



Independence Boulevard Area Plan
Planning Committee Public Comment
May 18, 2010

Presentation Outline

Focus on **Key Recommendations within Draft Plan**

- **Plan Purpose and Development Process**
- **Draft Plan Policies and Implementation Strategies**
- **Next Steps**



**Document can be found at www.charlotteplanning.org
or call (704) 336-2205**



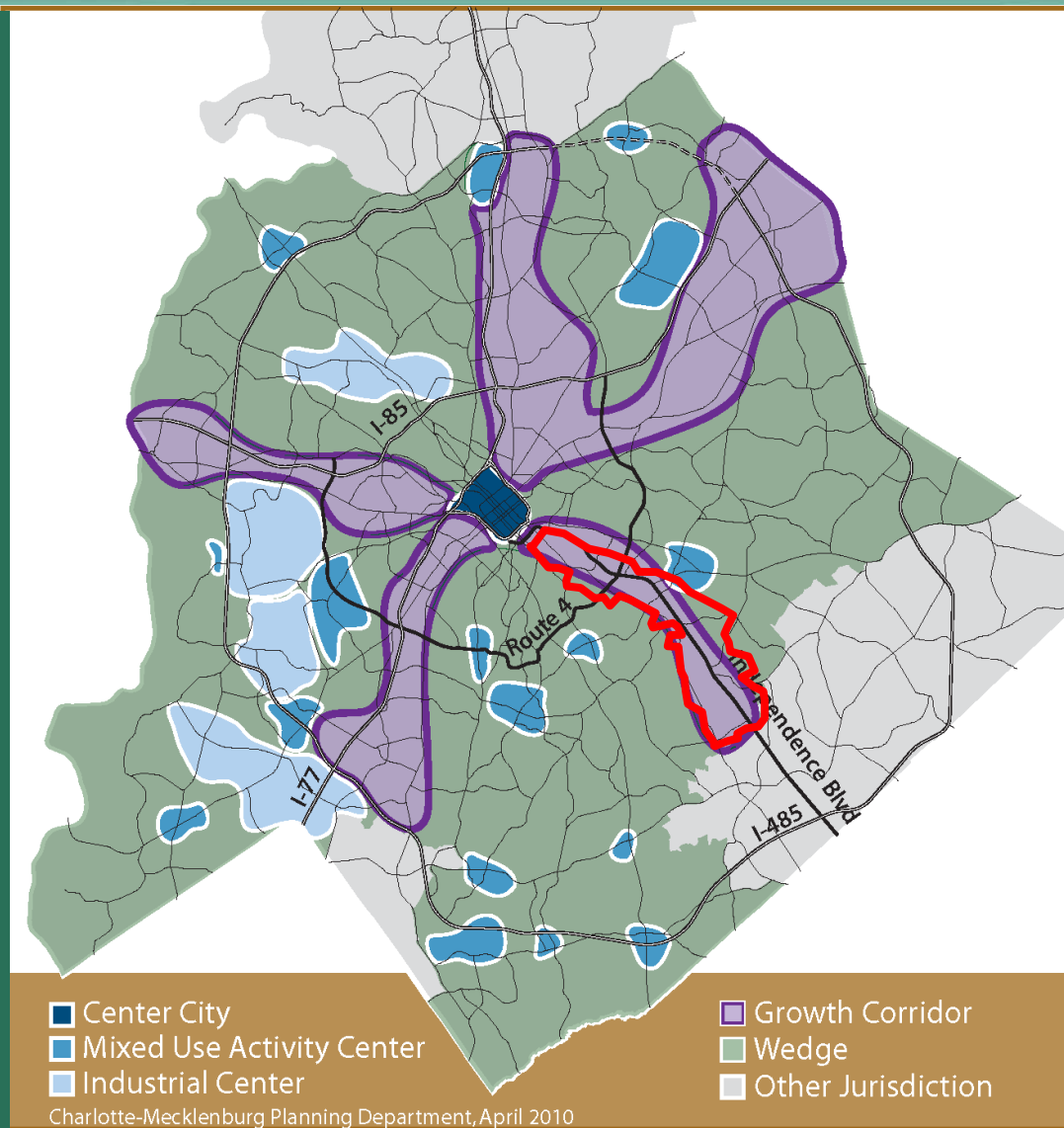
CITY OF CHARLOTTE



PURPOSE OF THE PLAN

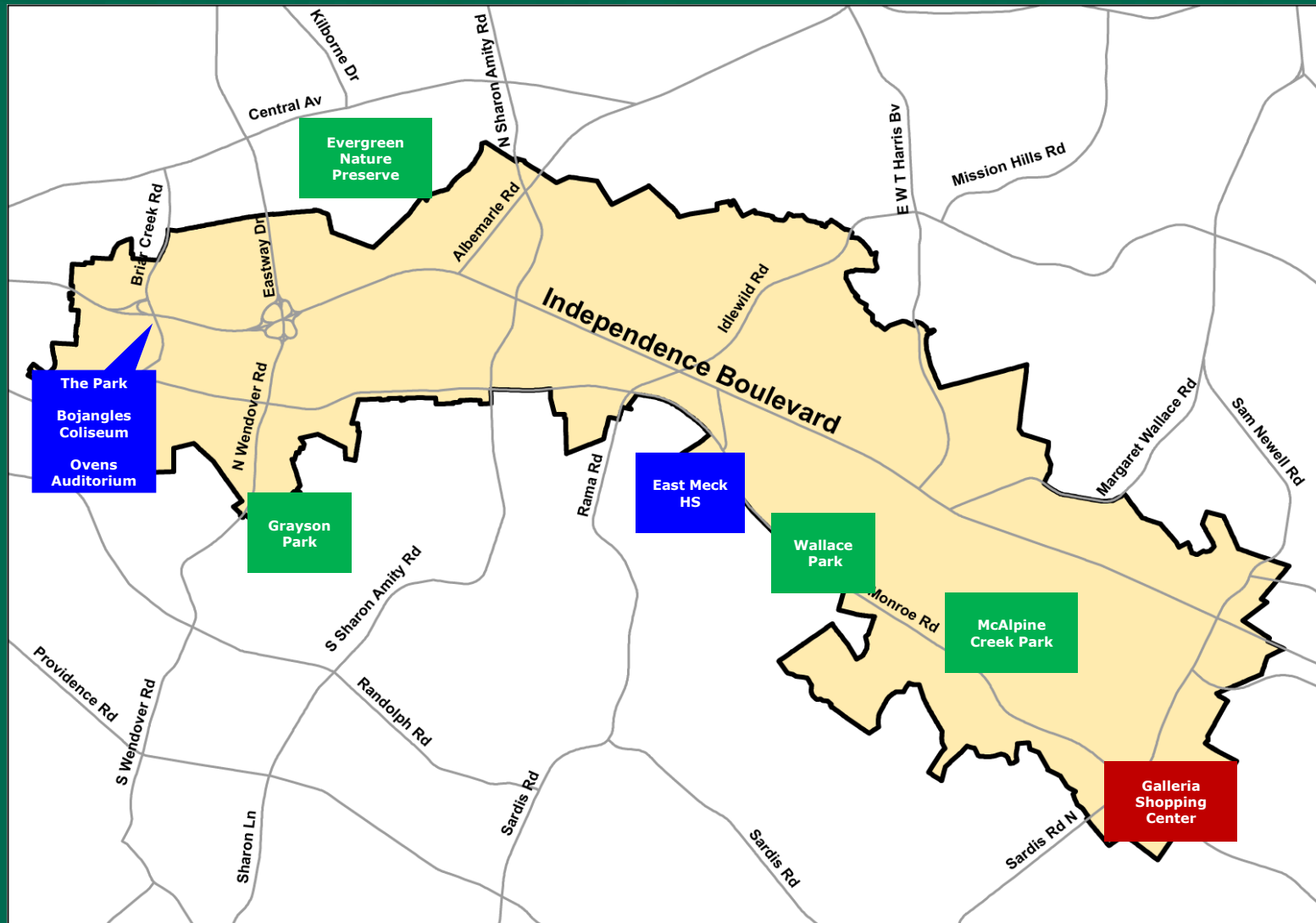
Centers, Corridors and Wedges Growth Framework

- Framework provides “starting point” for developing area plan
- Most of plan area is within a growth corridor
- Includes six (6) Transit Station Area Plans





Area Plan Boundary



Independence Boulevard Area Plan Boundary



Area Plan Boundary

Area Planning Process

Area Plan

May 2008

- Plan Kick-off
- Stakeholder Interviews

June/July 2008

- Plan Process Begins
- Public Kick-off meeting
- Begin CAG Workshops

April 2009

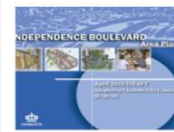
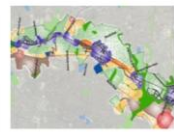
- Conclude CAG workshops (5 total)
- Begin Refining Draft Concepts/Document
- Updates: May, Sept. & Nov., 2009, Jan. & March, 2010, March 2010, March 2011

May 2010

- Draft Plan Available to Public
- Final Public Meeting
- Began Planning Commission & City Council Review of Draft Plan

Spring 2011

- Council and Planning Committee Review March 2011
- Adoption by City Council scheduled May 2011



Other Initiatives

Dec. 2009

- Mayor & State Transportation Secretary Conti direct staff to consider strategic modifications to current Independence Project

May 2009

- City supports redevelopment at Amity Gardens Shopping Center (New Wal-Mart)

April 2010

- City Council approves Zoning Ordinance text amendment to reduces the transitional setback along Independence Boulevard

October 2010

- ULI- Daniel Rose Fellowship Program kicks off
- Mayor Foxx and Charlotte Fellows introduce

March 2011

- Council scheduled to eliminate transitional setback along Independence where road project is complete and where property acquisition will be completed in the next phases.

