

Meeting Topics

- Review of feedback received at October 20 CAG meeting and provide staff response
 - Neighborhood Boundaries
 - Centers, Corridors, and Wedges/ Growth Corridor Sub-areas
 - Changes to the draft Future Land Use map
 - Implementation: Information on Pedestrian Overlay District (PED) zoning
- Discussion of next steps



Elizabeth Area Plan Citizen Advisory Group
Meeting No. 11
November 17, 2010
5:30 – 7:30 p.m.
Room CH-14, Charlotte-Mecklenburg Government Center
600 East Fourth Street, Charlotte, NC 28202

Agenda

Meeting Purpose: Respond to group feedback from October 20 meeting.

Expected Outcomes: Define next steps in process.

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|--|------------|
| 1. Welcome/Housekeeping items | 10 minutes |
| 2. Review feedback received at October 20 CAG meeting: <ul style="list-style-type: none">• "Sub-Area" Boundaries• Land Use Map Changes• Implementation information - PED Zoning District | 80 minutes |
| 3. Questions and Comments | 20 minutes |
| 4. Next Steps | 10 minutes |

Charlotte-Mecklenburg Planning Department
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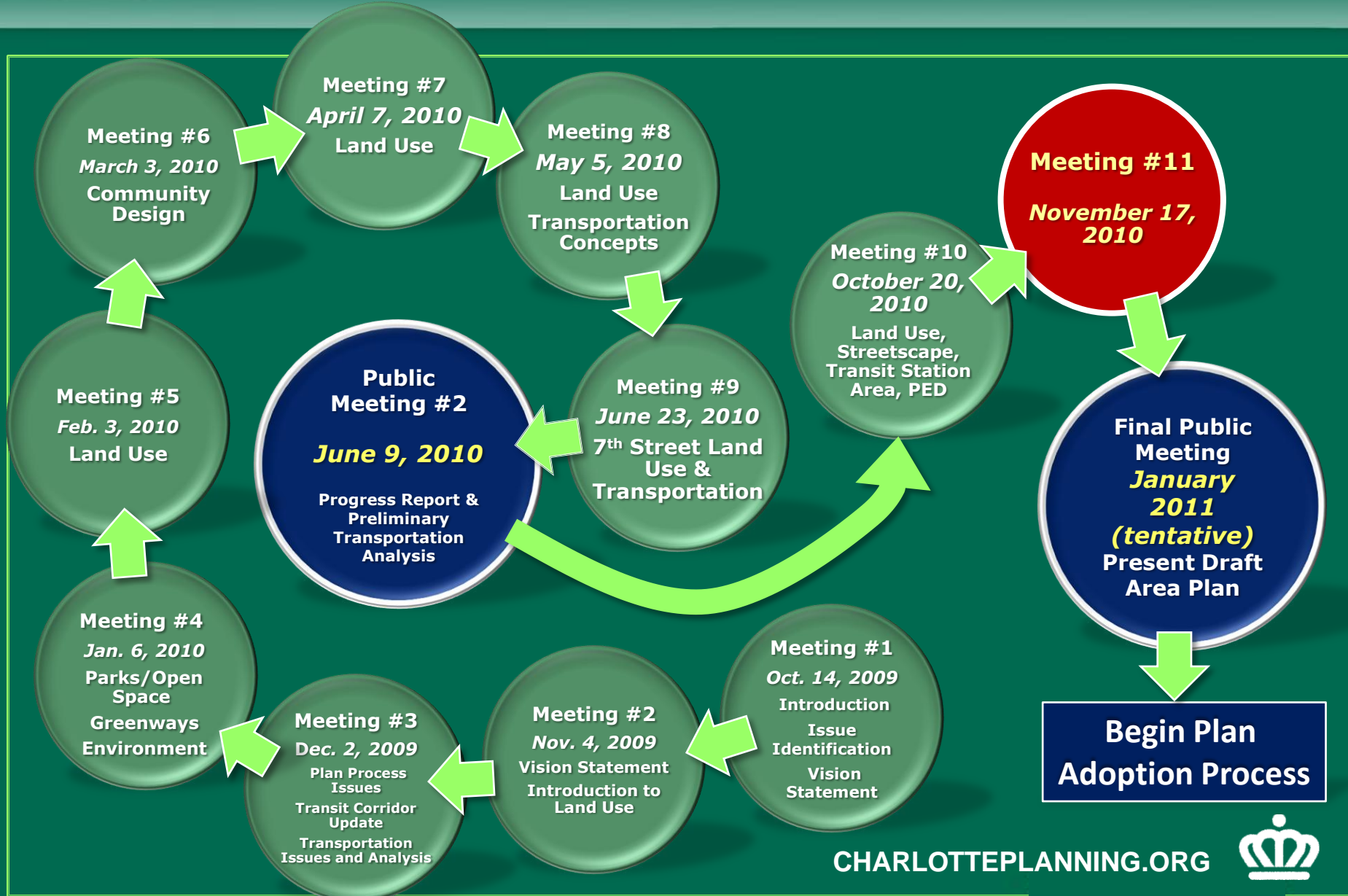
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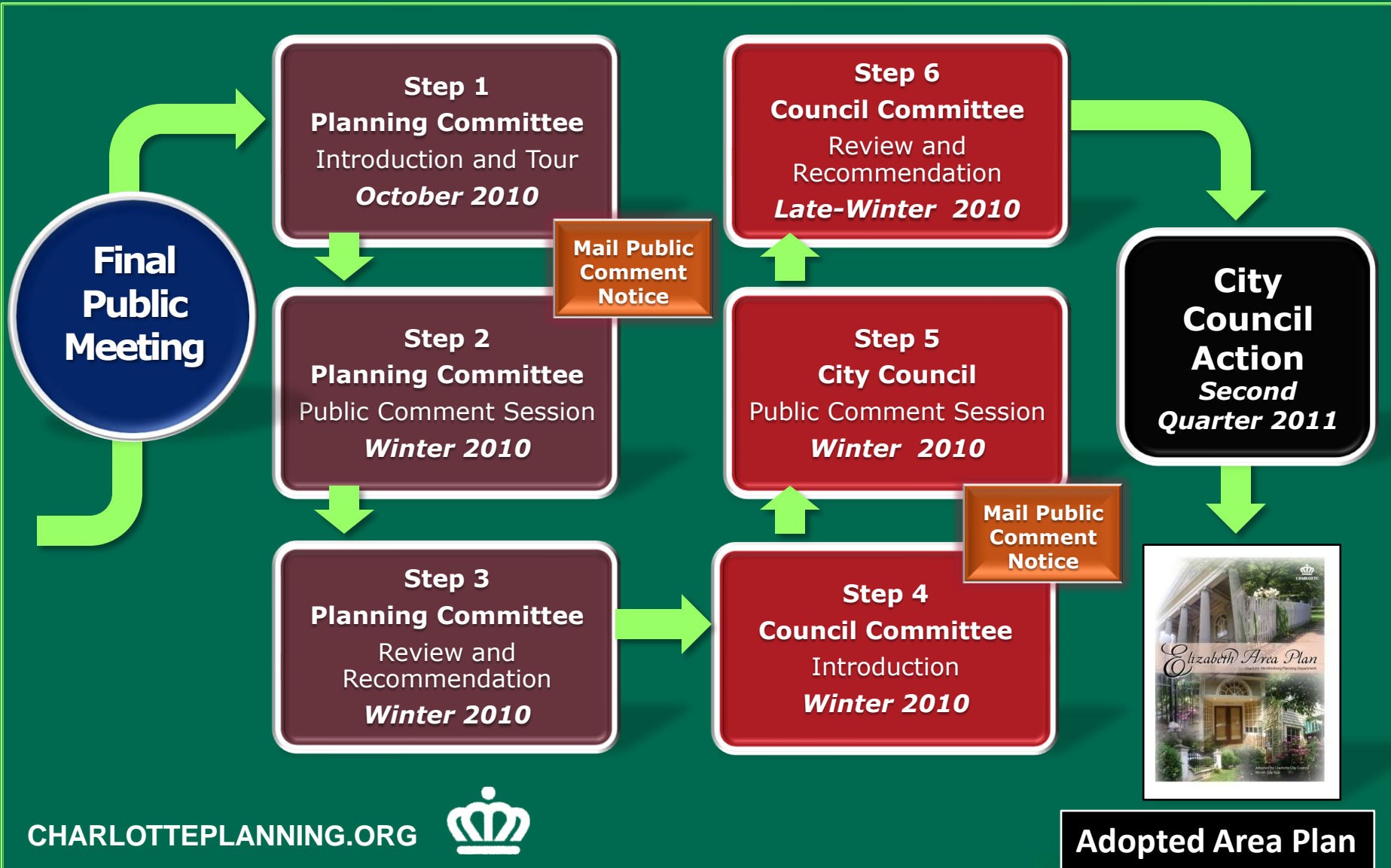
Citizen Advisory Group Meeting Schedule



