



CHARLOTTE
CHARLOTTE-MECKLENBURG
PLANNING

Catawba Area Plan

Initial Public Meeting

August 5, 2008

Meeting Purpose/Format

- **Introduce Catawba Area Plan Initiative**
- **Discuss Purpose of Area Plan**
- **Describe the Plan Development Process**
- **Receive Public Input**



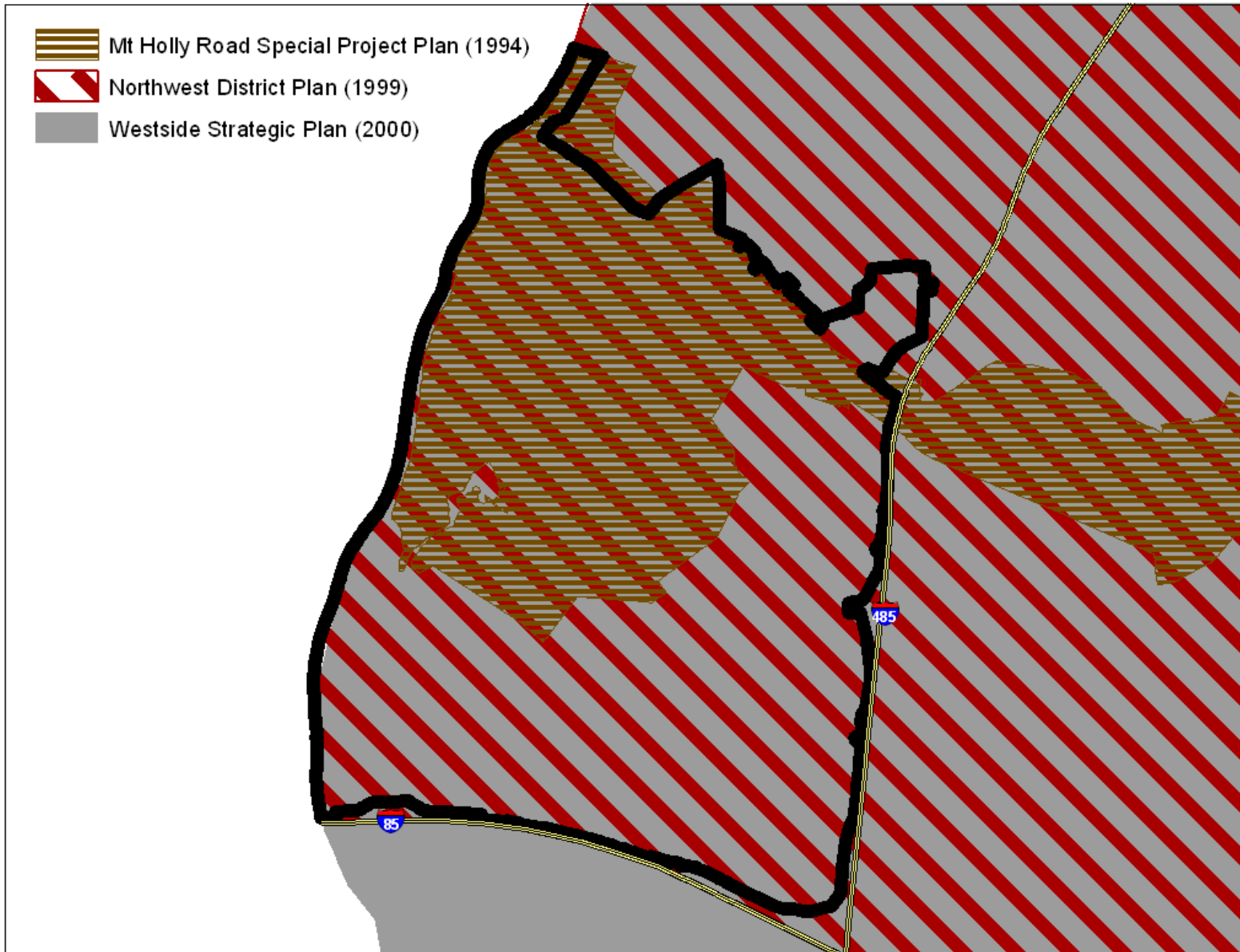
What is an Area Plan?

- A **Framework** for Future Growth & Development that Updates the Broader, More General District Plans. (Northwest District Plan)
- A **Policy Guide** for Elected & Appointed Officials in Making Land Use, Zoning and Capital Investment Decisions.
- The Community's **Shared Vision** for the Future.



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Previously Adopted Plans



What can you expect from an Area Plan?

