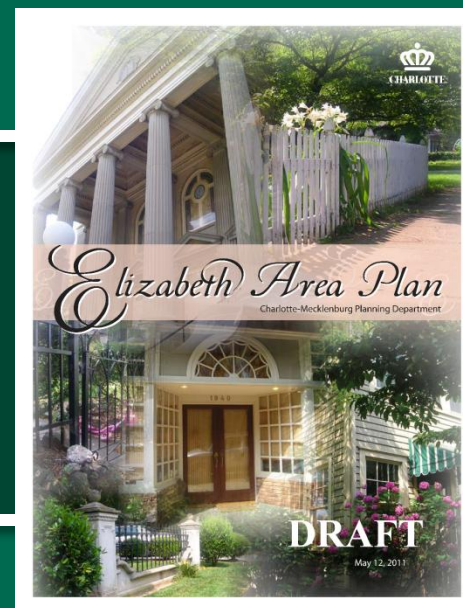




CHARLOTTE

Elizabeth Area Plan

Public Meeting
May 12, 2011



Today's Presentation

- Plan Overview and Purpose
- **Plan Development Process**
- Highlights of Draft Plan and Policies
- **Plan Implementation**
- Next Steps - Plan Review and Adoption Process





Different ways to ask a question or provide input:

1. Ask staff during the presentation when we pause for questions
2. Ask staff individually after the presentation
3. Submit a written question form at any time during or after this meeting
4. Email your question to: AGoodwin@CharlotteNC.gov

