



**CHARLOTTE.**  
CHARLOTTE-MECKLENBURG  
PLANNING

# **Steele Creek Area Plan**

**Citizen Advisory Group Meeting**

**November 9, 2010**

# Agenda

**Meeting Purpose:** Review and discuss draft plan recommendations

**Welcome / Housekeeping Items** 6:00 - 6:05

**Recap of Group Discussions** 6:05 - 6:10

**Review Draft Concept Plan** 6:10 - 6:15

**Review Draft Plan Polices** 6:15 - 7:15

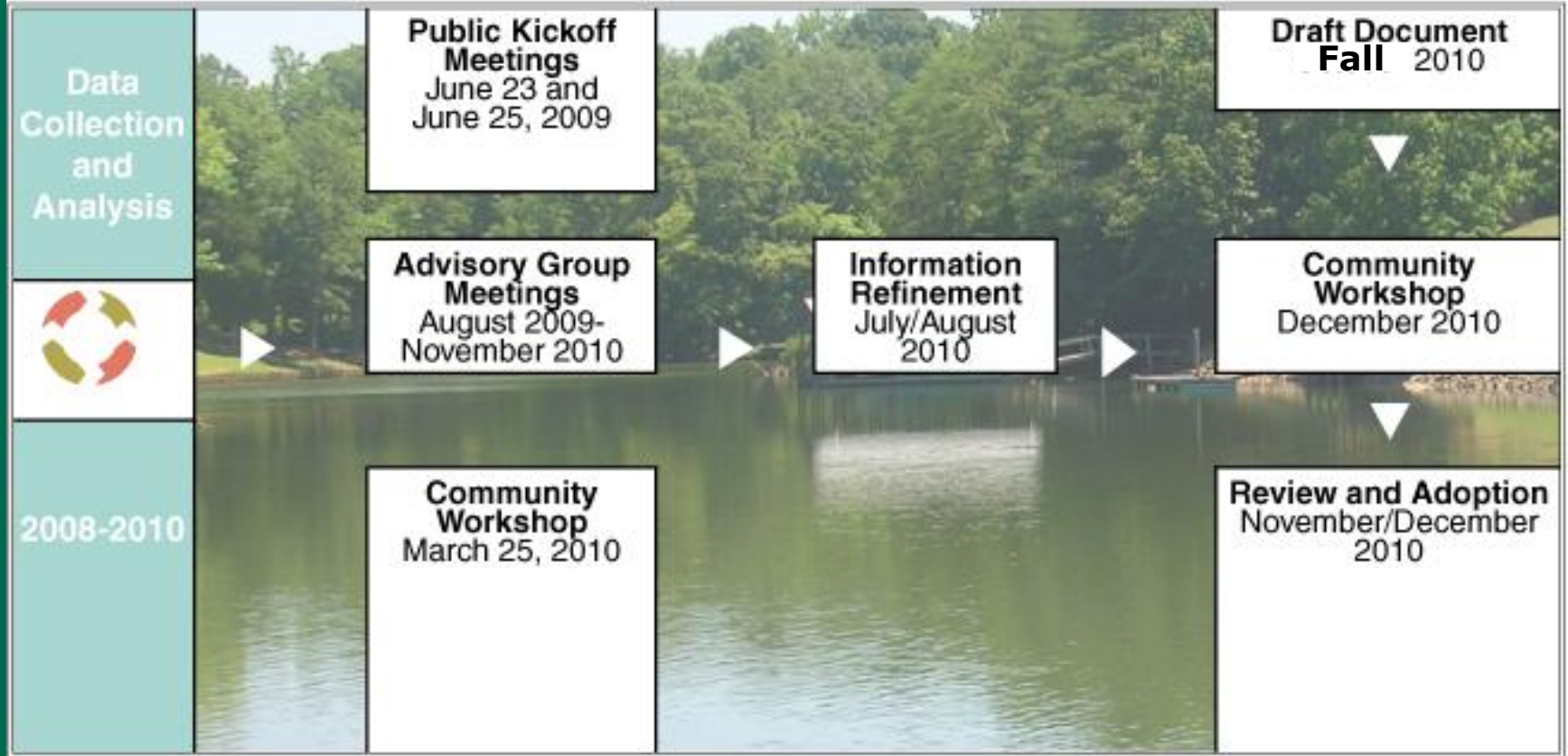
- Public Facilities and Natural Environment
- Land Use
- Community Design
- Transportation

