



Northlake

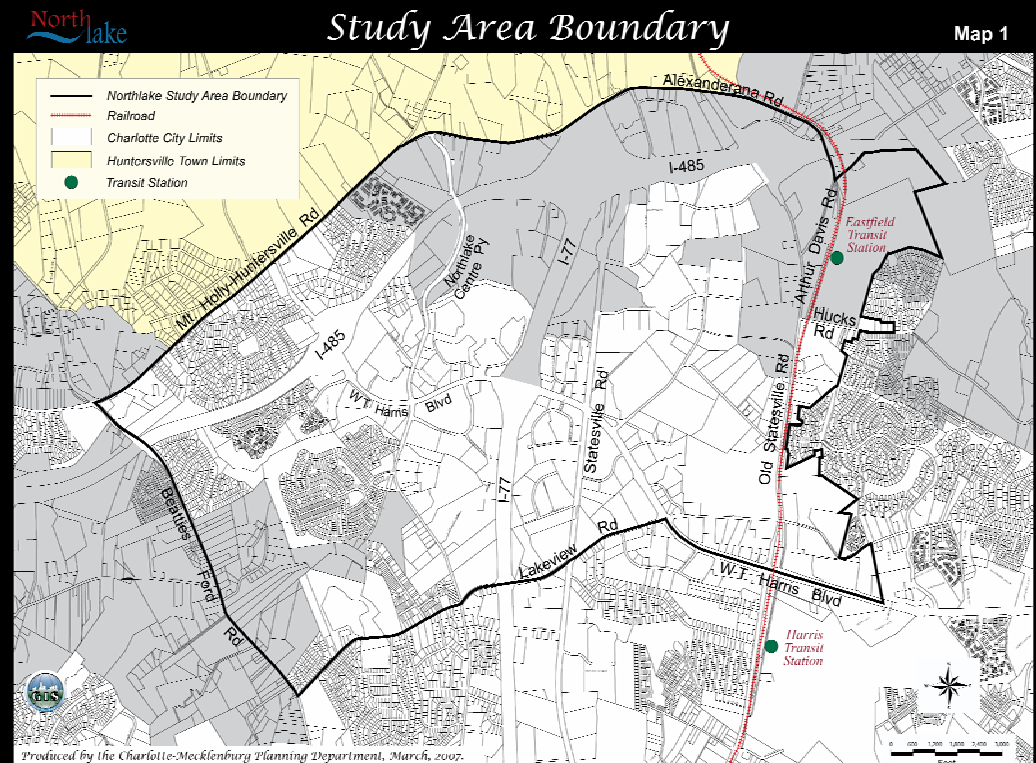
Northlake Area Plan
Planning Committee Meeting
September 18, 2007

Meeting Purpose

- Share draft recommendations for the Northlake Area Plan
- Request Committee to receive public comment on the draft recommendations

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
- Develop Vision, Goals and Draft Recommendations

