



## Welcome to the Steele Creek Area Plan Community Meeting



**Presentations will begin  
at 4:15 P.M. and 6:15 P.M.**

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## Steele Creek Area Plan Public Meeting

March 31, 2011

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## Presentation Outline

- Plan Purpose and Overview
- Plan Development Process
- Existing Conditions
- Highlights of Draft Plan Policies
- Next Steps - Plan Review and Adoption Process

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## Questions

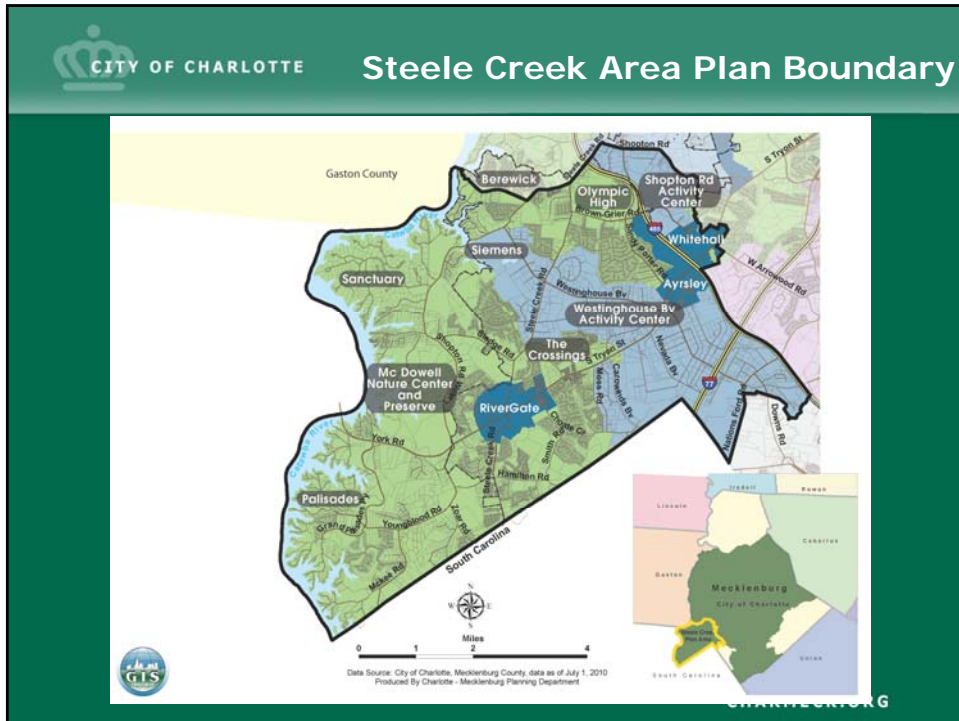
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Planning Department website  
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**CITY OF CHARLOTTE** **What is an Area Plan?**

- 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

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 **What Can You Expect From an Area Plan?**

**Clarify vision for the area**

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I identify and provide policies to address development opportunities and issues	<i>But not . . .</i>	Create regulations or laws
I identify public and private investments needed to achieve vision	<i>But not . . .</i>	Provide funding & implementation means overnight
Possibly recommend zoning changes in appropriate locations	<i>But not . . .</i>	Rezone property
Guide more appropriate development	<i>But not . . .</i>	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

2000	19,166
2008	35,330
2010	41,809

- ❖ Transportation Concerns
- ❖ Opportunity to Better Integrate Transportation and Land Use Planning
- ❖ Impacts of Opening of I-485 Interchanges



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**CITY OF CHARLOTTE** **Plan Area: Policy Context**

**Centers, Corridors and Wedges Growth Framework**

- Provides "starting point" for developing plan recommendations

**Wedge (69% Plan Area)**

- Largely residential

**Centers (31% Plan Area)**

- Two Industrial Activity Centers
- Two Mixed Use Activity Centers

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**CITY OF CHARLOTTE** **Plan Development Considerations**

