



CHARLOTTE

# Steele Creek Area Plan Citizen Advisory Group Meeting

June 30, 2011

**Purpose:** To continue discussion of public comments received on draft plan.

- **Welcome**
- **Discussion of Public Comments on Draft Plan**
  - Recap from May 5<sup>th</sup> and June 9<sup>th</sup> CAG Meetings
  - **Market Analysis**
  - **Continue discussion Matrix**
- **Next Steps**

# Steele Creek Area Plan Development Yields

**Purpose:** To discuss new development potential based on Area Plan Recommendations and measured against Noell Consulting Group's Market Analysis Projections.

## Projected 20-year Demand as per Market Analysis

- Retail – 2,100,000 sq. ft.
- Office – 4,485,000 sq. ft.
- Industrial – 9,700,000 sq. ft.
- Residential – 16,675 (total units)
  - 1 DUA – 8 DUA 9,906 units
  - 12 DUA – 22 DUA + 6,768 units

## Total Estimated New Development Potential as per Plan Recommendations

- Retail – 2,900,000 sq. ft.
- Office – 6,200,000 sq. ft.
- Industrial – 10,700,000 sq. ft.
- Residential – 32,500 (total units)
  - 1 DUA – 8 DUA 26,500 units
  - 12 DUA – 22 DUA + 5,000 units

- Notes:
  - Underutilized parcels were defined as having either a recommended change of land use, or parcels greater than one acre that had a building value  $\leq 40\%$  of the land value.
  - Potential development is calculated based on typical development patterns in the area, which was estimated at an FAR (Floor Area Ratio = total bldg. sf / parcel size):
    - Retail and Office FAR estimated at 0.25
    - Industrial FAR estimated at 0.15

# Steele Creek Area Plan - Recommended Land Use Policies

Vacant Parcels

**Recommended Land Use**

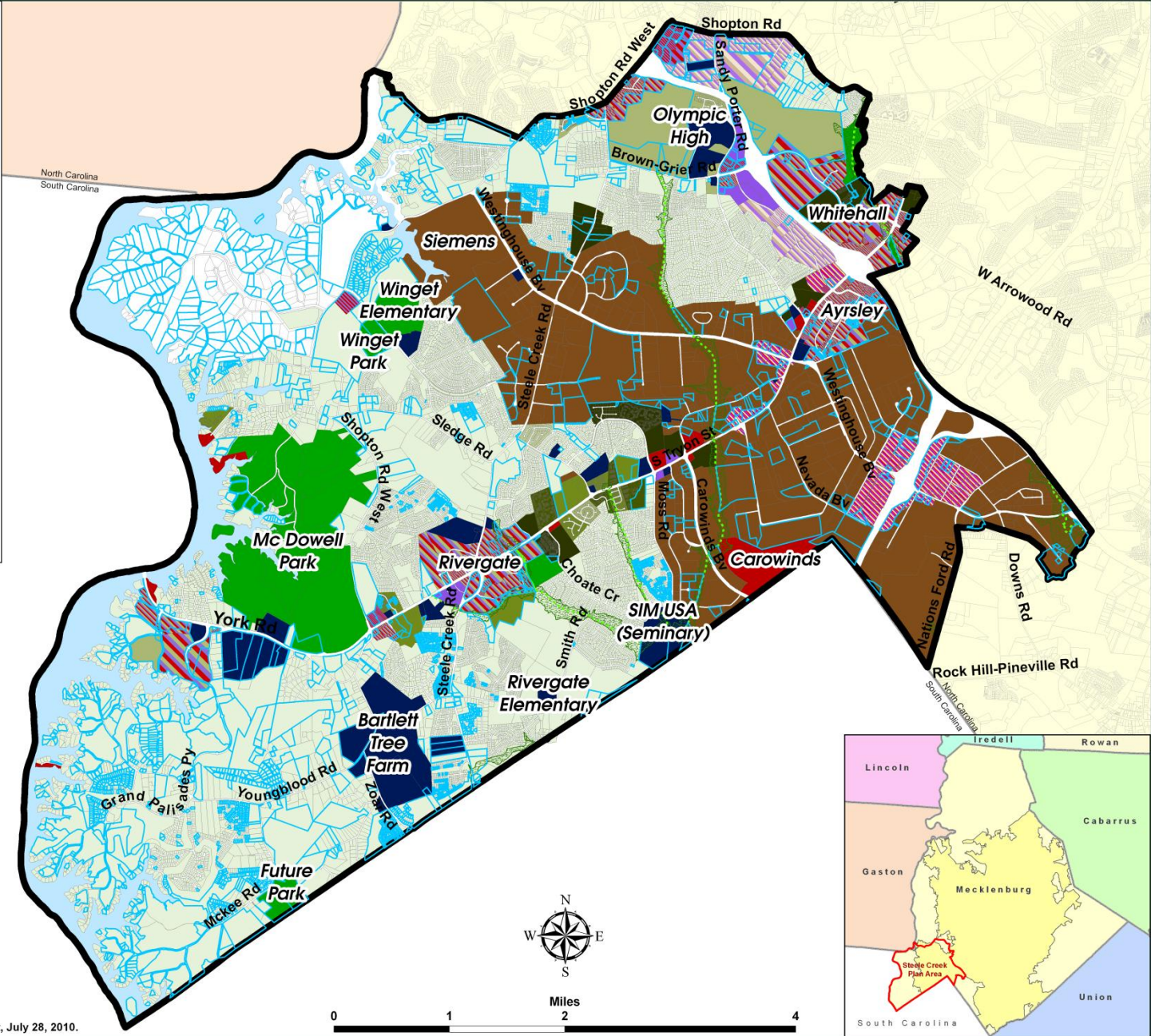
- Residential <= 1 DUA
- Residential <= 4 DUA
- Residential <= 5 DUA
- Residential <= 6 DUA
- Residential <= 8 DUA
- Residential <= 12 DUA
- Residential <= 17 DUA
- Institutional
- Office
- Retail
- Industrial-Warehouse-Distribution
- Park/ Open Space
- Residential/ Office/ Retail
- Office/ Retail
- Office/ Industrial-Warehouse-Distribution
- Office/ Retail/ Industrial-Warehouse-Distribution