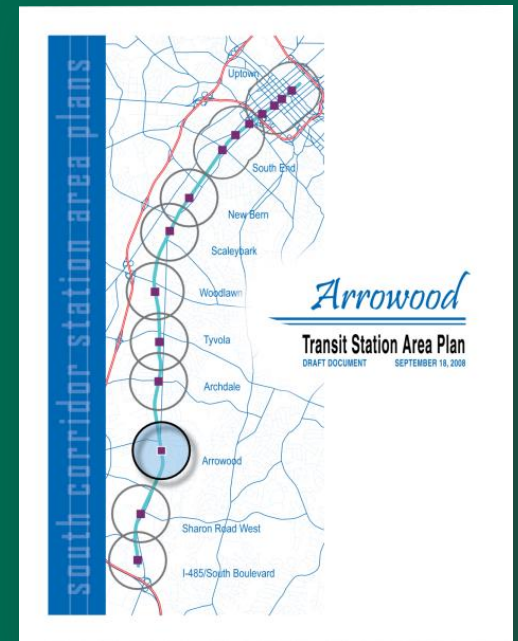
Purpose of the Plan

- Address key land use and transportation issues
- Reverse the trend of disinvestment
- Reinforce existing neighborhoods for continued stability and livability
- Provide guidance for future land use and infrastructure by updating the existing land use plans for this area
- **Assumptions**
 - Plan will be prepared based on existing transit and roadway projects



What is an Area Plan?

- **Framework for Future Growth and Development that Updates the Broader, More General District Plans**
- **Policy Guide For How the Community Should Be Maintained or Changed**
- **Policy Guide for Elected & Appointed Officials in Making Land Use, Zoning, and Capital Investment Decisions**



What Can You Expect From an Area Plan?

Clarify 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 &
implementation
means overnight**

**Possibly recommend zoning
changes in appropriate
locations**

But not . . .

Rezone property

**Guide more appropriate
development**

But not . . .

Halt development



CITY OF CHARLOTTE



DEVELOPING A NEW VISION



Unsafe for bicycles and pedestrians

Not Enough Trails/Parks

Not Active

Blighted Retail Traffic

Lack of Planning

No Left Turns

Poor Public Transportation

No Close Shopping

Low Property Values

Dangerous Roads

Poor Lighting

Crime

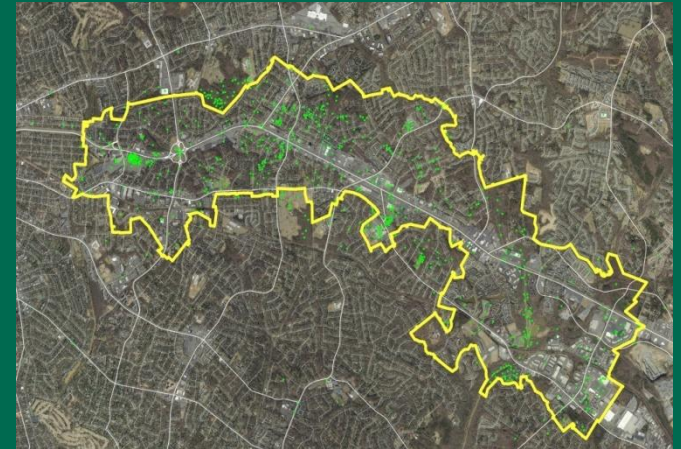
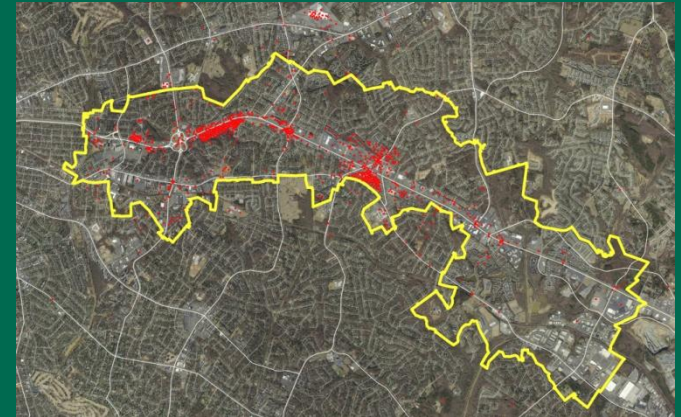
Trash

