



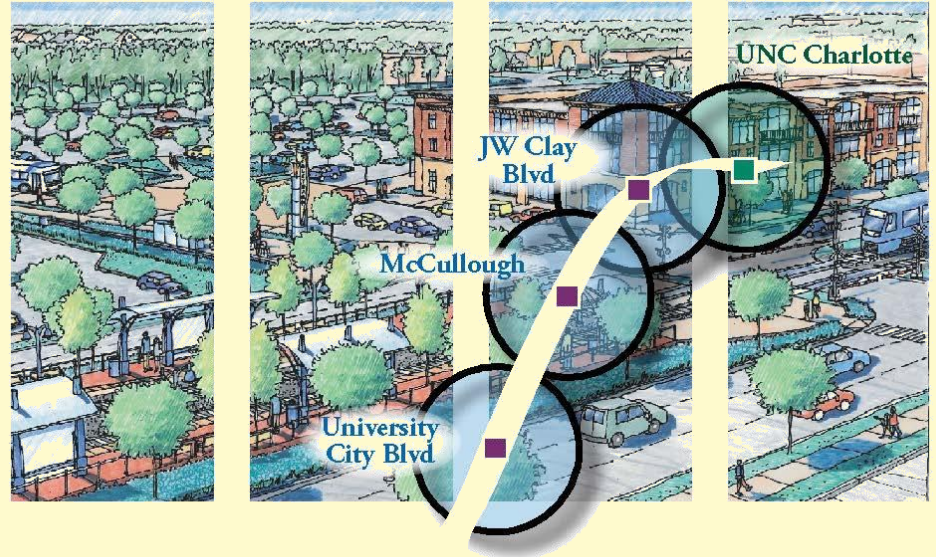
**CHARLOTTE**  
CHARLOTTE-MECKLENBURG  
PLANNING

# University City Area Plan

Transportation and Planning Committee

January 22, 2015

- Review of TAP Questions
- Planning Process
  - Elements
  - Process
  - Example
- Policy Recommendations
  - Transit Station Areas
- Next Steps



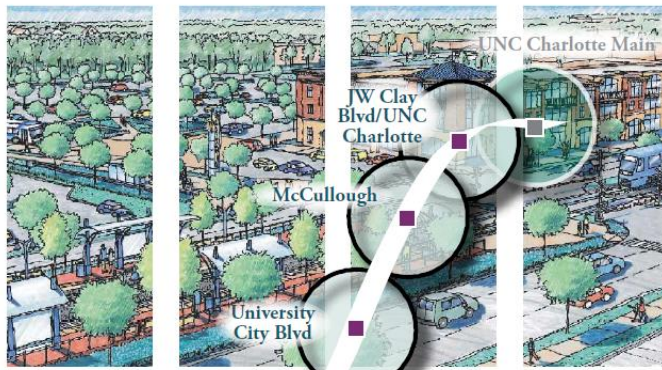
## **TAP Committee Questions:**

- How were policies developed? Market Study?
- Who have we worked with? UNC Charlotte?
- Land Use Planning Enhancements - “pain points”?
- Protection of established neighborhoods?
- Implementation? Rezoning?

# University City Area Plan Plan Format

## *Volume 1: Introduction*

## *Volume 2: Concept Plan*



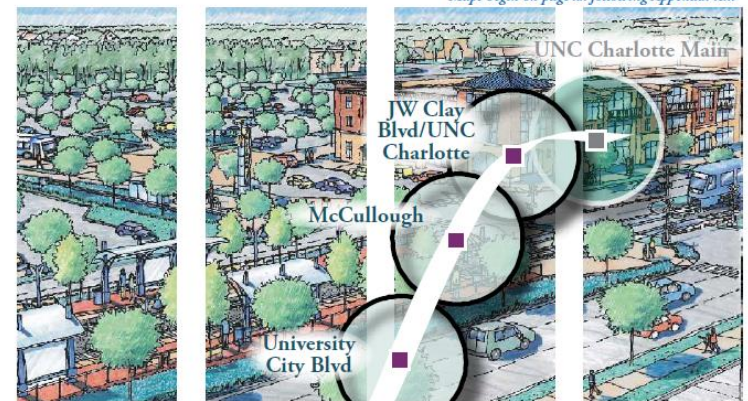
- Adopted by City Council
- Vision
- Policies for land use, design, mobility, open space
- Used in future land use decisions

