



CITY OF CHARLOTTE

# **Welcome to the Catawba Area Plan Public Meeting**



**Presentation will begin  
at 6:15 P.M.**

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CHARLOTTE-MECKLENBURG  
PLANNING

# Catawba Area Plan Public Meeting

April 13<sup>th</sup> 2010

# Presentation Outline

- Purpose and Overview
- Plan Development Process
- Existing Conditions
- Plan Policies
- Plan Review & Adoption

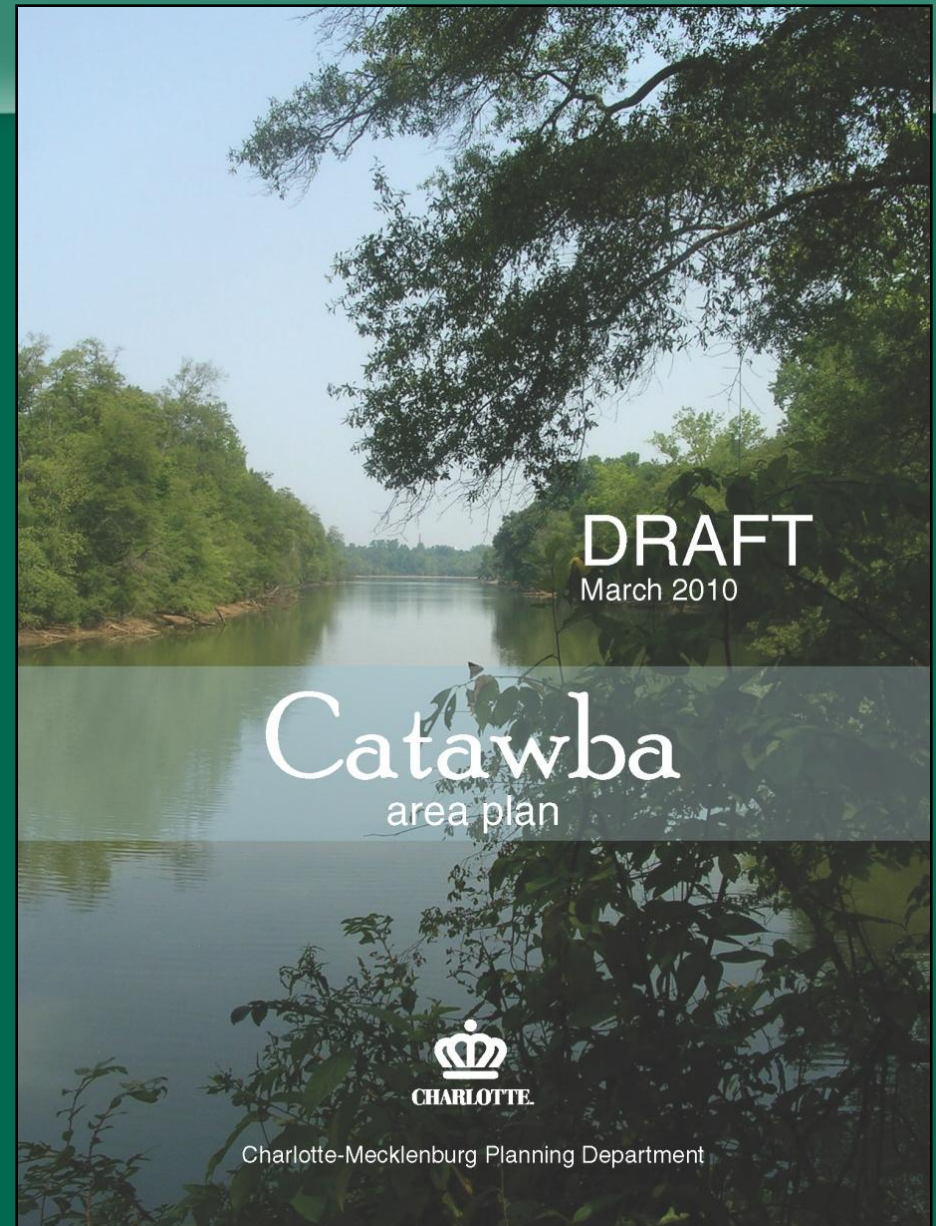


**Document can be found at [www.charlotteplanning.org](http://www.charlotteplanning.org)  
or call (704) 336-2205**



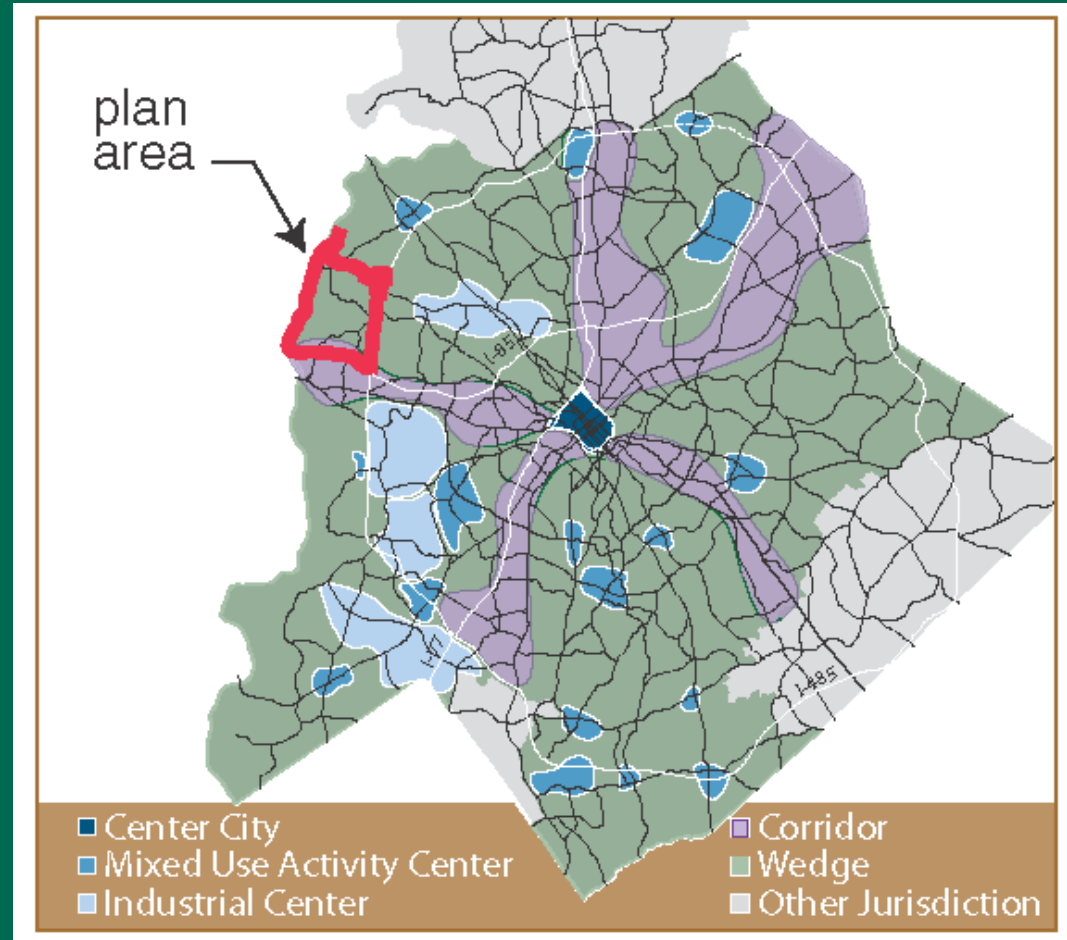
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# Purpose & Overview

