

NORTHLAKE AREA PLAN

Economic Development and Planning Committee Recommended Revisions to September 2007 Draft Document

Below are recommended revisions to the draft *Northlake Area Plan* as recommended by the Economic Development and Planning Committee at their April 2, 2008 meeting. Most of the revisions are in direct response to property owner concerns.

Volume I: *Concept Plan* - Revisions in Response to Property Owner Concerns

1. **Page 19, Figure 12, “Recommended Future Land Use Table”** Clarify recommendation for **Area 1** 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 dwelling units per acre (dua).
2. **Page 19, Figure 12, “Recommended Future Land Use Table”** Add **Area 1a** with the following language: Residential up to 6 dua will be considered with a conditional site plan consistent with the land use and design goals of this plan.
3. **Page 19, Figure 12, Revise the language for Area 4** to read: Residential up to 17 dua will be considered for parcels fronting Northlake Centre Parkway with a conditional site plan consistent with the land use and design goals of this plan.
4. **Page 19, Figure 12, Revise the language for Area 5** to read: Residential up to 17 dua permitted as a single use; residential densities in vertically mixed use developments may exceed specified densities for residential as a single use. Limit building heights to two stories along Alexanderana Road and up to 6 stories along I-485 and I-77. Also, consideration will be given to a signature building up to 8 stories abutting I-485 or I-77, scaling down to two stories along Alexanderana Road, if the development proposal can demonstrate that it meets the five objectives specified in the attached document: “Recommended Revisions to Replace Text on Page 25” under bullet 4.
5. **Page 19, Figure 12, Revise language for Areas 6 and 7** to include: Residential densities in vertically mixed use developments may exceed specified densities for residential as a single use.
6. **Page 19, Figure 12, Revise language for Area 8** to read: Residential densities in vertically mixed use developments may exceed the specified densities for residential as a single use. A freestanding 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
 - Well integrated into the site
 - Has parking in the rear
 - Meets the design goals specified in the Community Design chapter of this document.The free standing single tenant building square footage must be included in the allowed maximum square footages for this area.
7. **Page 19, Figure 12, Revise language for Area 9** to read: Residential up to 17 dua permitted as a single use; residential densities in vertically mixed use developments may exceed specified densities for residential as a single use.
8. **Page 19, Figure 12, Revise language for Area 10** to read: Residential, office and/or retail mix, and park/open space; residential up to 17 dua permitted as a single use; residential densities in vertically mixed use developments may exceed specified densities for residential as a single use.
 - Vertically integrated mixed-use development (preferred).
 - Limit retail to 10,000 square feet and it must be integrated with office.
 - Limit building height to 4 stories.
 - No hotels permitted.

9. **Page 19, Figure 12, Add footnote to Areas 6, 7, 8, & 9** to read: Additional guidance for this area is provided on Page 25 of the plan.
10. **Page 18, Revise Map 3, “Recommended Future Land Use Map”** to allow: A mixture of retail, office/industrial-warehouse-distribution land uses for Area 11a and add recommendation to Page 19, Figure 12 of the plan.
11. **Revise the language for Area 16** to read: Office/Industrial-Warehouse-distribution. One or any combination of these uses is appropriate. However, residential up to 6 du/a is considered appropriate if property develops with residential land uses in the future.
12. **Page 16, Add language to highlight opportunity represented by concentration of vacant land surrounding mall:** The plan addresses the unique opportunity to locate and create a pedestrian-oriented activity center in the areas immediately surrounding Northlake Mall, particularly the 200+ acres of vacant land under single ownership south of I-485 and west of I-77.
13. **Page 19, Revise recommendations for Areas 5, 6, 7, 8 and 9 to include the following language:** Civic and/or cultural facilities are strongly encouraged and where located should be well integrated with surrounding uses.
14. **Page 25, Replace the language on this page with the text** in the attached document: “Recommended Revisions to Replace Text on Page 25” to: Clarify the vision and recommendations for the Center Area.
15. **Page 29, Revise Eastfield Station Area Map** to read: ½ mile radius and ¼ mile radius from station area rather than walk distance.
16. **Page 35, Add the following language to Community Design Goals:** Provide opportunity for activity center to evolve with a high density/intensity pedestrian-oriented core with high site and architectural design quality.
17. **Page 43, Add language emphasizing the importance of the Hucks Road Extension:** This road project will require an alignment study.
18. **Recommended Future Land Use Map: revise map to reflect revised land use recommendations** within the Concept Plan.

