

Meeting Topics

- How is your input is used in developing the plan
- Proposed Transit Station Area
- Proposed “Established Neighborhood” Boundary
- Using a PED Zoning Overlay to help implement land use policies
- Draft Future Land Use Map (including land use proposed for Memorial Stadium site)
- Proposed Street Cross-Sections
- Next Steps



Elizabeth Area Plan Citizen Advisory Group
Meeting No. 10
October 20, 2010
5:30 – 7:30 p.m.
Room 267, Charlotte-Mecklenburg Government Center
600 East Fourth Street, Charlotte, NC 28202

Agenda

Meeting Purpose:

Discuss draft Recommended Future Land Use Map, receive group feedback on Established Neighborhood boundary, Transit Station Area, and draft proposed PED Overlay District. Review selected draft recommended street cross-sections.

Expected Outcomes:

Register feedback on draft land use recommendations, proposed Transit Station Area and PED Overlay District.

- | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1. Welcome/Housekeeping Items | 5 minutes |
| 2. Update on remaining area plan schedule (plan document completion, review, final public meeting, and area plan adoption process). Explain how CAG comments are recorded and used by staff in the preparation of the document. | 15 minutes |
| 3. Transit Station Area, Established Neighborhood, and PED Overlay District recommendations: how they were developed and what they mean for the plan. | 20 minutes |
| 4. Recommended Future Land Use Map Review | 20 minutes |
| 5. Selected Draft Street Cross-Sections | 10 minutes |
| 6. Questions and Comments | 10 minutes |
| 7. Next Steps | 10 minutes |

Charlotte-Mecklenburg Planning Department
600 East Fourth Street, Charlotte, NC 28202
www.charlotteplanning.org

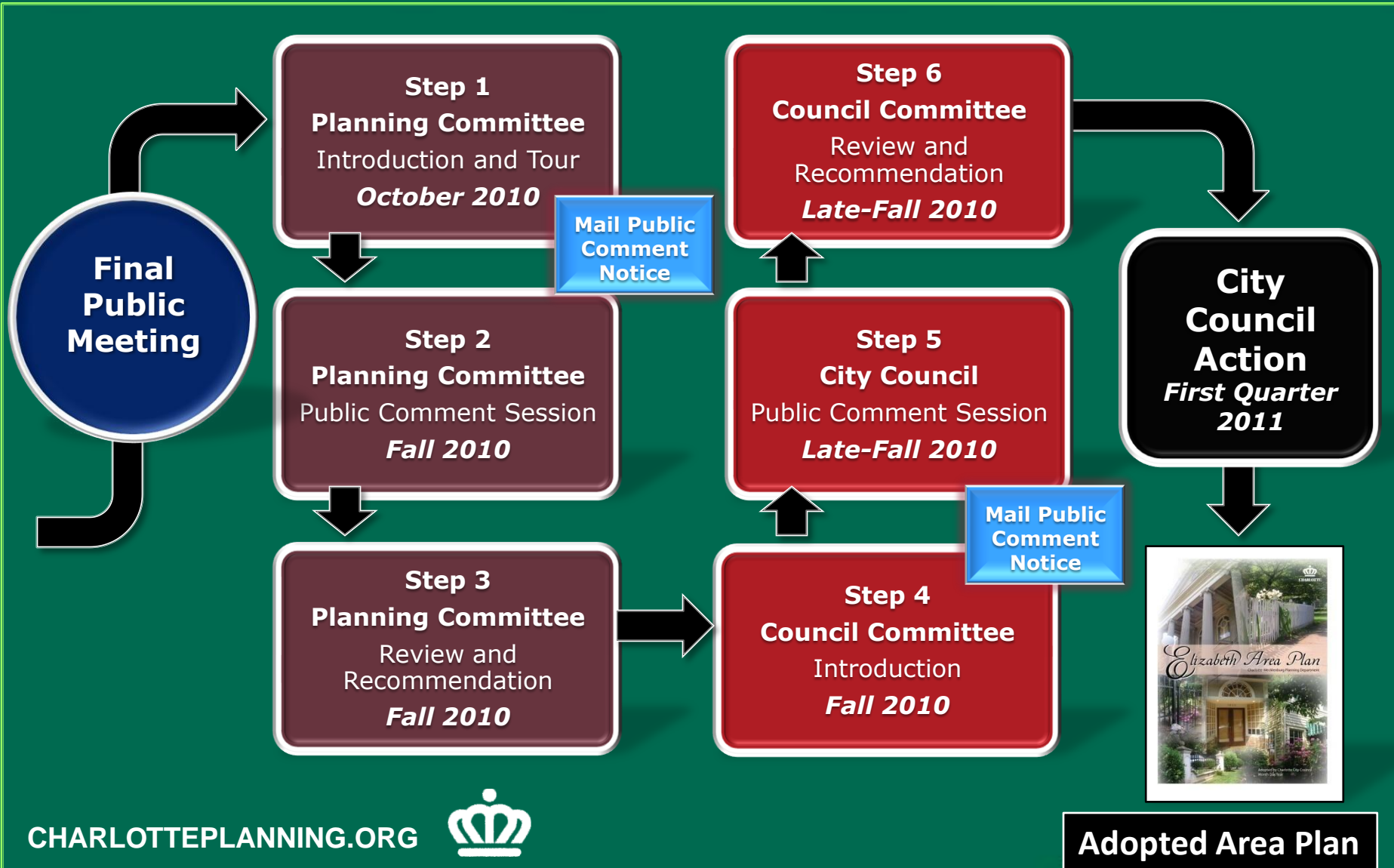
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Phone: 704/336-2205



Citizen Advisory Group Meeting Schedule



Area Plan Adoption Process Draft Schedule



To review concepts previously discussed but not yet been included in the plan:

- Transit Station Area and Transit-Oriented Land Use
- Established Neighborhood boundary per Centers, Corridors and Wedges. **This does not change the traditional Elizabeth Neighborhood Boundary that will continue to be shown on all maps in the document.**
- Using a PED Zoning Overlay to help implement land use and design policies for a portion of East Seventh Street
- Draft Future Land Use Map

We are seeking CAG feedback and a discussion of these items before we carry any of them forward into the draft plan document.

1. How your input continues to be used in the development of the area plan
2. Proposed Transit Station Area
3. Proposed “Established Neighborhood” Designation
4. Proposed PED Overlay Zoning District
5. Discussion of Draft Recommended Future Land Use map, including land use proposed for Memorial Stadium site
6. Sample Street Cross-Sections
7. Next Steps

Draft Area Plan CAG Review

What Happens to Your Comments?

