



# Northlake

Northlake Area Plan ~ Public Meeting  
Draft Plan Recommendations  
September 6, 2007

# Meeting Purpose and Format

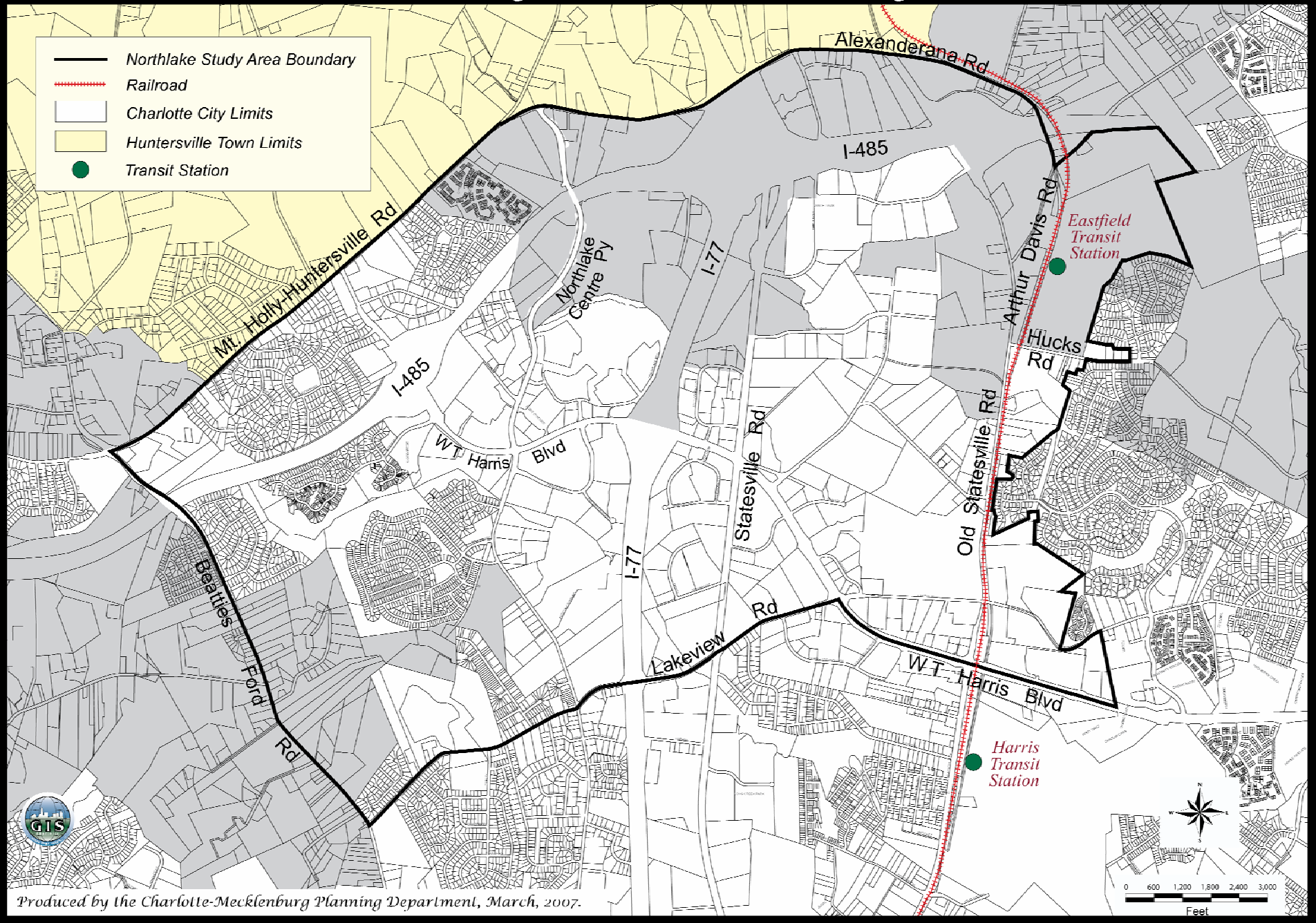
- Recap Overall Planning Process
- Describe how the Plan works
- Review Recommendations and Implementation
- Receive public input on recommendations



# What Is an Area Plan?

- Framework for Future Growth and Development that Updates the Broader, More General District Plans
- Policy Guide for Elected & Appointed Officials in Making Land Use, Zoning, and Capital Investment Decisions.....Not a Regulatory Document or Law
- Community's Shared Vision for Future





# Northlake Planning Process

- Kick-off meeting held November 2006
- Advisory group formed (25 volunteers)
- Public Workshops and Design Charrette
- Develop Draft Recommendations
- Adoption Process