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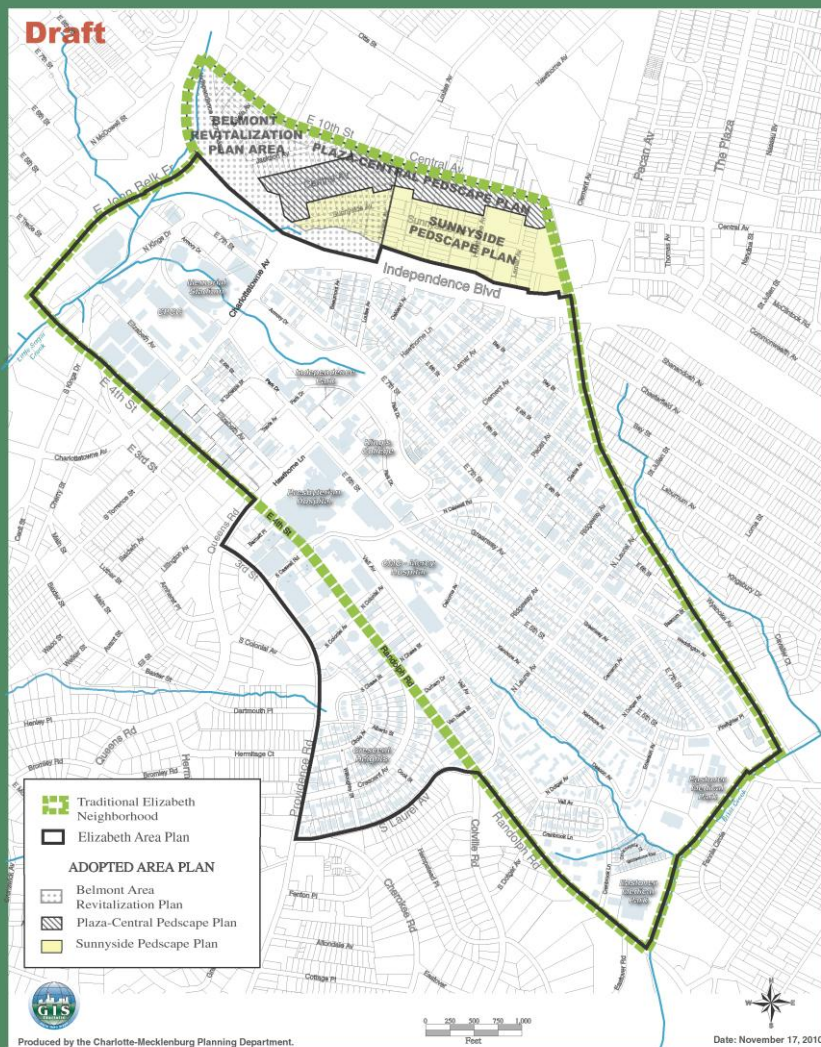


Area Plan Adoption Process Draft Schedule



Neighborhood Boundary

Elizabeth Area Plan



- The Traditional Elizabeth Neighborhood Boundary will be shown on all maps in the plan.
- The Traditional Elizabeth Neighborhood and the Elizabeth Area Plan boundaries have not changed.
- The plan will also include a map that shows the adopted plans covering the portion of the neighborhood north of Independence.

Sub-areas of Growth Corridor

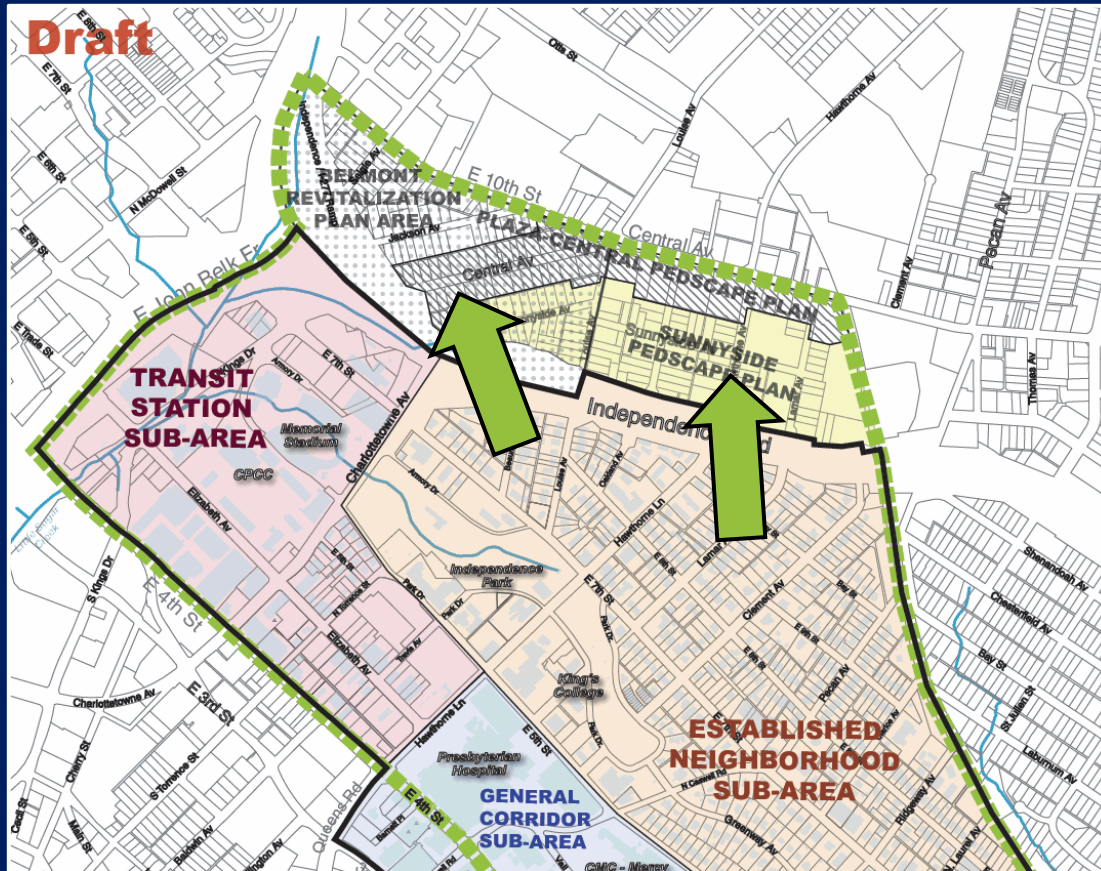
Elizabeth Area Plan



- How are these sub-areas used in area plans?
- What is meant by the Established Neighborhood sub-area and how will it be explained in the text?
- Revised boundary for Transit Station Area

