



Citizen Advisory Group

Meeting #1

August 19, 2008



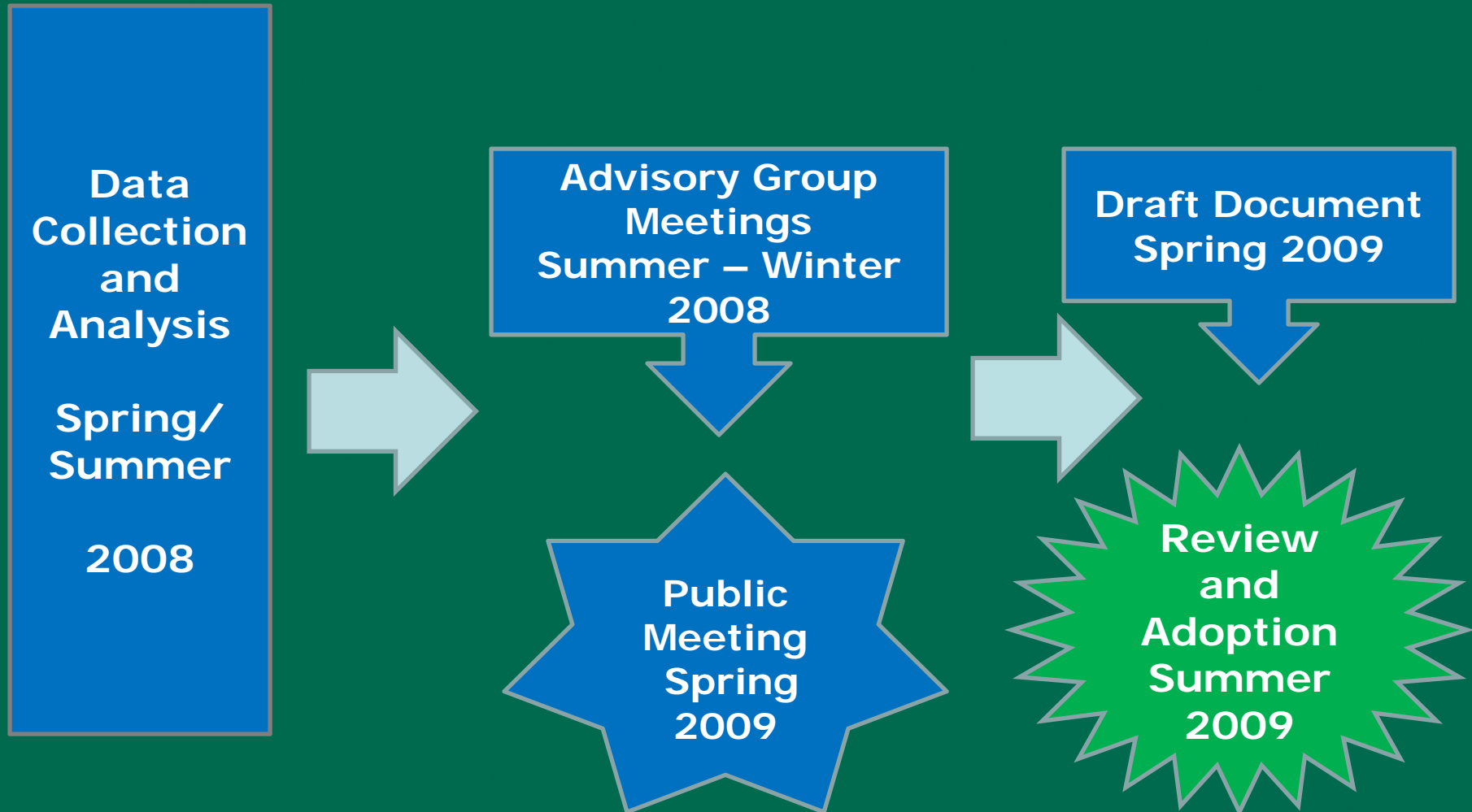
- 1. Welcome and Introductions**
- 2. Advisory Group Purpose and Role**
- 3. Background Information**
 - Land Use Planning
 - Zoning
- 4. Opportunities and Issues**
- 5. Break-out Groups**
- 6. Next Steps**

- ❖ Introduce Area Planning Process
- ❖ Receive Input on Issues and Opportunities





Advisory Group Process & Introductions



Interdepartmental Staff Team Role

Planning

Transportation (CDOT)

Park and Recreation

Utilities (CMUD)