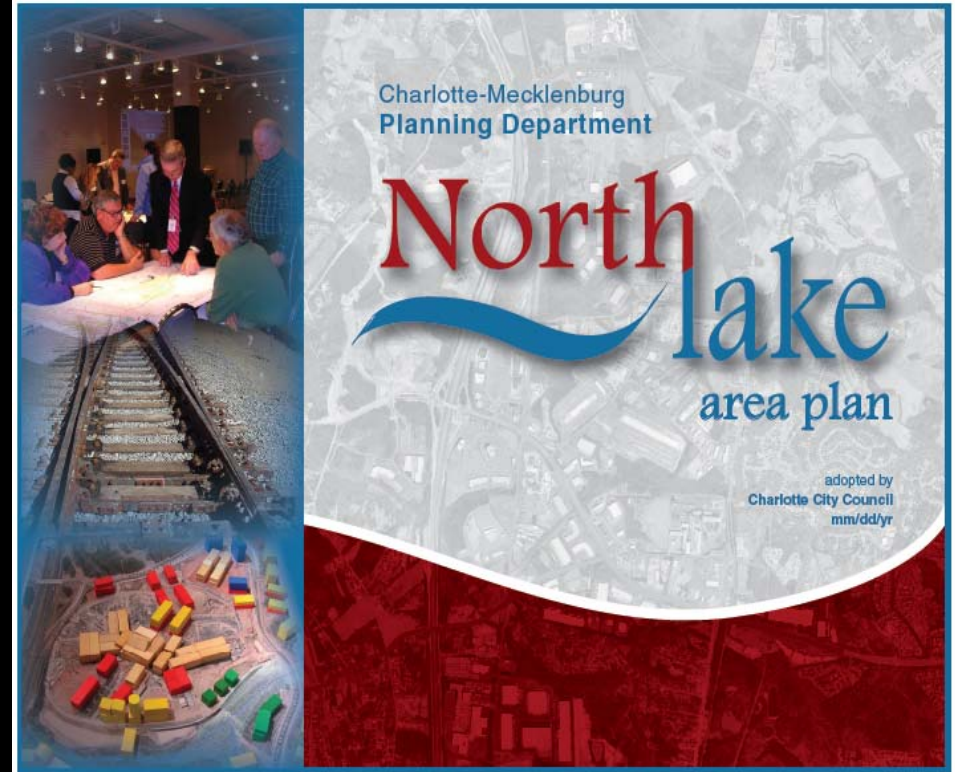
# Plan Document

## Volume I

- Concept Plan

## Volume II

- Implementation Guide



Northlake

# What's the vision for Northlake?

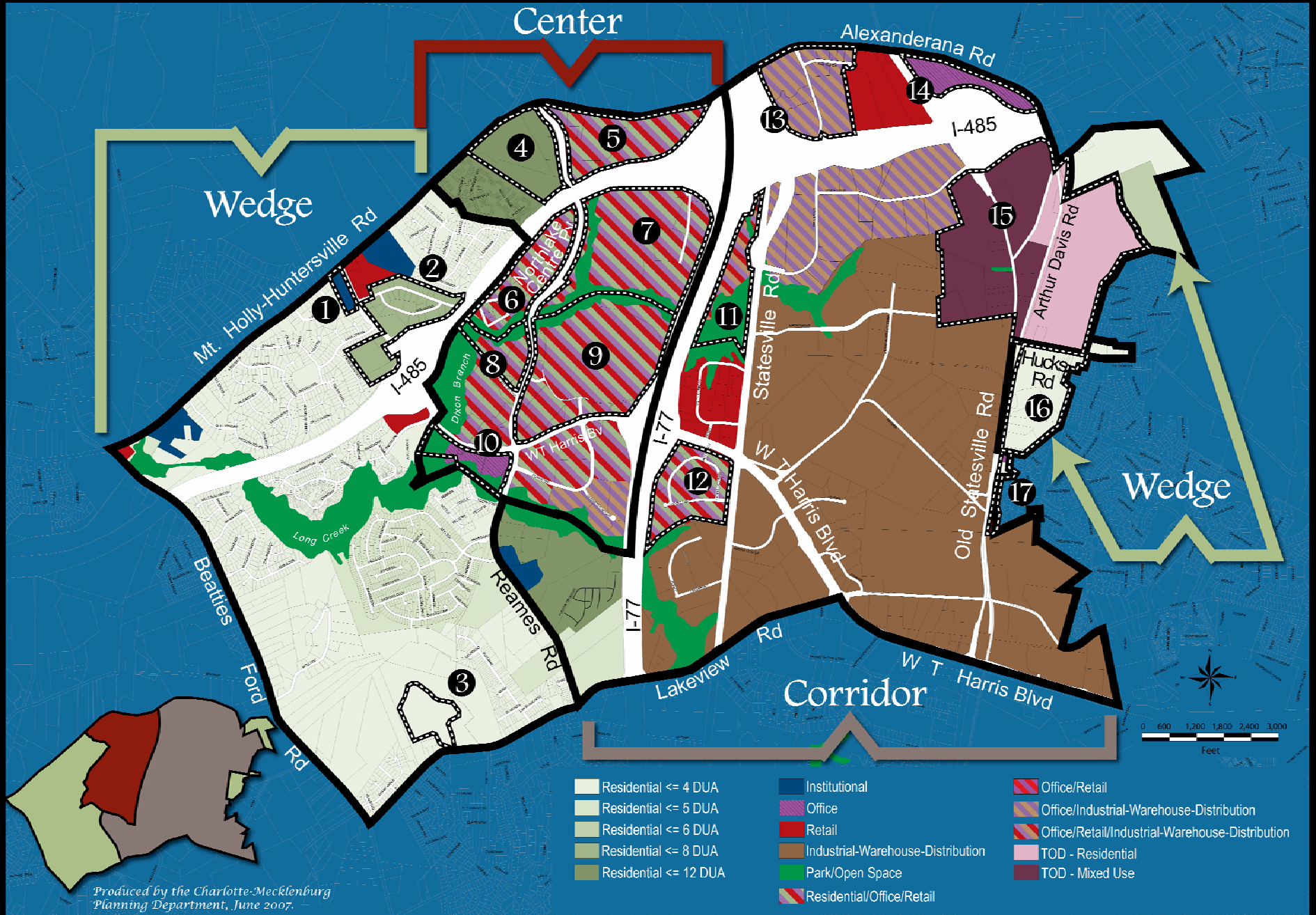
- Livable, diverse and sustainable community
- Balanced mixture of uses
- High quality design
- Increased transportation choices
- Environmental and Historic Preservation

