

Northlake Area Plan
 Recommended Changes to September 2007 Draft Document
 November 6, 2007

Citizen Comment	Staff Response	Staff Recommended Revision	Planning Committee Recommendation
Area No. 1: Owner desires retail land uses.	Staff has worked with the property owner to provide a land use option that includes retail.	Page 19, Figure 12, Clarify the recommendation to read: If the church use ceases, consider adaptive reuse of existing structure and/or small scale retail up to 15,000 sf interconnected with residential up to 6 dua.	
Area No. 1a: Owner of two small parcels adjacent to Area No. 1 desires retail land uses to increase property value.	Staff does not think retail is appropriate at this location, but does support increasing the residential density to be consistent with the rest of Area No. 1. Owner has expressed agreement.	Page 19, Figure 12, Add Area No. 1a with the following language: residential up to 6dua will be considered with a conditional plan consistent with the land use and design goals of the plan.	
Area No. 2 (in part): Several residents are interested in combining and marketing properties for mixed use development.	Staff supports the current recommendation for Residential up to 8 dua that allows an increase in density from the current R-3 zoning and adopted land use that allows residential up to 4 dua.	<u>No change.</u>	
Area No. 3 (plus surrounding acreage adjacent to McIntyre neighborhood): Owners desire residential up to 22 dua.	Staff supports the current recommendation for Residential up to 4 dua, but is willing to consider residential up to 5 dua consistent with the density of the adjoining neighborhood.	<u>No change.</u>	
Area No. 4: Owners adjacent to Northlake Centre Pkwy. propose residential up to 15 dua.	Staff supports an increase in density from 12 dua to 17 dua along Northlake Center Parkway.	Page 19, Figure 12, Revise the language for Area No. 4 to read: residential up to 17dua will be considered for the parcels fronting Northlake Centre Parkway with a site plan consistent with the plan goals.	
Area No. 5: Owners would like recommendations to allow for more intense development.	Staff supports allowing a higher density residential at this location.	Page 19, Figure 12, Revise the language for Area No. 5 to read: residential up to 17dua permitted as a single use. Residential densities in vertically mixed use developments may exceed the specified densities for residential as a single use.	
Area No. 6: Owners would like recommendations to allow for more intense development.	Staff supports allowing a higher density residential in vertically mixed use developments.	Page 19, Figure 12, Revise language for Areas 6 to include: Residential densities in vertically mixed used developments may exceed the specified densities for residential as a single use.	

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<p>Area No. 7: Owners would like recommendations to allow for more intense development.</p>	<p>Staff is suggesting changing the current language relating to the maximum density and future development intensity.</p>	<p>Revise the language on page 25: See attachment "A". Page 19, Figure 12, Revise language for Areas 7 to include: Residential densities in vertically mixed used developments may exceed the specified densities for residential as a single use.</p>	
<p>Area No. 8: Residential Density</p>	<p>Staff is suggesting this change to clarify the current language relating to the maximum density consistent with changes in other sub areas.</p>	<p>Page 19, Figure 12, Revise language for Area No. 8 to read: Residential densities in vertically mixed used developments may exceed the specified densities for residential as a single use.</p>	
<p>Area 8: Owners desire freestanding retail due to a conceptual private roadway planned to traverse their properties.</p>	<p>Staff supports allowing an interconnected free standing single tenant building as part of a master planned development for the area.</p>	<p>Page 19, Figure 12, Revise language for Area Page 8, to read: An free standing single tenant building could be considered as part of a well designed master plan for a pedestrian-oriented development if the building is oriented toward the street, is well integrated into the site, has parking in the rear and meets the design goals specified in the Community Design chapter. The free standing single tenant building must be included in the allowed maximum square footages for this area.</p>	
<p>Area No. 9: Key Recommendations for Center Area</p>	<p>Staff is suggesting this change to clarify the current language relating to the maximum density and future development intensity.</p>	<p>Revise the language on page 25: See attachment "A". Page 19, Figure 12, Revise language for Area No. 9 to read: Residential densities may exceed 17 dua.</p>	
<p>Area 10: Owners desire mixed use.</p>	<p>Staff supports allowing a mixture of uses for this area.</p>	<p>Page 19, Figure 12, Revise language for Area 8, to read: Residential, office and/or retail mix, and park/open space; Vertically integrated mixed-use development preferred; Residential permitted as a single use up to 17 dua; Limit retail up to 10, 000 square feet and must be integrated with office or residential; Limit building height to 4 stories; No hotels permitted.</p>	
<p>Area 11: Owner is interested in purchasing and consolidating the adjacent property for retail development, providing NCDOT abandons the part of Statesville Rd. by I-485.</p>	<p>Staff supports this change.</p>	<p>Revise Recommended Future Land Use Map to incorporate the adjacent property (3 acres), east of US. 21 into Area No. 11.</p>	
<p>Area 16: Owners expressed concern about the recommended zoning change for their property from I-1 to R-4 zoning.</p>	<p>Staff suggests that the office/warehouse-distribution land use category provides an appropriate transition from the proposed transit station area and a buffer to the Davis Lake community and will not recommend any zoning changes.</p>	<p>Revise the language for Area No. 16 to read: Office/Warehouse-distribution. Residential up to 6 dua is considered appropriate if property develops with residential in the future. Revise the Corridor boundary to show Area 16 within the corridor.</p>	