Police

City Engineering

Solid Waste Services

Fire

County Environmental Services

Gaston County

Town of Mount Holly



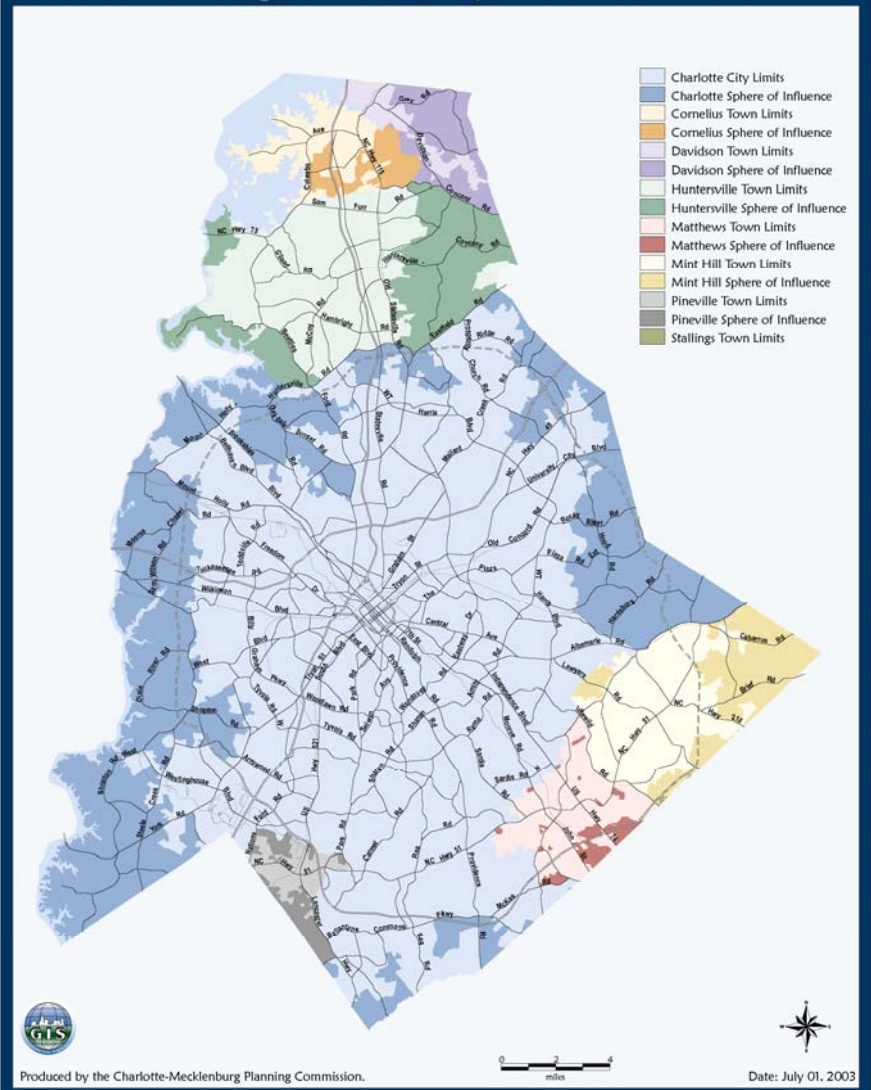


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Charlotte-Mecklenburg Planning Department

- ❑ We are a City-County agency that provides public planning services to:
 - ❑ City of Charlotte
 - ❑ Unincorporated areas of Mecklenburg County

Mecklenburg County Spheres of Influence





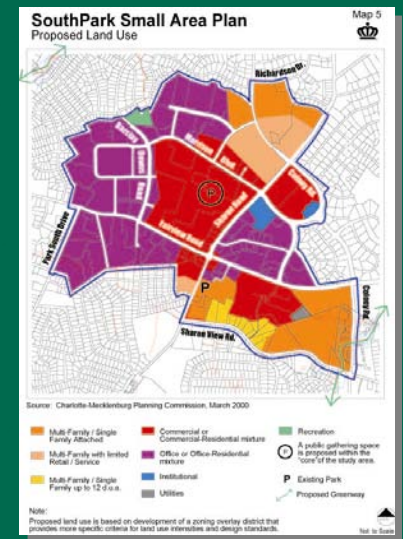
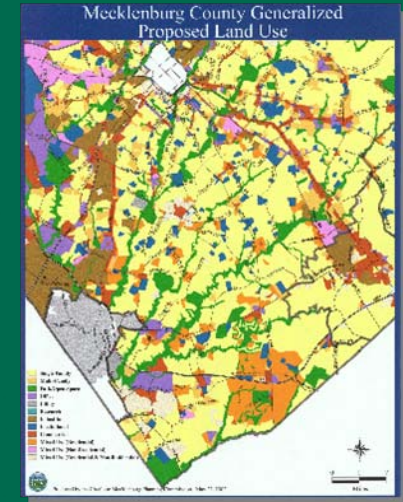
Charlotte-Mecklenburg Planning Commission

- ❑ The Commission principally conducts its business in two (2) Committees:
 - ❑ Zoning Committee
 - ❑ Planning Committee
- ❑ The Zoning Committee meets fourth Wednesday of the month to review and discuss rezoning petitions
- ❑ Planning Committee meets every third Tuesday of the month to discuss long range policy issues i.e. plans



What is an Area Plan?

