



CHARLOTTESM

Steele Creek Area Plan

Public Kick-off Meeting
2520 Whitehall Technology Park

June 23, 2009

4:00 p.m. and 6:00 p.m.

CHARMECK.ORG

- **Airport**
- **CATS**
- **Charlotte Mecklenburg Schools**
- **City Engineering**
- **Fire**
- **Land Use and Environmental Services**
- **Neighborhood & Business Services**
- **Park and Recreation**
- **Planning**
- **Police**
- **Solid Waste Services**
- **Transportation (CDOT)**
- **Utilities (CMU)**
- **York County**


- 1. Background Information**
- 2. Plan Purpose and Process**
- 3. Visioning Exercises**
- 4. Citizen Advisory Group**
- 5. Wrap-up and Next Steps**

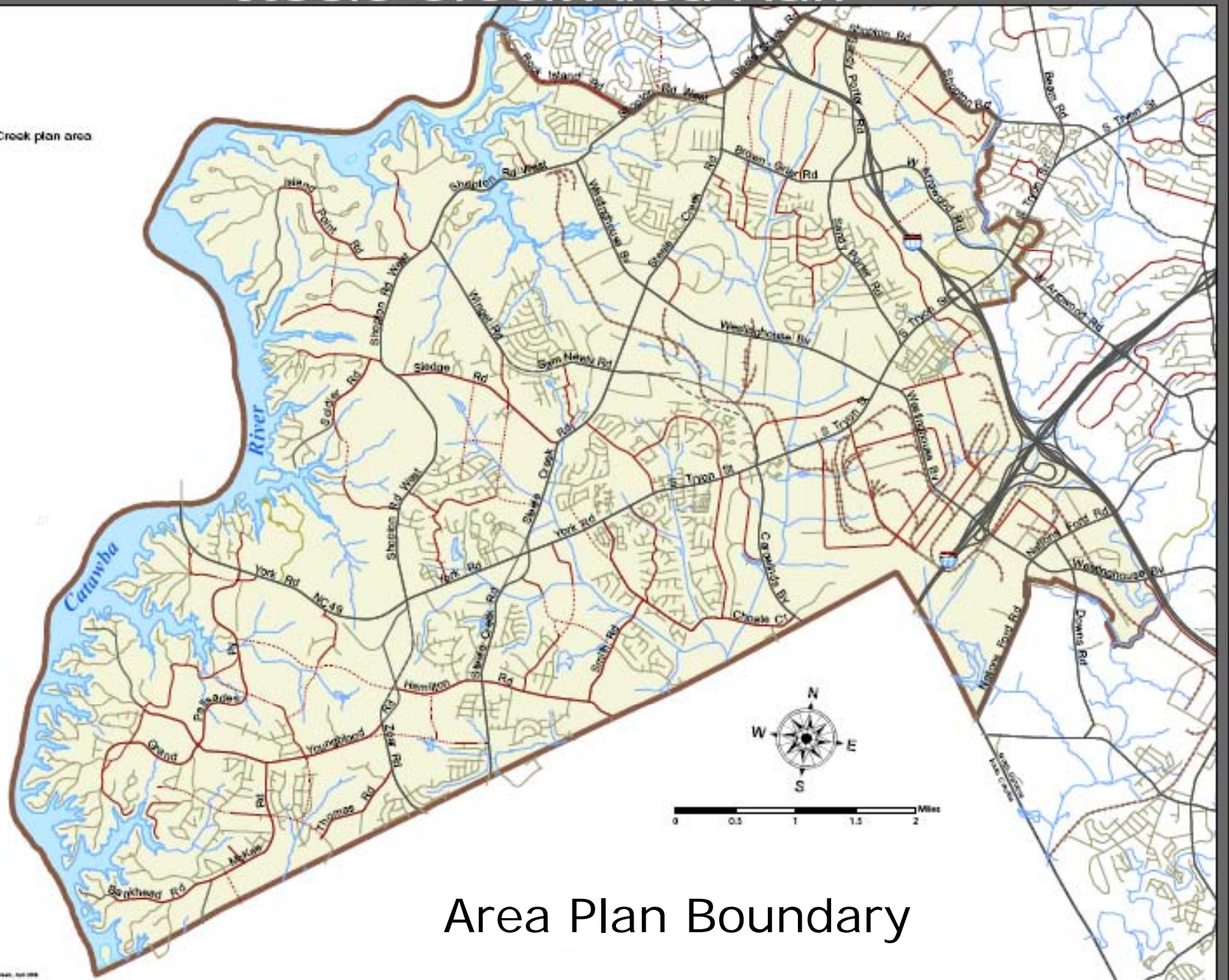


- **Introduce Steele Creek Area Planning Process**
- **Receive Community Input**
- **Solicit Volunteers for Citizen's Advisory Group**