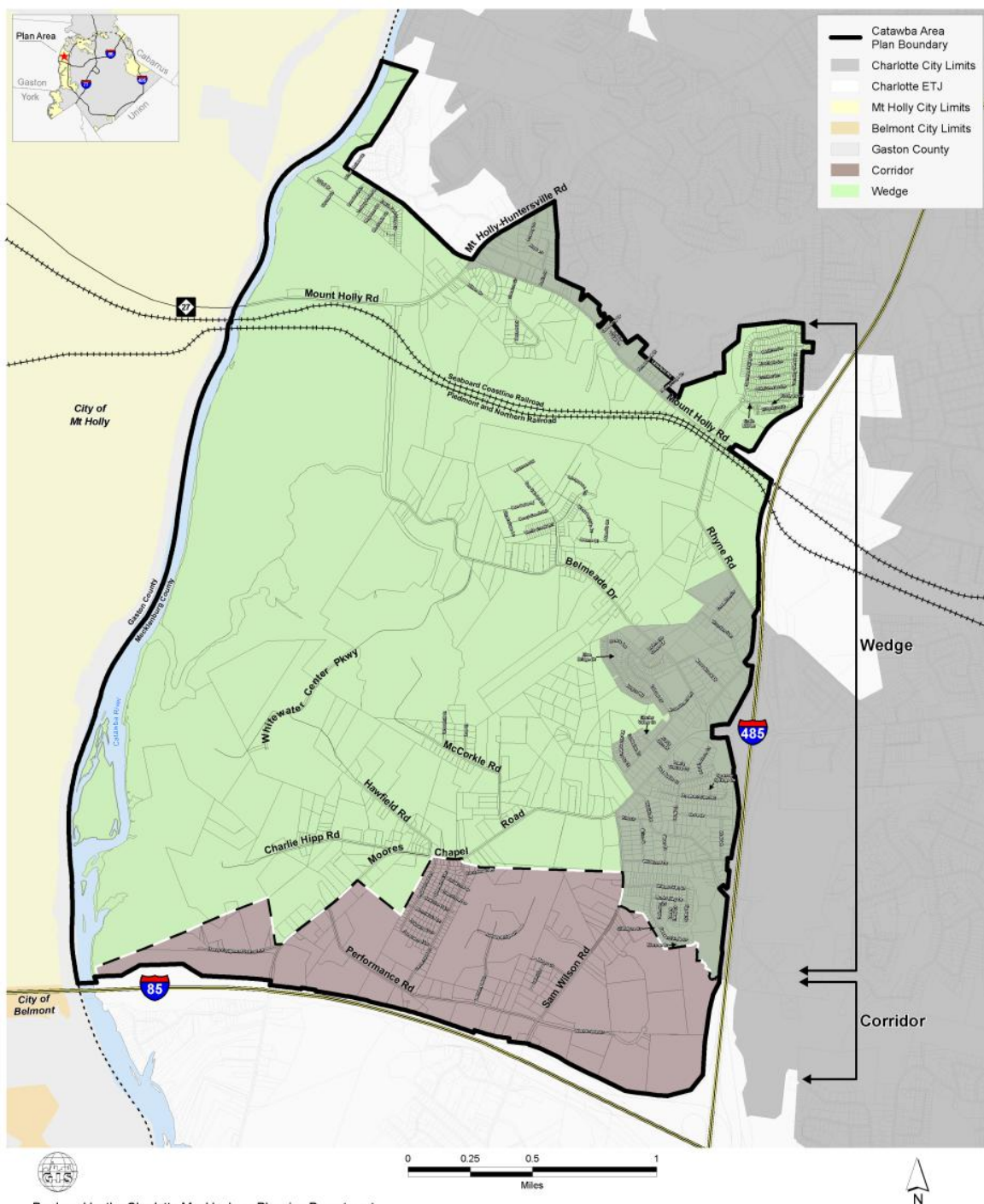


# Policy Framework

- Centers, Corridors and Wedges Growth Framework
- General Development Policies
- Transportation Action Plan and Urban Street Design Guidelines



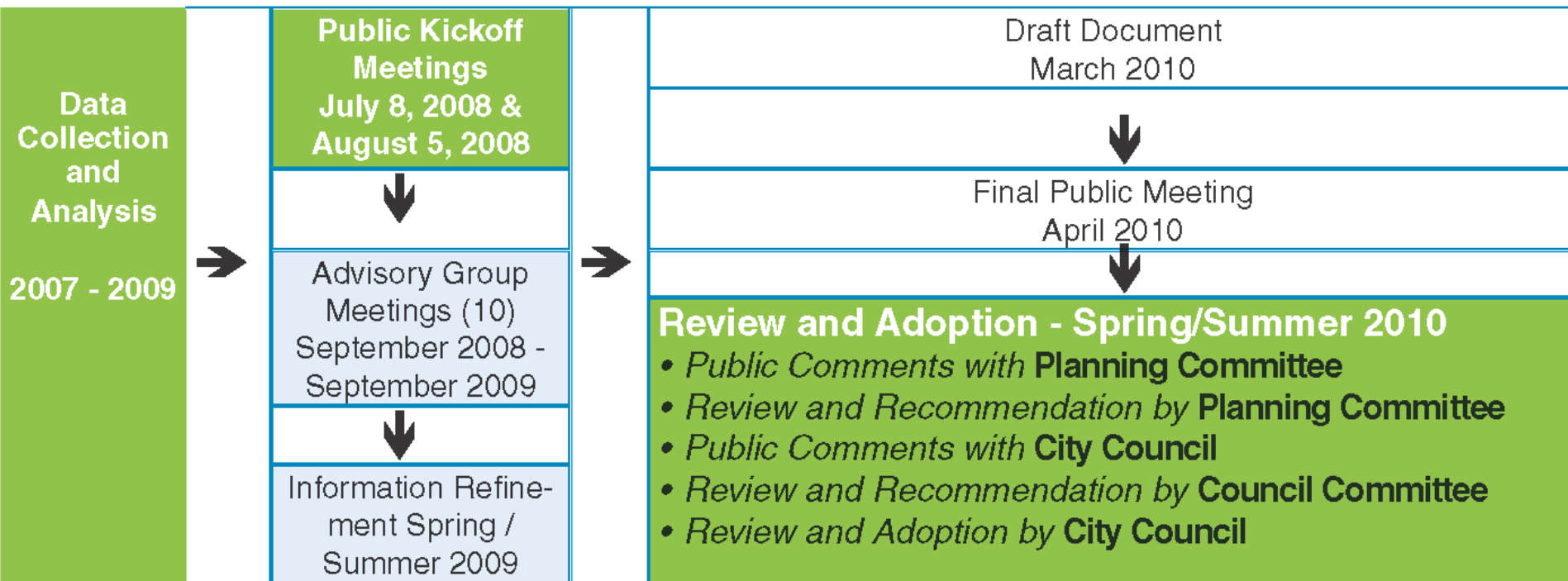




# Catawba Area Plan Boundary



# Process Schedule



# Why Develop a Plan for Catawba?

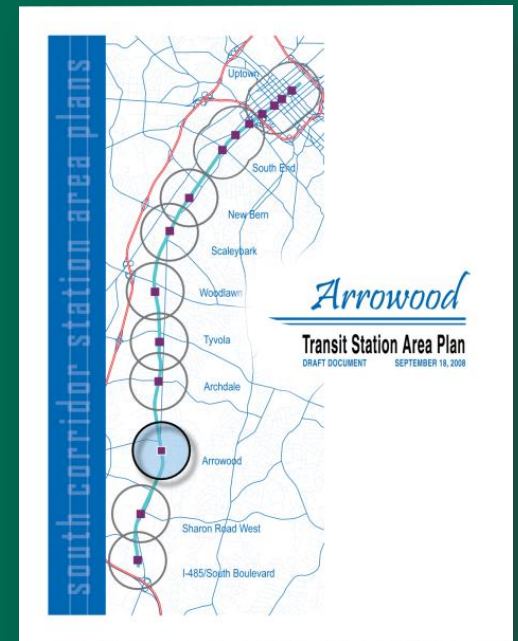
- Update existing plans to provide more specific guidance for future growth
- Area population growth and development
- Transportation & Infrastructure Improvements
- Provide guidance consistent with City's Growth Vision





# What is an Area Plan?

- **Framework for Future Growth and Development that Updates the Broader, More General District Plans**
- **Policy Guide For How the Community Should Be Maintained or Changed**
- **Policy Guide for Elected & Appointed Officials in Making Land Use, Zoning, and Capital Investment Decisions**



# What Can You Expect From an Area Plan?

## Clarify vision for the area

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**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**



