



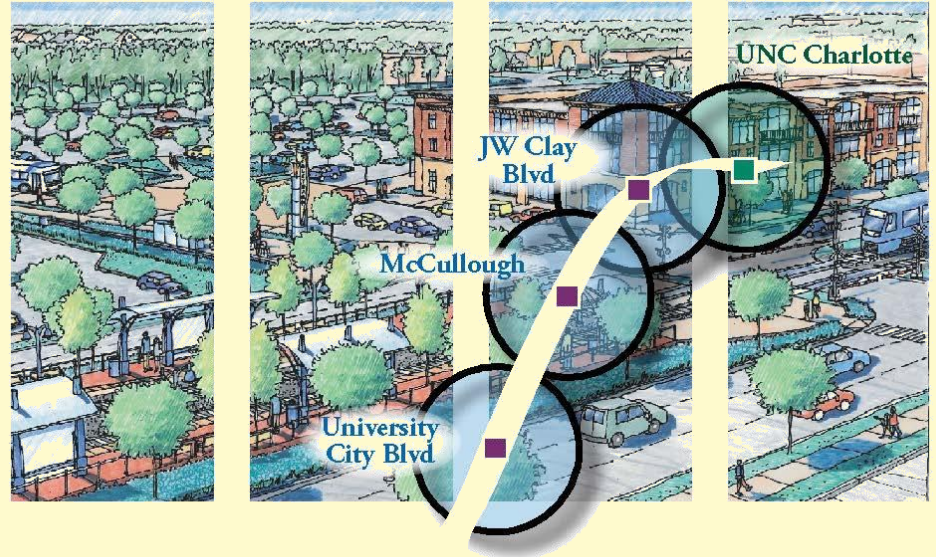
CHARLOTTE
CHARLOTTE-MECKLENBURG
PLANNING

University City Area Plan

Transportation and Planning Committee

March 17, 2015

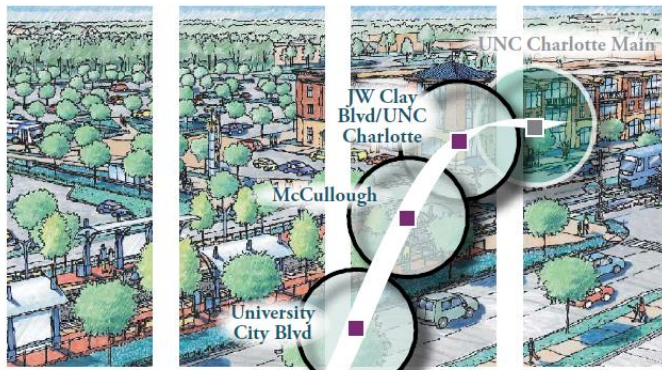
- Plan Overview
- Implementation
- Next Steps
 - Committee referral for Public Comment
- Action Requested



University City Area Plan Plan Format

Volume 1: Introduction

Volume 2: Concept Plan



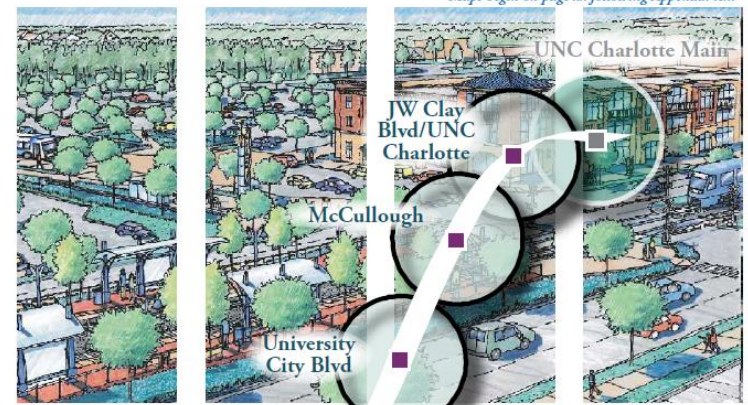
- Adopted by City Council
- Vision
- Policies for land use, design, mobility, open space
- Used in future land use decisions

Volume 3: Implementation Guide

Volume 4: Adopted Plans and Policies

Volume 5: Appendix (existing conditions)

