



# Northlake



Northlake Area Plan ~ Workshop Recap  
Charlotte-Mecklenburg Planning Department  
January 18, 2007

# Meeting Purpose

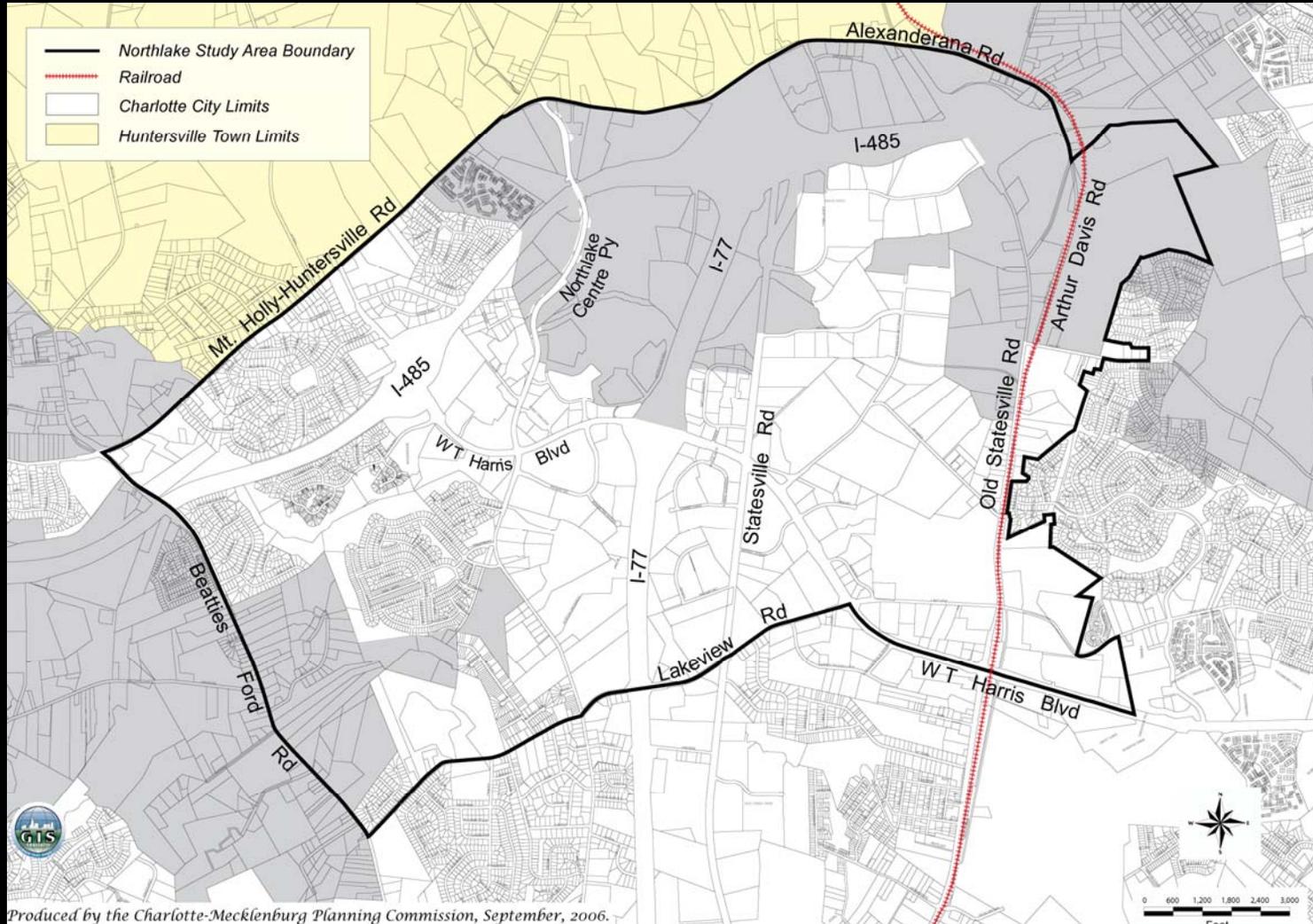
- Explain Overall Planning Process
- Discuss Area Trends
- Recap Results of Public Input this Week
- Explain Next Steps



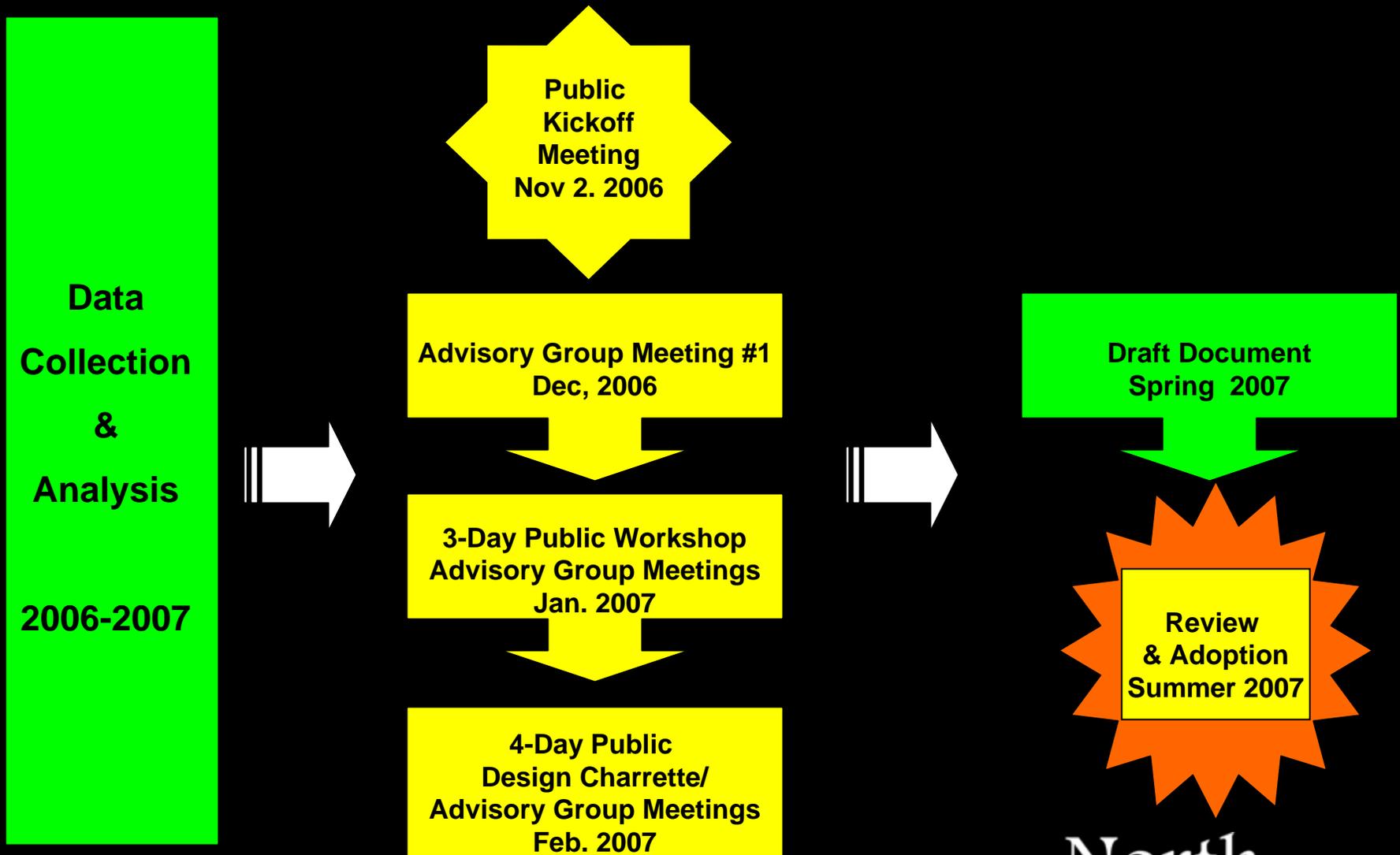
# What Is an Area Plan?

- Framework for Future Growth and Development that Updates the Broader, More General District Plans
- Policy Guide for Elected & Appointed Officials in Making Land Use, Zoning, and Capital Investment Decisions
- Community's Shared Vision for Future

# Northlake Area Plan



# Northlake Planning Process



# Workshop Activities

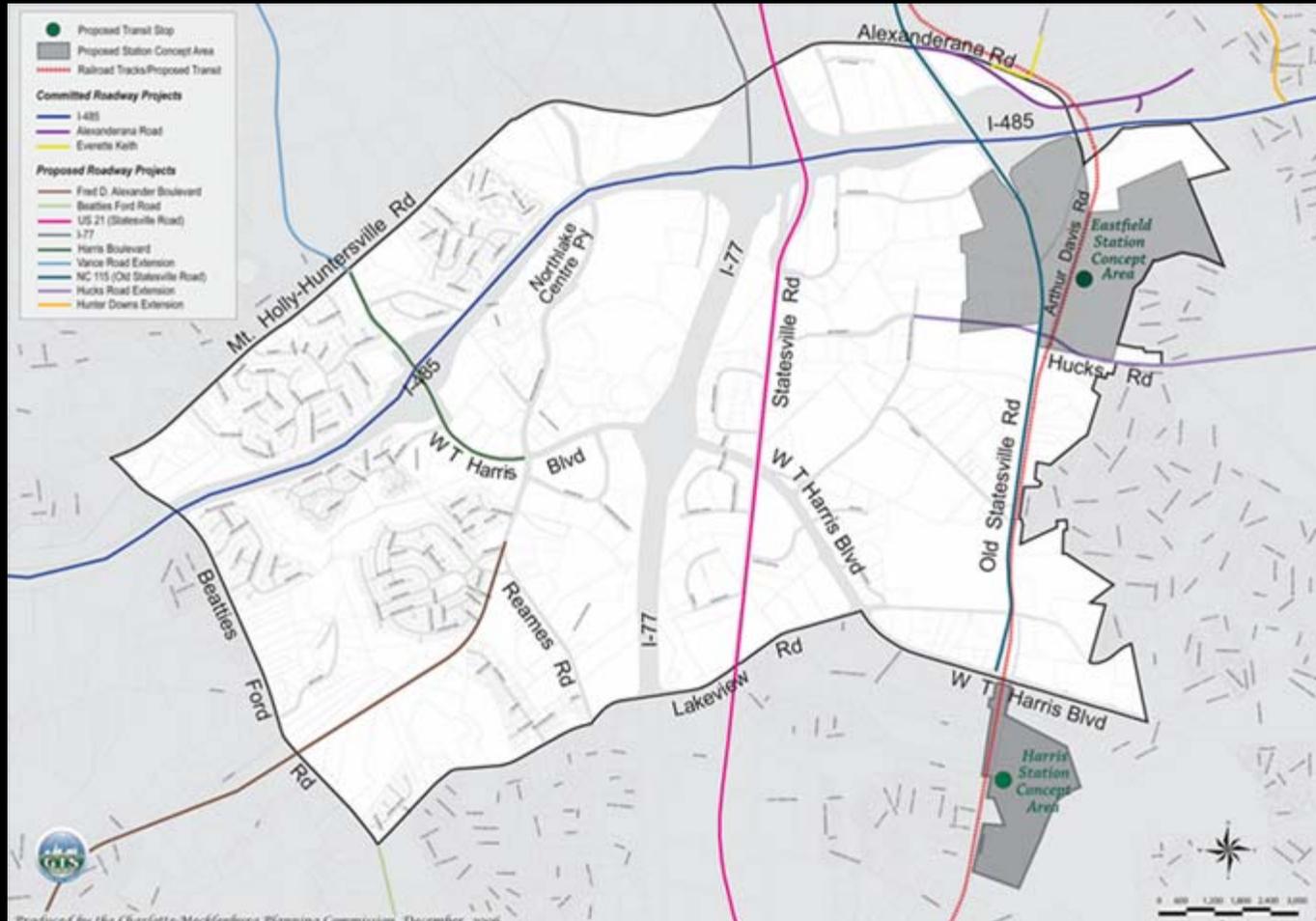
- Land Use & Zoning Overview
- Public Facilities
- Parks & Recreation
- Environment
- Transportation



# A Context of Change

- The Northlake Area has seen tremendous change in a short period of time. This change is likely to continue and even accelerate with planned transportation investment and evolving market trends.