Volume II: *Implementation Guide* - Revisions in Response to Property Owner Concerns

19. **Page 63, To clarify the implementation strategies for the Eastfield Transit Station add language** to read: The following text is provided to document discussions that took place during the transit station area planning process related to the unique issues surrounding transit station development.
20. **Page 69, No. 12, Revise the implementation priority for Item 4** to read: “medium to long term, 5-10 years”.
21. **Page 70, No. 28, Revise implementation priority for Dixon Branch and Long Creek greenways** to read: “short to medium term (0 – 10 years)”.
22. **Page 71, No. 29, Add the following language to provide a definition for tree canopy baseline analysis:** A baseline analysis is a Geographic Information System (GIS) tool that uses satellite imagery to examine the existing tree canopy to provide projected impacts by recommended future land use. This information can be used to identify opportunities for reforestation before development occurs.

Volume I: *Concept Plan* - Clarifications and Administrative Changes

23. **Page 8, Opportunities and Issues Table, Community Safety and Services, revise the text** to read: Need for more schools, police, fire protection, other public facilities and improved services.
24. **Page 17, Add the following to the Land Use Goals:** “Educational choices”.

25. **Page 55, Revise Public Facilities Recommendation, fifth bullet under Schools** to read: Encourage developers, CMS, City officials, and area residents to work together to reserve land for schools.
26. **Page 16, Revise Paragraph 3 to address transportation infrastructure and future growth** to read: Another major component to achieve the desired land use vision for Northlake is developing a safe and accessible transportation system that connects pedestrians, bicyclists, transit users and motorists to existing and proposed land uses within the area. Providing transportation choices and a balanced mixture of land uses is an integral part of this plan; therefore, the recommendations for land use and transportation may overlap. 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 is important to monitor future development phases and building permits to ensure that they are timed to coincide with necessary transportation facilities to accommodate them. Traffic levels will also be monitored to help ensure that adequate levels of traffic service are maintained. The Transportation Chapter provides specific recommendations for pedestrian, bicycle and transit (bus) facilities.
27. **Page 44, Revise Proposed Street Classification Map** to: Specify recommended block lengths to be consistent with the *Urban Street Design Guidelines* (adopted 2007).
28. **Appendix - Page 74, Add text from the Existing Conditions Report to provide more information about the following:**
 - Existing and Adopted Future Land Use
 - Land Use Accessibility
 - Existing Zoning
 - List of Proposed Road Improvements from the Long Range Transportation Plan
29. **Page 45, Add photo and description** of a Boulevard.
30. **Page 50, Transit Service Recommendations, revise fifth bullet** to read: Improve and provide safe and convenient access to future rapid transit stations for the Northlake community.
31. **Page 53, Revise Figure 21, “Charlotte-Mecklenburg School Projects”** to correct school locations and to reflect most recent construction schedule.
32. **Page 54, Revise Goal 4** to read: Provide necessary police and fire facilities to maintain and improve service levels and the quality of life for existing and future residents.

Volume II: *Implementation Guide* - Clarifications and Administrative Changes

33. **Implementation Guide – Area 16: Delete all text and map references to recommendations for corrective rezonings.** The recommendation for these properties has changed from residential up to 4 due to Office/Industrial/Warehouse-Distribution and corrective rezonings are no longer recommended.

NORTHLAKE AREA PLAN

Economic Development and Planning Committee Recommended Revisions to Replace Text on Page 25 of September 2007 Draft Document

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.

The Northlake Center Area presents a unique opportunity to create a new urban center for this part of the community. The occurrence of about 200 acres of vacant land under a single ownership, directly adjacent to I-77, I-485, and Northlake Mall presents an opportunity to build upon the existing and planned development in this area to create a quality town center that will add value to the community and support other elements in the plan, including the Eastfield Transit Station Area and the residential neighborhoods. Such an opportunity is rare, even on a national level, and if well-planned can generate higher value and quality not only for the center area, but for the surrounding area as well. It can also minimize the demand for development characterized by segregated, disconnected uses which typically offer limited opportunities for walking and other travel choices.