**Wrap Up & Next Steps** 7:15 - 7:30

- Community Meeting Dec/Jan
- Review and Adoption Process

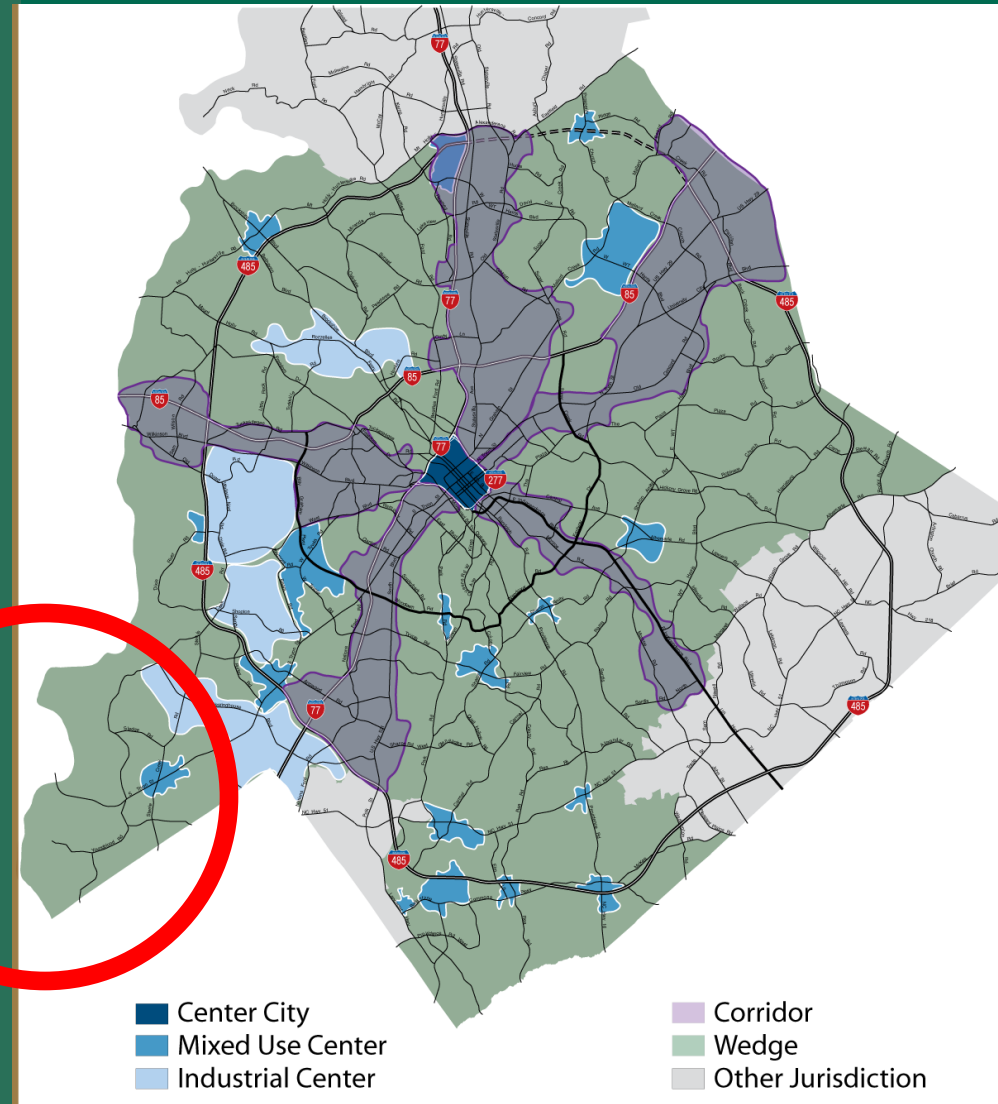


## Steps in the Area Plan Process



## Centers, Corridors and Wedges Growth Framework

- “Starting point” for developing plan recommendations
- Wedge Area
- Mixed Use Activity Centers
  - RiverGate
  - Whitehall/Ayrsley
- Industrial Centers
  - Shopton Road
  - Westinghouse Boulevard



## Neighborhoods

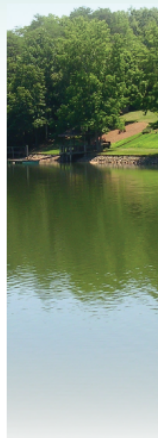
## Parks & Greenways

## Interstate Access

## Activity Centers

### 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 seek to achieve this vision through the following actions:



- Protecting the Catawba River, McDowell Nature Preserve, natural features, and historic places;
- Encouraging a balanced mixture of land uses with enhanced public facilities that include quality schools;
- 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.

## Lack of local street connectivity

## Environmental Features

## Impact of development on the natural environment

## Lack of public facilities



## Toolbox



- Existing Conditions
- Community Input
- Existing Regulations and Adopted Policies
- Vision Statement







## Steele Creek Area Plan

Charlotte-Mecklenburg Planning Department



**DRAFT**

## Area Plan Document

### Part 1: Concept Plan

- Purpose
- Vision Statement
- Goals
- Policies

*Concept Plan is adopted by City Council and will act as a policy guide for future decision making.*

### Part 2: Implementation Guide

- Action Steps Identified to Carry Out Plan Policies

*Provides direction to staff in implementing plan policies*

### Part 3: Appendix

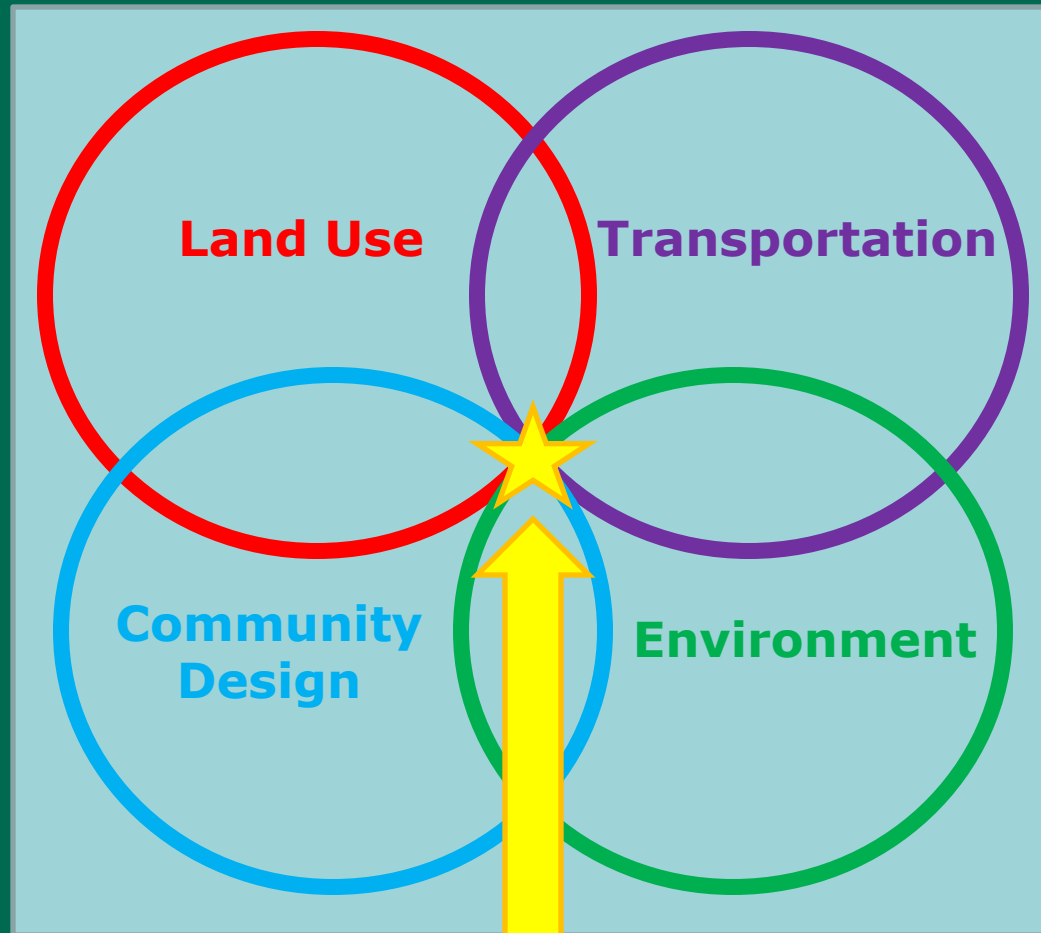
- Existing Conditions Report
- Trends & Forecasts
- Other Supporting Information

*Provides additional, supporting information*

# Plan Goals

- **Land Use** – Establish a land use pattern that offers a mix of land uses and the opportunity to live, work and recreate in close proximity.
- **Community Design** – Encourage sustainable development that promotes accessibility for pedestrians and cyclists while integrating green amenities and environmentally sensitive features.
- **Natural Environment** – Encourage environmentally sensitive land development practices.
- **Transportation** – Provide a safe, accessible, and efficient street network for all users.
- **Infrastructure & Public Facilities** – Provide public facilities to maintain and improve service levels to area residents



