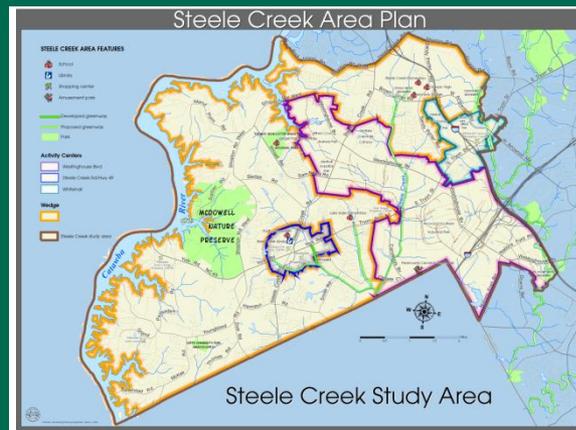


# Welcome to the Steele Creek Area Plan Community Workshop



**Presentation will begin  
at 6:15 P.M.**



CHARLOTTE.

# Steele Creek Area Plan

## Community Workshop

March 25, 2010

6:00 p.m.

CHARMECK.ORG

- **Background Information**
- **Plan Vision**
- **Plan Goals**
- **Guiding Principles**
- **Public Input / Group Exercises**
- **Next Steps**



**Data  
Collection  
&  
Analysis  
2008 - 2009**

Public Kickoff Meetings  
June 23 & 25, 2009



Advisory Group Meetings  
August 2009 - March 2010



Community Workshop  
March 25, 2010

Citizen Advisory Group Meetings  
Spring / Summer 2010

Information Refinement  
Spring / Summer

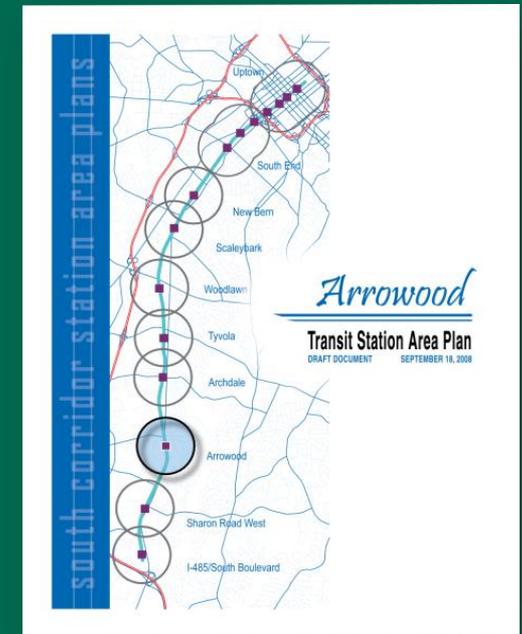
Draft Document  
Summer 2010

Review  
& Adoption  
Summer / Fall 2010



# 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**

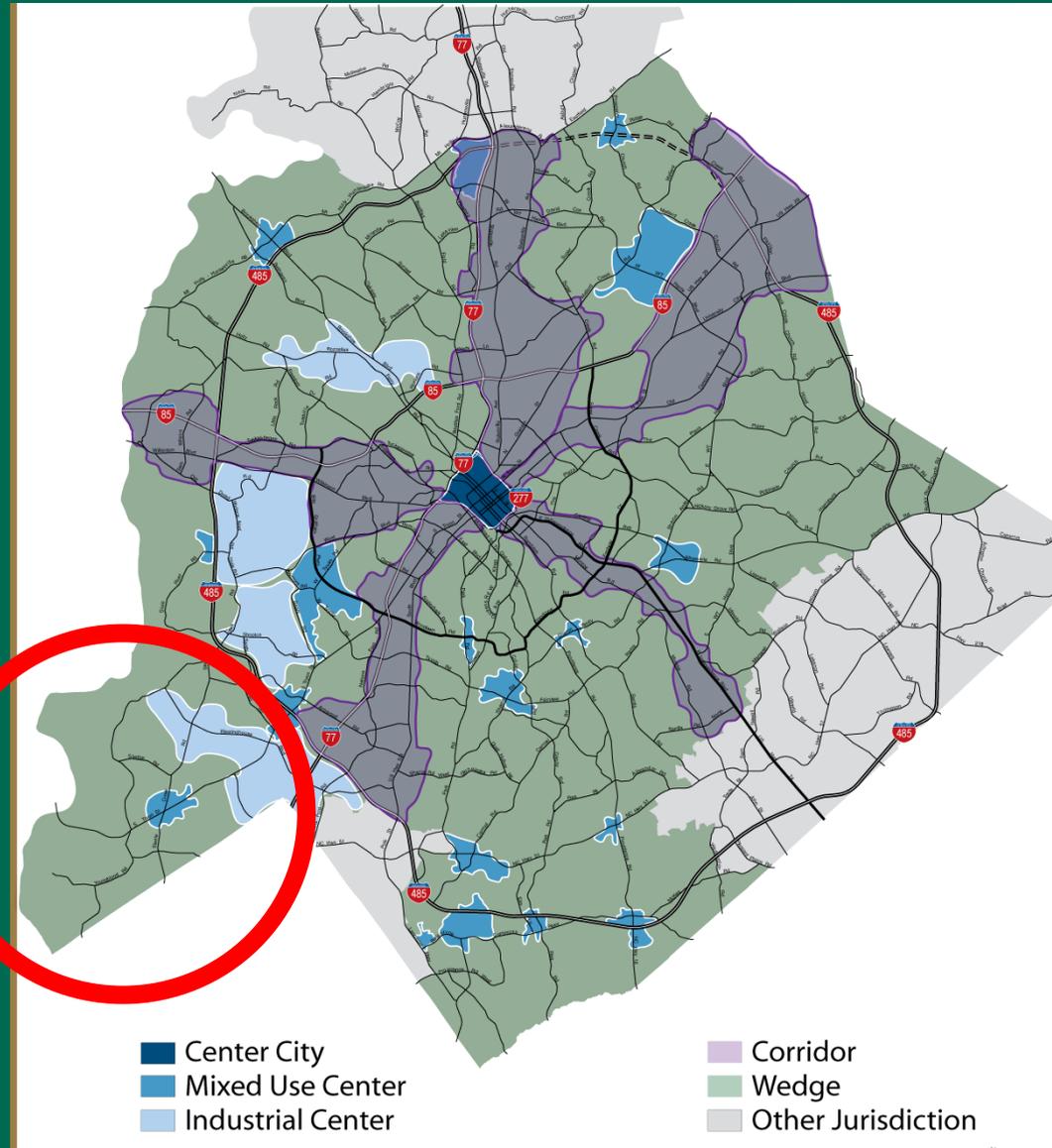