Steele Creek Area Plan

 Steele Creek plan area












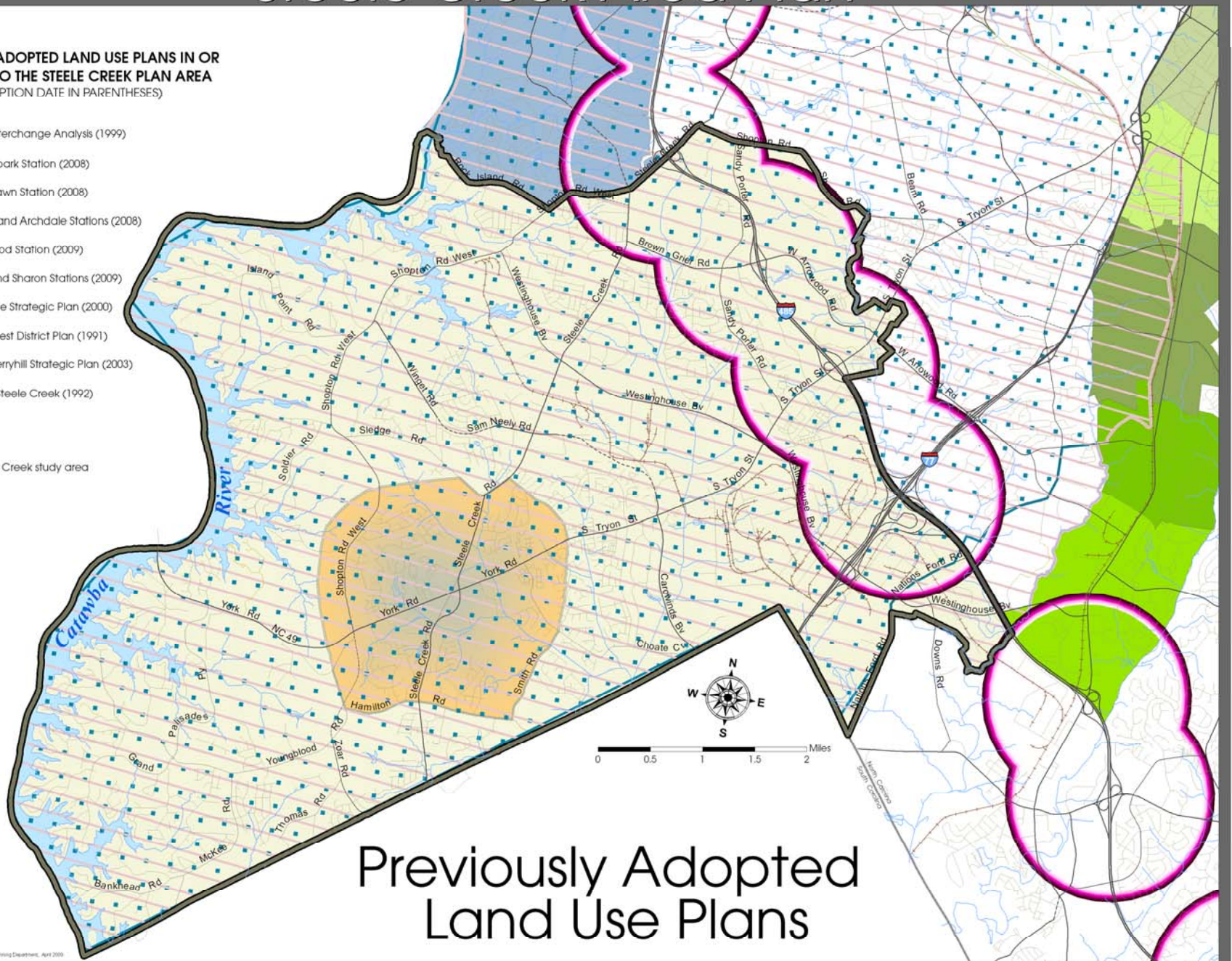
Area Plan Boundary



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

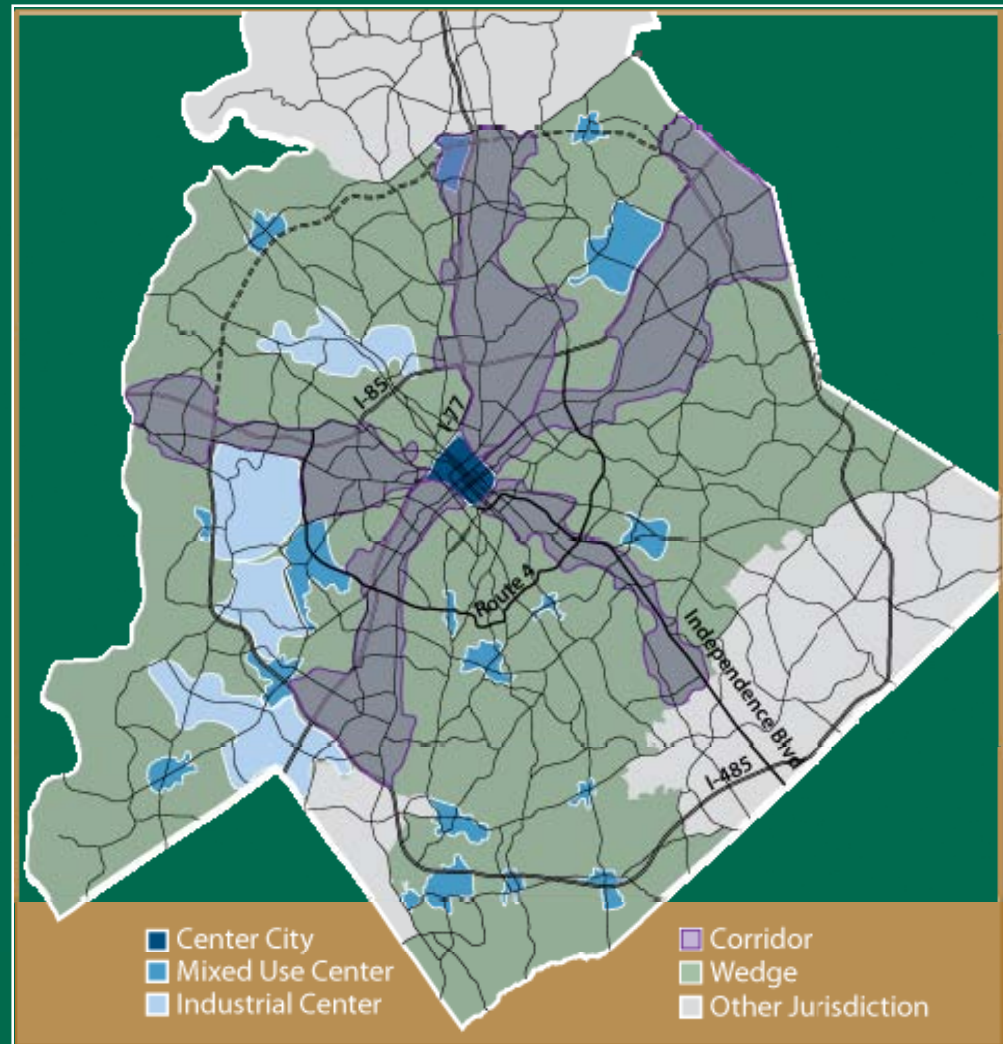




Activity Centers are generally appropriate for new growth, along with the type and intensity of development corresponding to the Center type.

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.

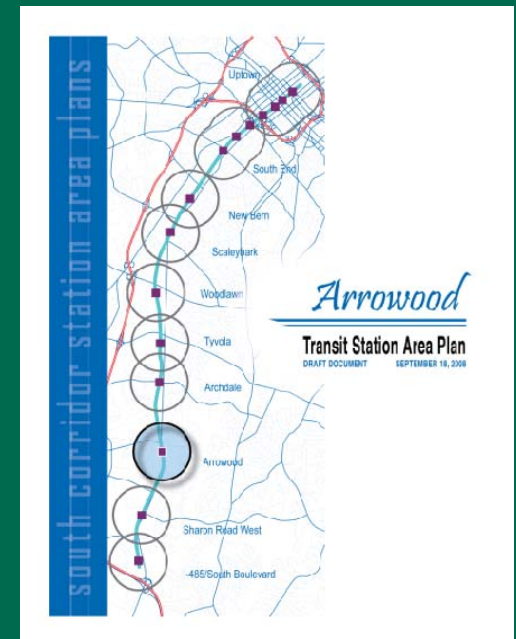


Steele Creek Area Plan



What is 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



CITY OF CHARLOTTE

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



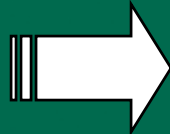
CHARMECK.ORG



Plan Development Process

**Data
Collection
&
Analysis**

2008-2009



**Initial Public
Meetings
June 2009**

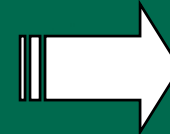
**Citizen Advisory
Group Meetings
Summer / Fall 2009**



Draft Plan



**Final Public
Meeting**



**Review
&
Adoption
Spring 2010**



- Online Survey
- Visioning Exercises
- Citizen Advisory Group
- Follow Process Online
www.charlotteplanning.org

Steele Creek Area Plan Survey

The City of Charlotte is developing a land use plan for the Steele Creek area (refer to boundary map) which will serve as a policy guide for future growth and development. By completing this survey, you will provide valuable input to be used during the planning process. This survey may also be completed online at www.charlotteplanning.org.

1. Check all that apply:

<input type="checkbox"/> Area property owner	<input type="checkbox"/> Area business owner
<input type="checkbox"/> Area resident	<input type="checkbox"/> Employed in the area

Other (please specify): _____

2. What do you like most about the plan area? (Check all that apply)

<input type="checkbox"/> Proximity to the Catawba River	<input type="checkbox"/> Neighborhoods
<input type="checkbox"/> Rural character	<input type="checkbox"/> Open space
<input type="checkbox"/> Access to Center City	
<input type="checkbox"/> Interstate access	

Other (please specify): _____

3. What concerns you the most about the plan area? (Check all that apply)

<input type="checkbox"/> Lack of shopping opportunities	<input type="checkbox"/> Overcrowded schools
<input type="checkbox"/> Limited housing choices	<input type="checkbox"/> Too much traffic
<input type="checkbox"/> Presence of industrial uses	<input type="checkbox"/> Lack of bicycle lanes
<input type="checkbox"/> Loss of natural habitat/tree cover	<input type="checkbox"/> Lack of sidewalks

Other (please specify): _____



Online Survey Results

- **What do you like most about the plan area?**
 - 69% Proximity to the Catawba River
 - 60% Rural character
- **What concerns you the most about the plan area?**
 - 71% Too much traffic
 - 73% Loss of natural habitat/tree cover
- **What environmental issues concern you the most about the plan area?**
 - 81% Loss of tree cover
 - 64% Greenway network / open space