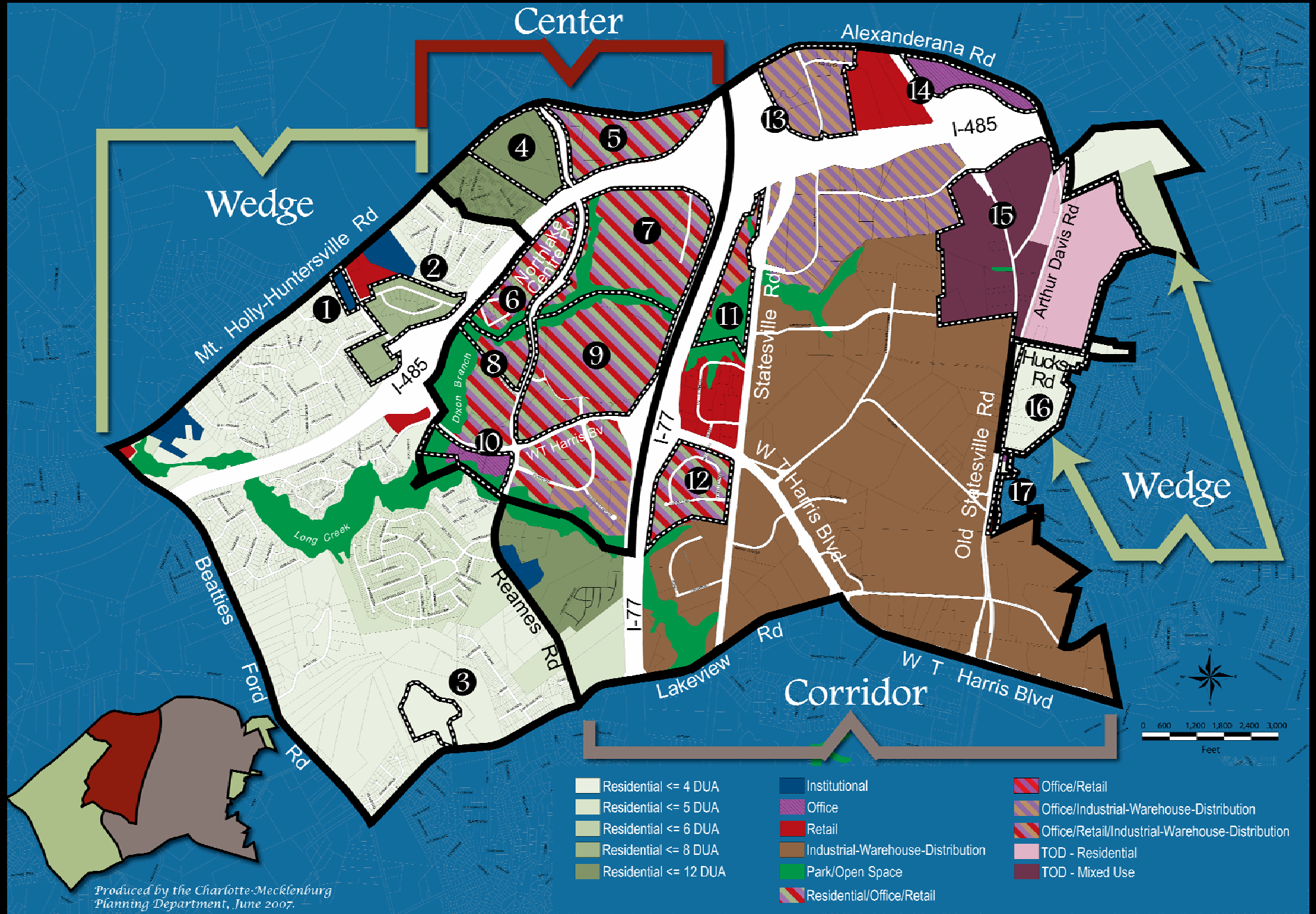
Northlake Vision

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

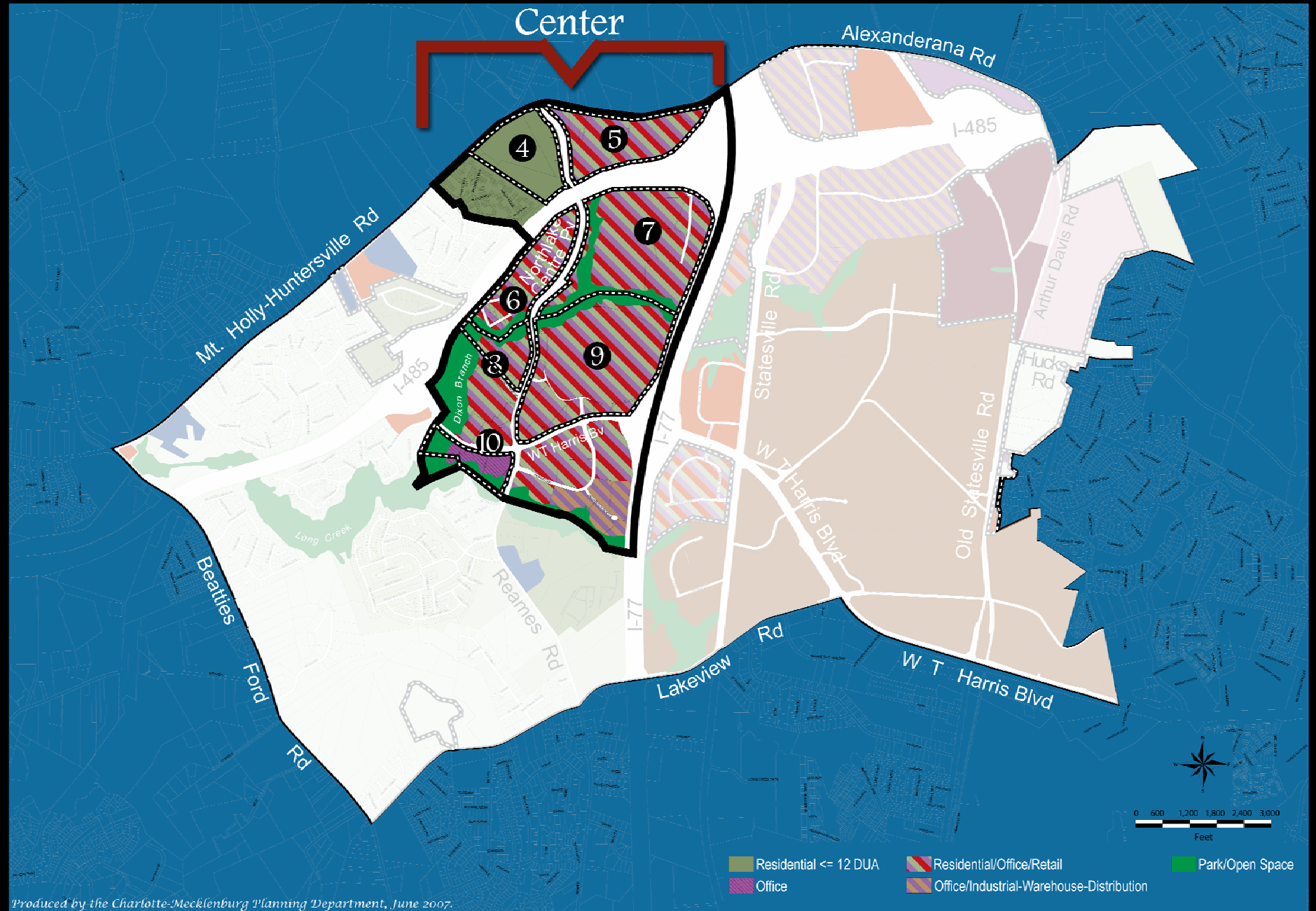
The graphic features the Northlake logo at the top left, with 'North' in red and 'lake' in blue, separated by a blue wavy line. The background is a dark, textured image of a night sky with numerous small, glowing orange and yellow lights, resembling stars or distant galaxies. Below the logo, the words 'VISION STATEMENT' are written in white, all-caps, sans-serif font. The main body of the graphic is a light yellow rectangular box containing text and a bulleted list.