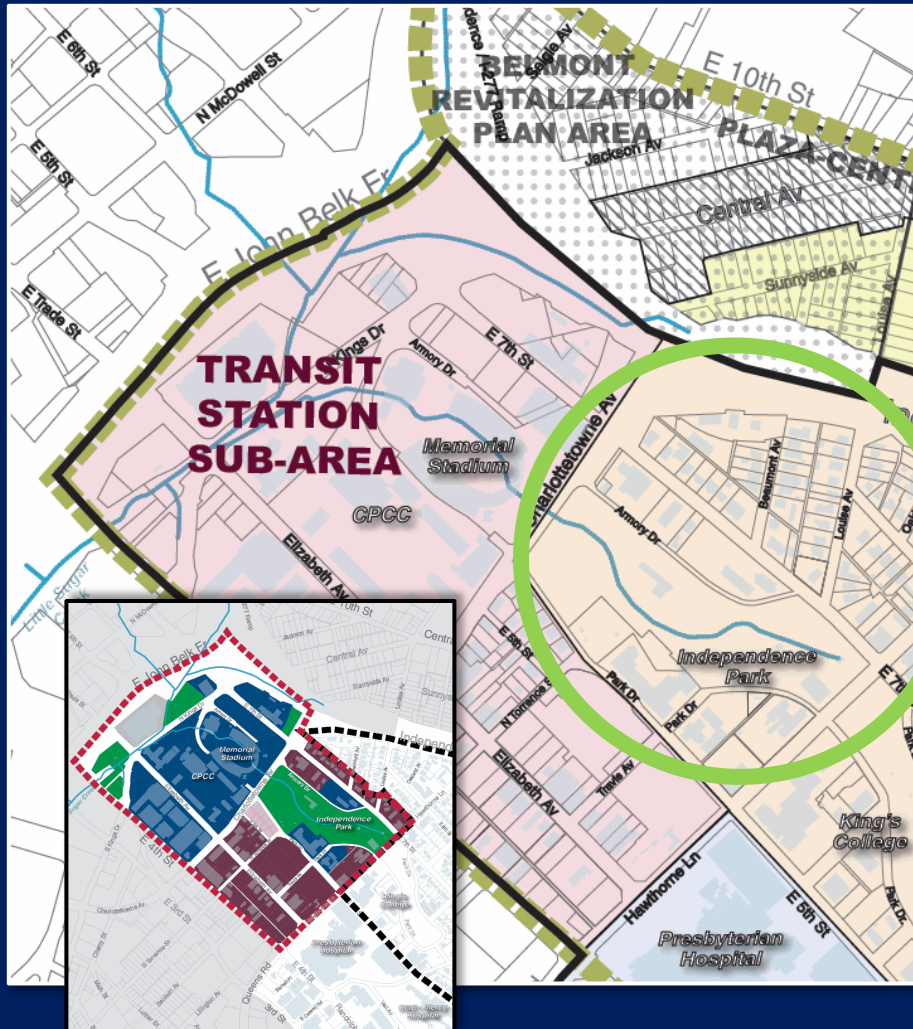


Sub-Areas of Growth Corridors



- Established Neighborhood Sub-Area boundary will be expanded across Independence Boulevard into the Sunnyside/Central Avenue area.

Transit Station Sub-Area



Previous Station Area

- Independence Park between Charlottetowne Avenue and Hawthorne Lane has been moved from the Transit Station Sub-Area to the Established Neighborhood Sub-Area.
- The parcels fronting onto East Seventh Street between Charlottetowne Avenue and Hawthorne Lane have been moved from the Transit Station Sub-Area to the Established Neighborhood Sub-Area.

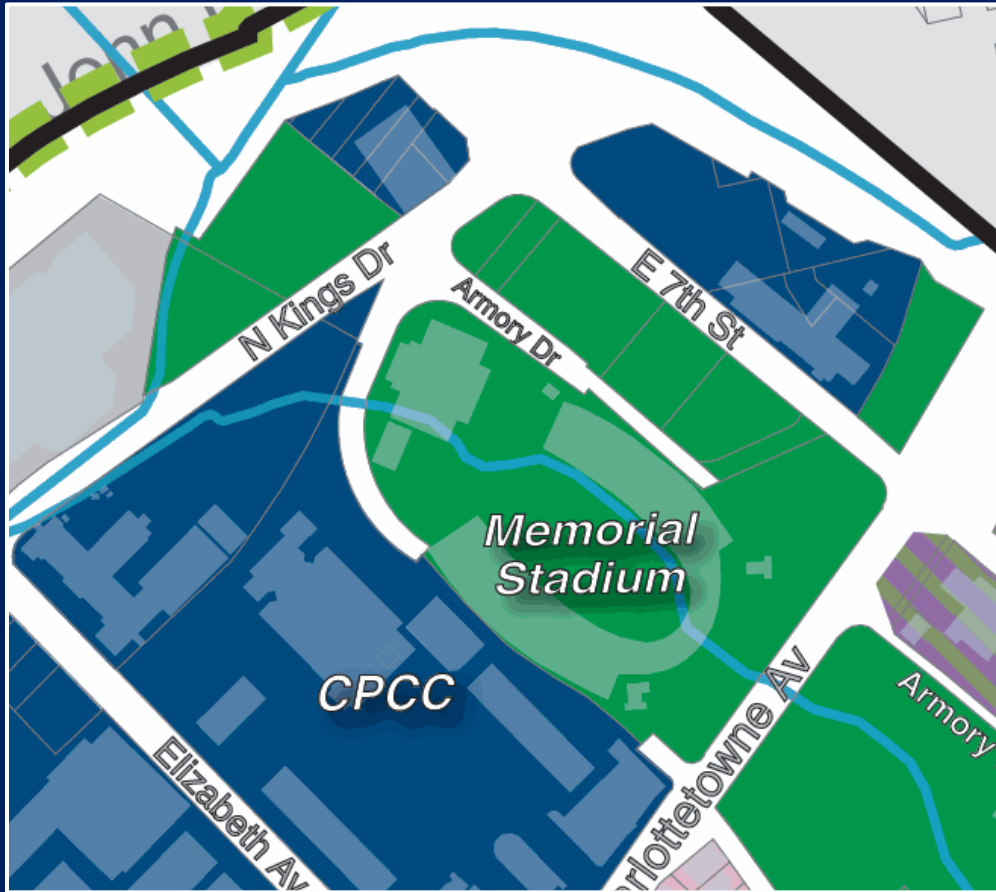


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Questions or Comments?

