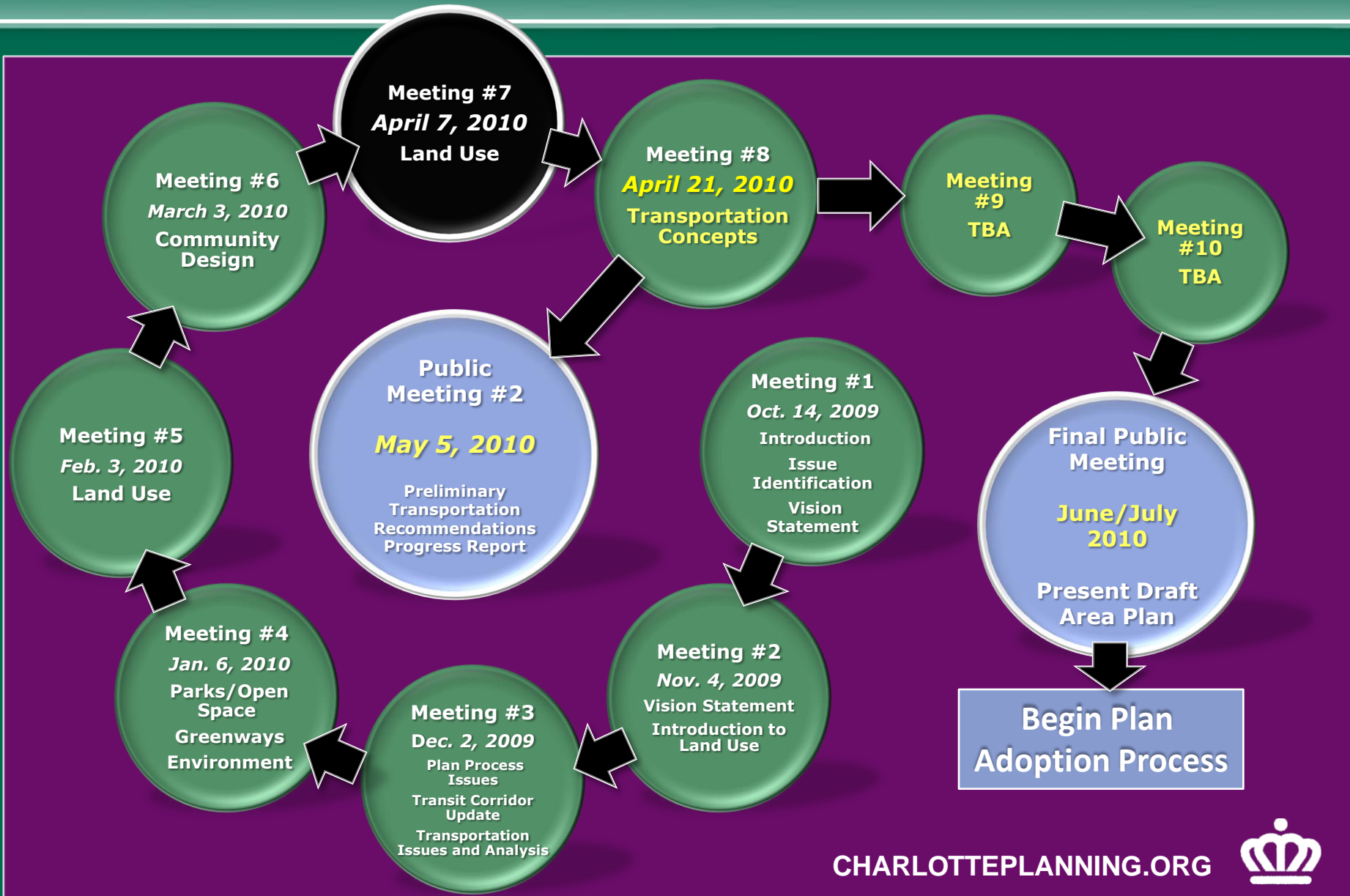


Welcome.