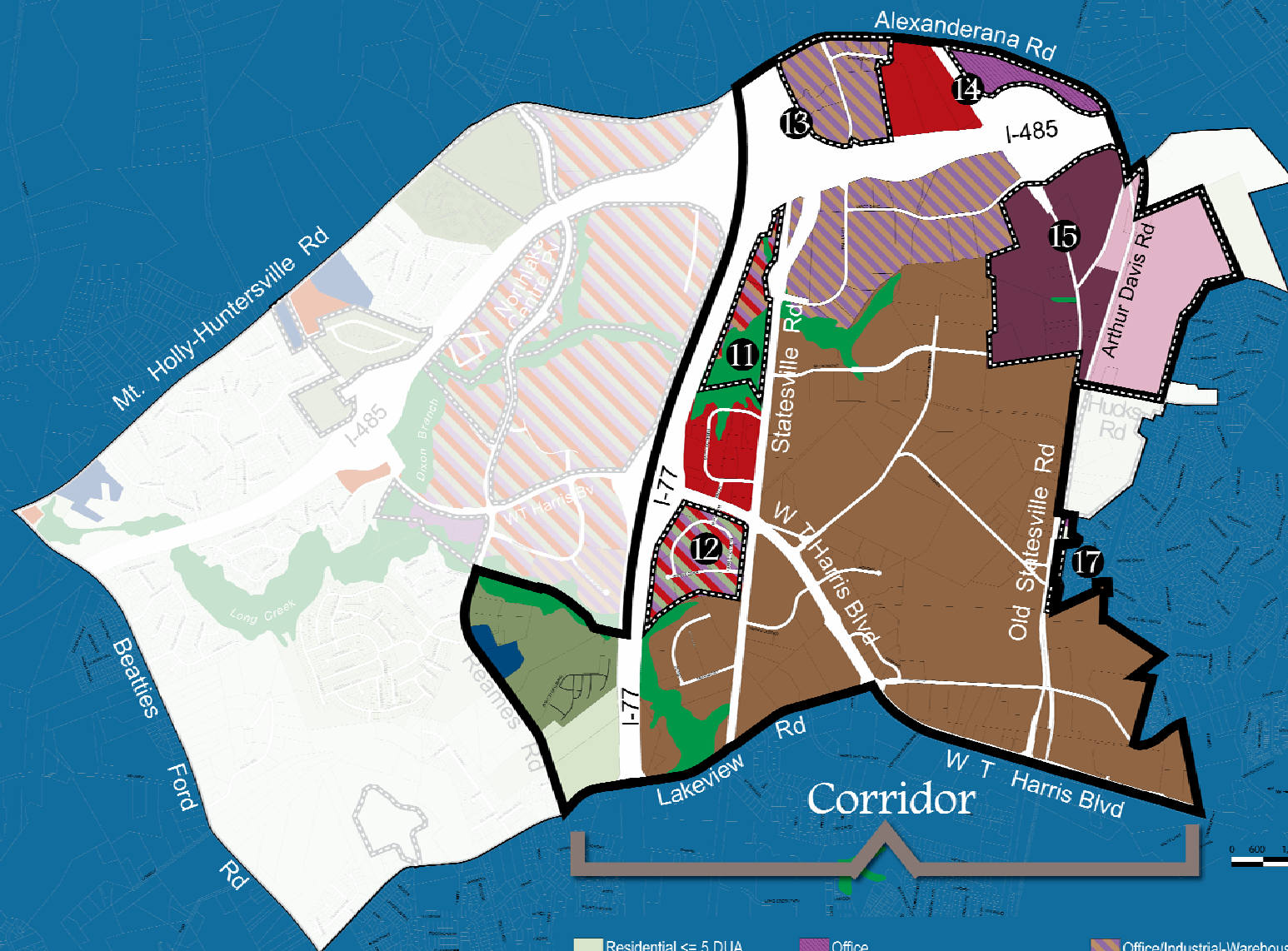
Northlake is a unique “edge city” location that shall be a livable, diverse, and sustainable community. It will seek to accommodate the needs of those in all stages of life while balancing pressure for new development with preservation of the historical, rural, and natural aspects of the community. This vision will be achieved through:

- A land use pattern that offers a balanced mixture of uses with high quality urban design
- Development of multi-modal transportation choices
- Planned and enhanced public services
- Integration of quality cultural amenities and economic and housing opportunities
- Preservation of the historic aspects of the community
- Environmental preservation
- Development of multiple open space and recreational opportunities