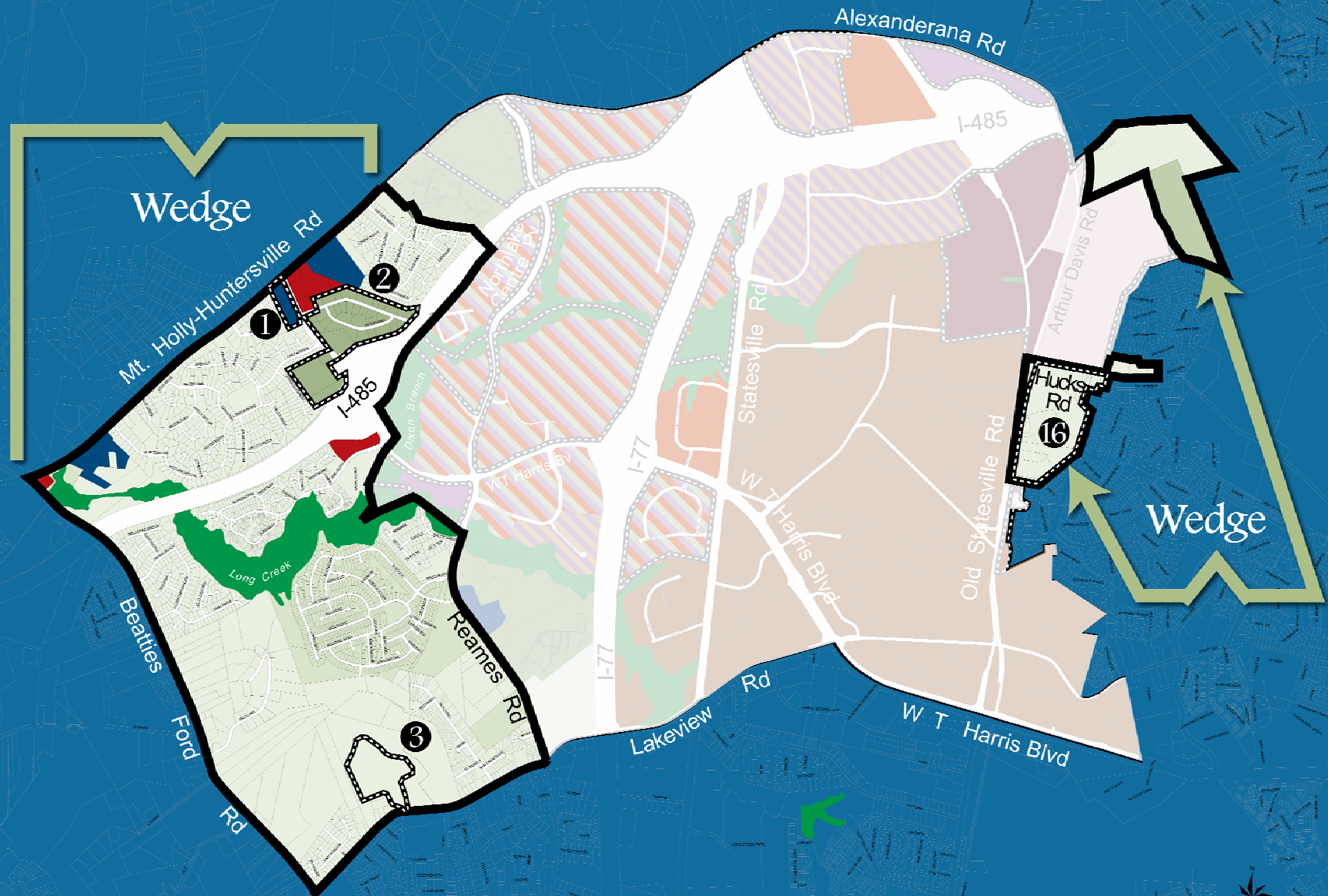
The graphic features the Northlake logo at the top, with 'North' in red and 'lake' in blue, separated by a blue wavy line. The background is dark with numerous small, glowing orange and yellow lights, resembling stars or city lights at night. Below the logo, the words 'VISION STATEMENT' are written in white capital letters.