Elizabeth Area Plan

Planning Department Response to Comments and Proposed
Changes to Draft Community Design Section

Updated September 23, 2010

Page/Section	Comment/Suggested Change (in blue)	Staff Response
The following comments dated 09.22.2010		
Page 1 – 1 st paragraph	...move through amongst those spaces...	Wording changed to "through and amongst"
Page 1 – 2 nd paragraph	...respecting the scale, design, historical context and proximity...	Added "historical context" instead of suggested "historical character".
Page 1 – photo caption	...unites the area, with a variety of uses and experiences.	Agree with suggested change.
Page 3 – 17A	(Can we provide a more specific ratio of open space per project, as meaningful is way too open to interpretation)	Staff agrees this is a valid concern. Certain urban zoning categories (such as MUDD and TOD) have minimum open space requirements for most development, while other zoning categories may not. It would be very challenging to come up with a recommendation for a specific ratio of open space that would apply universally to all development projects, because all projects are different. The relative amount of open space that would seem appropriate for one development may seem inadequate for another. Efforts to procure open space over and above that which is required by ordinance are often initiated through a conditional rezoning of the proposed development site.
Page 4 – 18B	...near playgrounds, parks and swimming pools).	Agree with suggested change.
Page 5 – 18G	Design street system to calm traffic, and enhance pedestrian and bicycle activity.	Agree with suggested change.
Page 5 – 18J	Provide multiple controlled vehicular entry points, by the use of medians and fewer and more strategically located curb cuts.	Agree with suggested change.
Page 5 – 18K	• Driveways or secondary streets, or walk paths to connect parking lots and primary street.	Agree with suggested change.

As the Advisory Group reviews the sections of the draft plan and provides comments to staff, the comments are recorded and discussed.

- Some comments may result in changes to text of the draft plan document.
- Some comments initiate further evaluation of certain issues, which may lead to revisions.
- Other comments help provide additional insight into various elements of the plan.

All comments are recorded and retained, and will be shared with the CAG along with a staff response, once initial review of the plan sections has been completed.

If there are issues or recommendations upon which the CAG and Planning Department disagree, and if these differences cannot be resolved to the satisfaction of both groups, the draft area plan will carry forward both alternatives and the Charlotte City Council will ultimately make the decision of which recommendation is included in the final plan.

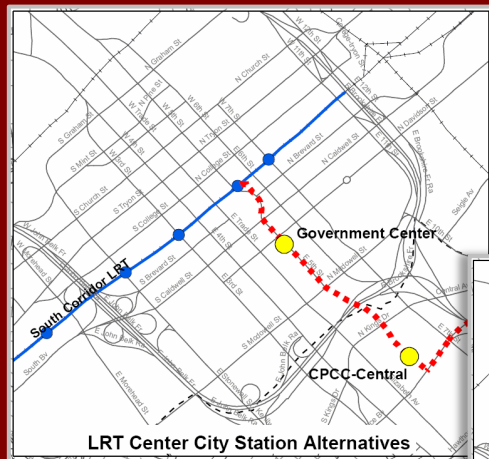
Transit Station Areas

- Sub-areas of Growth Corridors.
- Encompass area within approximately 1/2 mile of an existing or planned rapid transit station.
- Generally do not include single family neighborhoods.
- Most are envisioned to become pedestrian-oriented with a mix of complimentary residential, non-residential, and civic uses.

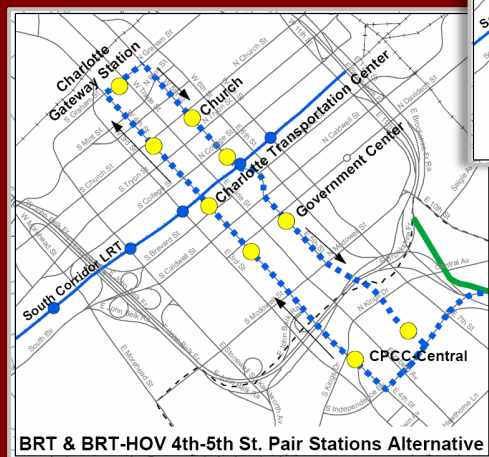


Transit Station Area

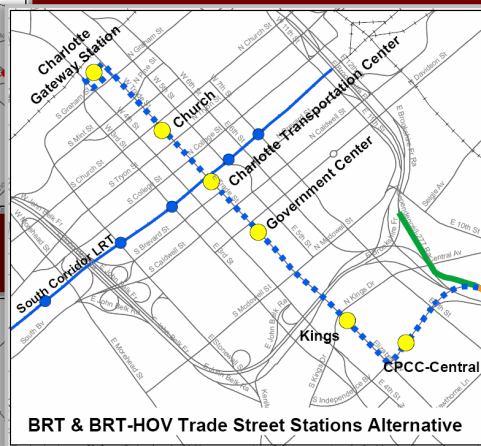
Future Southeast Transit Corridor CPCC Station