Additional Staff Recommended Changes to Draft Document	Planning Committee Recommendation
Page 8, Opportunities and Issues, Community Safety and Services. Revise the statement to read: Need for more schools, police, fire and other public facilities and improved service.	
Pages 16. Last paragraph in the first column, add the following statements: Based on the traffic analysis prepared as part of the area plan development, the Northlake area could experience high levels of congestion if land development outpaces the financial capacity of the public sector to provide the recommended transportation infrastructure. It will be important; therefore, to monitor future development phases and building permits to ensure that they are timed to coincide with transportation facilities to accommodate them. Traffic levels will also be monitored to help to ensure that adequate levels of traffic service are maintained.	
Page 17. Revise Land Use Goals to include “educational choices”.	
Page 18, 22, 24 and 26. Revise Recommended Land Use Map and Corridor Boundary to reflect revised land use recommendations in Figure 12 on page 19.	
Page 19, Figure 12. Add a Footnote to Areas 7 & 9 that should read: Additional guidance for this area is provided on page 25.	
Page 25. Revise the language on this page with Attachment “A” to clarify the vision and recommendations for the Center Area.	
Page 29. Revise Eastfield Station Area Map legend to read ½ mile radius and ¼ mile radius from transit station rather than walk distance.	
Page 44. Revise Proposed Street Classification Map to specify recommended block lengths for the consistent with the Urban Street Design Guidelines. See attached map.	
Page 45. Add photo and description of a Boulevard.	
Page 50. Revise fifth bullet under Transit Service Recommendations to read: Improve and provide safe and convenient access to future rapid transit stations for the Northlake community.	
Page 53. Revise Figure 21, Charlotte-Mecklenburg School Projects to correct school locations and to reflect most recent construction timeframes.	
Page 55. Revise Public Facilities Recommendation, fifth bullet under Schools to read: Encourage developers, CMS, the City, and area residents to work together to reserve land for schools.	
Pages 66. Delete Figure 23: Recommended Corrective Rezoning for Area 16 and any references to Figure 23. The recommendation for these properties has been revised and corrective rezonings are no longer recommended.	
Page 67. Revise Recommended Corrective Rezoning Map to illustrate deletion of the residential up to 4 dua proposed rezonings.	

Attachment “A”
Staff Proposed Land Use Language to Replace Page 25

Center Area
Highlights of Key Recommendations

The Centers, Corridors, and Wedges Growth Framework defines the central portion of the study area as an Activity Center. In general, Activity Centers are defined as concentrations of economic activity and typically contain a mixture of uses including retail, office, residential, and civic or cultural uses. According to the growth framework, Centers may be appropriate locations for significant new development and redevelopment, depending particularly on available vacant or underutilized land and the existing and proposed transportation network and capacity.