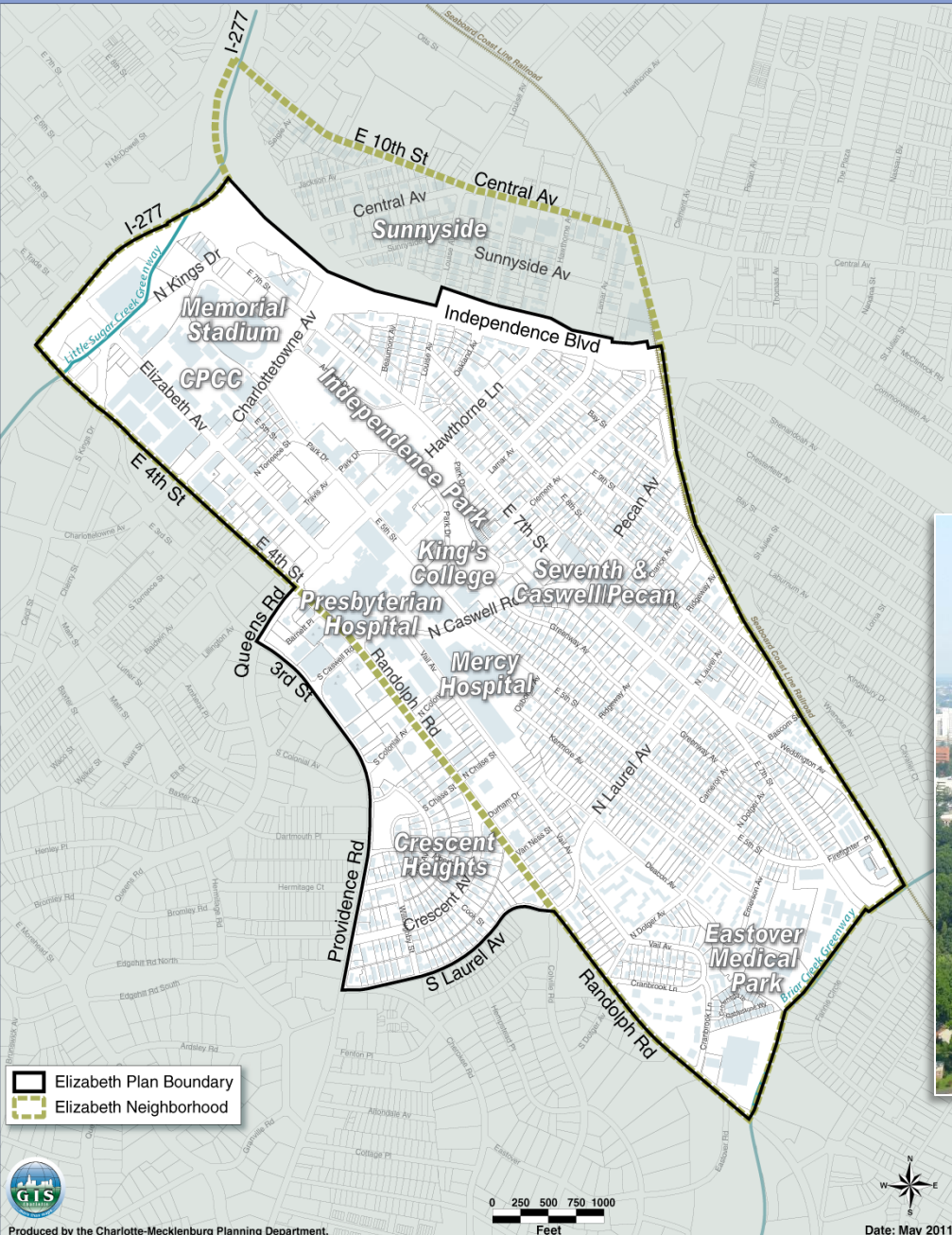


Overview



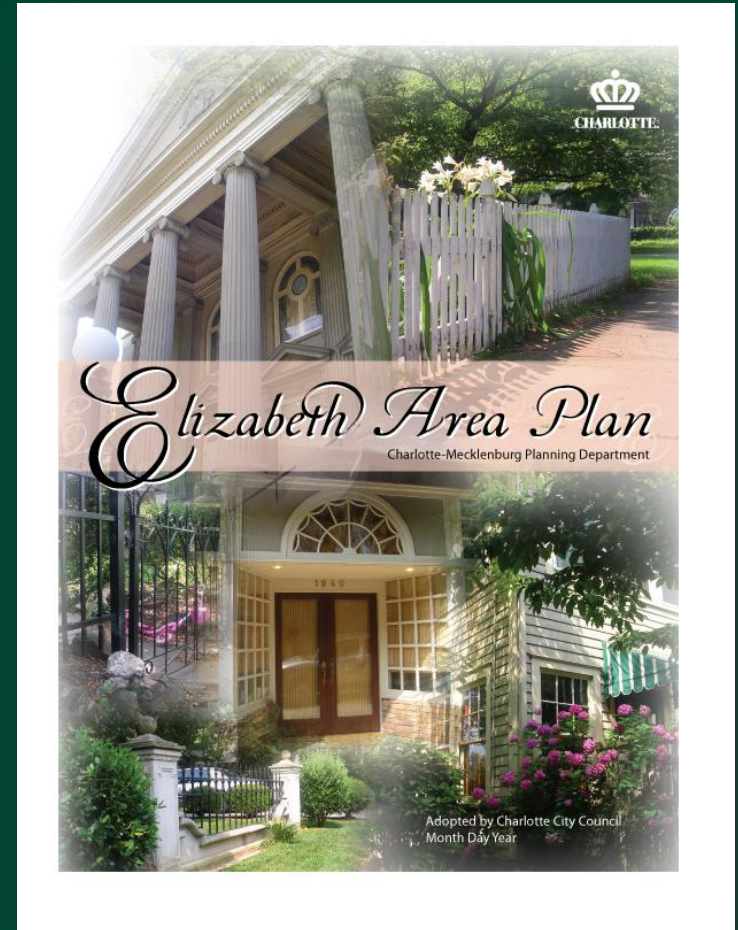
Plan Area

- Area: 630 acres
- Population: 3,401
(2010 Census)



What is an Area Plan?

- **Policy Guide - Framework for Future Growth and Development**
- **Provides Detailed Land Use, Transportation, and Community Design Recommendations for the Plan Area**
- € **Identifies Public and Private Investments and Strategies to Realize the Plan Vision**



What Can You Expect From an Area Plan?

Clarify the Vision for the Area

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 and implementation means overnight

Possibly recommend zoning changes in appropriate locations

...but not . . .

Rezone property

Guide more appropriate development

...but not . . .

Halt development



Questions?