Clarify vision for the area

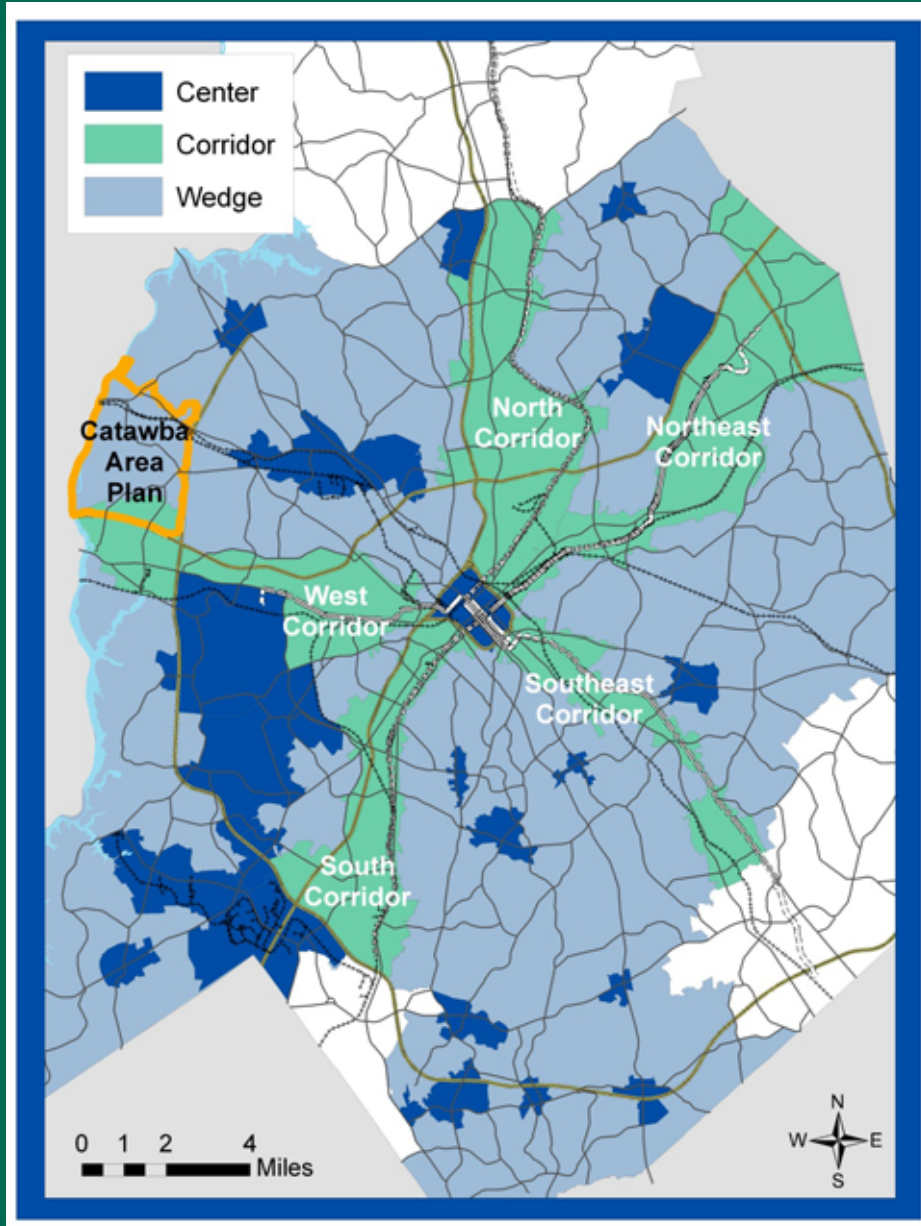
Identify and provide policies to address development opportunities and issues	<i>But not ...</i>	Create regulations or laws
Identify public and private investments needed to achieve vision	<i>But not ...</i>	Provide funding & implementation means overnight
Possibly recommend zoning changes in appropriate locations	<i>But not ...</i>	Rezone Property
Guide more appropriate development	<i>But not ...</i>	Halt development

Why Develop a Plan?

- Update existing plans to provide more specific guidance for future growth
- Area growth
- Transportation & Infrastructure Improvements
- Provide Guidance consistent with Growth Framework