Typical of many existing Centers, Northlake is currently very automobile-oriented, with difficult pedestrian circulation. However, this Center offers a significant opportunity to integrate where people live with working, shopping, leisure time opportunities, civic activities, public spaces, and travel choices. It is envisioned to become a high quality, well designed town center that will contribute to Charlotte's unique identity within the region and across the country and will provide for development that is sustainable and adaptable to changing conditions.

More specifically, overtime 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 high quality, well designed activity center with a strong sense of place.

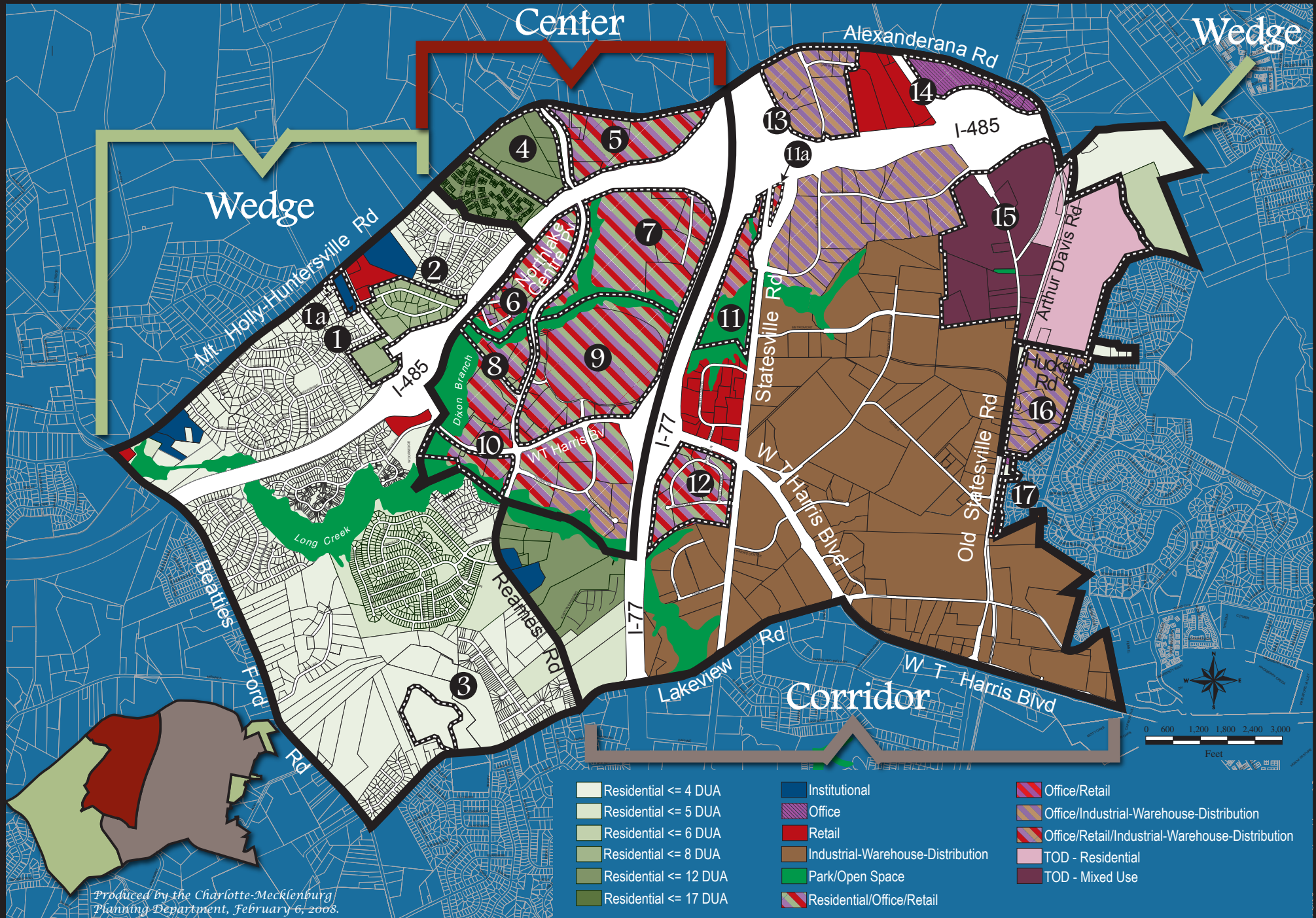
The Northlake Center as identified on **Map 3** includes approximately 900 acres. While specific recommendations are provided in **Figure 12** for each of the unique sub areas within the Center, **Areas 6, 7, 8 and 9** are envisioned to become the pedestrian-oriented core of the Northlake Center and will be the area where the highest intensity of development will be appropriate as follows:

1. As the Northlake market matures, development and redevelopment opportunities are envisioned for the area immediately surrounding the mall to accommodate a mixed use "town center" fronting Northlake Center Parkway and W. T. Harris Boulevard with strong connections to the future greenways that traverse the area and to **Areas 6, 7, 8 and 9**. A mixture of moderate to higher density residential, office, and/or retail uses is envisioned for **Areas, 6, 7, 8 and 9**.
2. The Dixon Branch and Long Creek greenways should serve as the organizing framework and key open space amenities (See Community Design chapter in the *Northlake Area Plan*). 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 Plan Implementation Strategies in the *Northlake Area Plan*)

3. Throughout the Center Area, it will be critical to coordinate land use and transportation improvements to create a more walkable, less auto-oriented environment. Development may be phased over time considering evolving market conditions and density/intensity impacts to the transportation network and environment.
4. As it becomes feasible for **Areas 6, 7, 8 & 9** to evolve into the pedestrian-oriented core envisioned for the Northlake Center, intensities and structure heights greater than those specified in the Recommended Future Land Use (Figure 12) may be appropriate if development proposals can demonstrate that they meet the following objectives:
 - Improved internal and external street connectivity determined as per the adopted *Urban Street Design Guidelines* and *Transportation Action Plan*;
 - Improved land use accessibility and connectivity ratios determined as per the adopted *Urban Street Design Guidelines* and *Transportation Action Plan*;
 - Enhanced pedestrian and bicycle mobility determined as per the adopted *Urban Street Design Guidelines* and *Transportation Action Plan*;
 - Enhanced quality and clarity of site planning, attention to urban design, and sensitivity to the natural environment, particularly ensuring that the development complements the scale and character of the surrounding area, balances density with quality open spaces and minimizes environmental impacts. (See Community Design Chapter and *General Development Policies - Environment*); and
 - Enhanced mix and integration of uses, character of structure design and quality of materials.