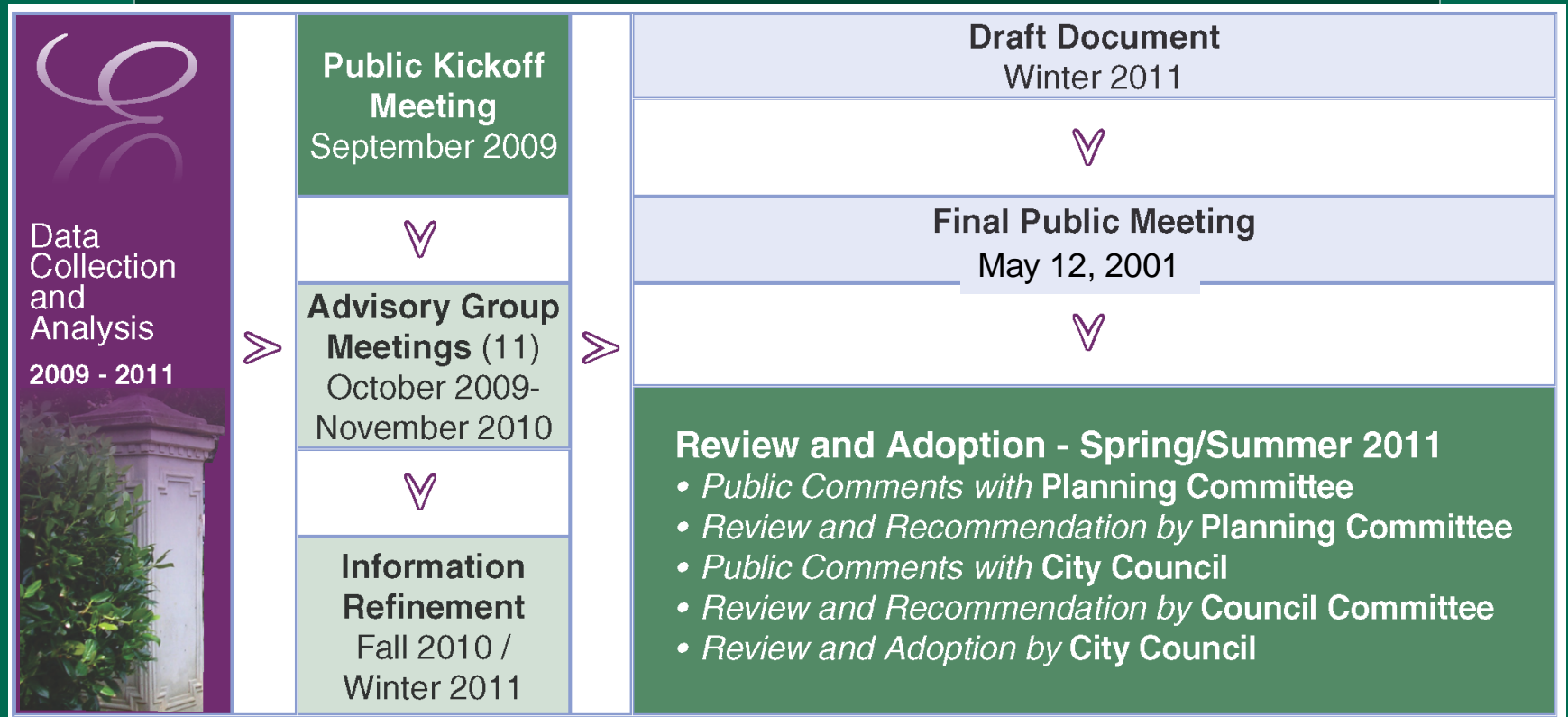




Plan Development



Plan Development Process



Opportunities for Involvement

- **Elizabeth Area Plan Web Site**
 - **Issues Identification Online Survey** (200+ responses)
 - **Area Plan Public Kickoff Meeting** - September 2009 (140+ attendees)
 - **40-member Citizen Advisory Group** (11 CAG meetings from October 2009 to November 2010)
 - **Mid-Point Public Meeting** - June 2010 (to report on plan progress and seek feedback)
 - **Two Optional Lunchtime CAG Meetings** for Special Topics (Market Analysis & East Seventh Street)
-
- **June 15, 2011 CAG Meeting** (to work through outstanding issues and ideas)
 - **Planning Commission and City Council Meetings** (to solicit public comments)
 - **City Staff** (staff is available to talk or meet with interested groups or individuals throughout the plan adoption process)





Draft Plan



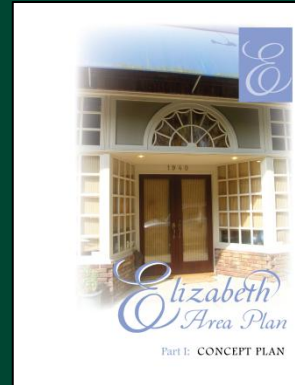
Sections of the Area Plan

Executive Summary



- Summary of plan highlights

Part I: Concept Plan



- Vision and goals
- Policies and recommendations
- ***This is the only section adopted by City Council***

Part II: Implementation Guide



- Actions and projects to help realize plan vision
- Tool for staff use

Part III: Appendix



- Existing conditions
- Supplemental information

Vision and Goals



Vision Statement

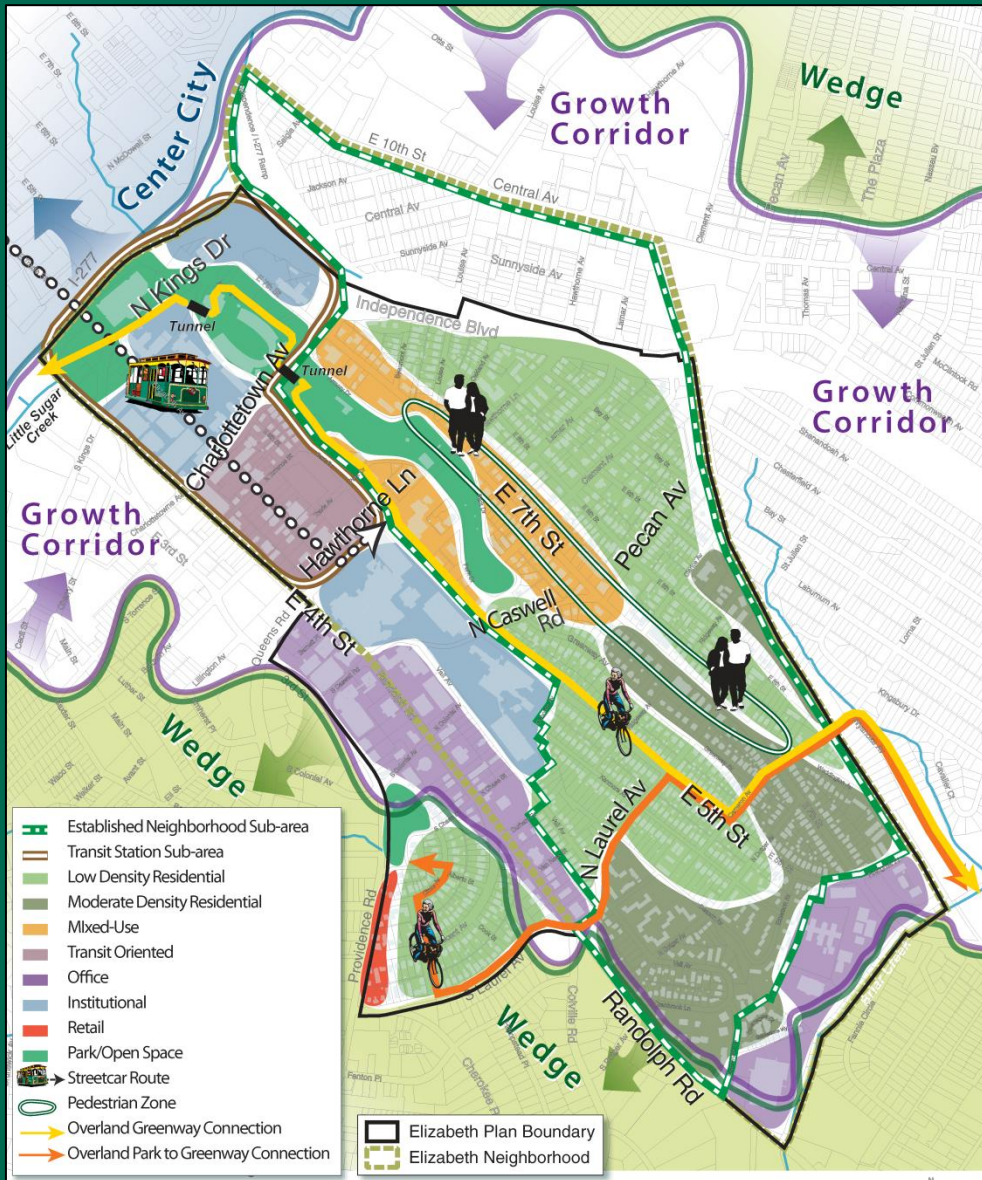
Elizabeth is a community that embraces its urban vitality, preserving its historic heritage and diversity of residents, businesses, and institutions. The area is a finely-woven tapestry that delicately balances the buildings, open spaces, landscapes, and pedestrian scale. Elizabeth will strive to accommodate area-contextual housing types for various income levels.