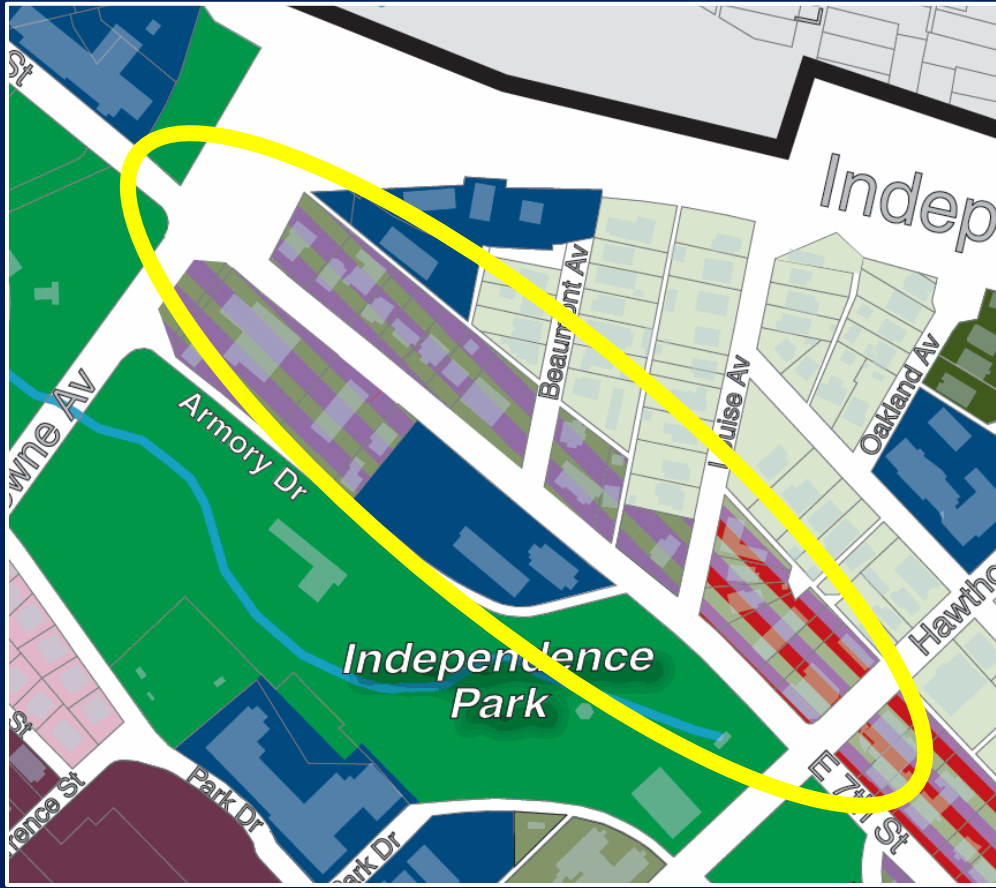


Memorial Stadium Recommended Land Use



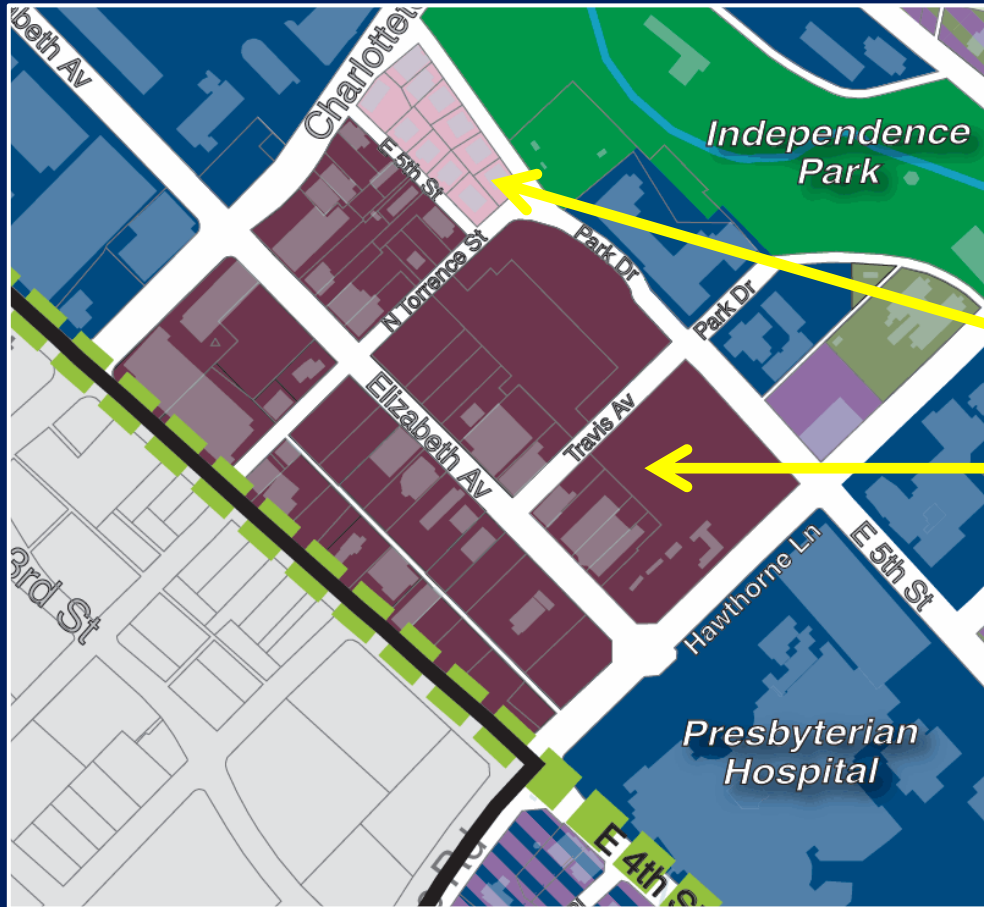
- The Memorial Stadium/ Grady Cole Center site will be shown as Park and Open Space.
- Text in the plan will discuss existing zoning (MUDD-O) and development allowed under this zoning.

East Seventh Street Recommended Land Use



- The parcels fronting East Seventh Street between Hawthorne Lane and Charlottetowne Avenue were previously recommended as Transit Oriented land use. This area has been removed from the proposed Transit Station Sub-Area. The recommended land uses for these parcels change to mixed use.
- The land use recommendation between Charlottetowne and Louise Avenues is Residential/Office (up to 22 DUA).
- The recommendation between Louise Avenue and Hawthorne Lane is Residential/Office/Retail (up to 22 DUA).

Transit Oriented Recommended Land Use



- The area bounded by Charlottetowne Avenue, Park Drive, Hawthorne Lane, and East Fourth Street continues to be recommended for Transit Oriented land use. These parcels remain within the proposed Transit Station Sub-Area.
- This area is recommended as Transit Oriented – Residential.
- This area is recommended as Transit Oriented – Mixed Use.
- These are only future **land use recommendations**. This plan does not rezone these areas to TOD, but it does encourage adherence to transit station area principles, which are outlined on the next slide.

Transit Station Area Principles

Land Use

- Encourage a mixture of residential, office, service-oriented retail and civic uses
- Disallow automobile-dependent uses, such as automobile sales lots, car washes, and drive-thru windows.
- Preserve existing stable neighborhoods.

Community Design

- Orient buildings to front on public streets
- Minimized setbacks and locate parking to the rear
- Screen unsightly elements, such as dumpsters, loading docks, service entrances and outdoor storage
- Include active uses on the ground floor of parking structures.
- Design open spaces to be centers of activity that include items such as benches, fountains, and public art.

Mobility

- Create a multi-modal environment that emphasizes pedestrians, bicyclists and vehicles.
- Design the pedestrian system to be accessible, safe and attractive, by using planting strips, street trees, onstreet parking and bicycle lanes.
- Minimize surface parking and encourage shared parking facilities.



