centers, schools, medical facilities, Center City, major transportation facilities

Public Facilities

- Recreational facilities, quality schools, parks & greenways

Community / Sense of Place

- Family activities and concert events
- Community outreach and activism

Dislikes (Red Dots)



Likes (Green Dots)





Likes and Dislikes Exercise Results

Likes

- River
- Open space
- Tree Research Laboratory
- Palisades Town Center
- Parks
- Rivergate
- Ayrley
- York Ridge Shopping Center
- White Hall
- I-485 Interchange and new retail
- Homes

Dislikes

- Marinas
- Palisades Town Center
- Rivergate
- White Hall
- York Ridge Shopping Center
- Westinghouse Streetscape
- Youngblood Road
- Steele Creek Road needs widening
- York Road / Shopton Road West Int.
- Signal at York Road and Palisades
- Steele Creek / Sledge Road Int.
- Widen Carowinds Boulevard
- Improve Pine Harbor Road
- Steele Creek / Shopton Road W. Int.
- Steele Creek / Sam Neely Road Improvements

Results of Survey and Public Meeting Exercises

Opportunities and Constraints

1. Land Use
2. Community Design
3. Transportation
4. Public Facilities
5. Natural Environment
6. Public Safety
7. Other



Group Exercise

1. **Select a scribe, timekeeper, and group reporter.**
2. **Review summary of public input (40 minutes)**
3. **List items that your group thinks are missing from the lists on the newsprint.**
4. **Prioritize items. (5 minutes)**
 - Use dots to select five most important items.
5. **Group Reports (10 minutes)**



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- **Develop Draft Vision**
- **Advisory Group Meeting 2**
 - Tuesday, September 3 (Tentative)
 - Discussion Topic
 - Environment



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Thank You!

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