Goals

Well-conceived infill development is important to the ongoing vitality of the area. It will be encouraged and balanced with neighborhood preservation. There should be broad community participation in planning and development decisions that affect the fabric of the community.

- Land Use
- Community Design
- Transportation
- Infrastructure and Public Facilities
- Natural Environment

Plan Concept



- ✓ Maintain and build upon the character of the established historic neighborhood
- ✓ Preserve and enhance parks and open space
- ✓ Create a more inviting pedestrian environment
- ✓ Recognize the importance of institutional and office uses
- ✓ Continue the transition to more intense, mixed use development near future transit stations and selected streetcar stops



Questions?





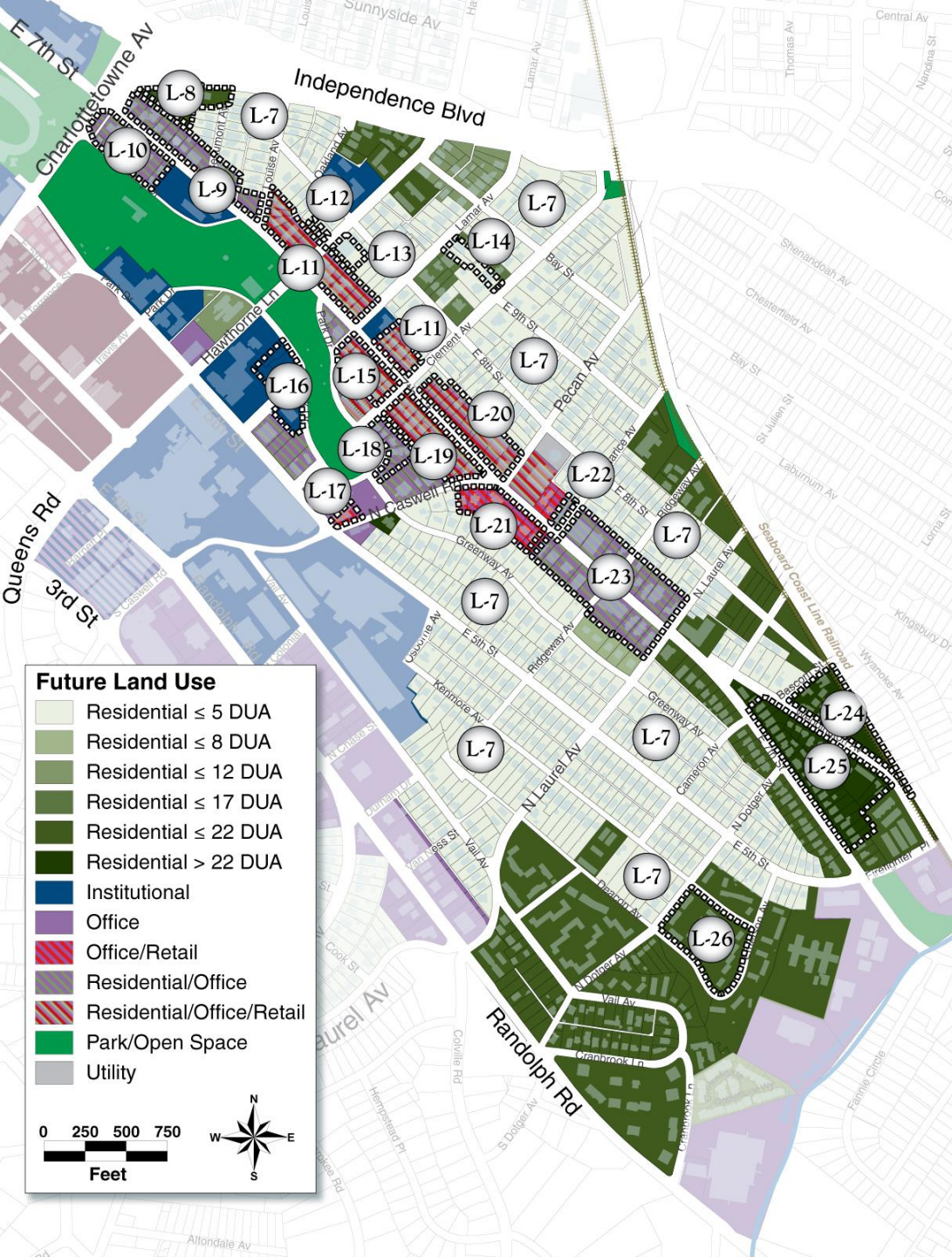
Land Use and Design Policies



Established Neighborhood Sub-area

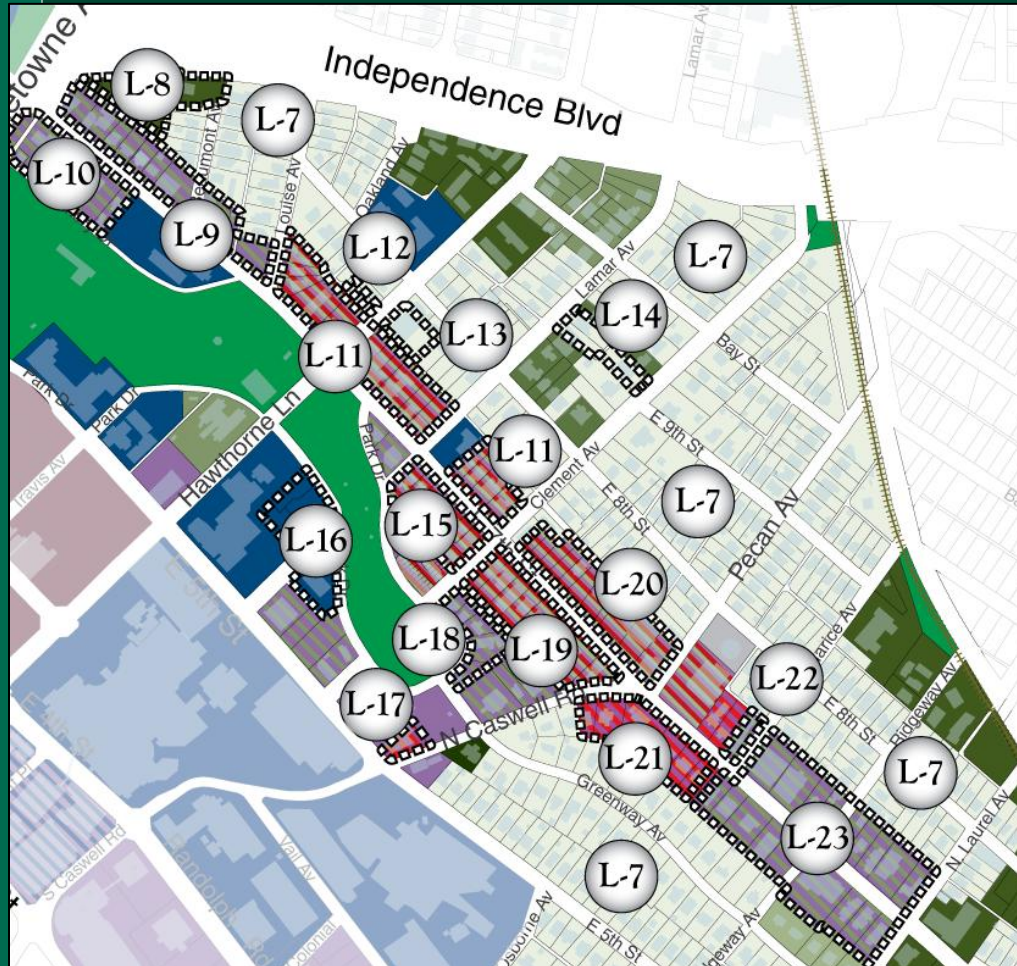
Summary of Key Policies

- ✓ Single-family residential neighborhoods should be preserved and protected.