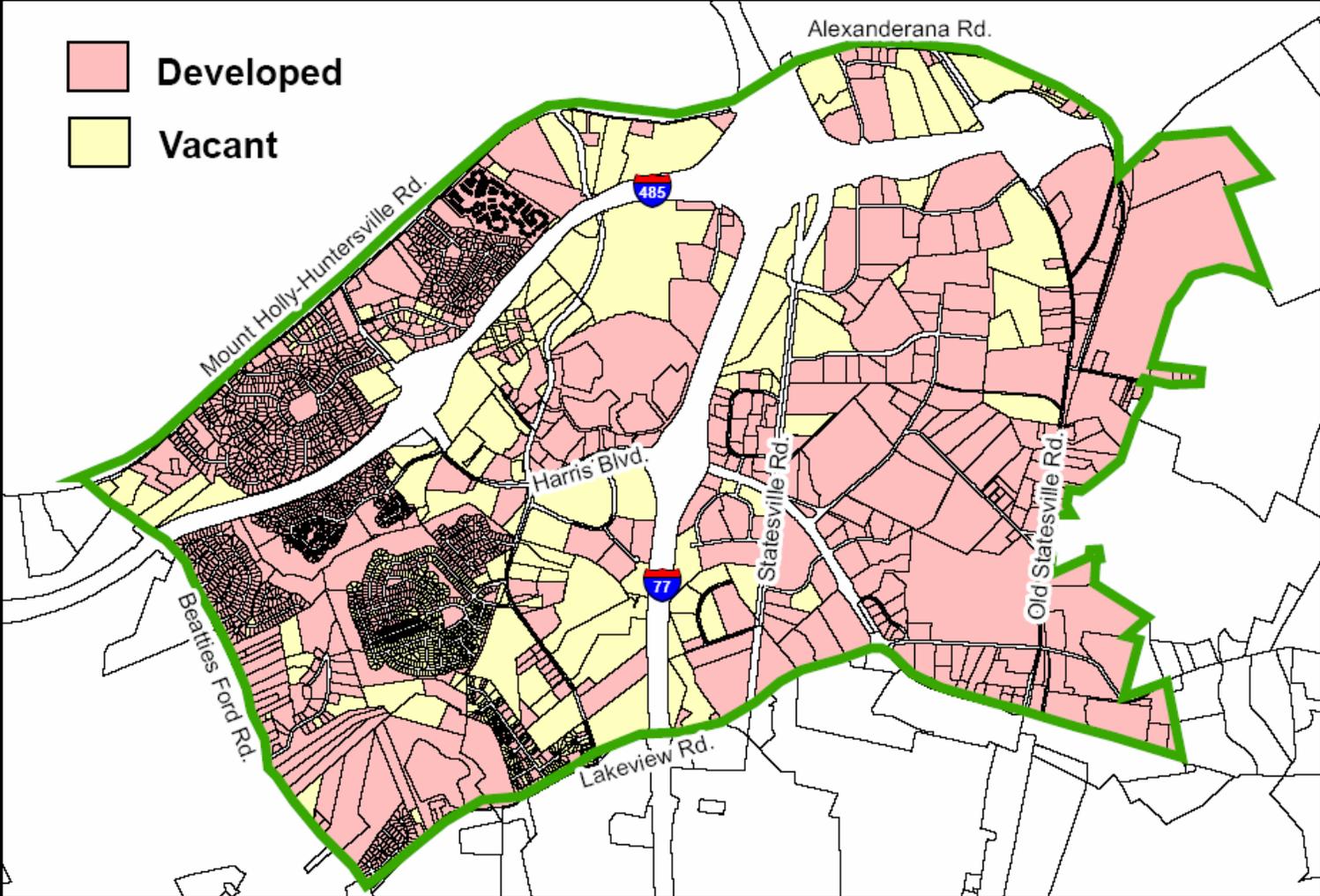
# Northlake Transportation Investment



# Market Trends

- Rapidly changing demographics, explosive growth in population
- Strong demand for both SF and MF in Northlake as a close-in location near services
- Emerging office core near Harris
- Additional retail expansion with population growth
- Declining market for traditional business parks and industrial as land prices increase

# Development Opportunities



# Northlake Market Trends

	<u>Existing Vacant</u>	<u>2030 Demand</u>	<u>Difference</u>
Single Family	350 acres	360 acres	-10 acres
Multi-Family	20 acres	98 acres	-78 acres
Retail	15 acres	41 acres	-26 acres
Business Park	200 acres	59 acres	+141 acres
Industrial	<u>350 acres</u>	<u>30 acres</u>	<u>+120 acres</u>
TOTAL	735 acres	588 acres	+147 acres

SOURCE: Warren & Associates, Inc.



# Vision Statement

*“Northlake is a unique ‘edge city’ location that shall be a livable, diverse, and sustainable community. It will seek to accommodate the needs of those in all stages of life while balancing pressure for new development with preservation of the historical, rural, and natural aspects of the community.”*

# Community Vision



North  
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# Community Vision



North  
lake

# Community Vision

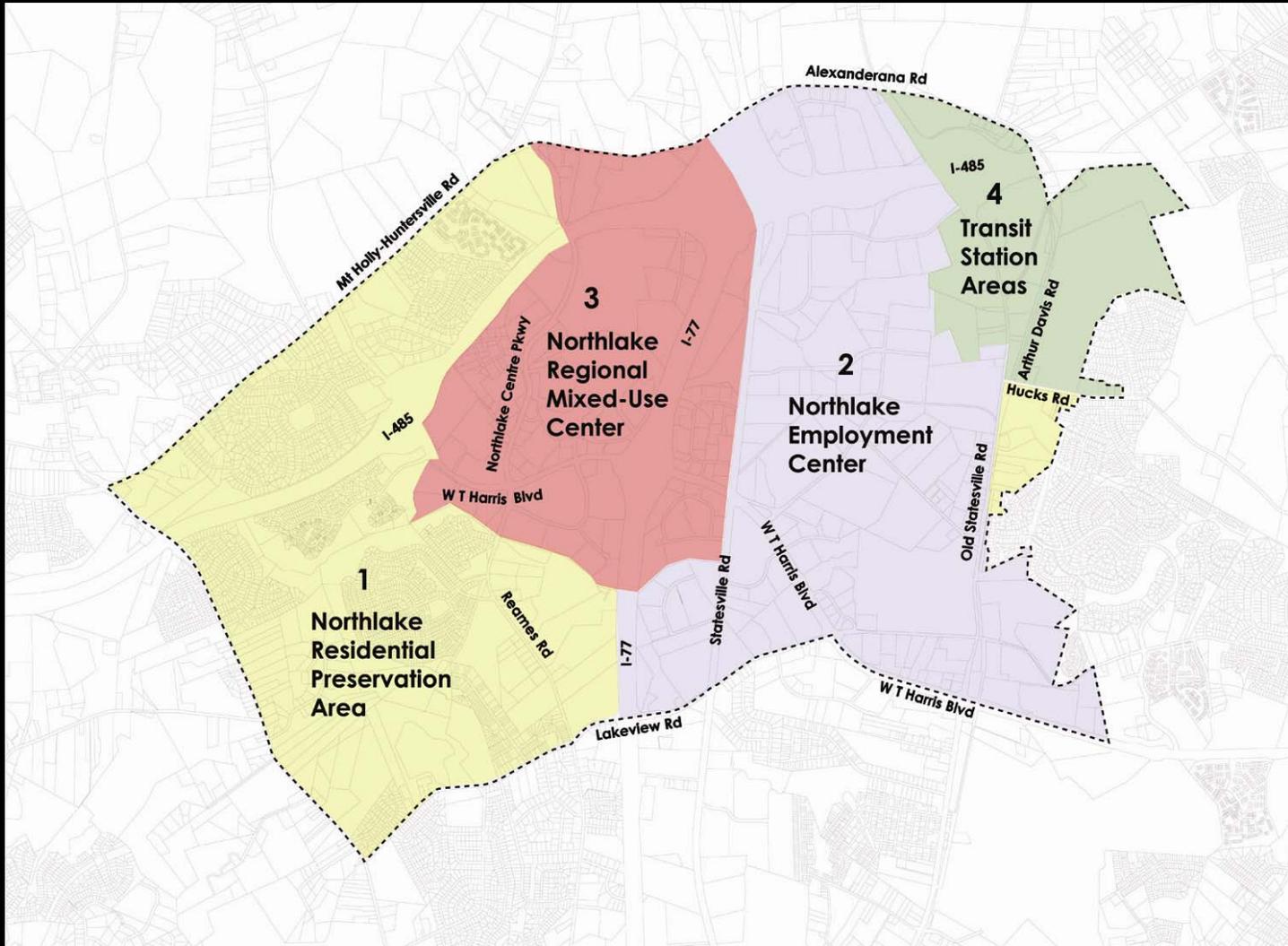
*What should be the highest priority in terms of improving the quality of life in the area?*

- ✓ Balance of Land Uses
- ✓ Creation of Open Space
- ✓ Protection of the Natural Environment
- ✗ Enhance the Area's Identity
- ✓ Transportation Improvements