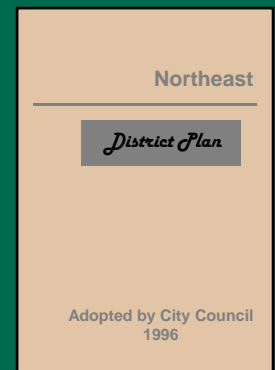
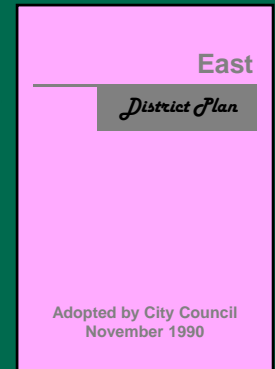
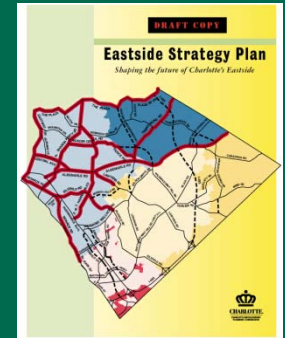
- ❖ Framework for Future Growth and Development
- ❖ Policy Guide For How the Community Should Be Maintained or Changed
- ❖ Vision for What the Community Wants to Be in the Future
- ❖ Guide for Elected Officials in Making Land Use, Zoning and Capital Investment Decisions





What Will the Area Plan Do?

- ❖ Establish Vision for Area
- ❖ Identify and Address Physical Development Issues and Opportunities
 - Future Land Uses
 - Transportation and Accessibility
 - Infrastructure
 - Environment
 - Urban Design
- ❖ Identify Public and Private Investments and Strategies Needed to Achieve Vision
- ❖ Update Adopted Land Use Plans for Area
- ❖ Recommend Zoning Changes



What Can You Expect From an Area Plan?

Clarify vision for the area

Identify and provide policies to address development opportunities and issues

But not . . .

Create regulations or laws

Identify public and private investments needed to achieve vision

But not . . .

Provide funding & implementation means overnight

Possibly recommend zoning changes in appropriate locations

But not . . .

Rezone Property

Guide more appropriate development

But not . . .

Halt development



Why Do a Plan for This Area?

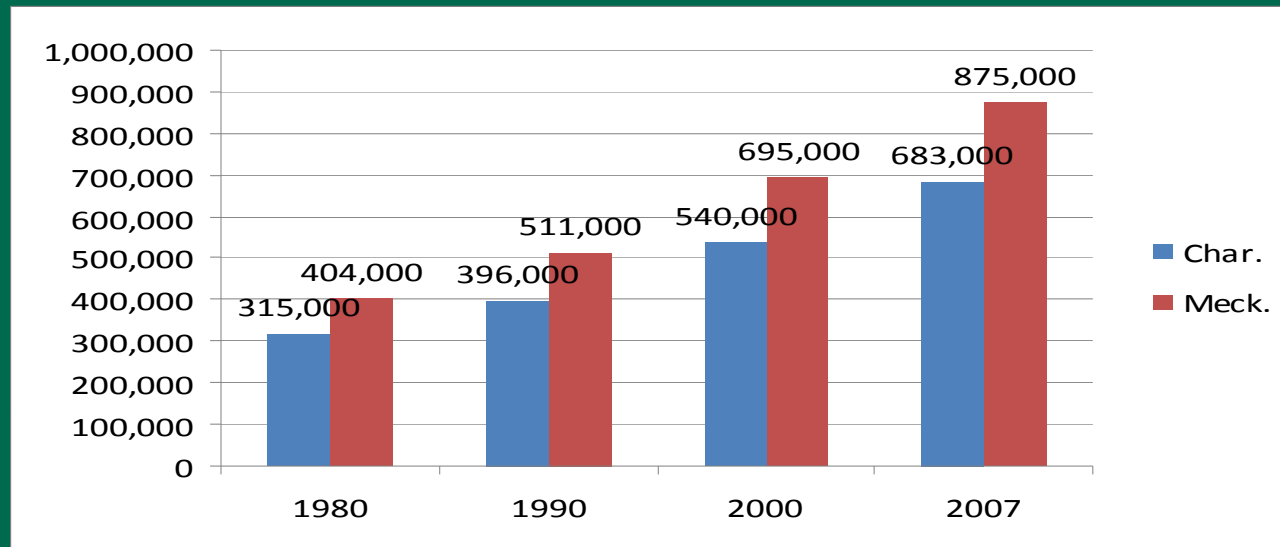
- ❖ Amount of Recent Development Inconsistent with Adopted Plan
- ❖ Amount of Growth in Area
- ❖ Transportation Concerns
- ❖ Opportunity to Better Integrate Transportation and Land Use Planning
- ❖ Impacts of Opening of I-485 Interchanges





