

# Independence Boulevard

## Land Use & Infrastructure Assessment

City Council Presentation

November 12, 2007

Economic Development  
Planning  
CDOT  
CATS

# Presentation Outline

- Describe the **Phase I Study** goals and findings
- Describe the **Phase II Study** goals and scope
- ED & Planning Committee **recommendation**





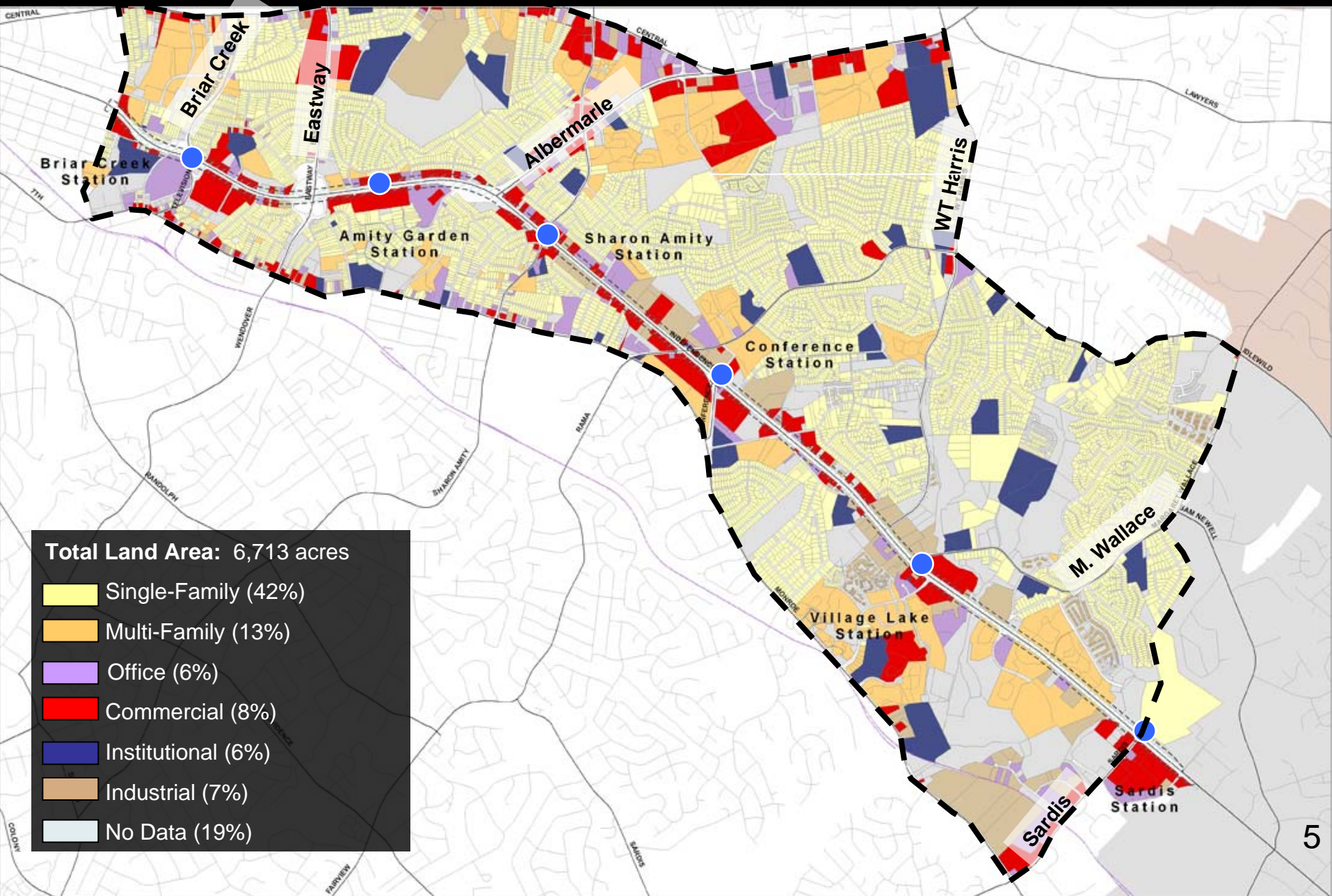
## Phase 1 Study Goals

- Describe the **impacts** of the transitional setback on potential redevelopment along Independence Boulevard
- Understand the **impacts** on parcel access due to changes in Independence roadway design.
- Understand the **market** for retail, office, flex and housing along Independence Boulevard and the Southeast Corridor
- Determine **next steps** to develop land use and infrastructure strategies that will enhance redevelopment potential of properties along the corridor and reduce the negative impacts of roadway conversion

# Transitional Setback

- Transitional setback applies to thoroughfares in Charlotte
- Widest category of transitional setback affects Independence Boulevard
  - 350 feet total
    - Actual impact is 50' – 75' when already purchased NCDOT r.o.w. is taken into consideration
  - Established by City of Charlotte in 1989 to preserve opportunities for freeway and access roads if right in-right out lane proves dangerous
  - Impacts redevelopment through:
    - Minimum lot size
    - Building setback
    - Parking requirements (official minimums)

# Study Area



## Phase 1 Study Findings

- ***Transitional setbacks aren't the major issue*** holding back redevelopment on Independence
- ***Elimination of the setback is not recommended***
- Independence **will not function as it has in the past**
- Redevelopment market is ***limited due to access***
- Retail will need ***access & orientation to local neighborhood markets***
- Residential can expand ***from adjacent neighborhoods***
- In ***Phase 2***, more detailed transportation/land use analysis will be used to define area and parcel specific recommendations on access and setback requirements

**Next**  
**STEPS**

## Define *short, mid and long* term implementation steps

- **Short term**
  - Fund a Phase Two Study (cost estimate \$250-350,000)
  - Assist projects that respond to the Phase 1 findings
- **Mid term** (completion of Phase Two)
  - Implement modifications to transitional setbacks
  - Refine City's Capital Investment Plan (CIP) and MUMPO's Long-Range Transportation Plan
  - Amend adopted land use maps
- **Long term**
  - Create new access and street network



## Fund a **Phase 2** Study that:

- Develops a new **Vision, Land Use and Transportation Plan** incorporating concepts from Phase 1
  - A **Parcel Specific Land Use Plan** from Briarcreek to Conference Drive.
  - **Conceptual Plan** from Conference Drive to Sardis Road
  - Identification and **cost estimating** for streets and infrastructure needed to implement the plan
  - **Involvement of stakeholders and neighborhoods** in the creation of the plan
  - Development response actions were needed
  - Estimated cost: \$250,000 - \$350,000

# Council Action

Approve ED&P recommendation to instruct staff to negotiate a contract for a Phase II Study with Glatting Jackson and bring the contract back to Council for approval.