***But not . . .***

**Halt development**

---

## Centers, Corridors and Wedges Growth Framework

- Framework provides “starting point” for developing plan recommendations
- The plan area consists of mostly wedges
- Includes a large Industrial Activity Center and two Mixed Use Activity Centers
- Area plan will help refine centers/wedge boundary



## Adopted Land Use Policies

- Centers, Corridors and Wedges
- General Development Policies (GDP)
  - Residential
  - Mixed-Use
  - Design

## Adopted Transportation Policies

- Transportation Action Plan (TAP)
- Urban Street Design Guidelines (USDG)
- 2030 Long Range Transportation Plan (LRTP)



# COMMUNITY INPUT

## Community Survey Spring / Summer 2009



## Community Meetings

(Two meetings with over 175 in attendance)

- June 23, 2009
- June 25, 2009

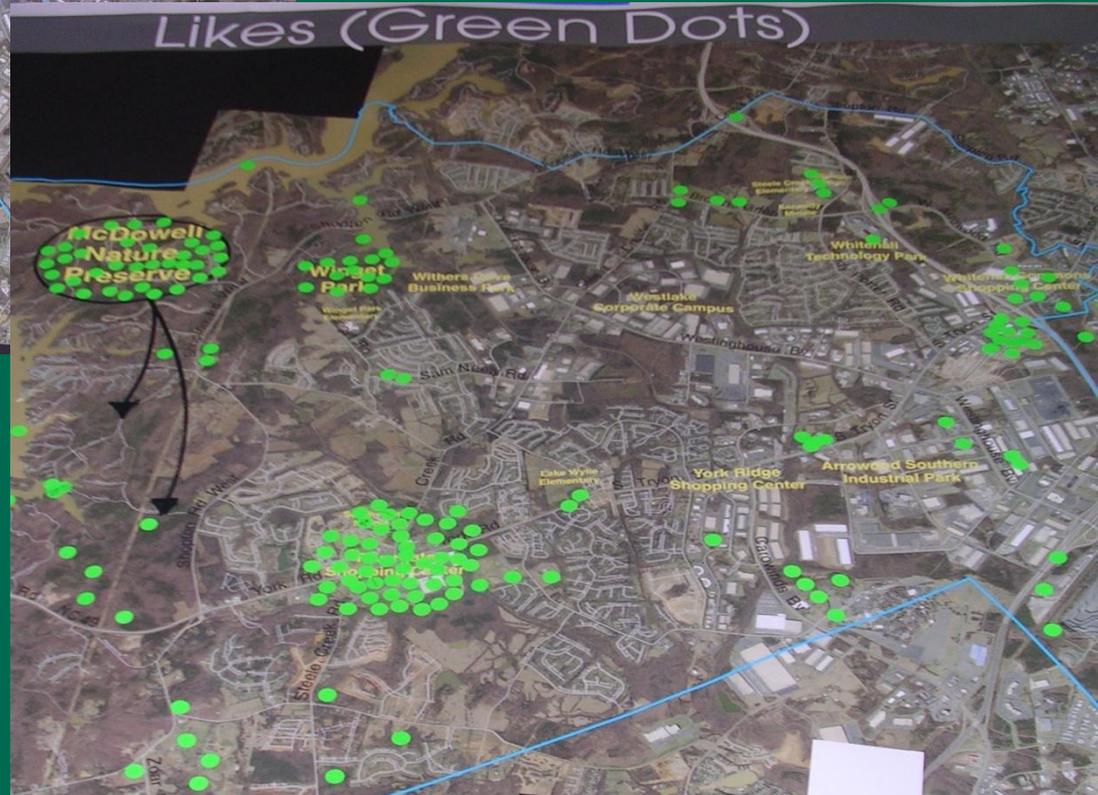
# Citizen Advisory Group (CAG)