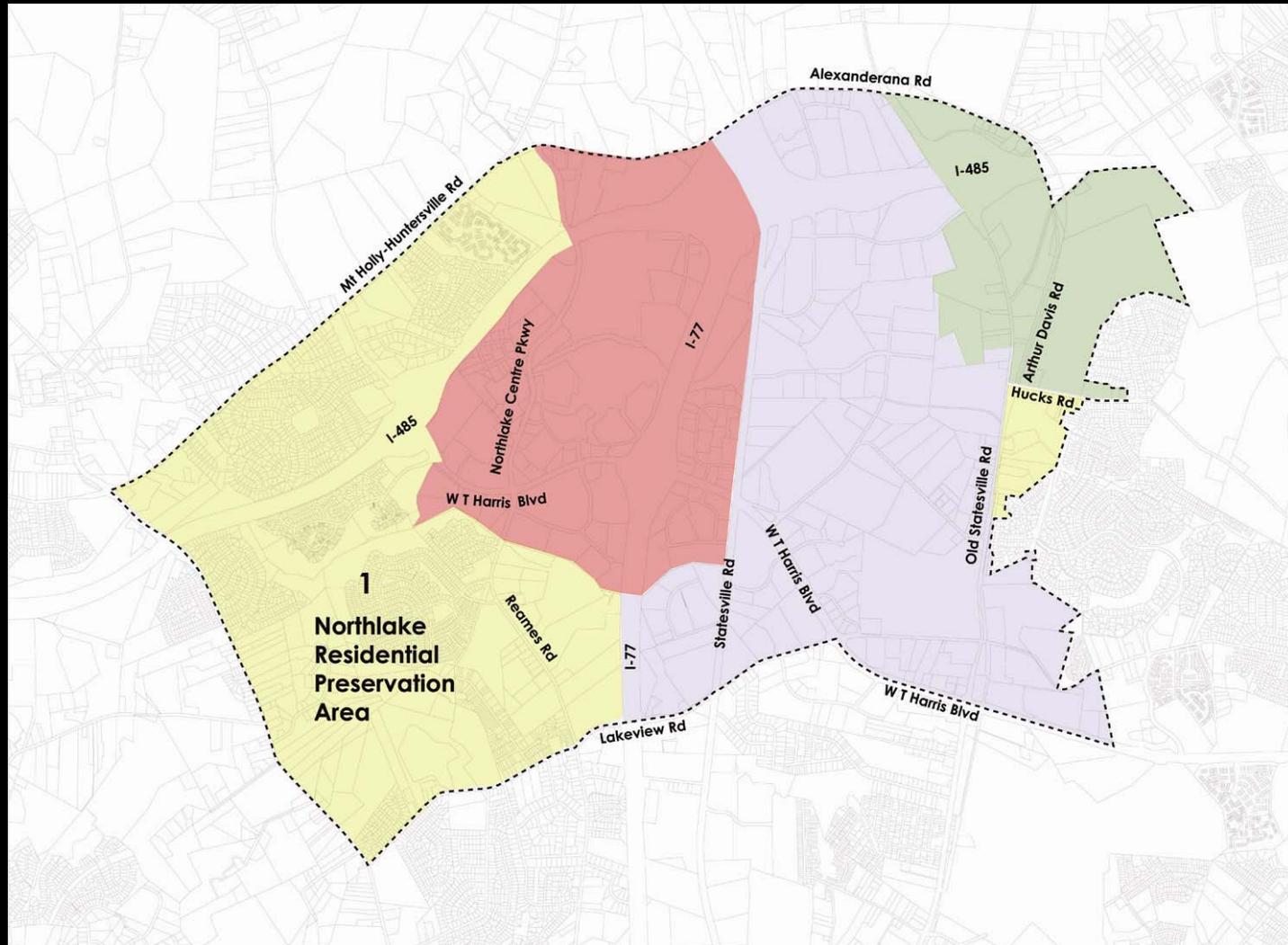
# Community Vision



# Character Areas



# Neighborhood Preservation Areas



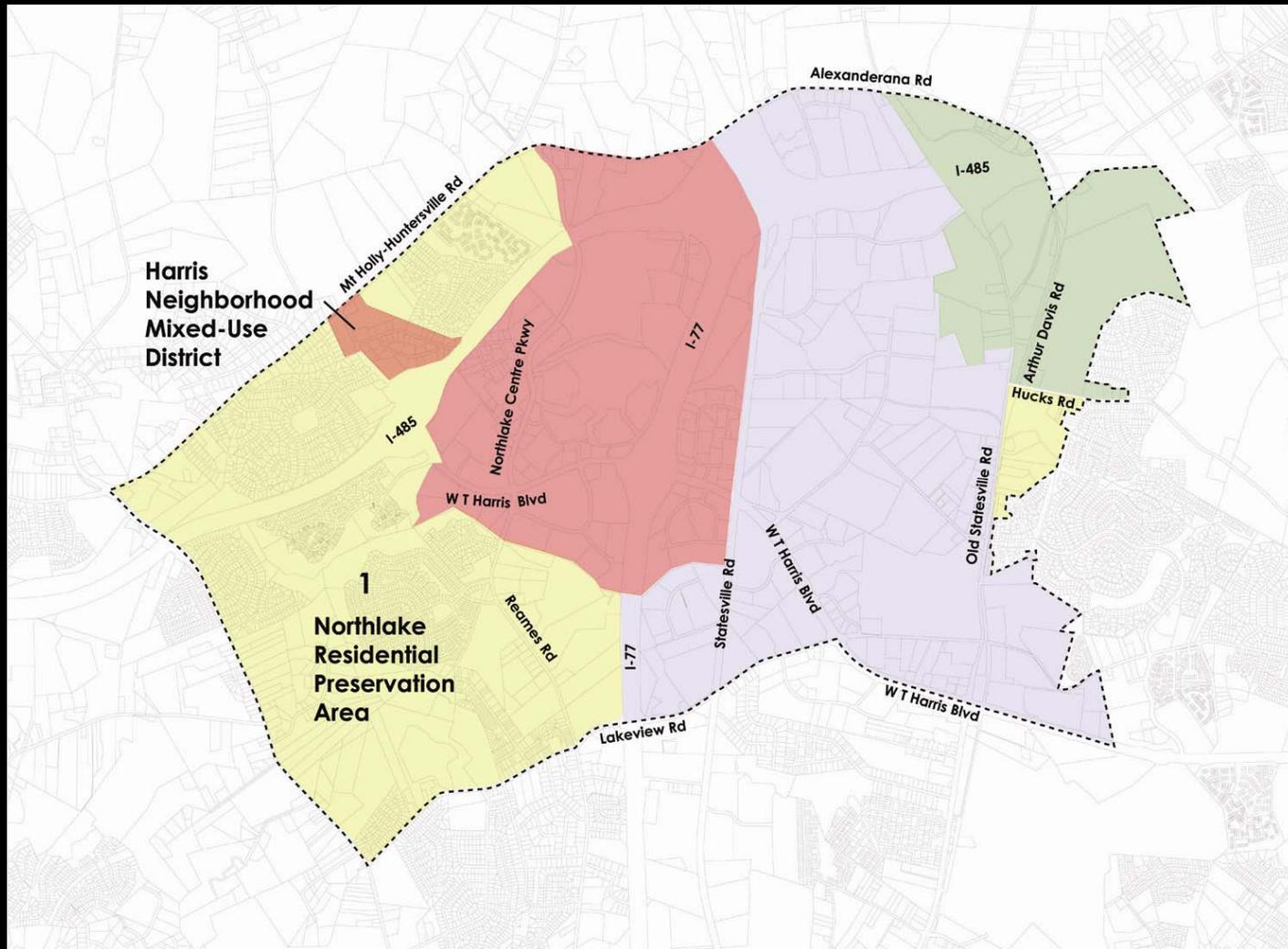
# Long Creek Greenway



# Potential Park/School



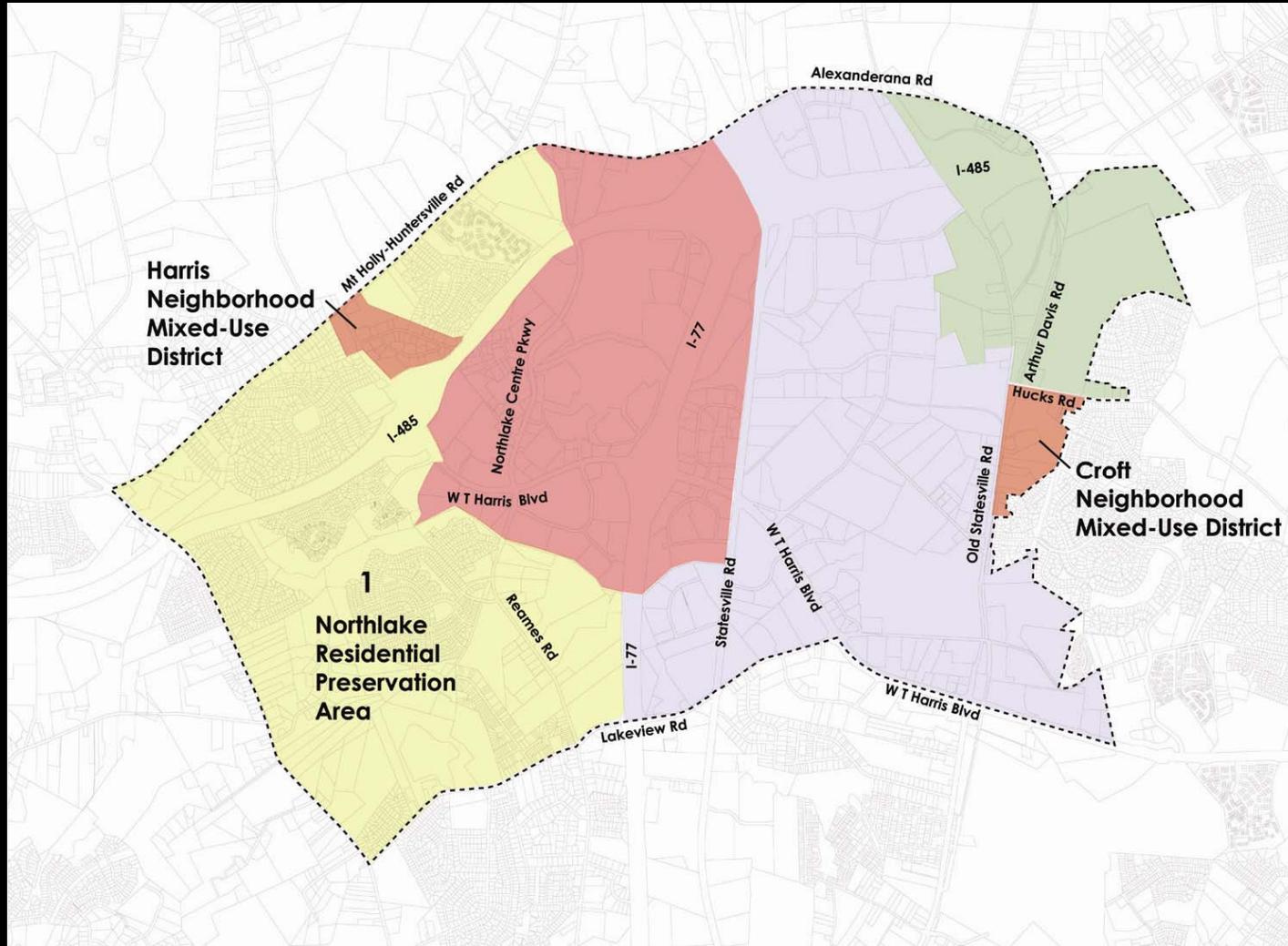