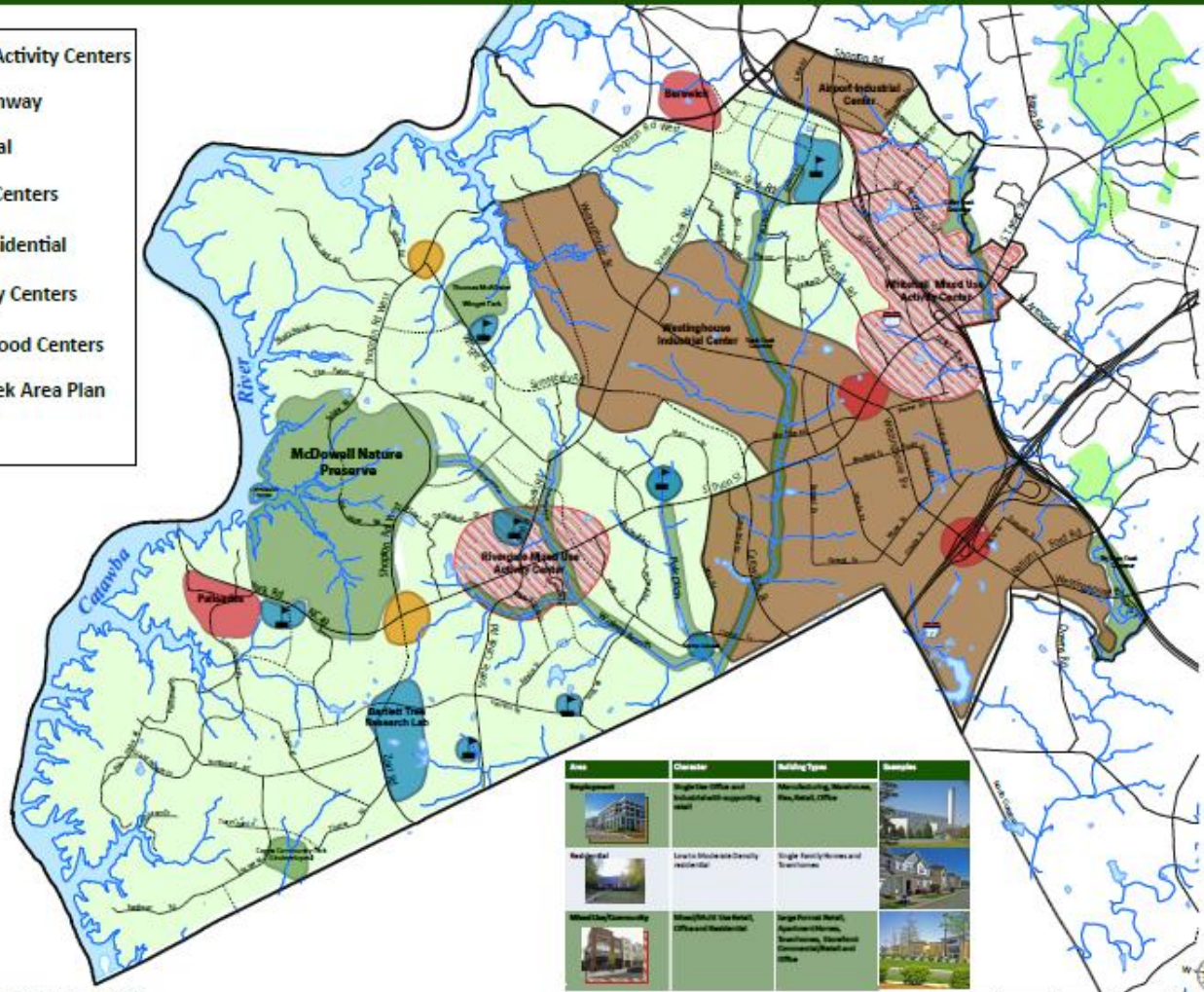


**Concept Plan**

# Concept Plan

## Steele Creek Area Plan DRAFT Concept Plan

-  Mixed Use Activity Centers
-  Park/Greenway
-  Institutional
-  Industrial Centers
-  Wedge Residential
-  Community Centers
-  Neighborhood Centers
-  Steele Creek Area Plan Boundary
-  School



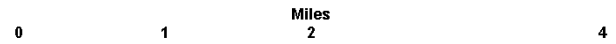
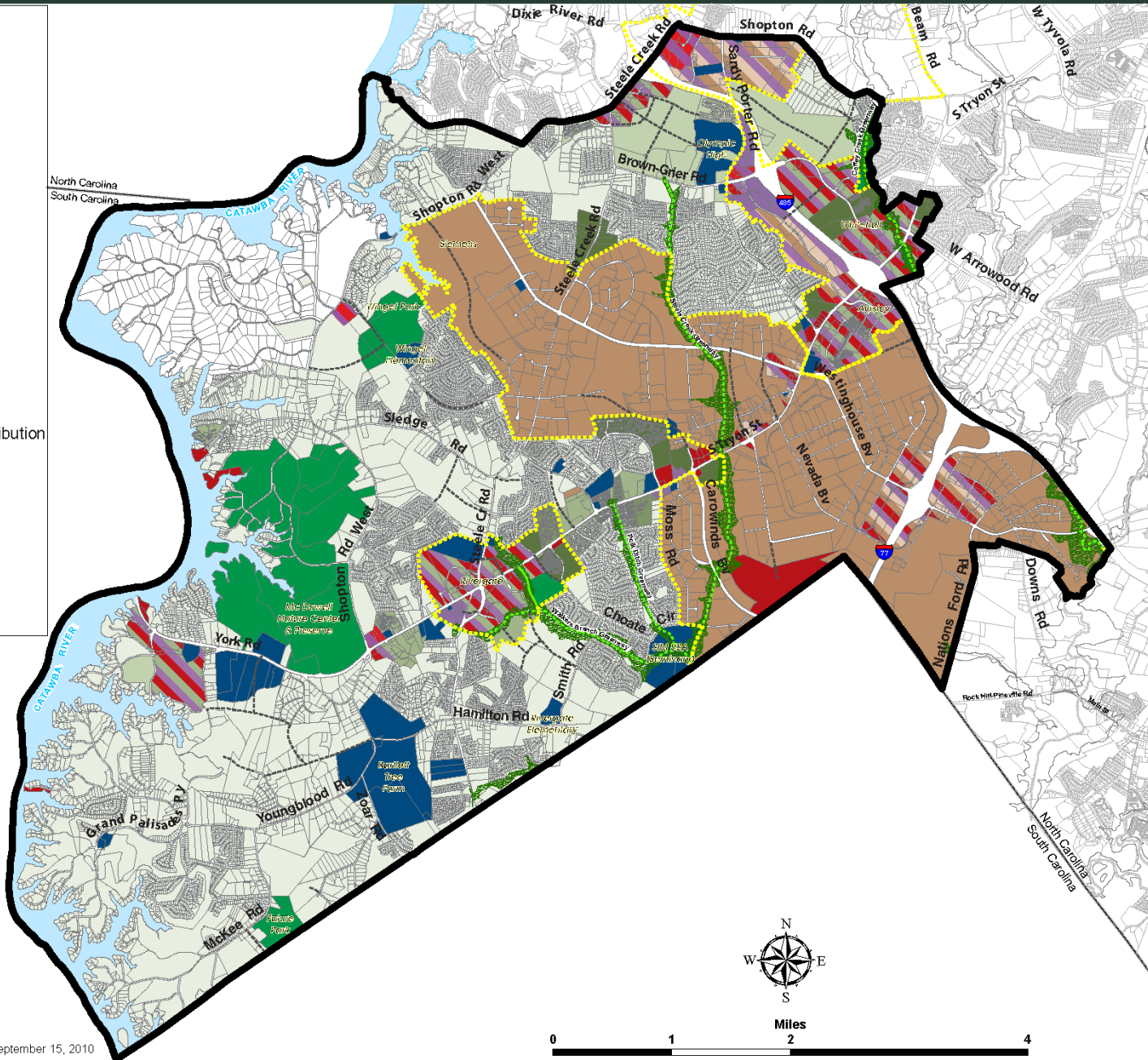
# Steele Creek Area Plan - Recommended Land Use Policies