Population Growth

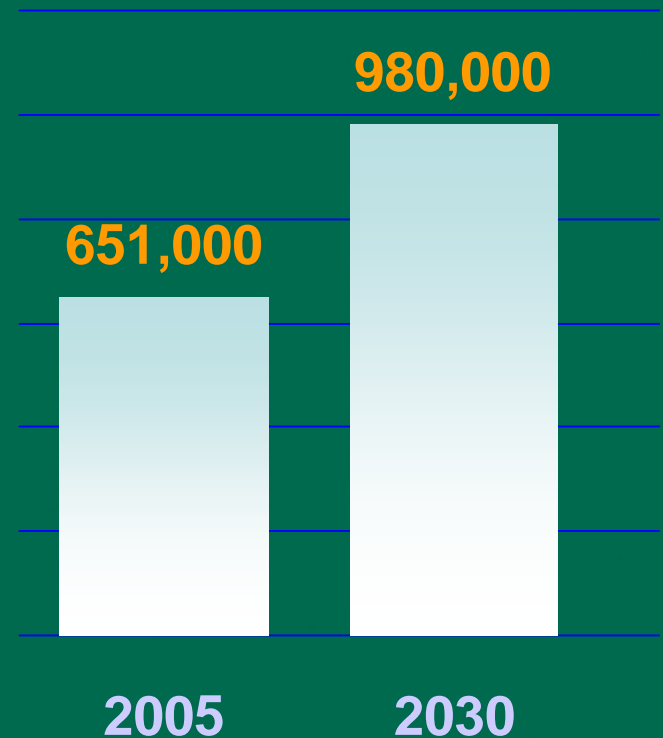
- ❑ In the last 17 years, population increased:
- from 396,000 persons to 683,000 in Charlotte; and
 - from 511,000 persons to 875,000 in Mecklenburg County





Projected Growth in Charlotte's Sphere of Influence

- ❑ An additional 330,000 people are expected to reside in Charlotte's "Sphere of Influence" by 2030
- ❑ That number is equivalent to adding the population of St. Louis, Cincinnati or Pittsburgh...

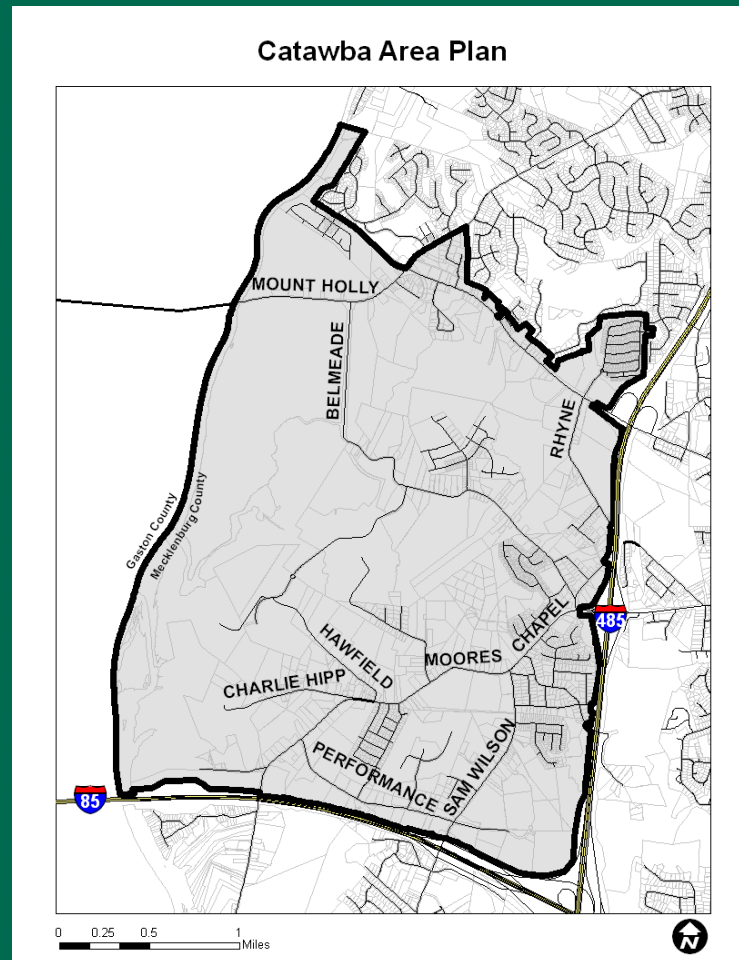


Population and Housing Catawba Area

	<u>2000</u>	<u>2008 (est.)</u>	<u>% Chg.</u>
Population	1,455	3,368	132%
Housing Units	531	1,263	138%



Study Area Boundary





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Questions?





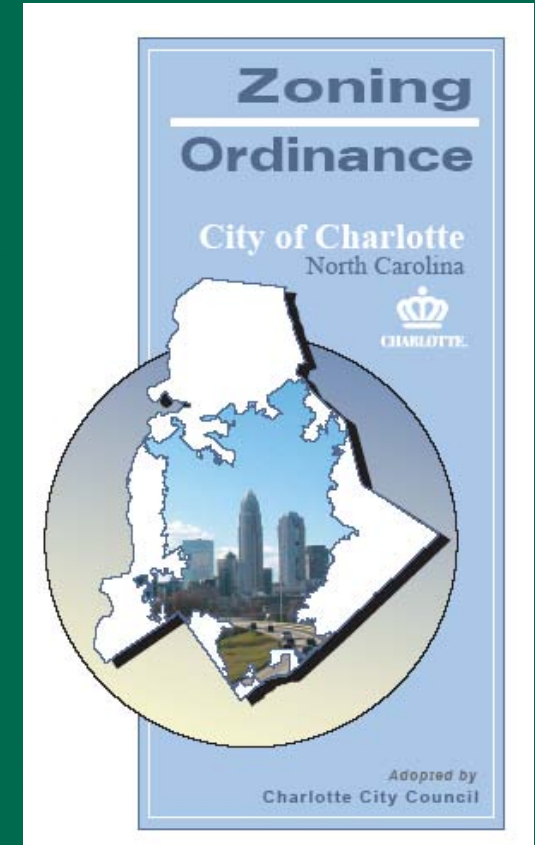
What Is Zoning?