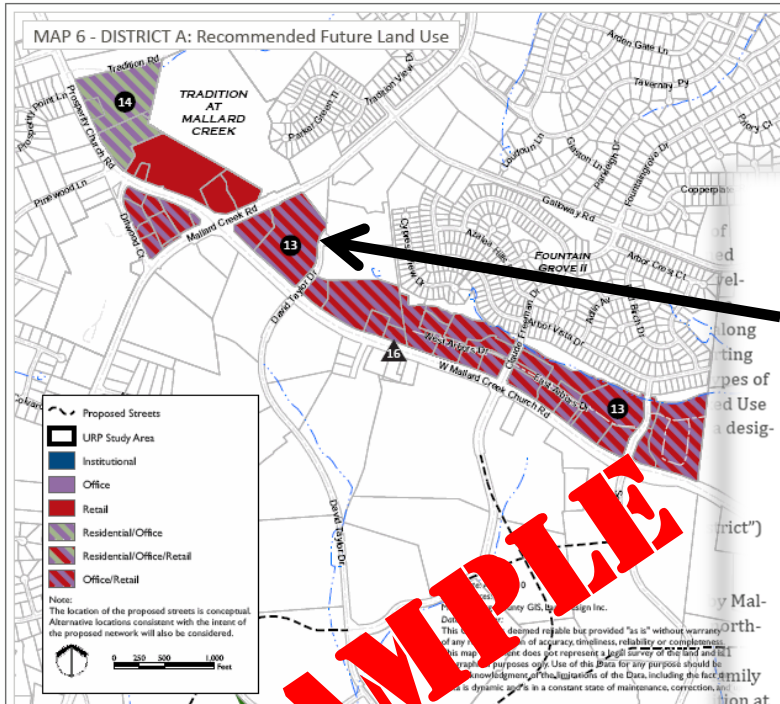
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Questions or Comments?





Land Use Policies To Be Indicated in Plan Document



Any missing gaps in sidewalks should be filled in as development occurs exclusively along the bound lanes. Existing use lanes should also be widened to street within the area.

Activity Center - District A
Employment District ("Enterprise District") Refer to Map 7.

Description

District A is bounded by Mallard Creek Church Road, Claude Freeman Drive, Governor Hunt Boulevard, and Mallard Creek Road. District 'B' is approximately 263 acres.

Context
Current land uses within District 'B' are predominantly office uses accommodated in multi-tenant, Class A and large corporate office space. The majority of the office buildings have a consistent

footprint and architectural treatment. Current vacancies in these buildings present an opportunity to expand the number and types of tenants in the area, thereby meeting any current or future demand for office space in the area.

Intent
This area is intended to remain a predominantly office district. As market conditions create more demand for multi-tenant office space, this area

interstate-85 and a primary entrance into the URP.

Land Use Policies

(Policy 15 applies throughout District B, therefore is not illustrated on Map 6.)

13. Maintain convenience retail, office, and other mixed uses that comprise this area. Additional small scale office uses should not exceed four stories. Retail should be limited to what already exists or has been approved.

14. Transition to residential and office mixed use to the western edge of the area. This introduction of residential at a density of up to 22 DUA will allow for a multi-family extension of the existing Tradition at Mallard Creek community and will offer a transition in density to the single family developments further down Prosperity Church Road.

15. Include District 'A' in the Activity Center instead of the Wedge. The Centers, Corridors, and Wedges Growth Framework should be modified to include District 'A' in the Activity Center within which the URP lies.

Supporting Street Network

In addition to the land use recommendations shown on the map, specific guidance developed through the area plan process will be called out in the plan text.

This example is from the recently-adopted University Research Park Area Plan. The plan area is divided into smaller pieces in order to more clearly illustrate specific land use policies, which are keyed to a map with numbers that correspond to parcels or groups of parcels.

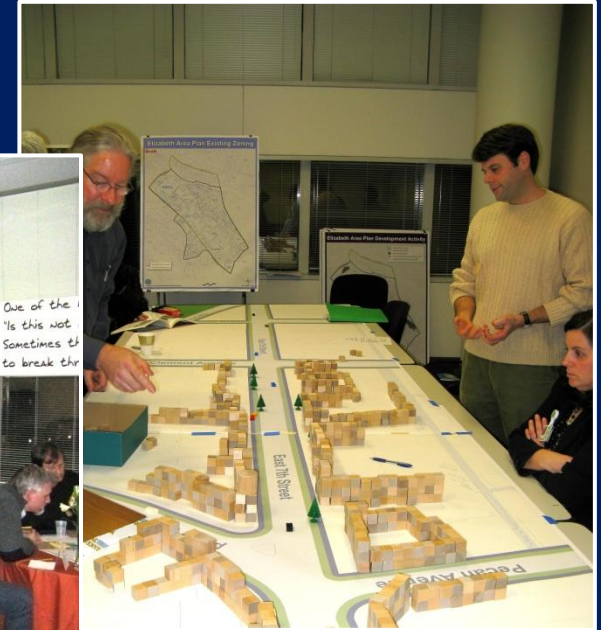
Land Use and Community Design Policies



*September 22, 2009
Plan Kick-Off Meeting*



*February 3, 2010
CAG Land Use Meeting*



*March 3, 2010
CAG Community
Design Meeting*

The input on land use and community design from public meetings as well as the previous ten CAG meetings will be reflected in the plan document.

The Elizabeth Area Plan can include a recommendation of PED as an **implementation tool** to achieve the desired streetscape and form of development for East Seventh Street, **but only if the neighborhood wants to pursue it**. The adoption of the area plan will not create a PED zoning district.

The implementation of PED zoning is a *separate effort* from the area plan, and must be approved by City Council through a public process - the rezoning process.

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.