VISION STATEMENT

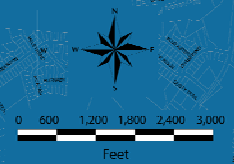
Northlake is a unique “edge city” location that shall be a livable, diverse, and sustainable community. It will seek to accommodate the needs of those in all stages of life while balancing pressure for new development with preservation of the historical, rural, and natural aspects of the community. This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

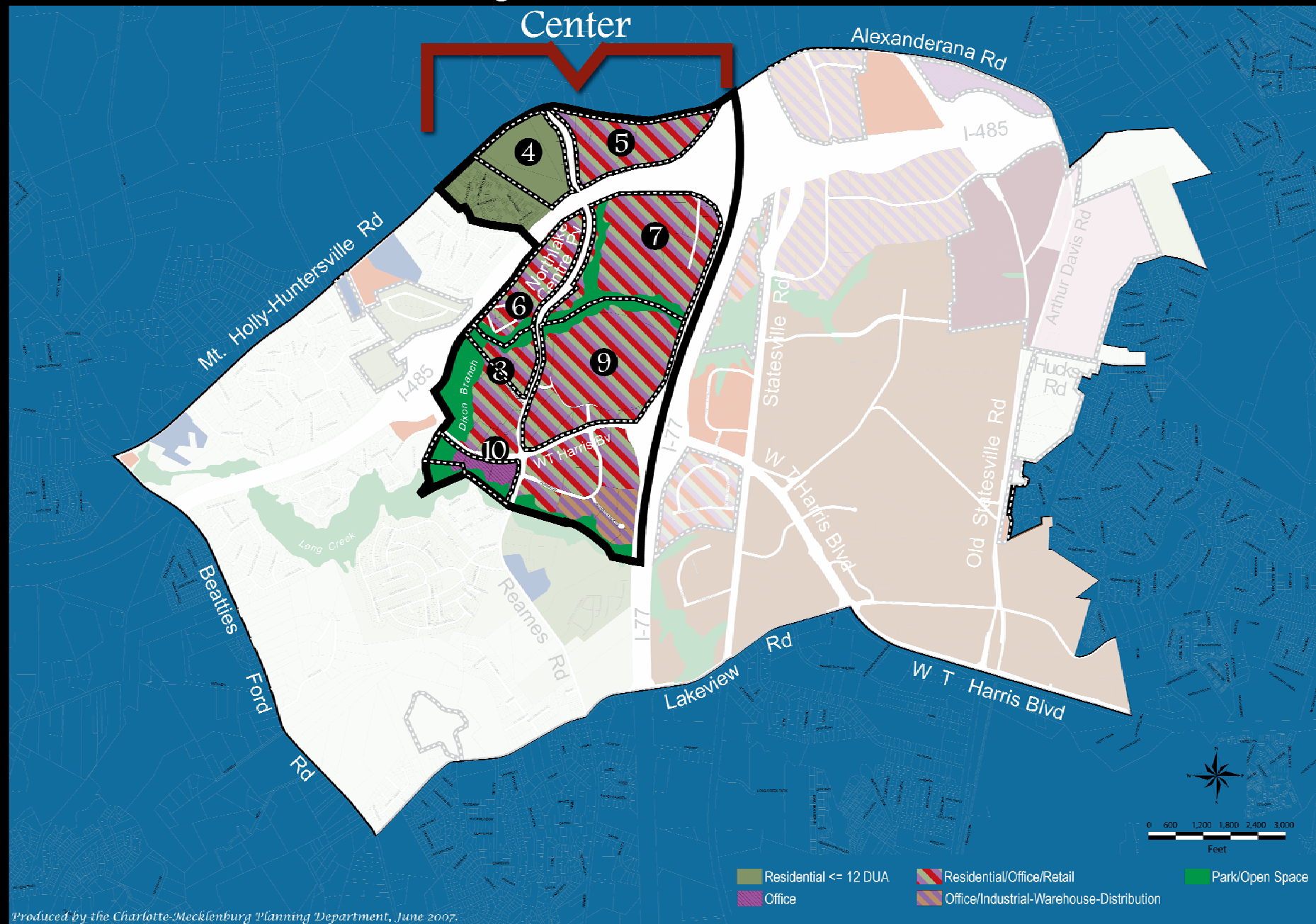
- A land use pattern that offers a balanced mixture of uses with high quality urban design
- Development of multi-modal transportation choices
- Planned and enhanced public services
- Integration of quality cultural amenities and economic and housing opportunities
- Preservation of the historic aspects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

