



Northlake

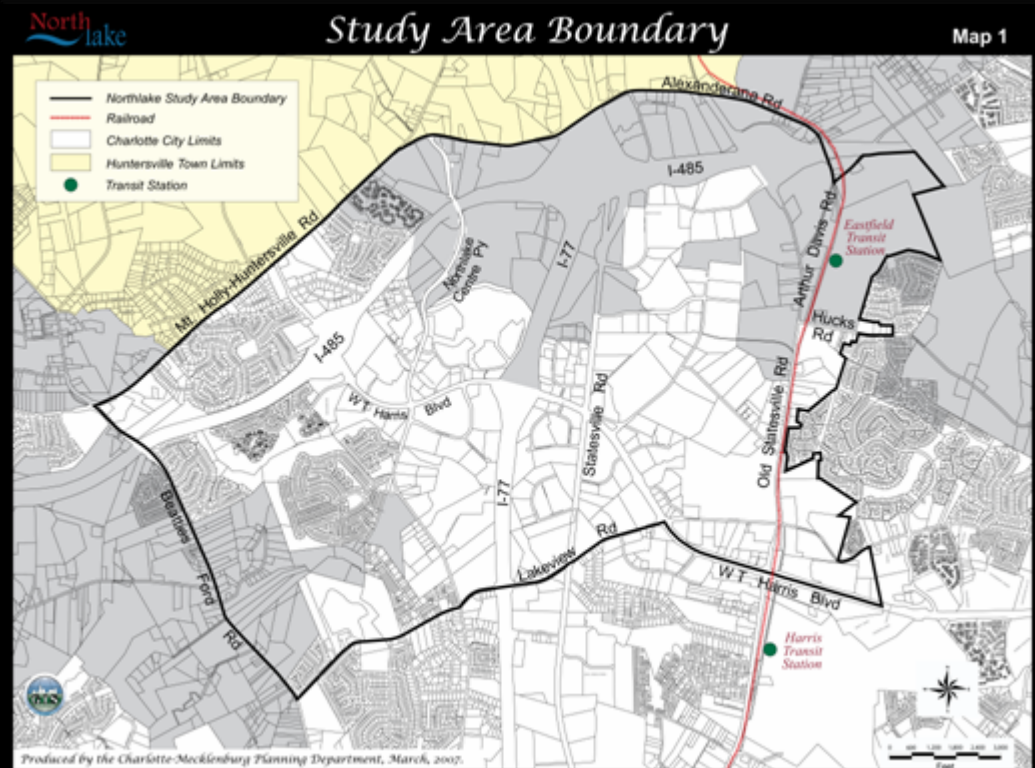
Northlake Area Plan
Economic Development and Planning Committee Meeting
September 19, 2007

Meeting Purpose

- Share draft recommendations for the Northlake Area Plan
- Request Committee to set October 8, 2007 for City Council to receive public comment on the draft plan

Study Area Overview

- Update Existing Plans to Provide for More Specific Guidance for Growth and Redevelopment
- Area Growth
- Transportation and Infrastructure Improvements
- Provide Guidance that is Consistent with ***Centers & Corridors*** Growth Framework