Today's meeting will focus on:

Land Use

Citizen Advisory Group Meeting Schedule



Area Plan Adoption Process

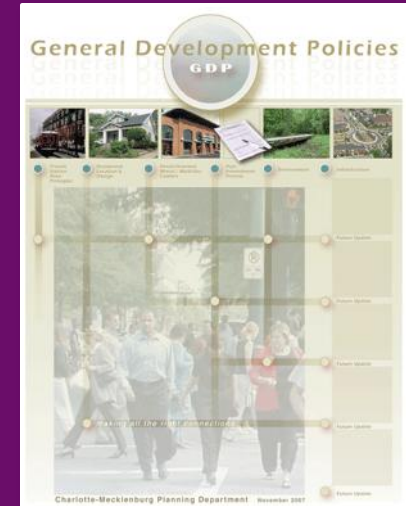
(Schedule is subject to change)



The topic of the March 3 meeting was **Community Design**.

Urban Designer **Jaya Dhindaw** of the Charlotte-Mecklenburg Planning Department gave a presentation on the various elements that comprise community design and what the City's **General Development Policies** (GDPs) have to say about design in new development.

A break-out exercise allowed participants to construct three-dimensional buildings using 1" wooden cubes. The buildings were placed on a 1" = 10' scale base map of either East Seventh Street or Park Drive. The purpose of the exercise was to allow advisory group members to conceptualize various building heights, massing, setbacks, and relationships, and to formulate some guidelines for development in selected areas. Preliminary land use recommendations were also discussed.





The building block exercise yielded some thoughts and opinions on design and land use which were discussed as a group and noted on the above wall graphic. This can help form the basis of plan recommendations on these issues.

Community Design

Homework

Find examples of community design that you would like to see in Elizabeth.

These can be things that you like and would like to see repeated or duplicated. Or, find examples from other areas of the country, things you've seen in your travels, etc. that represent your desires for the Elizabeth community. Keep in mind the massing, scale, streetscape, etc. when choosing your photographs. Please share them by emailing them to us at: agoodwin@charlottenc.gov

Include a description of where and what it is, and what you like about it.

Photos will be posted on the Elizabeth Area Plan web site where everyone can view them.

CHARLOTTEPLANNING.ORG

An optional “homework” assignment invited CAG members to submit photographs of examples of community design they would like to see replicated in Elizabeth.

The community design photos, images, and notes submitted by advisory group members were compiled into a single presentation and posted to the web page for others to view. These images will also be reviewed by staff and referenced in the preparation of the area plan document.

The following 8 images and captions submitted by Tim Cleveland:



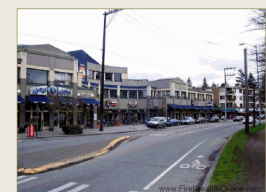
This shows one and two story retail with angled on street parking. It is a one way street, but might work on parts of 7th Street as a two way, say between Hawthorne Rd and Clance Ave.



One-three story buildings with on street parking.



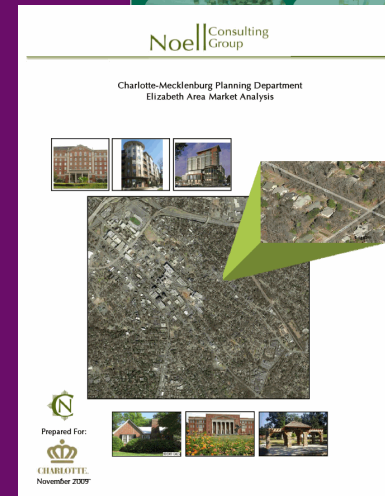
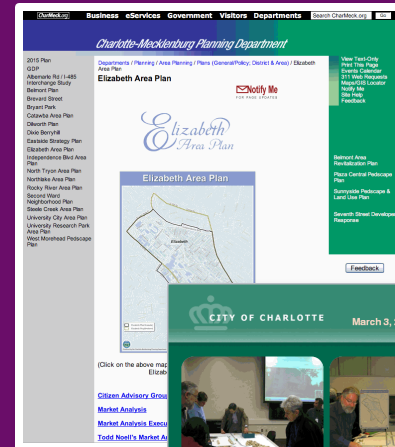
Mixed use, with on street parking and trees.