**Adopted Land Use and Transportation Policies**

- Centers, Corridors & Wedges
- General Development Policies (GDP)
- Transportation Action Plan (TAP)
- Urban Street Design Guidelines (USDG)
- 2030 Long Range Transportation Plan (LRTP)

**Public Input Process**

- Surveys, Public & Advisory Group Meetings

**Land Use**

- Existing Land Use & Existing Zoning
- Adopted Future Land Use
- Land Use Accessibility
- Complimentary Land Uses

**Transportation Network**

- Motorists / Pedestrians / Bicyclists
- Streets, LOS & Capacity
- Traffic Counts & Congestion
- Planned Improvements
- Transit

**Environmental Considerations**

- Watershed Overlay
- Proximity to River
- Conservation Areas
- SWIM Buffers
- Flood Plain
- Heritage Sites
- Open Space / Greenways
- Critical Habitats
- Topography


**Public Facilities / Infrastructure**


- Water & Sewer
- Public Safety (Police & Fire stations)
- Parks & Recreation
- Library & Schools

**Other Government Agencies**

- City & County Departments
- York County


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## COMMUNITY INPUT

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## Plan Development Process

Data Collection and Analysis	Public Kickoff Meetings June 23 and June 25, 2009	Information Refinement	Draft Document March 2011
	Advisory Group Meetings August 2009- November 2010		Community Meeting March 2011
2008-2010	Community Workshop March 25, 2010	November/December 2010	Review and Adoption April - June 2011



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## What We've Heard

- **Likes**
  - Neighborhoods
  - Lake Wylie
  - Parks and Greenway
  - Rural Character
  - Interstate Access
  - Mixture of Land Uses
- **Dislikes**
  - Loss of Natural Habitat / Tree Cover
  - Impact of Development on Environment
  - Traffic
  - Not Enough Greenways / Open Space



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## Opportunities and Issues

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




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  **Existing Conditions** 

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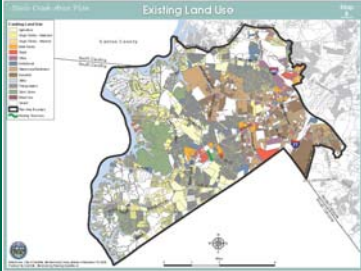
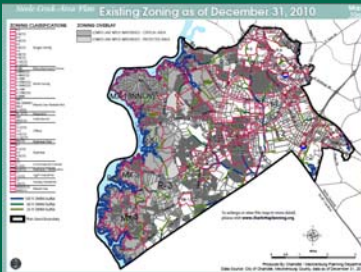
## Existing Land Use and Zoning

### Land Use

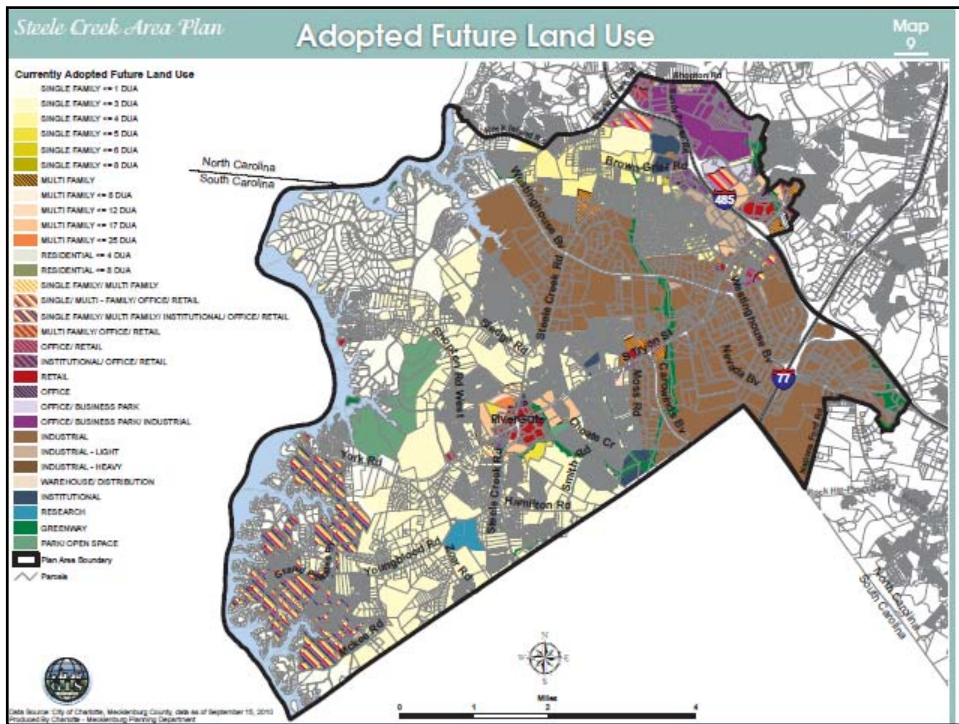
- 27% Vacant
- 22% Residential
- 15% Industrial or Warehouse Distribution
- 8% Open space