Maps begin on page xx following Appendix text

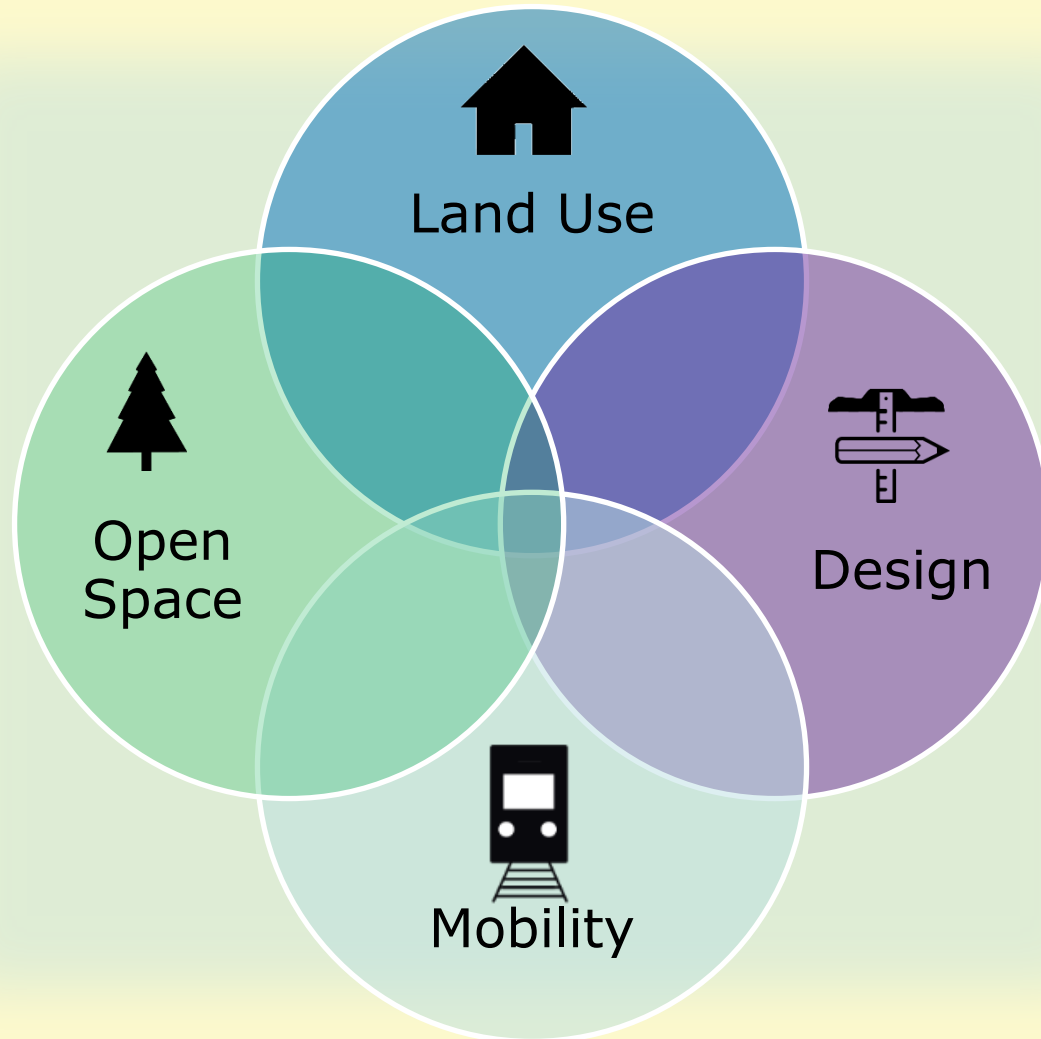


- Not adopted by City Council
- Tool for staff to track projects – can be updated
- Summary of adopted plans
- Report of analysis