Plan Area Boundary

100 Year Floodplain

**Greenways**

- Developed
- Proposed



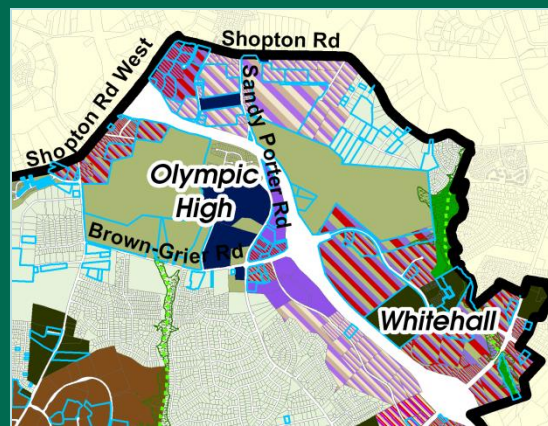
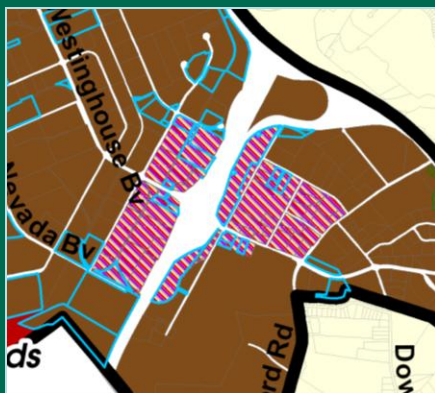
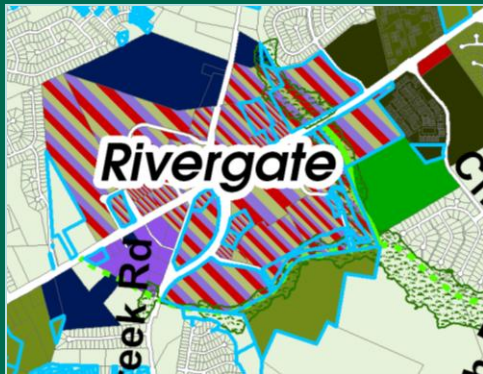
# Steele Creek Area Plan Development Yields