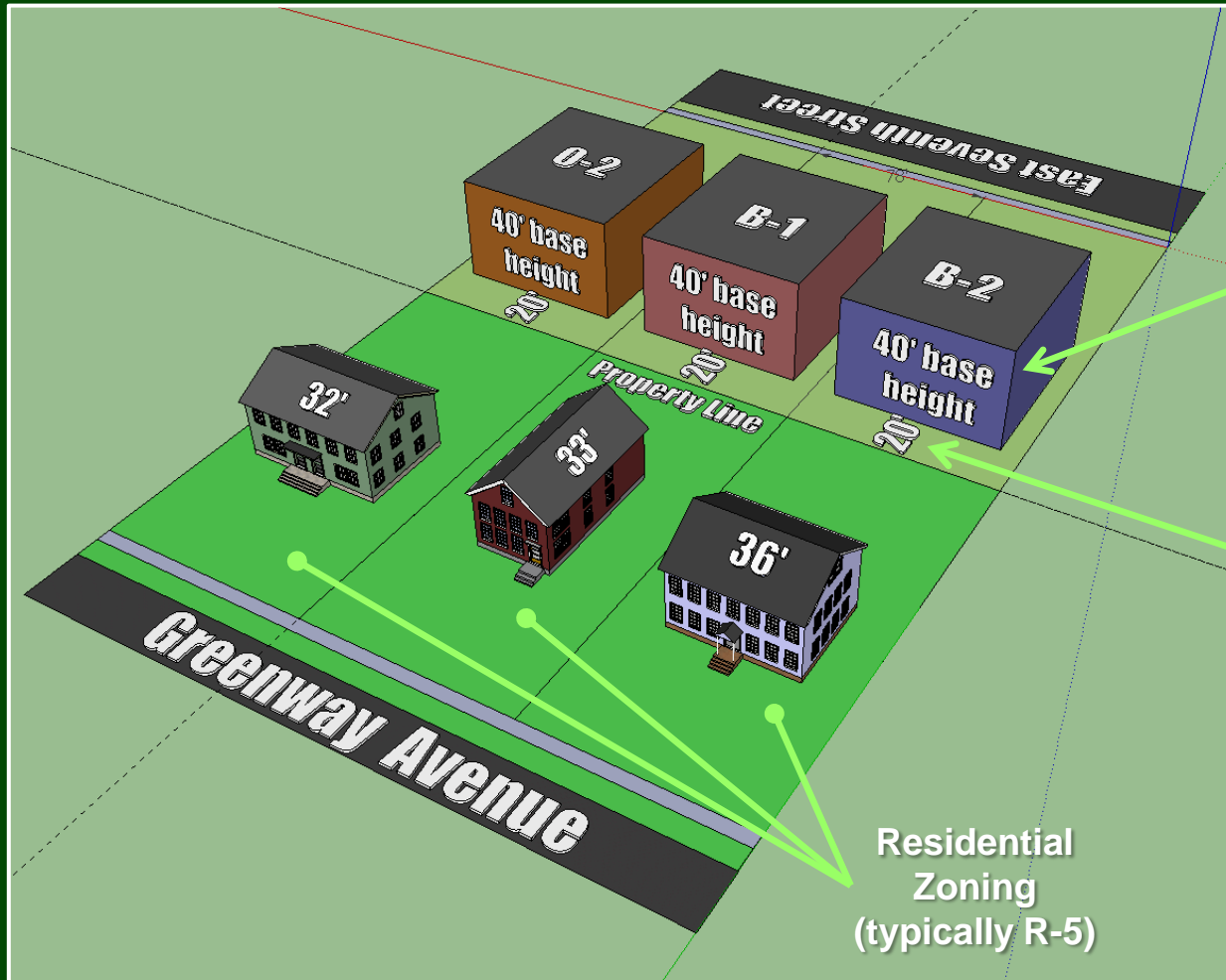
- PED overlays the existing zoning to **regulate elements of form and design**.
- There are **specific site and building design standards** that address , for example, street walls, building entrances, screening parking and dumpsters, landscape buffers, and street trees)
- Building setbacks are measured from the back of curb, not the roadway right-of-way line, so **the adopted street cross-sections in the area plan will determine the form of streetscape** (planting strip and sidewalk widths). The transitional setback does not apply.
- Streetscape cross-sections can be **block-specific**.
- PED **requires** the desired form of development **when parcels redevelop**.
- Vehicle-oriented development (drive-through windows, auto sales, etc.) is discouraged or disallowed.
- Existing character is retained by encouraging the **re-use of existing buildings**.
- **Building heights are controlled** next to residential areas with 1:10 height plane restrictions.

Limitations of PED

- PED zoning **does not automatically result in the construction of new sidewalks** and planting strips. It takes time to realize the desired form of streetscape because it occurs as parcels redevelop.
- No CD (conditional) plan unless owner requests Optional, meaning there is **not an automatic public review process**. However, City staff reviews each project to assure compliance with PED requirements.

Building Heights Scenarios

Conventional Zoning (e.g. O-2, B-1, B-2)



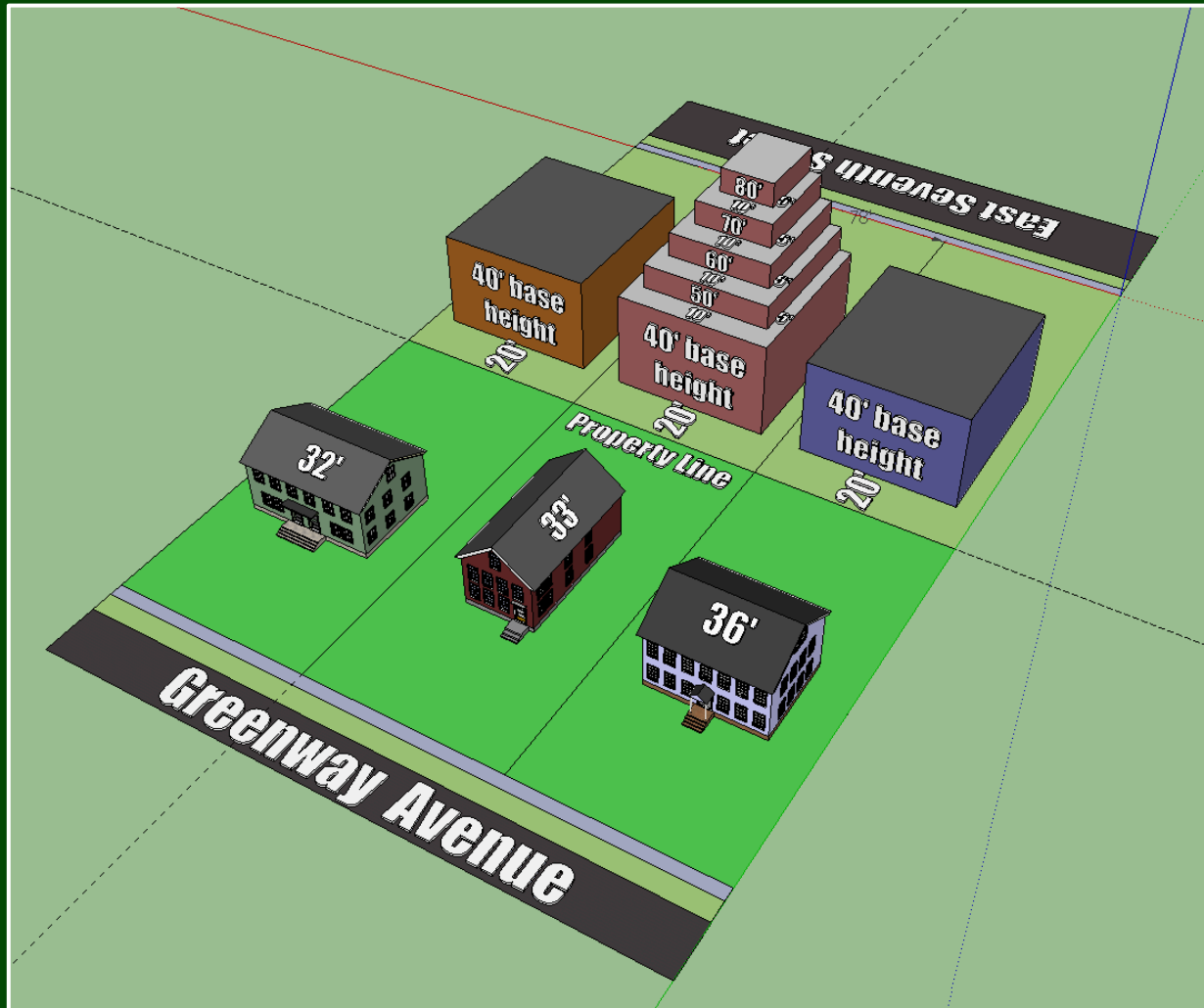
The base height in conventional zoning like Office (O-1 and O-2) or Business (B-1 or B-2) is 40 feet.

The minimum rear yard setback is 20 feet.

This sketch is hypothetical and for illustrative purposes only.