## Proposed Landuse Code

- Residential <= 1 DUA
- Residential <= 4 DUA
- Residential <= 5 DUA
- Residential <= 6 DUA
- Residential <= 8 DUA
- Residential <= 12 DUA
- Residential <= 17 DUA
- Institutional
- Office
- Retail
- Industrial-Warehouse-Distribution
- Park/Open Space
- Residential/Office
- Residential/Office/Retail
- Office/Retail
- Office/Industrial-Warehouse-Distribution
- Office/Retail/Industrial-Warehouse-Distribution
- Activity Center
- New Street\*
- Plan Area Boundary
- 100 Year Floodplain
- Greenways**
- Developed
- Proposed

\* Note: The location of the proposed streets is conceptual. Alternative locations, consistent with the intent of the proposed network, will also be considered. Additional streets may be requested to facilitate improved network and connectivity.
























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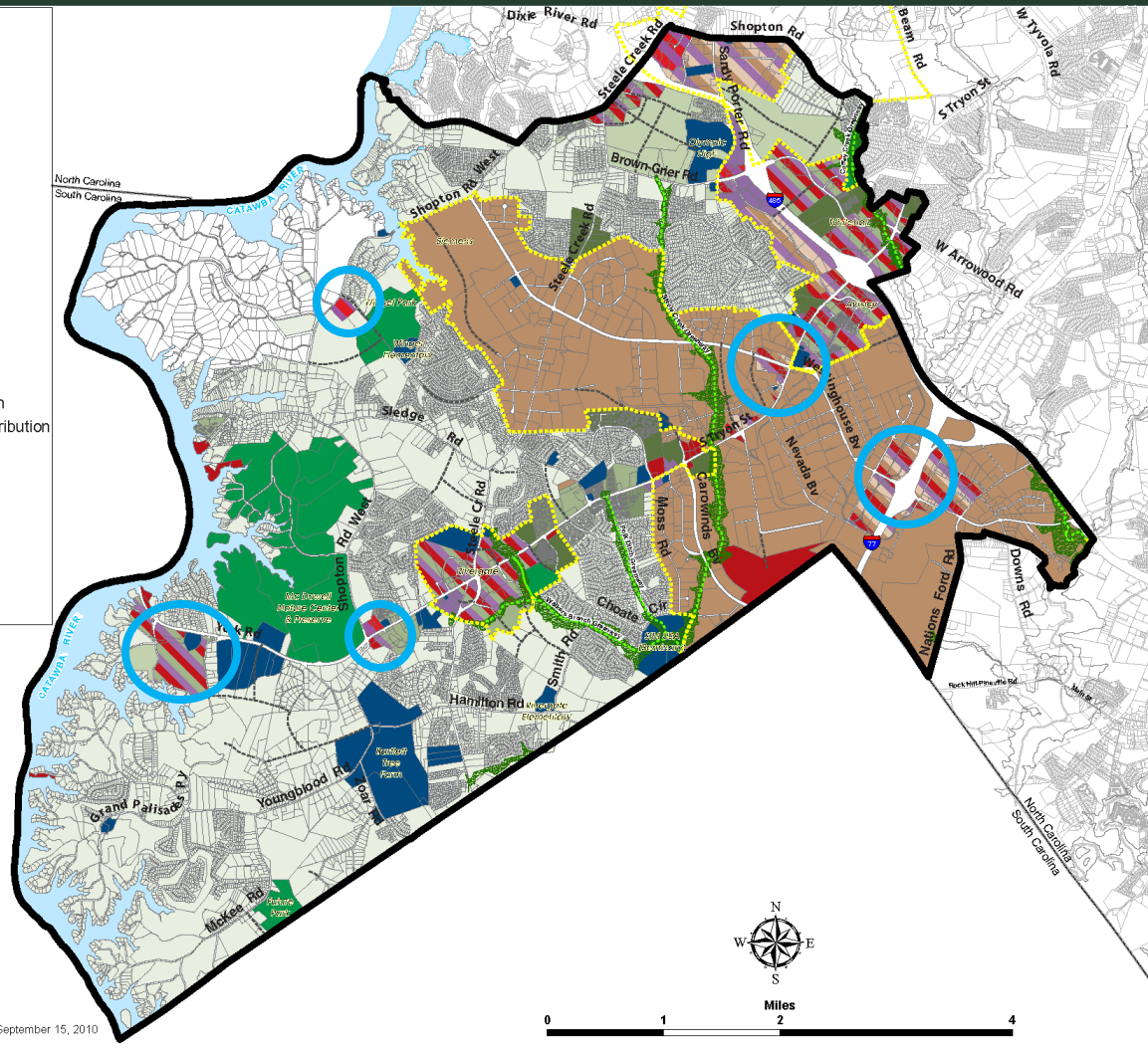
# Neighborhood and Community Centers

