

Infrastructure and Public Facilities Policies

Public facilities and services addressed in this plan include public water and sewer, storm water, police, fire, parks and recreation and schools. Other public facilities, including libraries, medical and social services are not addressed in this land use plan. As Charlotte-Mecklenburg continues to grow and develop, planning for public facilities is essential to maintain the high quality of life for area residents and businesses.

Infrastructure and Public Facilities Goal

To encourage redevelopment in the areas that have adequate infrastructure and public facilities already in place, while ensuring that investment in new or improved infrastructure occurs in a thoughtful, strategic manner that leverages other opportunities and investments.

form of compact, mixed use projects—which tend to place lighter burdens on infrastructure—they may require some additional investments in public facilities and services. For example, new residential development could create a need for new schools.

IF-3 New regional stormwater facilities should be constructed to enable redevelopment. The Post-Construction Controls Ordinance (PCCO) regulates stormwater in new developments. The redevelopment of small parcels—such as those found in the western portion of the Plan Area—is sometimes difficult under the PCCO, due to the amount of land needed to accommodate the buildings, parking, and stormwater facilities required. Additionally, while portions of the Plan Area, such as transit station areas, are exempt from the PCCO, the effects of runoff in these areas could be mitigated through effective regional systems that may not otherwise be constructed.

Policies

IF-1 Development should be focused in areas with existing infrastructure. The Plan Area is fortunate to have a large amount of existing public infrastructure and services. Maintaining and enhancing that infrastructure should be a priority, especially within transit station areas and other areas planned for higher intensity mixed-use development.

IF-2 New or expanded infrastructure should be scaled as needed to serve new development. This Area Plan calls for an intensification of residential, commercial, and industrial uses in strategic locations. While much of this new development will take the

To facilitate redevelopment in these areas, regional stormwater facilities that meet the requirements of the PCCO while serving the stormwater needs of several parcels should be provided. **Map 16** identifies locations for potential regional stormwater facilities. These locations were selected based on the existing topography and hydrology of the area, as well as on places where existing streams could be “daylighted” to serve stormwater as well as recreational functions.

The construction of some or all of these regional stormwater facilities should be a high priority for the City; without them, the successful redevelopment of many parcels in the Plan Area may be difficult and or place a heavier burden on the natural environment.

IF-4 School capacity should be expanded concurrently with new development. Currently, the Plan Area's schools adequately serve the existing population. East Mecklenburg High School, however, is over-capacity, and a reliever facility may need to be built in the future. This facility is included in the Charlotte-Mecklenburg School Board's 10-Year Plan, and is identified as potentially being built near Albemarle Elementary School, which is to the north of the Plan Area.

As new residential development comes on-line, school capacity should be continually evaluated. When new school facilities are needed, the City and School Board should coordinate to locate the schools in areas that are consistent with the planning goals described herein for the Independence Boulevard Plan Area.

IF-5 Sewer, water, and above ground utilities should be repaired and enhanced along Monroe Road. As part of making Monroe Road a stronger focus for new economic activity, with better pedestrian and bicyclist facilities, portions of the road are recommended to be reconstructed. Underground infrastructure improvements in these sections should be timed to occur concurrent with the road reconstruction, to limit disruption to area residents and businesses.

IF-6 New or enhanced civic infrastructure should be targeted to regional and neighborhoods nodes. Civic infrastructure such as libraries and community centers are just as critical to a region's quality of life as water pipes or sewer pumps. Locating these facilities in transit station areas will also maximize their accessibility for the entire Independence Boulevard population.

IF-7 The area should maintain its strong police service. The majority of the Plan Area falls within the Charlotte-Mecklenburg Police Department's Independence Division, which covers the area from roughly Albemarle Road to the City boundary. While there are currently no plans for new police stations in the Plan Area, the capacity of the existing stations to adequately service the area should be continually evaluated as certain portions of the area intensify and new development comes on-line. The City should