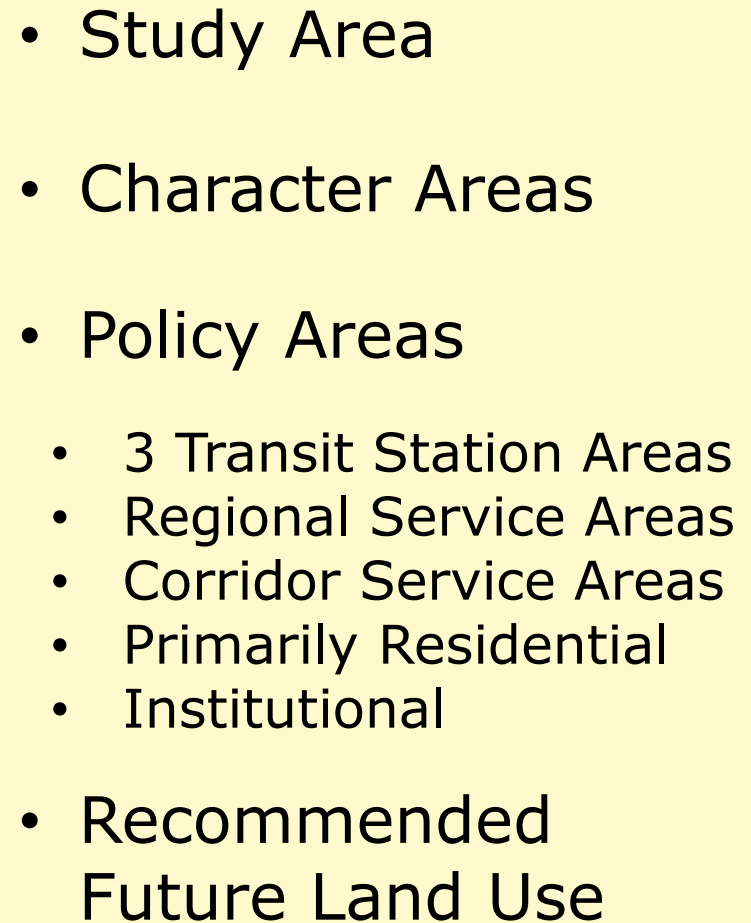
Vision

- People-Oriented Place
- Energized by the light rail
- A popular destination
- For all people, all ages, income levels, and backgrounds
- Choices for living, shopping, working, learning, and enjoying leisure time





Building Blocks of Physical Form



Implementation

- Capital Investments
 - Northeast Corridor Infrastructure Program (NECI)
 - Other capital projects
- Land Use and Development
 - Private development
 - City-initiatives

Northeast Corridor Infrastructure Program (NECI)

Purpose:

- Improve multi-modal access to transit
 - Pedestrian
 - Vehicular
 - Bicycle
 - Transit
- Encourage/support economic development

Active NECI Projects in the University City Area:

- Rocky River Rd. Streetscape
- Clark Blvd. Connector
- McCullough Dr. Streetscape
- McCullough Dr. Extension
- JW Clay Blvd. Streetscape



NECI Project Types

- ✓ Streets
- ✓ Intersections
- ✓ Sidewalks/crosswalks
- ✓ Bicycle facilities
- ✓ Streetscape & public space
- ✓ Storm water
- ✓ Water & sewer





Brevard Street at 22nd Street



\$15.5M

\$1.1M

\$125K

\$5.8M

**Future
Parking
Deck**

JW Clay Blvd.

Future Station

N. Tryon St.

Land Use and Development

Context:

- Rapidly growing area – mix of suburban and urban form
- Leverage public investments
- Transition over time to urban form at transit stations

Vision

- University City is a vibrant, people-oriented destination for living, shopping, working, learning, and enjoying leisure time

Key Goals

- Discourage low-density, auto-oriented development
- Walkable, mixed use development
- Encourage transit oriented development within ¼ mile of transit stations

Council adopted Corrective Rezoning Policy (2005)

Why:

- Align zoning with existing land use
- Align zoning with adopted future land use
- Protect environmentally sensitive areas