Policy Framework

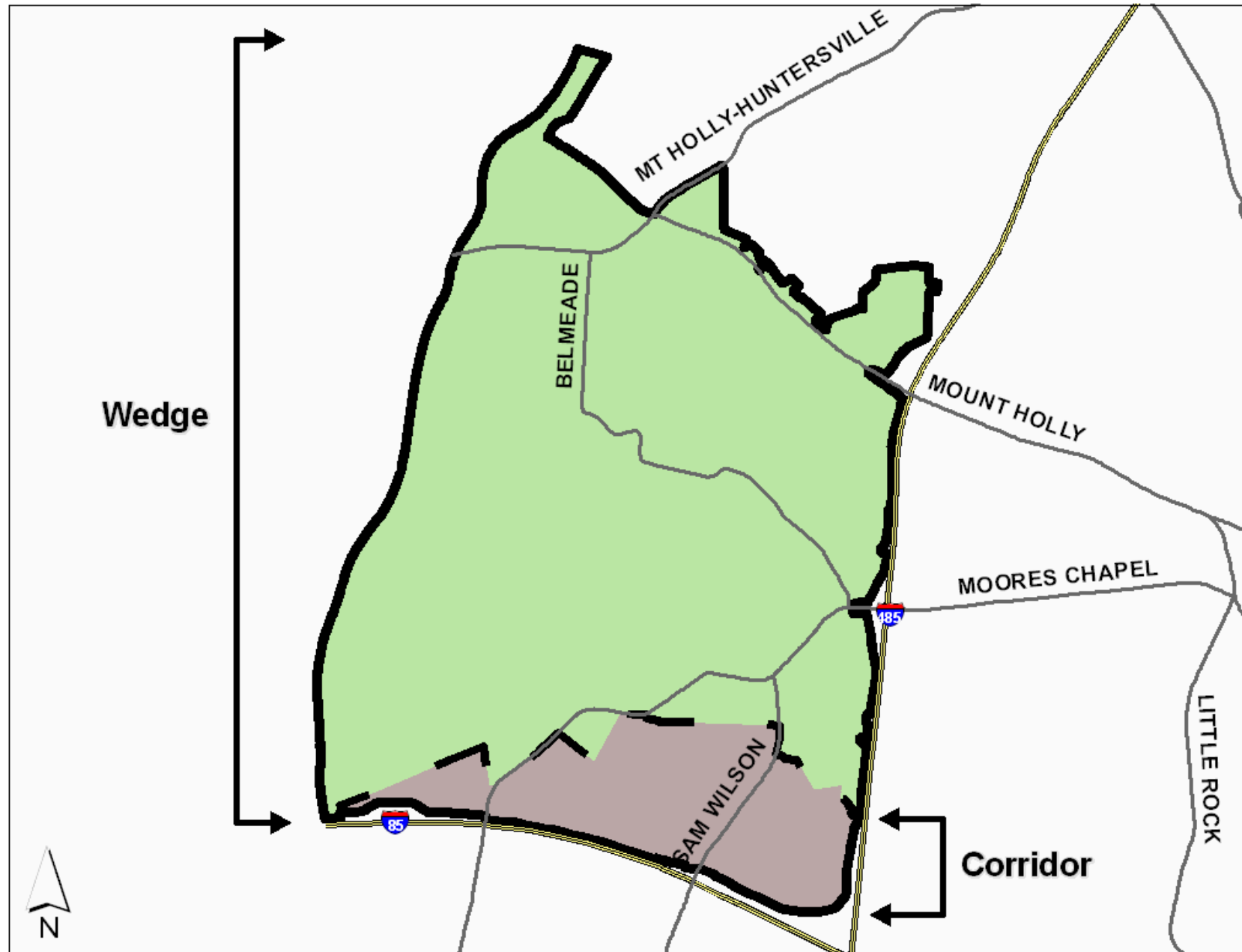


- Centers
 - Concentrations of economic activity
- Corridors
 - Linear growth areas that parallel major transportation networks, i.e. I-85
- Wedges
 - Areas between corridors, primarily residential neighborhoods and supporting services



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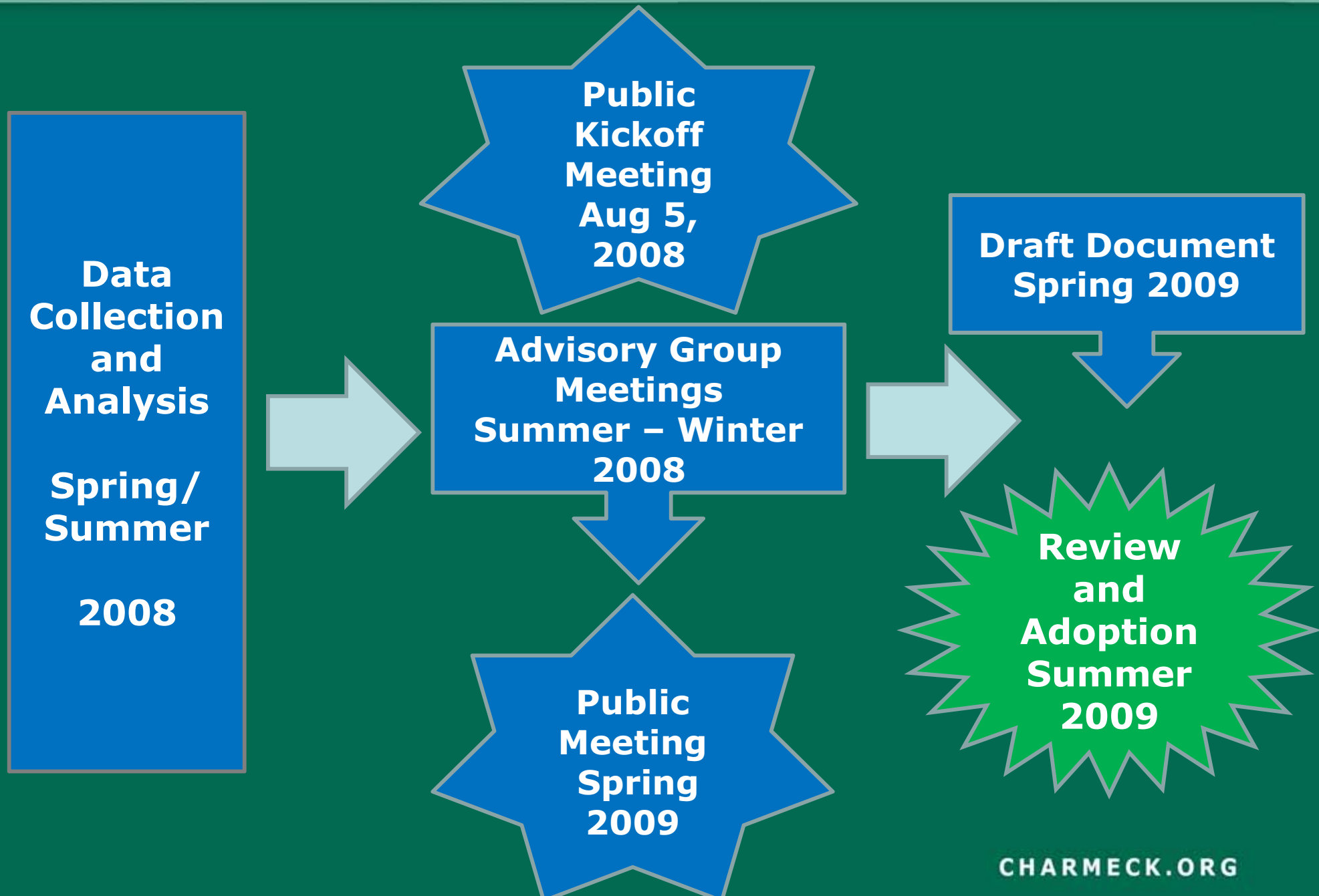
Centers, Corridors & Wedges