Likes (Green Dots)



Likes (Green Dots)





# Catawba River

**Sense of Place/Community**

**Trees**

**Shopping/Restaurants**

**Access/Location**

**Mixed Use Centers**

# Rural Character

# Parks & Greenways

**Family Activities**

**Land Use Choices**



Not Enough Trails/Parks

**Unsafe for bicycles and pedestrians**

# Traffic Congestion

**Insufficient Public Infrastructure**

**Lack of Public Transportation**

Number of Apartments

# Opportunities and Issues

1. Land Use
2. Community Design
3. Transportation
4. Public Facilities
5. Natural Environment





# VISION

- **Protect natural features**
- **Provide mixture of uses in close proximity**
- **Develop efficient transportation network**
- **Encourage sustainable community design**
- **Improve accessibility to green amenities**

## *Vision Statement*

The vision for the Steele Creek area is to create a unique and sustainable community that is a great place to live, work, and recreate, while preserving the community's character by incorporating natural and historic features into new development. The community will implement this vision through the following actions:



- Protecting the Catawba River, McDowell Nature Preserve, natural features, and historic places;
- Providing a balanced mixture of land uses with enhanced public facilities that include quality schools and;
- Developing a safe, accessible and efficient transportation system for pedestrians, bicyclists, transit users, and motorists;
- Encouraging community design that recognizes the natural environment; and
- Creating an interconnected network of parks, greenways, and open space amenities.



# DRAFT GOALS

**Goal:** Encourage environmentally sensitive land development practices.

## Guiding Principles

1. Protect quality of the area's water supply.
2. Preserve tree canopy, native plants and open space by incorporating natural features into development.
3. Develop a network of green spaces that include greenways, nature preserves, parks, and open spaces.
4. Balance land use and transportation decisions to minimize air quality impacts.

**Goal:** Provide public facilities to maintain and improve service levels to area residents.

## Guiding Principles

1. Provide water and sewer capacity to support the area's anticipated growth.
2. Provide efficient and environmentally sensitive storm drainage facilities.
3. Consider the land use guidance and growth projections in this plan to determine school needs.
4. Provide additional park and open space facilities.
5. Promote the joint use of facilities.

**Goal:** Establish a land use pattern that offers a variety of land uses and the opportunity to live, work and recreate in close proximity.

## Guiding Principles

1. Designate areas for low and moderate density residential in appropriate locations.
2. Provide a variety of housing types at varying densities in appropriate locations.
3. Encourage compact, multi-use development pattern with moderate to high density housing in defined Mixed Use Activity Centers.
4. Protect existing employment, office and industrial centers.

**Goal:** Encourage sustainable development that promotes accessibility for pedestrians and cyclists while integrating green amenities and environmentally sensitive features.

## Guiding Principles

1. Provide a meaningful amount of usable and accessible common open space and integrate the tree canopy into development.
2. Incorporate or create natural and/or historical elements in development.
3. Improve and provide variations in building architecture, facades and articulation.
4. Design development to encourage pedestrian activity.