## *Volume 3: Implementation Guide*

## *Volume 4: Adopted Plans and Policies*

## *Volume 5: Appendix (existing conditions)*

*Maps begin on page xx following Appendix text*



- Not adopted by City Council
- Tool for staff to track projects – can be updated
- Summary of adopted plans
- Report of analysis

## How are policies developed?

### Community Input

- Community Meetings
- Online tools
- Phone, email, one-on-one meetings
- Neighborhood meeting

### Market Study

- Forecast for uses out to 2035
- Strengths and weaknesses

### Existing Conditions

- Land Use
- Form
- Character
- Opportunities
- Zoning
- Infrastructure
- Connectivity
- Environment
- Population & Employment

### Key Partners

- University City Partners
- UNC Charlotte
- Business and Property Owners

## What is included in Policy Recommendations?

### Land Use

- Appropriate uses
- Mix of uses
- Ground floor uses
- Inappropriate uses

### Community Design

- Building height, location and orientation
- Street activation
- Parking location and screening
- Ground floor design
- Designing for pedestrians

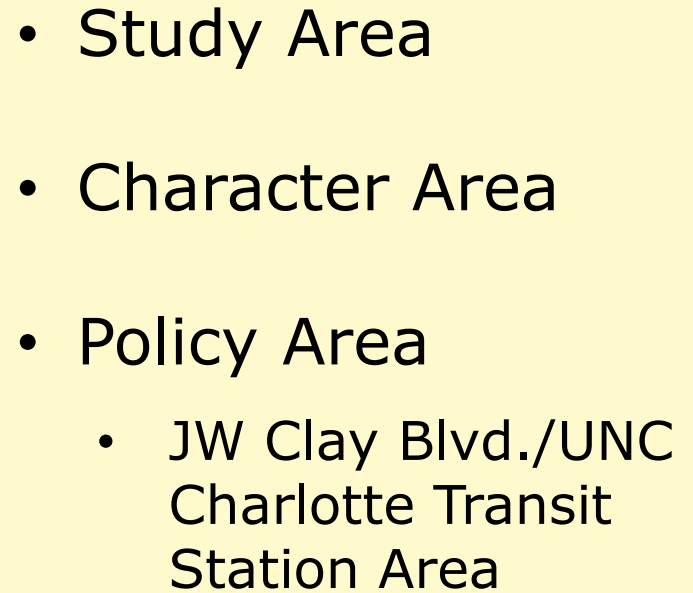
### Mobility

- Street connections
- Street improvements
- Multi-use paths and pedestrian crossings
- Block lengths
- Driveway access

### Open Space

- Preservation
- Walking trails
- Consolidate open space
- Greenways and overland connectors
- Gathering places