Light Rail Station



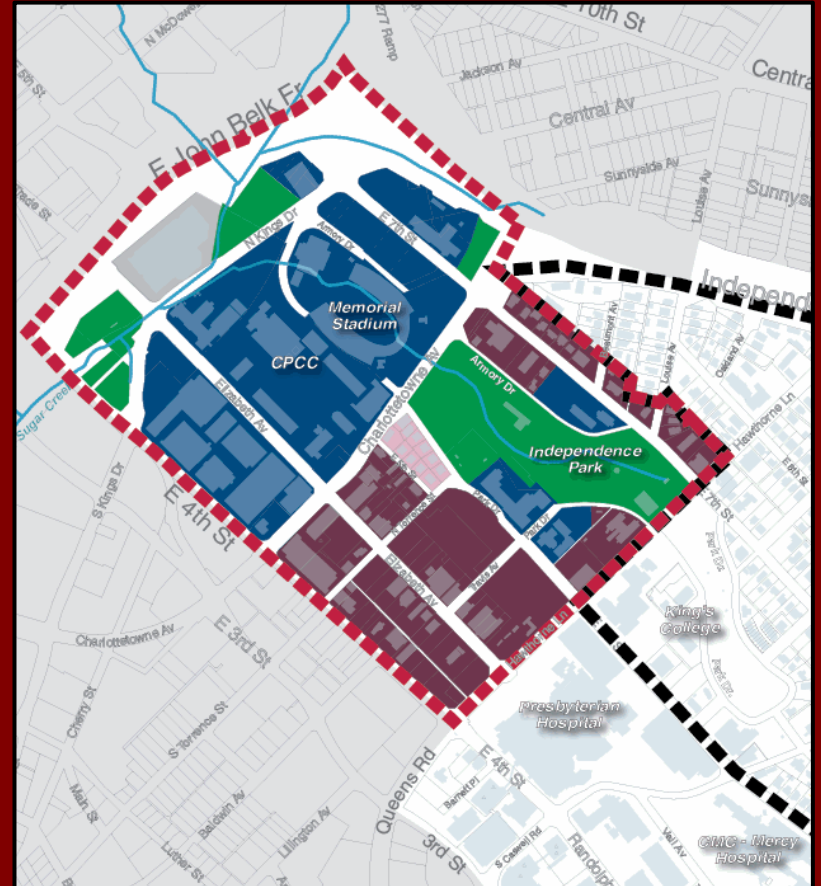
*Bus Rapid Transit
Paired Stations*



*Bus Rapid Transit
Single Station*

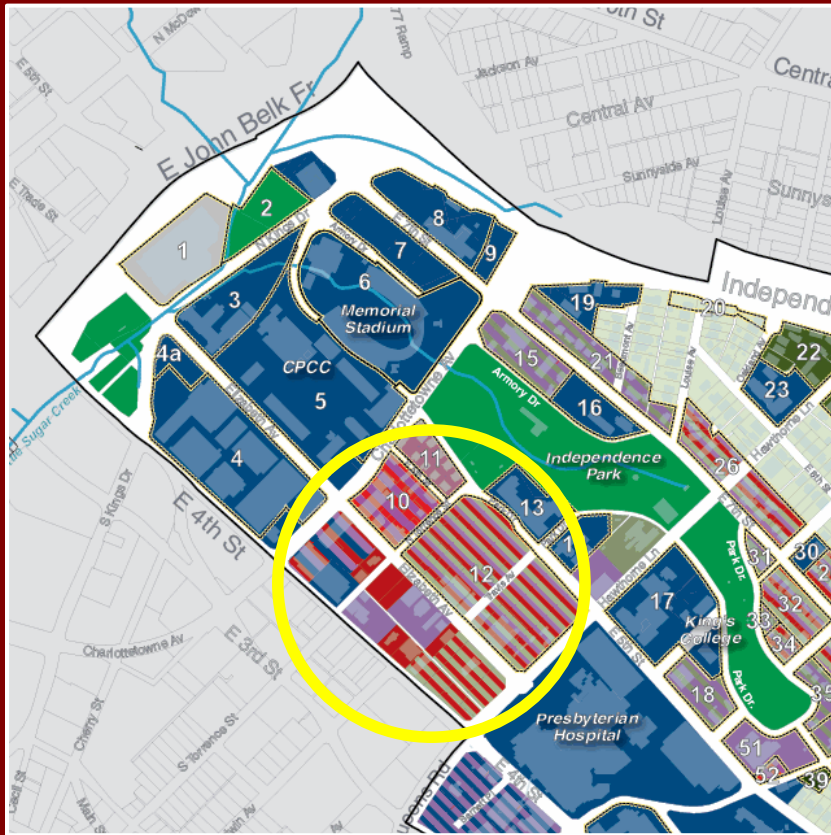
- The planned Southeast Transit Corridor (Silver Line) will have one station in the Elizabeth plan area, near CPCC and Memorial Stadium.
- There are 3 possible station location scenarios, depending on the mode of transit, All are in the general area of Charlottetowne Avenue/ Elizabeth Avenue/Memorial Stadium.

Half-Mile Walk Distance and Proposed Transit Station Area Boundary

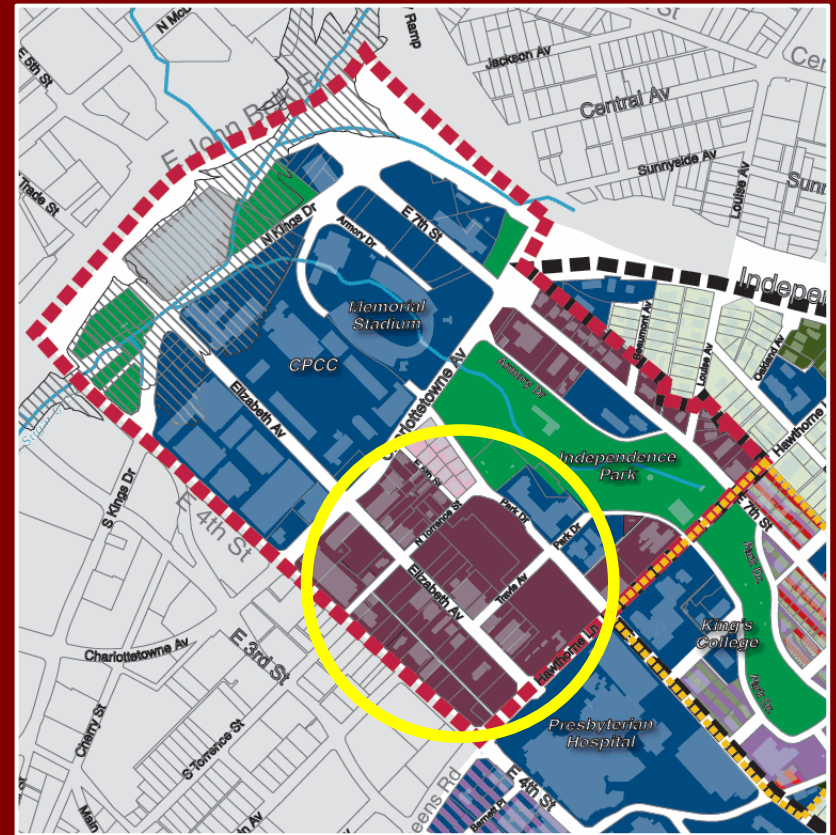


The half-mile walk distance calculations guided the establishment of the proposed Transit Station Area boundaries.