## Steele Creek Area Plan - Recommended Land Use Policies

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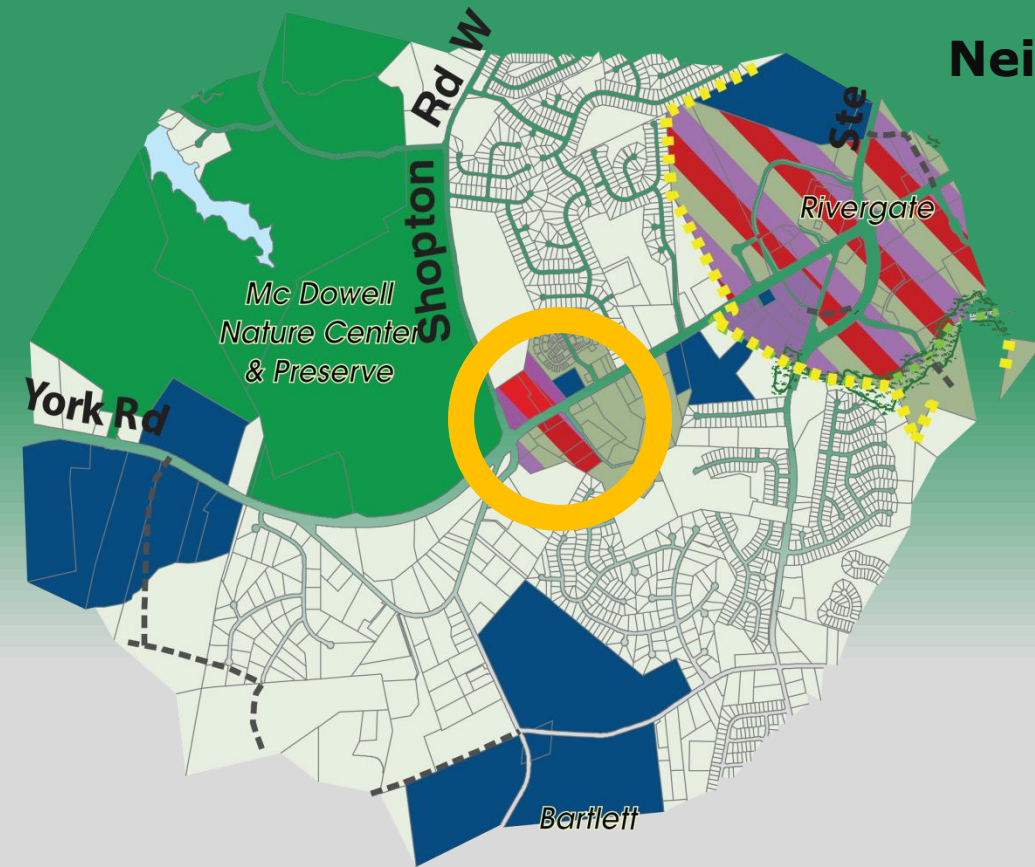


# Steele Creek Area Plan

## Recommended Future Land Use – Shopton/Tryon Mixed Use

### Neighborhood Convenience Retail

- Retail limited up to 70,000 square feet of retail including 10,000 square feet of office space.

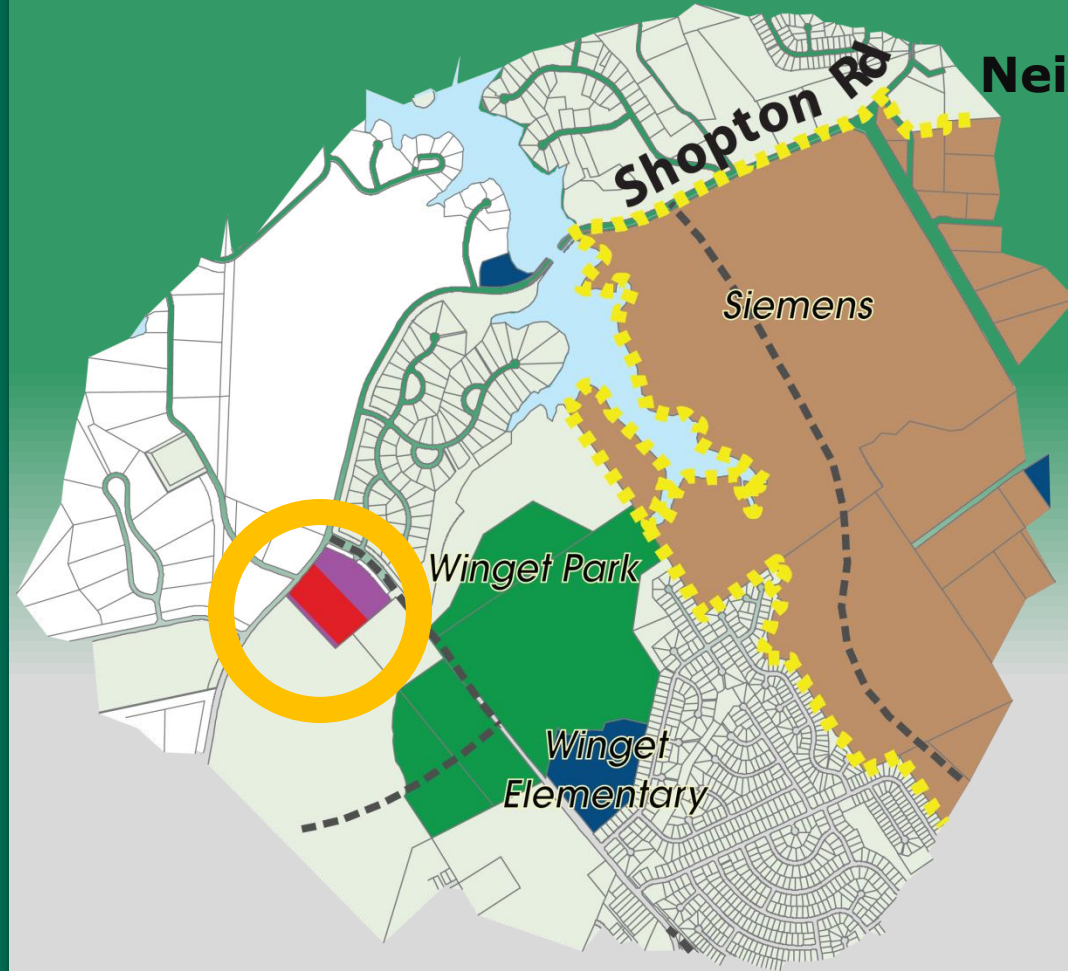


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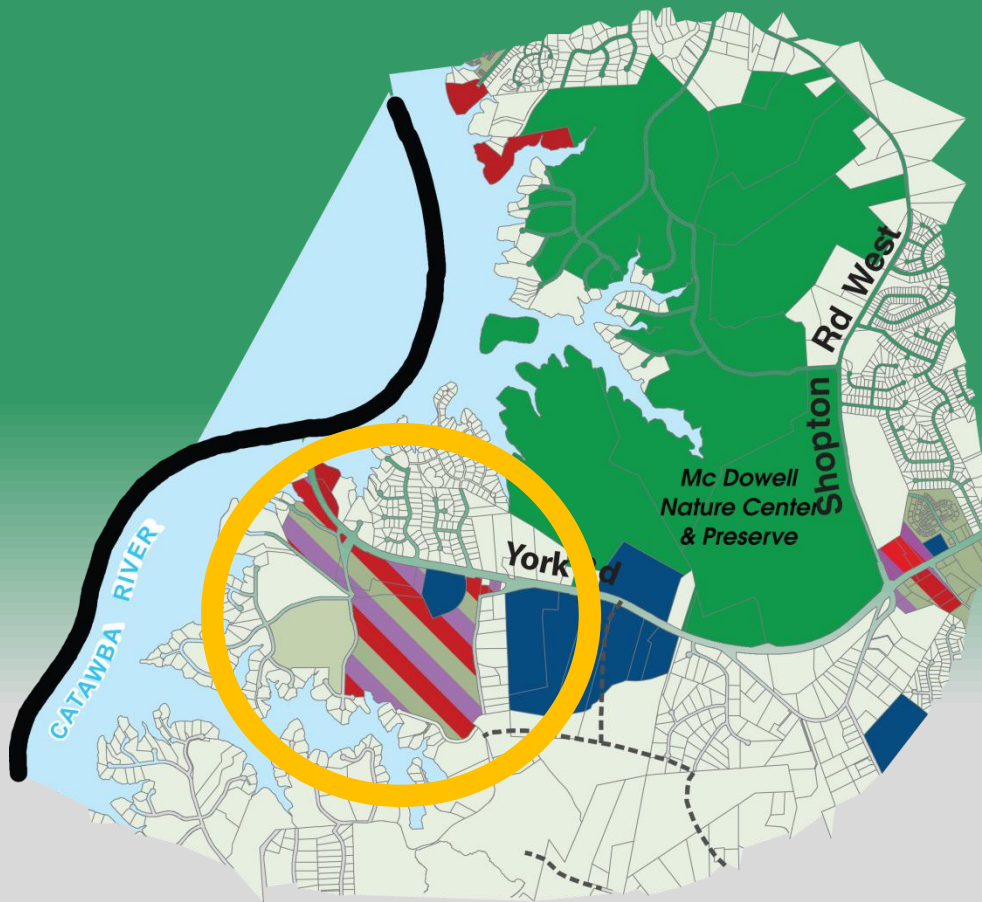
- Retail limited to 70,000 square feet, including 10,000 square feet of office space