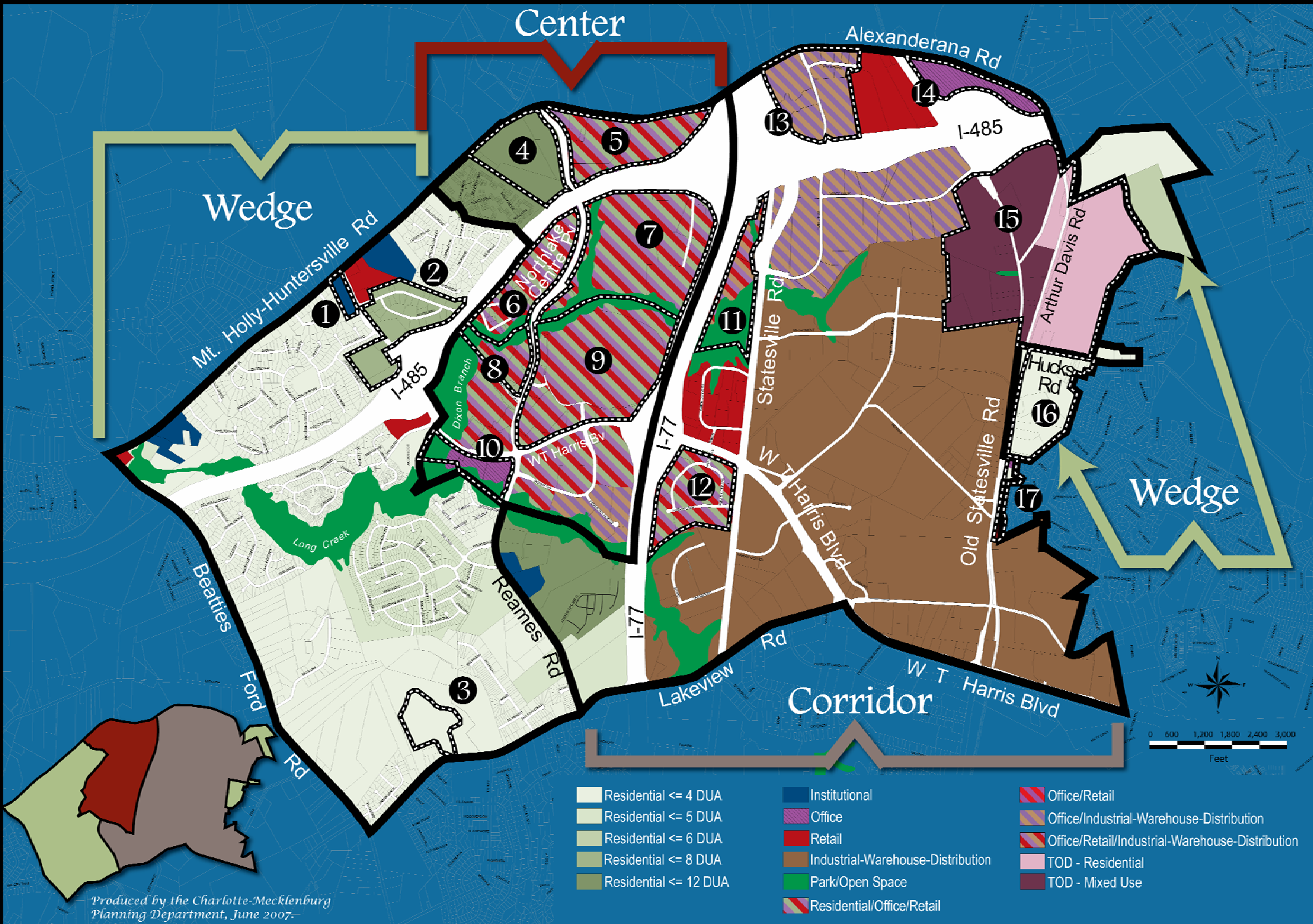
Northlake Planning Process

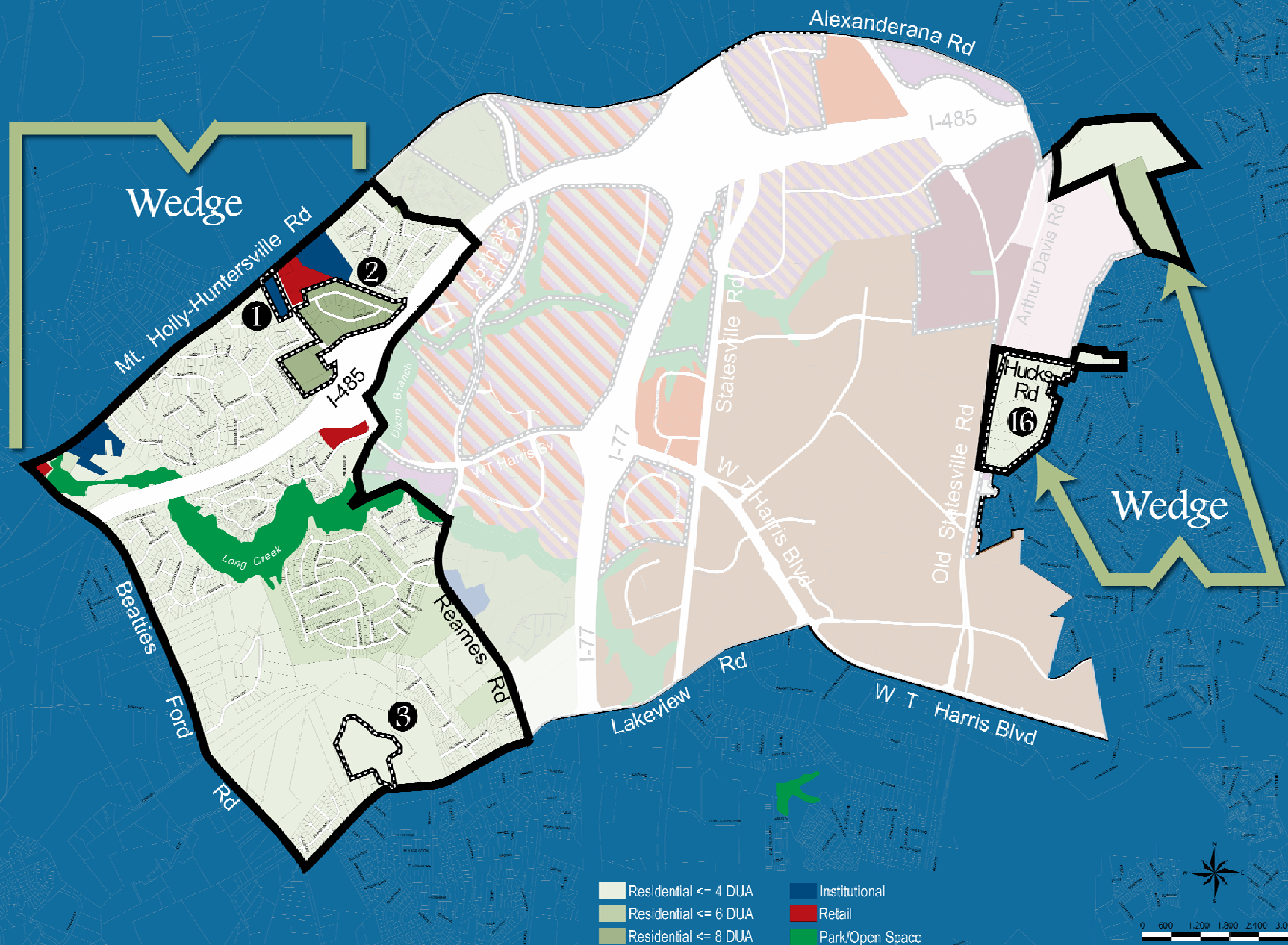
- 3 Public Meetings
- Advisory group formed (25 volunteers)
- Public Workshops and Design Charrette
- Analyzed Data and Information
- Developed Vision, Goals and Draft Recommendations