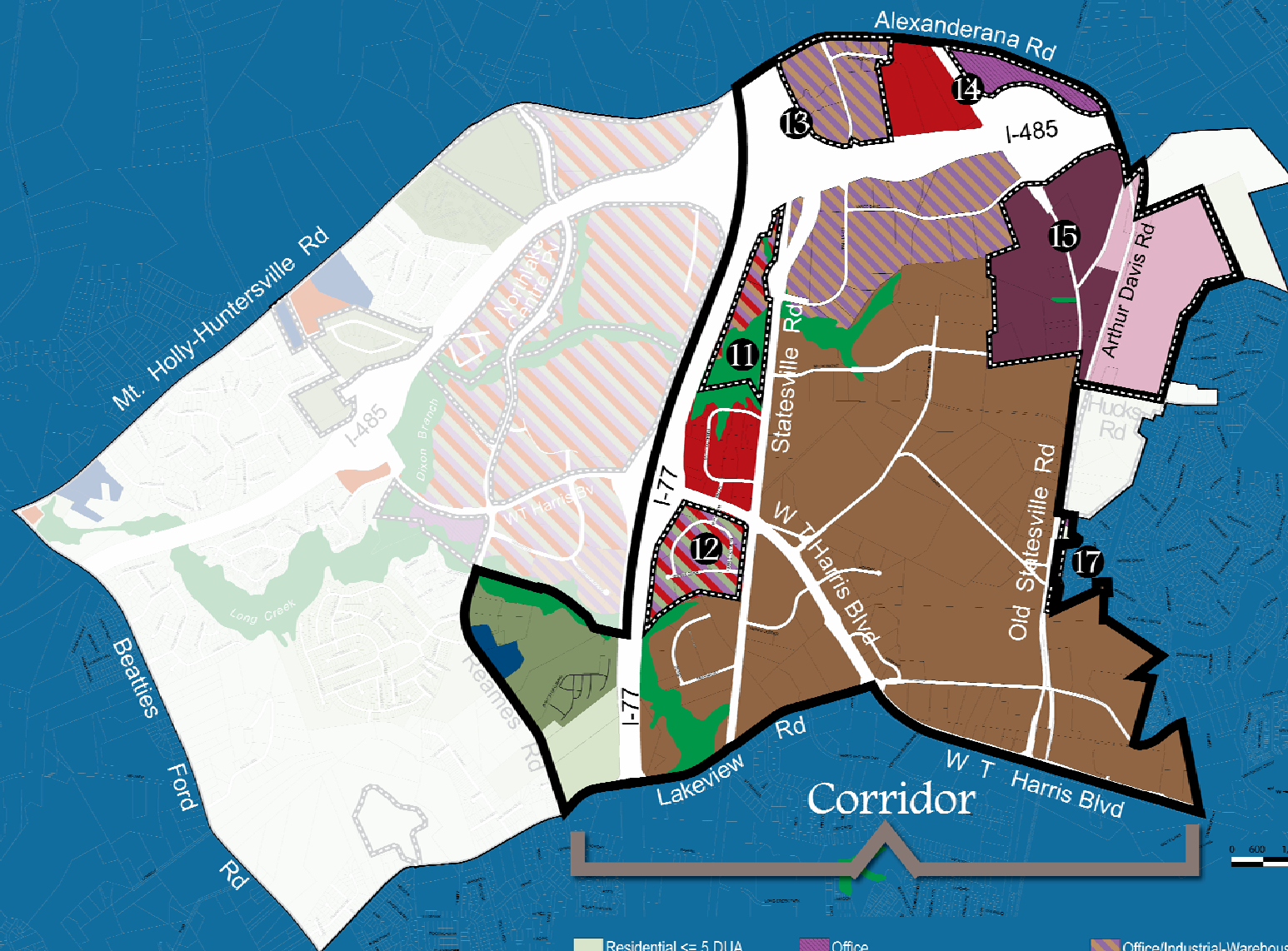




- |                     |                 |
|---------------------|-----------------|
| Residential ≤ 4 DUA | Institutional   |
| Residential ≤ 6 DUA | Retail          |
| Residential ≤ 8 DUA | Park/Open Space |