- ✓ Development in mixed use areas should be sensitive to adjacent residential areas.
- ✓ Existing historic or architecturally significant structures should be preserved and re-used.
- ✓ Infill residential buildings should be blended with the surrounding neighborhood in terms of size, scale, mass, setback, and materials
- ✓ Development should be designed to minimize adverse impacts to the tree canopy





East Seventh Street Land Use



Summary of Key Policies

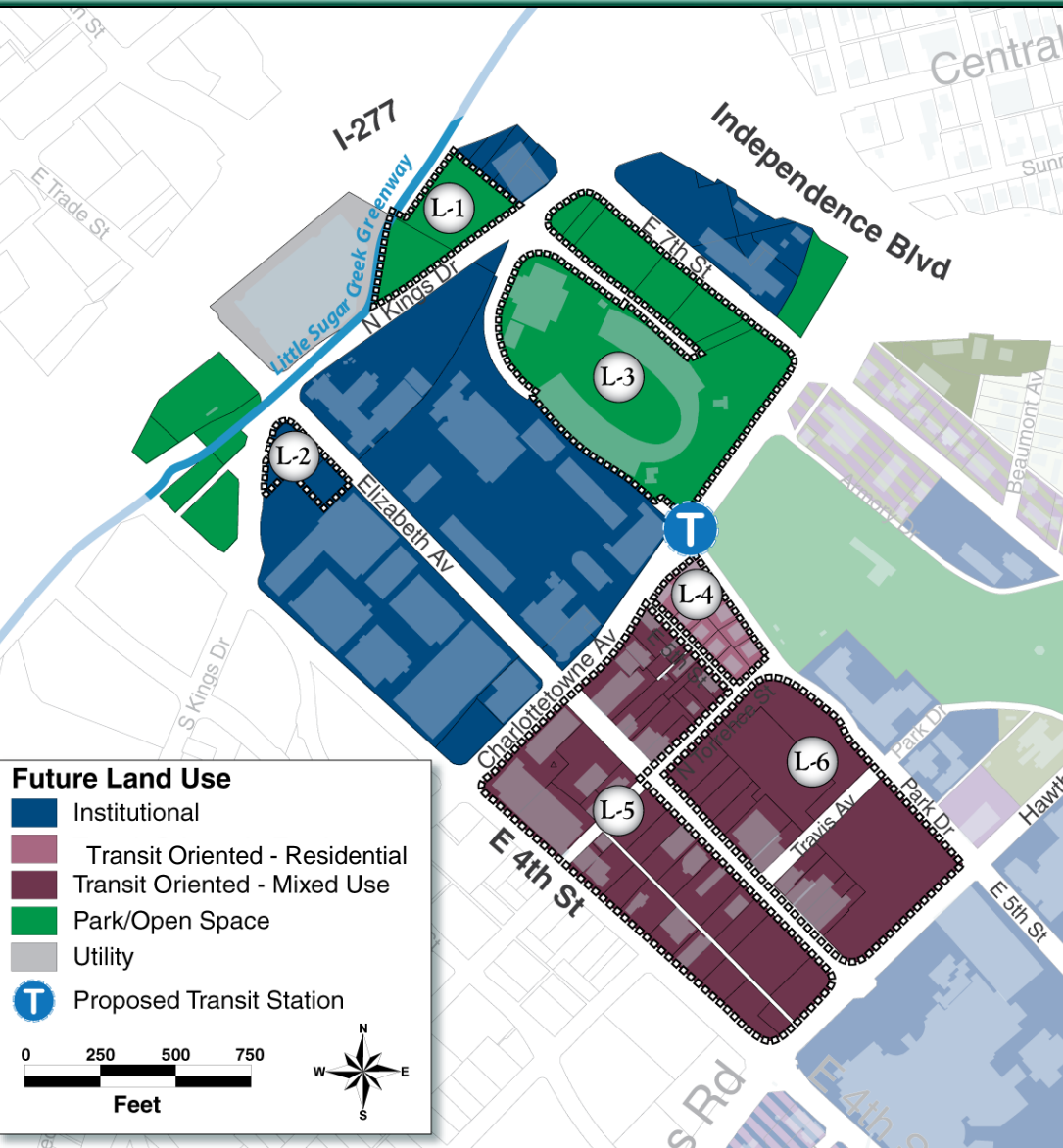
- ✓ As the area's neighborhood-serving commercial center, East Seventh Street should have a mix of uses (retail, office, and residential).
- ✓ Retail uses should be concentrated between Louise and Clarice Avenues.
- ✓ Encourage architectural design that complements the style, character, and materials of surrounding structures.
- ✓ Integrate significant functional open space into the design of new development.
- ✓ Encourage the use of publicly-owned alleys for access to garages and parking