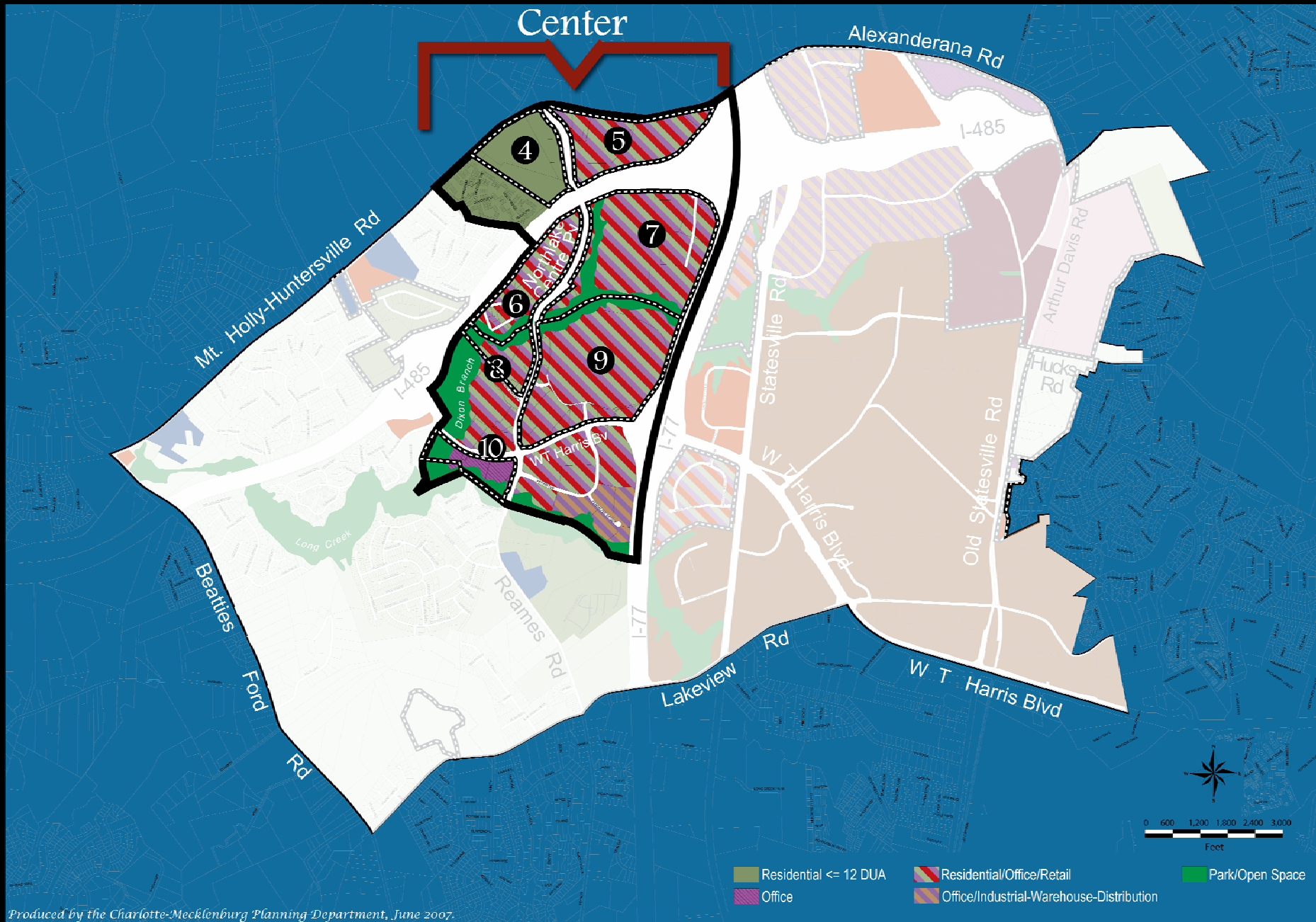
Northlake Vision

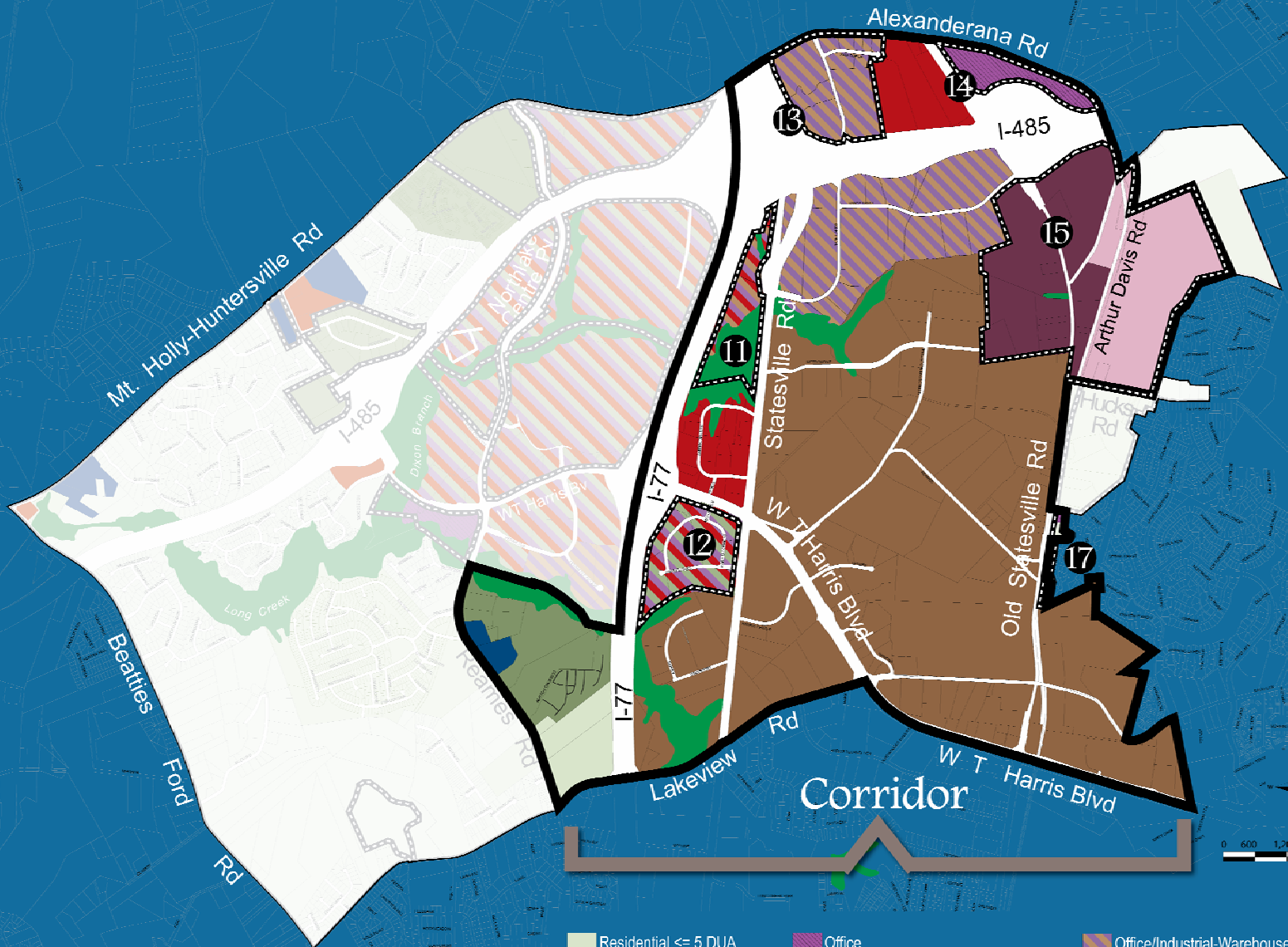
- Livable, diverse and sustainable community
- Balanced mixture of uses
- High quality design
- Transportation choices
- Environmental and Historic Preservation











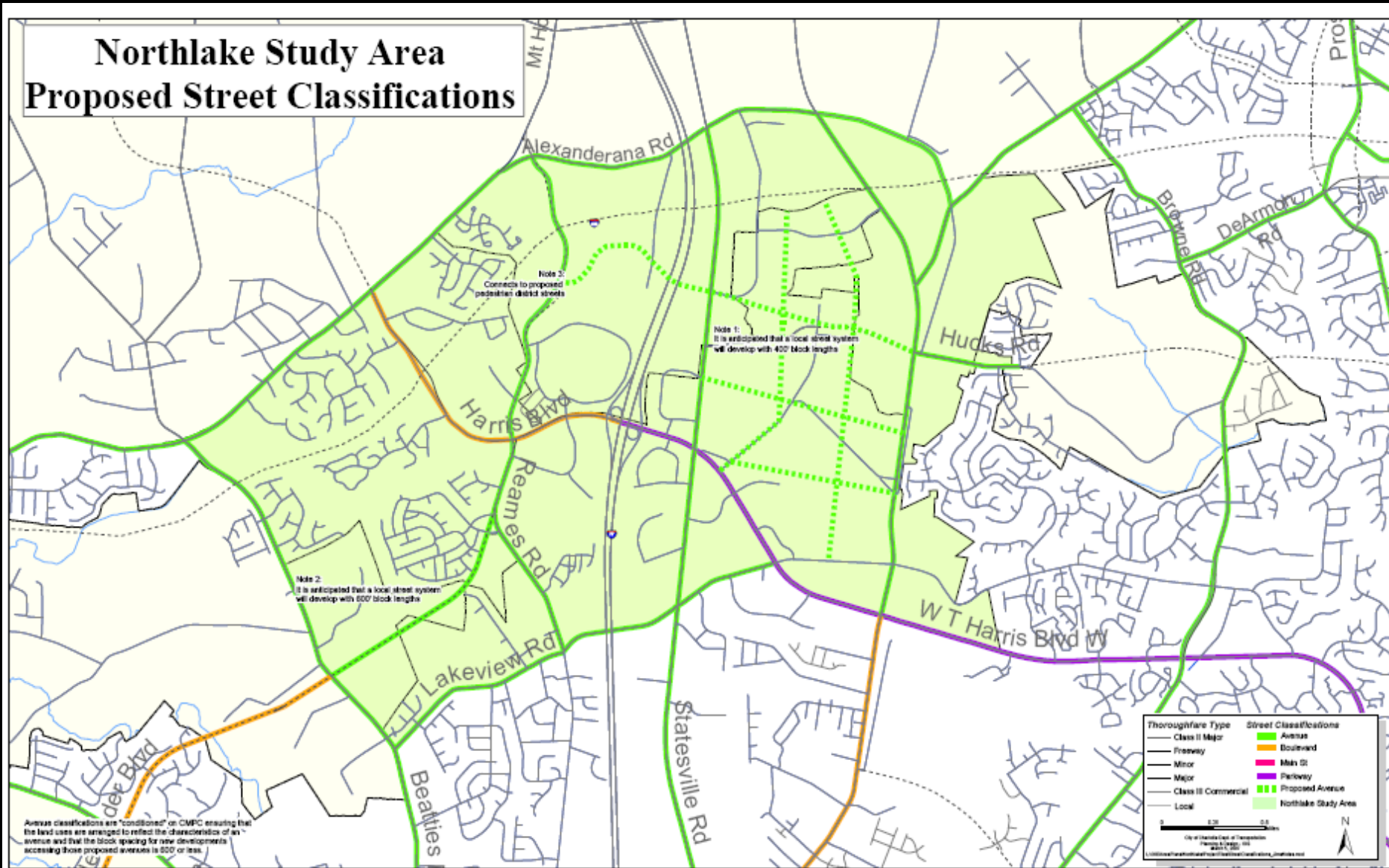
- | | | |
|-----------------------|-----------------------------------|---|
| Residential <= 5 DUA | Office | Office/Industrial-Warehouse-Distribution |
| Residential <= 12 DUA | Industrial-Warehouse-Distribution | Office/Retail/Industrial-Warehouse-Distribution |
| Institutional | Park/Open Space | TOD - Residential |
| Retail | Residential/Office/Retail | TOD - Mixed Use |