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# Existing Conditions



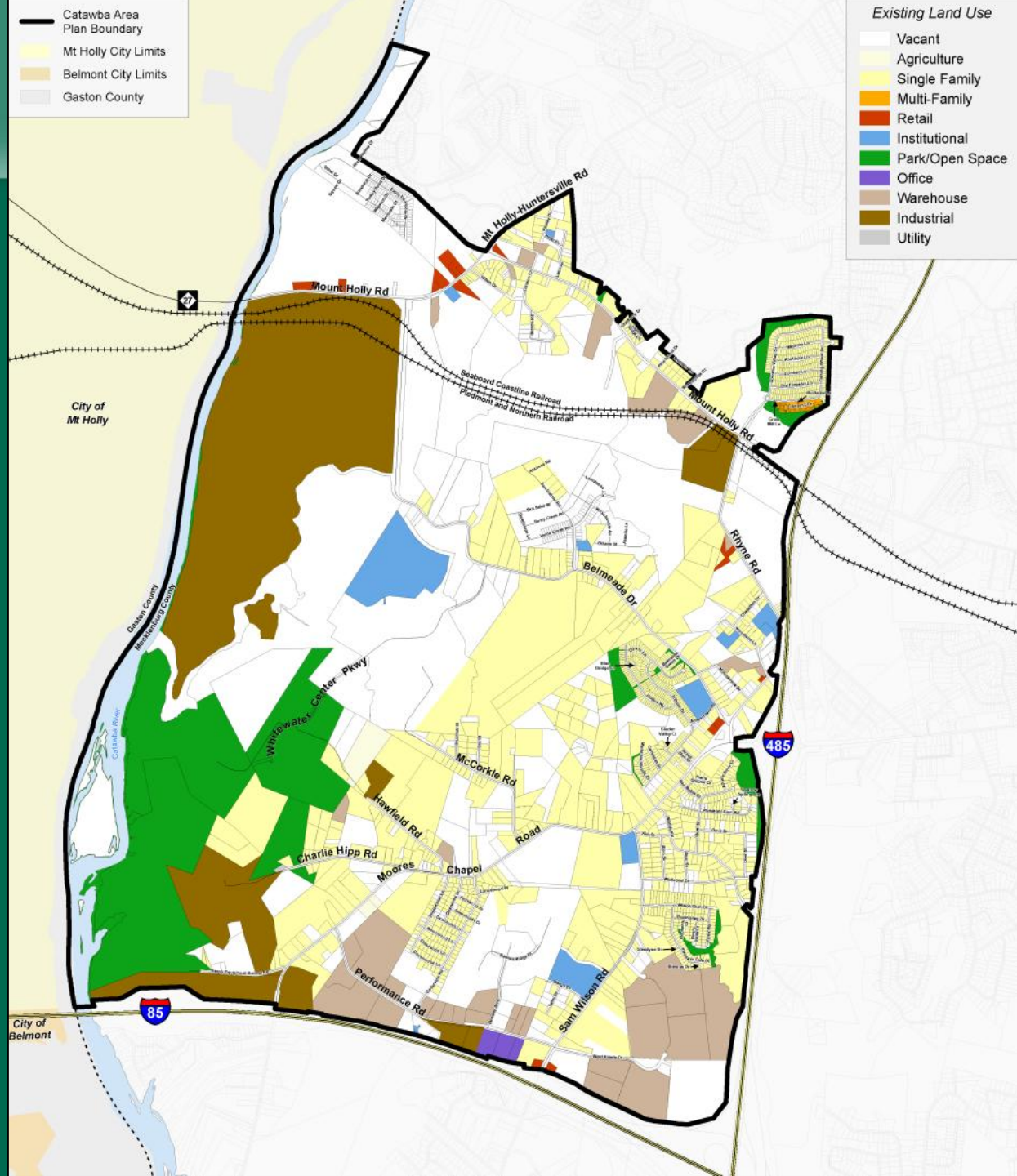
# Plan Area

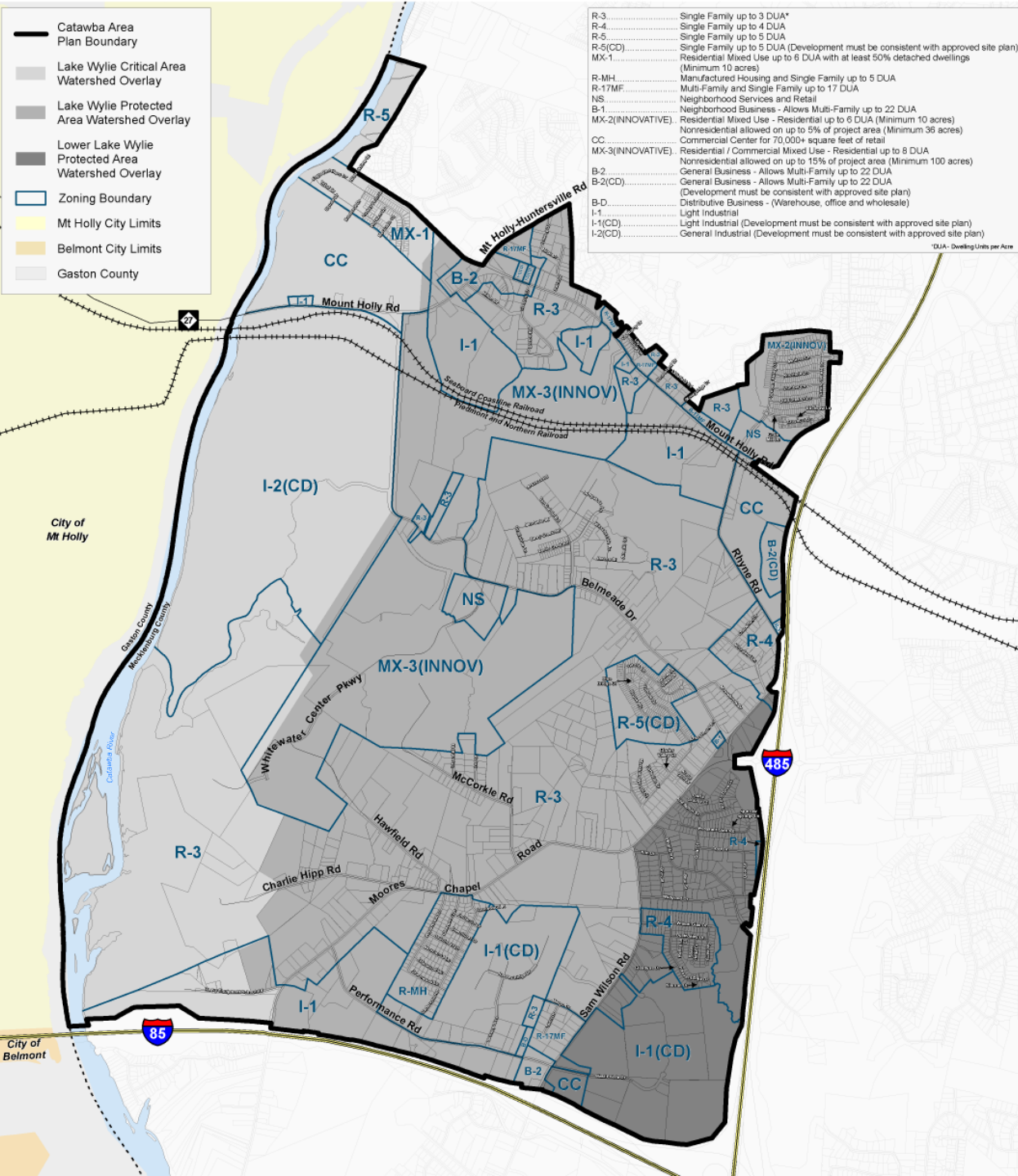




## Existing Land Use

- Approx. 4,800 acres
- 40% vacant land
- Major Land Uses
  - Single Family Residential
  - Warehouse/Industrial
  - Parks and Open Space





# Existing Zoning



- Mountain Island Lake, Critical Area
- Mountain Island Lake, Protected Area
- Lake Wylie, Critical Area
- Lake Wylie, Protected Area
- Lower Lake Wylie, Critical Area
- Lower Lake Wylie, Protected Area

Catawba Area Plan Boundary

#### ALL LOTS IN ALL WATERSHEDS

REQUIRE THE FOLLOWING AT A MINIMUM

**% B.U.** ASSIGNED MAXIMUM ALLOWABLE BUILT UPON AREA (SF)  
PER LOT BASED ON LOW OR HIGH DENSITY OPTION.

OR  
WATERSHED AVERAGING PROGRAM APPLICATION.