Transit Station Sub-area

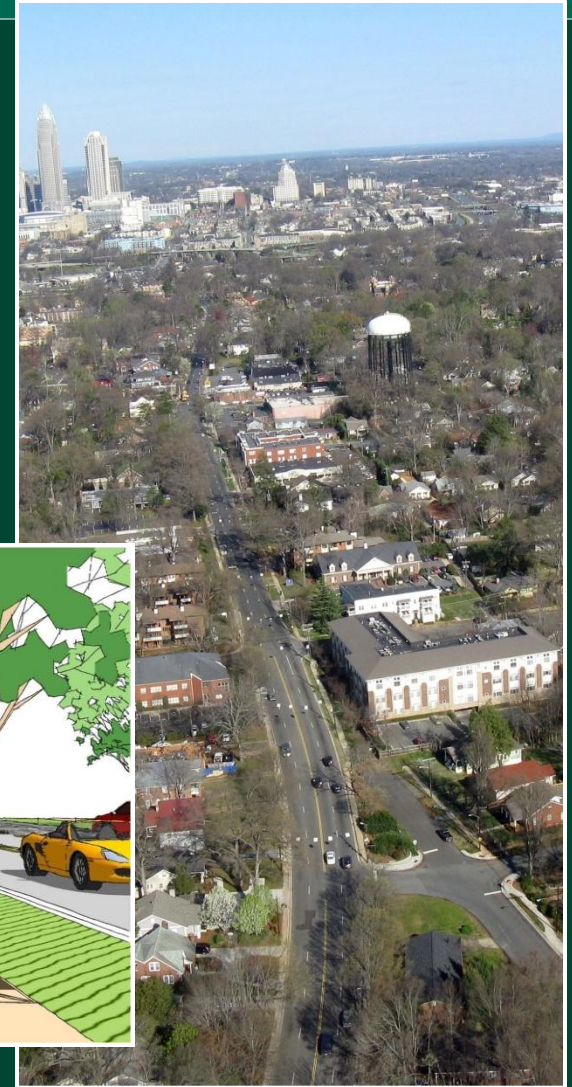
Summary of Key Policies

- ✓ Maintain Memorial Stadium/Grady Cole site as Park/Open Space.
- ✓ Encourage a mix of residential, office, service-oriented, retail, and civic uses.
- ✓ Disallow automobile-dependent uses, such as automobile sales lots, car washes, and drive-thru windows.
- ✓ Orient buildings to front on public streets.
- ✓ Minimize setbacks and locate parking to the rear.
- ✓ Design open spaces to be centers of activity that include items such as benches, fountains, and public art.
- ✓ Design the pedestrian system to be accessible, safe and attractive.

