

Independence Boulevard Area Plan

Update on Transitional Setback Text Amendment

April 14, 2009

Council Action on Transistional Setback Text Amendment

On April 13, 2009 Charlotte City Council voted to consider implementing a reduction in the proposed future right-of-way along Independence Boulevard through the zoning and subdivision petition 2009-038 scheduled to be heard on April 20, 2009, but recommended for deferral to April 27, 2009.

This option would reduce the proposed future right-of-way along Independence Boulevard (US 74) from 350 feet to 250 feet (Briar Creek to W.T. Harris Boulevard) and from 350 feet to 280 feet east of W.T. Harris Boulevard to the Charlotte city limits. The reasons for reducing the future right-of-way are:

- Through the development process for the Independence Boulevard Area Plan, staff has determined that the revised future cross-section for Independence Boulevard requires 250 to 280 feet in these sections. The transportation elements included in the cross-section provides for a median, adequate space for Bus Rapid Transit or Light Rail Transit, one High Occupancy Vehicle or High Occupancy Toll lane in each direction, three travel lanes in each direction and one access/deceleration lane in each direction.
- This reduction in the future right-of-way provides an additional 50 feet between Briar Creek to W.T. Harris Boulevard and 35 feet east of W.T. Harris Boulevard to the Charlotte city limits on each side for property owners to build upon. This may assist in the redevelopment of vacant sites along Independence.

Additional information on the recommendation to reduce the future right-of-way for Independence Boulevard can also be found on the Charlotte-Mecklenburg Planning Department website at **www.charlotteplanning.org**, click on the Independence Boulevard Area Plan link on the right-hand side.

The public hearing on this Council action item is scheduled for April 20, but is recommended for deferral to April 27. Council has been requested to hold both the hearing and make a decision at the same meeting on April 27.

For additional information, **please call Sandra Montgomery at 704-336-2205** for questions about Petition 2009-038.



Citizens participate in group exercise at June 2008 Kick-off meeting