Transit Station Area Land Use Recommendations



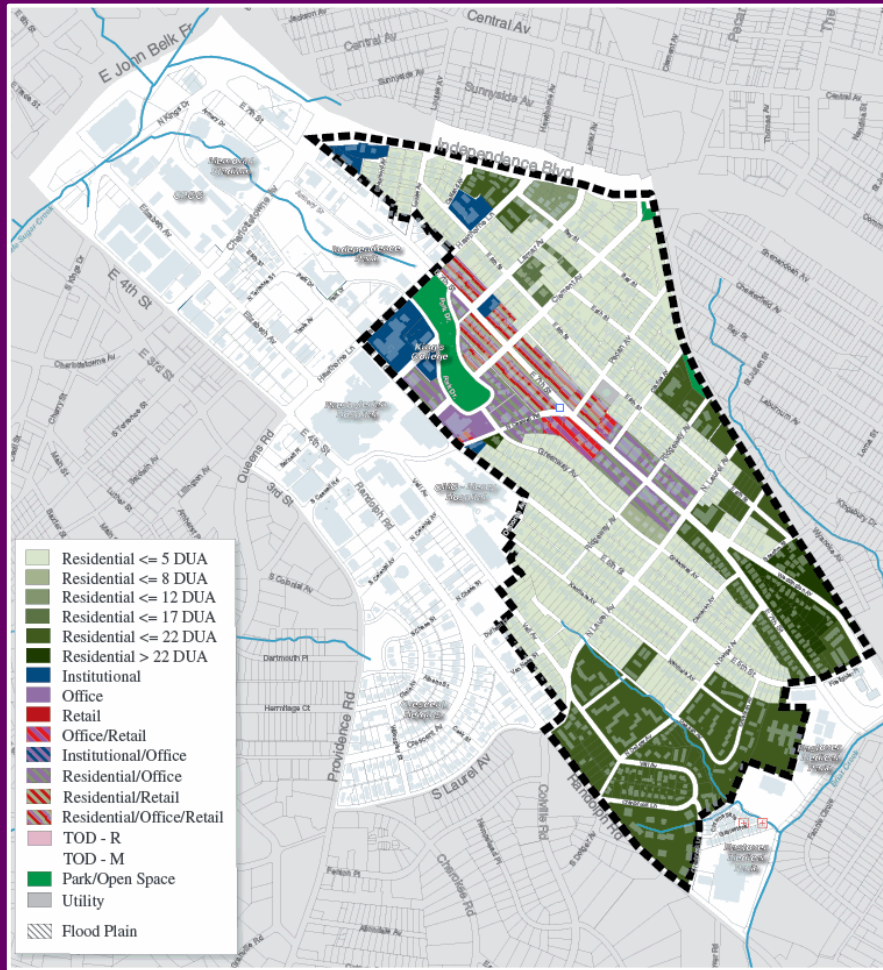
Previously CAG had suggested a mixture of retail, office, residential, and institutional uses for this area.



TOD land use would allow the same types of uses.

Designation of “Established Neighborhood”

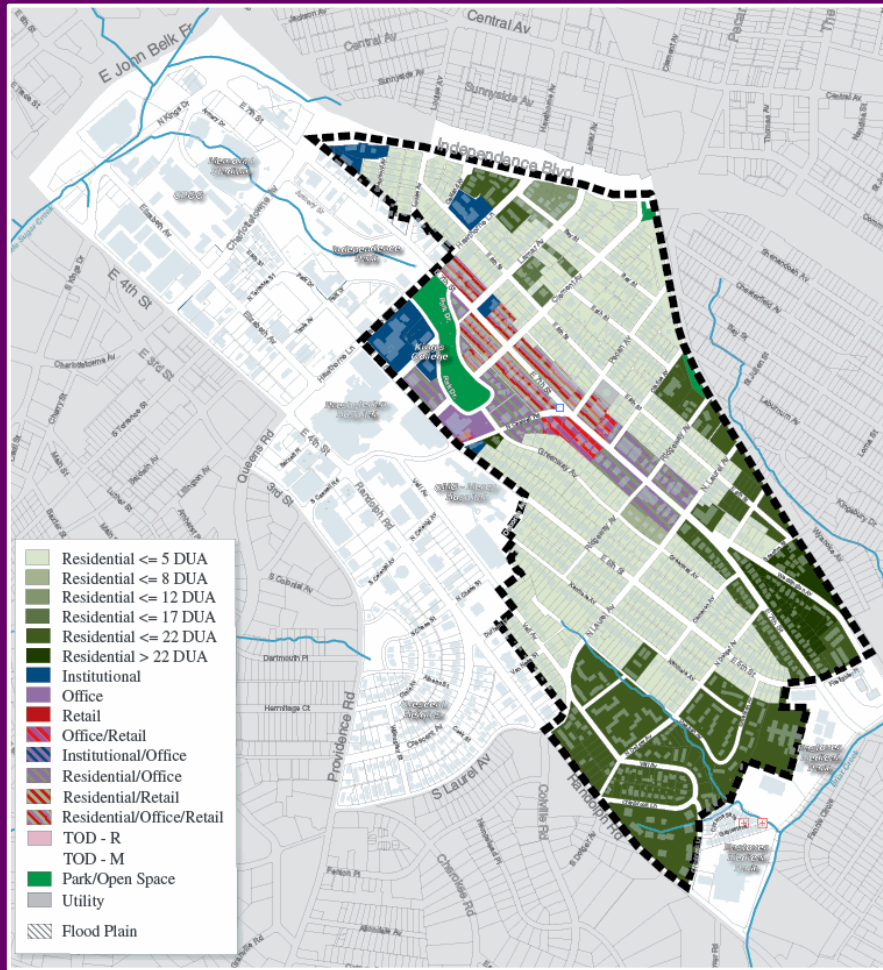
Within the Centers, Corridors,
and Wedges Growth Framework



- The Area Plan needs to identify boundary of the subarea of the Growth Corridor called the “Established Neighborhood”
- This will not change the traditionally-accepted Elizabeth Neighborhood Boundary
- The Elizabeth Neighborhood Boundary will continue to be shown on all maps in the plan document

Designation of “Established Neighborhood”