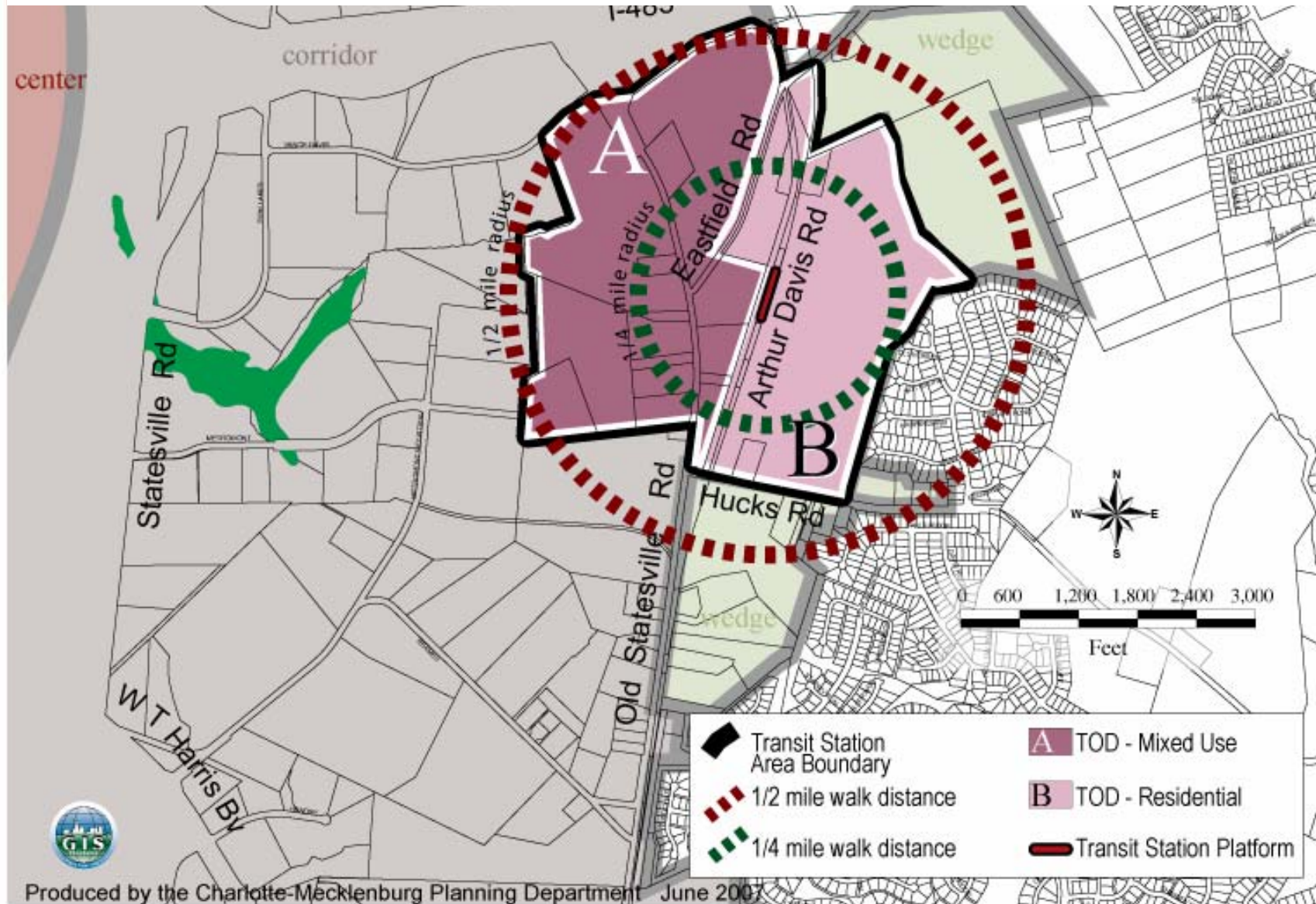




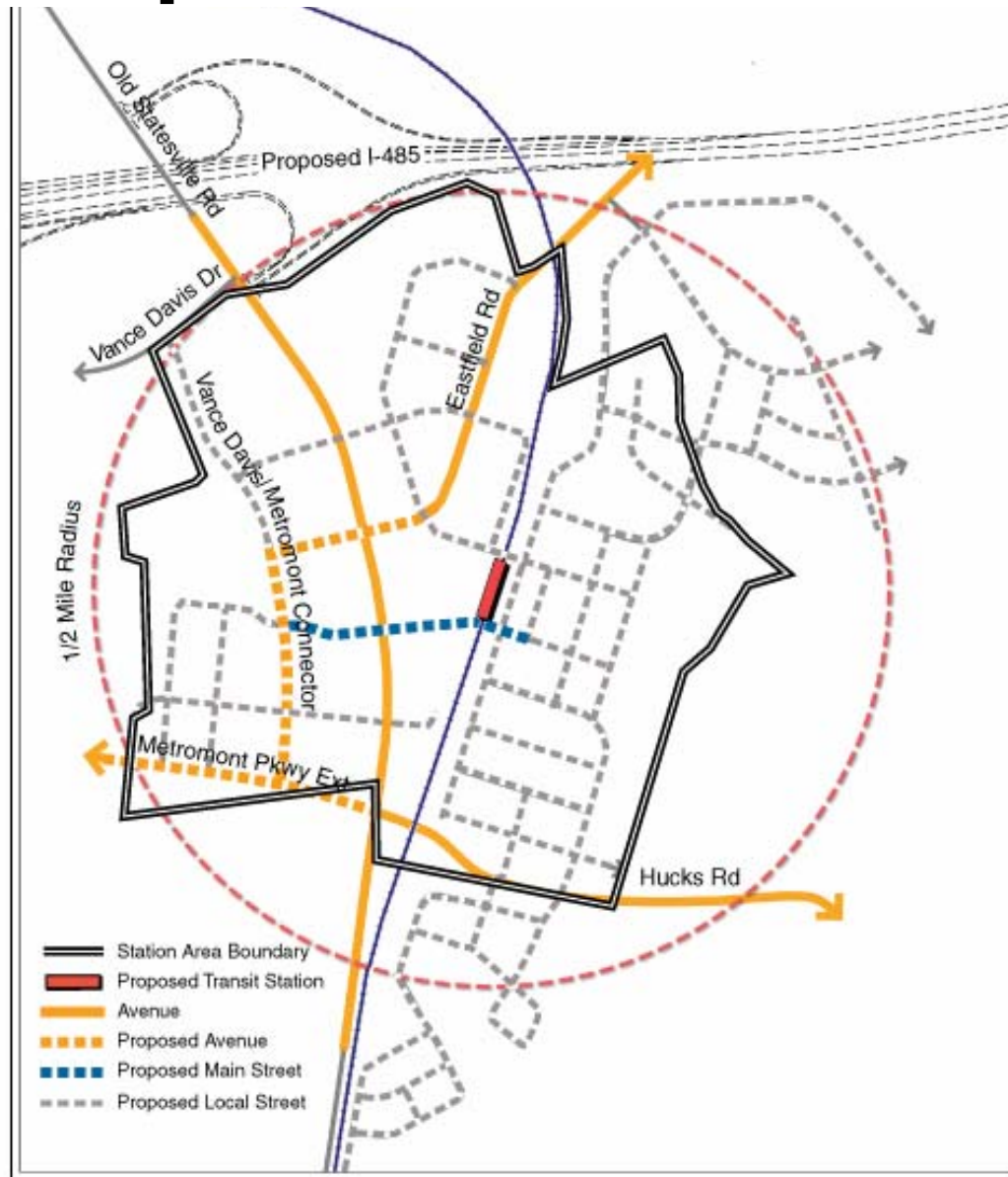
- |                       |                                   |   |
|-----------------------|-----------------------------------|---|
| Residential <= 5 DUA  | Office                            | Office/Industrial-Warehouse-Distribution        |
| Residential <= 12 DUA | Industrial-Warehouse-Distribution | 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

- Guidelines are written to ensure that residential and non-residential design compliment each other as the area continues to develop.