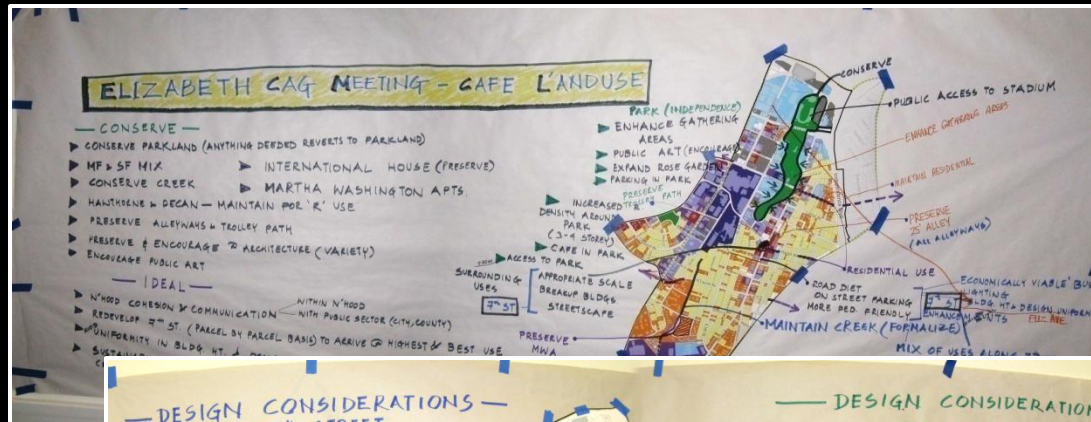


More retail with a nice plaza cut into the buildings, note the on-street parking and bike lanes.

✓ The area plan web site was updated with meeting notes, presentation slides, and the wall graphic created at the meeting. Photos taken during and after the building block exercise were compiled into a presentation. Combined with the group's comments and the wall graphic, this presentation illustrates the concepts and recommendations that resulted from the break-out session. This was also made available on the EAP web page.

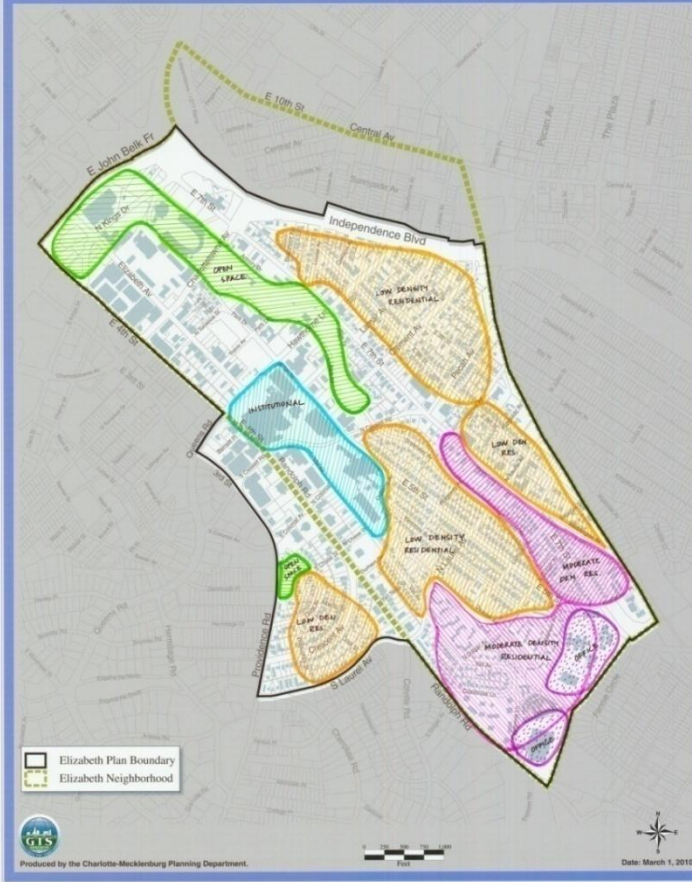
✓ A special meeting was held on March 23 for interested stakeholders and staff, where **Todd Noell** of Noell Consulting Group discussed his firm's **Elizabeth Area Market Analysis**. Thirteen Advisory Group members plus several City staff attended this lunch-hour meeting. Mr. Noell's presentation slides and notes from the meeting were subsequently posted to the area plan web page.