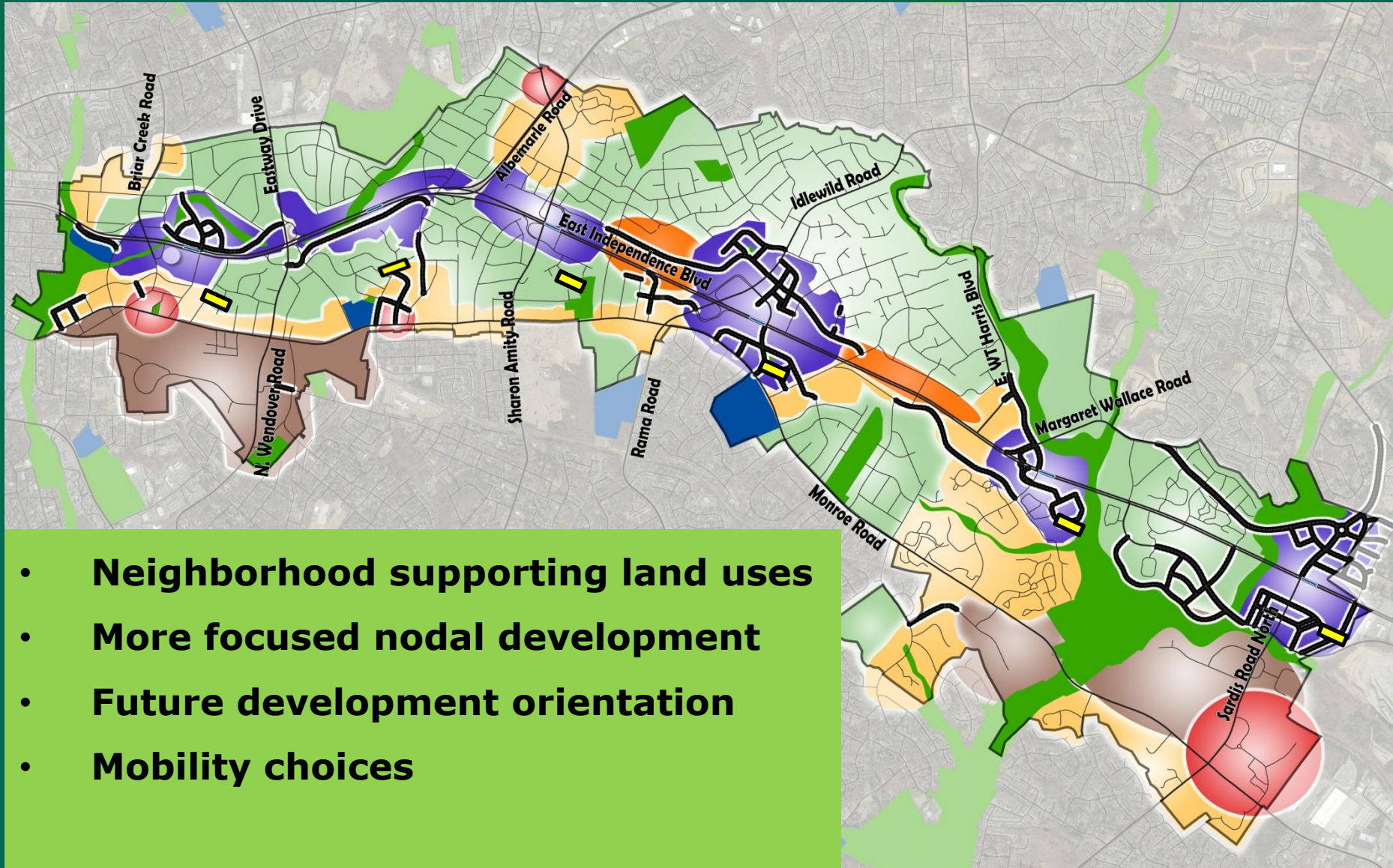
Run-Down Apartments

Lost Businesses

Guiding Principles

1. Strengthen and Build Neighborhoods
2. Create Nodes
3. Reclaim and Showcase Natural Systems
4. Orient Toward Monroe and Central
5. Leverage Opportunities
6. Provide Choices
7. Balance Neighborhood, Community, and Regional Needs
8. Define U.S. 74
9. Implement the Plan





- **Neighborhood supporting land uses**
- **More focused nodal development**
- **Future development orientation**
- **Mobility choices**