**BUFFERS:** ALONG SHORELINE AND PERENNIAL STREAMS.

BE SURE TO CHECK THE ZONING ORDINANCE FOR SPECIFIC  
REQUIREMENTS FOR THE APPLICABLE WATERSHED AREA.

**MOUNTAIN ISLAND WATERSHED CRITICAL AREA** - MIN. LOT SIZE  
REQUIREMENTS APPLY - SEE SUB-AREAS FOR LOT SIZE MINIMUMS.

# Environmental Conditions

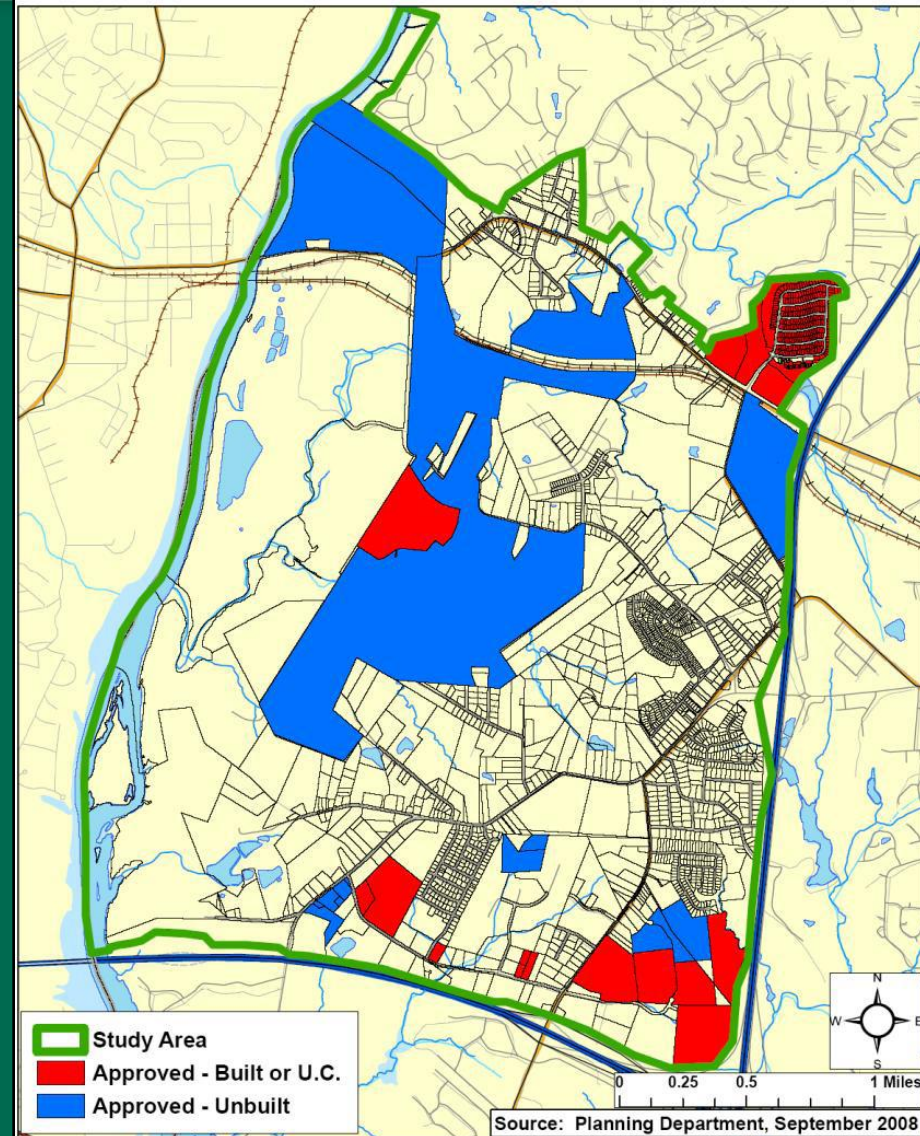
## Approved Development

- 3,494 residential units
- 2.24 million sq. ft. non-residential

## Additional Demand Projected (long term up to 2030)

- 1,240 residential units
  - 1.06 million sq. ft. non-residential
- Source: Market Study by Warren & Associates, Inc.

Catawba Area Plan Approved Rezonings, 1999-2008







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# Plan Policies



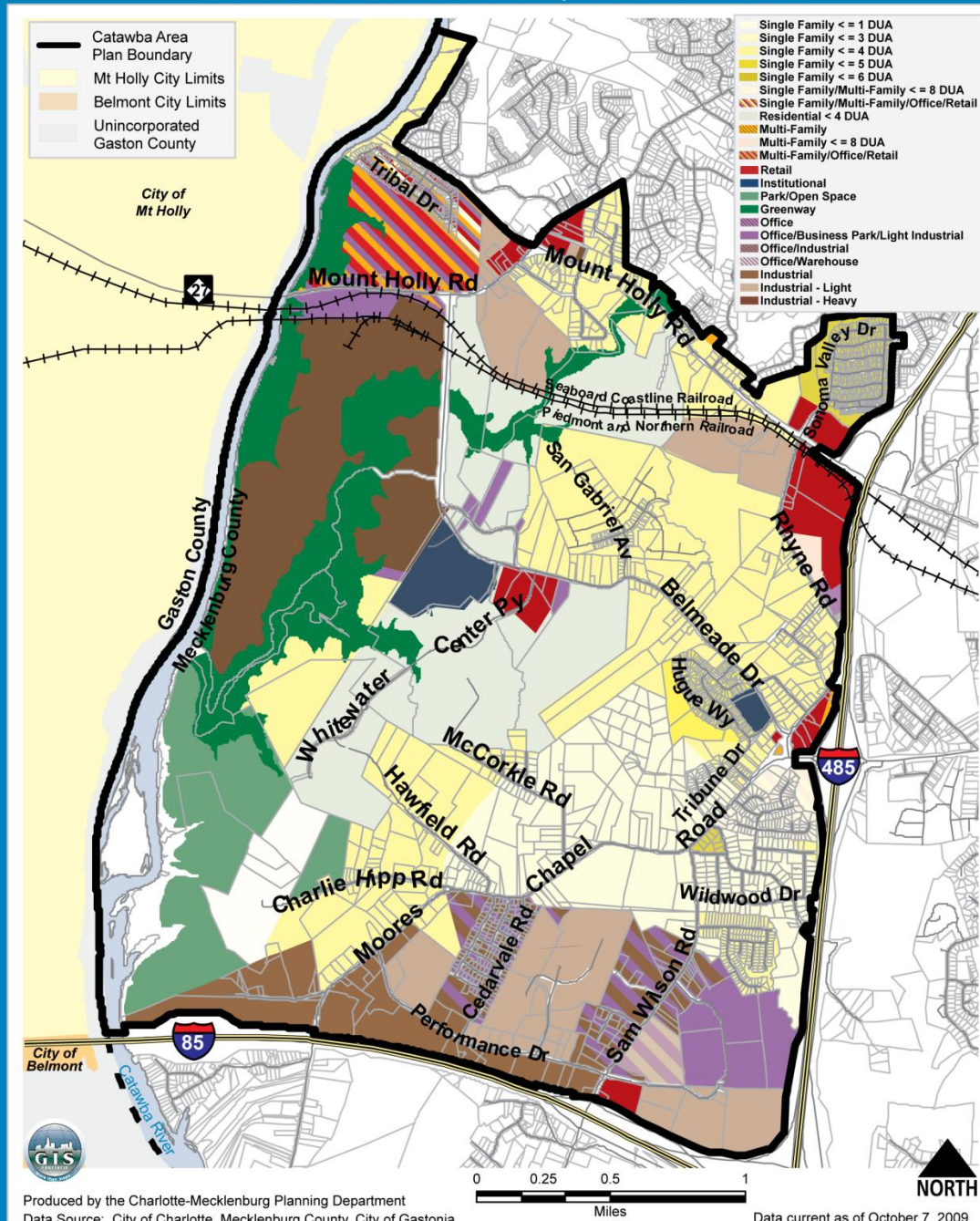


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# Adopted Future Land Use

## Catawba Area Plan

1990 Northwest District Plan Adopted Future Land Use



# Opportunities & Issues

- **Opportunities**

- Natural features and environment such as Catawba River make area a great outdoor recreation center.
- Variety of residential neighborhoods.
- Develop an overall “design theme” reflective of the area’s unique character for example Catawba River District initiative
- Transportation accessibility I-85 and I-485.