### Zoning

- 55% Residential
- 27% Industrial
- 15% Mixed Use

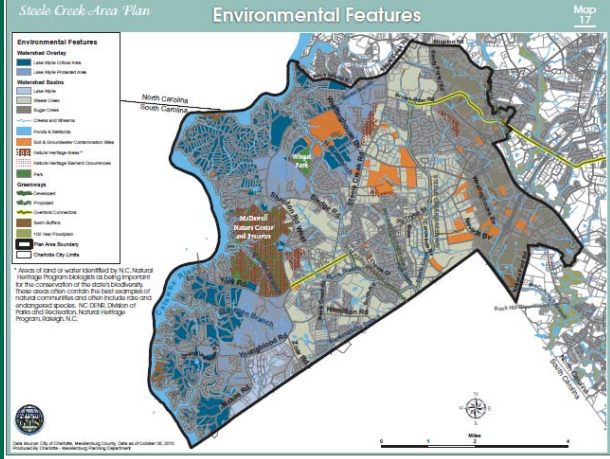
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## Environmental Features

- Parks
- Greenways
- Tree Cover
- Water Bodies
- Watershed



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## VISION



# VISION

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## Community 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.

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## Goals

- A land use pattern that offers a variety of land uses
- Sustainable development that promotes accessibility
- Safe and efficient street network
- Environmentally sensitive land development practices
- Public facilities to maintain and improve service levels to area residents

**Goals**

To achieve the future envisioned for the plan area, the following goals have been identified. Consideration was given to the opportunities, constraints, and needs for the area when developing these goals. The goals build upon adopted plans and policies.

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

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

**Transportation Goal:** Provide a safe, accessible and efficient street network for all users.

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

**Natural Environment Goal:** Encourage environmentally sensitive land development practices that enhance the area's land, air and water quality.