Within the Centers, Corridors,
and Wedges Growth Framework



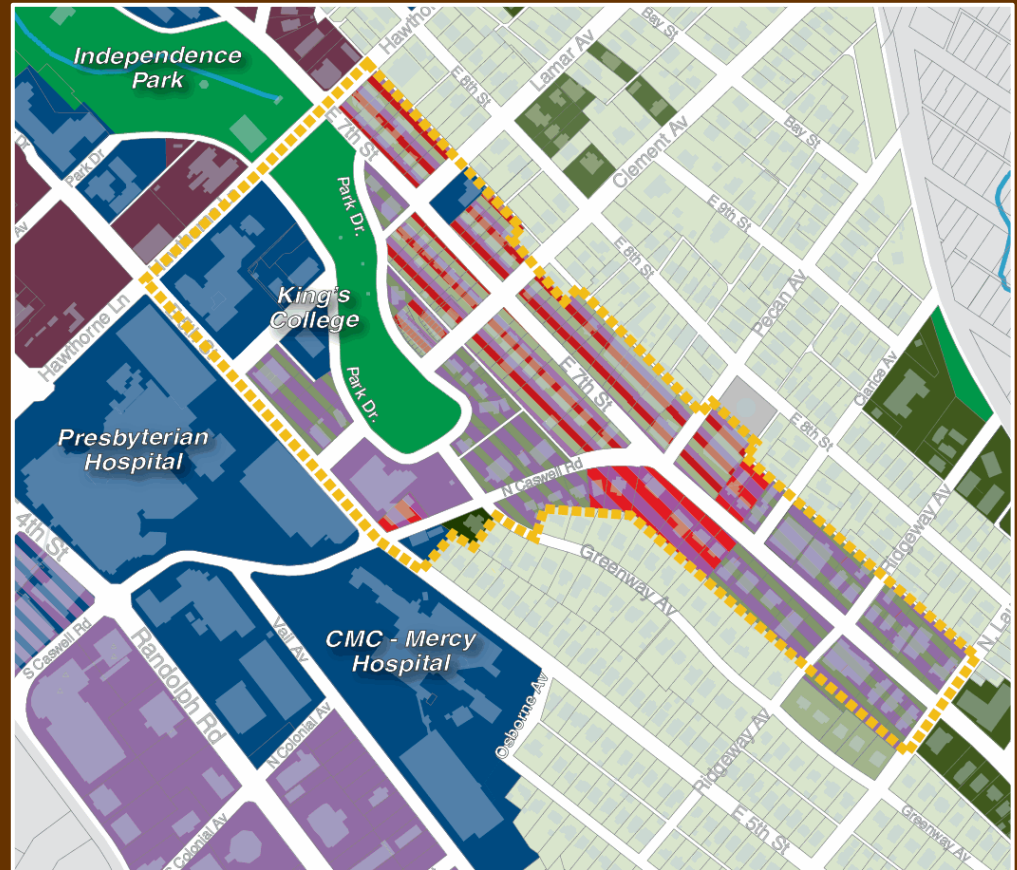
Per Centers, Corridors and Wedges Growth Framework, Established Neighborhoods are existing, primarily low density residential areas within the Growth Corridors.

- Typically single family, but may include some multi-family, commercial, civic and mixed or multi-use.
- Should be **maintained and enhanced**.
- **Should be protected** with a transition from more intense development that adversely impacts the character of the neighborhood.

Proposed PED Overlay District

The Purpose of a PED Overlay Zoning District is to re-establish an urban fabric by promoting a mixture of uses in a pedestrian-oriented setting. It is a key strategy in implementing an adopted Pedscape Plan.

- PED overlays the existing zoning to regulate elements of form and design.
- Land use is regulated by the underlying zoning.
- PED would **require** the desired form of development when parcels redevelop.
- Applying PED zoning is a separate public process that would occur after the adoption of the area plan.

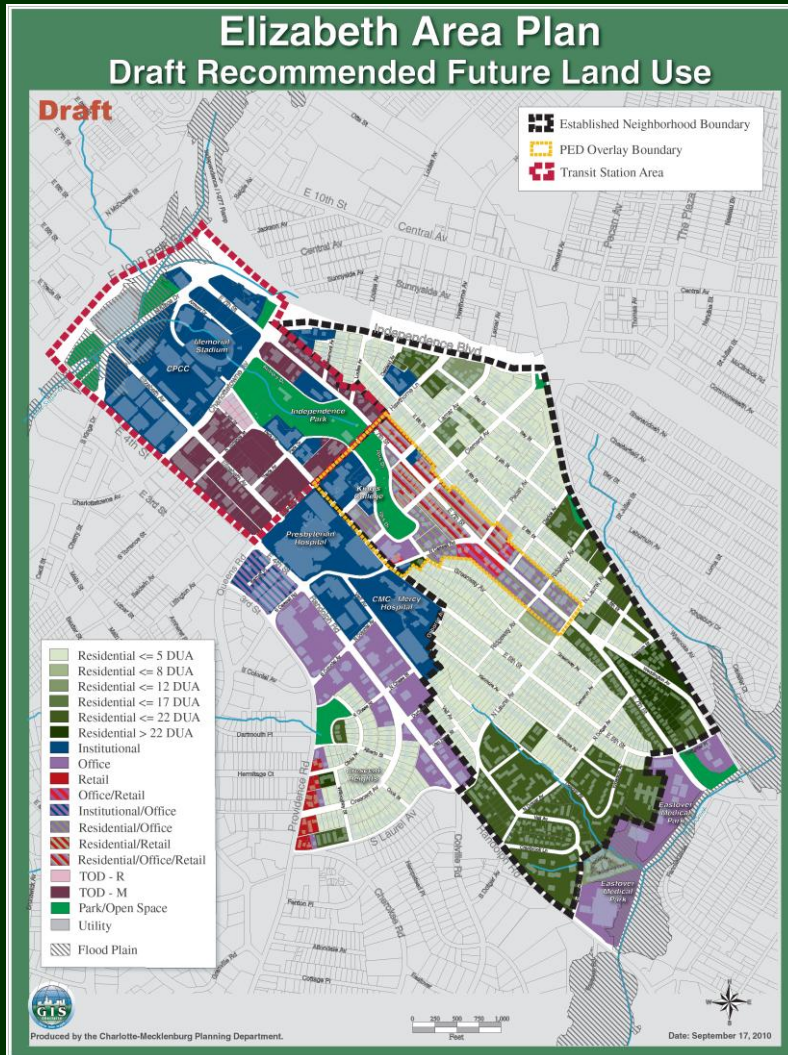


Overall Land Use Concept

- The existing character of the residential areas will be preserved and maintained.
- East Seventh Street will have a greater mix of uses and higher intensity but will maintain a pedestrian scale with limited building heights and sensitivity to adjacent neighborhoods. The central commercial core from Hawthorne Lane to Clarice Avenue will contain a mix of Residential (up to 22 DUA), neighborhood-serving Retail, and Office.
- The Elizabeth Avenue/Charlottetowne Avenue area can accommodate more intensity and a greater mixture of land uses.
- Randolph Road is expected to maintain predominantly office land uses.
- Crescent Heights will maintain its current residential character.