- **Issues**

- Incompatibility between industrial and residential land uses.
- Lack of identity of newer developments .
- Traffic congestion, cut through traffic and speeding.
- Impact of public facilities (wastewater treatment plan)
- Loss of natural areas, wildlife habitat and tree cover.
- Public access to the river.

# Vision Statement



The *Catawba Area* will have a central focus on the river, environmental stewardship, protection of green space, and maximization of enjoyment of the river. Proper integration of land uses will create a sustainable community known for its:

- Natural resources protected through the use of innovative and environmentally sensitive development practices;
- High quality design that complements the area's natural features;
- Enhanced public facilities and services;
- Mixture of housing types and neighborhood-serving land uses;
- Viable employment centers in appropriate locations; and a
- Safe and well-connected transportation network that provides options for pedestrians, cyclists, motorists and transit users.



# Plan Development Considerations

## Centers, Corridors & Wedges

### Public Input Process

General Public Meetings / Surveys  
Advisory Group Meetings

### Environmental Considerations

Watershed Overlay  
Proximity to River (Shore Management)  
Tree Canopy  
Conservation Areas  
SWIM Buffers  
Flood Plain  
Heritage Sites  
Open Space / Greenways  
Contaminated Sites  
Critical Habitats  
Topography

### Land Use Considerations

Existing Land Use  
Existing Zoning  
Adopted Future Land Use  
Land Use Accessibility

## Land Use Considerations (continued)

Complimentary Land Uses  
Market Support

### Transportation Network

Pedestrian / Bicycle  
Streets  
Traffic Counts  
LOS & Capacity  
Congestion  
Planned Improvements  
Transit

### Public Facilities & Infrastructure

Water & Sewer  
Public Safety (Police and Fire stations)  
Parks and Recreations  
Library & Schools

### Other Government & Non-Gov Agencies

City and County Departments  
City of Mt. Holly  
Gaston County  
Catawba River Keeper

**Plan Area**

Gaston York Catawba Union

Charlotte City Limits

Catawba Area Plan Boundary

Charlotte ETJ

Gaston County

**Proposed Land Uses**

- Residential
- School
- Church
- Office
- Retail
- Mixed Use
- Industrial
- Park/ Greenway
- Office/ Industrial
- Utilities

utilities possible site for waste water treatment plant

Gaston County


Mecklenburg County

Charlotte-Mecklenburg Planning Department

Produced by the Charlotte-Mecklenburg Planning Department

Data Source: City of Charlotte, Mecklenburg County, City of Gastonia

January 2010

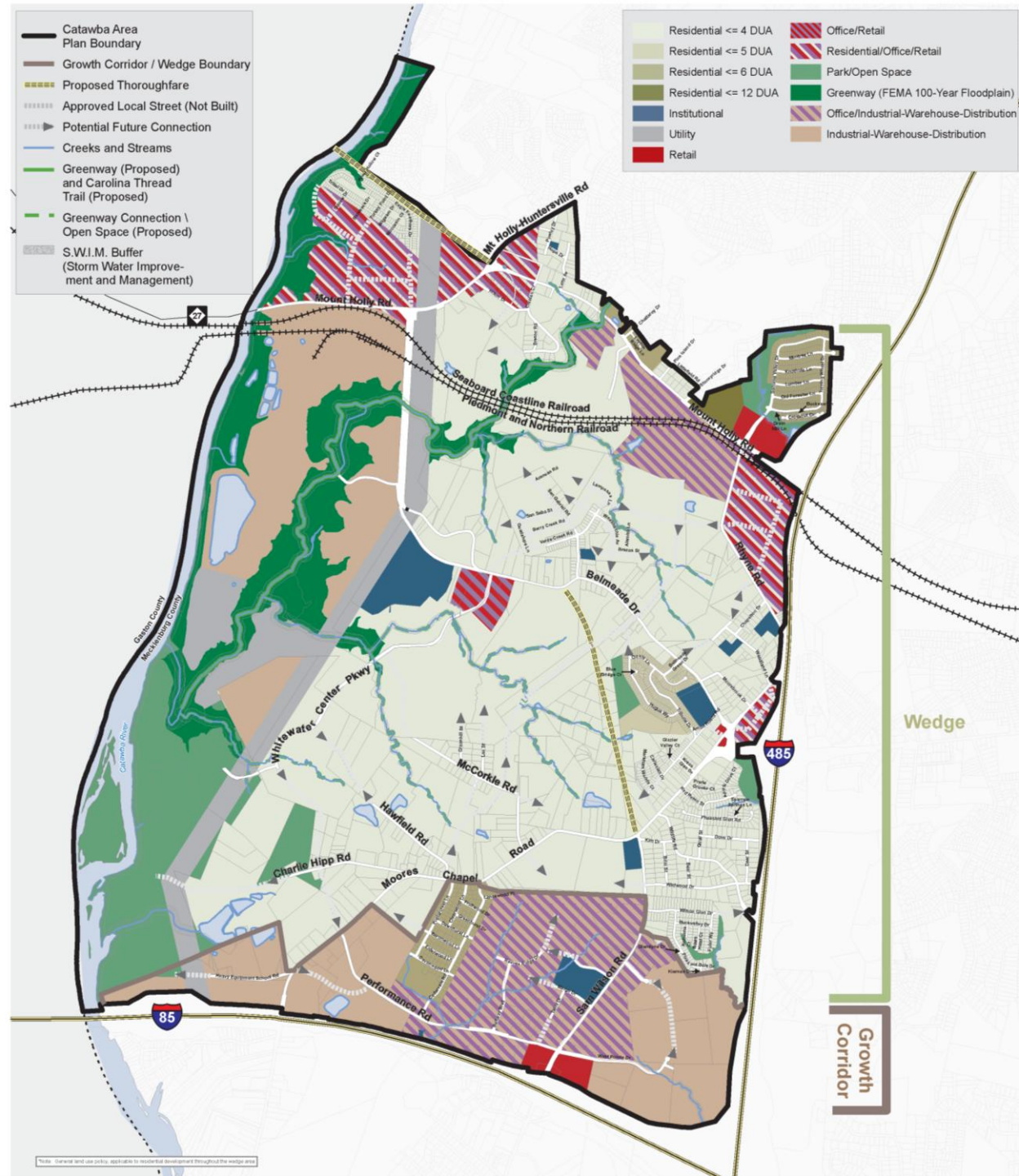


Industrial

# Plan Goals

- **Land Use** – Provide a balanced mix of land uses at appropriate locations.
- **Community Design** – Design new developments that incorporate the area's existing natural features.
- **Natural Environment** – Balance growth and development with the preservation of open space.
- **Transportation** – Strengthen the relationship between land use and transportation by improving connectivity and encouraging mixed-use developments where appropriate.
- **Infrastructure & Public Facilities** – Provide public facilities that serve the area and help sustain future development without endangering the environment.