CITY OF CHARLOTTE

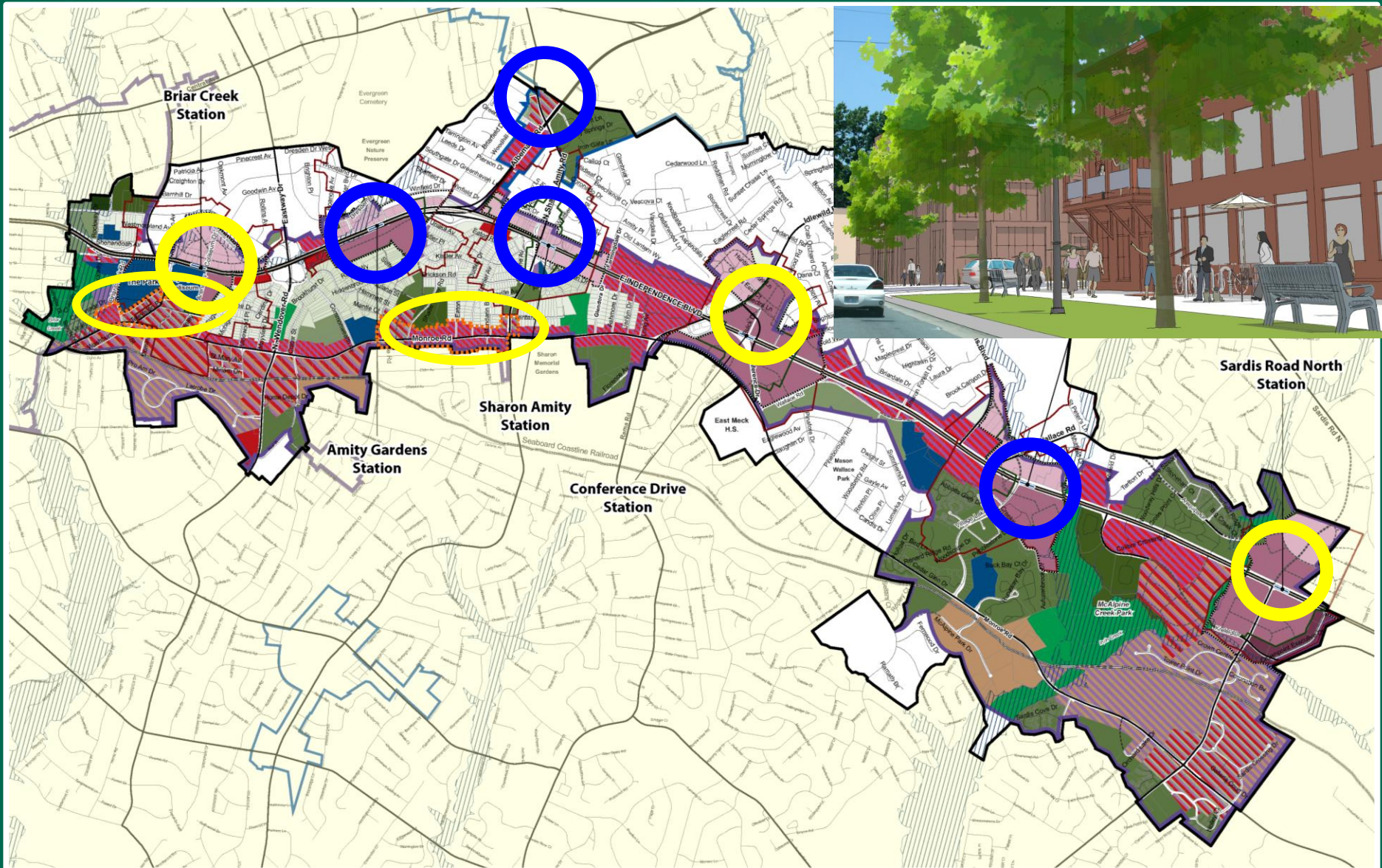
Wedge Area





CITY OF CHARLOTTE

Center and Corridor Areas





Community Design Policies

Residential Design Policies

Applicability:

SF - Single Family detached

AM - Single Family attached and Multi-Family

The following design policies are based on adopted General Development Policies (GDP) in 2003. Bold text indicates additional policies specific to the Independence Boulevard Area Plan.

		SF	AM
Building Architecture and Site Design	Preserve historically or architecturally significant structures.	■	■
	Avoid blank walls along pedestrian circulation areas.	■	■
Close attention to building design enhances the community. Design policies do not result in conformity of design, but provide direction for both new and infill development.	Orient building towards street (unless a thoroughfare) or common open space and provide pedestrian access to the street.	■	■
	Blend scale and setbacks of buildings with existing structures.	■	■
	Provide a variety of housing types (floor plans, exterior treatments and materials, massing, and roof forms.)	■	
	Orient buildings toward greenways and other natural areas when feasible.	■	■

Figure 5 - Parking Lot Design with central vehicular access and secondary access option on minor street