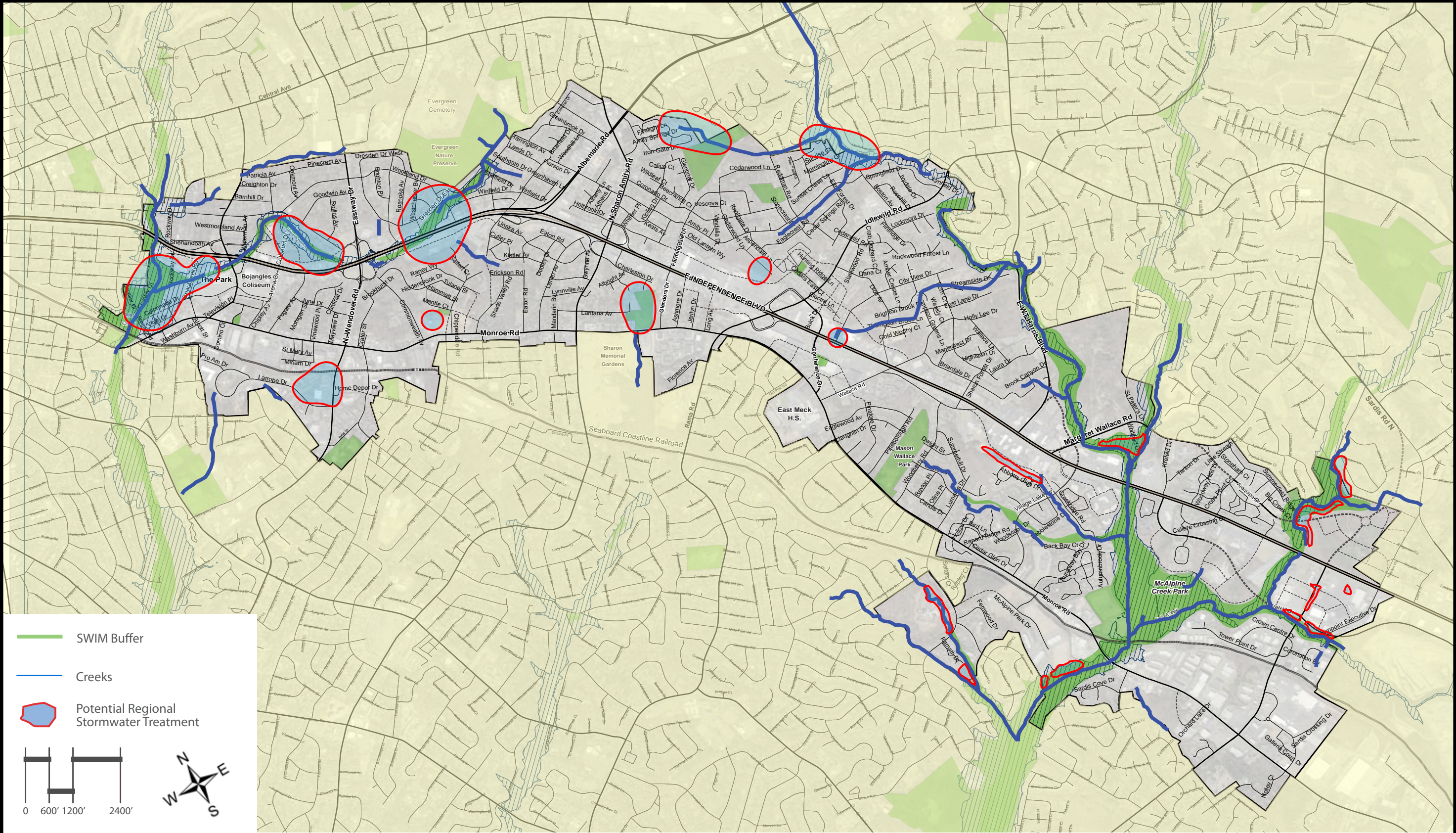
also continue coordinating with the Charlotte-Mecklenburg Police Department to incorporate Crime Prevention Through Environmental Design (CPTED) techniques throughout the Plan Area.

IF-8 The area should maintain strong fire protection service. Fire Station #29 (located at 2121 Margaret Wallace Road) and Fire Station #3 (located at 6512 Monroe Road) serve the Independence Boulevard Plan Area. While there are currently no plans for new fire stations in the Plan Area, the capacity of the existing stations to adequately service the area should be continually evaluated as certain portions of the area intensify and new development comes on-line.

IF-9 New local-serving parks should be developed both north and south of Independence Boulevard. The public outreach process identified a need for additional neighborhood and community park facilities in the Plan Area, both north and south of Independence Boulevard. The City currently owns two undeveloped park properties in the Plan Area that could address this need. The first is located at 5715 Monroe Road, to the south of Independence Boulevard, and is identified as a future neighborhood park by the Mecklenburg County Parks and Recreation Department. The second is off Reddman Road to the north of Independence Boulevard, and is identified as a future community park site. The County should evaluate funding options for developing these two park facilities.

Independence Boulevard - Potential Regional Stormwater Treatment Locations

Map 16



Independence Boulevard - Potential Stream Daylighting Locations

Map 17