Typical of many existing Centers, Northlake is very automobile-oriented, with pedestrian circulation difficult. Overtime, however, Northlake is envisioned to:

- Include a moderate density, very pedestrian-oriented core area with a compact mix of uses that are easily accessible by walking (park once environment);
- Have a multi-modal transportation system and a dense interconnected network of streets;
- Redevelop and reuse underutilized sites by introducing structured parking;
- Have a greater emphasis on a mixture of uses, particularly with the inclusion of moderate density residential; and
- Provide a strong sense of place or identity for the surrounding area.

The Northlake Center as identified on **Map 3** includes approximately 900 acres. While specific recommendations are provided in **Figure 12** for each of the unique sub areas within the Center, Areas 9 and 7 are envisioned to become the pedestrian-oriented core of the Northlake Center and will be the area where the highest intensity of development within the Center will be appropriate as follows:

- **Area 9:** As the Northlake market matures, redevelopment opportunities are envisioned for the area immediately surrounding the mall to accommodate a mixed use “village” fronting Northlake Center Parkway and W. T. Harris Boulevard with strong connections to the future greenway and to Area 7.
- **Area 7:** A mixture of moderate to higher density residential, office, and/or retail uses in the area north of the mall, adjacent to I-77 and south of I-485 is envisioned for this portion of the study area. The Dixon Branch and Long Creek Greenways should serve as the organizing framework and key open space amenities (see Community Design chapter). An internal network of streets and pedestrian facilities is critical, particularly with pedestrian connections to the proposed greenway and to the mall site. External connectivity will also be critical to achieve this land use vision. (See Transportation Proposed Street Network map and Implementation Strategies).