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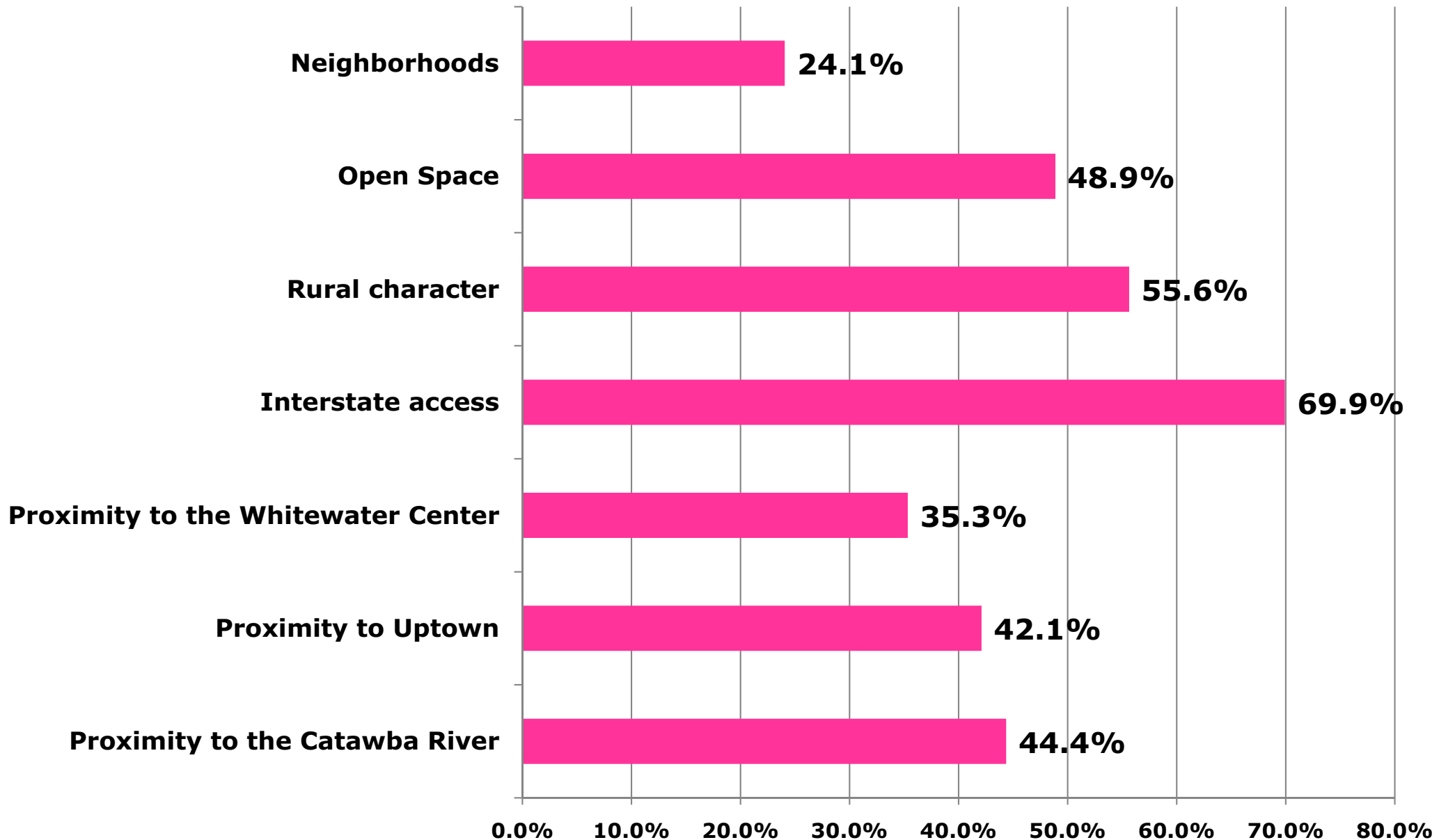
Catawba Area Plan Schedule





What we've heard

What do you like most about the plan area?