Building Heights Scenarios

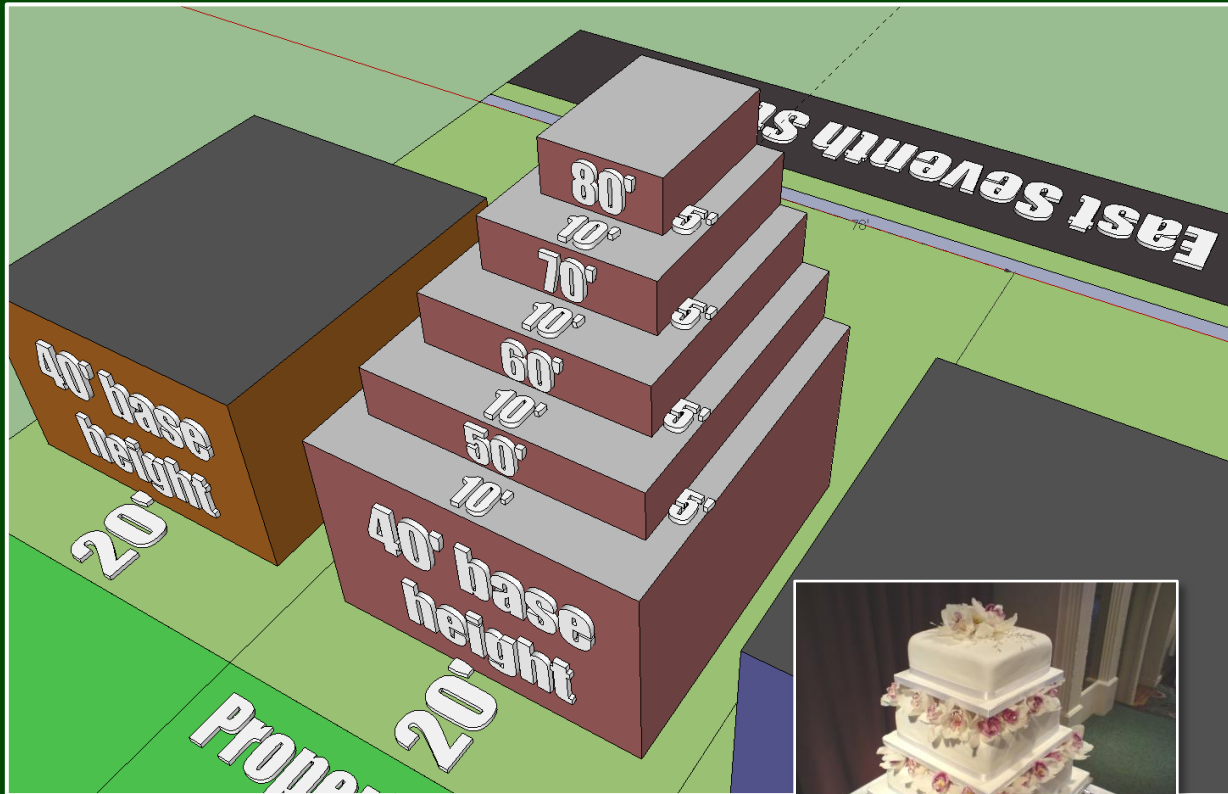
Conventional Zoning (e.g. O-2, B-1, B-2)



- Office or Business zoning allows a building's height to increase by one foot for every foot of additional distance from residential property lines, and two feet for every foot of additional side yard.
- This is often called the "wedding cake" effect.

Building Heights Scenarios

Conventional Zoning (e.g. O-2, B-1, B-2)



This sketch is hypothetical and for illustrative purposes only.

- This is an example of how a building's allowable height could increase **under conventional zoning**, much like the tiers of a wedding cake, growing 10 feet taller for every 10 feet further away it gets from residential property lines.
- The side yard must increase by 5 feet for every additional 10 feet in height.

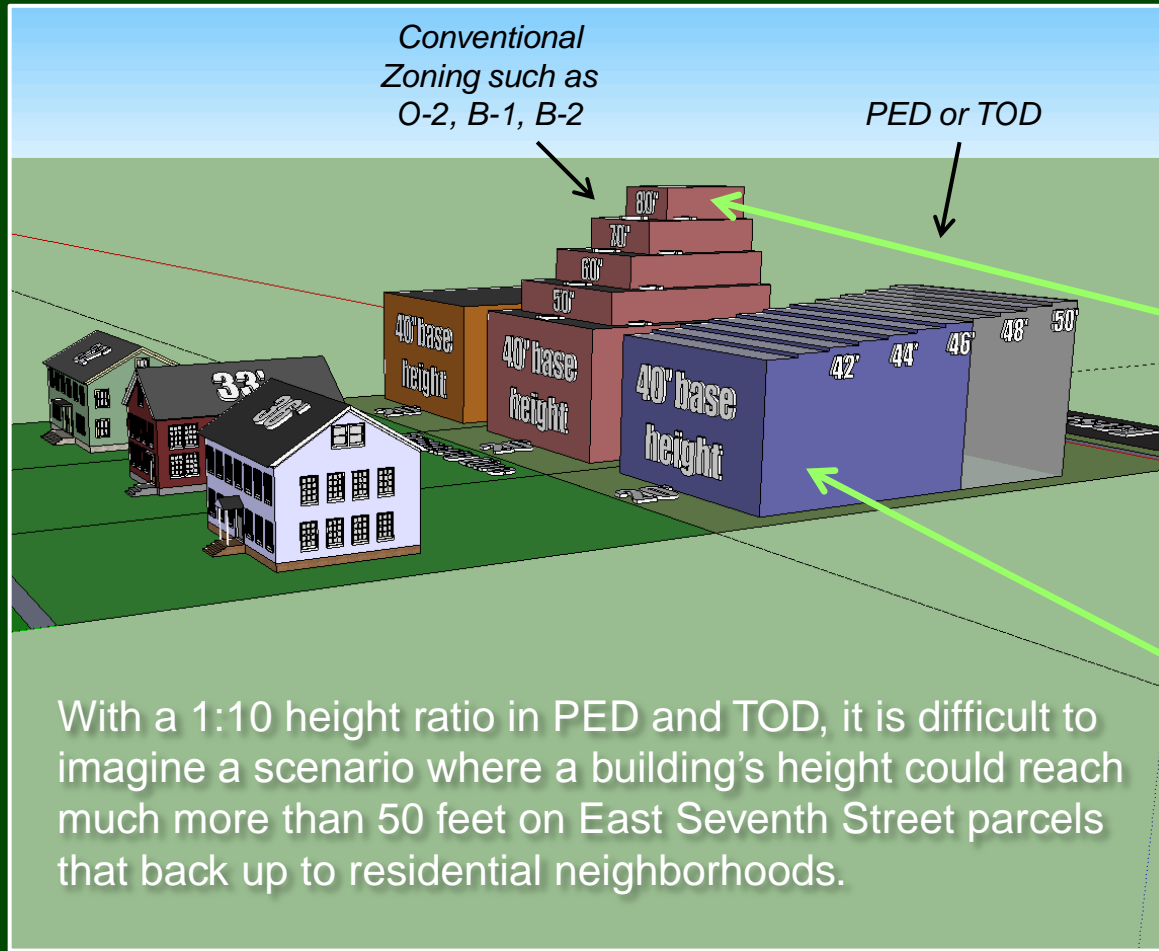
Building Heights Scenarios Comparison



PED Overlay zoning (and also TOD zoning) restricts allowable building heights to one foot of additional building height for every **10** feet of additional distance between the building and the nearest residential zoning line, as demonstrated by the blue building.

This sketch is hypothetical and for illustrative purposes only.