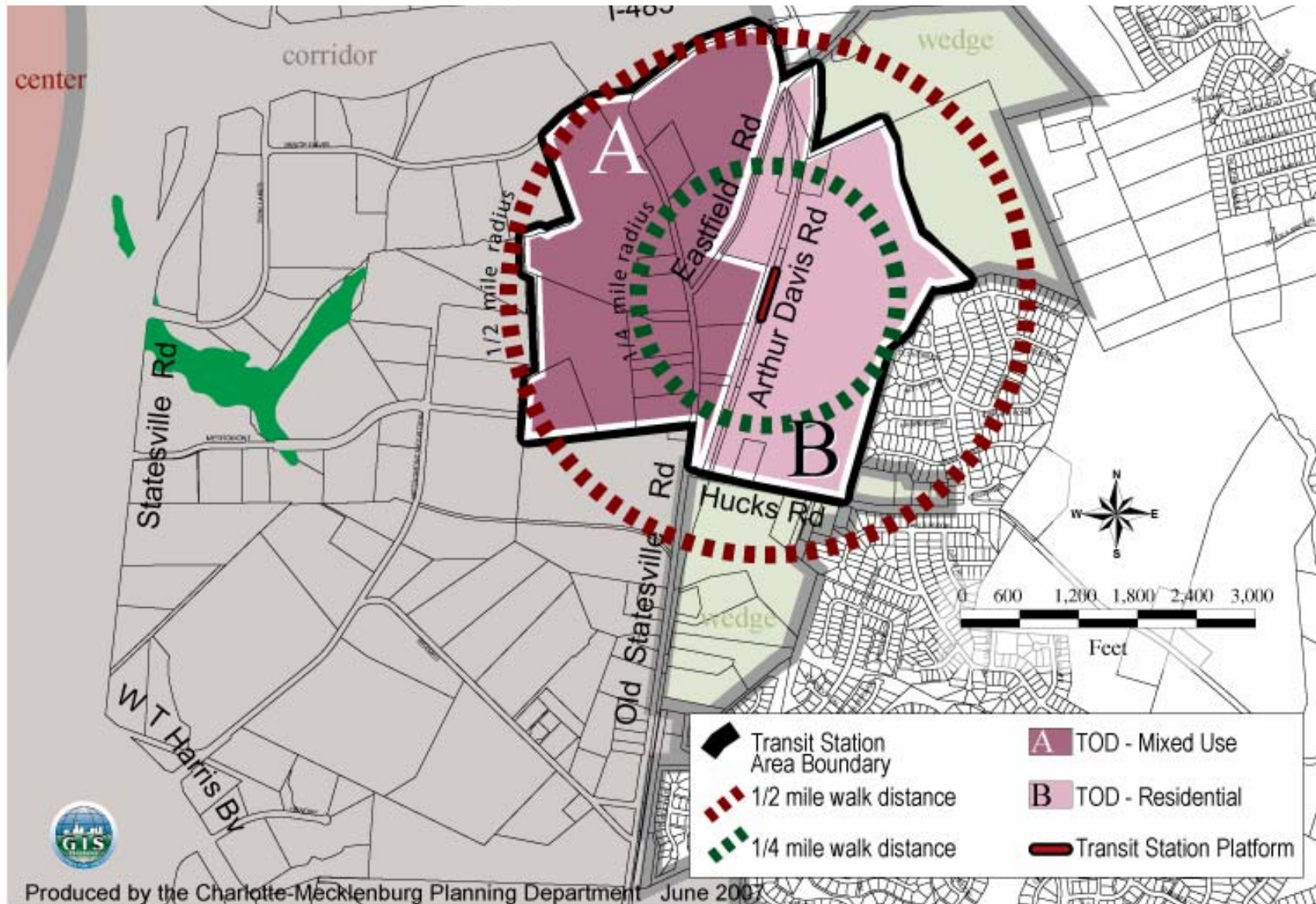




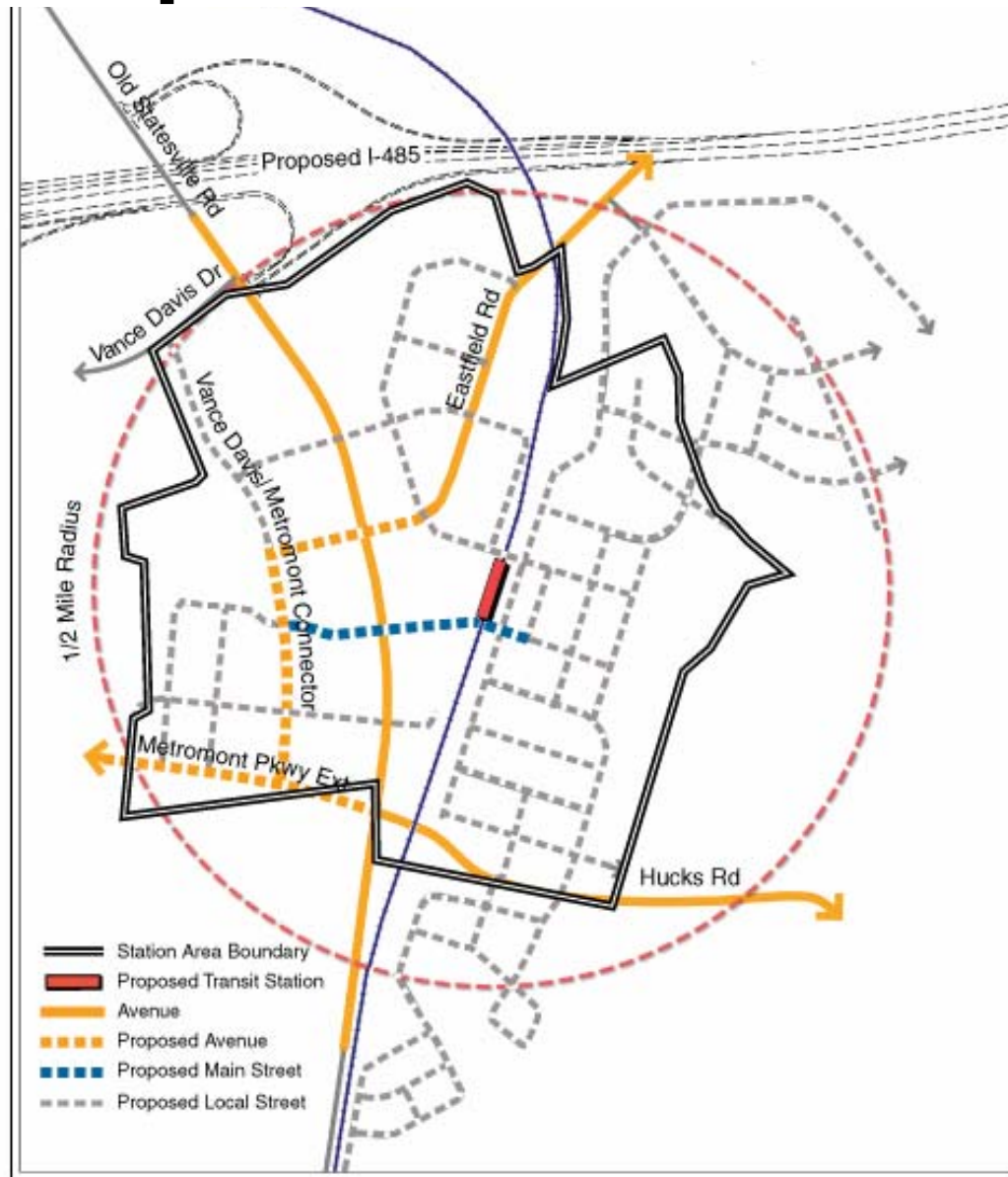
- | | | |
|-----------------------|-----------------------------------|---|
| Residential <= 5 DUA | Office | Office/Industrial-Warehouse-Distribution |
| Residential <= 12 DUA | Industrial-Warehouse-Distribution | Office/Retail/Industrial-Warehouse-Distribution |
| Institutional | Park/Open Space |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