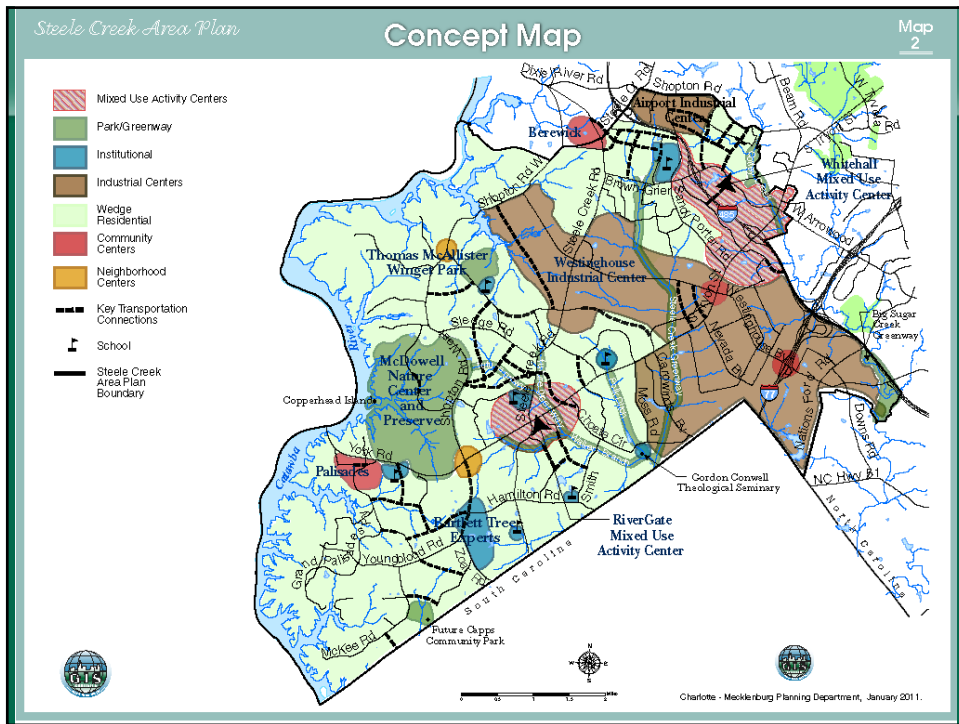
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# LAND USE



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**Character**

- Building Types
  - Single Family Homes, Townhomes, Neighborhood Supporting Land Uses
- Low to Moderate Density Residential Close to Activity Centers





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 CITY OF CHARLOTTE **Mixed Use Activity Centers**

**Character**

- Whitehall / Ayrley, RiverGate,
  - Mixed/Multi-Use Retail, Office and Residential
- Building Types
  - Large Format Retail, Apartments, Townhomes, Storefront Commercial / Retail and Office




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# Industrial Centers

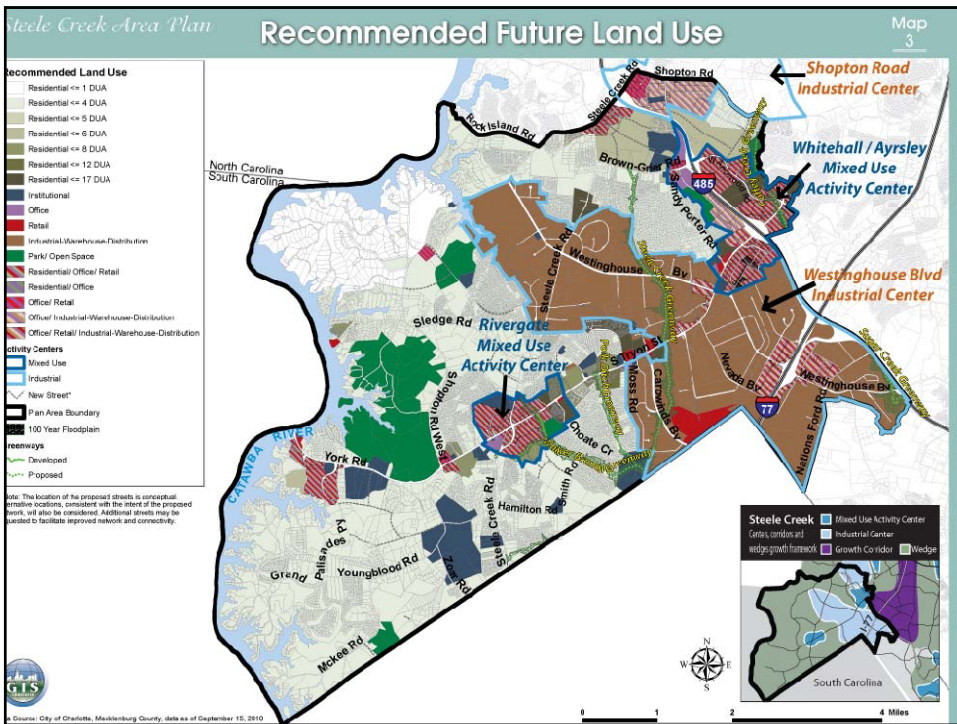
## Character


- Westinghouse and Shopton Road Industrial Centers
  - Single Use Office and Industrial with supporting retail
  - Building Types
    - ❖ Manufacturing, Warehouse, Flex, Retail and Office