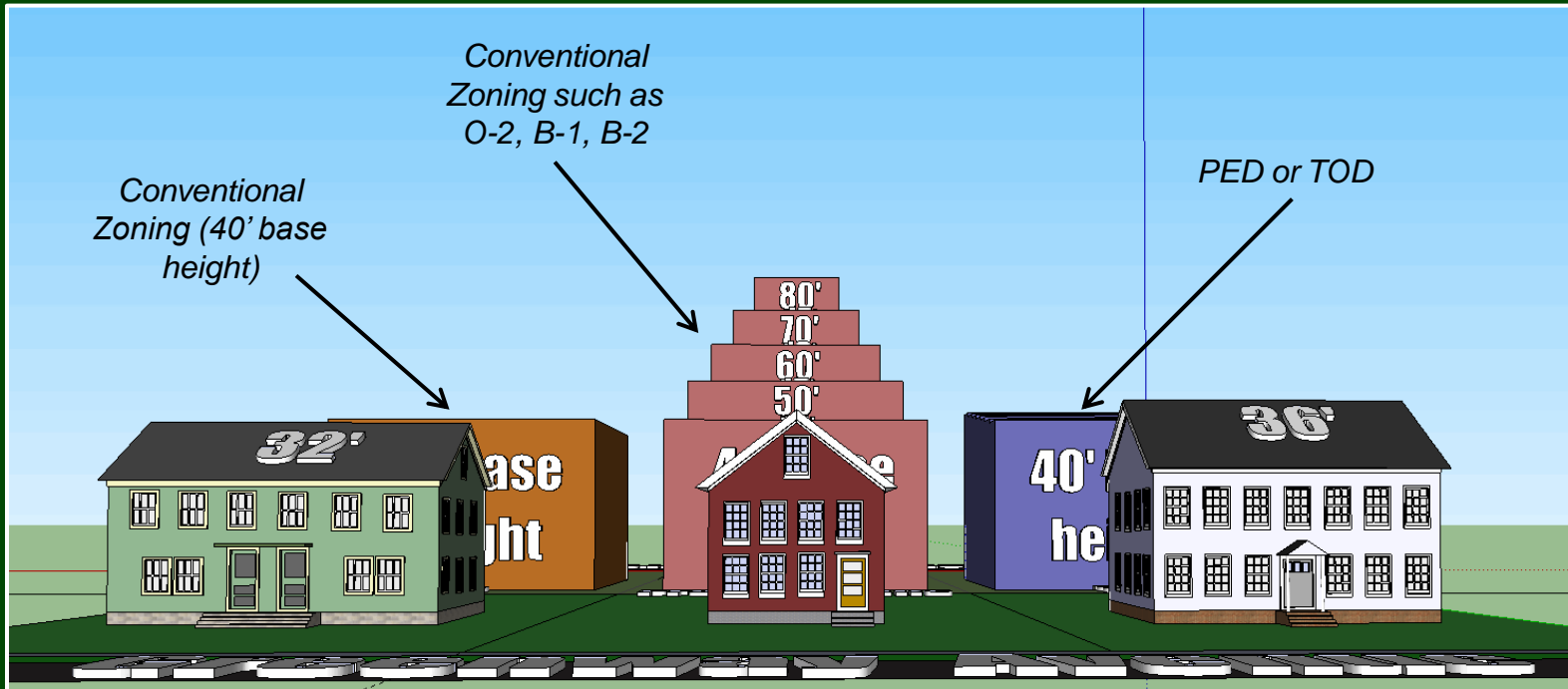
Building Heights Scenarios Comparison



- All three non-residential buildings in this sketch are 62' wide and 70' long.
- The middle building could hypothetically reach 80 feet or more in height under conventional zoning.
- The blue building, with its 1:10 height plane restriction, could only reach a height of 46 feet, assuming the same location and building footprint.

This sketch is hypothetical and for illustrative purposes only.

Building Heights Scenarios



This hypothetical view from Greenway Avenue toward East Seventh Street shows:

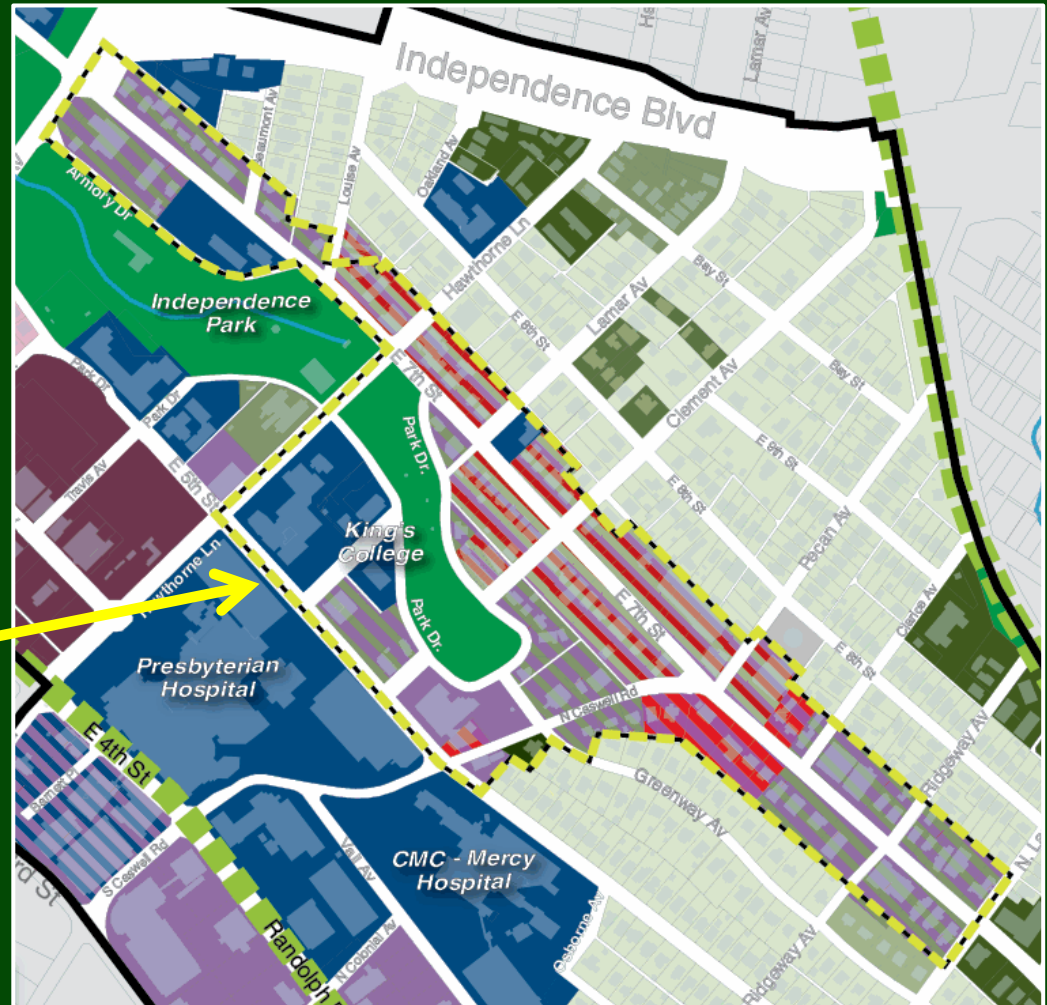
- 40' base height for a conventionally-zoned building (left)
- 80' building that meets the zoning requirements for conventional zoning (center)
- Allowable height for a building in a PED overlay district (right)

This sketch is hypothetical and for illustrative purposes only.

Potential PED Overlay District

The boundaries of any PED Overlay District would be established if and when the zoning district is created.

This map shows one possible boundary that includes the mixed-use sections of East Seventh Street as well as areas around the park that are typically well-travelled by pedestrians.



- 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.



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Questions or Comments?