# Steele Creek Area Plan

## Recommended Future Land Use – Palisades Town Center



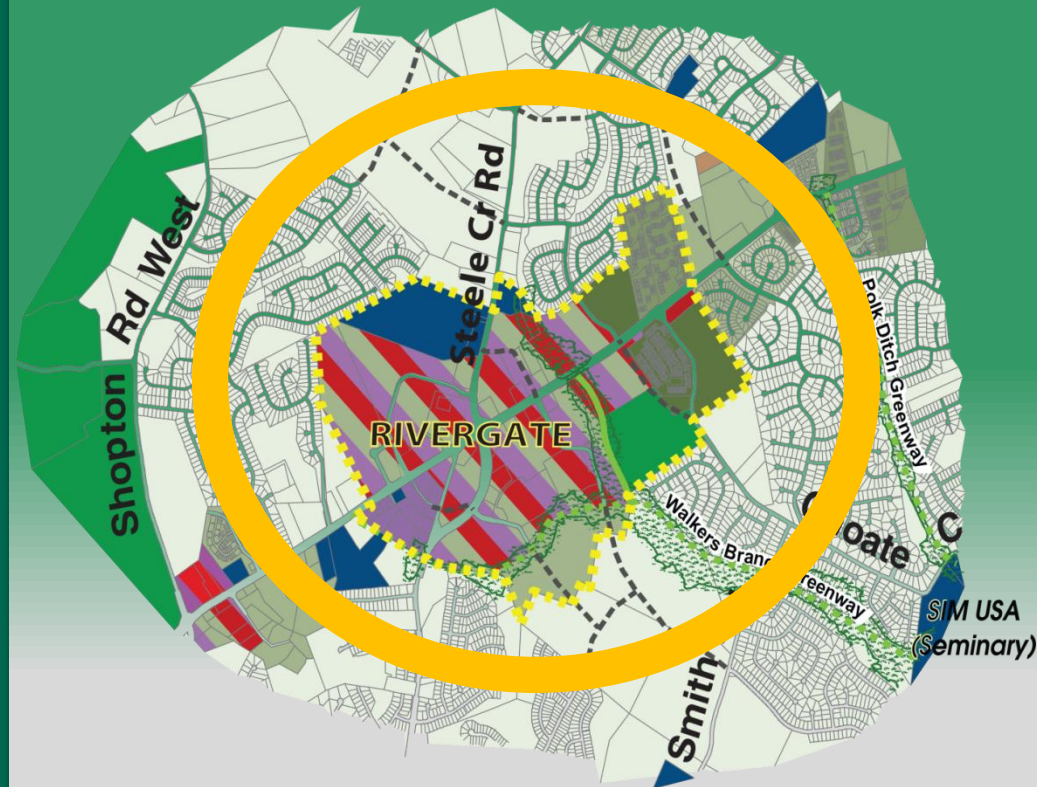
### Community Retail Center

- Approved site plan allows 325,000 square feet of retail and office land uses
- Civic and / or cultural land uses are also appropriate in strategic locations



# Steele Creek Area Plan

## Recommended Future Land Use – RiverGate Activity Center

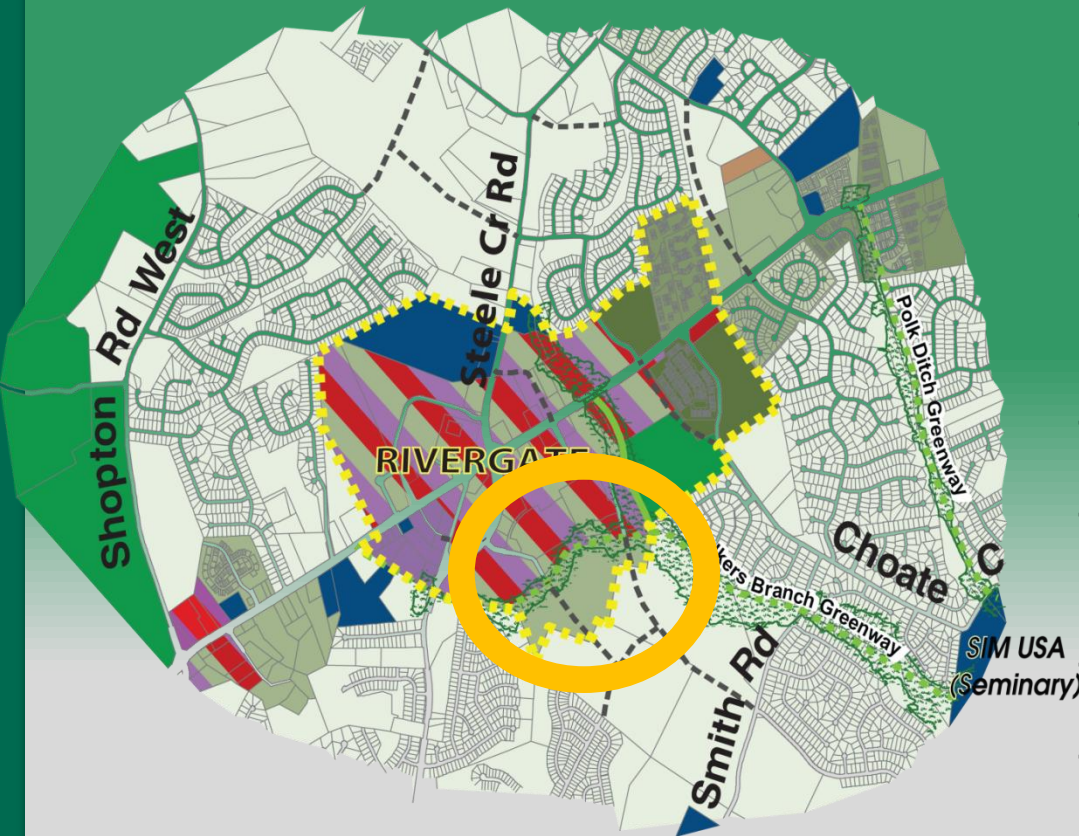


### Mixed Use Activity Center

- 600,000 square feet of existing retail and office uses
- 1,775 residential units approved
- Future development must be more pedestrian-friendly
- Future development could include infill surface parking with parking structures wrapped with active ground-floor uses
- Building heights should not exceed 6 stories.