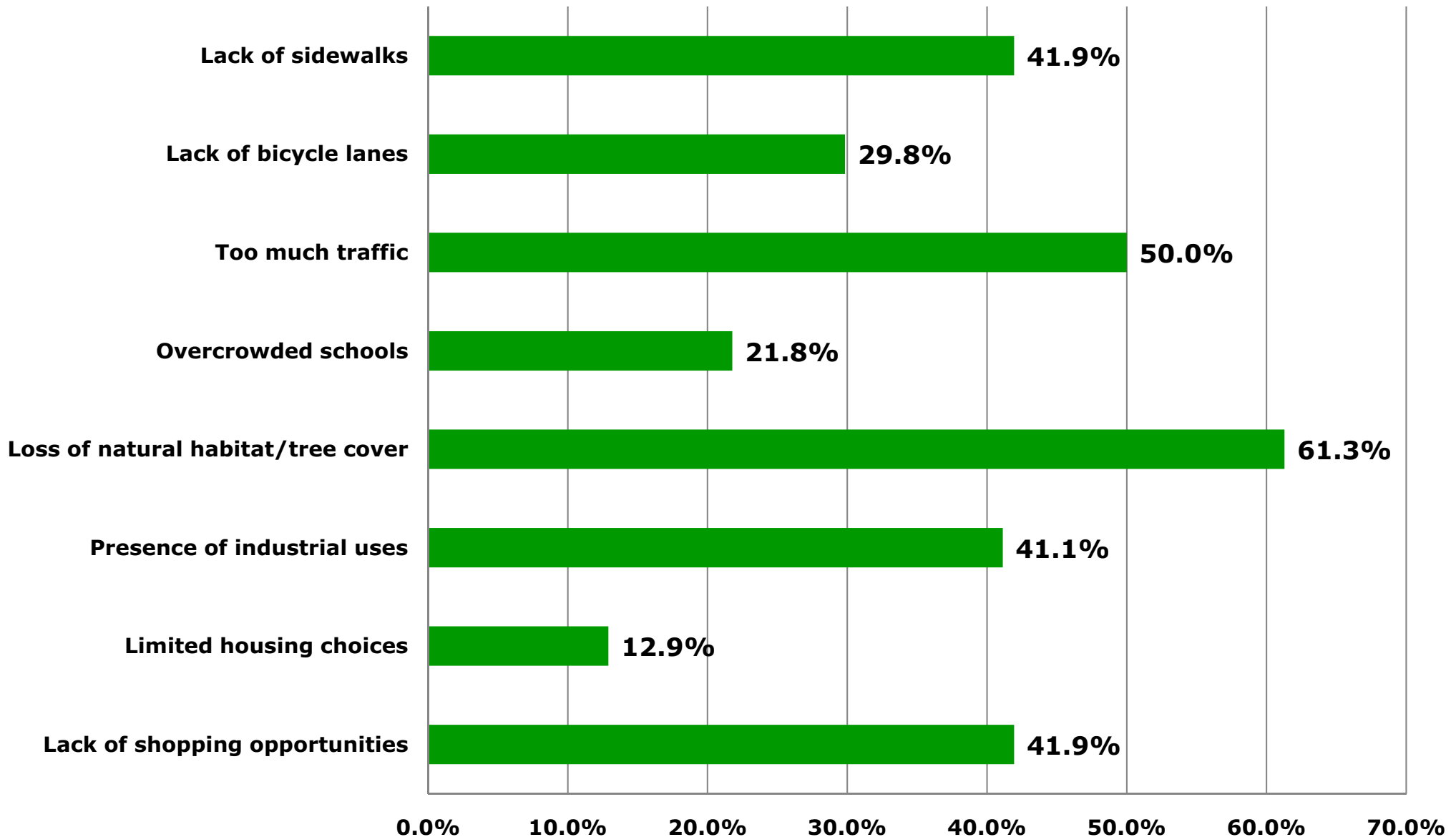




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What we've heard

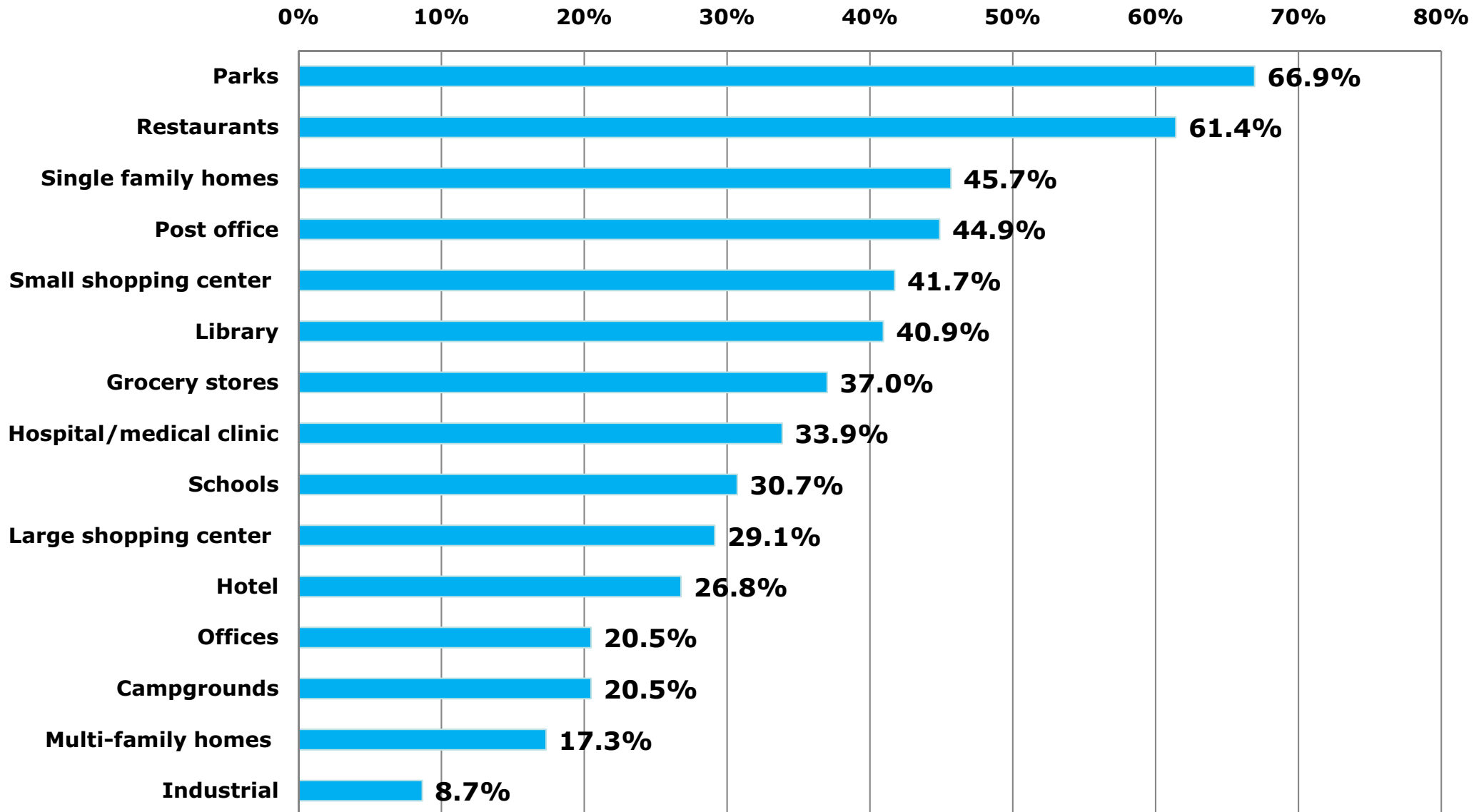
What concerns you the most about the plan area?





What we've heard