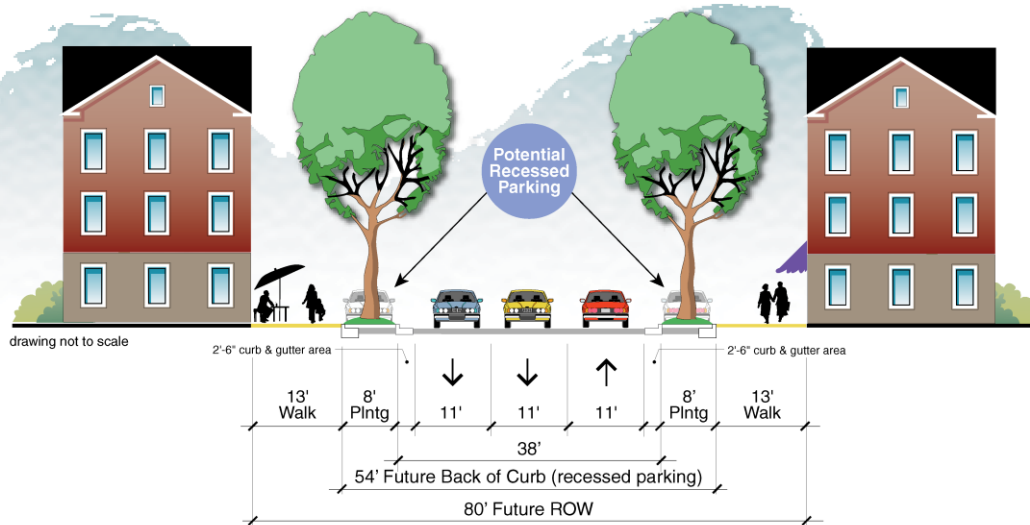


Key Transportation Policies

- No widening of East Seventh Street for travel lanes
- Pursue additional pedestrian crossings of East Seventh Street, Pecan Avenue, and Caswell Road
- Coordinate conversion (or “diet”) of Hawthorne Lane with new streetcar
- Provide cross-section diagrams for major plan area streets



B1 East Seventh Street
(Louise Avenue to Clarice Avenue)



Sample Cross-Section Diagram

East Seventh Street

(Louise Avenue to Clarice Avenue)

- Cross-section diagrams provide location, details, and dimensions for various elements of the streetscape
- Keyed to a location map

B1 Future Development Standards

Roadway and On-Street Parking	<ul style="list-style-type: none"> • Three 11' travel lanes • Center lane is either reversible travel lane (peak hours) or turn lane (off-peak) • 2'-6" curb and gutter • No bicycle lanes or additional travel lanes are included, based on the plan policy (T-2) of not widening the street • Recessed parking may be installed in place of the planting strip where it can be accommodated without damage to existing mature trees • Recessed parking must be broken up with vegetated bump-outs with street trees at minimum 100' intervals • Except for recessed parking spaces, curb lines will remain at existing locations
Planting Strip	<ul style="list-style-type: none"> • 8' planting strip with street trees per <i>Charlotte Tree Ordinance</i>
Sidewalk	<ul style="list-style-type: none"> • 13' sidewalk • Sidewalk may accommodate outdoor dining, pedestrian amenities, decorative lighting, public art • Optional street trees in curbed planters near street-side edge of sidewalk
Recommended Building Setbacks	<ul style="list-style-type: none"> • At back edge of sidewalk (21' from back of curb), or as near to back of sidewalk as zoning permits



East Seventh Street near the Caswell intersection.





Questions?



Infrastructure and Community Facilities

Summary of Key Policies

- ✓ Preserve the existing character of the portion of Independence Park southeast of Hawthorne Lane.
- ✓ Maintain public parks and recreational facilities in good condition and make them available for use by the community to the greatest extent feasible.
- ✓ Encourage the incorporation of public art into existing parks, greenways, and open spaces, and include public art as an integral component in the design of new park facilities.
- ✓ Provide additional pedestrian and bicycle connections within the neighborhood and between greenways and neighborhood parks and open spaces.



Summary of Key Policies

- ✓ Encourage measures that will help ensure the long-term sustainability of the tree canopy.
- ✓ Minimize impacts to existing tree canopy when developing, maintaining, or constructing streets, sidewalks, pedestrian/bicycle paths, public facilities, and utilities.
- ✓ Maintain a high level of street connectivity and encourage new connections for pedestrian and bicycle travel to reduce vehicle miles travelled.
- ✓ Encourage the use of low impact design to facilitate better water quality protection.
- ✓ Utilize innovative best management practices for urban development and redevelopment projects.





Questions?