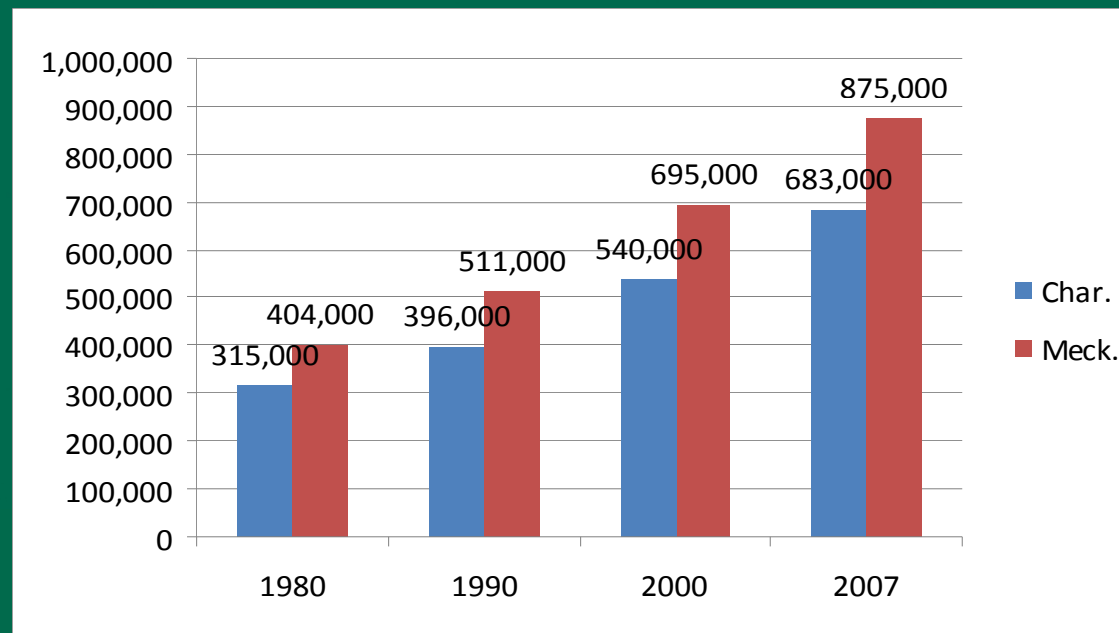
CITY OF CHARLOTTE

EXISTING CONDITIONS



Population increase over the last 17 years

- 396,000 persons to 683,000 in Charlotte;
- 511,000 persons to 875,000 in Mecklenburg County