What type of land uses would you like to see in the plan area?





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Questions?





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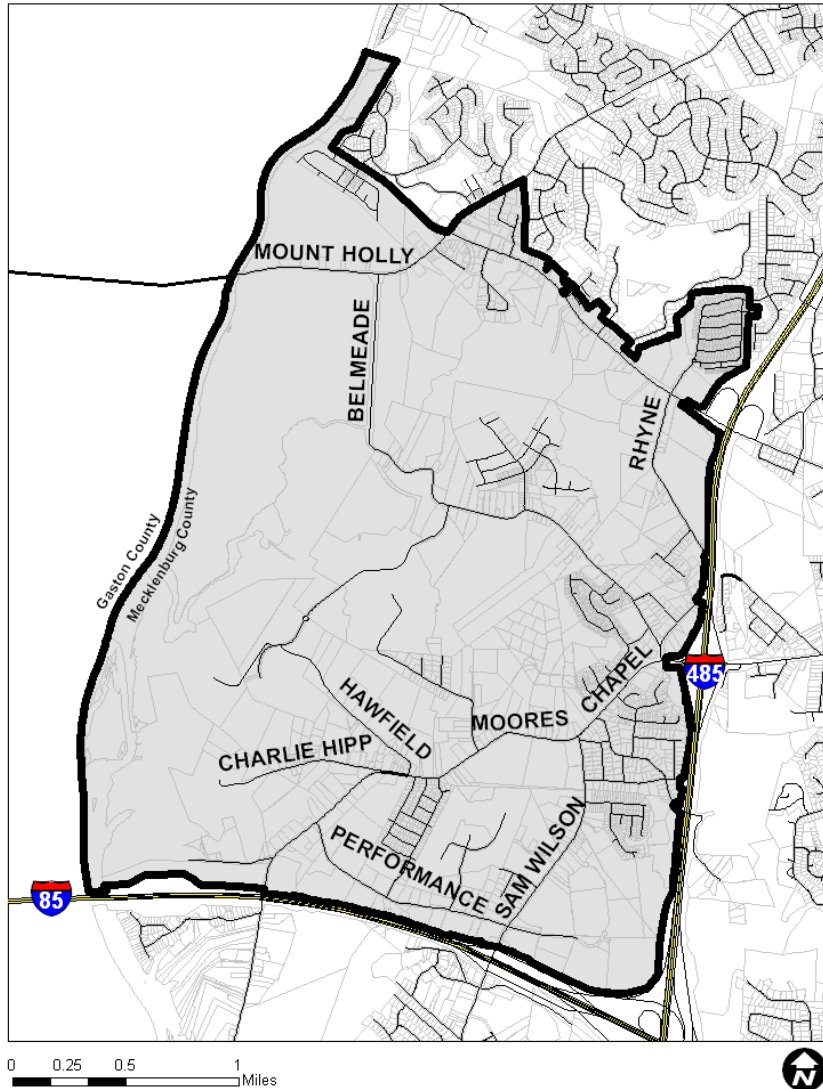
Future Directions