Plan Implementation

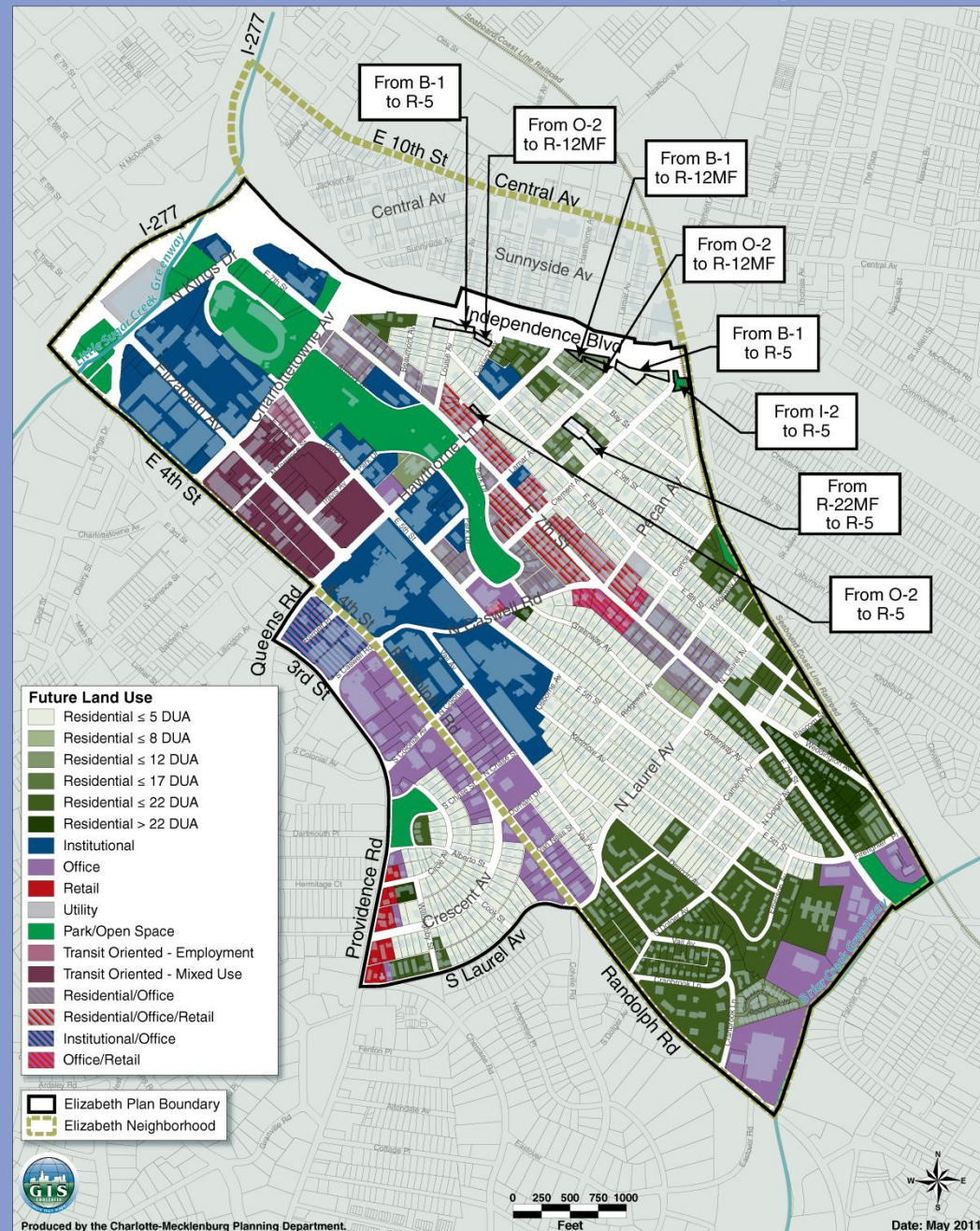


Recommended Corrective Rezoning

Through a separate process, that includes a public hearing, the Planning Department will initiate corrective rezonings identified in the Concept Plan.

Corrective rezonings should be considered for the following reasons:

1. To align zoning with existing land use to protect the surrounding residential area.
2. To align zoning with adopted future land use.
3. To protect environmentally sensitive areas.



Streetscape Implementation

Example: East Seventh Street

How do we transform the existing streetscape to the desired future street cross-section?

Urban Rezoning Cases

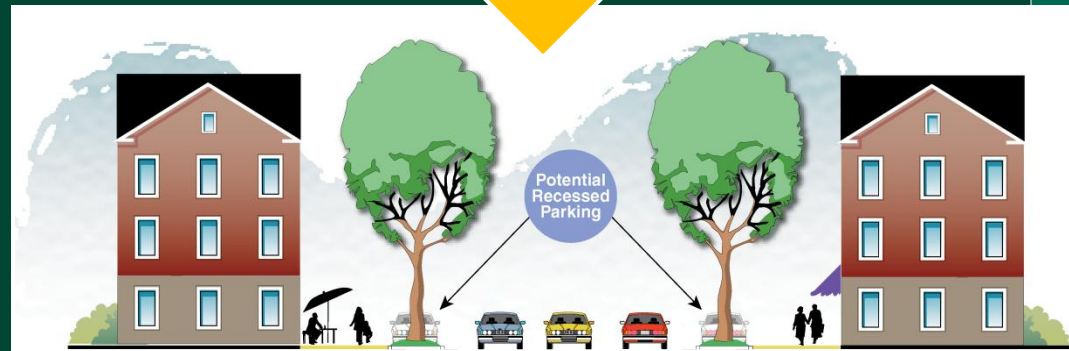
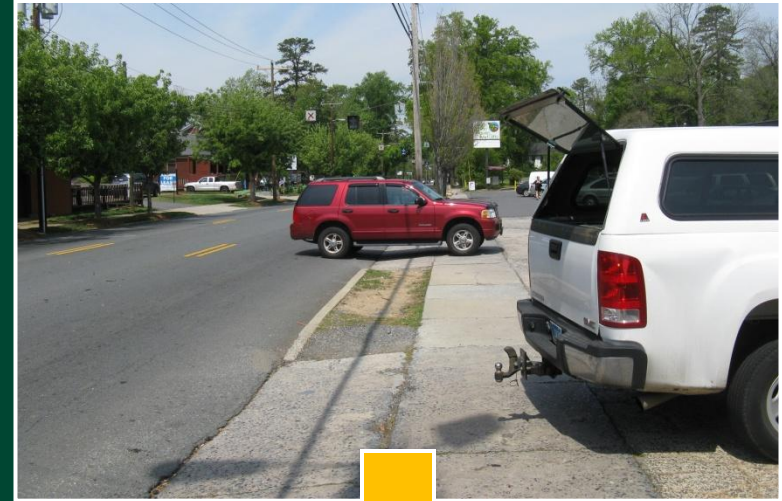
- Rezoning to one of the urban zoning districts (e.g. MUDD or UR) requires compliance with the adopted streetscape plan.

By-Right Development

- Right-of-way for future streetscape is protected but not built. Voluntary compliance only.

PED Overlay District

- Streetscape required of any significant expansion and/or re-development
- Level of community support for this option is unclear at this time, but will be discussed at June 15 CAG meeting.





Next Steps – Plan Adoption



Proposed Plan Review and Adoption Schedule

May 17	Planning Committee – Public Comments
June 15	CAG Meeting
Summer 2011	City Council Committee – Introduction Planning Committee – Recommendation City Council – Public Comments City Council Committee – Recommendation City Council – Adoption

- *Staff will continue to talk or meet with any interested individuals or groups to get input throughout the plan adoption process.*



Questions?



Follow the process online at:
www.charlotteplanning.org



Thank You



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