# Harris Neighborhood Mixed Use



# Harris Neighborhood Mixed Use



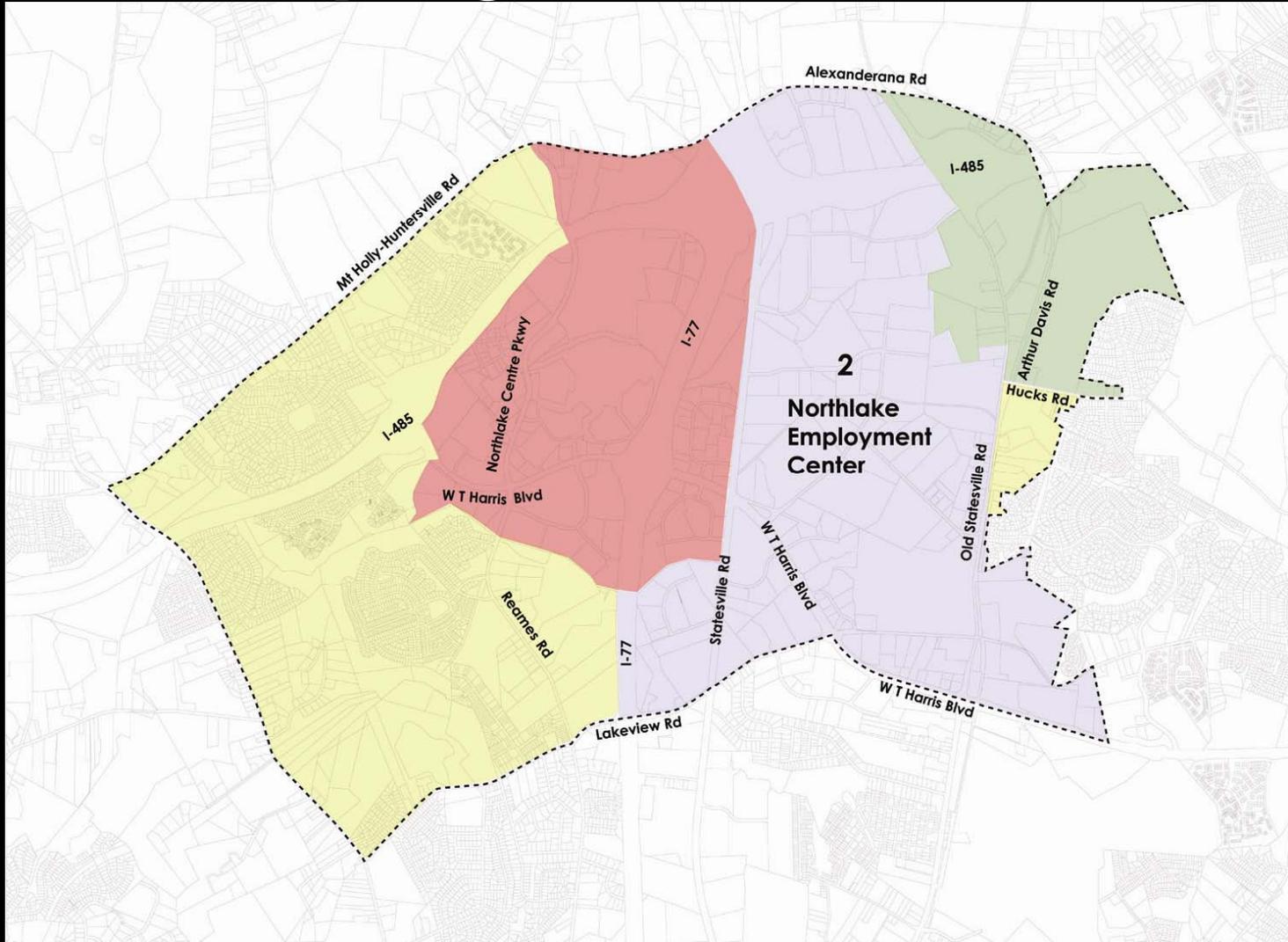
# Croft Neighborhood Mixed Use



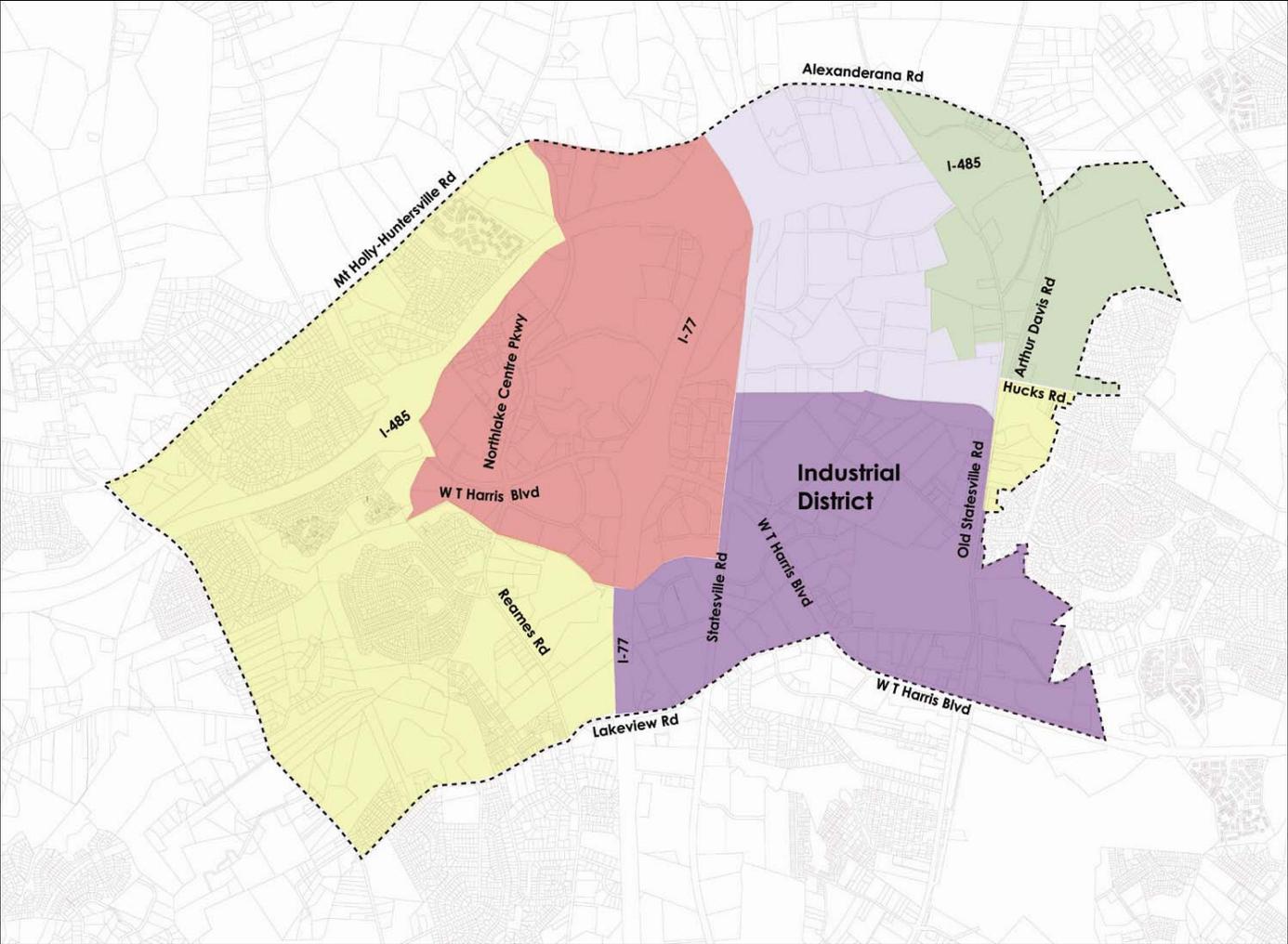
# Croft Neighborhood Mixed Use



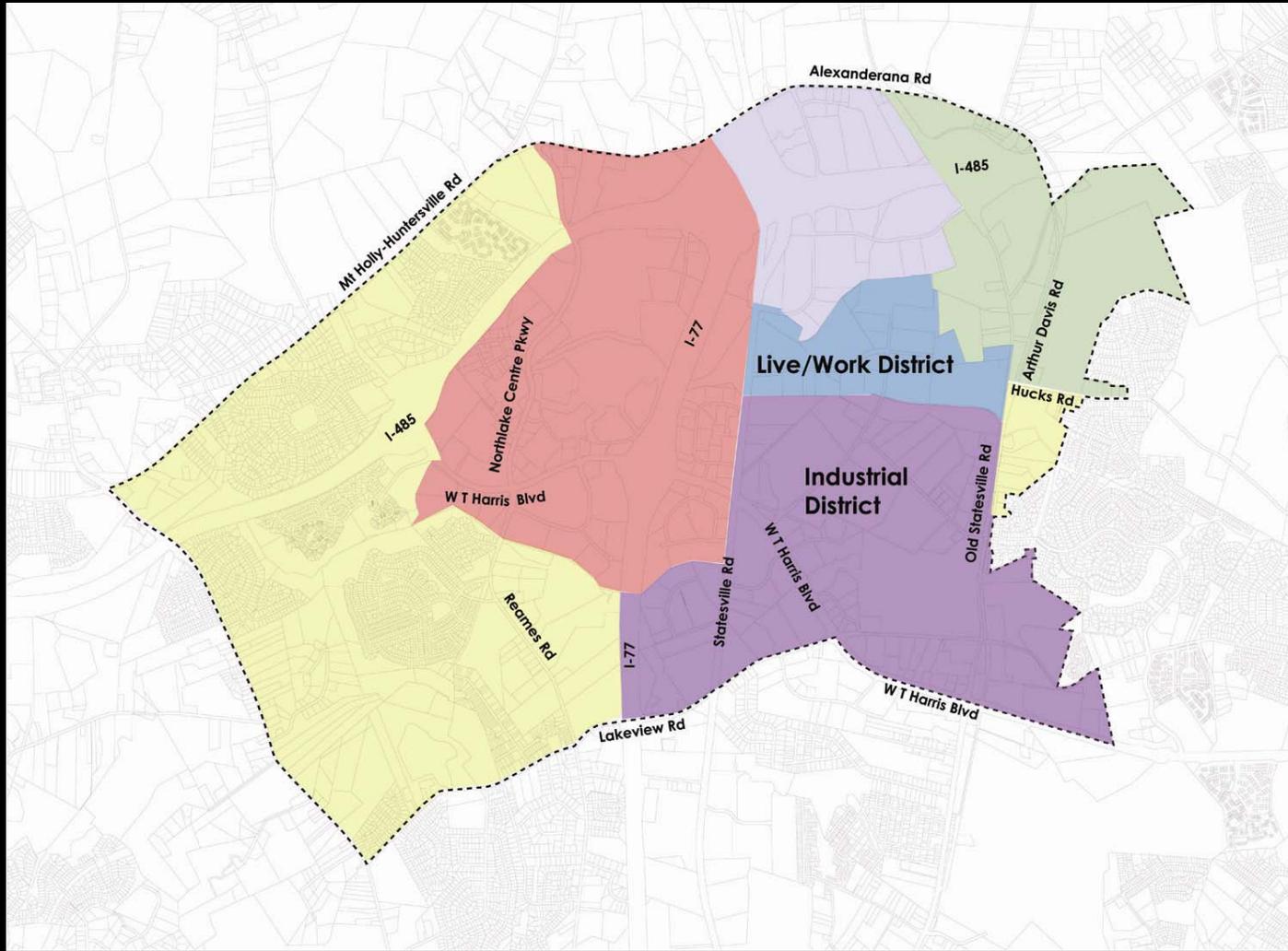