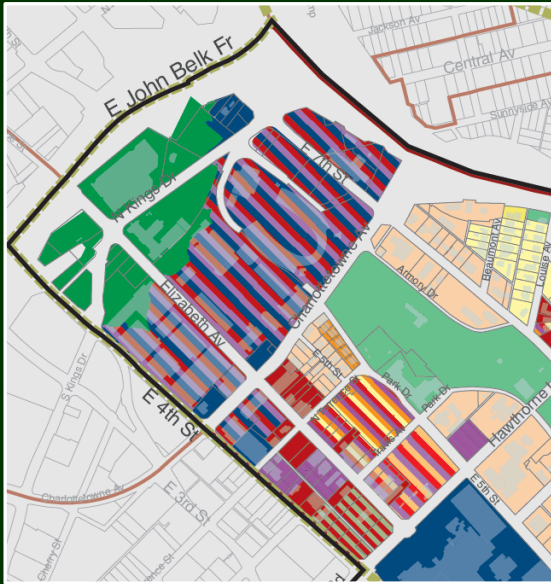
Draft Recommended Future Land Use Map



There are **18 distinct future land uses** recommended for the plan area, including:

- 6 different residential land use districts of varying densities, from 5 DUA to >22 DUA, indicated by differing shades of green.
- Institutional land uses (shown as blue) include hospitals, churches, schools and colleges, and public facilities such as stadiums and recreation centers.
- 5 different mixed-use districts, indicated by alternating stripes. The colors of the stripes correspond to the types of land uses included in the mix.
- 2 types of transit-oriented uses, TOD-M (mixed-use) and TOD-R (primarily residential).
- The plan document will elaborate on the land uses for each area and sometimes for specific parcels or sites.

Future Land Use Memorial Stadium Site



The current Adopted Future Land Use map shows the Memorial Stadium site as a mixed-use of Institutional/ Office/Retail, reflecting the existing MUDD zoning.



The CAG has indicated their land use preference for the Memorial Stadium site as Park and Open Space.



The latest Planning Department's draft land use map shows the Memorial Stadium site as Institutional on the map and would include text stating:

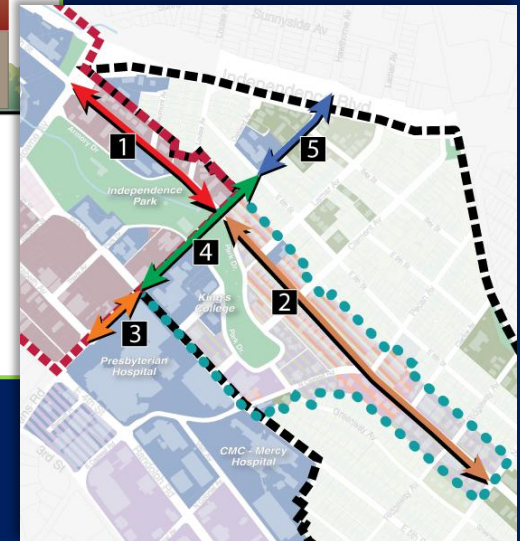
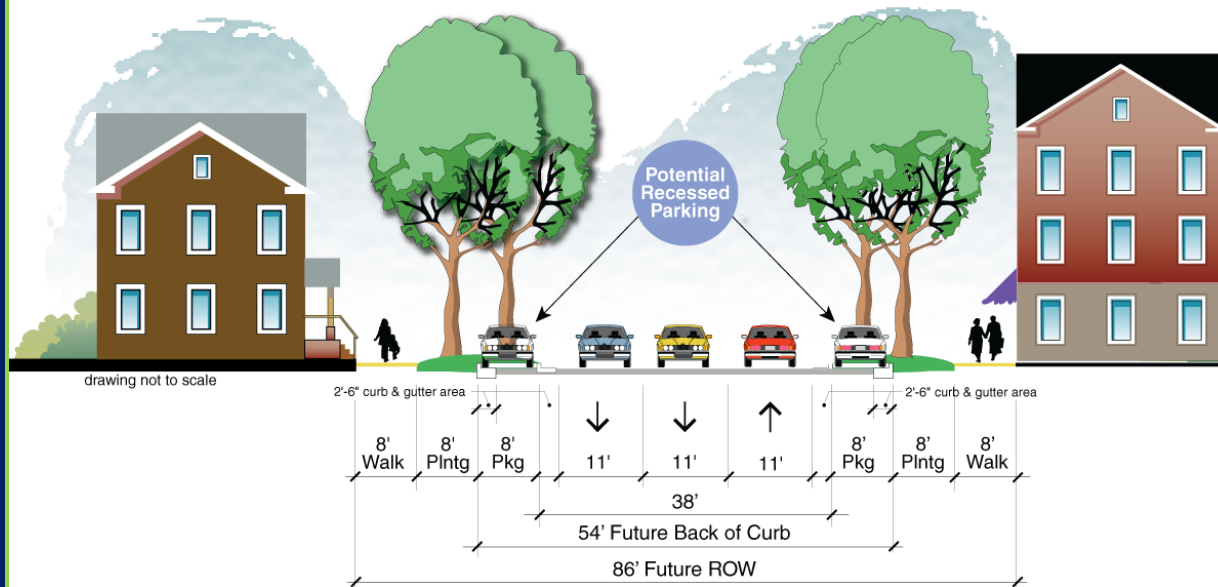
“Preserving and maintaining American Legion Memorial Stadium for use as a sports stadium, or in the event the condition of this facility deteriorates to a point where it is no longer viable, replacing it with a similar facility or other public recreational use.”