This evening's Land Use session will begin to link the work from the February 3rd World Café meeting and the March 3rd Community Design meeting.

Elizabeth Area Plan



Based on our previous meetings and discussions, there appears to be general agreement about what the predominant land use should be in much of the plan area. This forms the basis of this concept map.

Green = Parks/open space

Orange = Low density residential

Blue = Institutional

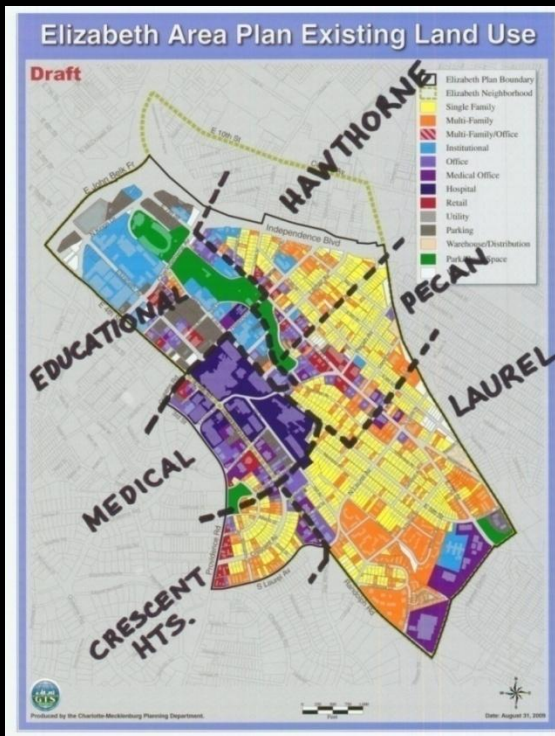
Magenta = Moderate density residential

Purple = Office

From here we can begin to examine what the future recommended land use should be at the level of individual parcels.

Land Use Districts (Draft)

To facilitate the development of land use recommendations, we have divided the Elizabeth plan area into six districts, each of which has certain predominant characteristics. You are welcome to accept these district boundaries “as is” or you may choose to redraw or rename them if you prefer. Their primary purpose is to make it easier for us to think about land use at the parcel level by allowing us to focus on smaller geographies.

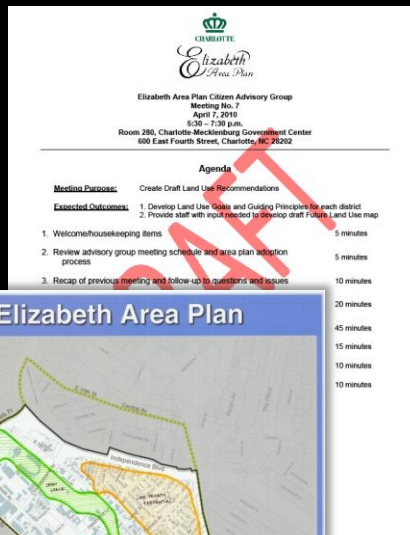


The six districts we are suggesting are:

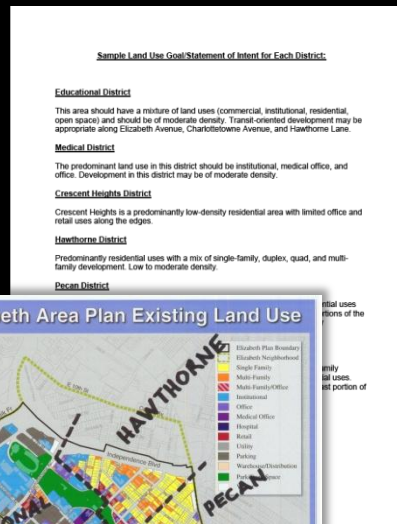
- 1. Educational** - This northwest section of the plan area contains CPCC, Kings College, and the Elizabeth Avenue commercial corridor.
- 2. Medical** – Presbyterian and CMC-Mercy hospitals and medical offices predominate this district.
- 3. Crescent Heights** – Predominantly single-family residential in character with commercial and office on the edges.
- 4. Hawthorne** – This district is primarily residential in nature and abuts Independence Boulevard.
- 5. Pecan** – This mainly residential district is bisected by the East Seventh Street commercial corridor.
- 6. Laurel** – The southernmost portion of the plan area contains single- and multi-family residential as well as office and institutional uses.