# Employment Center



# Industrial District



# Live/Work District

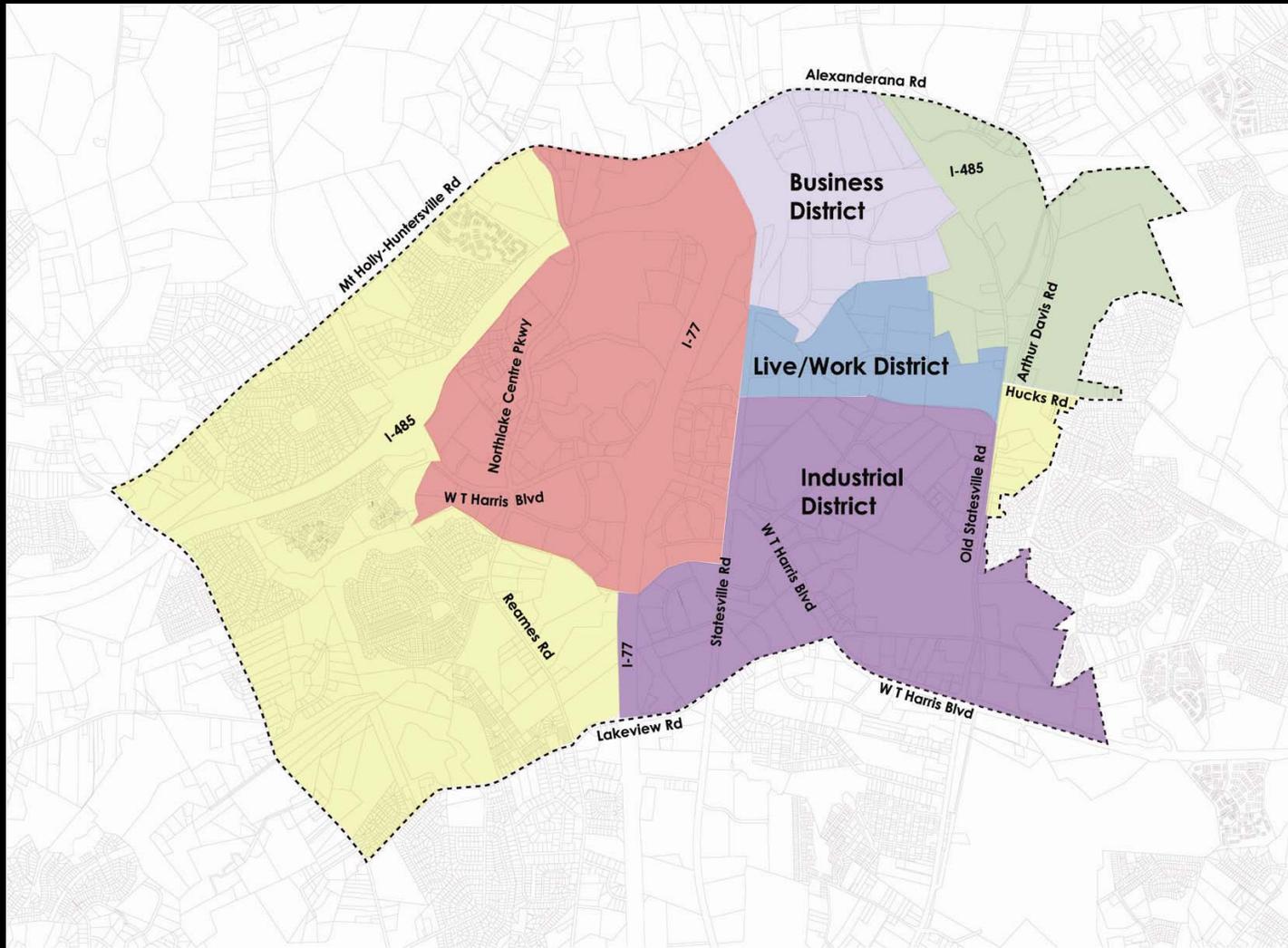


# Live/Work District

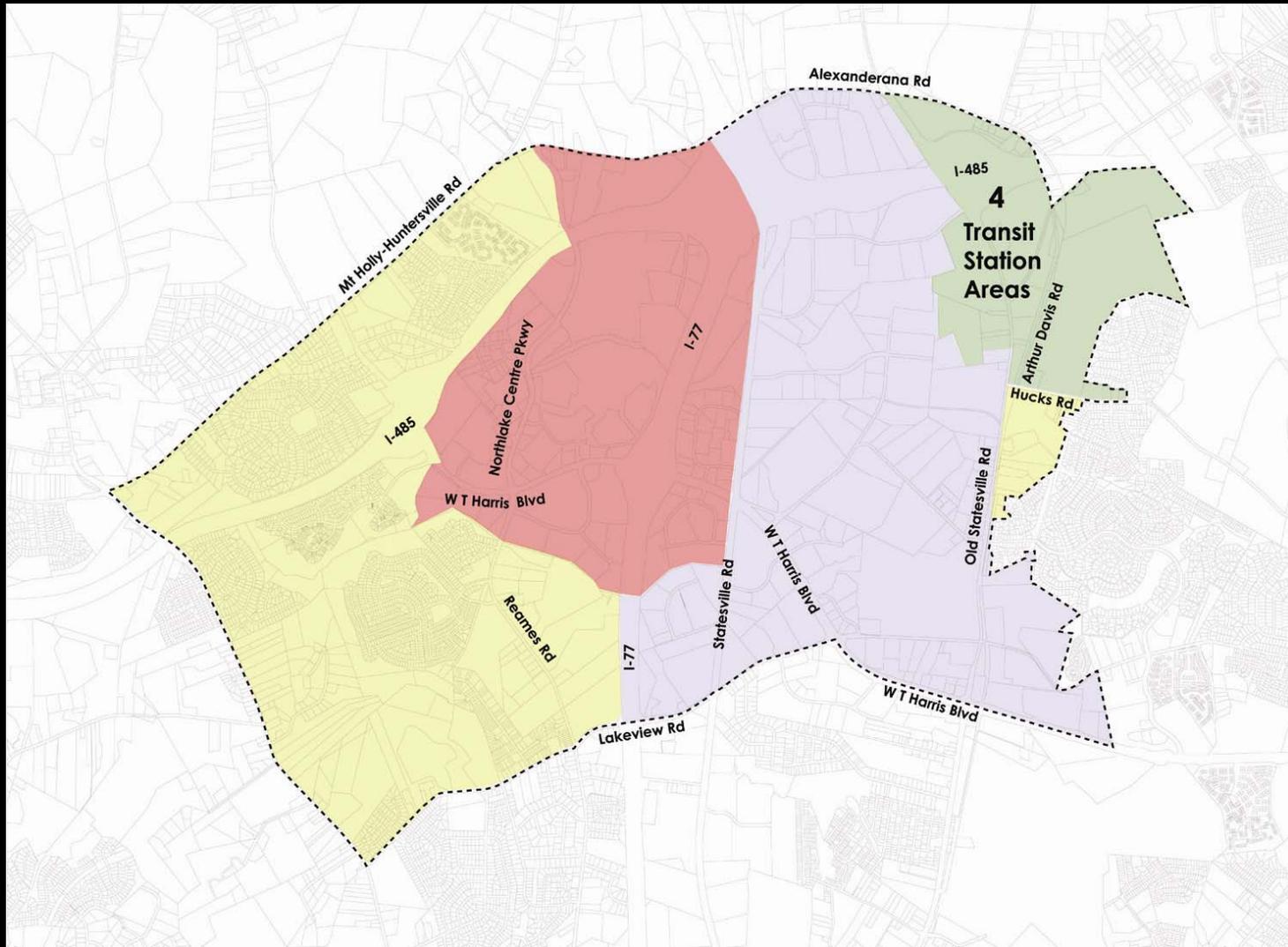


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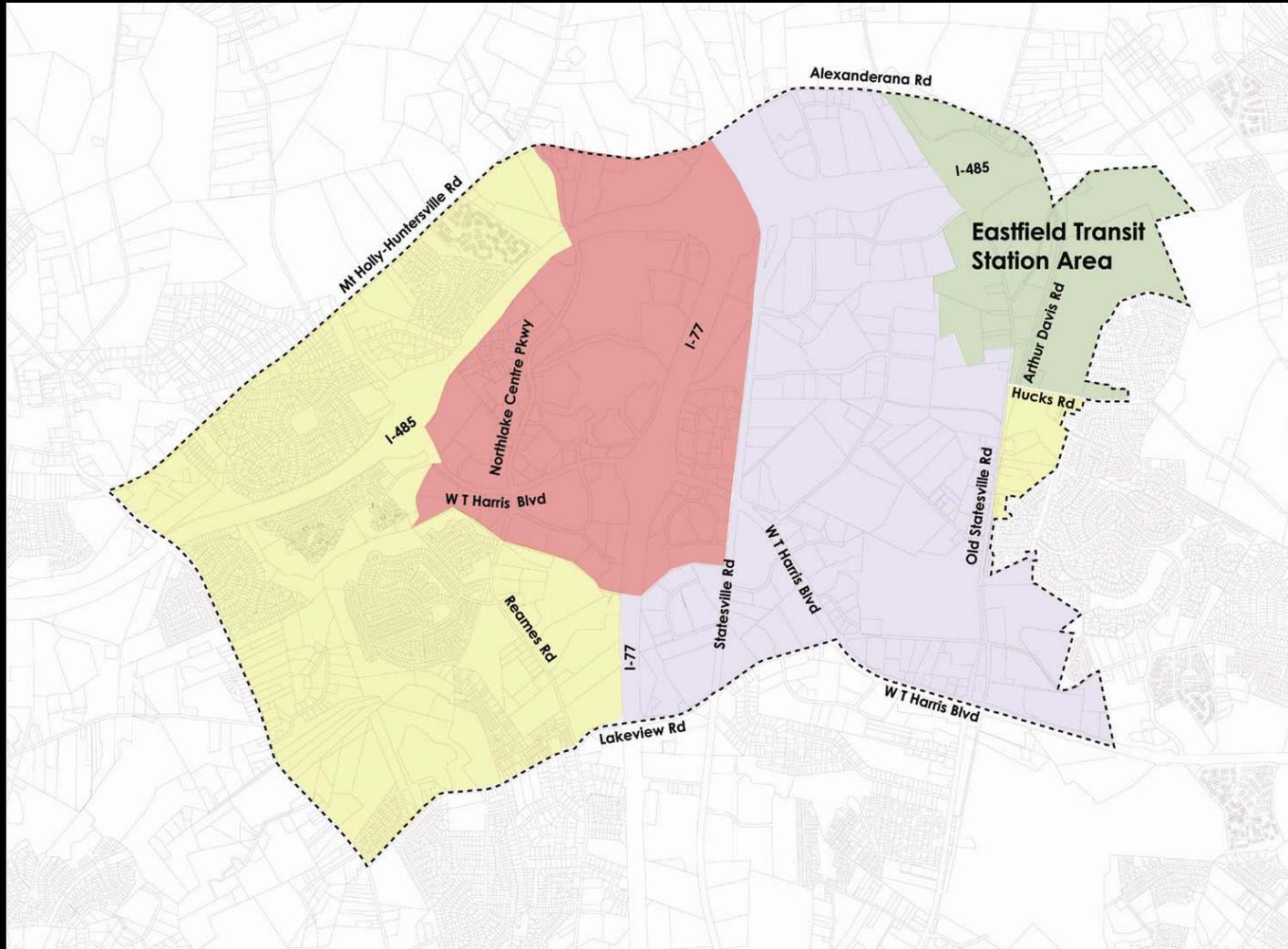
# Business District