**University  
Research Park**

**Hilton**

**JW Clay Blvd.**

**JM Keynes Dr.**

**N. Tryon St.**

**Hospital**

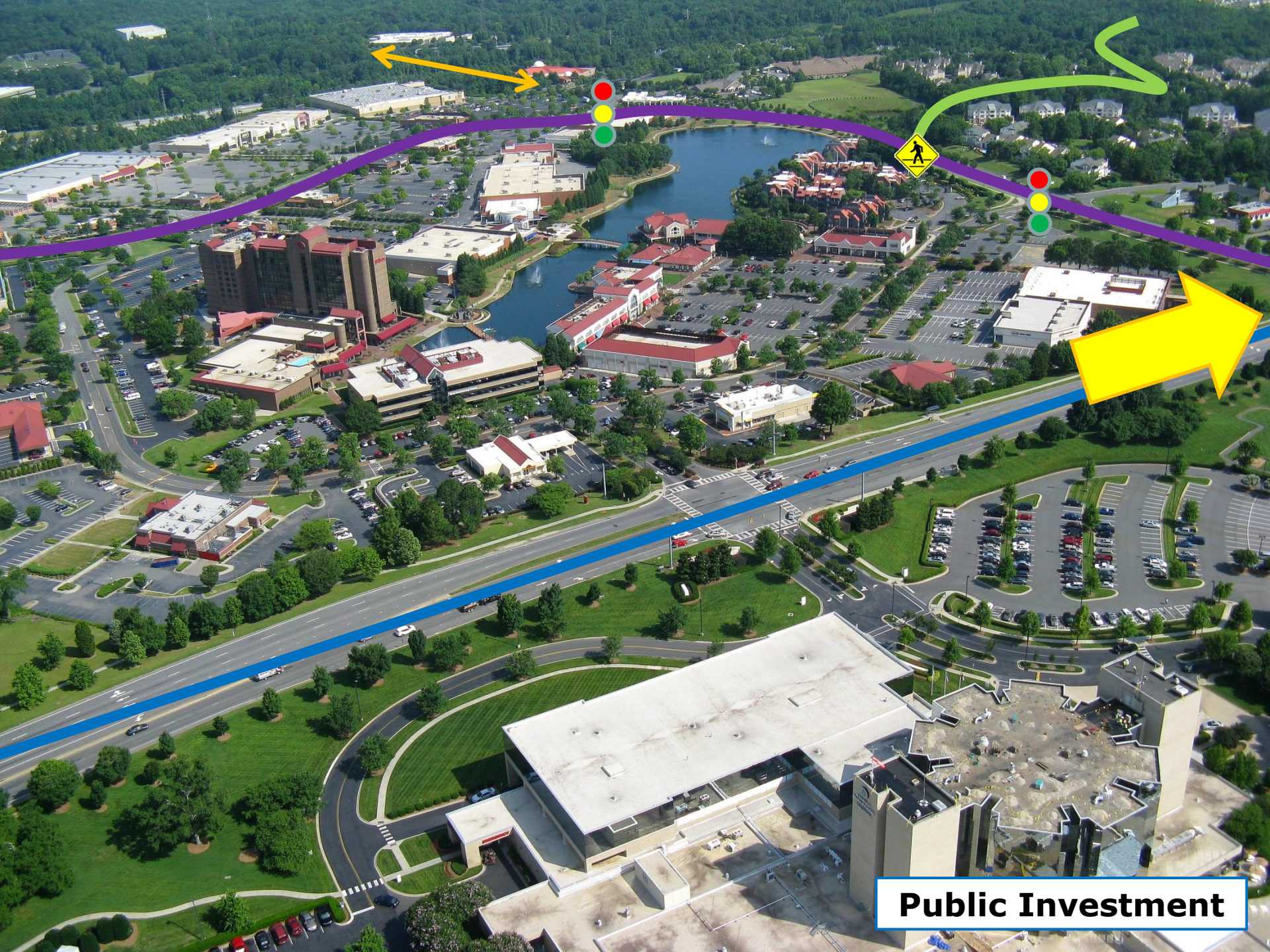
**JW Clay Blvd./UNC Charlotte  
Transit Station Area (7a, 7b)**