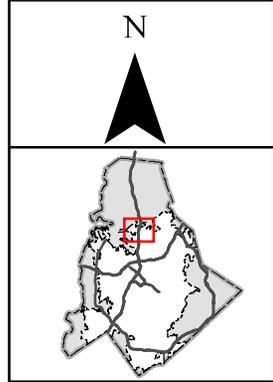
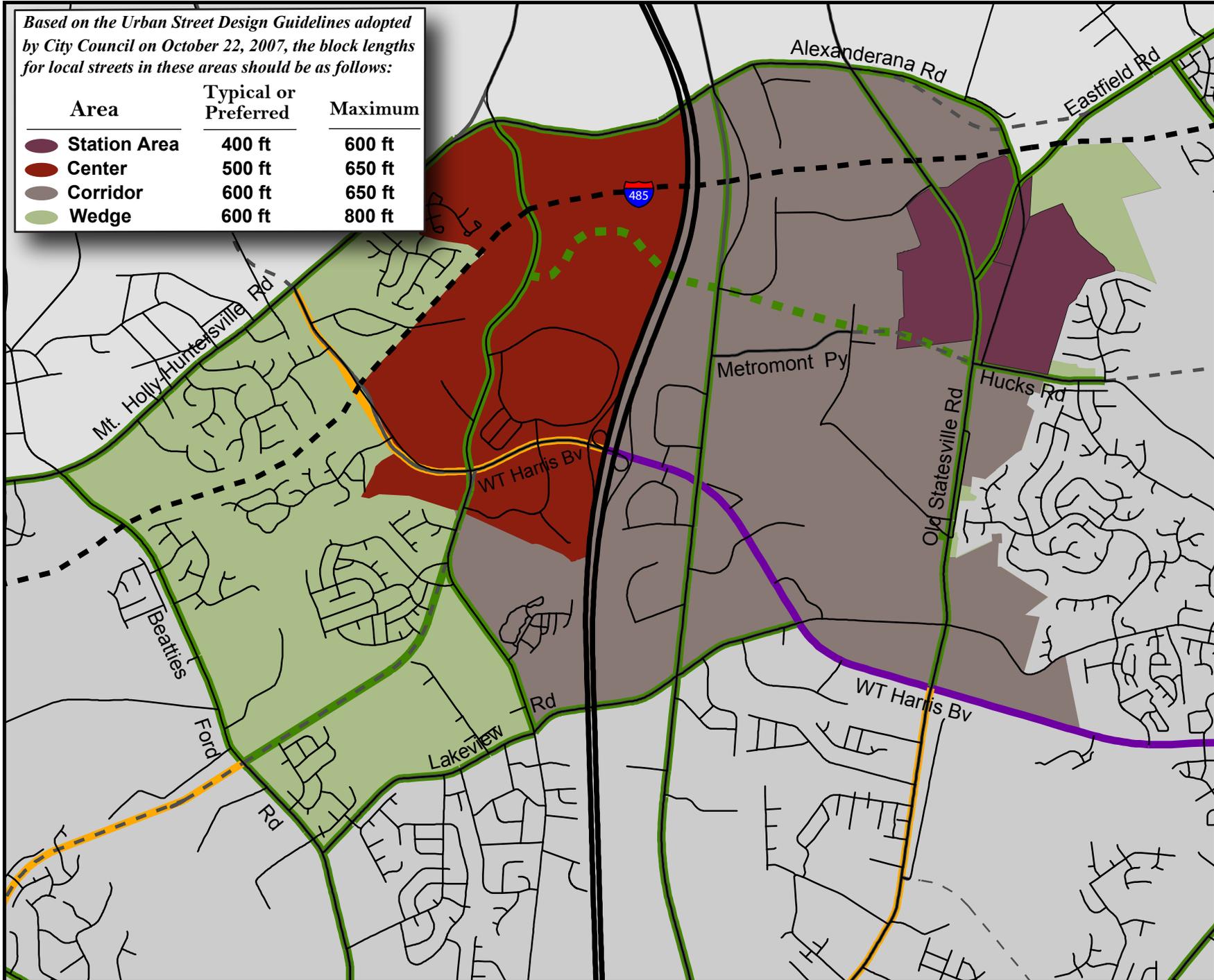
Attachment “A” (continued)

- **Area 9 and 7:** As it becomes feasible for these areas to evolve into the pedestrian-oriented core envisioned for the Northlake Center, intensities higher than specified in the Recommended Future Land Use (Figure 12) may be appropriate if development proposals can demonstrate that they meet the following objectives:
 - 1) Improved internal and external street connectivity
 - 2) Improved land use accessibility and connectivity ratios
 - 3) Enhanced pedestrian and bicycle mobility
 - 4) Strengthened sense of place and attention to urban design
 - 5) Compatibility with surrounding development (added on 10/30/07)
- Phasing development will be considered as a strategy to allow the pedestrian-oriented core to evolve over time.
- Throughout the Center Area, it will be critical to coordinate land use and transportation improvements to create a more walkable, less auto-oriented environment.

Northlake Study Area Proposed Street Classifications

Based on the Urban Street Design Guidelines adopted by City Council on October 22, 2007, the block lengths for local streets in these areas should be as follows:

Area	Typical or Preferred	Maximum
Station Area	400 ft	600 ft
Center	500 ft	650 ft
Corridor	600 ft	650 ft
Wedge	600 ft	800 ft



- Street Classifications**
- Avenue
 - Boulevard
 - Parkway
 - - Proposed Avenue

- Thoroughfares**
- Freeway
 - Major - Class III
 - Major thoroughfare
 - Minor thoroughfare
 - - Freeway - Proposed
 - - Major - Proposed
 - - Minor - Proposed

1 inch equals 2,720 feet

Planning & Design - GIS
 November 1, 2007
 Source: USDG, TAP
 GIS\AreaPlans\Northlake\ProjectFiles\
 StreetClassifications_ Revised.mxd