**Goal:** Strengthen the relationship between land use and transportation.

## Guiding Principles

1. Provide a safe, accessible, and efficient street network for all users.
2. Strategically locate land uses with respect to the planned/future transportation system.
3. Encourage mixed-use developments that support shorter vehicular trips and alternative forms of transportation.
4. Integrate land use and transit choices.
5. Improve area connectivity by providing streets, cross access, internal site circulation, and multiple entrances.
6. Construct pedestrian and bicycle facilities along new and improved roads and greenways.

## Adopted Policies

Center, Corridor and Wedges (CC&W)  
General Development Policies (GDP)  
Transportation Action Plan (TAP)  
Urban Street Design Guidelines (USDG)  
2030 Long Range Transportation Plan (LRTP)  
Mecklenburg County Park and Recreation 10 Year Master Plan: 2008-2018

## Community Involvement

Public Meeting  
Citizen Advisory Group  
Website (online surveys)

## Environmental

Watershed Overlay & Other Regulations  
Proximity to River (Shoreline Management Guidelines)  
Tree Canopy  
Conservation Areas  
SWIM Buffers  
Flood Plain  
Heritage Sites  
Open Space / Parks / Greenways  
Contaminated Sites

## Land Use

Existing Land Use  
Existing Zoning  
Adopted Future Land Use  
Land Use Accessibility  
Complementary Land Uses  
Neighborhood Services  
Survey Results

## Transportation Network

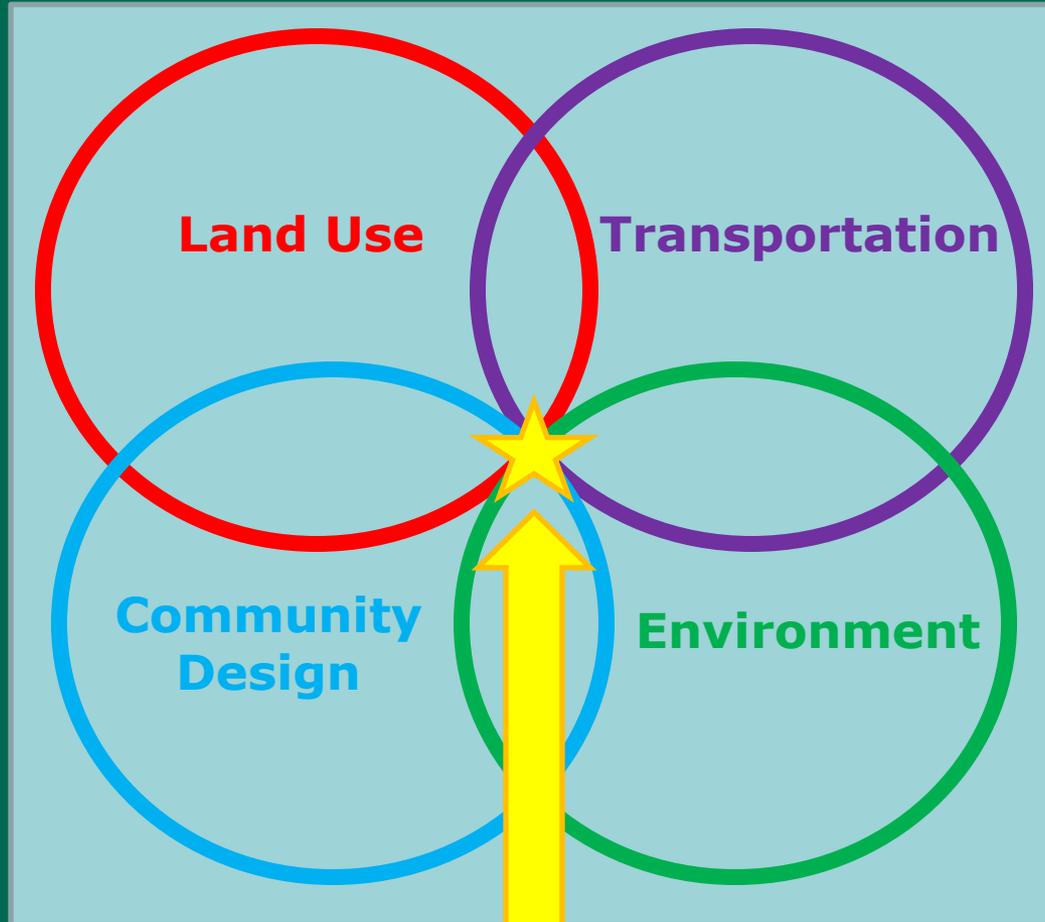
Pedestrian / Bicycle  
Walkability  
Street Network Capacity  
Street Design  
Opportunity for Connectivity  
Traffic Counts  
Level of Service (LOS) & Capacity Congestion  
Planned Improvements  
Transit