Eastfield Station Area

Recommended Future Land Use



Eastfield Station Area Proposed Street Network



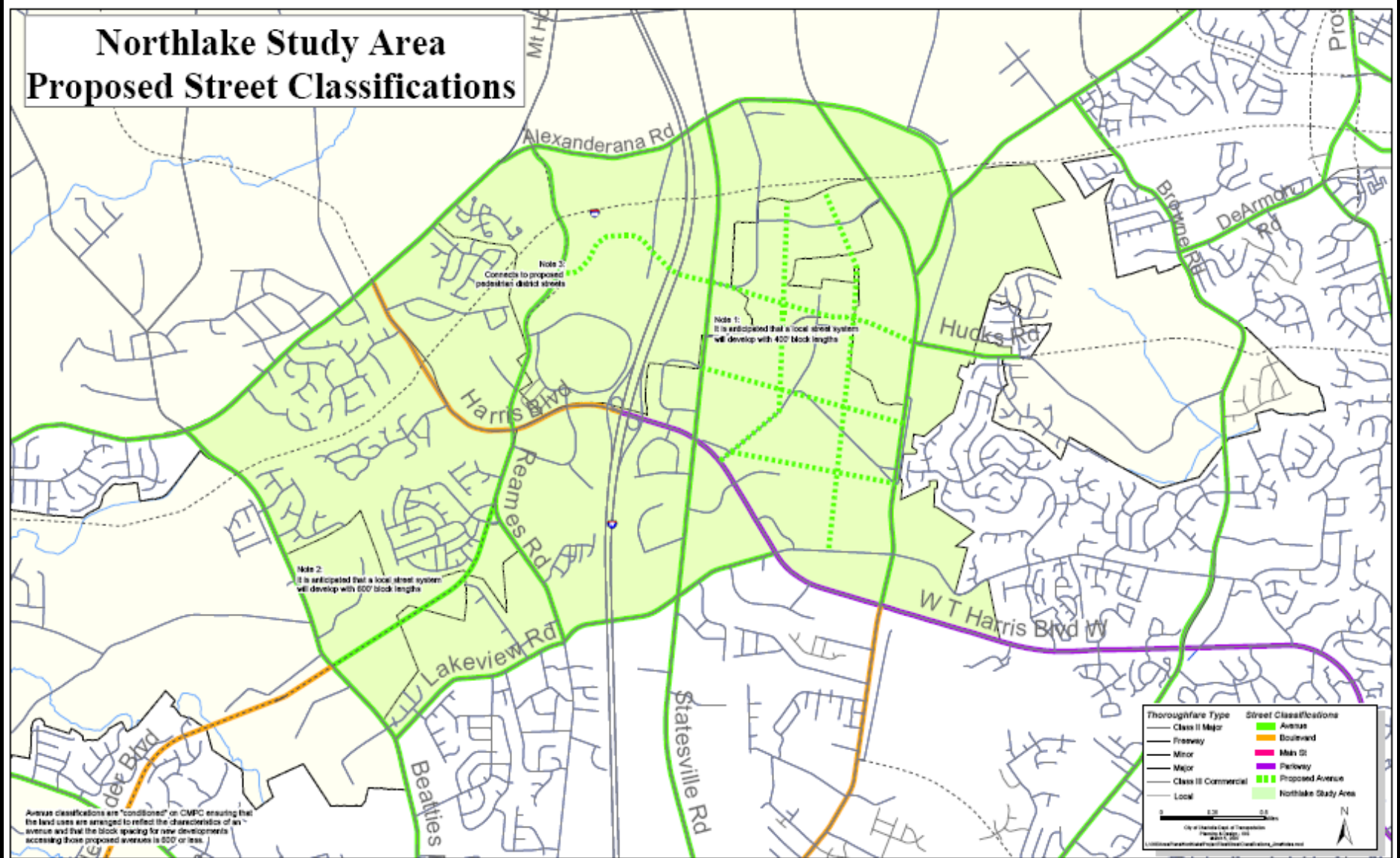
Design Recommendations

- Create streetscapes that promote pedestrian activity.
- Utilize architectural styles to enhance the area's rural character.
- Compliment the scale and character of the surrounding environment when developing.
- Offer a variety of housing types that balance density with open space and promote connectivity.
- Integrate open spaces so they are functional components of development.



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Recommended Street Network



Roadway Recommendations:

- Hucks Road Extension
- Intersection Improvements at:
 - 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 on:

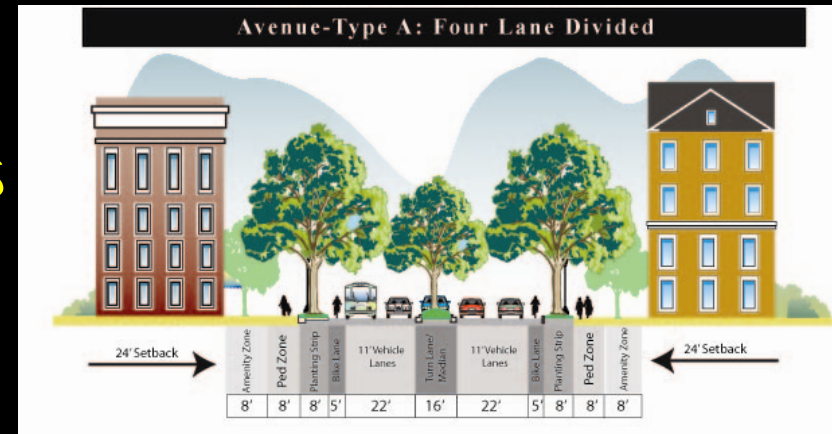
- Harris Blvd
 - From Mt. Holly-Huntersville Rd to I-77
- Mt. Holly-Huntersville Rd
 - From Walden Ridge Road to Beatties Ford Rd.