- ❑ Zoning is a legal ordinance used to regulate how land can be used. The zoning district can be Conventional or Conditional
- ❑ Every parcel of land in Charlotte and Mecklenburg County is zoned for a particular use (i.e. residential, office, industrial, retail, institutional, etc.)



Zoning Ordinance

- ❑ Regulatory document
- ❑ Specifies use districts and development standards
- ❑ Outlines development approval, appeal, amendment and enforcement process

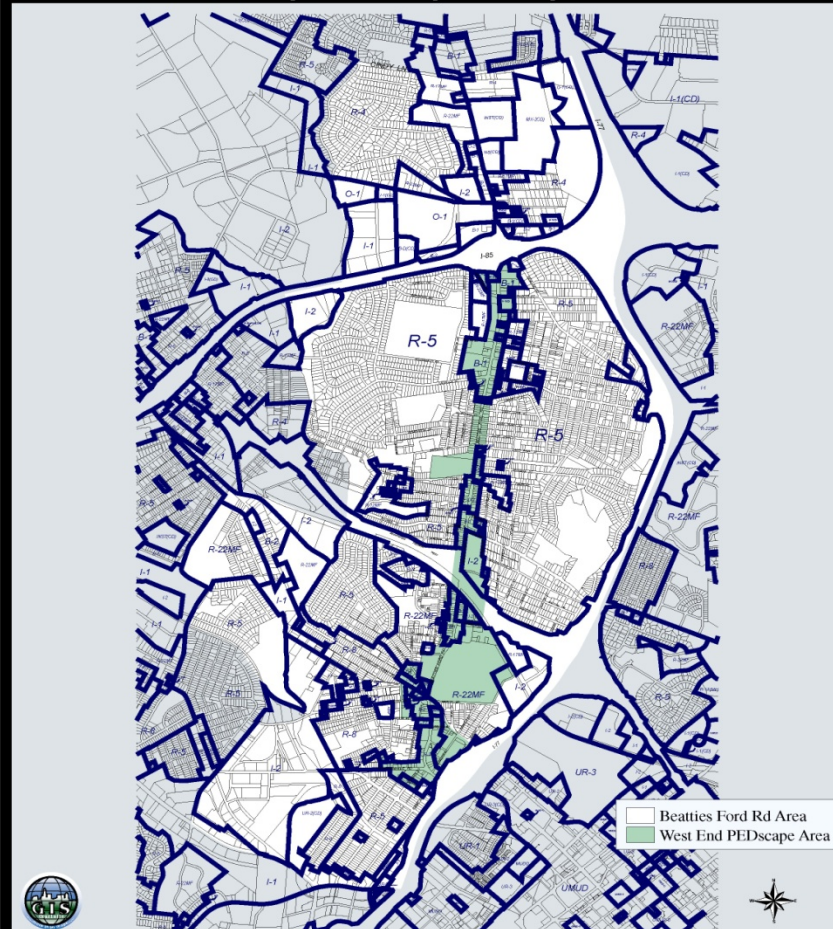




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Types of Zoning Districts

Beatties Ford Road Area Existing Zoning Designations



Produced by the Charlotte-Mecklenburg Planning Commission.

Date: September 02, 2004

Types of Zoning Districts

Every parcel of land in Charlotte and Mecklenburg County is zoned for a particular use (residential, office, industrial, retail, institutional, etc.)

- ❑ By Right Districts (examples: R-3, B-1, O-1)
 - No Site Plans required
- ❑ Conditional Districts – 2 types
 - **By Right Districts made Conditional**
examples: B-1(CD), O-1(CD)
 - **Conditional Districts** – (examples: NS, CC, MX)
 - Site Plans Required
- ❑ Overlay Districts (examples: PED, TOD)



Zoning and Plans

What is the relationship between zoning and an adopted plan?

- ☐ Zoning is the tool that controls how land is used
- ☐ In most cases, it is desirable to have the land use and zoning be the same
- ☐ Staff can initiate rezonings to ensure the zoning matches the proposed land use

Area Plan Implementation

☐ Implementation Teams

- ☐ Interdepartmental teams
- ☐ Non-profit groups and agencies
- ☐ Neighborhood representation

☐ Funding Sources

- ☐ Government – federal, state and local resources
- ☐ Banks, non-profits, private developers

☐ Zoning



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Questions



Key Survey Results



Catawba area plan

Future Directions: A Visual Opinion Survey for the
Catawba River Community

Review and rate the series of images displayed on the screen on a scale of 1 to 5
indicating your preference for similar land uses in the Catawba area.