## Market Analysis

Population Trends  
Development Trends

## Infrastructure

Availability of Public Infrastructure  
Water & Sewer  
Public Safety

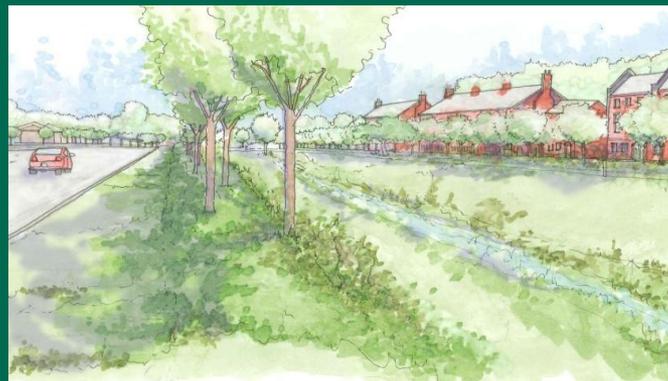


**Concept Plan**

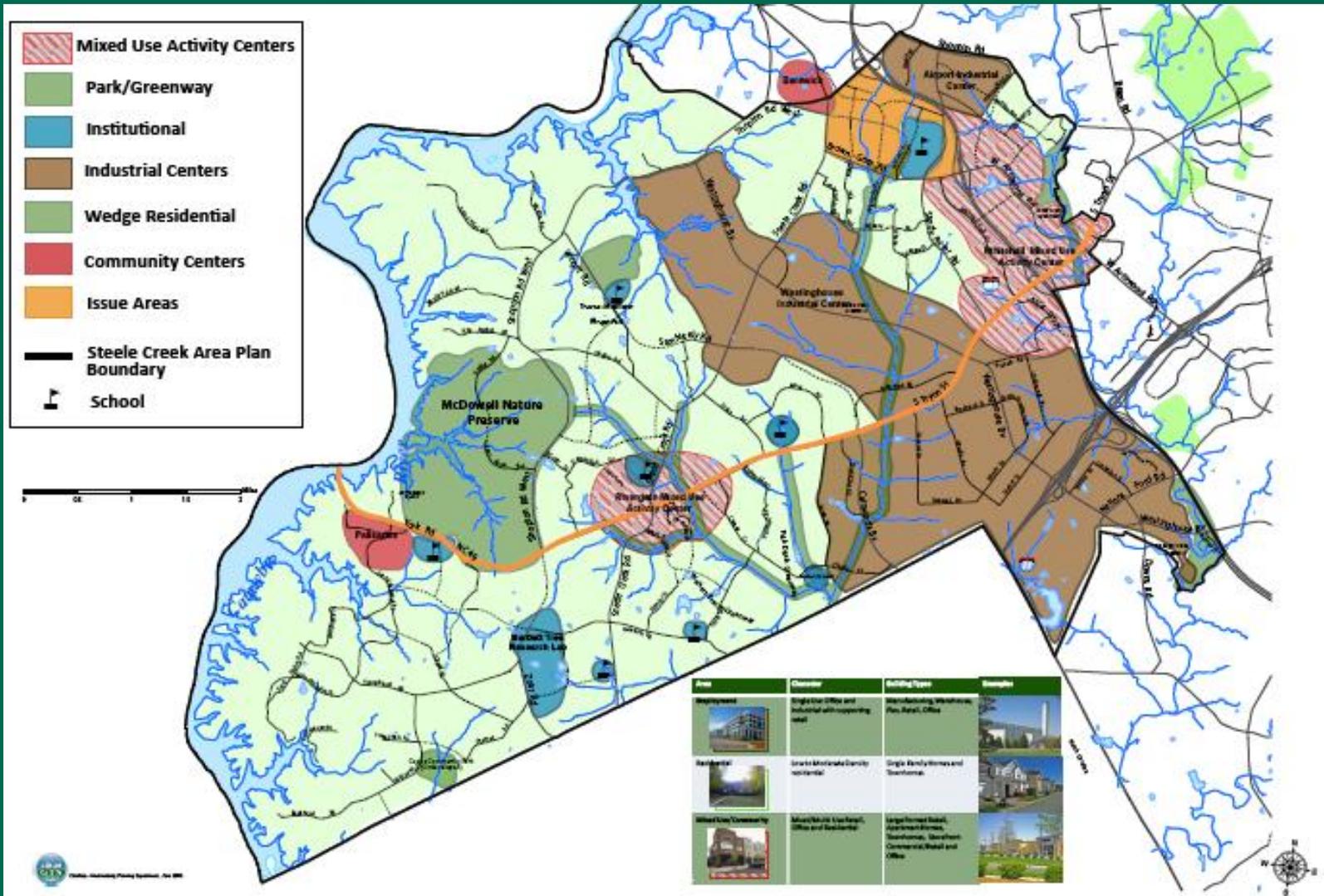
As the Concept plan is explained, think about any **questions, ideas, or concerns** that you have. You will have an opportunity to share your thoughts during the community input exercise.