# Steele Creek Area Plan

## Recommended Future Land Use – RiverGate Activity Center



### Mixed Use Activity Center

- Residential up to 8 du/a
- Combination of townhomes, detached single family, duplex/quadrplex units.
- Lower intensity near Wedge
- Buildings should front internal street network
- Amenitize greenway
- Strong pedestrian connections
- Limit buildings heights to 6 stories along greenway and transition to 4 stories adjacent to single family residential

# Steele Creek Area Plan

## Recommended Future Land Use – RiverGate Activity Center

### Mixed Use Activity Center

- Mixture of residential and office is appropriate
- Limit retail to ground floor of vertical development
- Infill surface parking with parking structures wrapped with active ground floor uses
- Building heights should not exceed 6 stories



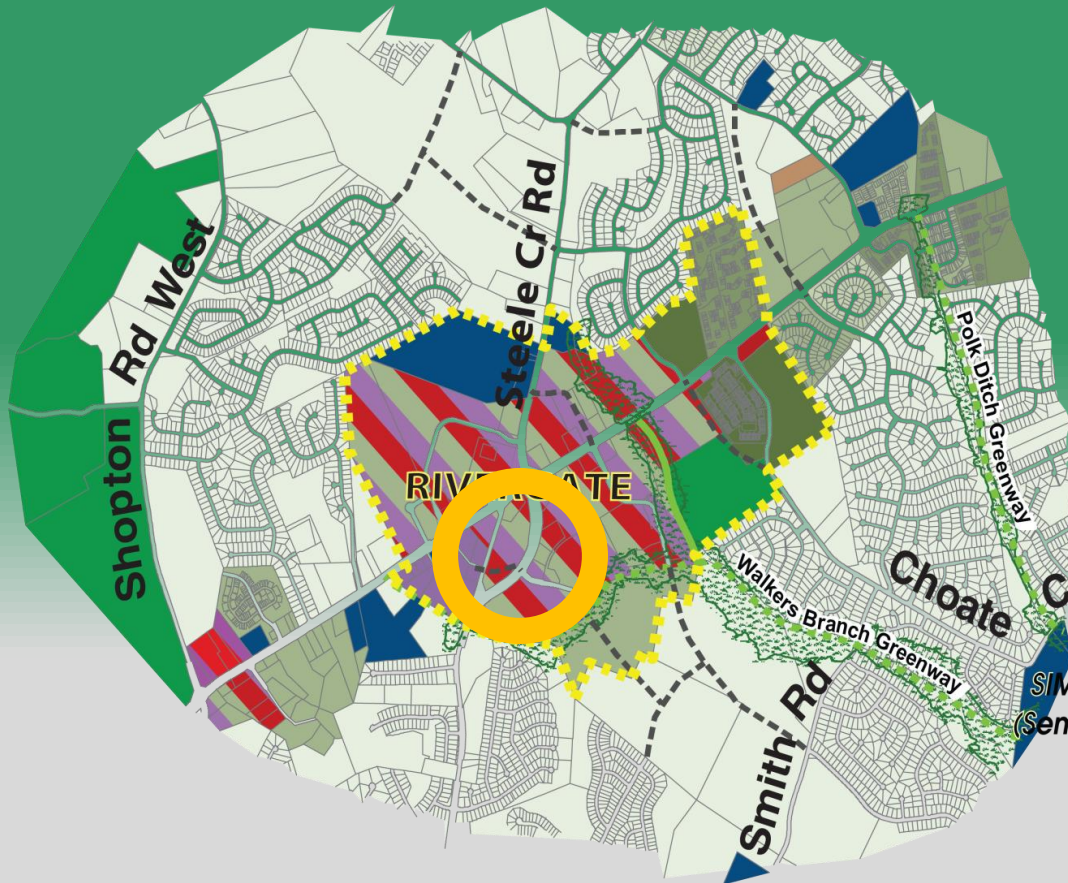


# Steele Creek Area Plan

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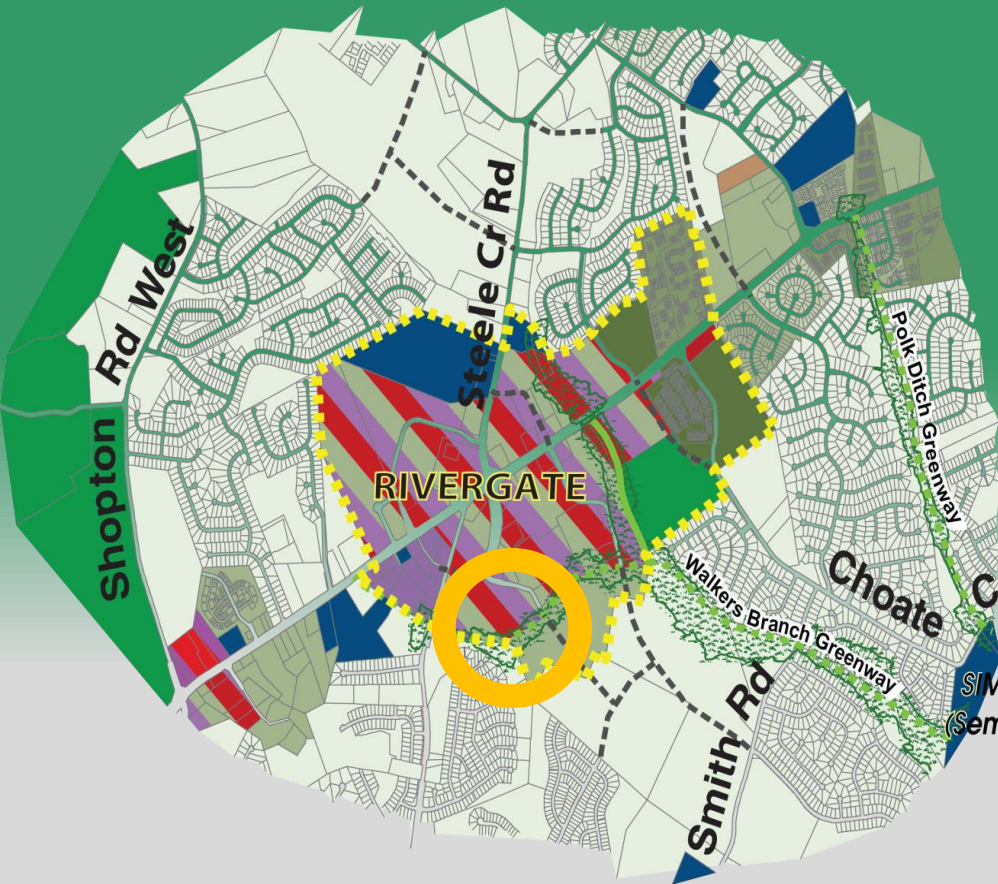
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# Steele Creek Area Plan