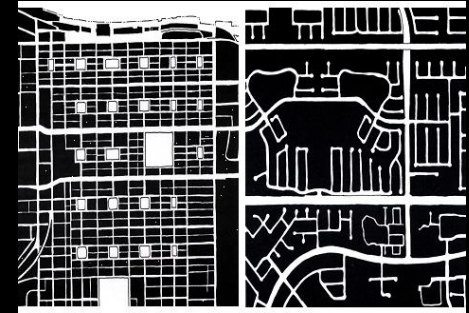


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# Transportation Recommendations

Key Recommendations include:

- Streets and Intersections
  - Create a grid system of streets
  - Increase connectivity
  - Improve land use accessibility



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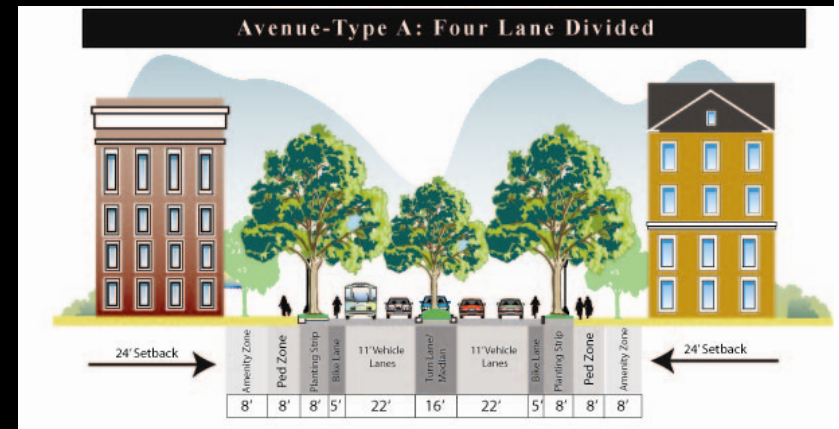
# Transportation Recommendations

- Pedestrian and Bicycle Facilities
  - Develop a well-connected and safe sidewalk and bicycle system
  - Improve bicycle and pedestrian access to transit facilities



# Transportation Recommendations

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



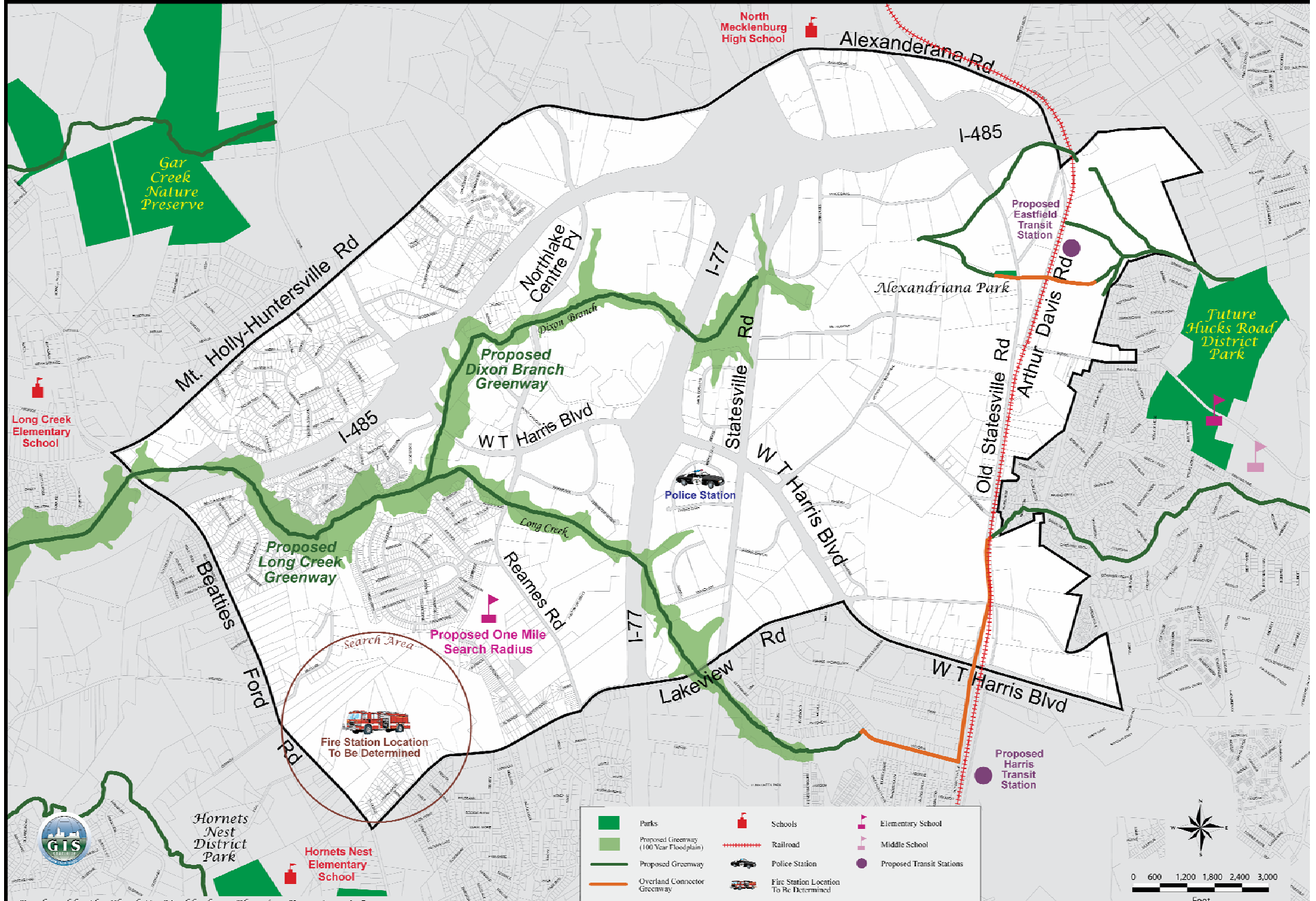
# Environment Recommendations



Recommends continued and improved sensitivity to the natural environment.