Bicycle Project Recommendations:

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

Transportation Recommendations

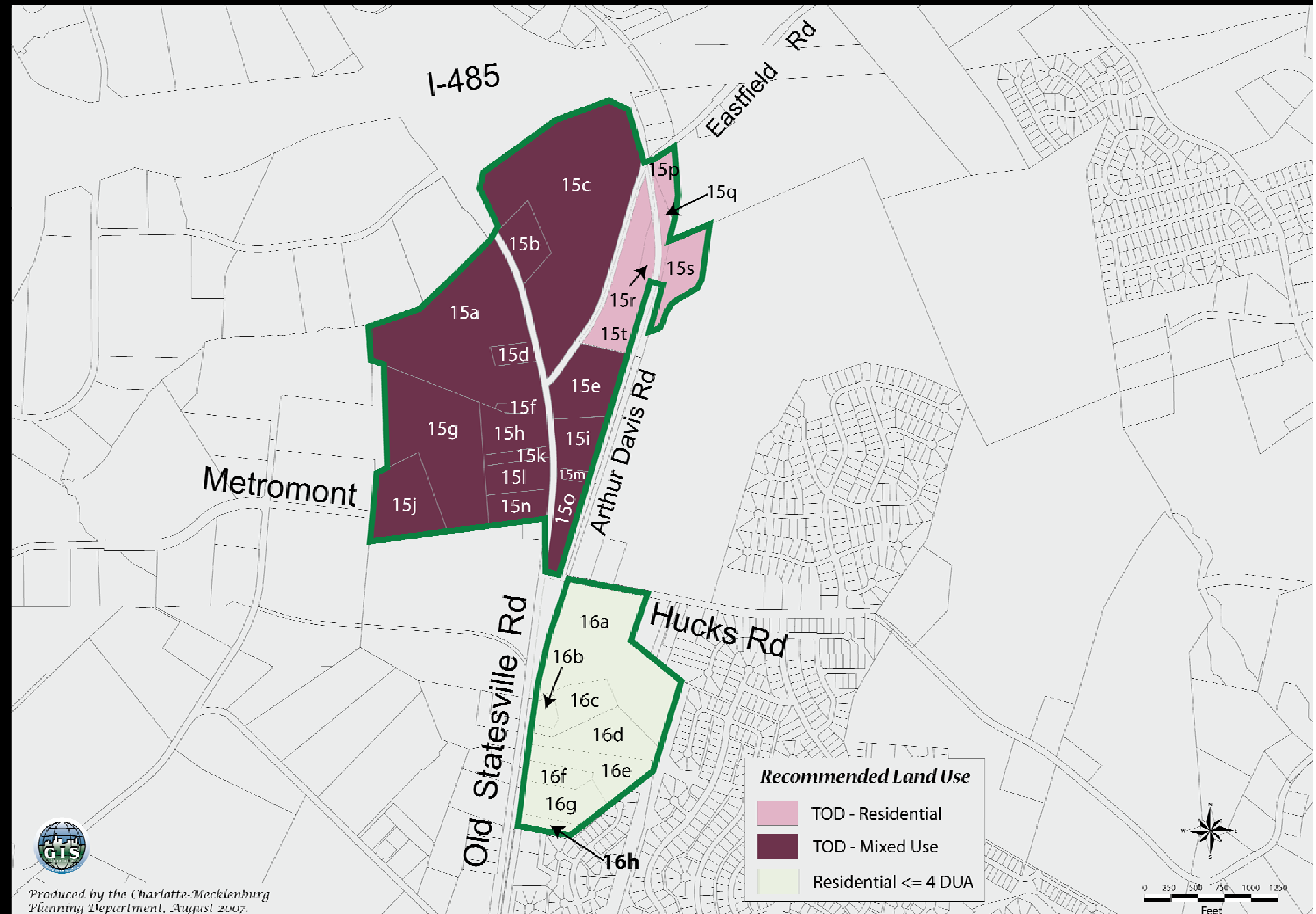
- Streetscape Design
 - Conceptual cross-sections
- Transit Services
 - Maintain local transit service
 - Safe and convenient access to transit