Design Recommendations

- Improve streetscapes
- Enhance architectural styles
- Develop complimentary scale and character
- Offer a variety of housing types
- Integrate open spaces



Recommended Street Network



Roadway Recommendations

- Hucks Road Extension
- Intersection Improvements
 - Harris Blvd at Statesville Rd
 - Harris Blvd at Reames
 - Harris Blvd at Old Statesville
 - Old Statesvilles Rd at Reames Rd
 - Mt. Holly Huntersville Rd at Beatties Ford Rd

Pedestrian and Bicycle Recommendations

Add sidewalk

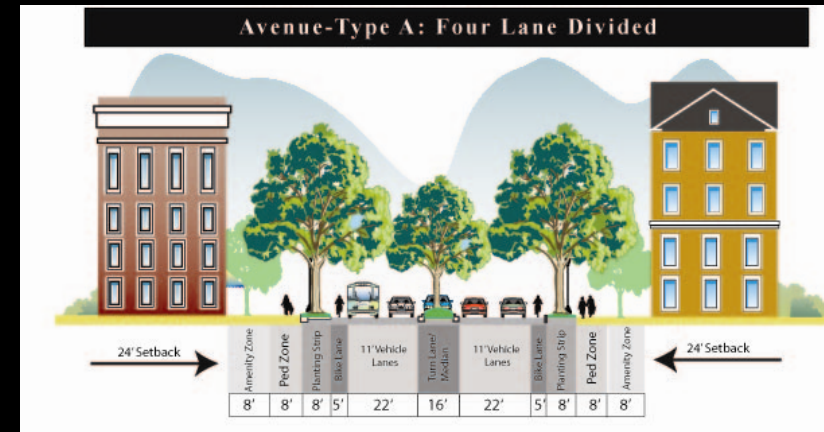
- Harris Blvd
 - From Mt. Holly-Huntersville Rd to I-77
- Mt. Holly-Huntersville Rd
 - From Walden Ridge Road to Beatties Ford Rd.