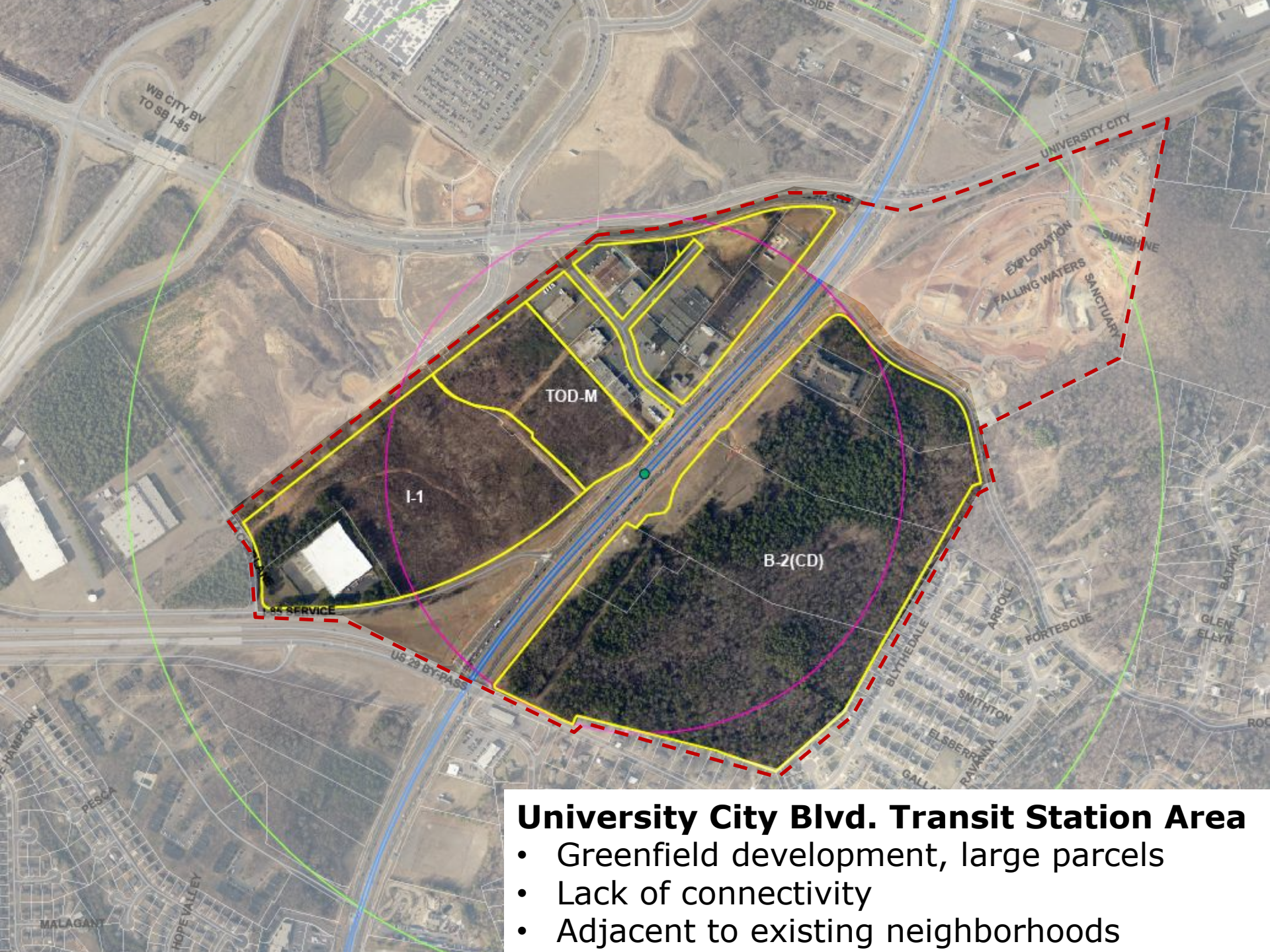
Considerations:

- Future vision set by adopted plans
- Minimize creation of non-conforming uses
- Owner's interests in development of property
- How new zoning could change character and form of development