Materials for this breakout exercise were made available for preview on the Elizabeth Area Plan web page on Wednesday, March 31. They include:

Draft Agenda



Draft District Land Use Goals



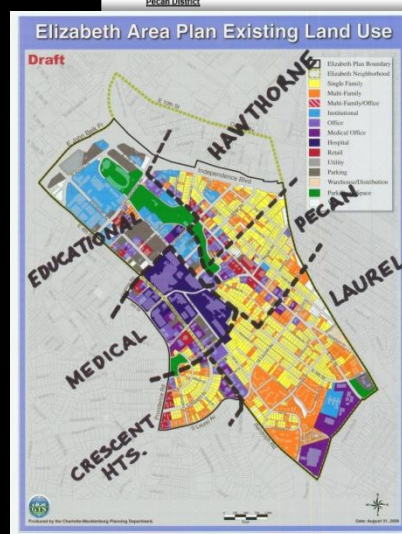
Draft Land Use Inconsistencies Table

Elizabeth Area Plan
Working Land Use Table
March 24, 2010

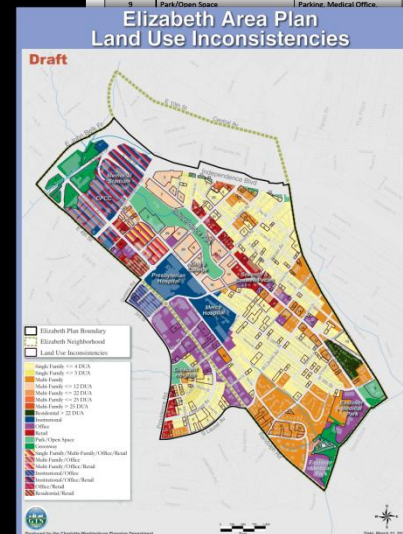
Map #	1993 Central District Plan Adopted	Existing Land Use	Existing Zoning	Notes
1	Greenway, Institutional/Office/retail (2 parcels)	Parking, school or vacant	MUDD, MUDD-O and B-2	17 parcels
2	Park/Open Space	School	R-22MF	2 parcels
3	Multi-family Residential (120UA)	Institutional and Office	O-2 and B-1 (four parcels)	15 parcels
4	Office	Shopping	O-2	2 parcels
5	Single Family (40UA)	Duplexes and Quadplexes	R-5, R-22MF (6 parcels)	94 parcels
6	Greenway	Multi-family	R-22MF (2 parcels)	28 parcels
7	Greenway	Medical Office	O-4(CD) (1 parcel)	4 parcels
8	Multi-family, Greenway	Institutional	O-2(CD) (1 parcel)	2 parcels
9	Park/Open Space	Residential, Medical Office	R-22MF	2 parcels
			O-2	4 parcels (Plan will check) (complete) Firefighter Place office tower
			I-1, I-1, R-22MF	3 parcels
			R-22MF	11 parcels
			R-22MF	14 parcels
			O-2 (2 parcels)	Potential for townhomes
			R-22MF	4 parcels
			O-2	2 parcels
			B-1 (12 parcels)	32 parcels
			B-2(CD) (1 parcel)	8-43MF (1987) 8-6MF



Land Use Concept Map



Proposed District Map



Existing Future Land Use Map with Inconsistencies

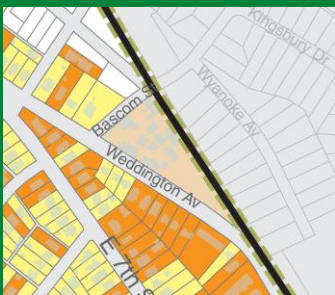
Background: The plan area has been divided into six “districts.” Each table has a map of a different district. These district maps are overlaid onto an Existing Future Land Use map showing what the recommended land use is for each parcel today. There is also a smaller map on each table for your reference showing the existing land use for each parcel in the plan area.