Steele Creek Population Change

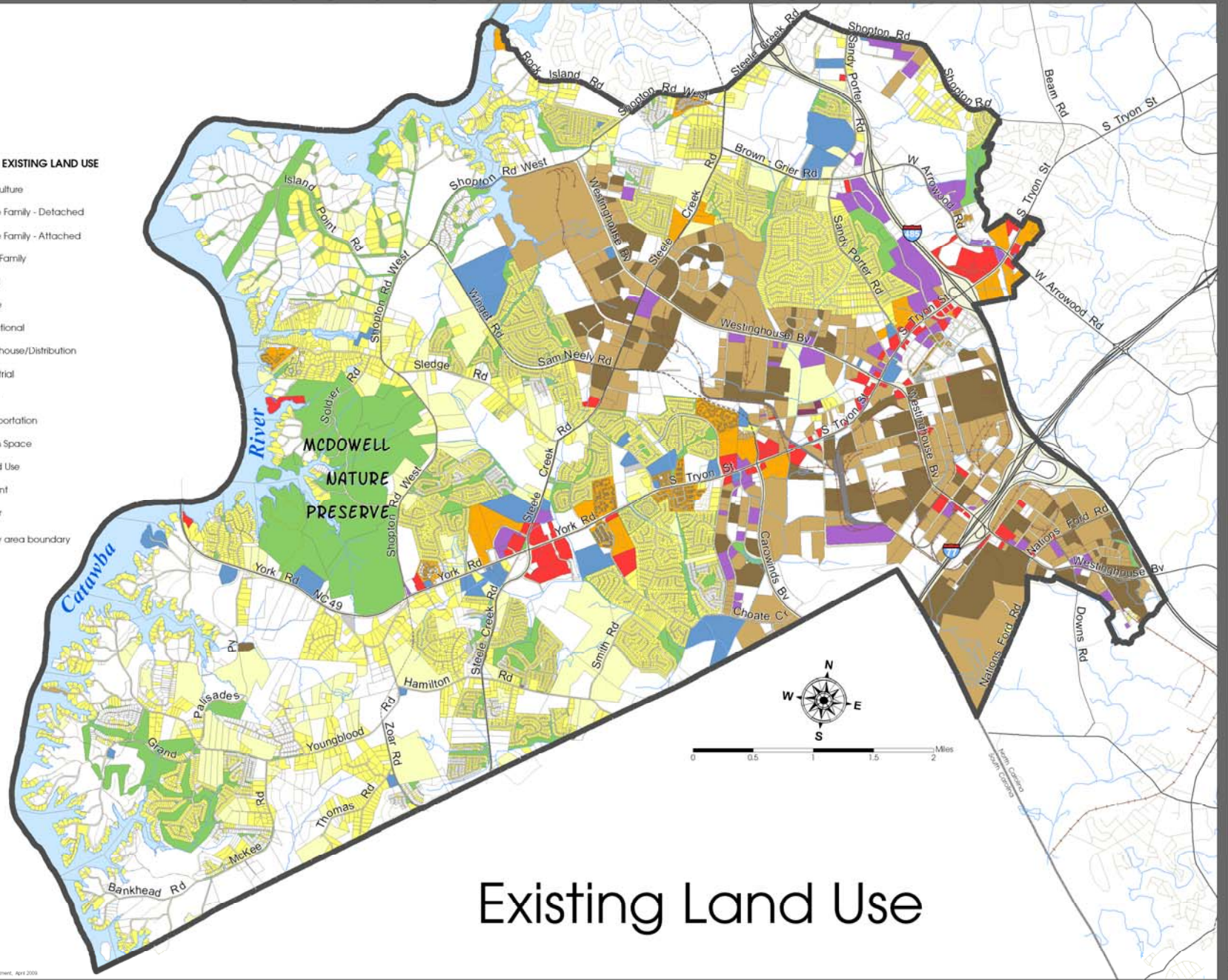


2000 **2008**
19,166 **35,330**

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



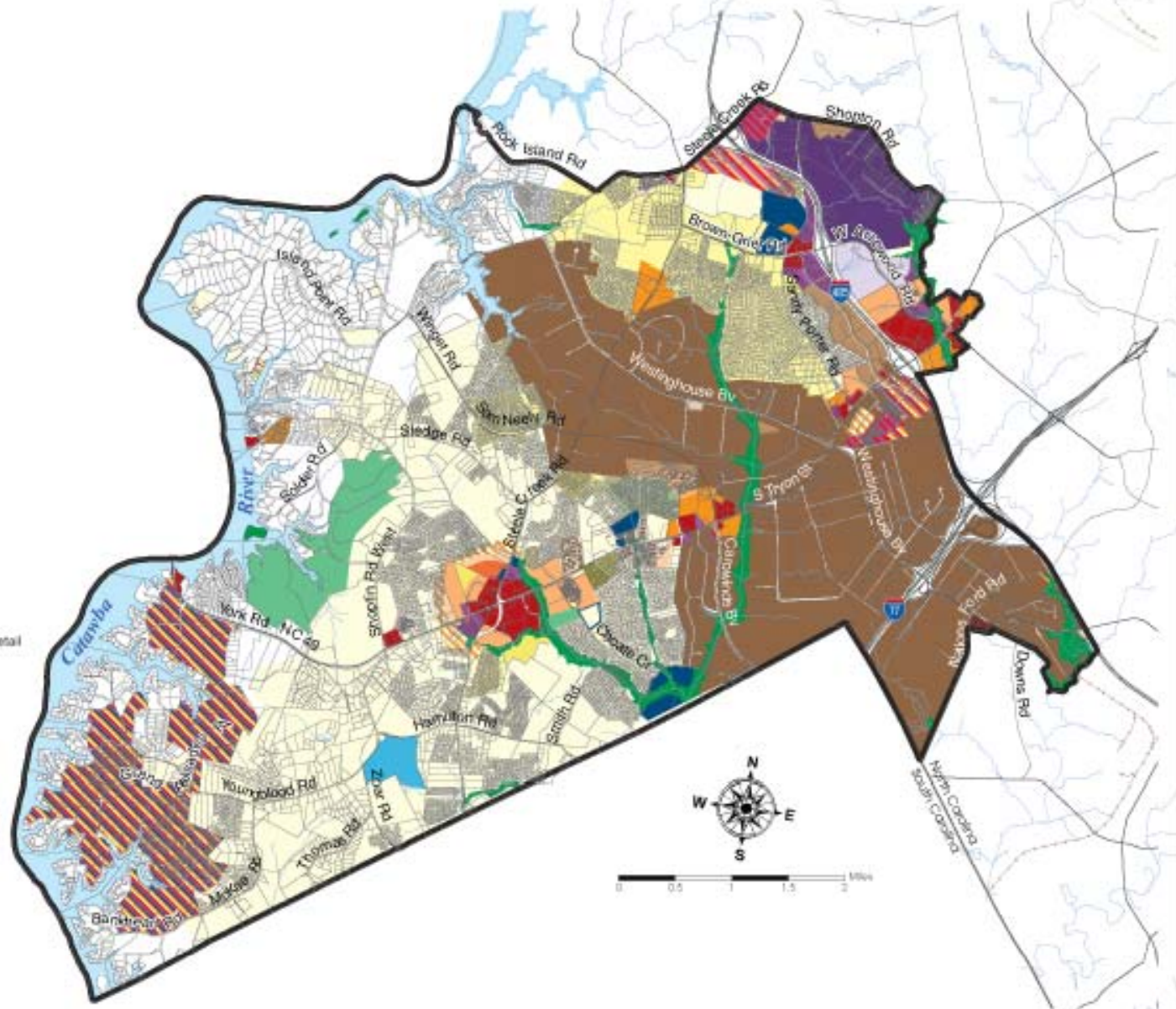
Existing Land Use



Steele Creek Area Plan

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