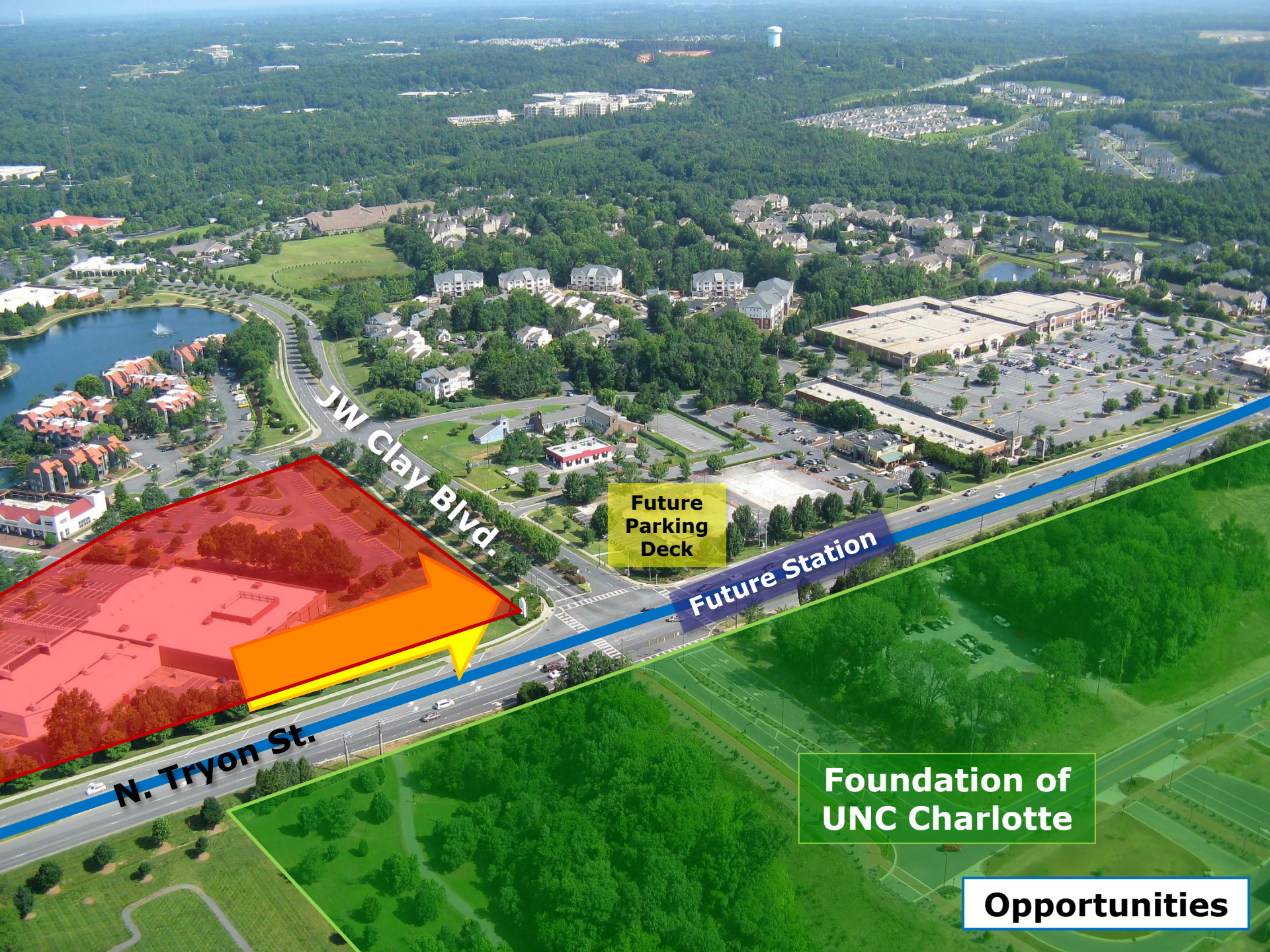
**Existing Conditions**





**Public Investment**





JW Clay Blvd.