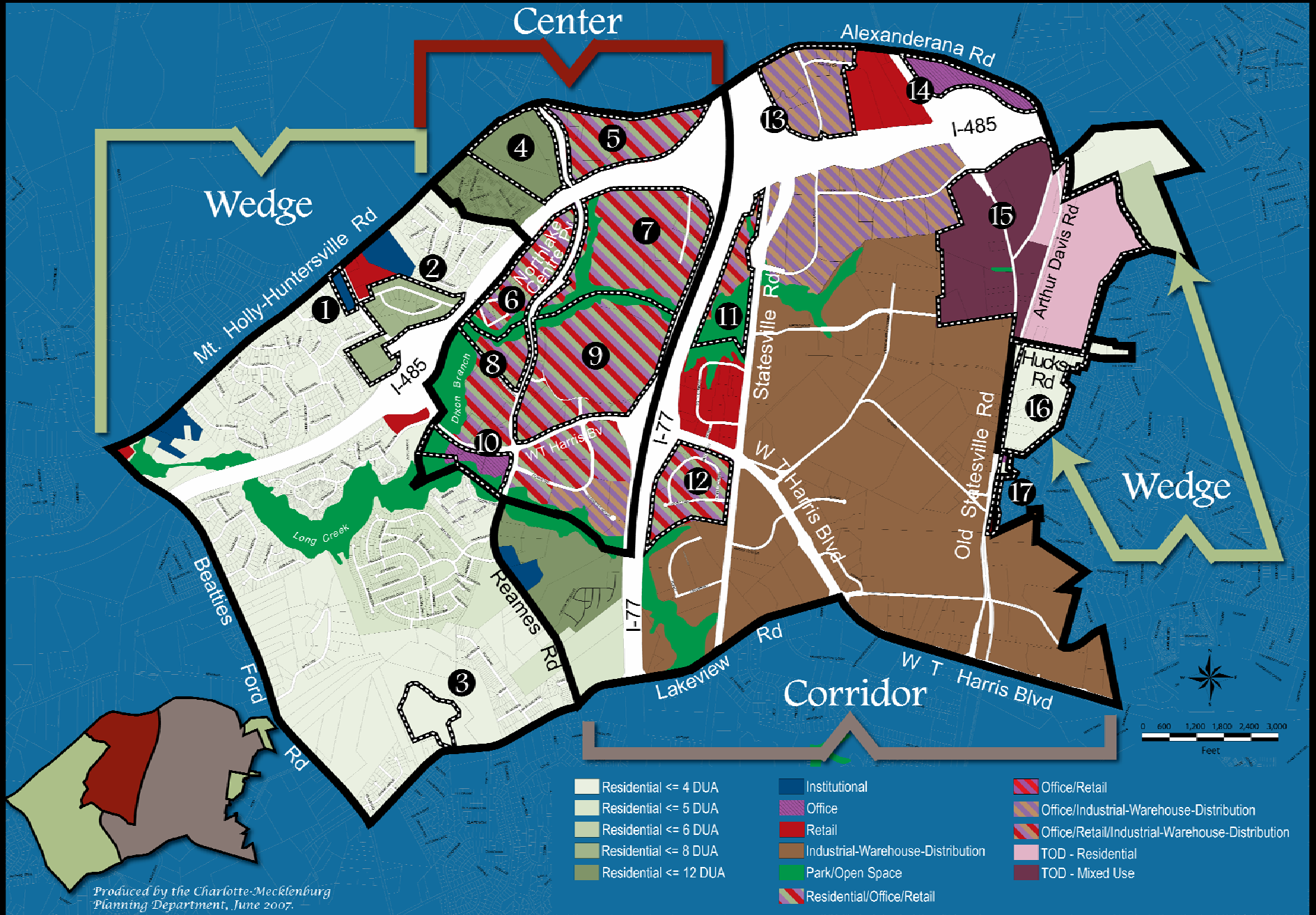


Implementation

- 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



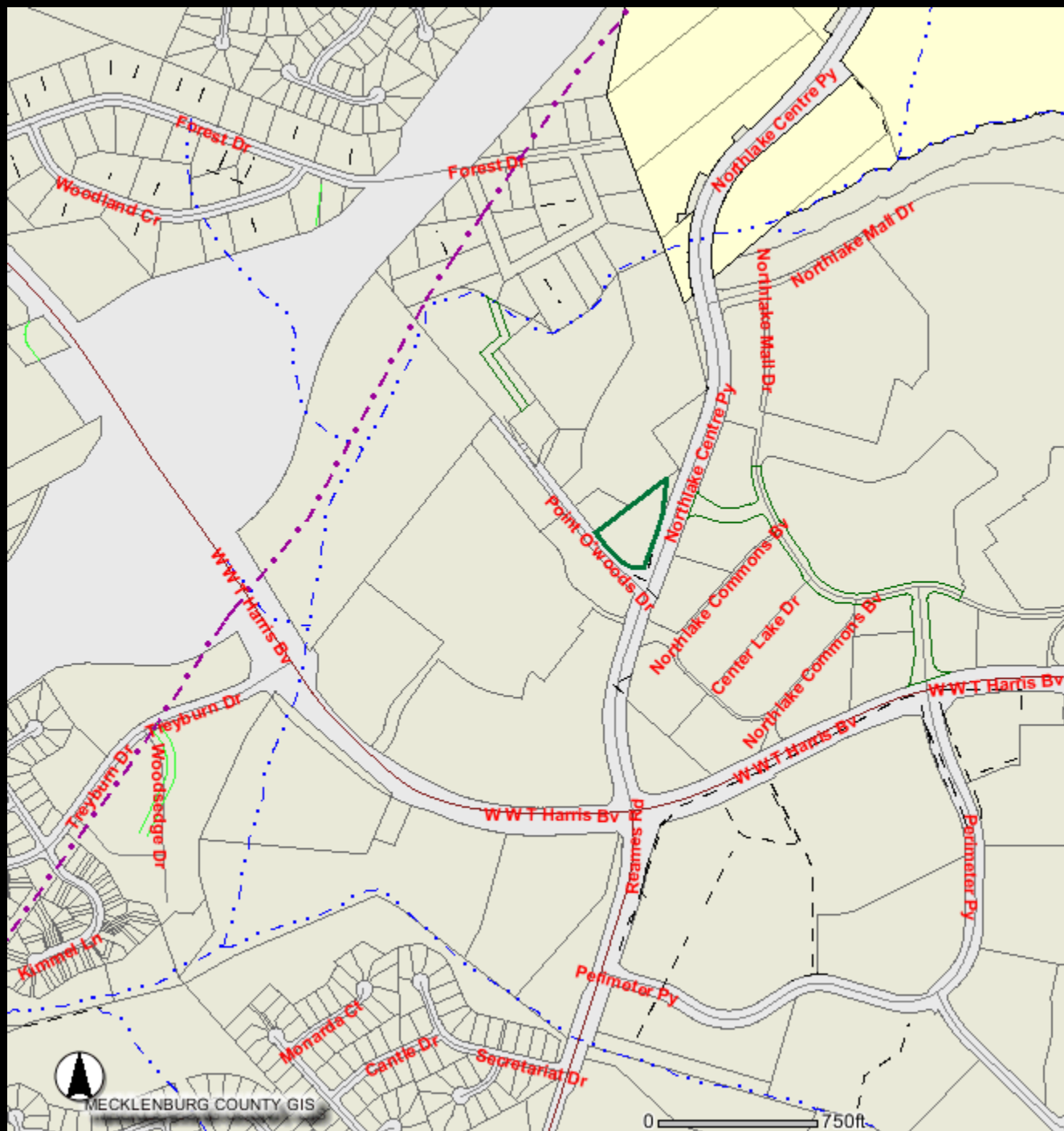


Next Steps

- Review and Adoption Process
 - Council Committee Review
Wednesday, September 19, 2007, 3:30 pm
Charlotte-Mecklenburg Government Center
 - Planning Committee Recommendation – October 16th (*tentative*)
 - City Council Public Comment – October 8th (*tentative*)
 - Council Committee Recommendation – October 17th (*tentative*)
 - City Council Action – October 22nd (*tentative*)

Thank You!