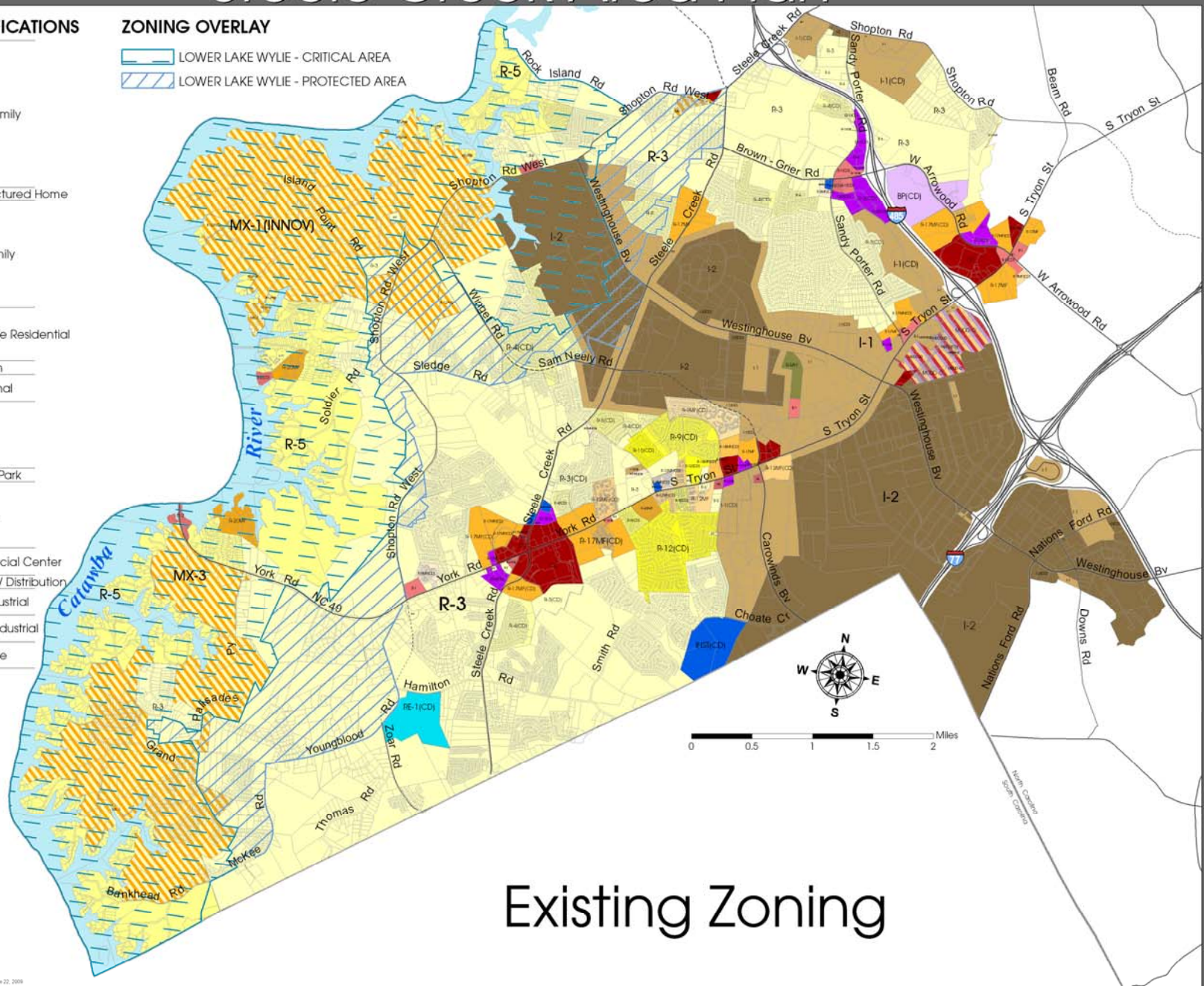
Steele Creek Area Plan

ZONING CLASSIFICATIONS

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

ZONING OVERLAY


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










Existing Zoning



Steele Creek Area Plan

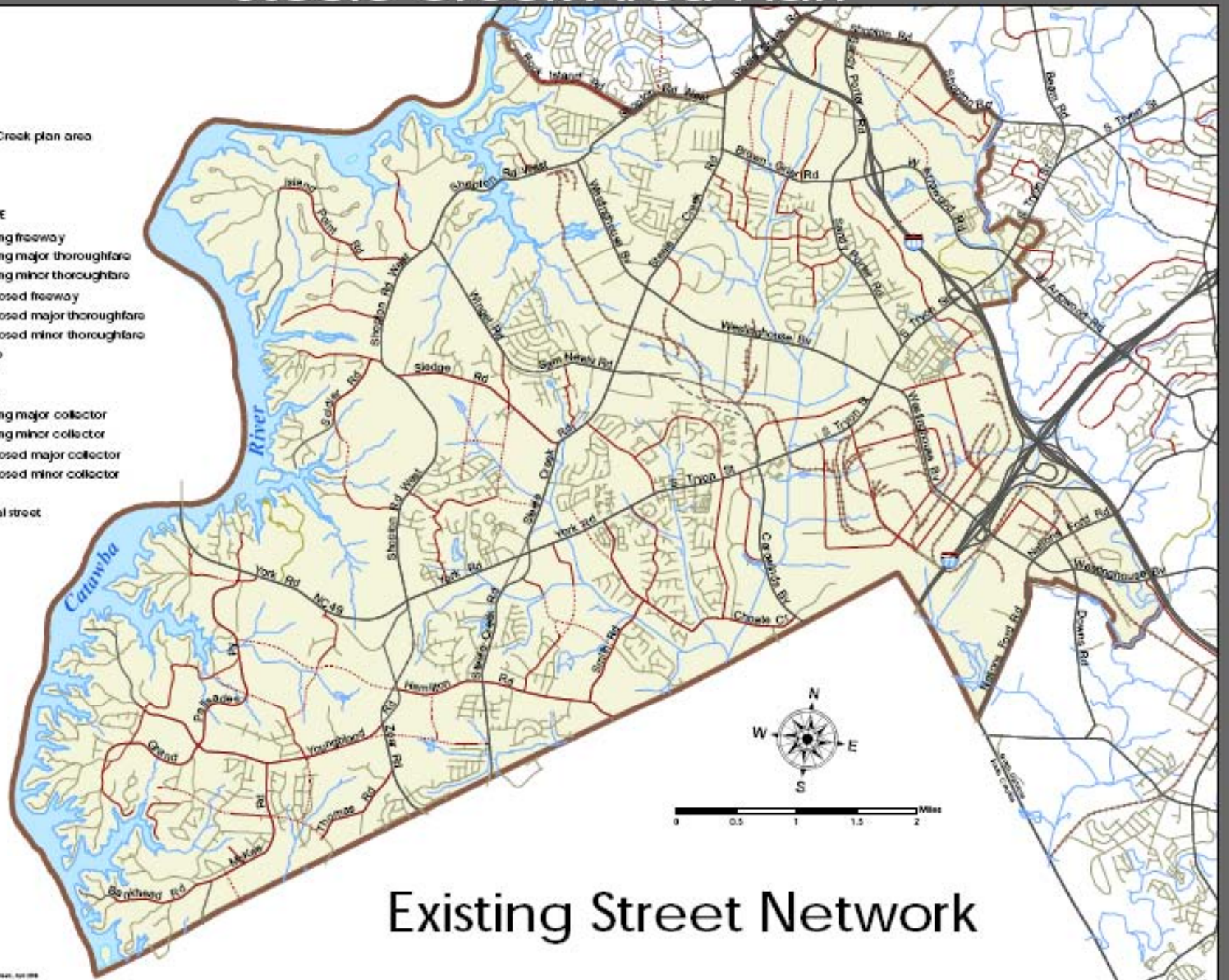
 Steele Creek plan area

THOROUGHFARE TYPE

-  Existing freeway
-  Existing major thoroughfare
-  Existing minor thoroughfare
-  Proposed freeway
-  Proposed major thoroughfare
-  Proposed minor thoroughfare
-  ramp

COLLECTOR STREETS

-  Existing major collector
-  Existing minor collector
-  Proposed major collector
-  Proposed minor collector
-  Local street