Future  
Parking  
Deck

Future Station

N. Tryon St.

Foundation of  
UNC Charlotte

Opportunities



# University City Area Plan Community Input

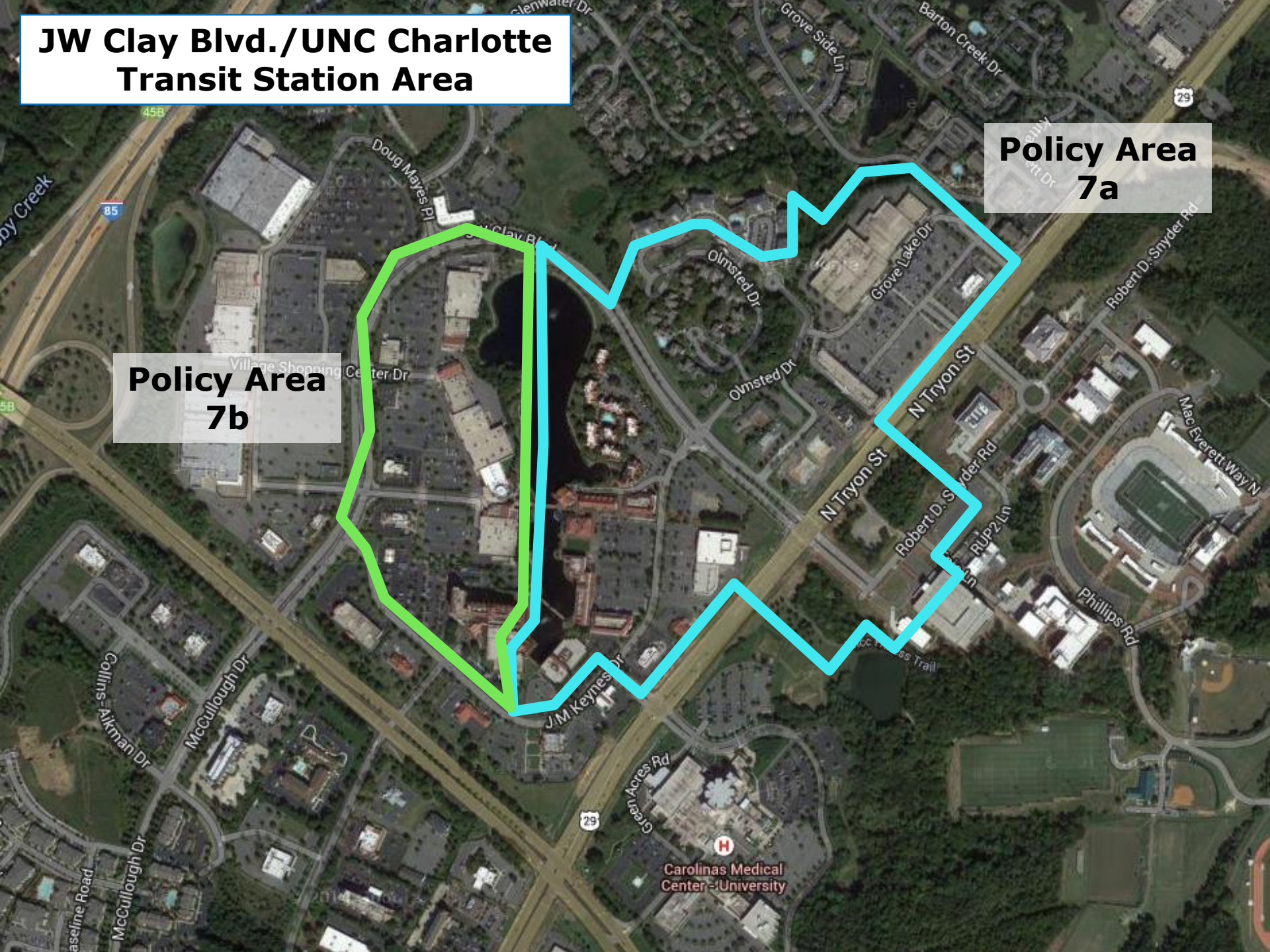




# JW Clay Blvd./UNC Charlotte Transit Station Area

**Policy Area  
7a**

**Policy Area  
7b**





# University City Area Plan Policy Recommendations

Recommended Future Land Use Map



Future Transportation Network Map



- Written text is an essential part of the policies and works hand-in-hand with these maps
- “Core” of the transit station area
- Active ground floor street
- Parking facilities
- Street activation
- Pedestrian network – building off of the boardwalk
- Lake-boardwalk-open space-greenway → Network



# University City Blvd. Transit Station Area



I-85

Ikea Blvd.

University City Blvd.