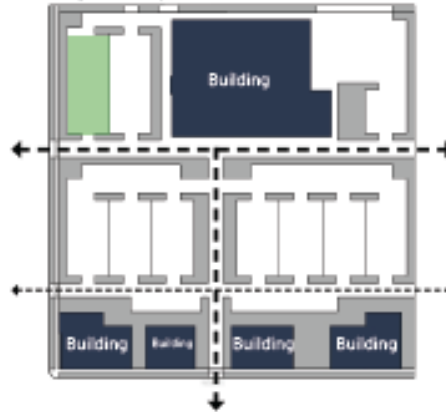


Figure 1 - Example of greenways as an amenity to multi-family development

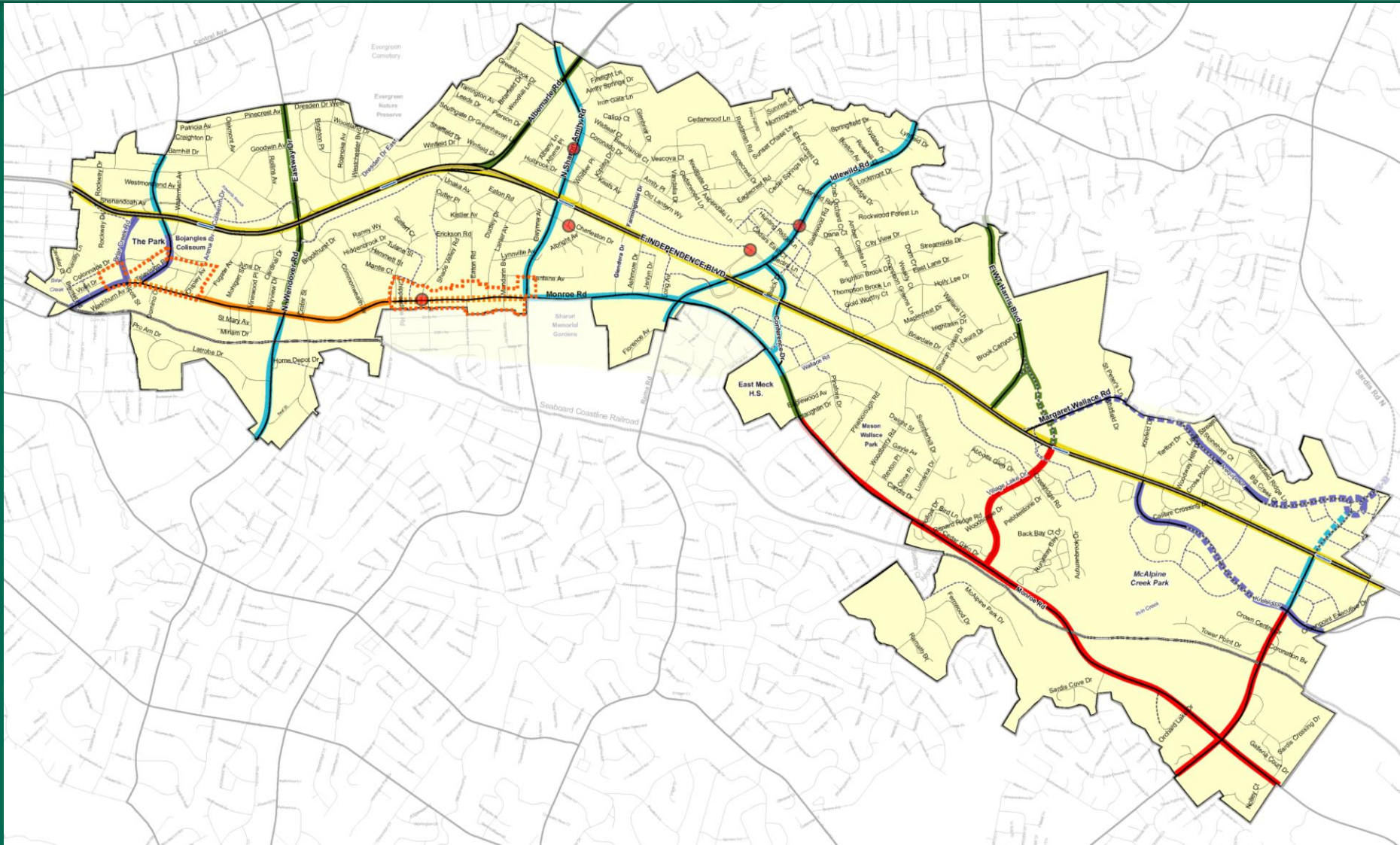


- ❖ Help ensure that new development complements the existing or desired character of the Community.