Draft Recommended Street Cross-Sections

1 East Seventh Street (Charlottetowne Avenue to Hawthorne Lane)

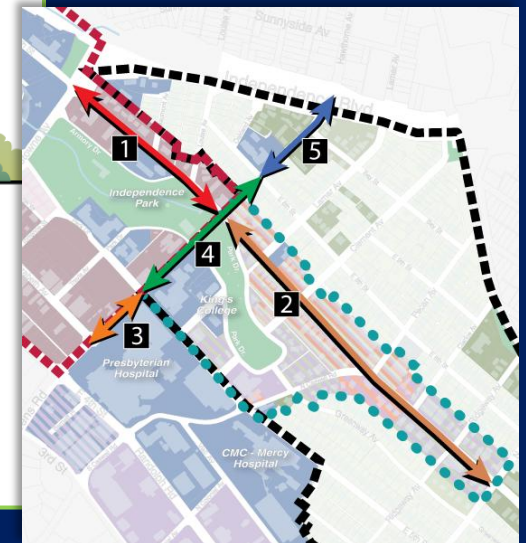
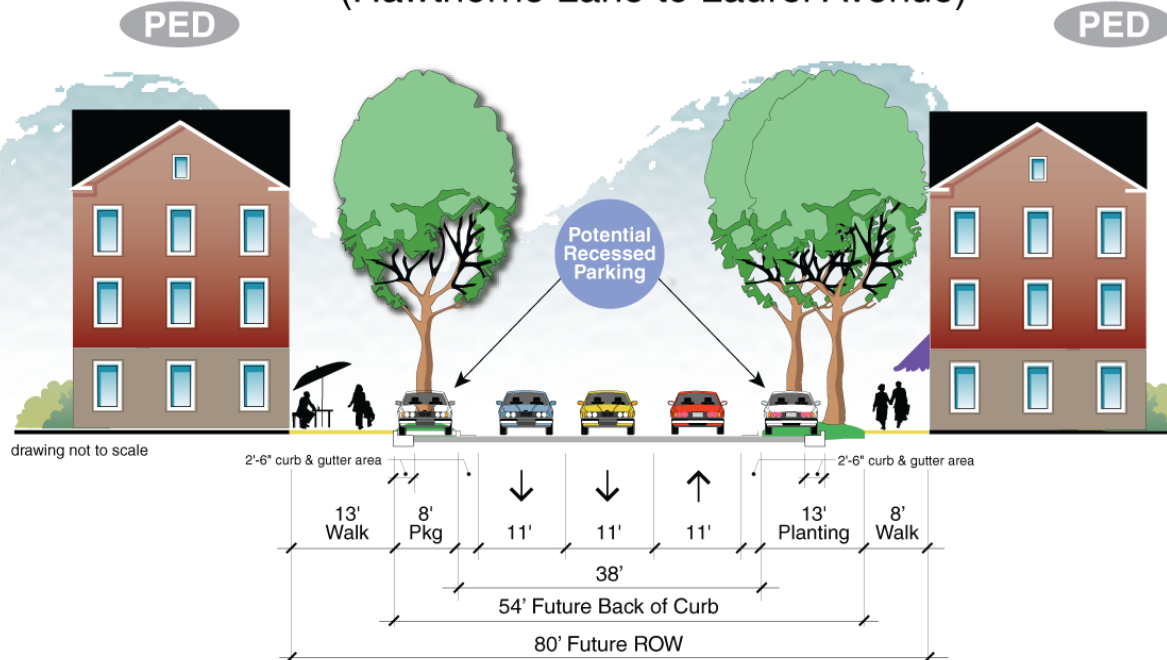
TOD

TOD



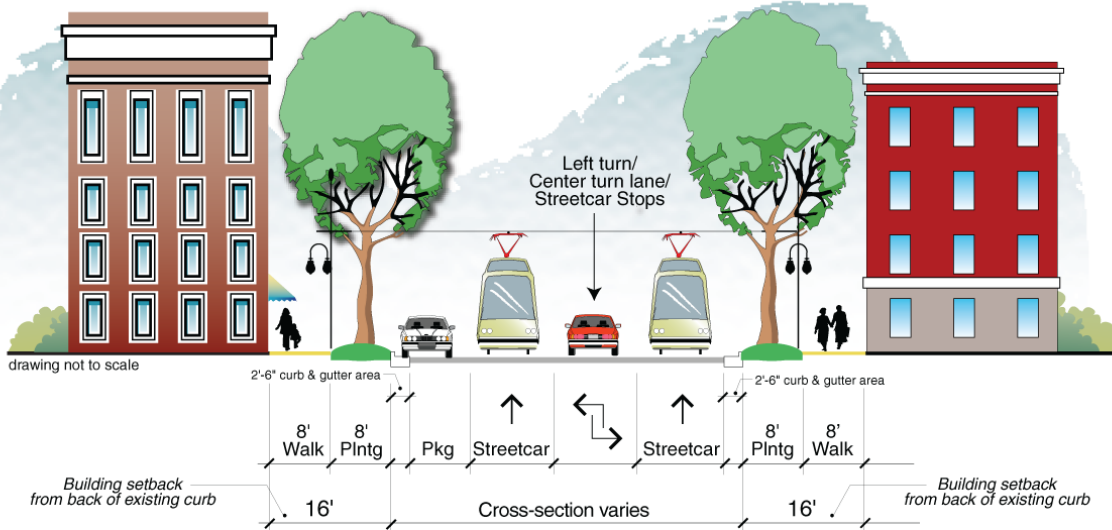
Draft Recommended Street Cross-Sections

2 East Seventh Street (Hawthorne Lane to Laurel Avenue)



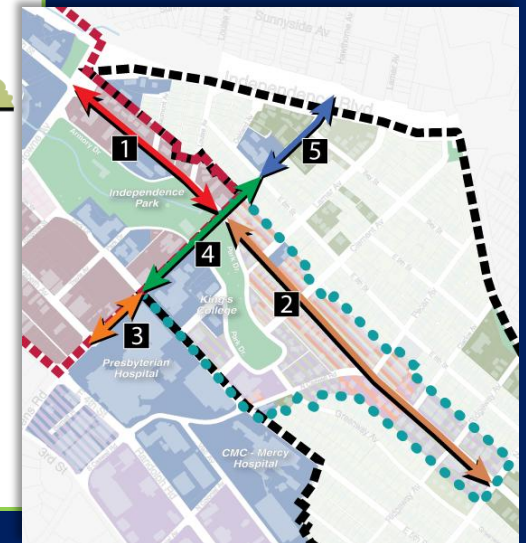
Draft Recommended Street Cross-Sections

3 Hawthorne Lane (Elizabeth Avenue to Fifth Street)



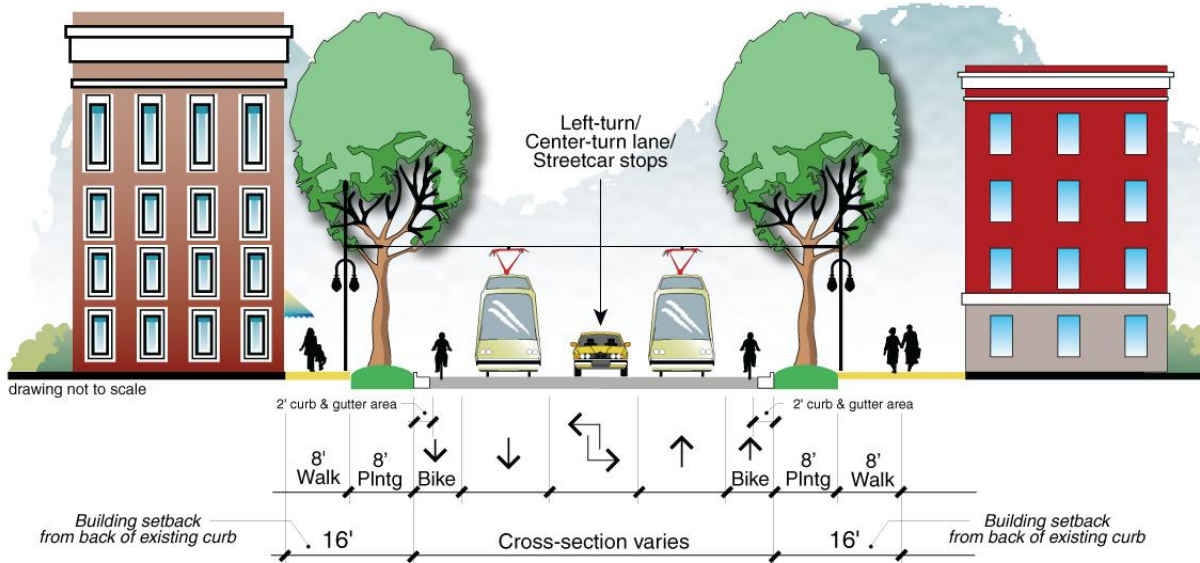
NOTE: no Bike Lane

- * Pedestrian refuge islands should be located mid-block when additional width is available.
- * The proposed streetcar project may recommend street cross-sections from the existing curb to curb with varying dimensions. Proposed dimensions behind the curb remain the same.
- * The proposed streetcar will share a travel lane with other vehicles.