1 2 3 4 5
Highly Undesirable Undesirable Neutral Desirable Highly Desirable

I. RETAIL

Side 1 (Neighborhood Center)	1	2	3	4	5
Side 2 (Two Story Retail)	1	2	3	4	5
Side 3 (Stand Alone Retail)	1	2	3	4	5
Side 4 (Regional Center)	1	2	3	4	5
Side 5 (Mall)	1	2	3	4	5
Side 6 (Retail Center)	1	2	3	4	5
Side 7 (Two to Three Story building)	1	2	3	4	5
Side 8 (Multi-Story building)	1	2	3	4	5
Side 9 (Restaurants)	1	2	3	4	5
Side 10 (Restaurants)	1	2	3	4	5





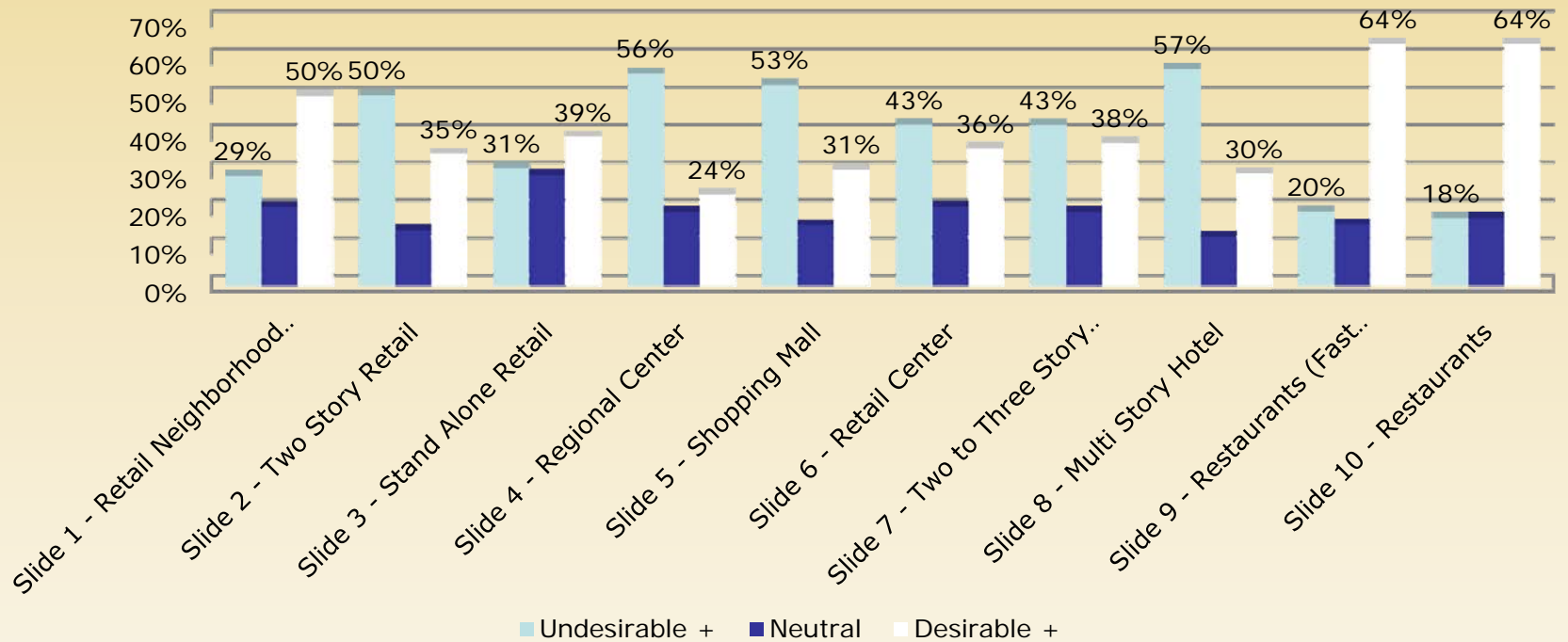
What we have heard