Existing Street Network



Steele Creek Area Plan

PEDESTRIAN FACILITIES

SIDEWALKS

STATUS OF SIDEWALK

-  complete
-  partial
-  none

GREENWAYS

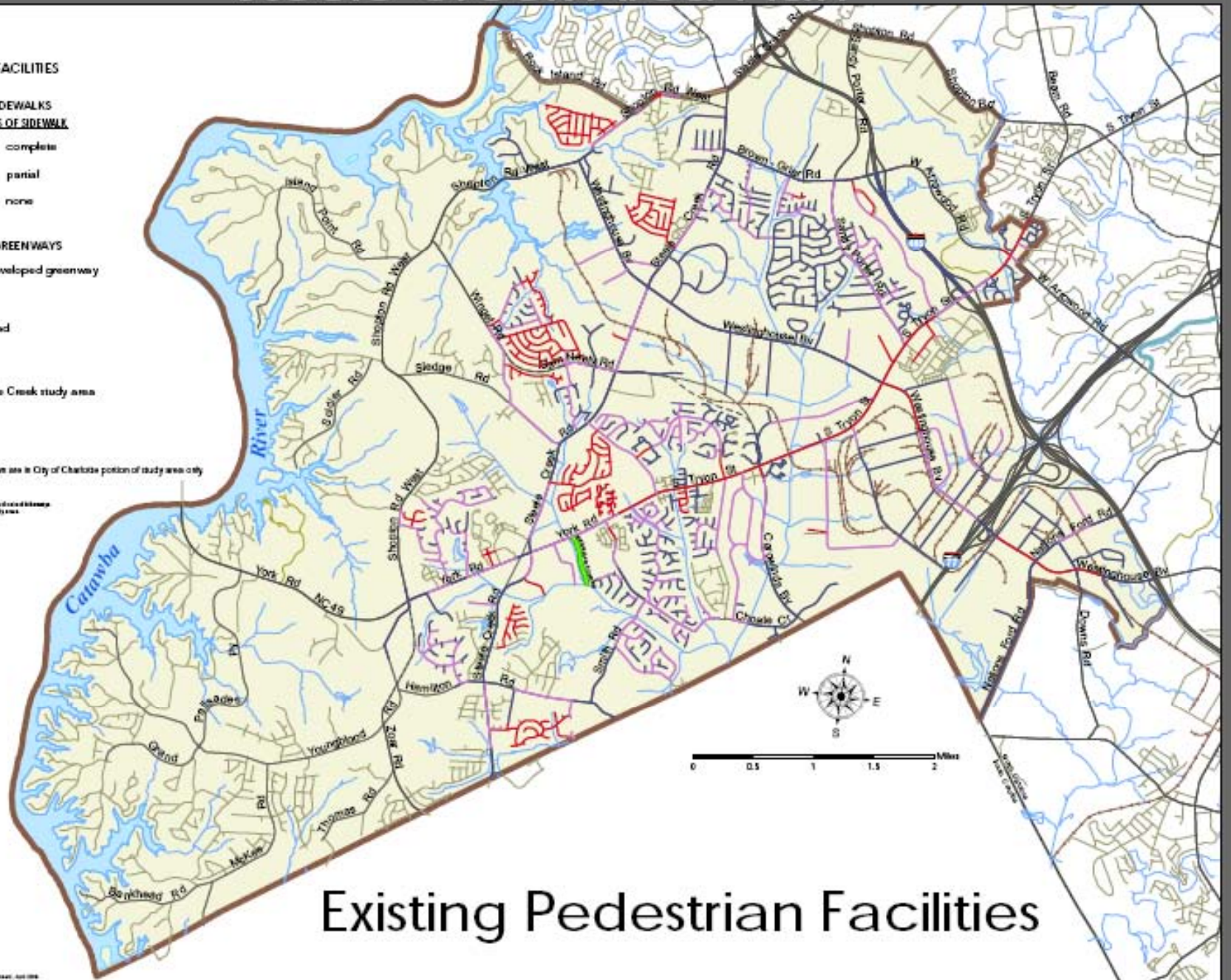
-  developed greenway

 road

 Steele Creek study area

Note: Sidewalks shown are in City of Charlotte portion of study area only

Note: There are currently no dedicated bikeways within the study area



Existing Pedestrian Facilities

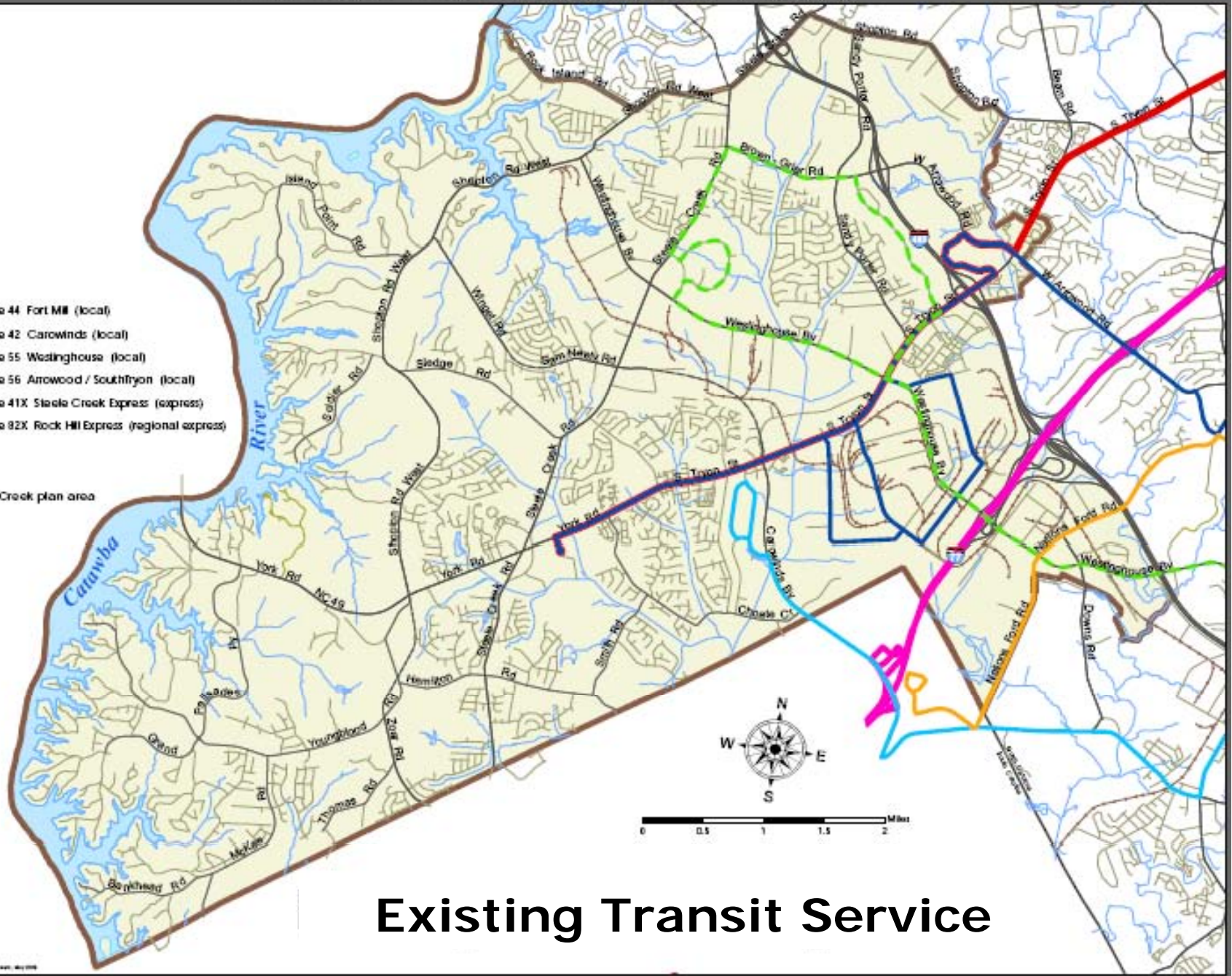


Steele Creek Area Plan

BUS ROUTES

- Route 44 Fort Mill (local)
- Route 42 Carowinds (local)
- Route 55 Westinghouse (local)
- Route 56 Arrowood / Southtryon (local)
- Route 41X Steele Creek Express (express)
- Route 82X Rock Hill Express (regional express)

Steele Creek plan area



Existing Transit Service





CITY OF CHARLOTTE

VISIONING EXERCISES



- **Visioning Exercises**
 - Community Values (post-it notes)
 - Likes and Dislikes (red / green dots)
- **Visit Staff Stations**
- **Ask Questions**
- **Index Cards**



CITY OF CHARLOTTE

Community Values Exercise



Instructions

- Everyone should have **THREE** Post-It notes.
- Write down **ONE** thing that you **VALUE** about your community on **EACH** Post-It.
- Place each of your Post-It notes on the wall.

Notes

- You are encouraged to talk to your neighbors about what each of you value.

Time

- 15 Minutes

Instructions

- Everyone should have **THREE RED DOTS** and **THREE GREEN DOTS**.
 - Place the **GREEN DOTS** on places you consider to be an asset to the community.
 - Place the **RED DOTS** on places you want to see improved.

Notes

- You are encouraged to talk to your neighbors about what each of you value.

Time

- 15 Minutes



What We've Learned from You Today

-
-
-
-
- **Group Questions and Answers**



- **Citizen Advisory Group Meetings**
(summer / fall 2009)
- **Second Series of Public Meetings**
(winter / spring 2010)
- **Plan Adoption Process**



CITY OF CHARLOTTE

Thank You!

www.charlotteplanning.org

CHARMECK.ORG