CITY OF CHARLOTTE

Future Transportation Network





CITY OF CHARLOTTE

Pedestrian-Bike-Greenways

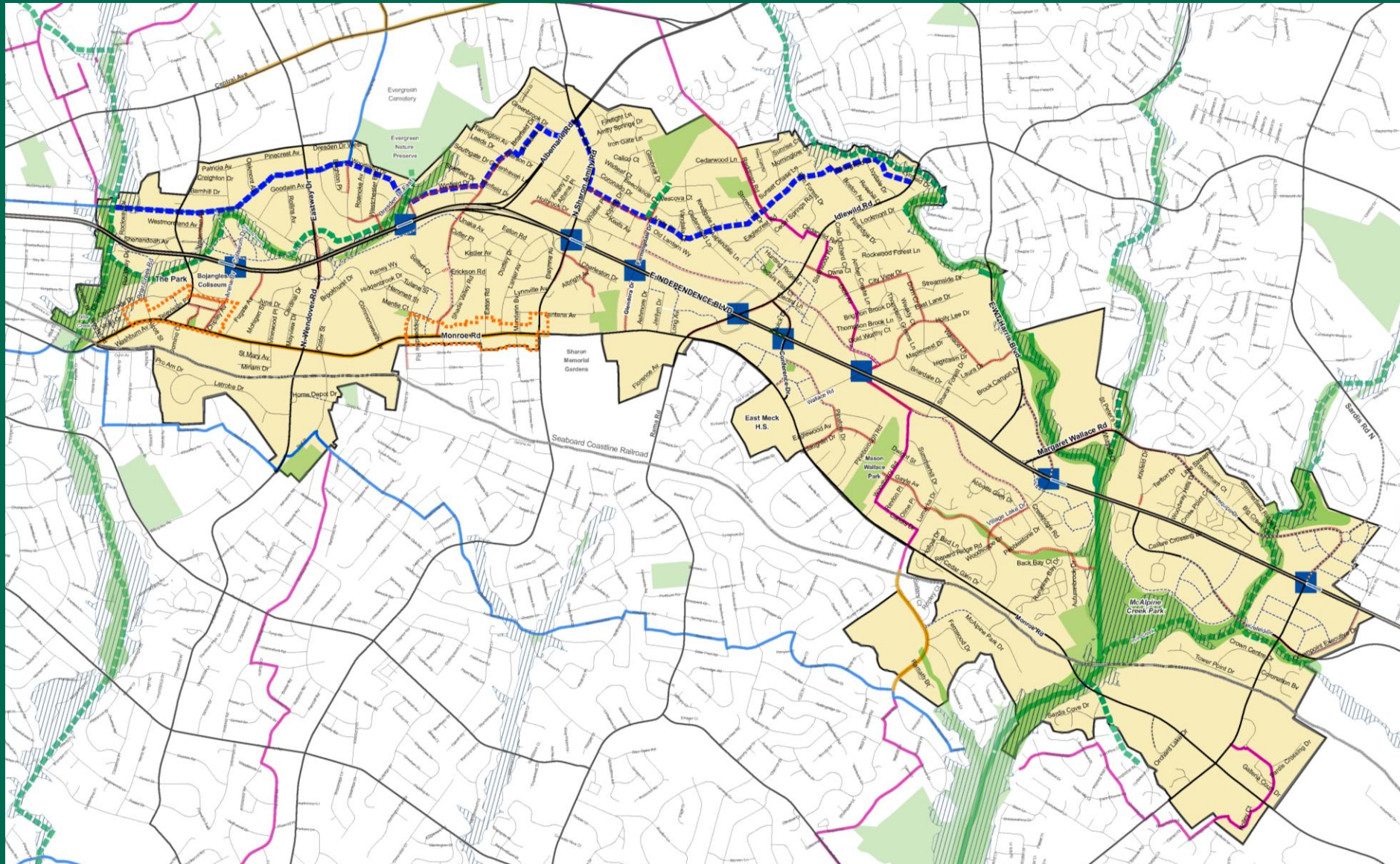




Figure 12 4-lane Avenue (With Parking) Cross-section



Sidewalk	Parking/Trees	Bike Lane	Vehicle Lanes	Bike Lane	Parking/Trees	Sidewalk
6'	*8'	6'	44'	6'	*8'	6'

73' BOC

NOTE: *Curb and gutter (2.5') included in dimension of adjacent street element

Public Facilities & Infrastructure Policies



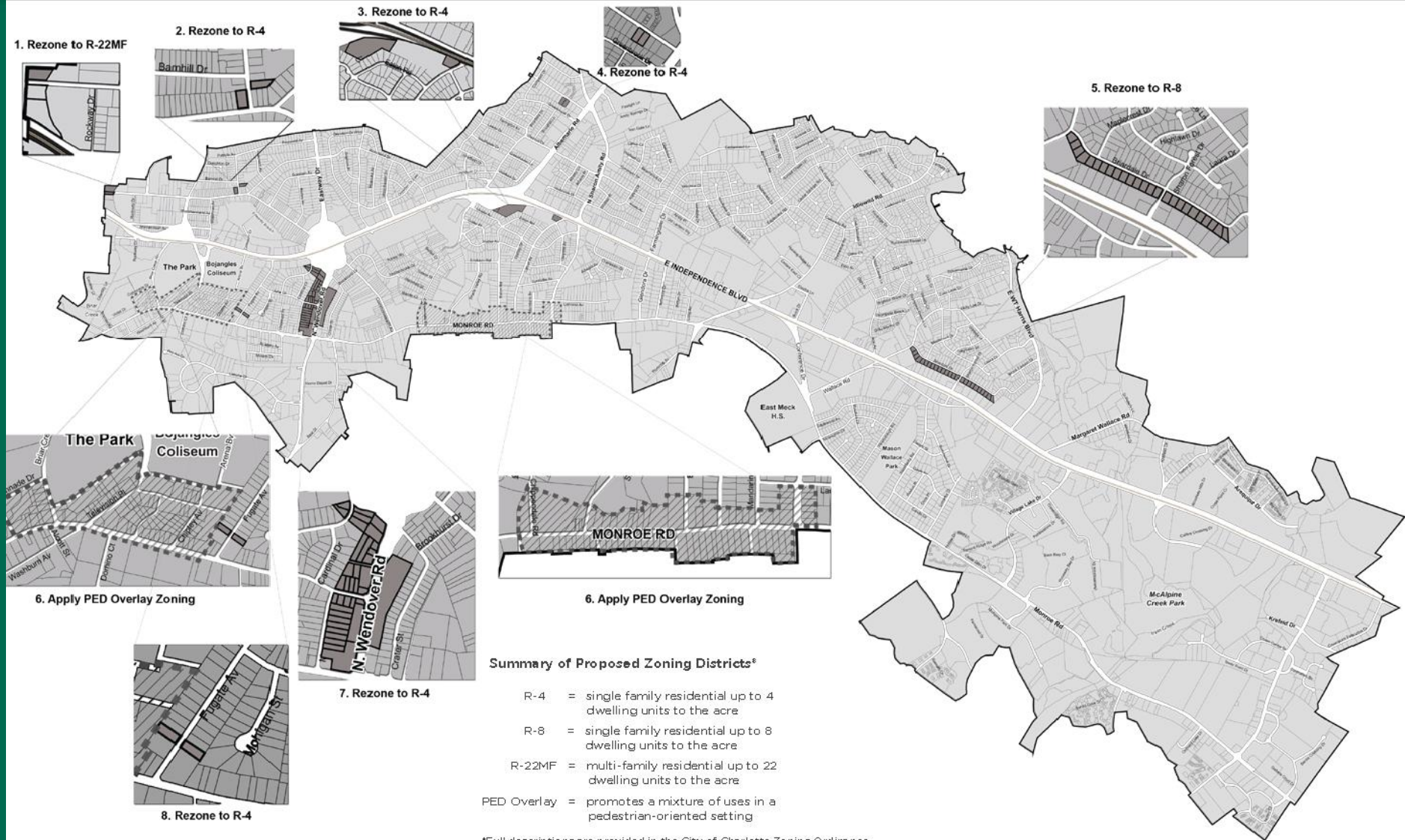
- ❖ Ensure that civic infrastructure keeps pace with development.