- Strong preference for neighborhood retail center





RETAIL



What we have heard

Preference for 1-2 story office buildings



Strong dislike for tall buildings

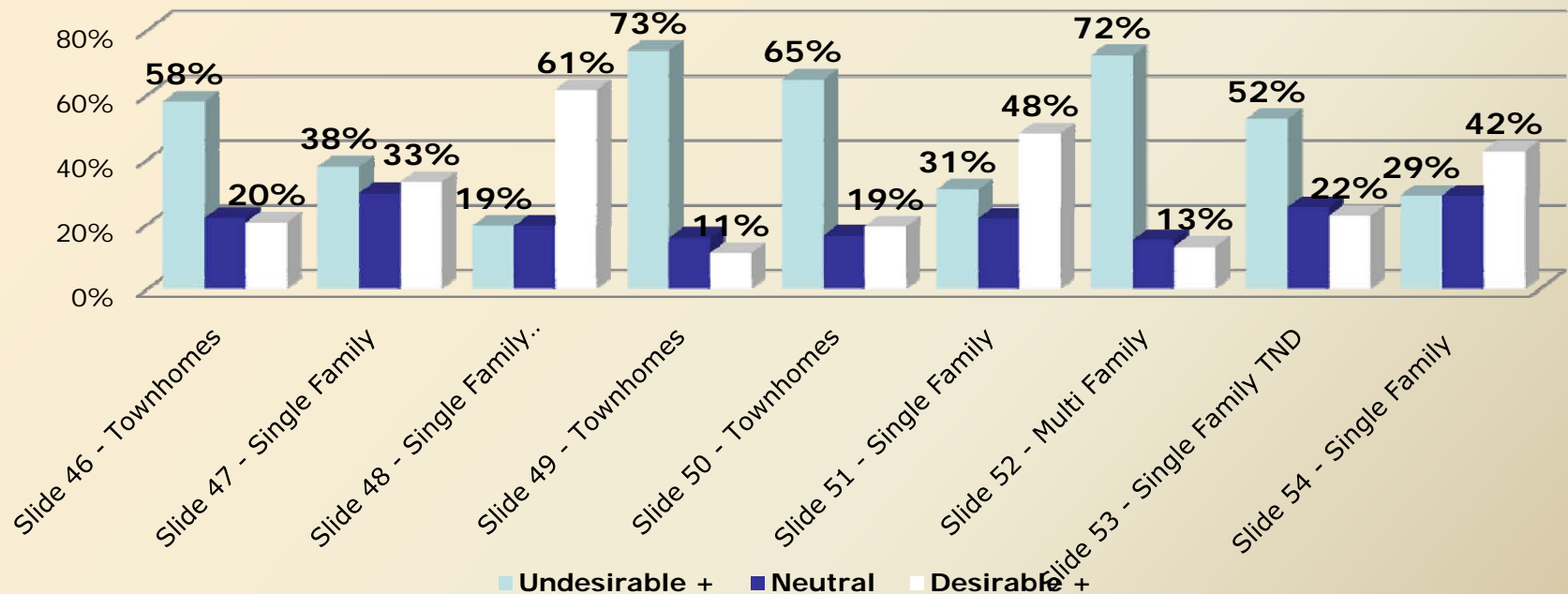




- Strong preference for single-family developments with large setbacks; strong dislike for any other type of housing development



RESIDENTIAL

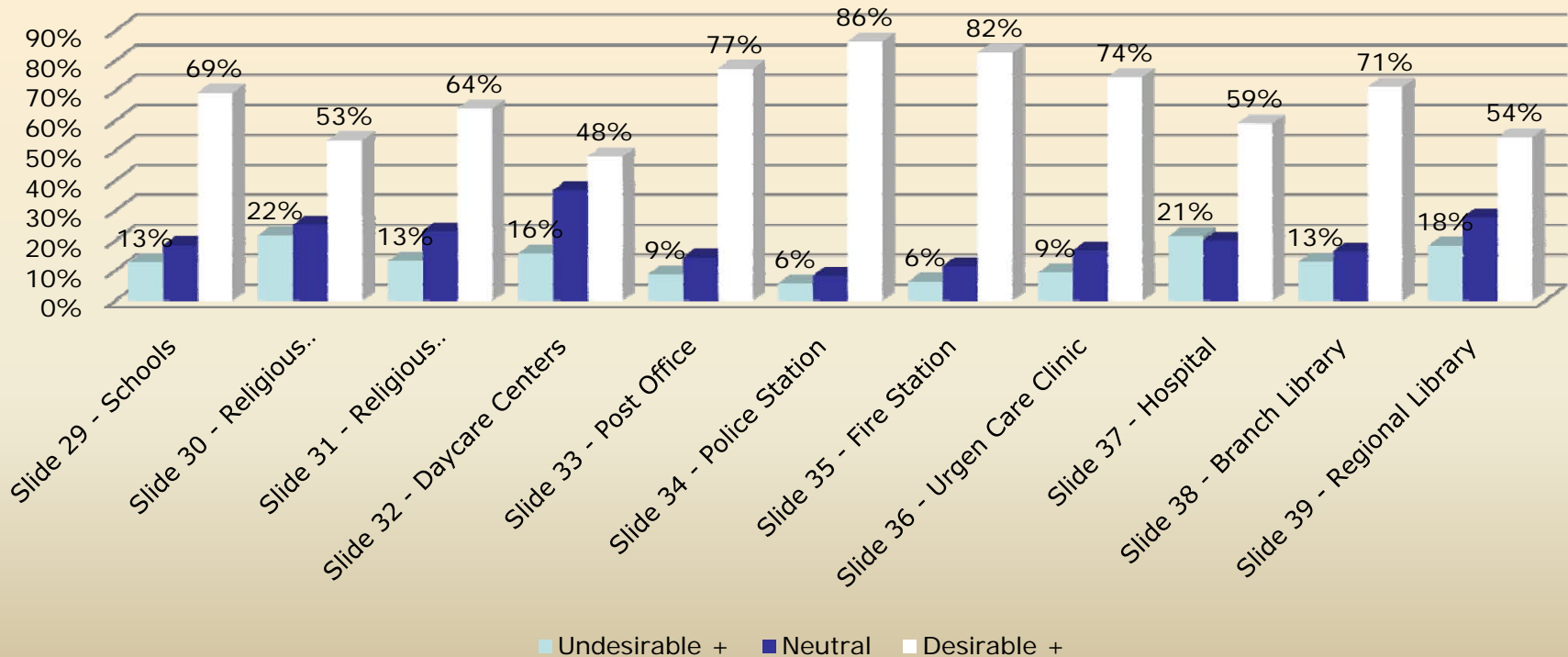




- Indicated a preference for some institutional uses. Top preferences: police and fire station, post office, schools, small library and urgent care clinic.