- Preserve environmentally significant features
- Promote environmentally sensitive development practices
- Preserve Northlake's Historic Landscape

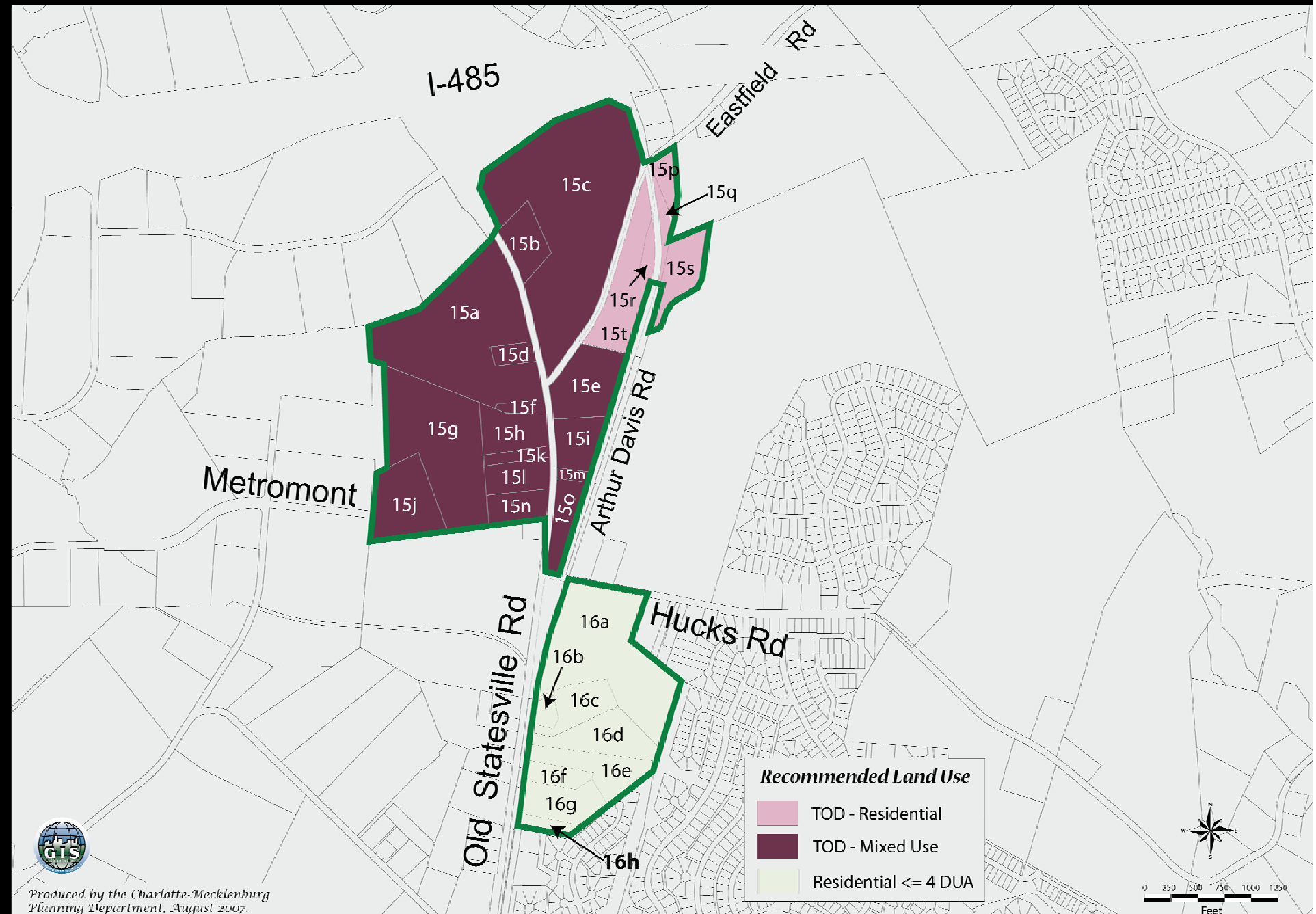
# Northlake Area Plan - Public Facilities



# Implementation

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

# Northlake Area Plan - Recommended Corrective Rezoning



# Next Steps

- Review and Adoption Process
  - Planning Commission Public Meeting  
Tuesday, September 18, 2007, 4:30 pm  
Charlotte-Mecklenburg Government Center
  - Planning Committee Recommendation – October 16<sup>th</sup>  
*(tentative)*
  - City Council Public Hearing – October 8<sup>th</sup> *(tentative)*
  - Council Committee Review and Recommendation –  
October 17<sup>th</sup> *(tentative)*
  - City Council Action – October 22nd *(tentative)*

**Break Out Into Stations**  
**30 minutes**

# Contact Us!

Charlotte-Mecklenburg  
Planning Department

704-336-2205

[www.charlotteplanning.org](http://www.charlotteplanning.org)

