

# Northlake

## Shaping Northlake's Future



The City of Charlotte is preparing to develop the Northlake Area Plan to guide future growth and development for the area surrounding the Northlake Mall. The plan will be developed between the fall of 2006 and early summer 2007.

The approximately 4,300 acre study area includes a mixture of residential, retail, office/business park, and industrial uses. Over 28% of the study area is vacant, and a number of historic properties are located within or are immediately adjacent to the study area. Additionally, the Norfolk-Southern rail line parallels Old Statesville Road, which is proposed for the North Corridor Commuter Rail Project.

## CITIZENS are encouraged

*to participate in the area planning process, as area plans often recommend changes to the currently adopted land use in order to implement the community's future vision for the area. In some instances, the plan may also recommend that property be rezoned as part of plan implementation.*

### What are Area Plans?

Area Plans are policy guides that provide the framework for future growth and development and serve as a guide for elected officials in making land use and zoning decisions. Area plans vary in scope, depending on the geographic area and purpose of the plan. The plans typically address,

- Land use and zoning
- Transportation
- Environment
- Infrastructure
- Economic development/revitalization
- Urban design

### What is the difference between the land use recommendation in an area plan and zoning?

Area plans are policy documents. They address land use issues and define how land should be used in the future. The future land uses adopted as part of an area plan are policy, not regulatory. Zoning designations are legal requirements, which determine how land can be used. Area plans are not laws and no property is rezoned when the area plan is adopted. Any rezonings recommended in the plan will be pursued separately through the rezoning process.

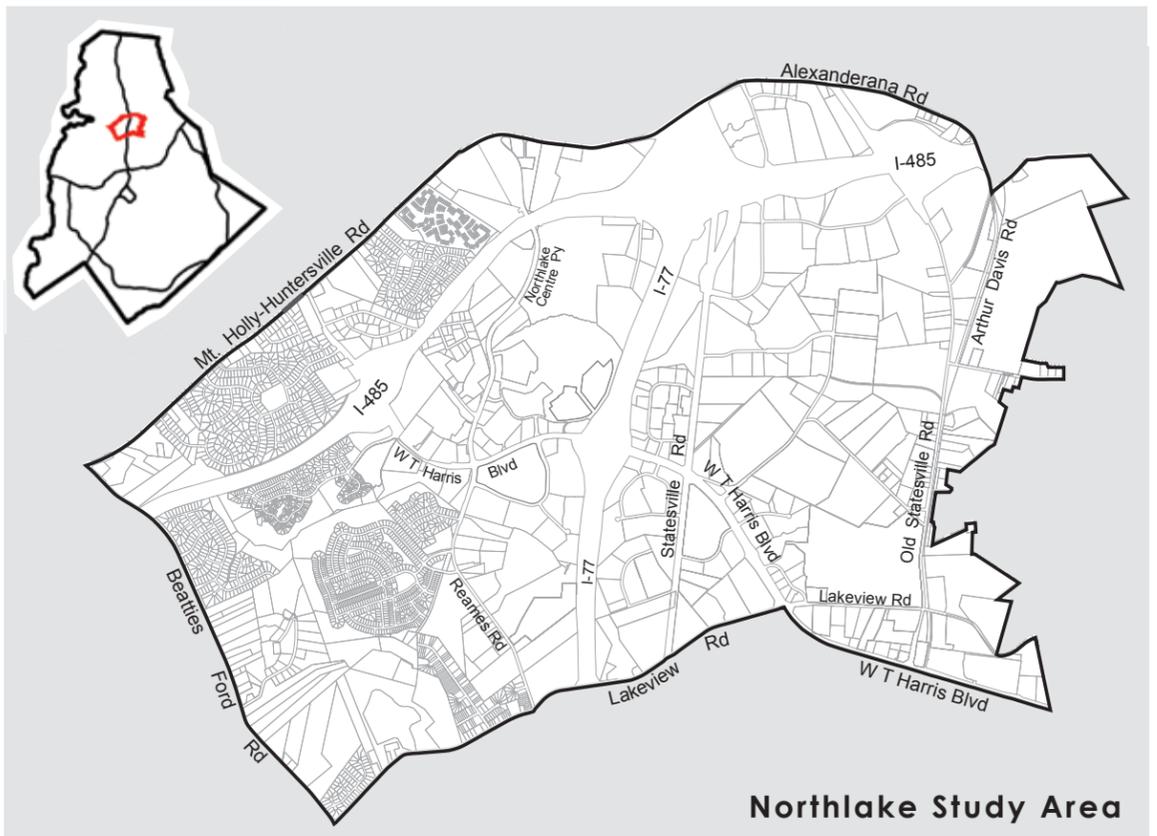
### What are the current adopted land use plans for the study area?

The Northlake Area Plan will amend portions of the Northwest District Plan (1990), the Northeast District Plan (1996) and the Westside Strategic Plan (2000).

*For More Information, please contact  
Planning Commission staff members*

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Kathy Cornett

at 704/336-2205 or visit our website at  
[www.charlotteplanning.org](http://www.charlotteplanning.org)



Northlake Study Area

## PLANNING SCHEDULE

### 3 ways to get involved!

*Meetings are open to the public and we encourage you to attend!*

#### 1 Public Kickoff Meeting

Thursday, Nov 2  
6:30-8:30 pm  
Assurance United  
Methodist Church  
9700 Mt. Holly-  
Huntersville Road

Welcome!

#### 2 Northlake Workshop

A 3-day workshop  
will focus on the  
plan's goals and  
recommendations  
in early Jan 2007

Date,  
time,  
& location  
coming  
soon!

#### 3 Northlake Center Charrette

A 4-day public,  
design charrette  
will focus on the  
"center" area  
surrounding the  
Northlake Mall in  
early Feb 2007

Date,  
time,  
& location  
coming  
soon!