## Issue Areas

- Steele Creek/Shopton/Brown Grier
- S. Tryon Street/York Road

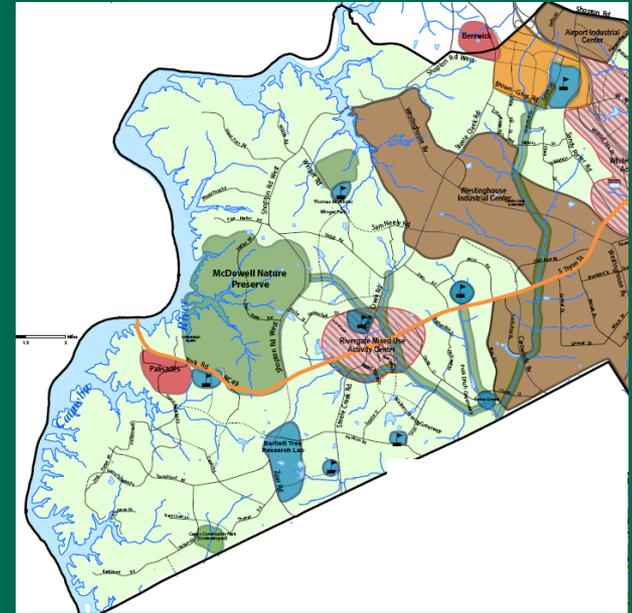


# Developing the Vision: Concept Plan



## Character

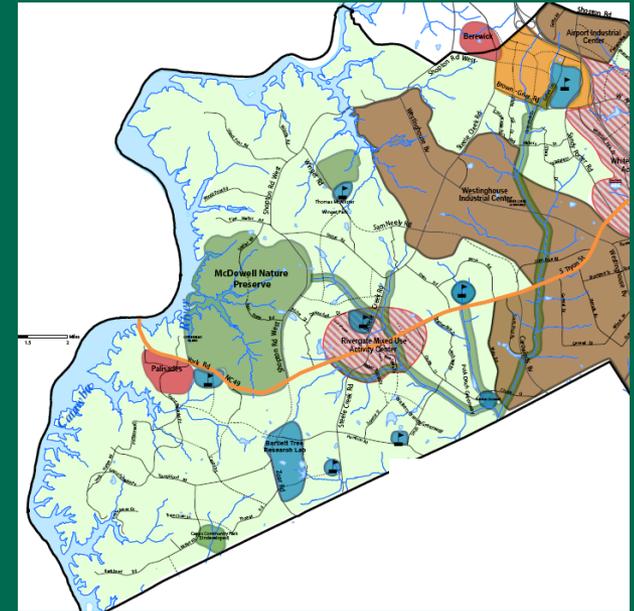
- Along the Catawba River
- Low to Moderate Density Residential
- Building Types
  - Single Family Homes, Townhomes, limited Retail



# Mixed Use Activity/Community Centers

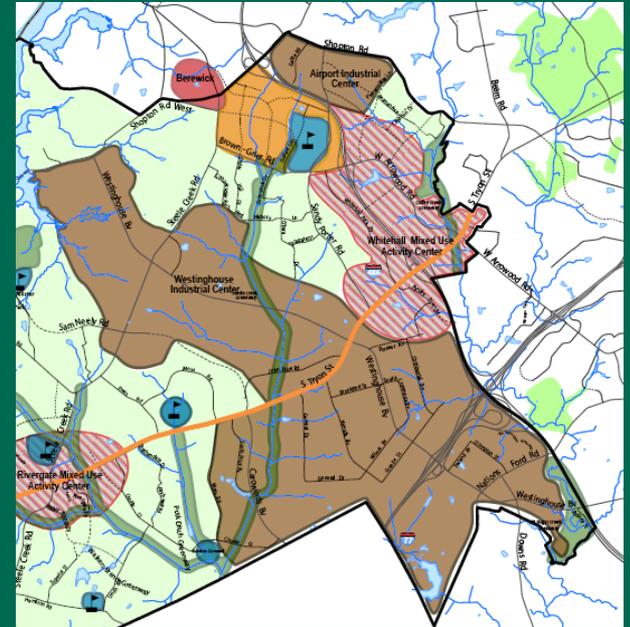
## Character

- Whitehall, Rivergate, Palisades, Berewick
- Mixed/Multi-Use Retail, Office and Residential
- Building Types
- Large Format Retail, Apartment Homes, Townhomes, Storefront Commercial/Retail and Office