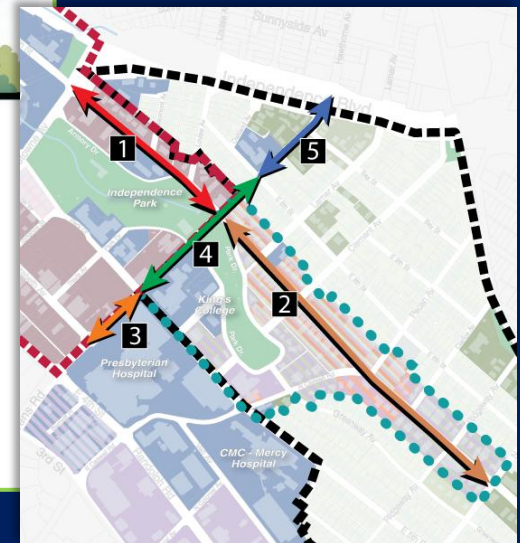


Draft Recommended Street Cross-Sections

4 Hawthorne Lane (Fifth Street to Eight Street)

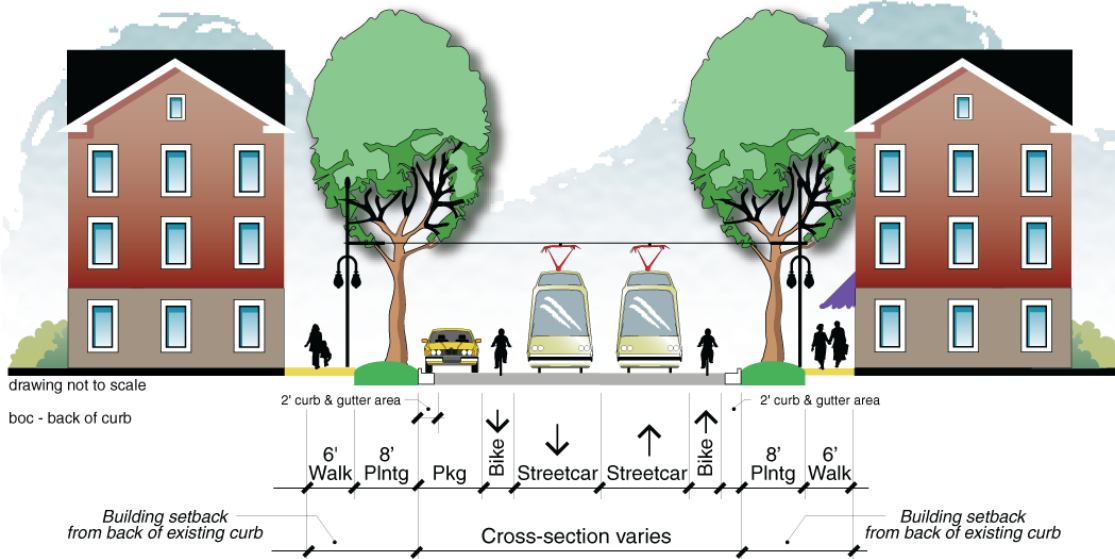


- * Pedestrian refuge islands should be located mid-block when additional width is available.
- * The proposed streetcar will share a travel lane with other vehicles.

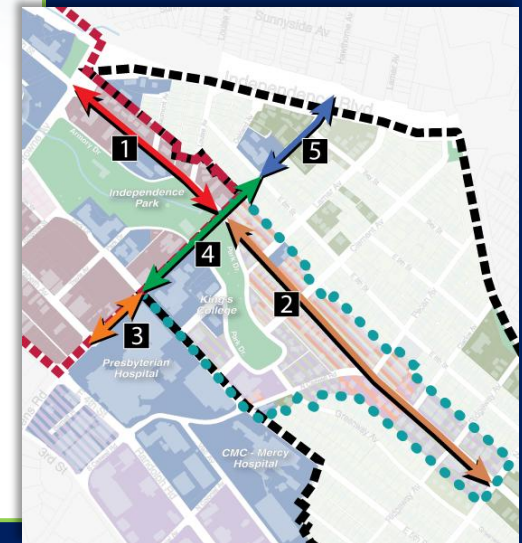


Draft Recommended Street Cross-Sections

5 Hawthorne Lane (Eight Street to Independence Boulevard)



- * Pedestrian refuge islands should be located mid-block when additional width is available.
- * The proposed streetcar project may recommend street cross-sections from the existing curb to curb with varying dimensions. Proposed dimensions behind the curb remain the same.
- * The proposed streetcar will share a travel lane with other vehicles.



Informational Lunch Meeting On Transportation



Date: Wednesday, October 27, 2010

Time: Noon to 1:00 p.m.

Place: CMGC – Planning Department
(8th Floor) Innovation Station
Conference Room

BYOL: Feel free to bring your own
lunch. The Showmar's on the
ground floor can provide lunch
"to go".

CDOT staff will review the various road conversion scenarios considered for East Seventh Street and how they were evaluated. The results of the analysis and conclusions will be discussed and explained. Next steps and what can be done to enhance pedestrian safety and comfort will be outlined.

- **Planning staff will continue to develop sections of the draft Area Plan and make them available to the CAG for review and feedback.**
- **A revised CAG draft Area Plan document will be prepared and sent to the group, along with a compilation of all comments received throughout the review process.**
- **The CAG will have an opportunity to provide additional comments on this version of the draft plan.**
- **After the CAG review and comment period, a draft Area Plan with revisions is presented at a public meeting and made available on line.**
- **This draft Area Plan moves forward through the plan adoption process.**



CITY OF CHARLOTTE

Questions and Comments?