INSTITUTIONAL





More preferences

- Industrial – open to “good looking” structures – dislike for heavy industrial
- Strong preference for all types of parks and open space





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Street Preferences



Open to all types of improvements





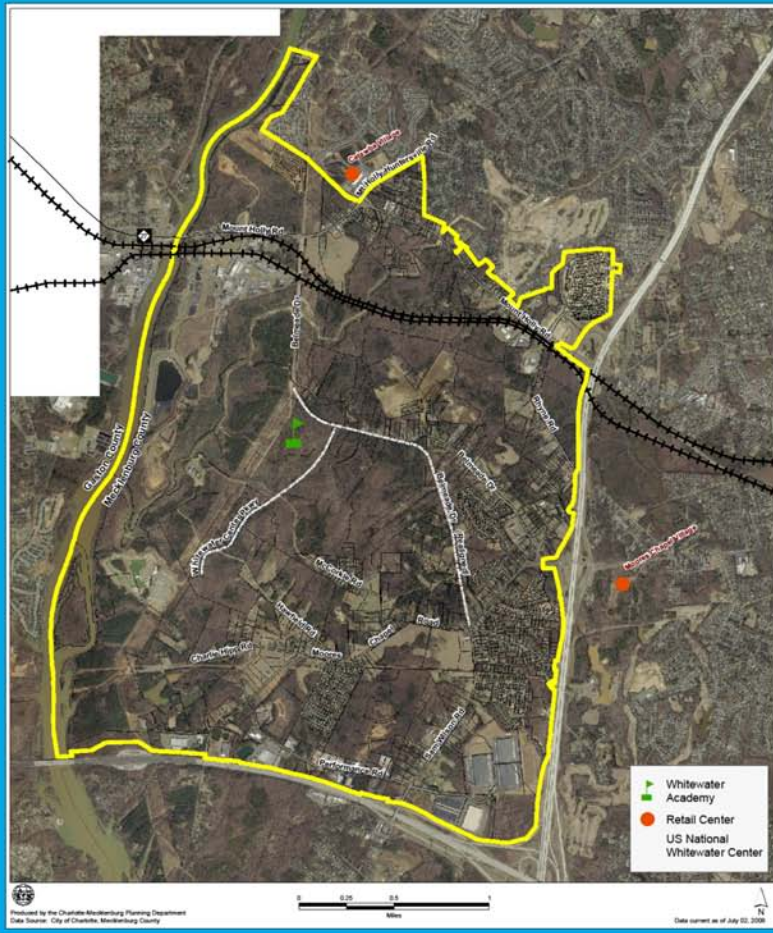
Exercise: Opportunity and Issue Identification

- ❖ In small groups, discuss the opportunities and issues based upon public comment
 - Validate; you may punctuate, add or subtract
 - Identify top three
 - Map if feasible
- ❖ Select spokesperson to report to group
- ❖ You have 15 minutes to work



Catawba Area Plan

Opportunity and Issue Identification



OPPORTUNITIES

Land Use

- Housing density
- Develop complimentary land uses around the US National Whitewater Center
- Provide neighborhood retail land uses, such as restaurants, small grocery store
- Avoid land uses that encourage crime and loitering

Community Design

- Build quality housing

Transportation

- Provide public access to Catawba River
- Easy access to Center City and Interstates
- Mass Transit
- Improve road conditions, including repairs and street lights
- Completion of I-485 around north side of Charlotte

Infrastructure and Public Facilities

- Develop neighborhood parks/ recreational facilities

Natural Environment

- Protect remaining open space and tree cover
- Environmental impacts should determine future planning decisions

ISSUES

Land Use

- Incompatibility between existing industrial and residential uses
- Noise from expanded airport runway
- Too many industrial areas
- Future of mobile home park

Community Design

- Loss of rural character
- Poor design and quality of newer housing subdivisions

Transportation

- Traffic congestion, cut through traffic and speeding
- Poor planning and research for access roads to US National Whitewater Center

Infrastructure and Public Facilities

- Not enough parks
- Lack of community facilities (such as post office, recreation centers, library, police station)

Natural Environment

- Loss of natural areas, wildlife habitat and tree cover

Public Safety

Other

- Negative perception of the west side
- Impact of development on existing residents
- Lack of constraints on new development
- Power lines and railroad tracks



Next meeting:

- Thursday September 4,
2008 at 6pm
- Expected Outcome: Draft a
Plan Vision Statement



EXAMPLE:

. . . a vibrant community defined by a unique town center, and consisting of quiet neighborhoods with a variety of housing types connected to schools, shopping, parks and greenways and preserved open space.

A community that places an emphasis on transportation choices that include easy pedestrian and bike circulation, transit services, and automobile travel as part of a well planned internal transportation network.



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Thank You!

www.charlotteplanning.org

CHARMECK.ORG