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# COMMUNITY DESIGN


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## 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

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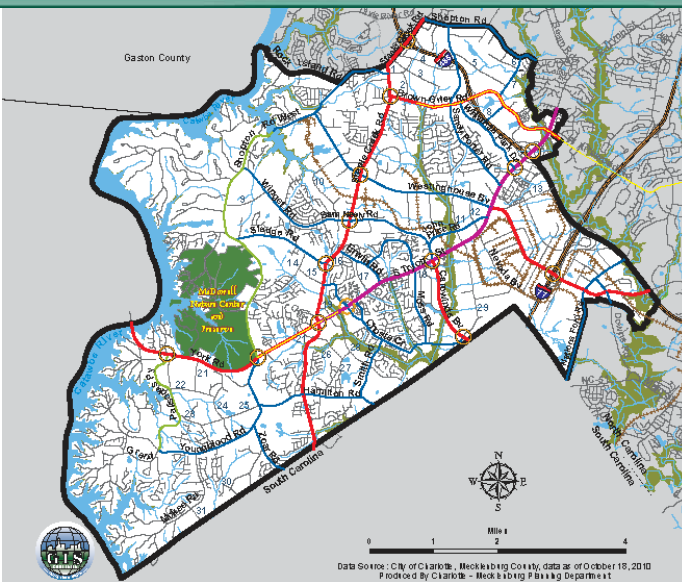

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## Future Transportation Projects

**Future Transportation Projects**

See **Map 5, Future Transportation Projects** on following page.