Future  
Parking  
Deck

Transit Station

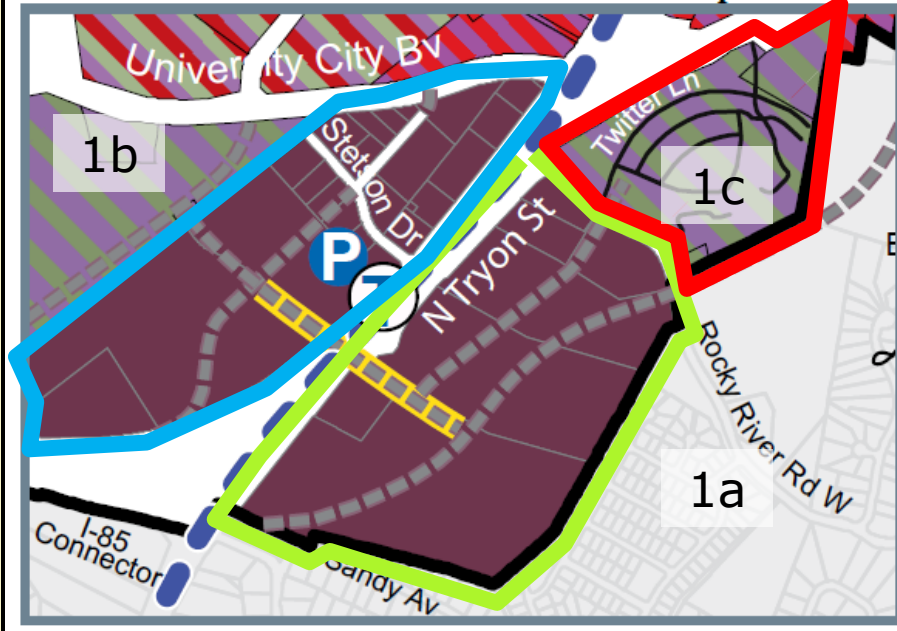
N. Tryon St.

Sandy Ave.

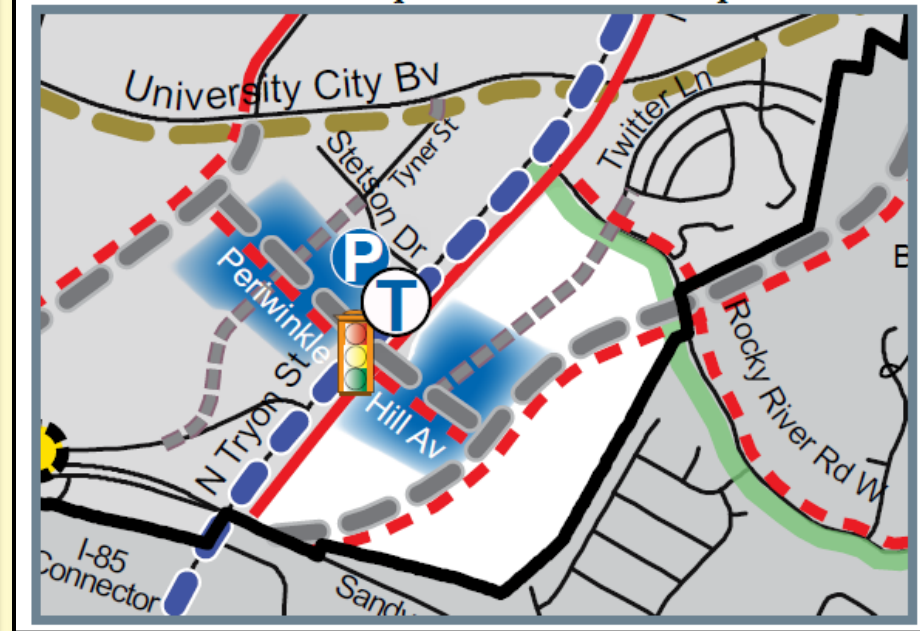


# University City Area Plan Policy Recommendations

Recommended Future Land Use Map



Future Transportation Network Map



- Future Transit Neighborhood
- Periwinkle Hill Avenue
  - "Core"
- Connectivity
- Variety of residential housing types
- Protect adjacent established Rocky River Village neighborhood
- Open space – stream corridor



# McCullough Transit Station Area

Ikea Blvd.

McCullough Dr.