Staff will be on hand for consultation if requested or needed.

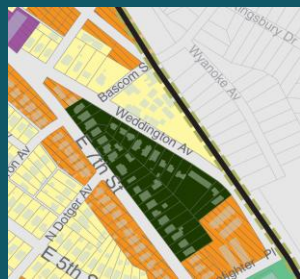
1. Select a district that you’d like to focus on. Your choice might be based on where you live or work, or simply on where you would like to offer your input. Go to the appropriate table for the district of your choice.
2. Develop a Land Use Goal/Statement of Intent for your district (An example is on the table). You may write on the same paper or use a blank sheet. Try to reach agreement with your tablemates on this before you start working on land use recommendations.

3. Determine areas within your chosen district where the future land use recommendation may need to be changed. Use the concept map, existing land use map, adopted future land use map, working land use table, and your own knowledge and sense of the area as references. We have highlighted one or two areas on each district map that you might want to discuss, but your discussions are not confined to these areas. Make your recommendations either directly on the district maps or on a separate sheet of paper.
4. You are welcome to move to another district once you finish with your first choice.
5. After about 45 minutes we will reconvene as a group and discuss your recommendations, capturing your thoughts on paper. We will also collect your maps and notes and follow up by incorporating the recommendations into a single land use recommendation map, which will be shared on the web page.

This example uses the Queen City Lumber property on Bascom Street. This is for illustrational purposes only.



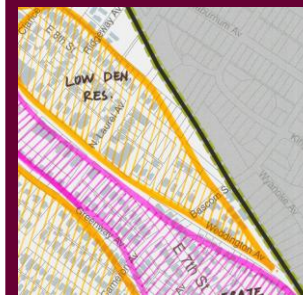
The Existing Land Use Map shows this parcel used for Warehouse/ Distribution (beige shading)



The Adopted Future Land Use map shows this parcel designated for single-family use at 4 DUA (light yellow shading)



The Land Use Inconsistencies map shows it as one of the parcels under #10 of the draft land use table.



The Land Use Concept map indicates that low-density residential use is predominant in this area.



The Existing Zoning map shows this parcel is currently zoned I-1 (Industrial).

What should the Elizabeth Area Plan recommend as a future land use for this parcel, if and when it redevelops in the future?

Sample Land Use Goals/ Guiding Principles for Each District

Develop Land Use Goals for each district and some Guiding Principles to help frame the recommended future land use. Here are some possible goals/statements to get us started.

Educational District

This area should have a mixture of land uses (commercial, institutional, residential, open space) and should be of moderate density. Transit-oriented development may be appropriate along Elizabeth Avenue, Charlottetowne Avenue, and Hawthorne Lane.

Medical District

The predominant land use in this district should be institutional, medical office, and office. Development in this district may be of moderate density.

Crescent Heights District

Crescent Heights is a predominantly low-density residential area with limited office and retail uses along the edges.

Hawthorne District

Predominantly residential uses with a mix of single-family, duplex, quad, and multi-family development. Low to moderate density.

Pecan District

A mixed use area of commercial, office, and residential, with the non-residential uses centered around East Seventh Street and Caswell Road. The residential portions of the district should be single-family with duplexes, triplexes, or quads organically interspersed.

Laurel District

This district is a mix of residential and office uses. Moderate-density multi-family development is appropriate as are low-density single-family/duplex residential uses. Non-residential uses should be confined to the existing areas in the southeast portion of the district.

Feedback on this evening's meeting:

✓ *Liked it*

👎 *Hated it*

★ *Useful*

🗑️ *Waste of time*

* *Other Comments*

**Next Meeting:
April 21, 2010**

***Transportation
Concepts***