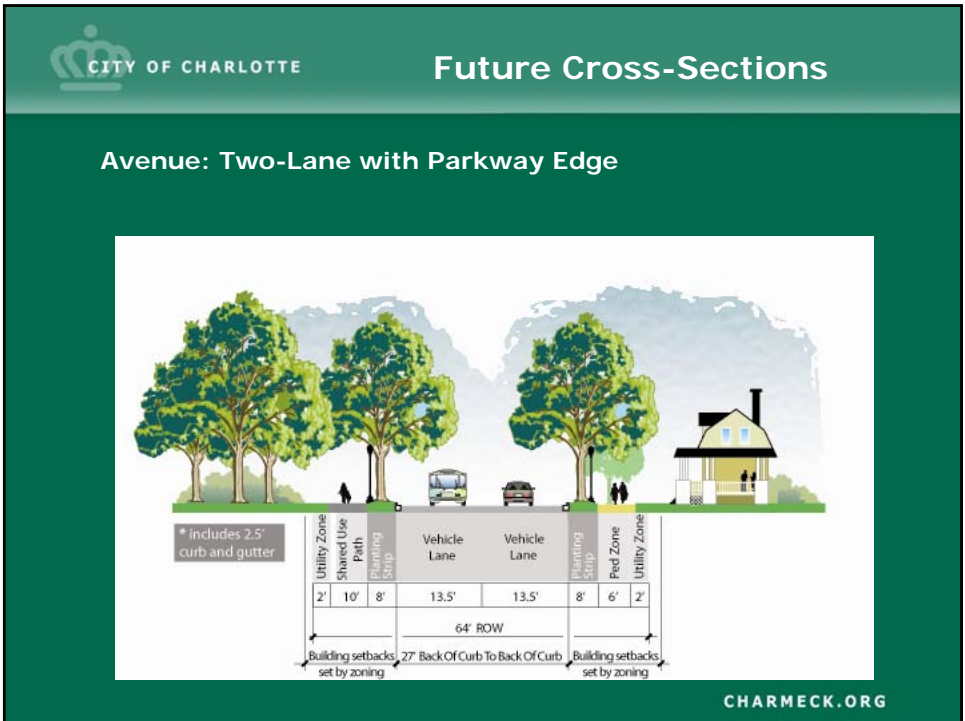
1. Extension of Shopton Road West across Steele Creek Road (NC 100) to new local street #4
2. New street between Brown-Grier Road at Cedar Hill Road and Shopton Road West Extension
3. Extension of Realigned Dixie River Road across Steele Creek Road (NC 100) to Gallant Lane
4. New street between Rusty Road and Williams Glenn Road
5. New street between Sandy Porter Road and Arrowood Road inside Interstate 485
6. New street between Basman Avenue and Elthe Low Place
7. New street between Shopton Road and Arrowood Road inside Interstate 485
8. New street between Arrowood Road and Whitehall Park Drive with bridge over Interstate 485 between Arrowood Road and South Tryon Street (NC 49)
9. New street between Shopton Road West and Winget Road
10. Extension of Means Court to Quality Drive
11. Extension of General Drive to Westinghouse Boulevard
12. Extension of Nevada Boulevard to Westinghouse Boulevard
13. New street between Pioneer Avenue and Arrowpoint Boulevard with bridge over Interstate 485 between South Tryon Street (NC 49) and Interstate 77
14. Extension of Walerly Drive to Sludge Road
15. New street between Walerly Drive Extension and Steele Creek Road (NC 100) at Huntington Meadow Lane
16. Extension of Swann Branch Drive to Steele Creek Road (NC 100) at Sludge Road
17. New Street between Ervin Road and South Tryon Street (NC 49) at Shepherd's Drive
18. The 2009 *Feasibility Study* recommends a connection between South Ridge Drive and Moss Road. The connection will be considered only if parcels located on the west side of Moss Road are redeveloped.
19. Extension of Rivergate Parkway across South Tryon Street (NC 49) to Steele Creek Road (NC 100)
20. New street between Steadcraft Parkway and Walker Branch Drive
21. New street between York Road (NC 49) and Grand Palisades Parkway
22. New street between Hickory View Lane Extension and Grand Palisades Parkway
23. Extension of Capps Road to Palisades Parkway
24. New street between Hickory View Lane and Shallow Pond Road
25. Extension of Hamilton Road to Capps Road
26. Extension of Walker Branch Drive to Superior Street Extension
27. Extension of Superior Street to Rivergate Parkway Extension
28. Extension of Rivergate Parkway to Smith Road
29. Extension of General Drive to Garwin's Boulevard via Catawba Trace
30. New street between Thomas Road and Kentucky Home Lane
31. New street between McKee Road and Tega Cay/Gold Hill Road Connector



Data Source: City of Charlotte, Mecklenburg County, dated as of October 15, 2010  
 Produced by Charlotte - Mecklenburg Planning Department

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**CITY OF CHARLOTTE** Questions


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## PUBLIC FACILITIES AND NATURAL ENVIRONMENT


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## Public Facilities and Natural Environment



<h3>Public Facilities</h3> <ul style="list-style-type: none"><li>• Water and Sewer</li><li>• Storm Water</li><li>• Parks and Recreation</li><li>• Schools</li><li>• Police</li><li>• Fire</li><li>• Libraries</li></ul>	<h3>Natural Environment</h3> <ul style="list-style-type: none"><li>• Land Quality</li><li>• Water Quality</li><li>• Air Quality</li></ul> 
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## Plan Summary

- This plan, if adopted will allow the growth and development to take place in an organized manner.
- Provide for better integration of land use and transportation.
- Preserve rural and historic qualities.
- Reduce vehicle miles traveled.
- Provide additional transportation options.
- Provide additional open space.



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## NEXT STEPS


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**Next Steps**

- **Plan Review and Adoption Process**
- **Planning Committee Public Comment**
  - **April 19, 2011 at 5:00 p.m.**
  - 8<sup>th</sup> Floor - Uptown Conference Room
  - Charlotte-Mecklenburg
  - Government Center
  - 600 East Fourth Street

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**For More Information**

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