## Character

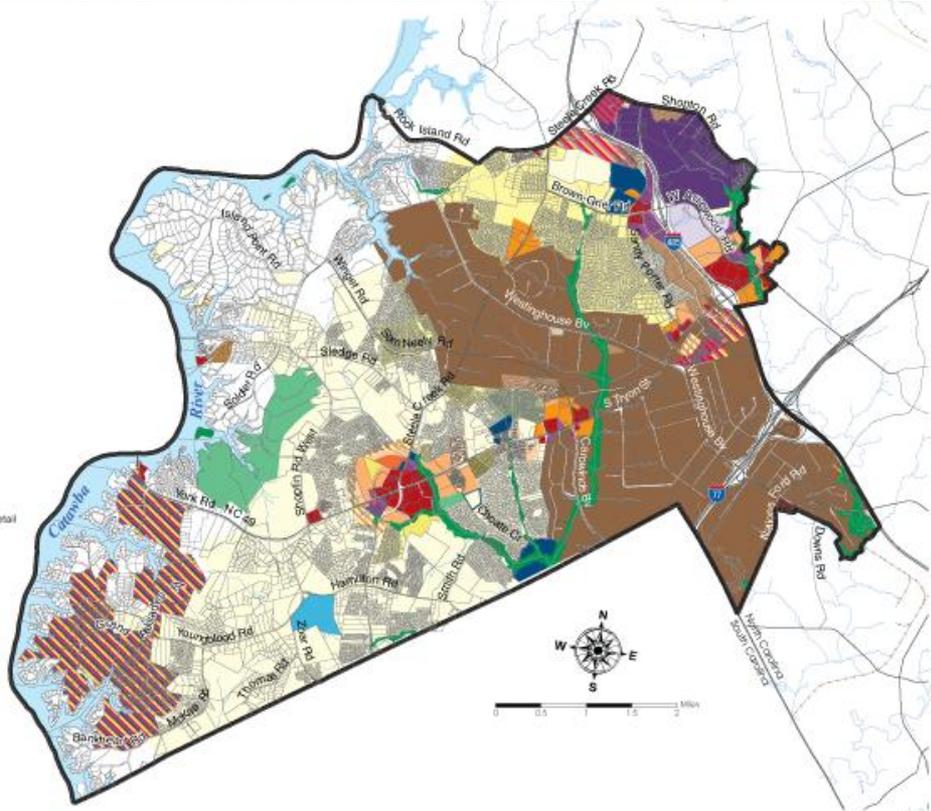
- Westinghouse Industrial Center and Airport Industrial Center
- Single Use Office and Industrial with supporting retail
- Building Types
  - Manufacturing, Warehouse, Flex, Retail, Office



## Steele Creek Area Plan

**ADOPTED FUTURE LAND USE**

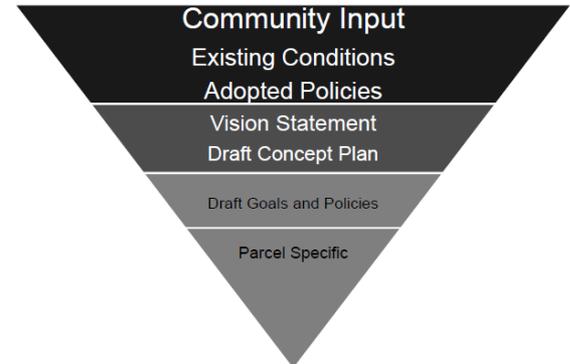
-  Single Family <= 1 DUA
-  Single Family <= 3 DUA
-  Single Family <= 4 DUA
-  Single Family <= 5 DUA
-  Single Family <= 6 DUA
-  Single Family <= 8 DUA
-  Multi-Family
-  Multi-Family <= 8 DUA
-  Multi-Family <= 12 DUA
-  Multi-Family <= 17 DUA
-  Multi-Family <= 25 DUA
-  Residential <= 4 DUA
-  Residential <= 8 DUA
-  Research
-  Institutional
-  Office
-  Office/Business Park
-  Office/Business Park/Industrial
-  Retail
-  Warehouse/Distribution
-  Industrial - 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