## Recommended Future Land Use – RiverGate Activity Center



### Mixed Use Activity Center

- Currently vacant and zoned for retail and residential uses
- Mixture of limited retail, residential and office is appropriate
- Limit building height to 4 stories
- Improve internal and external pedestrian connectivity
- Buildings should front streets with parking at the rear of the site
- On-street parking may be appropriate along Walker's Branch Road



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# COMMUNITY DESIGN





- **Buildings Oriented away from South Tryon Street**
- **Internal Street Network**



- **Mix of Residential,**
- **Office and Retail Land**  
**Uses**
- **Buffer Development**
- **along South Tryon**

Surface parking to rear  
or side of buildings

Plazas and  
outdoor spaces  
are encouraged  
to provide usable  
open space








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# TRANSPORTATION

# Street Types

Description of Street Types*				
Street Type				
	<b>BOULEVARDS</b>	<b>AVENUES</b>	<b>LOCAL STREETS</b>	
Description / Function	Intended to move large numbers of vehicles, often as through traffic, from one part of the city to another and to other lower level streets in the network.	The most common (non-local street) providing access from neighborhoods to commercial areas. Designed to provide a balance of service for all modes of transportation.	Provide access to residential, industrial, commercial or mixed-use districts. The majority of Charlotte's streets are classified as local streets and are typically built through the land development process.	
Proposed Street Classification **	<ul style="list-style-type: none"> <li>• Arrowood Road</li> <li>• Brown-Grier Road</li> <li>• Carowinds Blvd</li> <li>• Steele Creek Road</li> <li>• South Tryon Street</li> <li>• Westinghouse Blvd</li> <li>• York Road</li> </ul>	<ul style="list-style-type: none"> <li>• Carowinds Blvd Extension</li> <li>• Choate Circle</li> <li>• Downs Road</li> <li>• Erwin Road</li> <li>• Hamilton Road</li> <li>• Nations Ford Rd</li> </ul>	<ul style="list-style-type: none"> <li>• Sandy Porter Rd</li> <li>• Shopton Road</li> <li>• Shopton Rd W</li> <li>• Sledge Road</li> <li>• Winget Road</li> <li>• Youngblood Rd</li> <li>• Zoar Road</li> </ul>	All remaining streets
<p><i>Source: Charlotte Department of Transportation, 2010</i></p> <p><i>* A complete description of all street types are provided in the Urban Street Design Guidelines</i></p> <p><i>** Proposed Street Classifications are for the Steele Creek Area</i></p>				

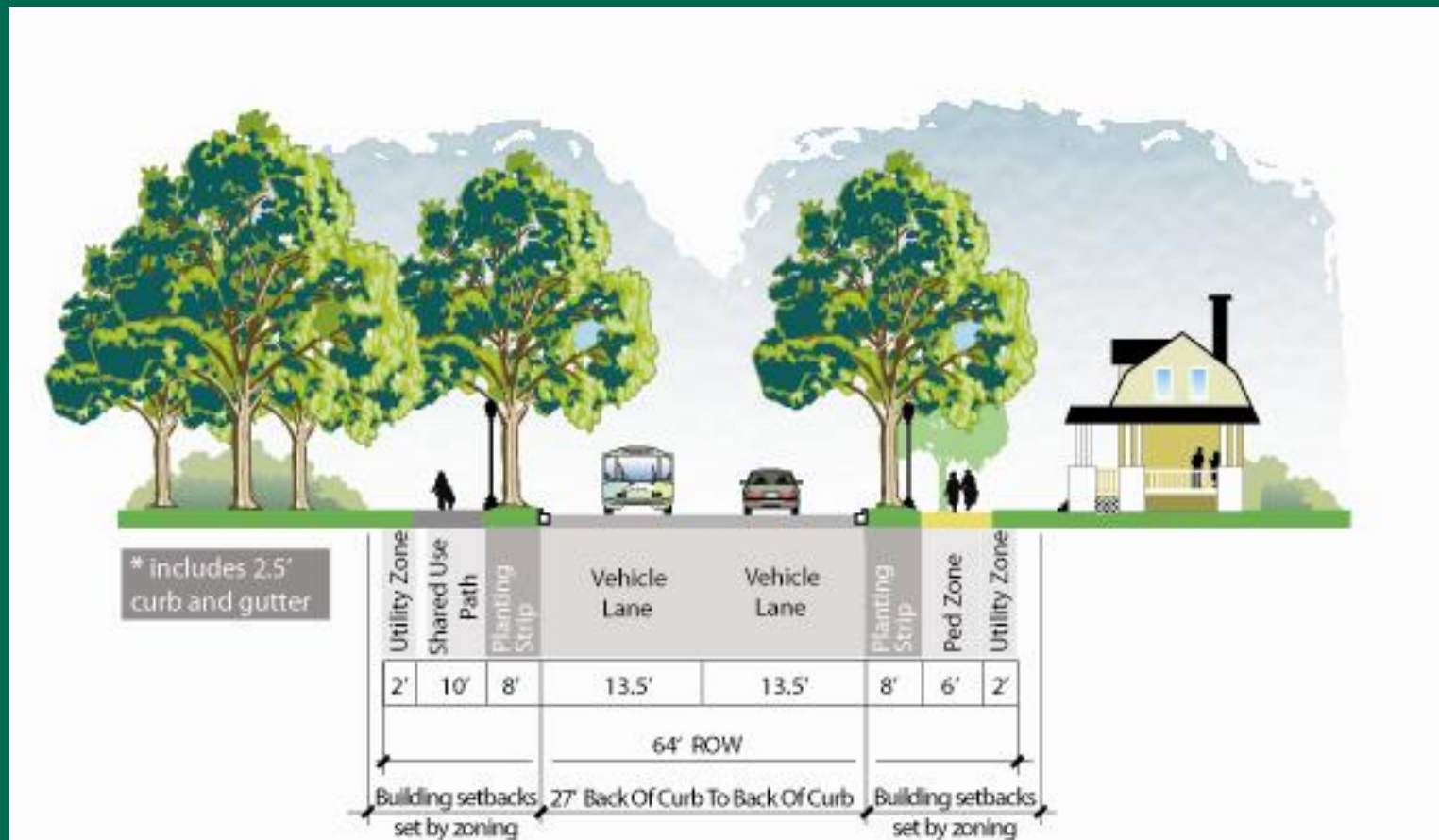






# Future Cross-Sections

## Avenue: Two-Lane with Parkway Edge





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# Next Steps

- **Community Meeting Dec/Jan**
- **Plan Review and Adoption Process**