Add bicycle facilities

- Lakeview Rd
 - From Beatties Ford to Old Statesville
- Reames Rd
 - Lakeview Rd to Fred D. Alexander
- Harris Blvd
- Statesville Rd to I-77

Additional Transportation Recommendations

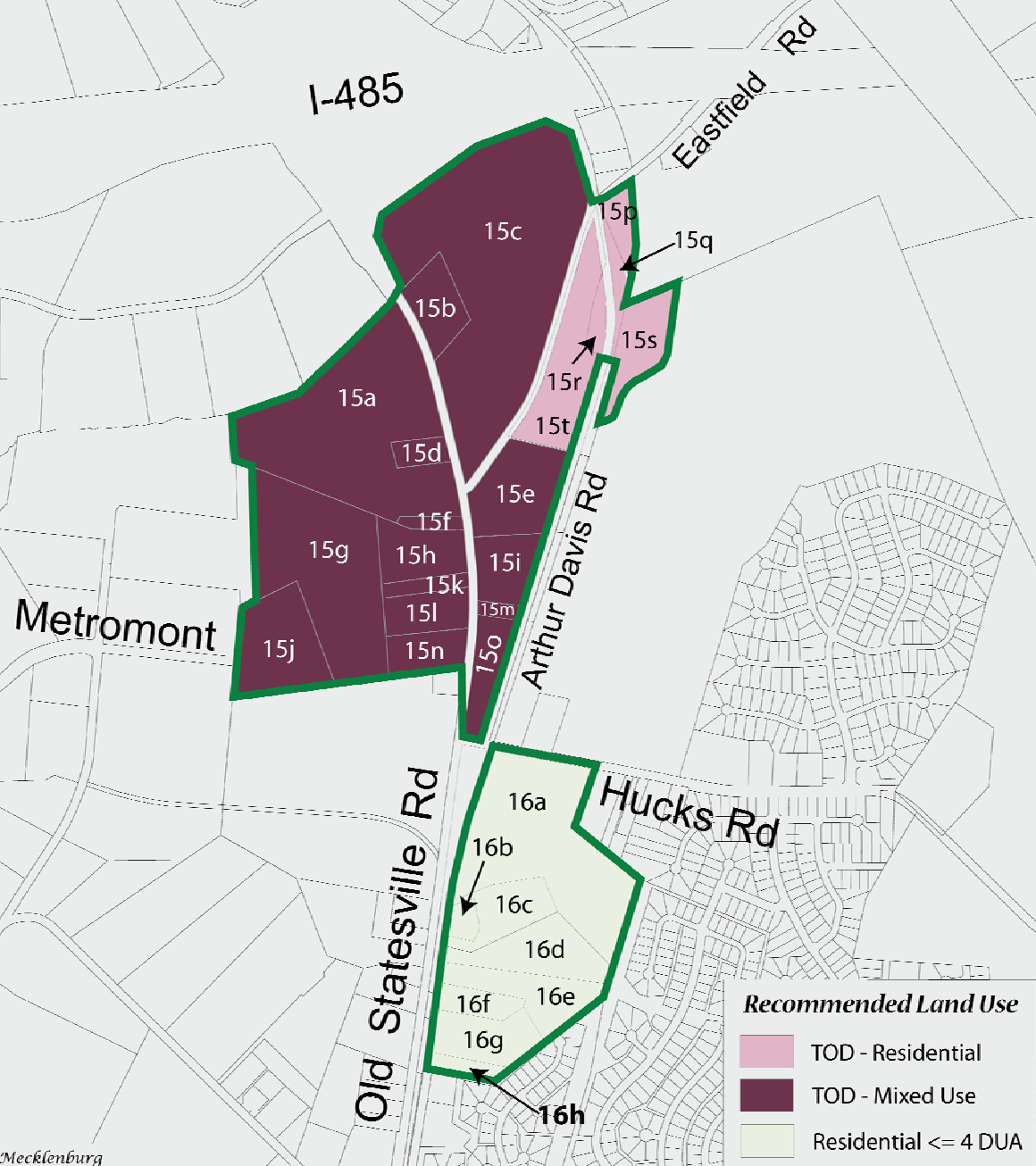
- Streetscape Design
 - Conceptual cross-sections
- Transit Services
 - Maintain local transit service
 - Safe and convenient access to transit