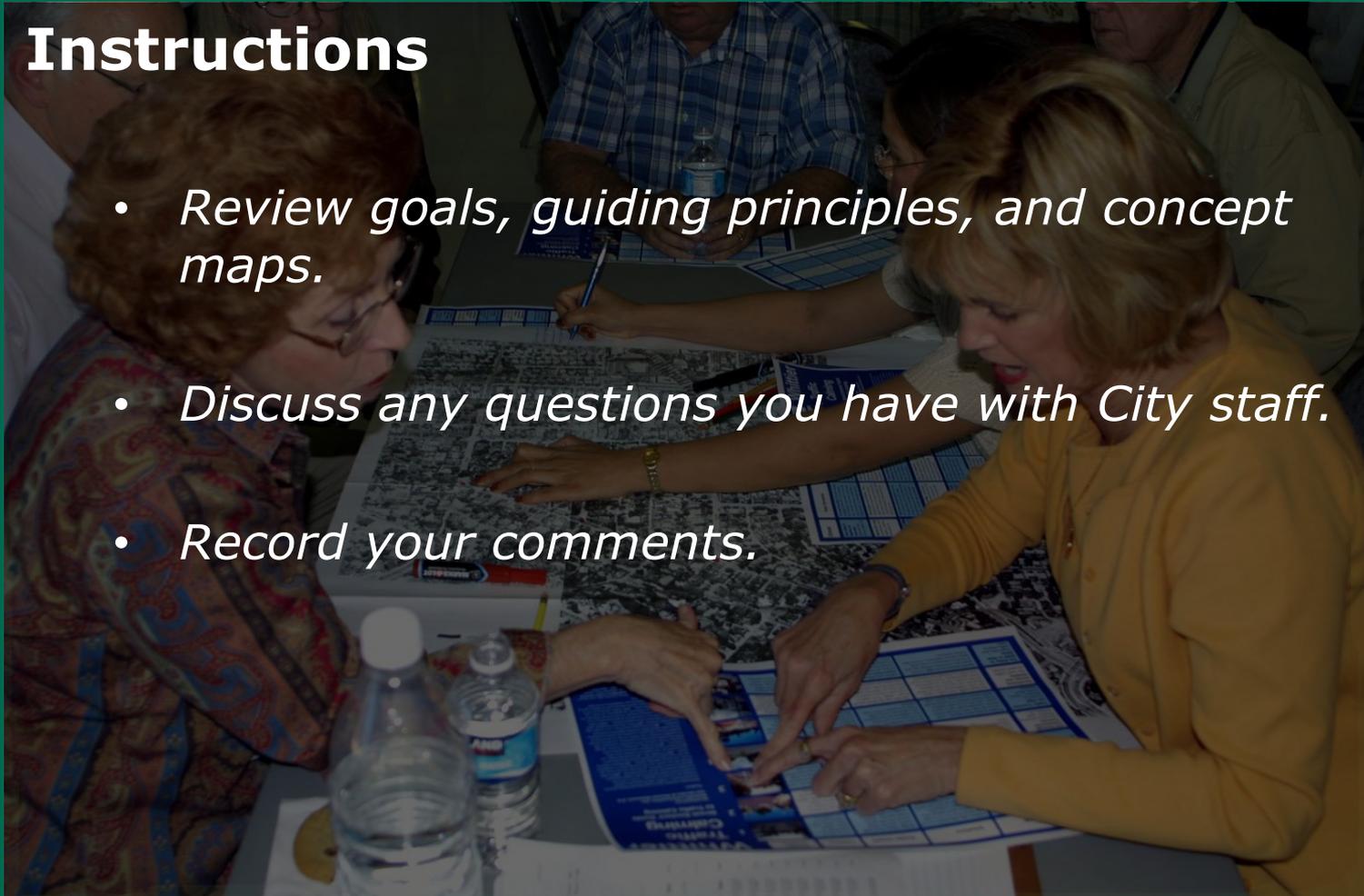
Charlotte-Mecklenburg Planning Department, June 2009.

### Plan Process Flow



## Instructions

- *Review goals, guiding principles, and concept maps.*
- *Discuss any questions you have with City staff.*
- *Record your comments.*





# NEXT STEPS

**Citizen Advisory Group Meetings**

**Spring/Summer 2010**

**Community Meeting**

**Summer/Fall 2010**

**Plan Review and Adoption**

**Summer/Fall 2010**

**Follow the process online at:**  
*[www.charlotteplanning.org](http://www.charlotteplanning.org)*