- Future Development consistent with Plan Vision
- Infrastructure Improvements
- Property Acquisition Program (*identify funding source*)
- PED Overlay District along Monroe Road
- Corrective Rezoning



Proposed Corrective Rezoning



*Full descriptions are provided in the City of Charlotte Zoning Ordinance



CITY OF CHARLOTTE

PED Along Monroe Road

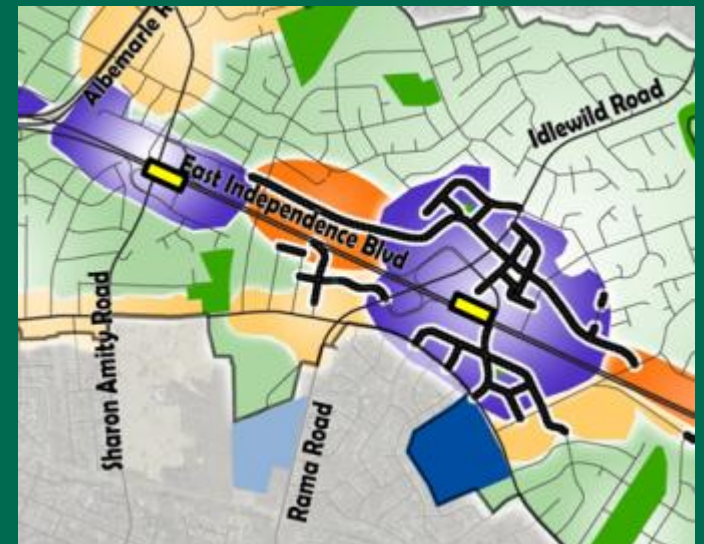
Before



After

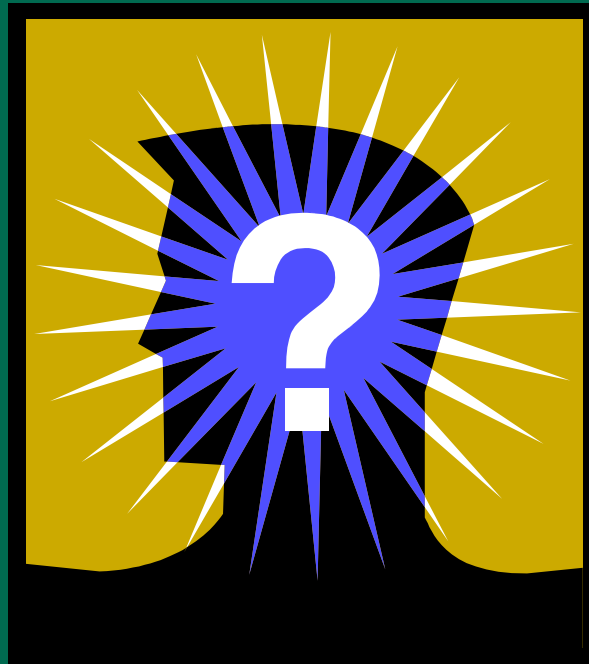


- City Council Committee Overview
May 27, 2010 (tentative)
- City Council Public Comment
June 2010 (tentative)





CITY OF CHARLOTTE



Questions?



CITY OF CHARLOTTE

THANK YOU!

www.charlotteplanning.org