Purpose

Catawba Area Plan



- **Identify future land use preferences within plan area**
- **Identify intensity of those uses**
- **Not a design survey**

Land Use Intensity



Land Use Intensity



Area Plans

- **Long-term in scope**
- **Cannot guarantee specific future land uses**
- **Sets policy for future land use decisions**





Land Uses


- **Non-Residential**
 - Retail
 - Office
 - Mixed-Use
 - Industrial
 - Institutional
 - Parks / Open Space
- **Residential**
- **Streets**



Instructions

Rating Scale

- 1 = highly undesirable
- 2 = undesirable
- 3 = neutral
- 4 = desirable
- 5 = highly desirable



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

Highly Undesirable

2

Undesirable

3

Neutral

4

Desirable

5

Highly Desirable

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

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Future Directions

Retail

Slide 1: Retail



Neighborhood Center

Slide 2: Retail



Two Story Retail



Slide 3: Retail



Stand Alone Retail





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Slide 4: Retail



Regional Center



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Slide 5: Retail



Shopping Mall





Slide 6: Retail



Retail Center



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Slide 7: Retail



**Two to Three
Story Hotel**



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Slide 8: Retail



Multi-story Hotel



Slide 9: Retail



Restaurants



Slide 10: Retail



Restaurants



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Future Directions

Office



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Slide 11: Office



Two Story Building



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Slide 12: Office



Multi-story Building



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Slide 13: Office



Single Story Building



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Slide 14: Office



Typical Single Tenant Building



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Slide 15: Office



Two Story Multi-tenant Buildings





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Slide 16: Office



Multi-story Building



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Future Directions

Mixed-Use



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Slide 17: Mixed-Use





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Slide 18: Mixed-Use





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Slide 19: Mixed-Use





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Slide 20: Mixed-Use





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Slide 21: Mixed-Use



Residential

Office



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Slide 22: Mixed-Use





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Future Directions

Industrial



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Slide 23: Industrial



Light Industrial



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Slide 24: Industrial



Light Industrial



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Slide 25: Industrial



Heavy Industrial

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Slide 26: Industrial



Warehouse / Distribution



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Slide 27: Industrial



Heavy Industrial



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Slide 28: Industrial



Heavy Industrial