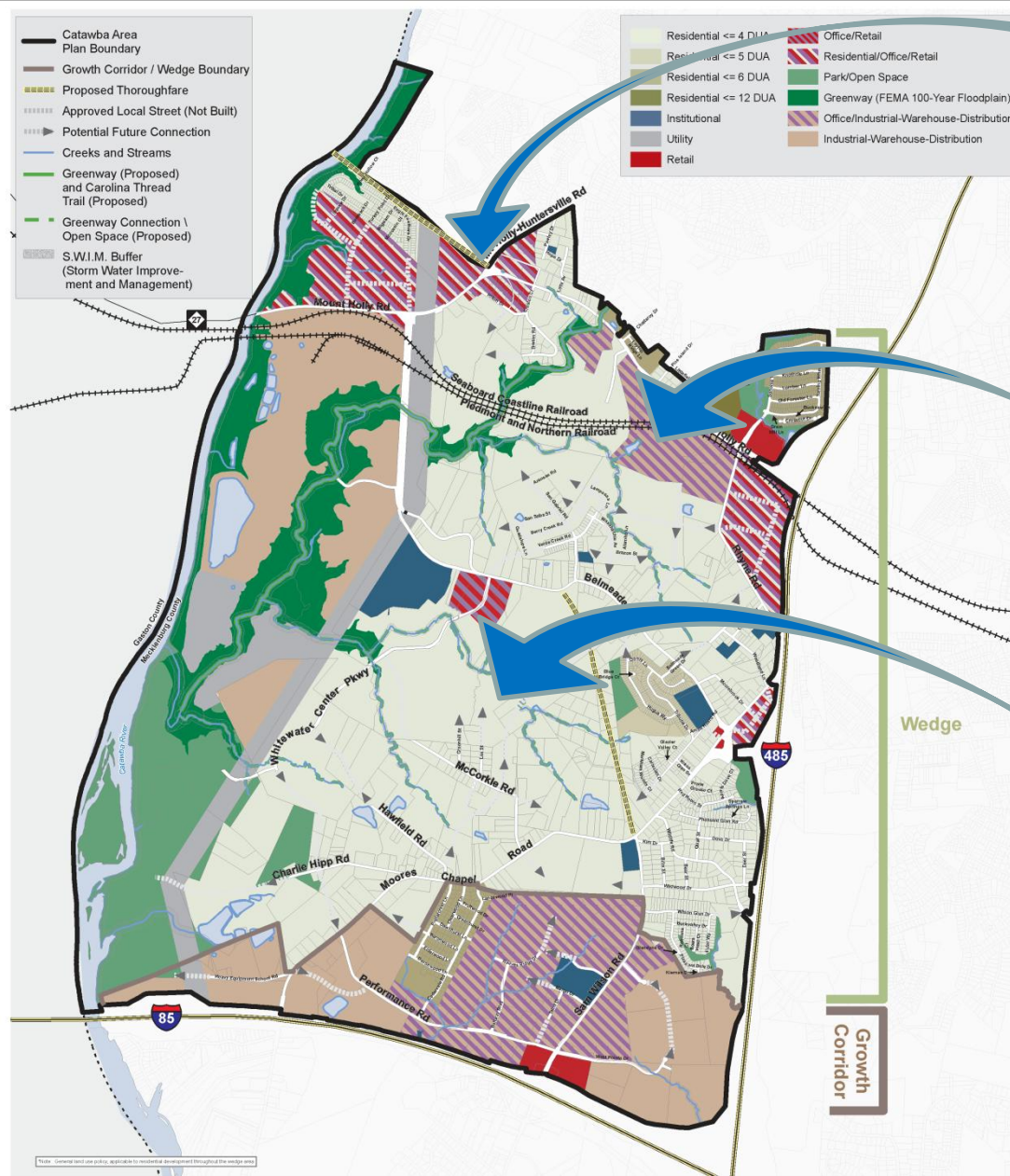


# Land Use Policies



# Land Use Policies in the Wedge

## Examples of a Potential Development







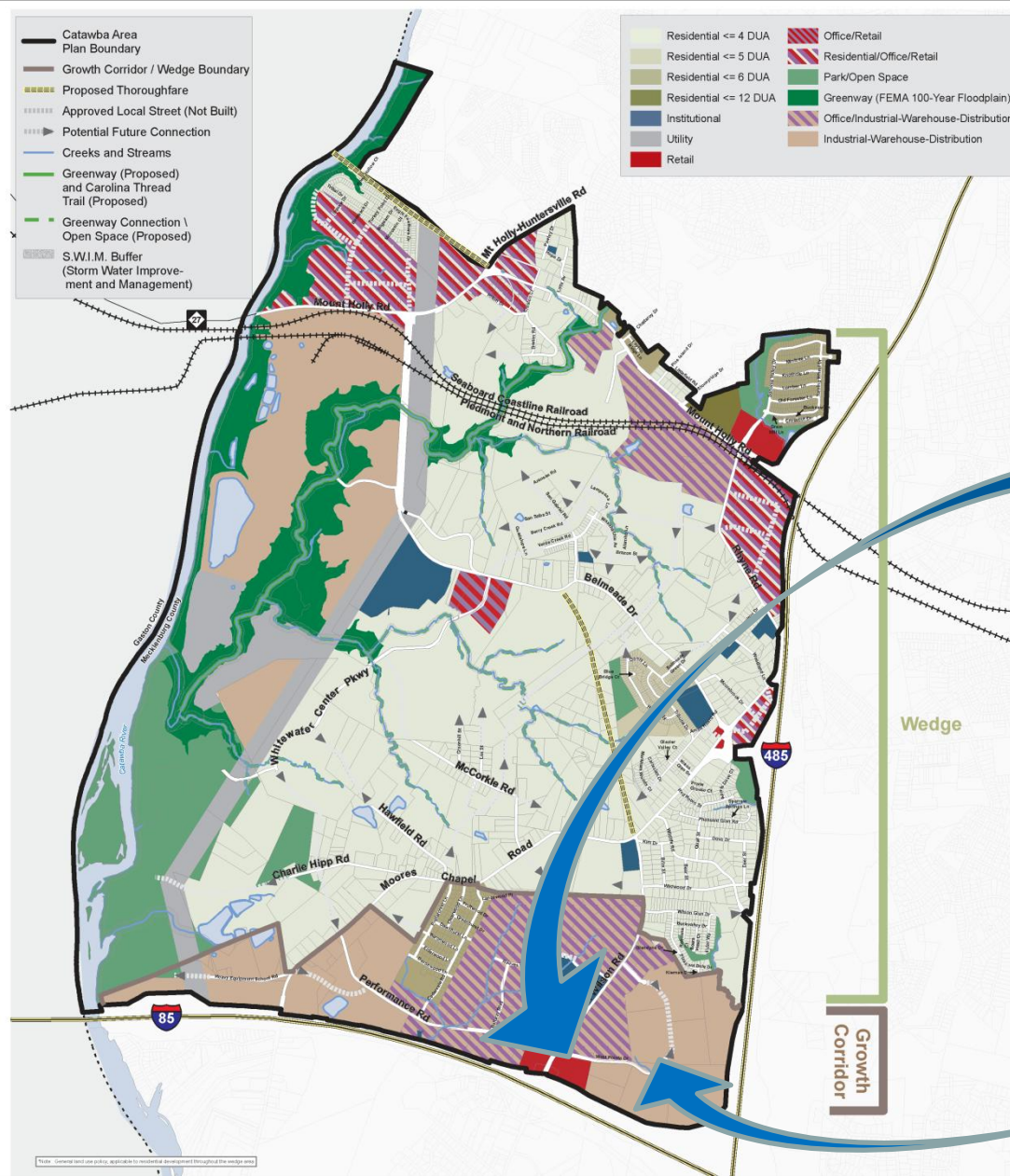




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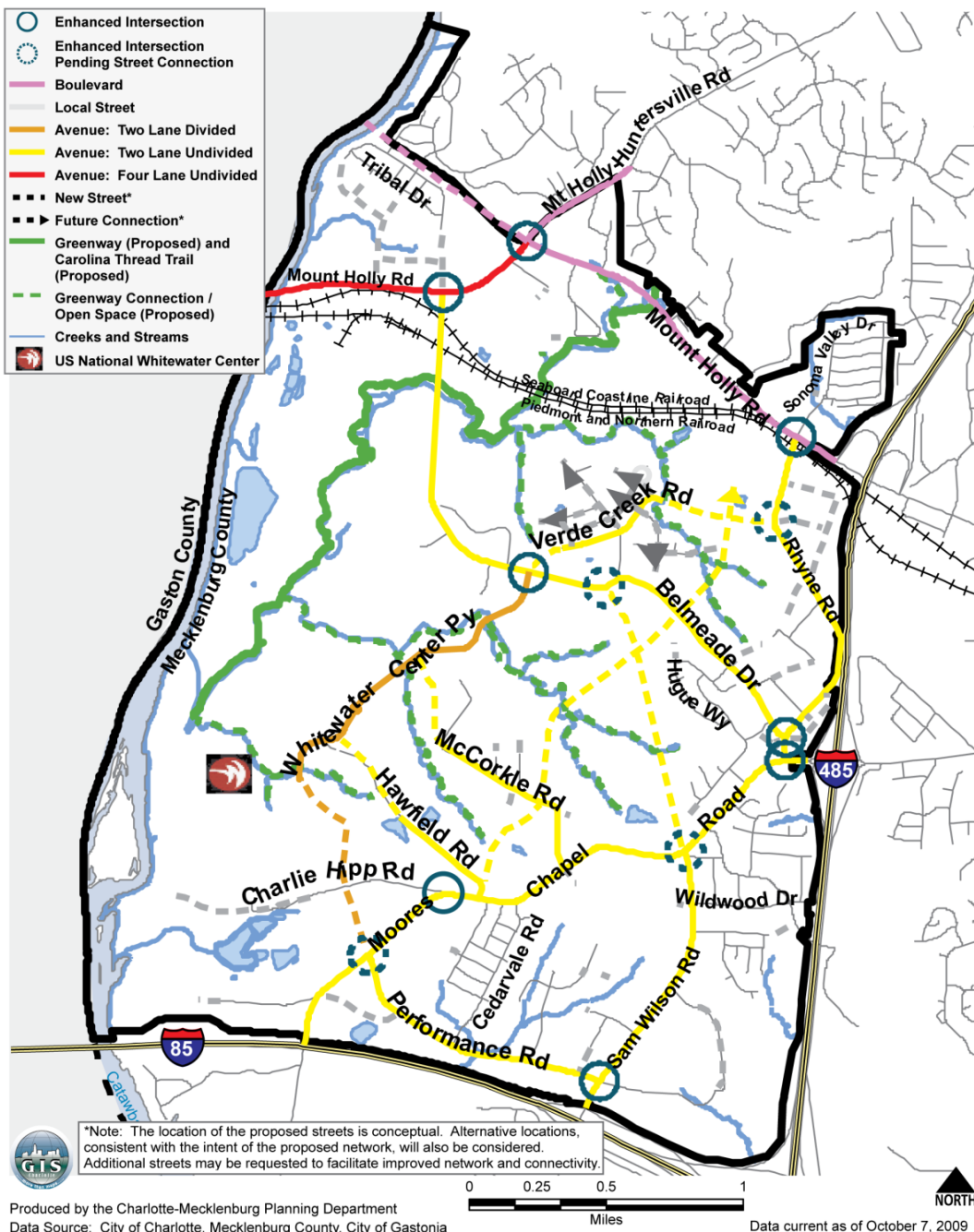
# Land Use Policies in Growth Corridor

## Examples of a Potential Development



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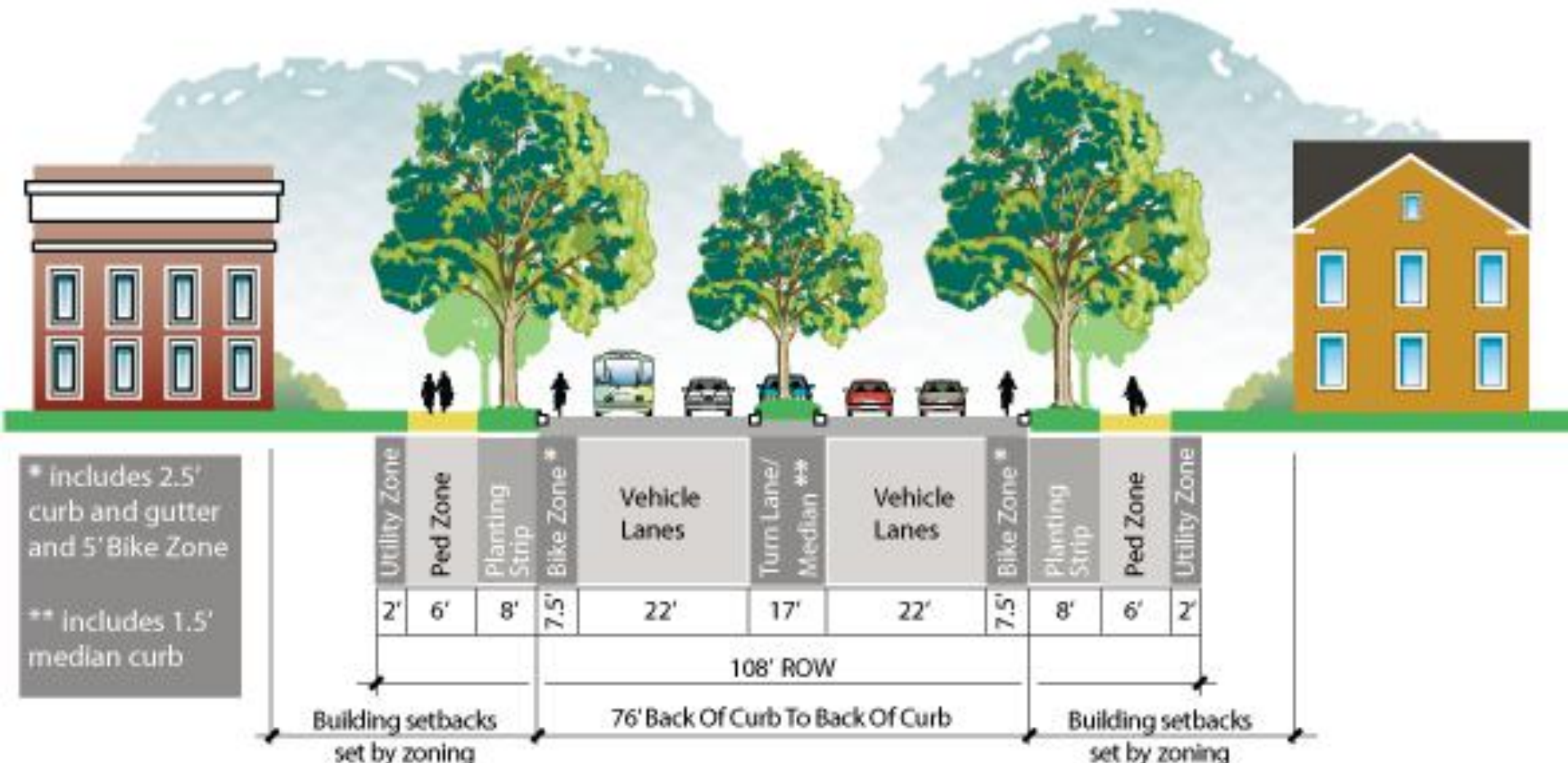




# Recommended Future Transportation Network



# Proposed Streetscape Details





# Transportation Policies



- ❖ Encourage mixed – use developments to reduce trips, shorten trip distances, and promote alternative modes of travel.



# Community Design Policies

❖ Help ensure that new development complements the existing or desired character of the Community.

13. Building Architecture & Site Design		
Policy Number	Single Family Detached	Single Family Attached & Multi-Family
		Close attention to building and site design serves to enhance the community. Design policies do not result in conformity of design, but provide direction for both new and infill development.
13a	●	●
13b	●	●
13c	●	●
13d	●	●
13e	●	●
13f	●	●
13g	●	●
13h	●	●
13i	●	●



*Orient building towards street (unless a thoroughfare) or common open space and provide pedestrian access to the street.*



*Avoid driveways that block access to, and visibility of, the front entrance of the structure.*

# Public Facilities & Infrastructure Policies



- ❖ Ensure that civic infrastructure keeps pace with development.





# Natural Environment Policies

- ❖ Ensure that the natural environment is protected with increased development.