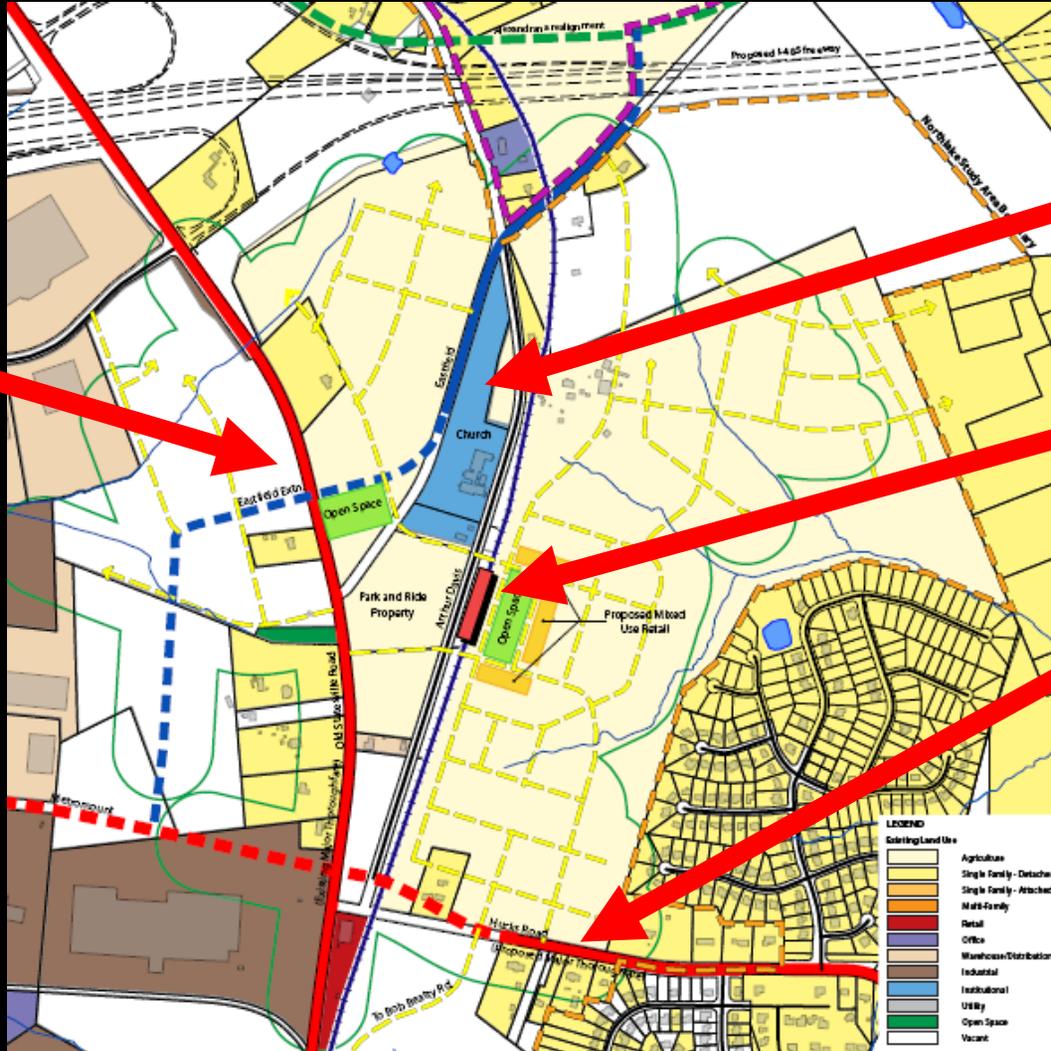
# Transit Station Areas



# Eastfield Transit Station Area



# Eastfield Station Area Plan



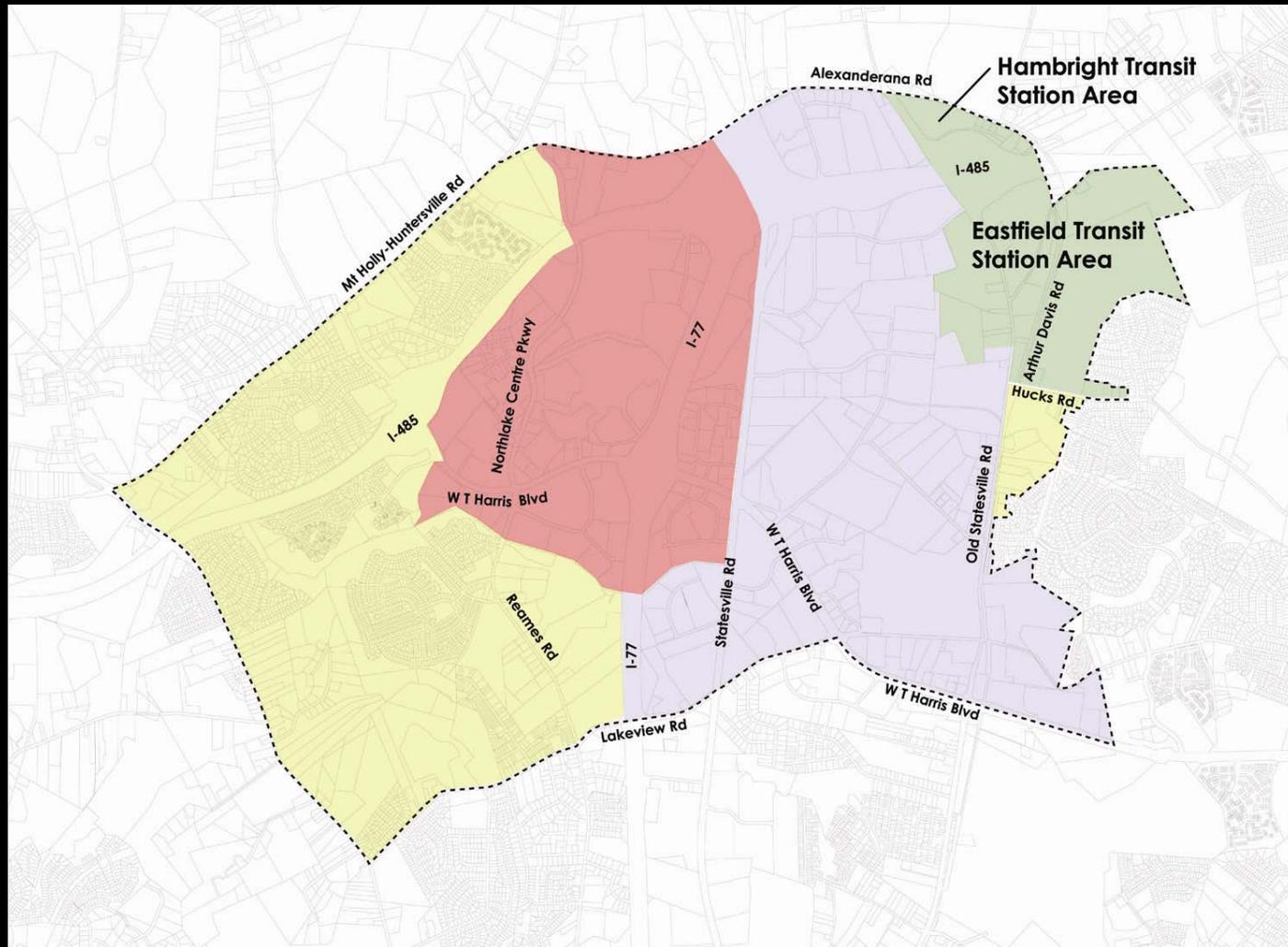
**Independence Hills Baptist Church**

**Old Statesville Road**

**Proposed Transit Stop**

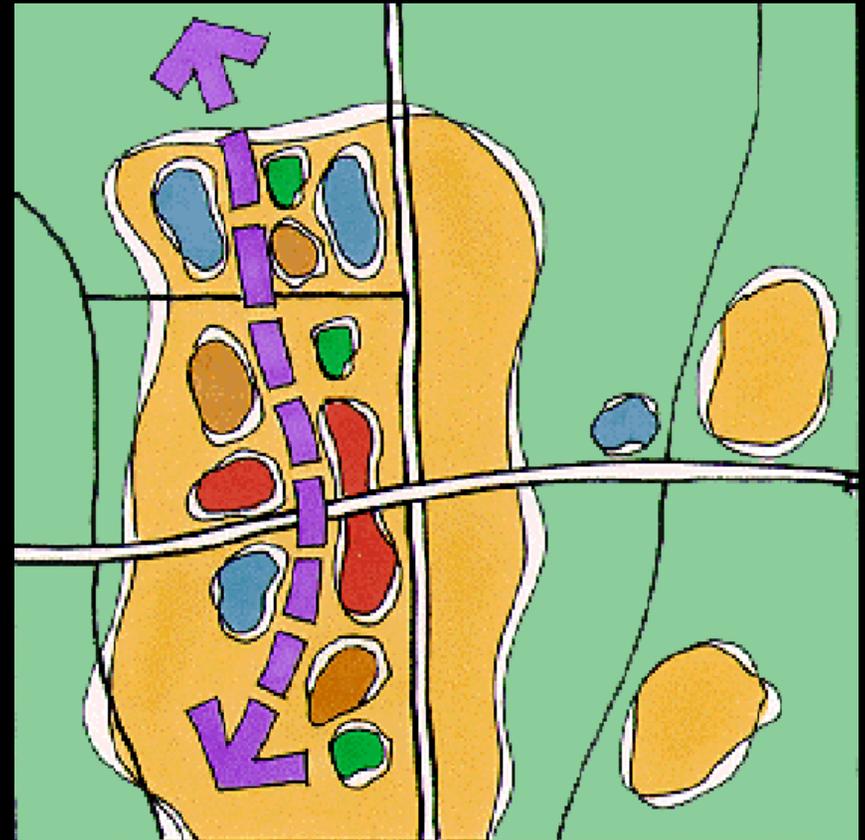
**Hucks Road**

# Hambright Transit Station Area



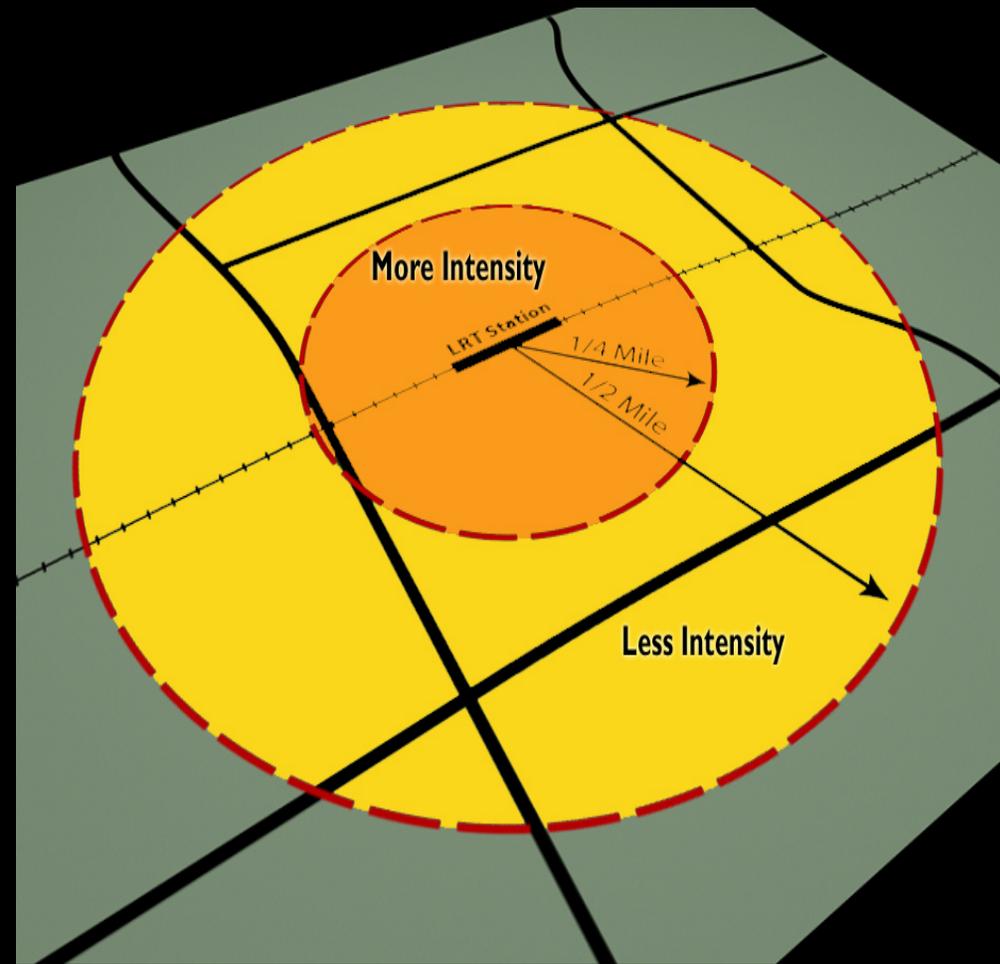
# Transit Supportive Development

- Orients Land Uses towards Transit Corridors
- Coordinates Transit and Land Use Planning with Decision Making
- Reduces Auto Dependency and Encourages Pedestrian Activity
- Stresses Efficient, Compact Land Uses that Relate to and Complement Each Other
- Considers Urban Design to Enhance Community Identity

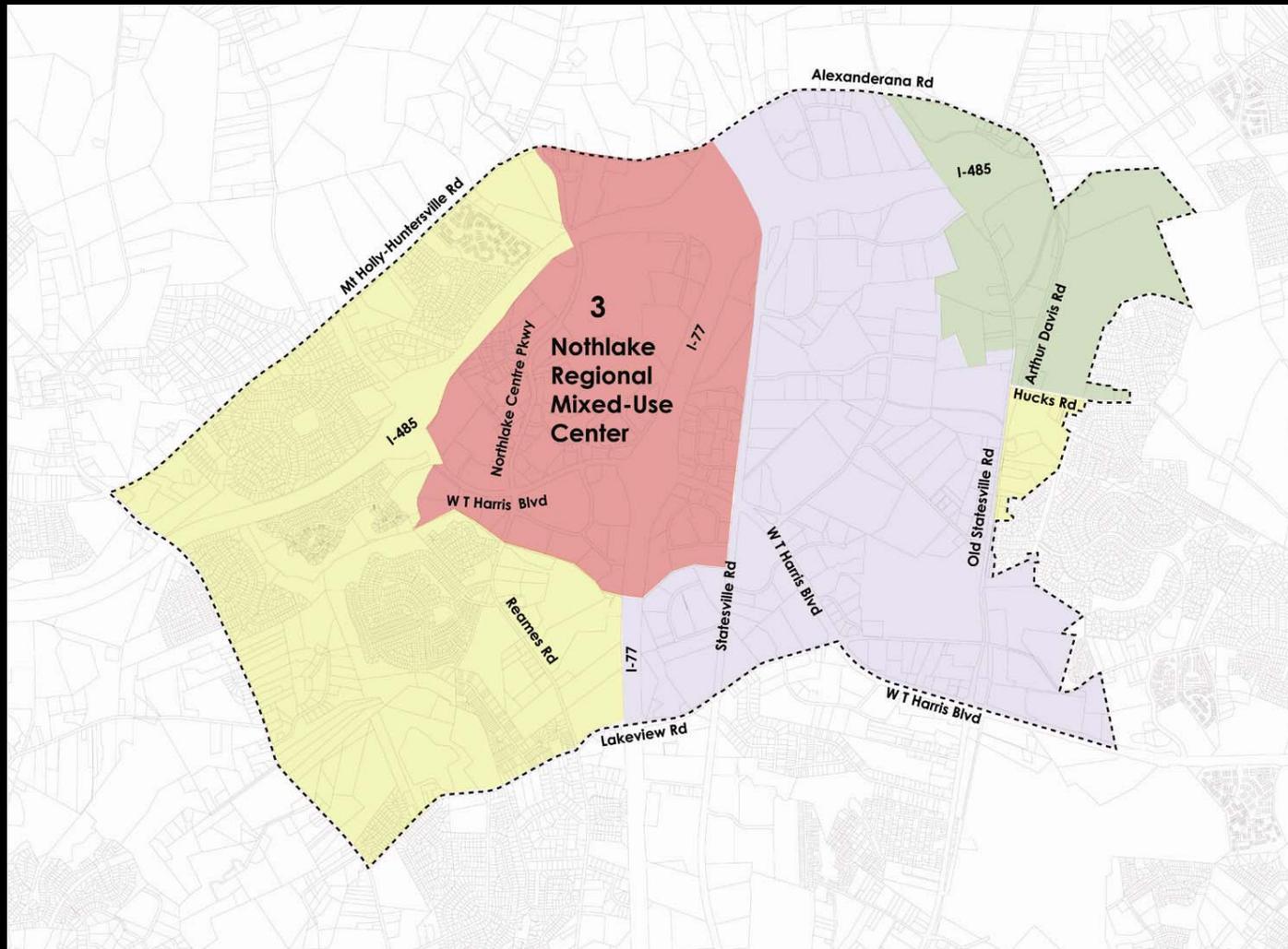


# Transit Supportive Development

- Higher Density Development Toward Transit Station
- 1/2 Mile & 1/4 Mile Radii Focus



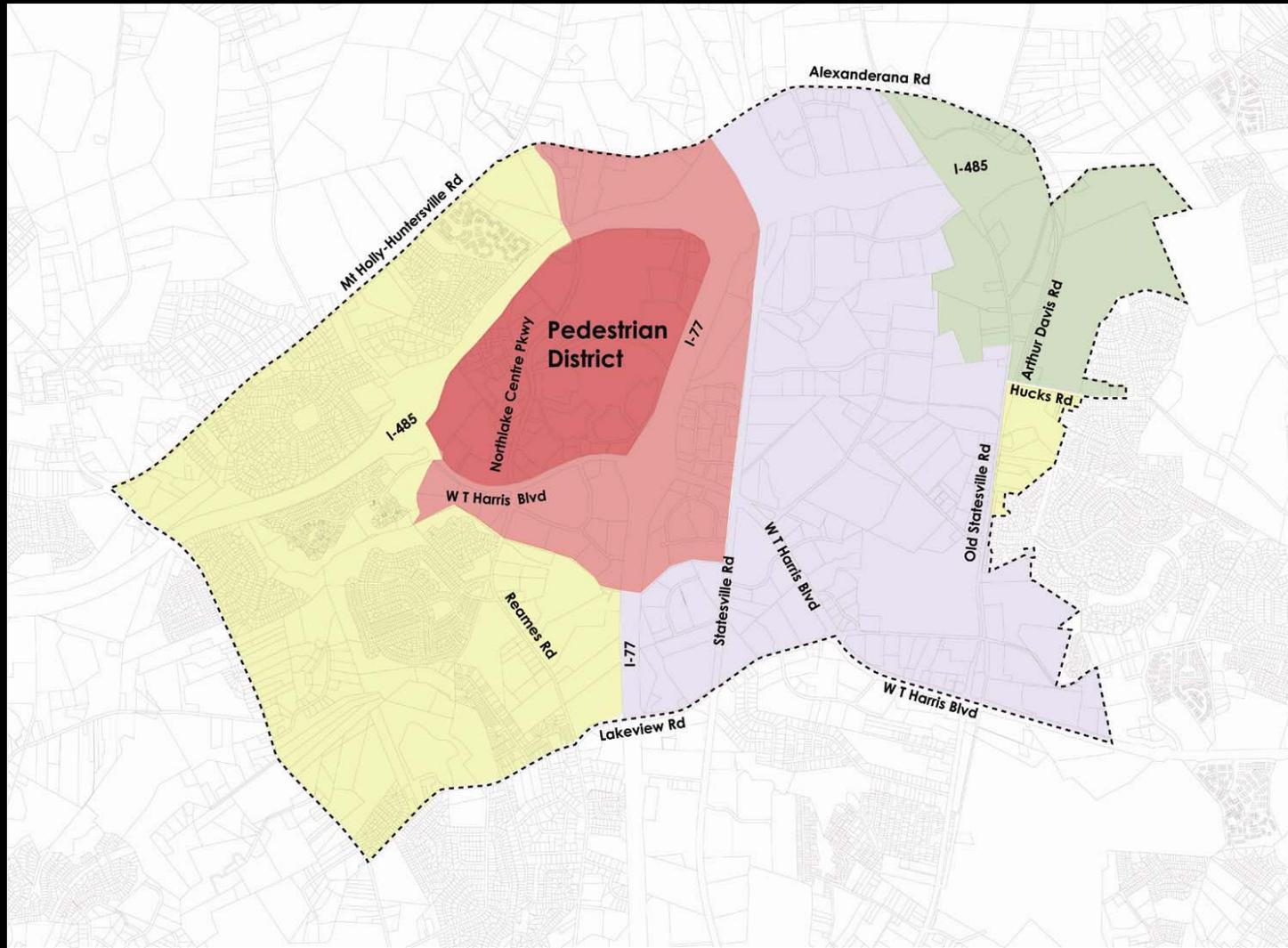
# Regional Mixed Use Center



# Northlake Regional Mixed Use Center

- Encourage mix of uses
- Concentrate density and transition to surrounding neighborhoods
- Increased focus on pedestrians and bikes, especially near Northlake Mall
- New local streets
- More balanced character for Harris Blvd.