## Projected 20-year Demand as per Market Analysis

- Retail – 2,100,000 sq. ft.
- Acres - 145

## Total Estimated New Development Potential as per Plan Recommendations

- Retail – 2,900,000 sq. ft.
- Acres - 339



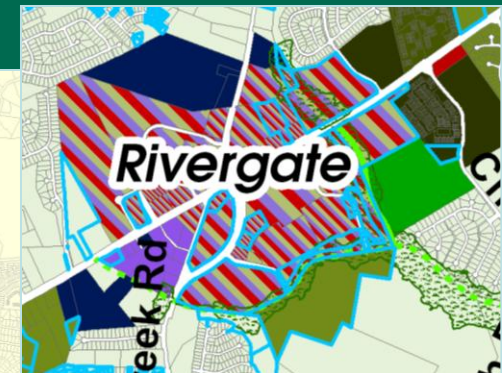
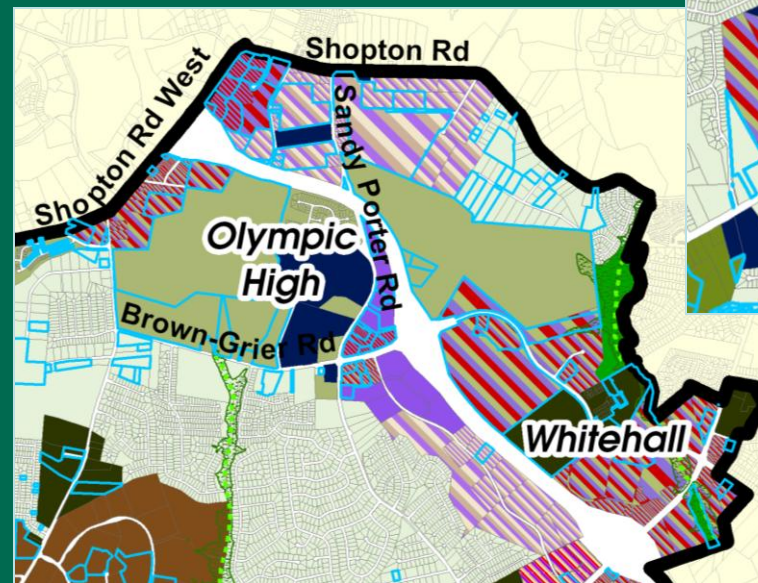
# Steele Creek Area Plan Development Yields

## Projected 20-year Demand as per Market Analysis

- Office – 4,500,000 sq. ft.
- Acres - 217

## Total Estimated New Development Potential as per Plan Recommendations

- Office – 6,200,000 sq. ft.
- Acres - 420



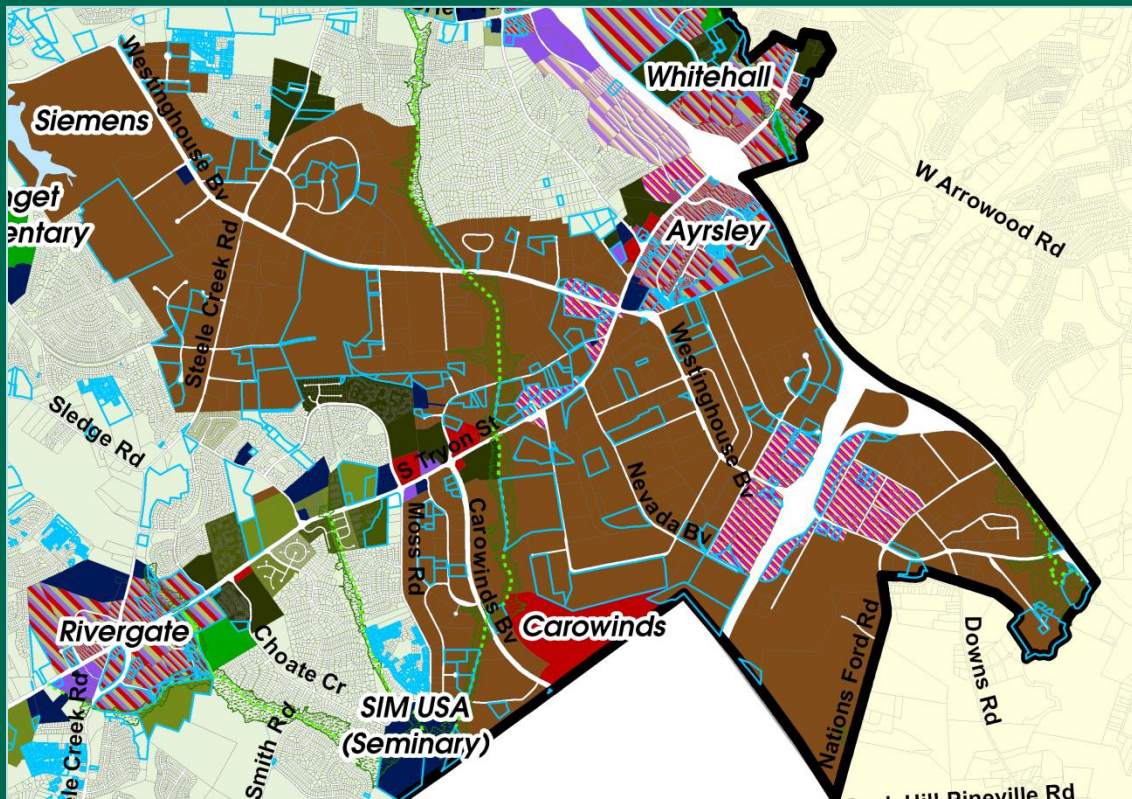
# Steele Creek Area Plan Development Yields