Transit Station

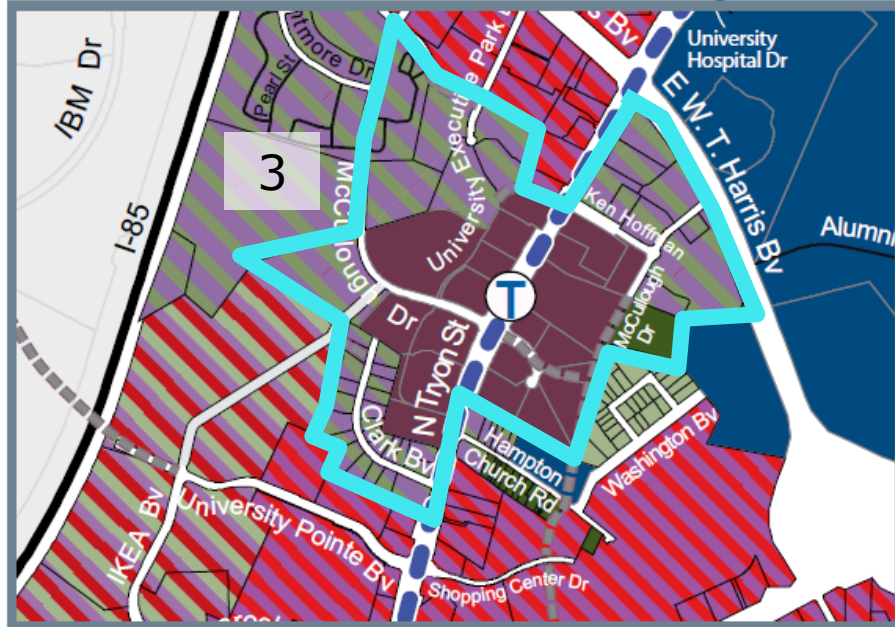
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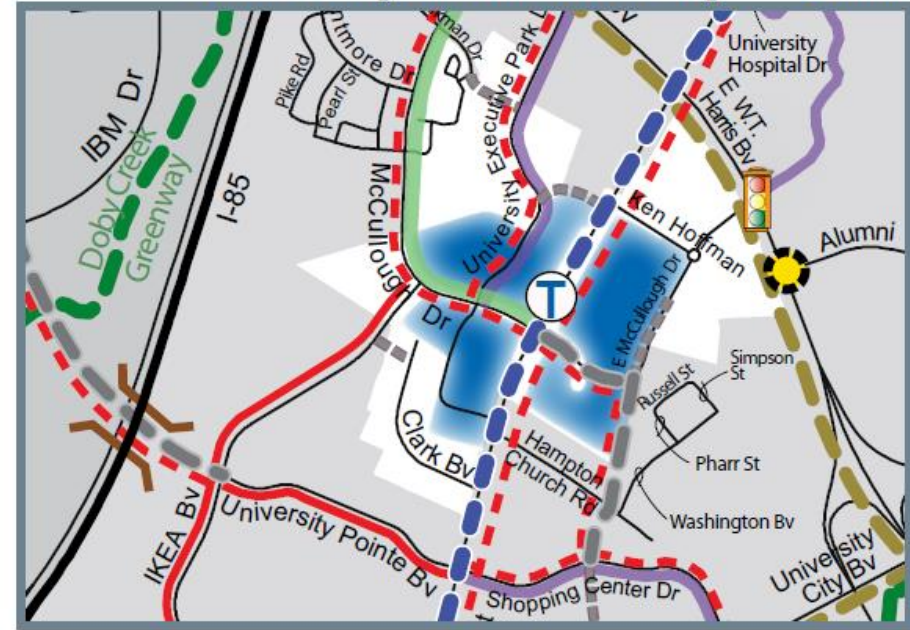


# University City Area Plan Policy Recommendations

Recommended Future Land Use Map



Future Transportation Network Map



- Office/Employment based – supportive uses
- Protect adjacent established Hampton Park neighborhood
- Connectivity of McCullough Dr.
- “Core” policies



- Covered Transit Station Areas today
- Will cover all other Character Areas next meeting
- Answer remaining TAP questions
  - Established Neighborhoods
  - Implementation

## 2015

Jan. – Planning Committee public comment  
– TAP Committee - information

Feb. – TAP Committee referral to Council for public comment  
– City Council public comment  
– Planning Committee recommendation

March – TAP Committee recommendation

April – City Council Action





# University City Area Plan Comments

**Email [BLEStationAreaPlans@charlottenc.gov](mailto:BLEStationAreaPlans@charlottenc.gov)**

**Call Planning Staff at 704-336-5718**

**Attend Public Comment opportunities at  
Planning Committee and/or City Council  
meetings**

# Thank You!

<http://UCAP.charlotteplanning.org>

Updates for Blue Line Extension

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