Current Transit Station Area Practice

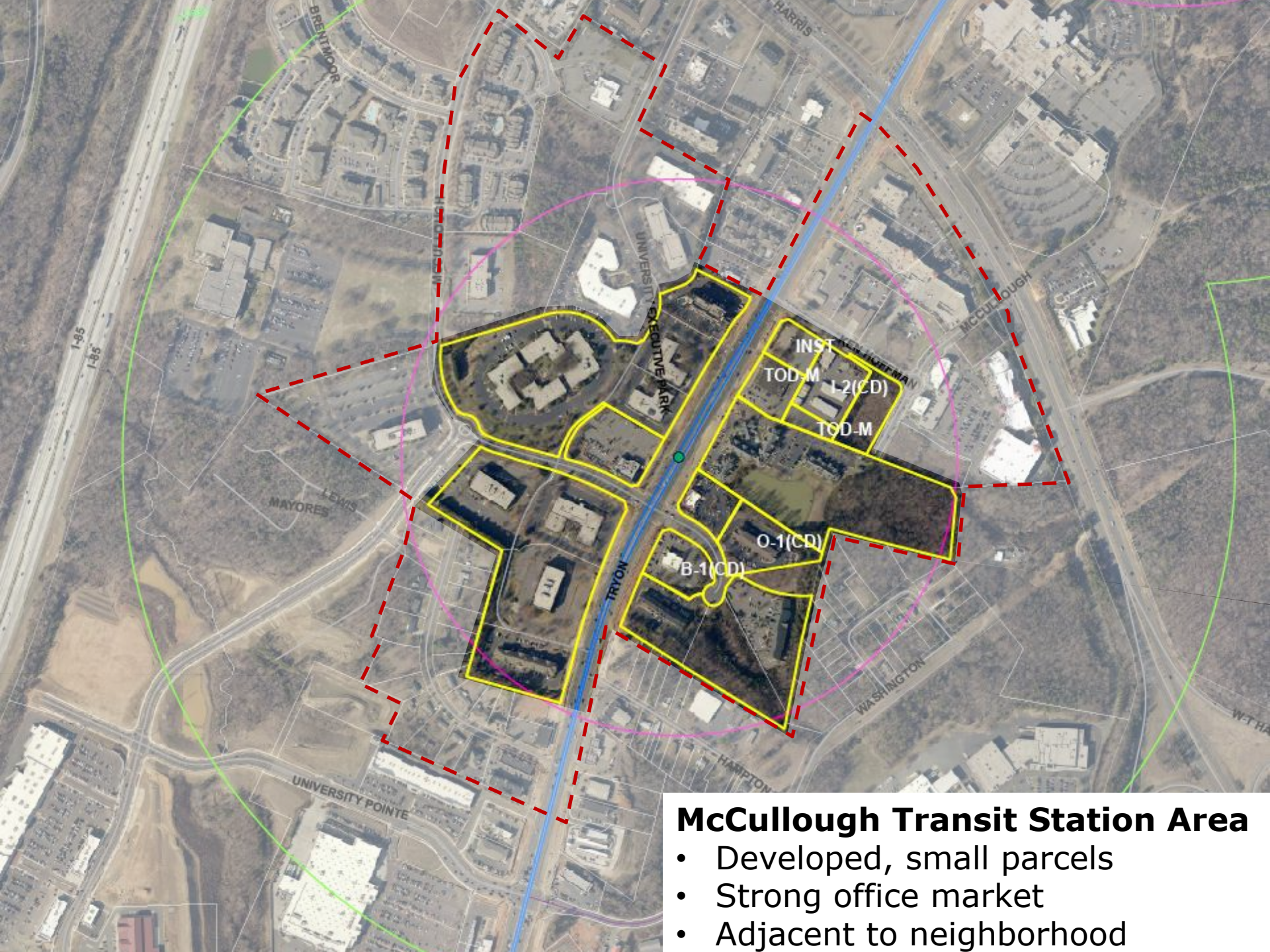
“Sponsored” Rezoning

- Current Departmental Practice
- Developer/landowner initiated
- Implements the recommendations of a station plan
- Planning Department serves as the petitioner



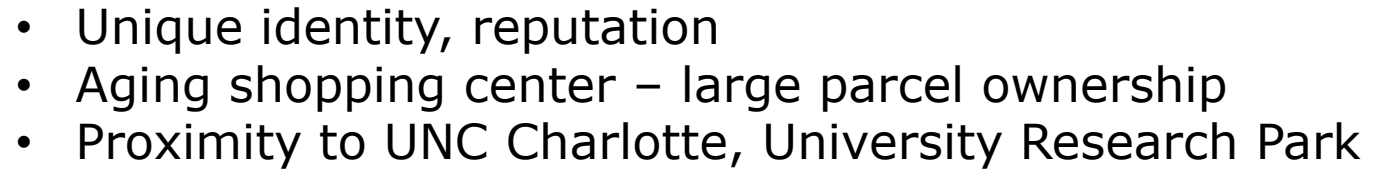
University City Blvd. Transit Station Area

- Greenfield development, large parcels
- Lack of connectivity
- Adjacent to existing neighborhoods



McCullough Transit Station Area

- Developed, small parcels
- Strong office market
- Adjacent to neighborhood



Why be proactive?

- Implement the vision of the Transit Station Area plans
- Result of desires and motivations of the community, partners, stakeholders (UNC, University City Partners, hospital, etc.)
- Recognizing highway oriented nature and current zoning – pressure for status quo development

Further evaluation necessary:

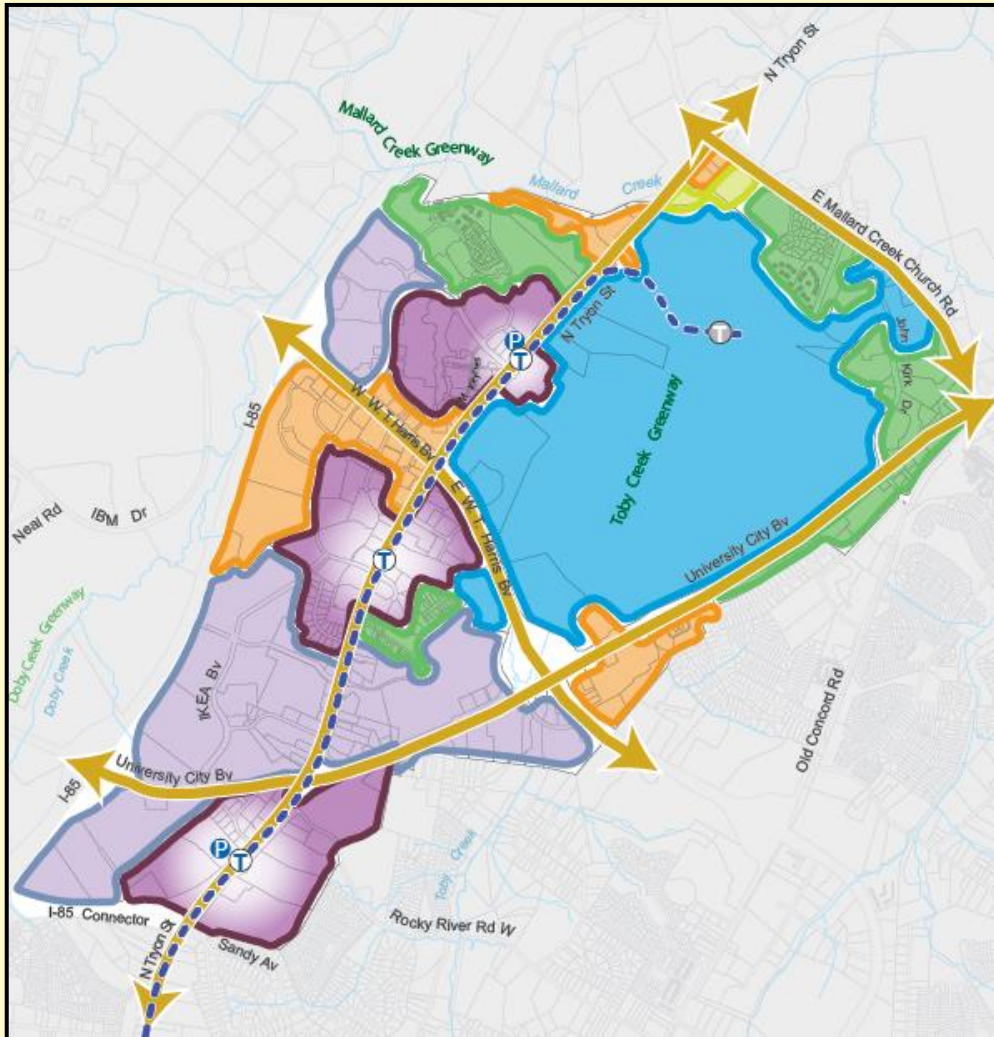
- Zoning
 - By right
 - TOD and TS-O
 - Conditional Districts
 - Non-conformities
- Real estate market

Planning Committee – Public Comment, January 20, 2015

- 9 people provided comments to the Committee – generally in support of the plan
- Support and desire for pedestrian connectivity and urban form of new development, especially in transit station areas; Suburban sprawl
- Policies do not recognize existing development and uses, especially in transit station areas
- University City Partners' Executive Director spoke in favor of the plan and of their involvement throughout the process
 - University City Partners is working with Mecklenburg County Parks and Recreation on a Parks Master Plan for University City. This is one of the implementation strategies that will build off of this plan
- Public art
- Affordable housing, LEED design

Next Steps

- ☑ Covered Transit Station Areas
- ☑ Covered all remaining Character Areas today
- ☑ Implementation
 - Referral to City Council for Public Comment



2015

March – TAP Committee referral to Council for public comment
– Planning Committee recommendation

April – City Council public comment
– TAP Committee recommendation

City Council Action following a recommendation from TAP Committee



University City Area Plan Comments

Email BLEStationAreaPlans@charlottenc.gov

Call Planning Staff at 704-336-5718

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



University City Area Plan Next Steps - *Tentative*

Request for Committee Action:

Refer the University City Area Plan Update to full City Council for public comment.

Thank You!

<http://UCAP.charlotteplanning.org>

Updates for Blue Line Extension

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