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Future Directions

Institutional



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Slide 29: Institutional

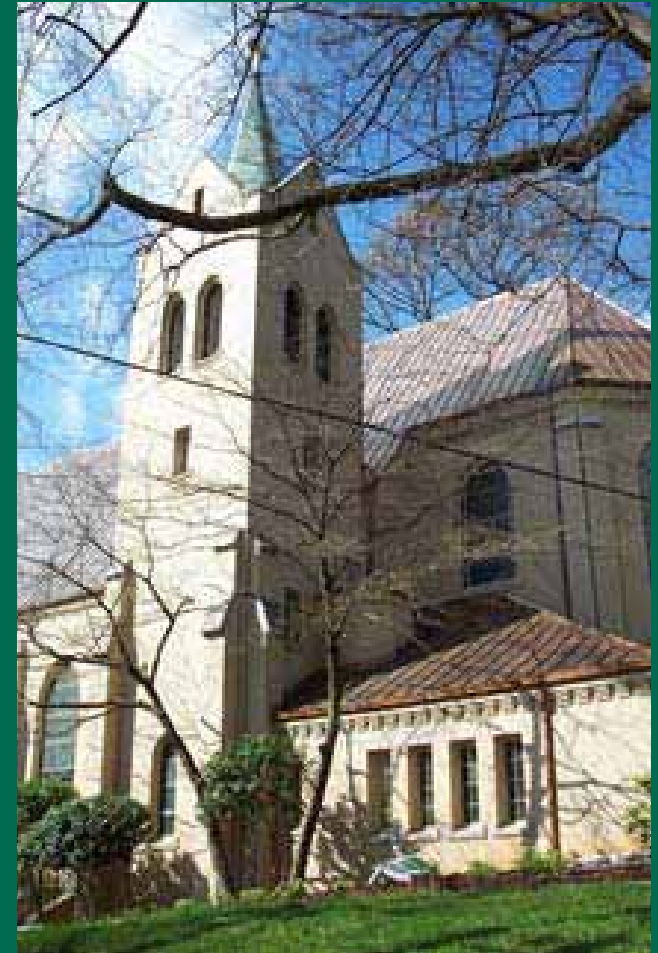


Schools



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Slide 30: Institutional



Religious Institutions



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Slide 31: Institutional



Religious Institutions



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Slide 32: Institutional



Daycare Centers





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Slide 33: Institutional





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Slide 34: Institutional



Slide 35: Institutional





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Slide 36: Institutional



Urgent Care Clinic



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Slide 37: Institutional



Hospital



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Slide 38: Institutional



**Branch
Library**





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Slide 39: Institutional



**Regional
Library**





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Future Directions

Parks / Open Space



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Slide 40: Parks/Open Space



Passive Open Space



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Slide 41: Parks/Open Space



Active Recreation





Playground





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Slide 43: Parks/Open Space



Outdoor Recreation



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Slide 44: Parks/Open Space



Conservation



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Slide 45: Parks/Open Space



Greenway



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Future Directions

Residential



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Slide 46: Residential



Slide 47: Residential



Slide 48: Residential





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Slide 49: Residential





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Slide 50: Residential



Slide 51: Residential



Slide 52: Residential



Slide 53: Residential





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Slide 54: Residential





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Future Directions

Streets



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Slide 55: Streets



Current Conditions

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Slide 56: Streets



Current Conditions

Slide 57: Streets



Current Conditions



Slide 58: Streets





Slide 59: Streets



**Landscaped
median**



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Slide 60: Streets





Slide 61: Streets



Sidewalk

**Street
Trees**

Planting Strip



Slides 62: Streets





Slide 63: Streets



**Traffic
Circle/Roundabout**

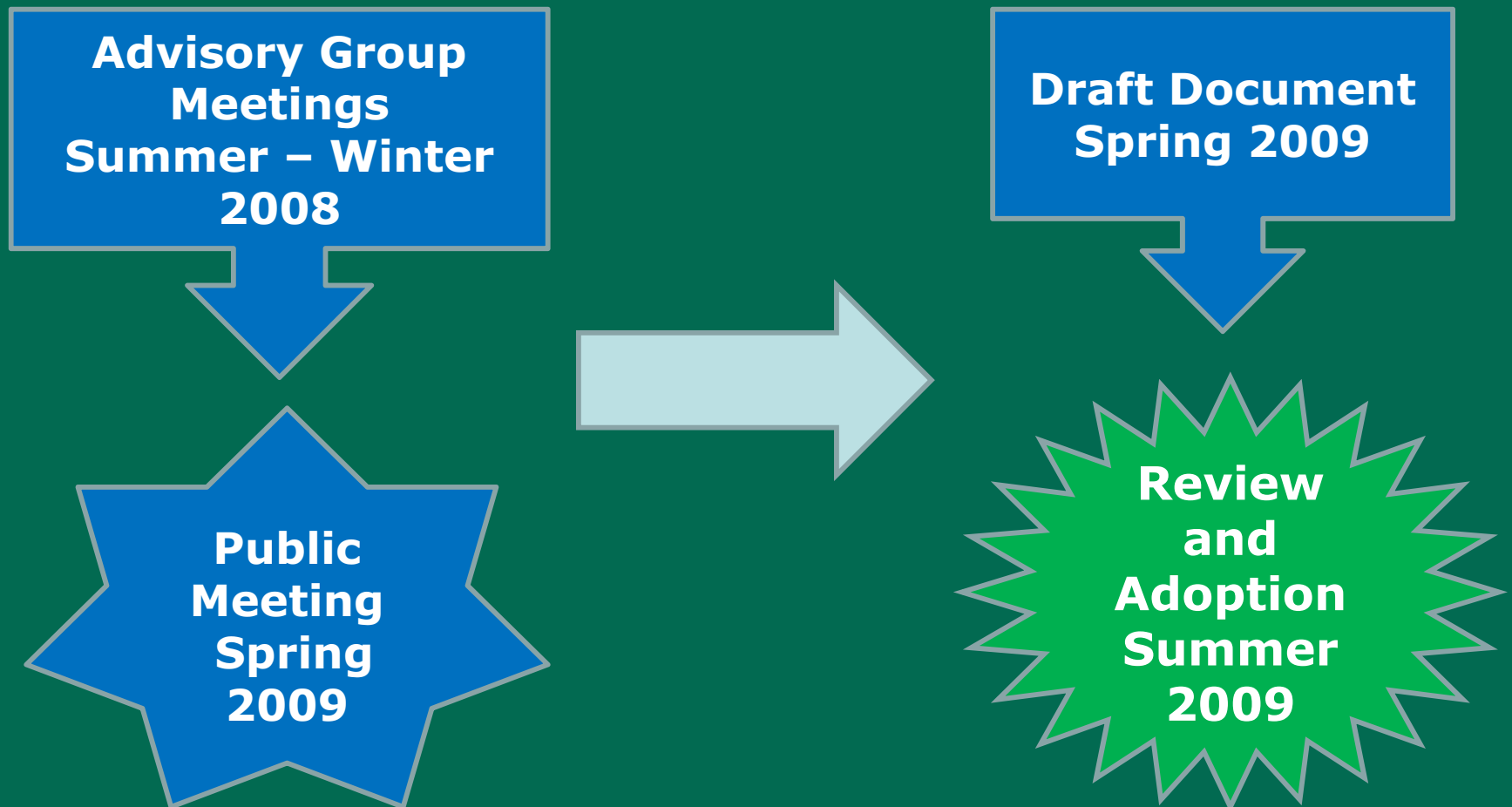


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Next Steps

Next Steps

- **Advisory Group Meetings**





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Advisory Group Process



- Meets several times (6-10 meetings) during the planning process
- Reviews and comments on draft planning concepts
- Open to all interested individuals, but you must commit to attend all meetings
- Sign up table in the back of the room



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Thank You!



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