## Projected 20-year Demand as per Market Analysis

Industrial – 10,000,000 sq. ft.  
Acres - 688

## Total Estimated New Development Potential as per Plan Recommendations

Industrial – 10,700,000 sq. ft.  
Acres – 1,445





# Steele Creek Area Plan Development Yields

## Projected 20-year Demand as per Market Analysis

### Residential Units

1 DUA – 8 DUA 9,906 (2,625 Acres)

12 DUA – 22 DUA+ 6,768 (483 Acres)

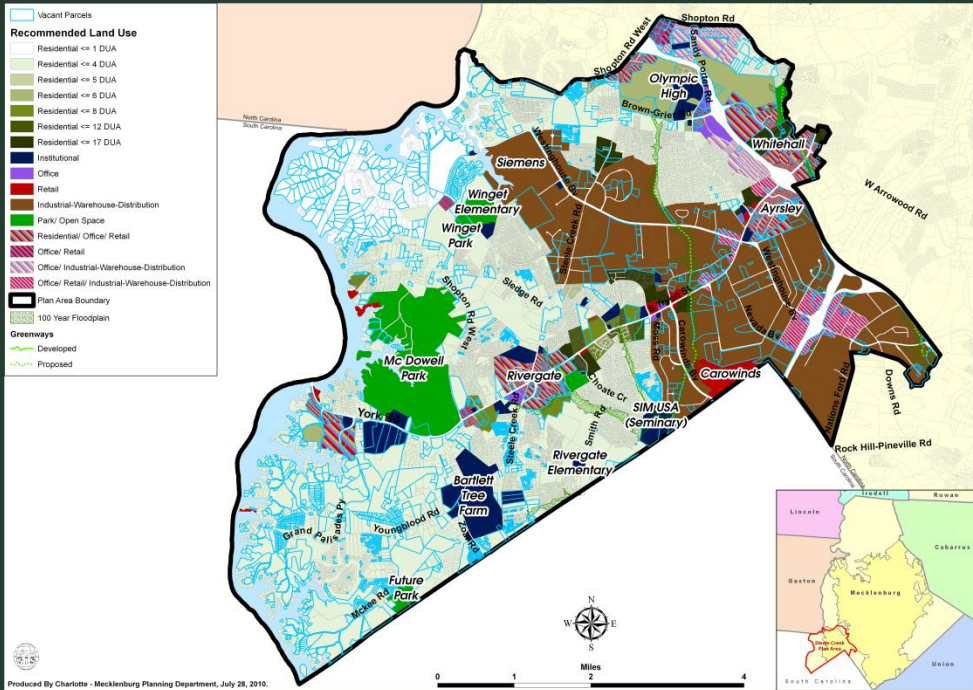
## Total Estimated New Development Potential as per Plan Recommendations

### Residential Units

1 DUA – 8 DUA 26,500 (6,502 Acres)

12 DUA – 22 DUA+ 5,000 (328 Acres)

### Steele Creek Area Plan - Recommended Land Use Policies



## Land Use

- ✓ Red Fez Club - Clarify that other institutional uses would be allowed. Consideration could also be given to a restaurant use.
- X Remove a portion of Siemens Property from the Industrial Center (southwest of lake). **Recommend for residential up to 4 dua**
- ✓ Expansion of Whitehall / Ayrley Mixed Use Activity Center to the north.
- X Recommend property located on the east side of Steele Creek Road, south of Rivergate (adjacent to Coventry Neighborhood) for a neighborhood park. **Leave as residential up to 4 dua.**
- ✓ Sanctuary – Residential up to 1 dua.

## Transportation

- Moss Road Update
- ? Recommendation for historical markers along S. Tryon Street to recognize the historical significance of York Road.
- ✓ Change in street classification of Westinghouse Blvd. from an Avenue to Boulevard.
- ✓ Change in road connection through Siemen's property.
- ✓ Addition of the intersection of Erwin Road and Steele Creek Road to the Transportation Map as an enhanced intersection.
- ✓ Clarification that the shared-use path along Shopton Road West will not provide direct access to The Preserve. However, it will connect to the overland connector along S. Tryon St. / York Road which will provide access to the Preserve.

## Infrastructure and Public Facilities

### Park and Recreation

- ✓ Recommend additional greenways / open space as well as overland connectors for consideration during update to Mecklenburg County Park and Recreation plans.
- ✓ Bike paths and walking trails are integrated into greenways, which are considered multi-use trails.



# **Matrix Discussion**



# NEXT STEPS

- All comments on draft plan due by July 14<sup>th</sup>
- Staff response to comments on draft plan posted on web by July 22<sup>nd</sup>
- Schedule final CAG meeting to review recommended revisions to draft plan
- Continue public review and adoption process



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Questions?





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# THANK YOU!

Document can be found at [www.charlotteplanning.org](http://www.charlotteplanning.org)  
or call (704) 336-2205