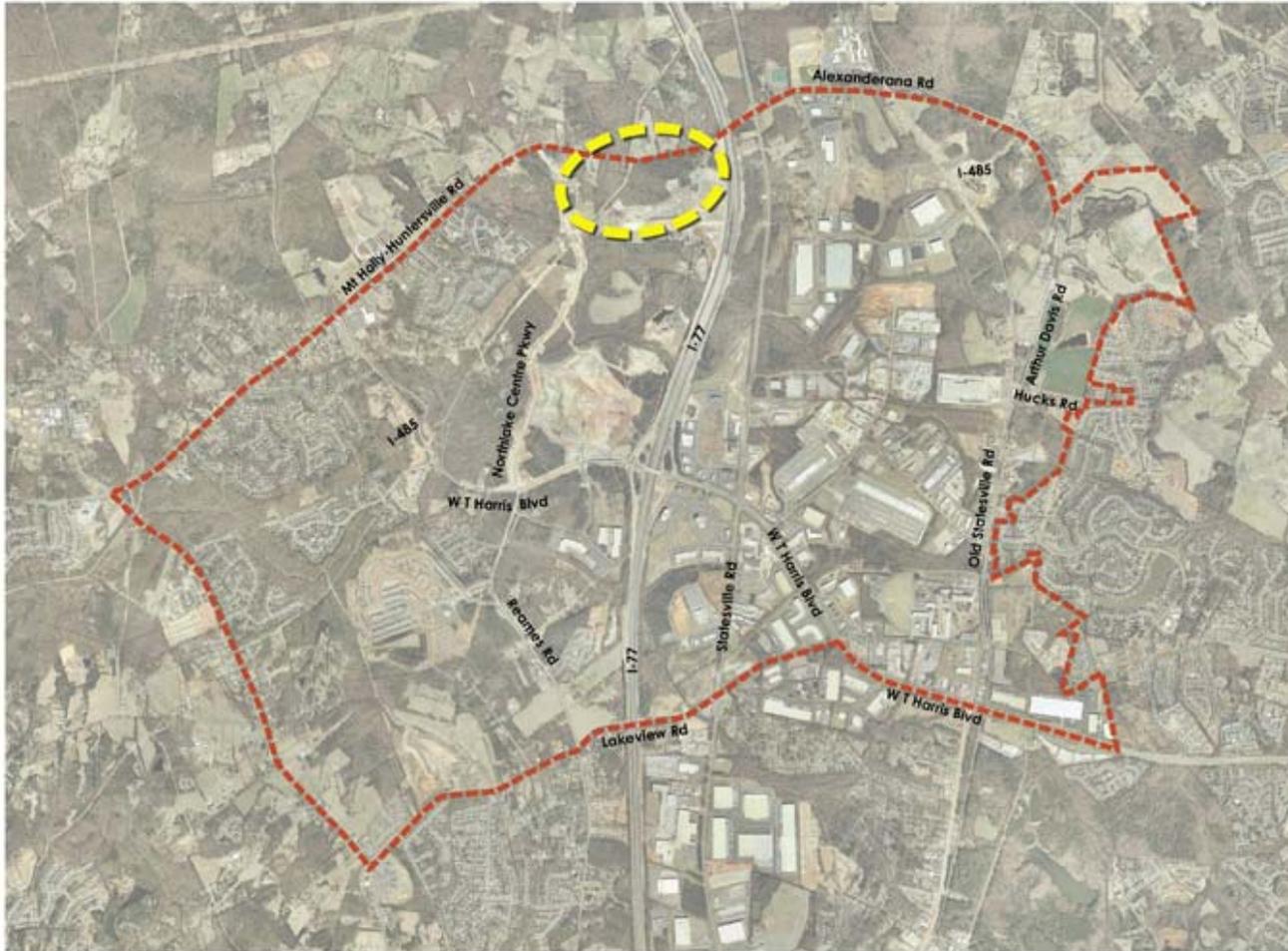
# Pedestrian District



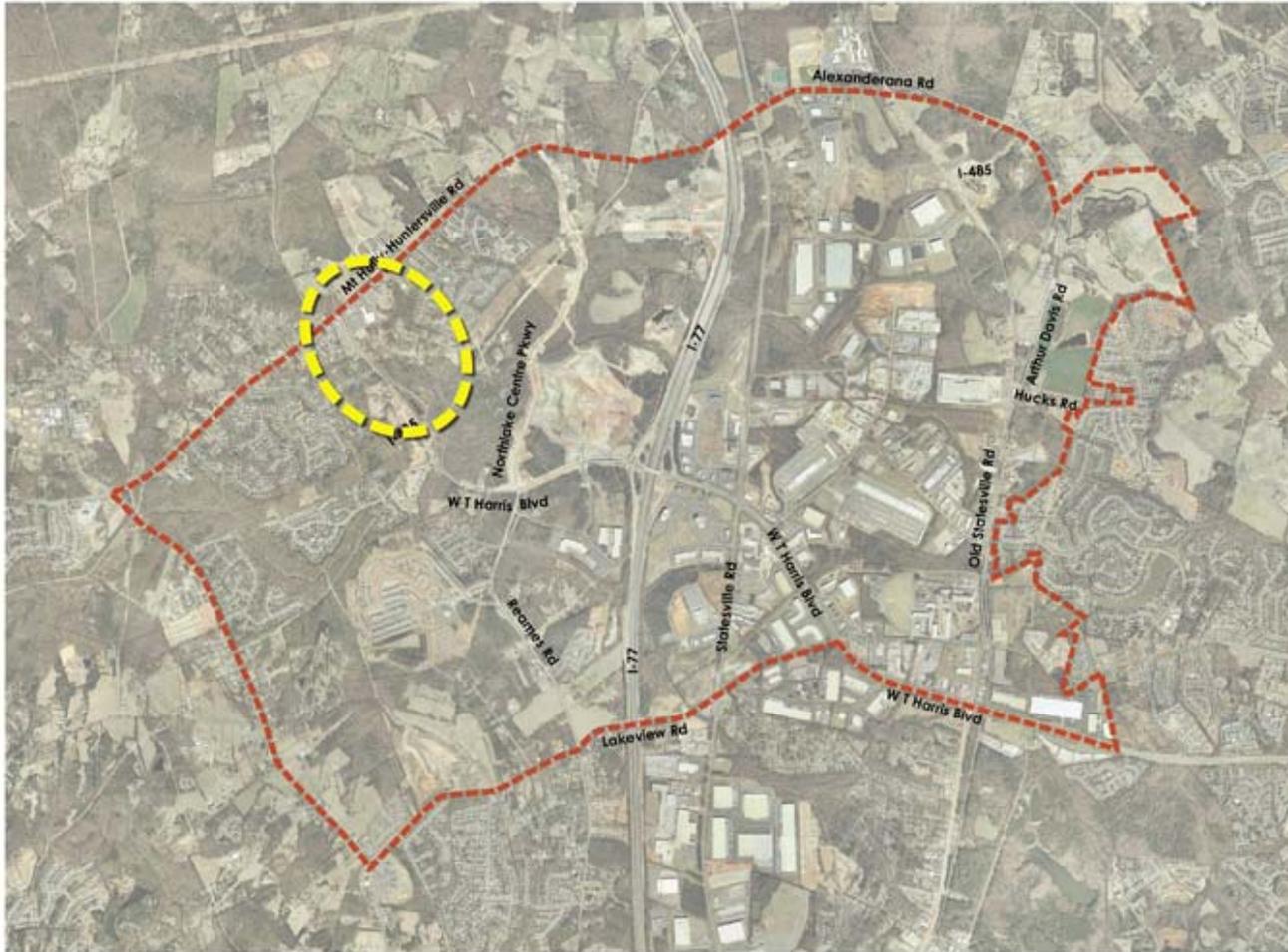
# Areas of Transition



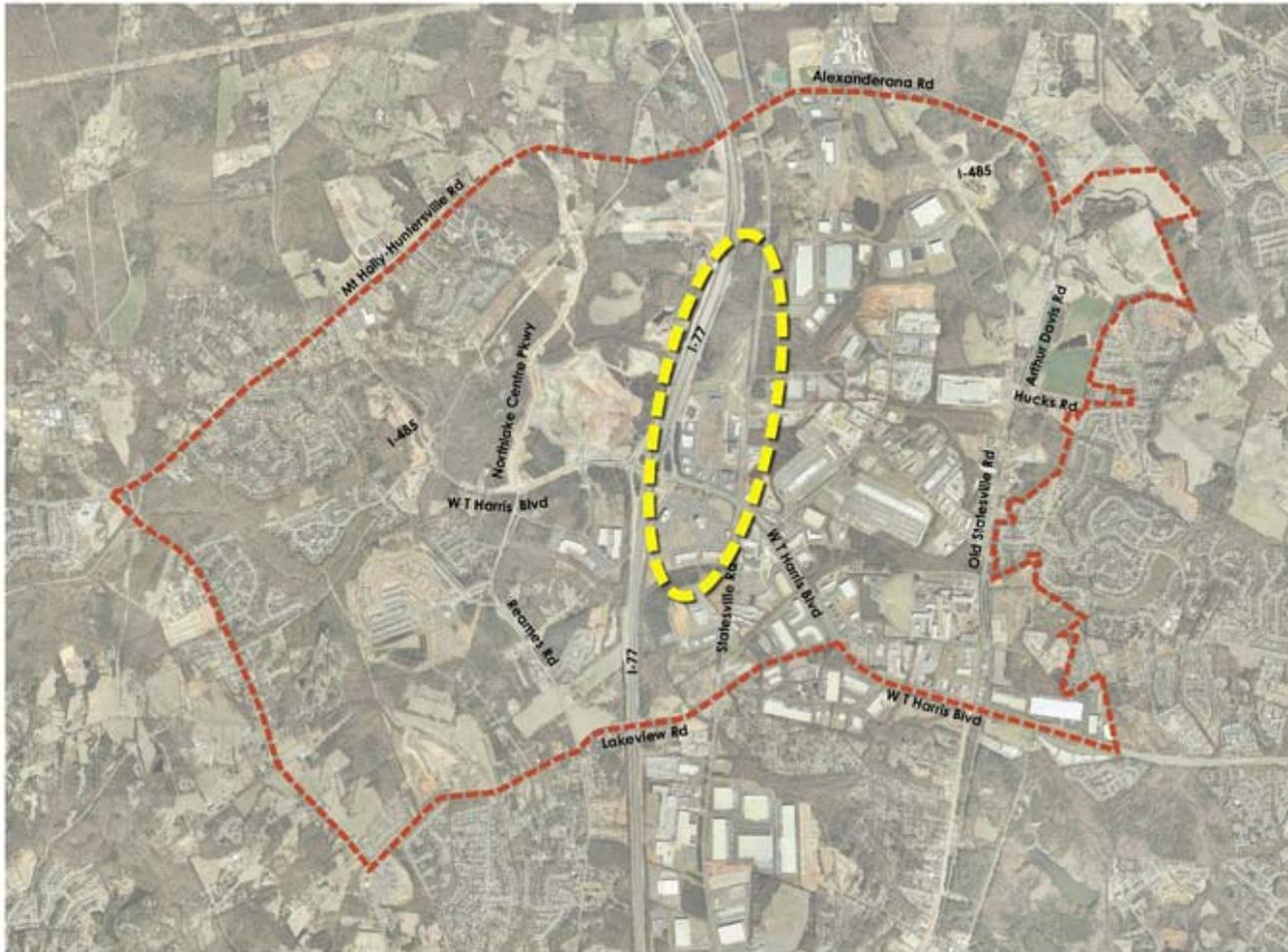
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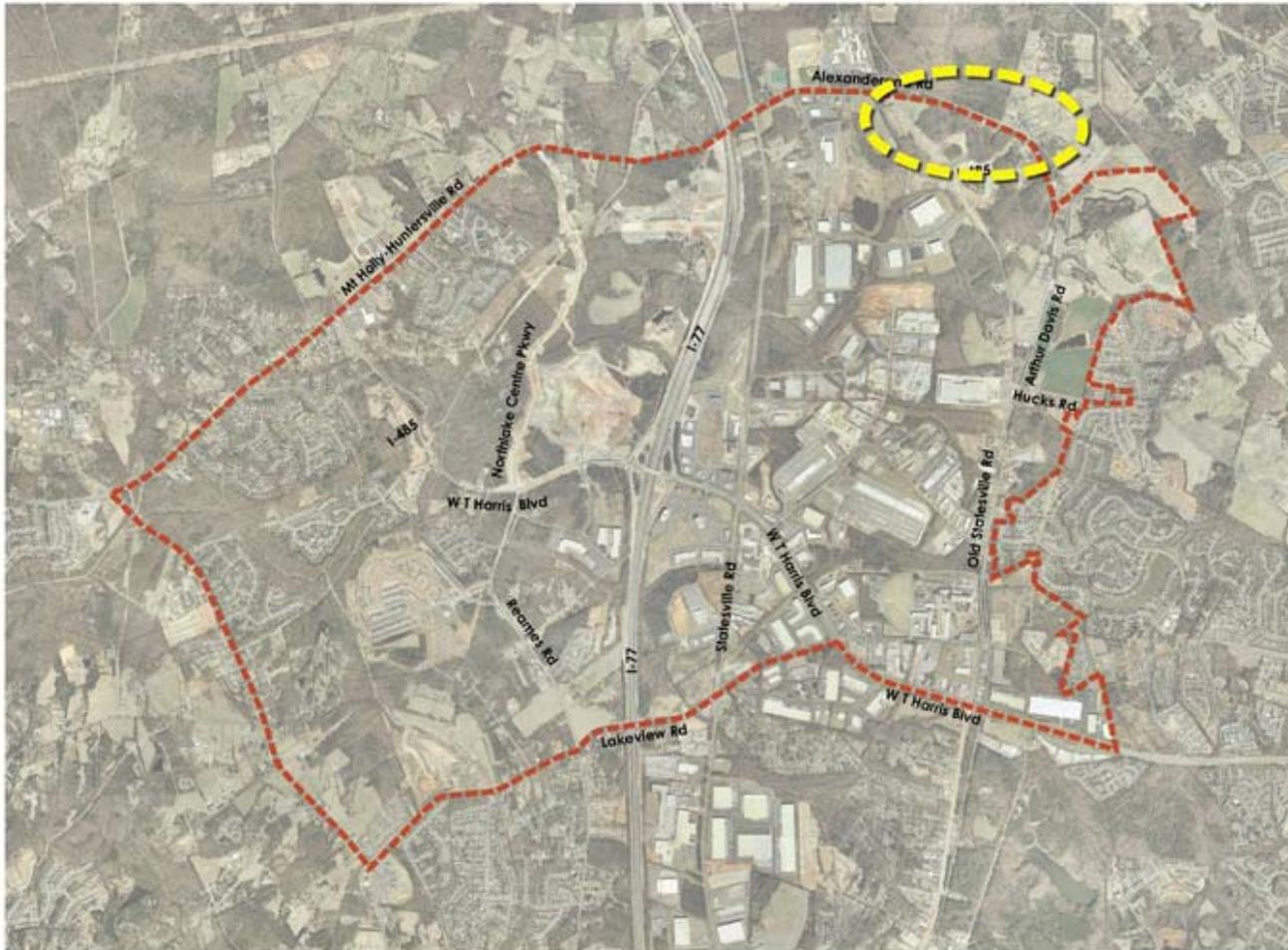
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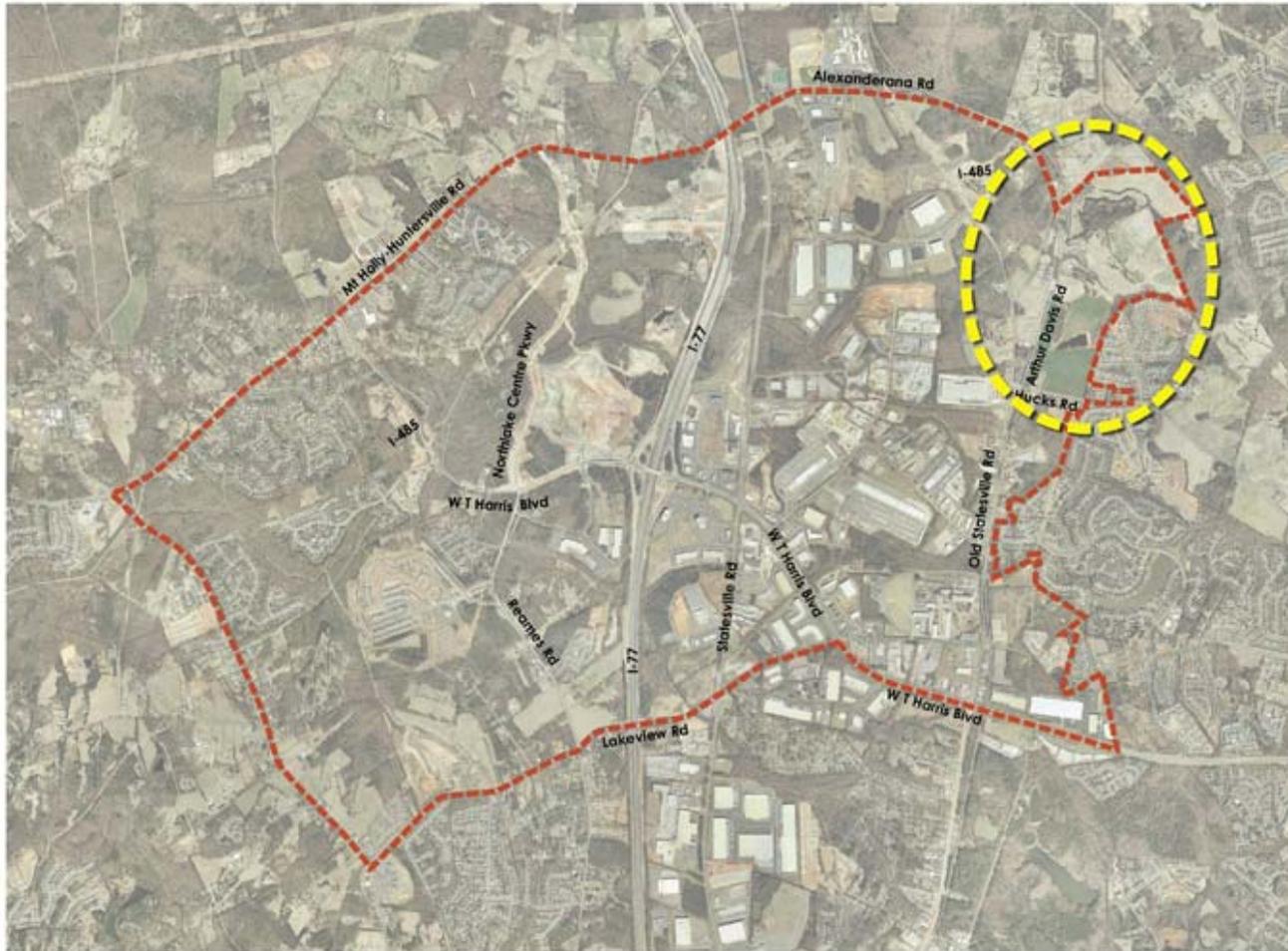
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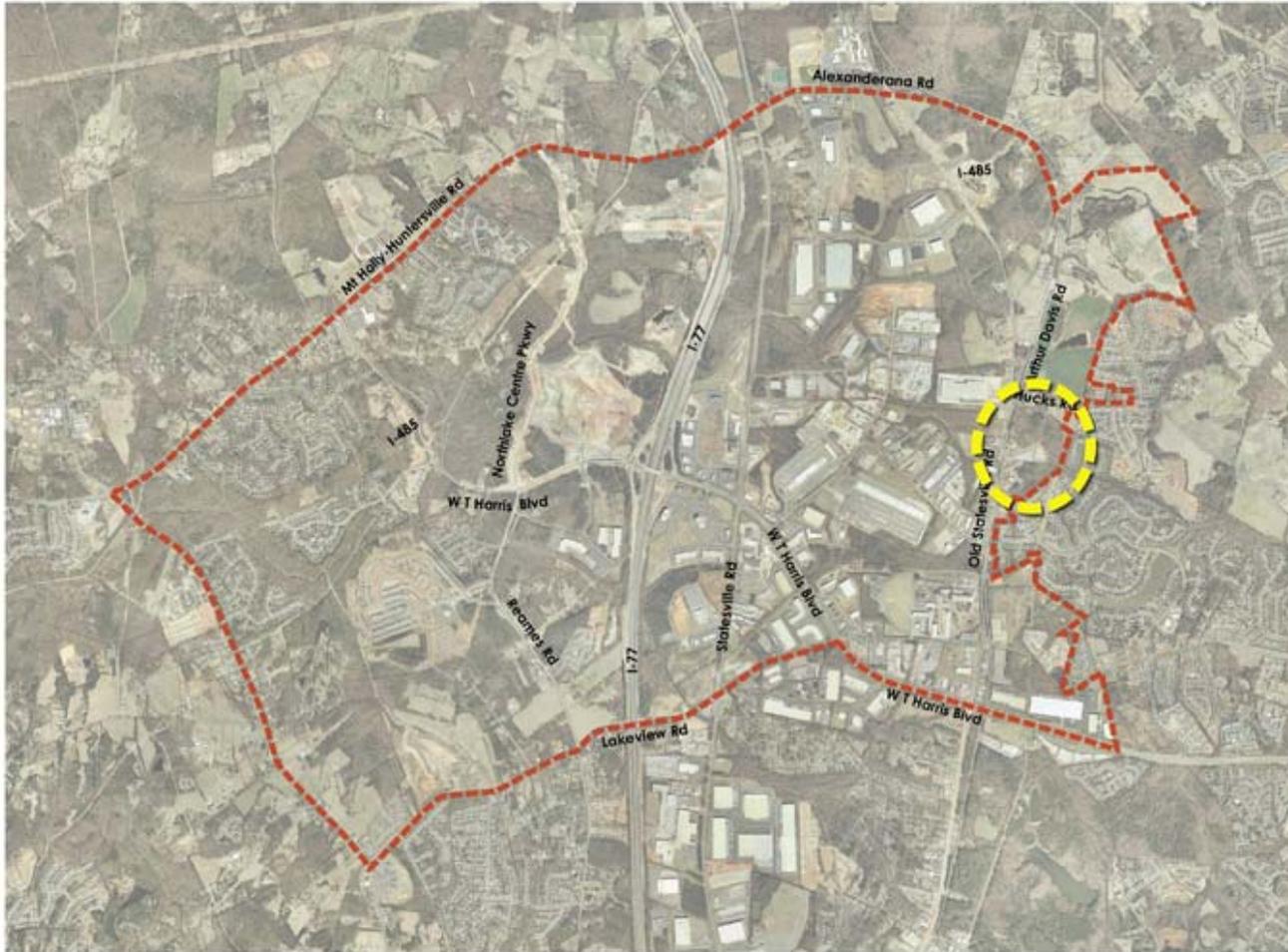
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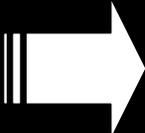


# Intensive Design Charrette



# Northlake Planning Process

**Data  
Collection  
&  
Analysis  
2006-2007**



**Public  
Kickoff  
Meeting  
Nov 2. 2006**

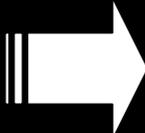
**Advisory Group Meeting #1  
Dec, 2006**



**3-Day Public Workshop  
Advisory Group Meetings  
Jan. 2007**



**4-Day Public  
Design Charrette/  
Advisory Group Meetings  
Feb. 2007**



**Draft Document  
Spring 2007**



**Review  
& Adoption  
Summer 2007**

# Questions



# Contact Us!

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704-336-2205

[www.charlotteplanning.org](http://www.charlotteplanning.org)