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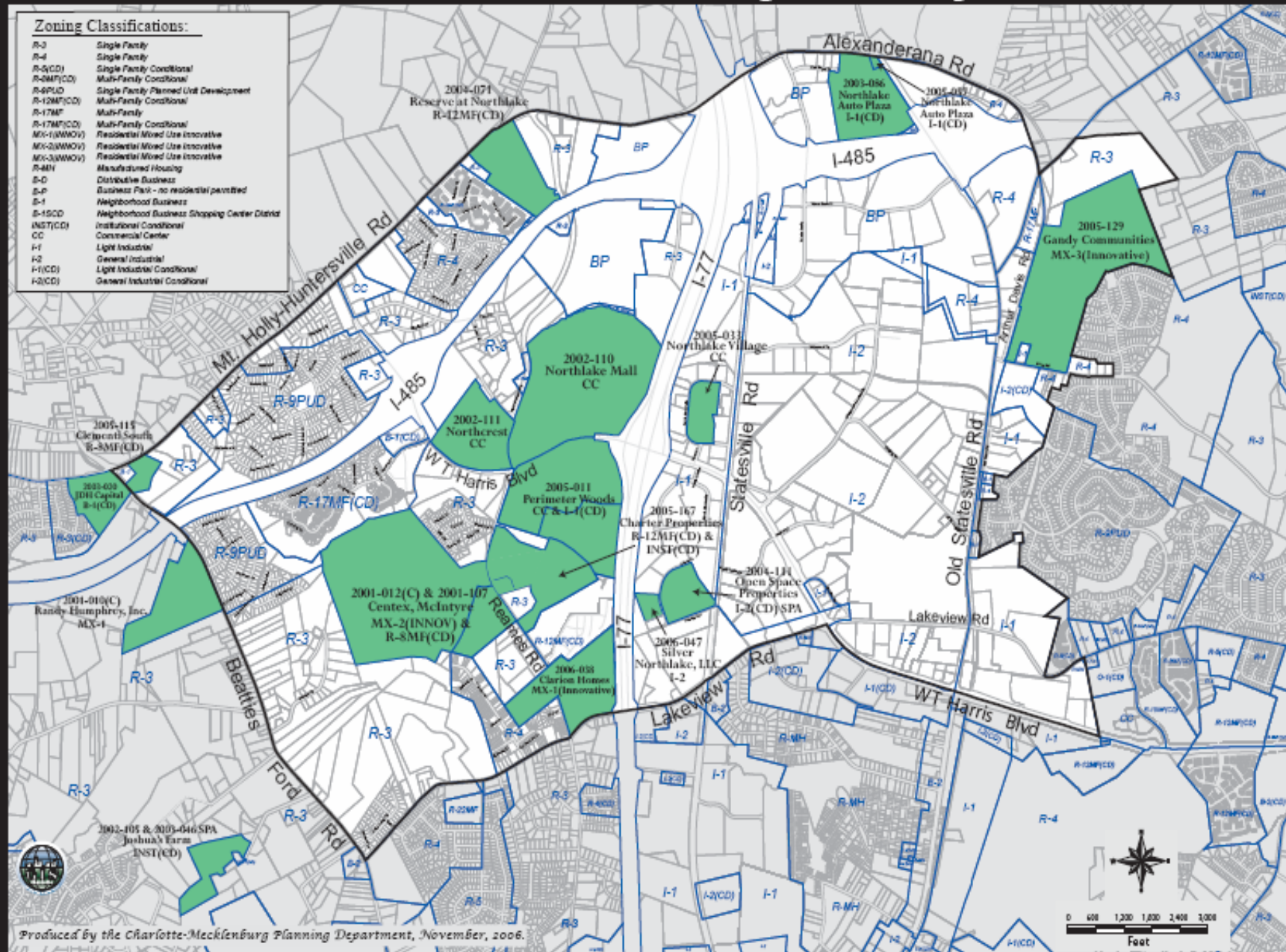


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Northlake Area Plan - Rezoning History Since 2000

Zoning Classifications:

R-3	Single Family
R-4	Single Family
R-5(CD)	Single Family Conditional
R-5MF(CD)	Multi-Family Conditional
R-6PUD	Single Family Planned Unit Development
R-12MF(CD)	Multi-Family Conditional
R-17MF	Multi-Family
R-17MF(CD)	Multi-Family Conditional
MX-1(MNOV)	Residential Mixed Use Innovative
MX-2(MNOV)	Residential Mixed Use Innovative
MX-3(MNOV)	Residential Mixed Use Innovative
R-MH	Manufactured Housing
B-O	Distributive Business
B-P	Business Park - no residential permitted
B-1	Neighborhood Business
B-1SCD	Neighborhood Business Shopping Center District
INST(CD)	Institutional Conditional
CC	Commercial Center
I-1	Light Industrial
I-2	General Industrial
I-1(CD)	Light Industrial Conditional
I-2(CD)	General Industrial Conditional



Produced by the Charlotte-Mecklenburg Planning Department, November, 2006.