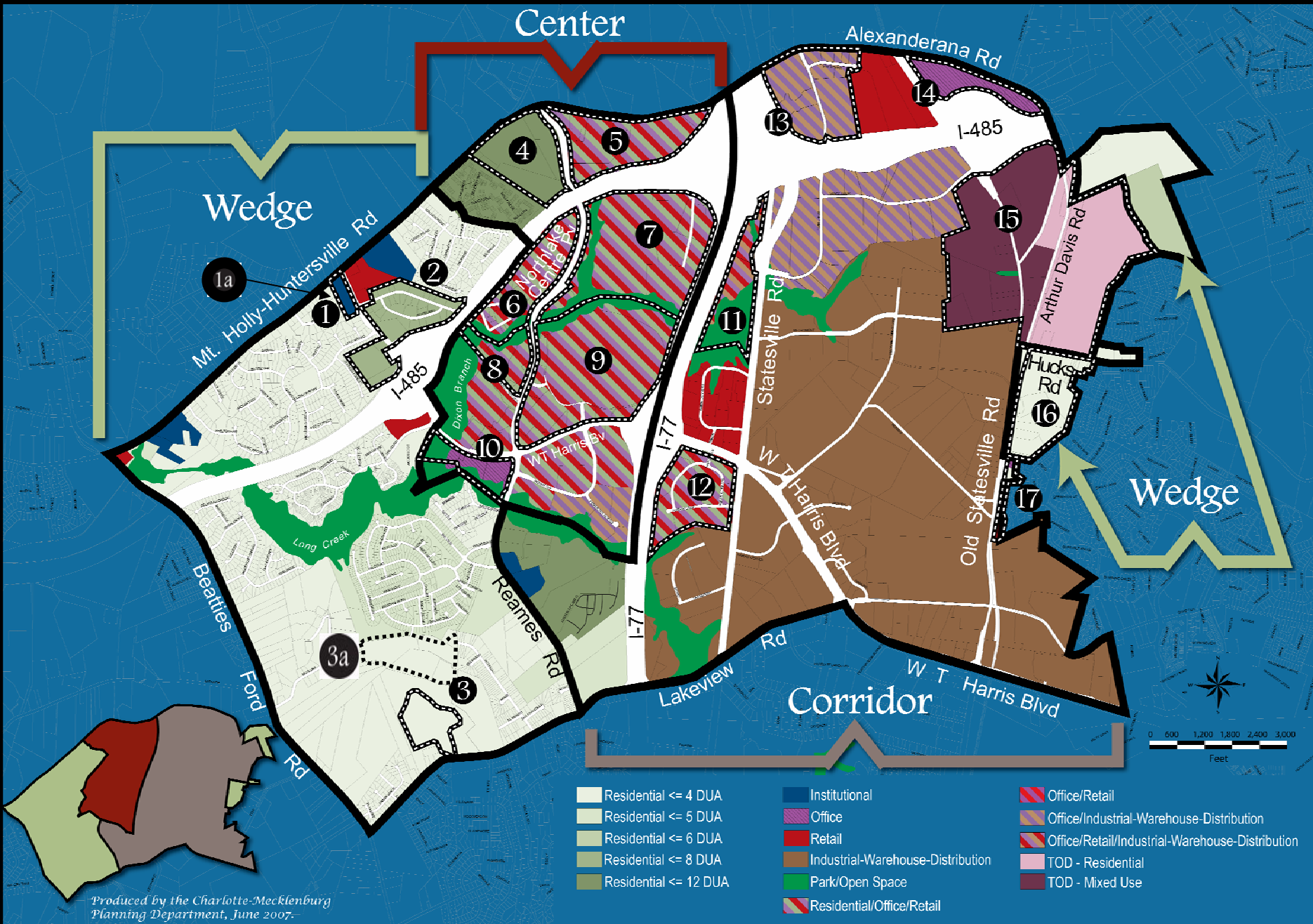


Implementation

- Rezoning Process
- Corrective Rezonings (pursued as a separate process, AFTER the plan is adopted, NOT rezoned as a result of the plan)
- Transportation Recommendations
 - CDOT-sponsored Projects
- Other Studies

Northlake Area Plan - Recommended Corrective Rezoning





Next Steps

Review and Adoption Process

- **City Council Public Comment**
October 8th *(tentative)*
- **Planning Committee Recommendation**
October 16th *(tentative)*
- **Council Committee Recommendation**
October 17th *(tentative)*
- **City Council Action**
October 22nd (tentative)

Thank You!