*Rain gardens help mitigate the impact of storm water runoff.*



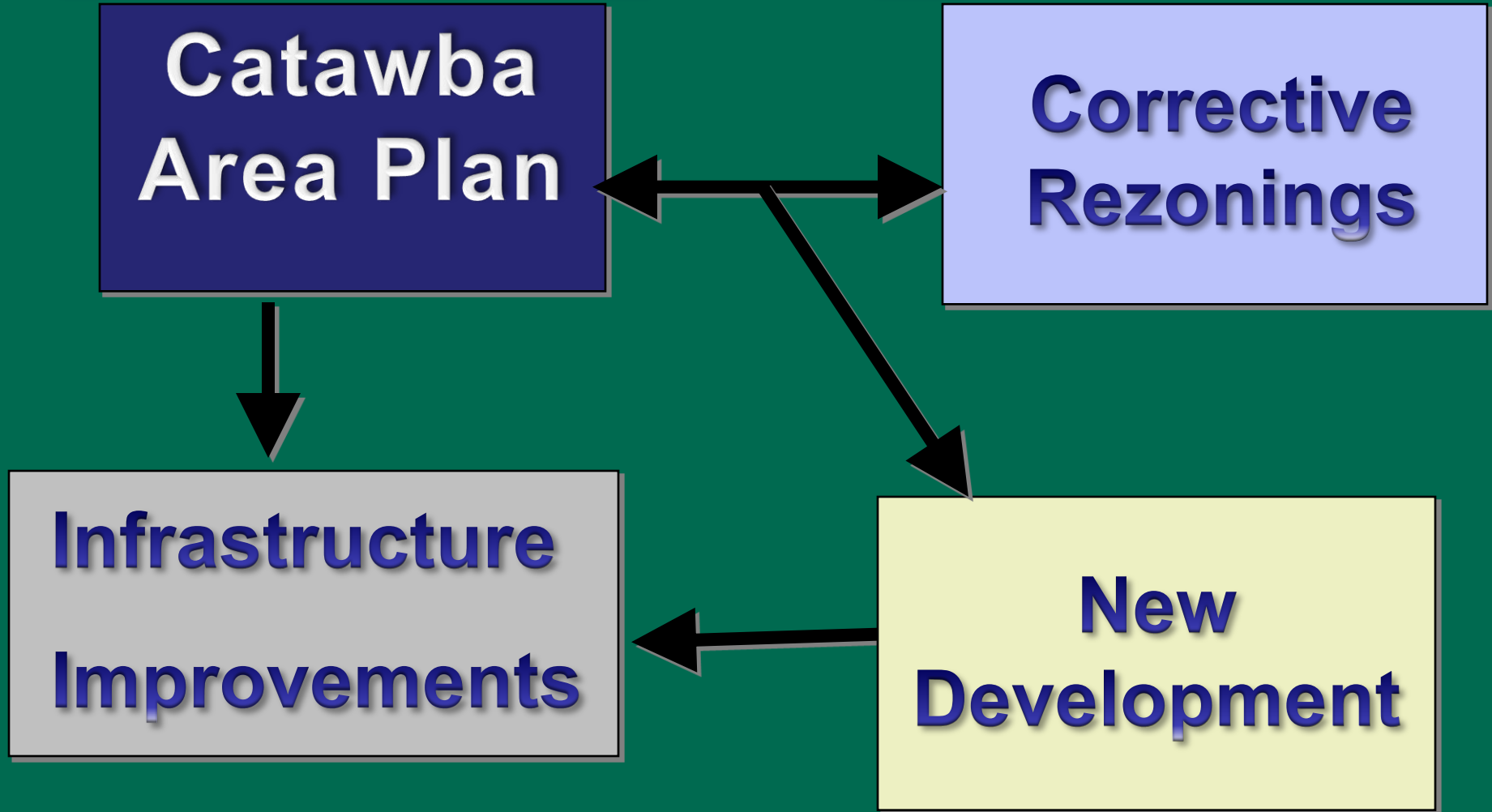
*Encourage environmentally sensitive development practices that avoid excessive clearing and grading.*



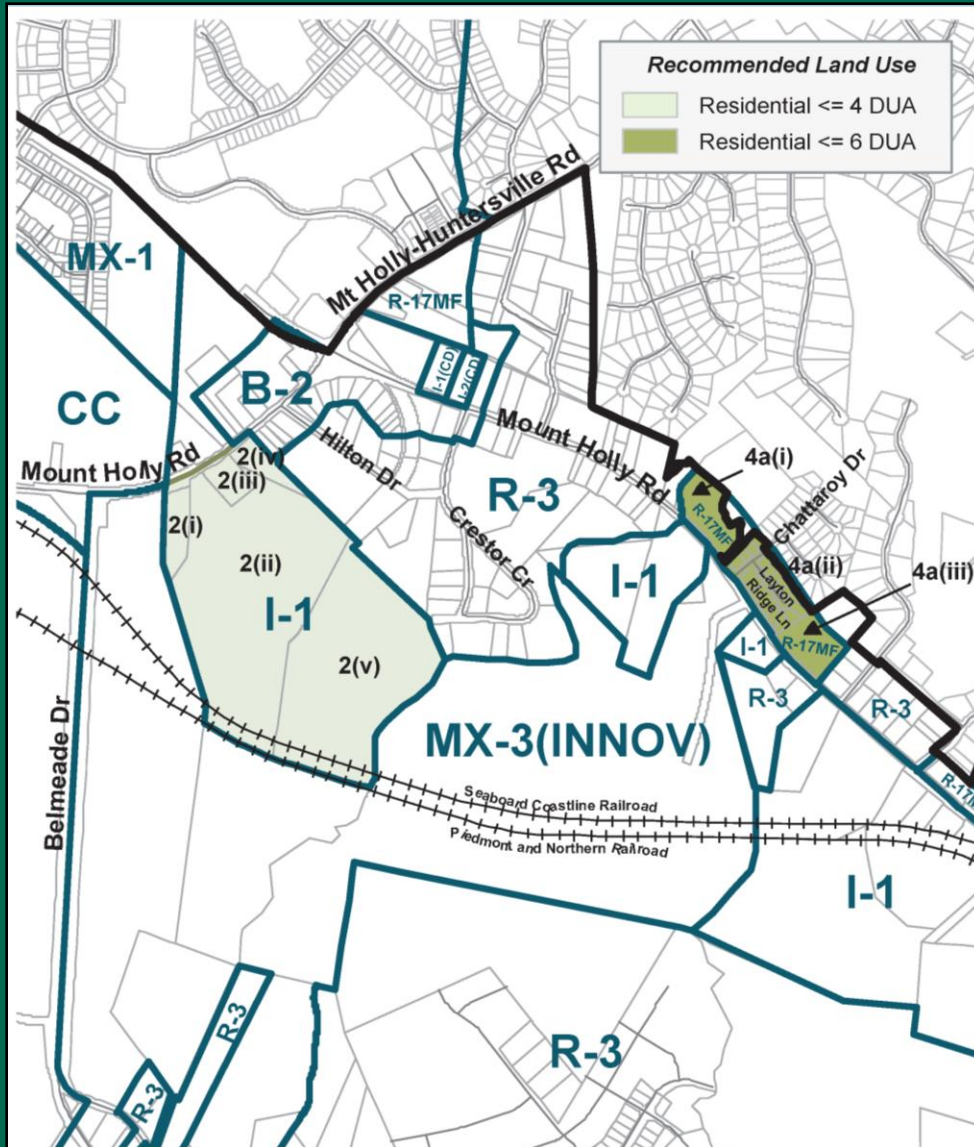




# Plan Implementation Process



# Proposed Corrective Rezoning



- ❖ Align zoning with existing development and recommended future land use.

# Next Steps

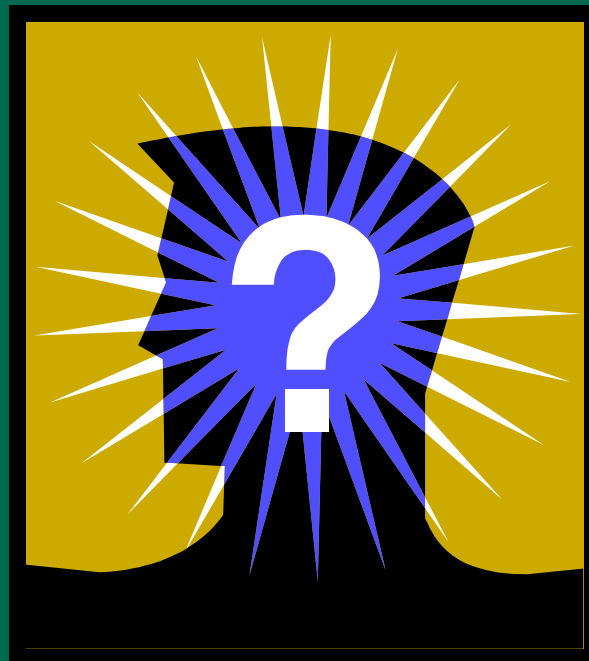
- April 20, 2010 - Planning Commission Meeting  
(Public Comment) at 5:00 pm  
Charlotte-Mecklenburg Gov. Center  
600 East Fourth Street, Room 280
- May, 2010 – City Council  
(Public Comment)
- June, 2010 – City Council  
(Vote on Plan)







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**Questions?**