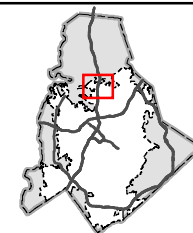
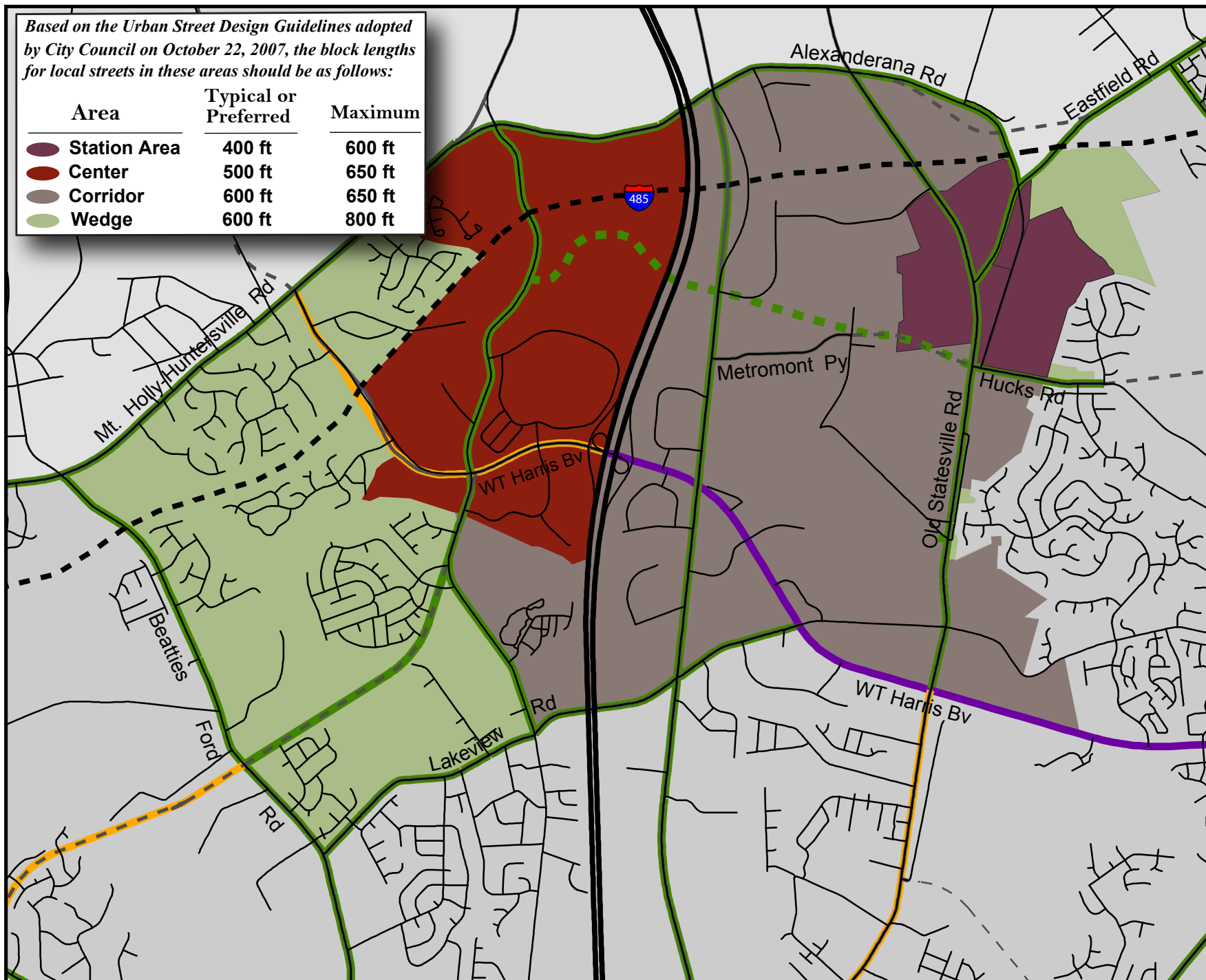
Revised Recommended Future Land Use



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





Northalke Area Plan Recommended Future Land Use

	No.*	Land Use Recommendations	Original ED&P Committee Recommendations for Areas 1a, 5, 6, & 7*		ED&P Revised Recommendations for Areas 1a, 5, 6, & 7*	
Wedge	1a	Residential up to 4 dua	Residential up to 6 dua will be considered with a conditional site plan consistent with the land use and design goals of this plan		A non-residential use, compatible with the adjacent residential area could be considered for the portion of the property (1a) that is closest to the recently rezoned parcel at Harris Boulevard and Mt. Holly Huntersville Road if: <ul style="list-style-type: none">It is designed to provide an appropriate buffer to the surrounding neighborhood, which could include leaving the parcel closest to Williamsburg Circle, vacant & wooded as well as having a landscaped buffer on the parcel to be developed non-residentially; andAccess and mobility are addressed (this could include providing access to/from the adjacent parcel (Pet. 2007-145))	
	5	Residential, office and/or retail mix, and park/open space	Residential up to 17 dua permitted as single use Residential densities in vertically mixed use developments may exceed specified densities for residential as a single use Limit building heights to: <ul style="list-style-type: none">2 stories along Alexanderana Road6 stories along I-485 and I-77(1) 8 story signature building Hotels not permitted		Residential up to 17 dua permitted as single use Residential densities in vertically mixed use developments may exceed specified densities for residential as a single use Limit building heights to: <ul style="list-style-type: none">2 stories along Alexanderana Road8 stories along I-485 and I-776 stories elsewhere Hotels not permitted	
Center	6**	Residential, office and/or retail mix, and park/open space	Vertically integrated mixed-use development (preferred): <ul style="list-style-type: none">Limit office to 200,000 sq ft<ul style="list-style-type: none">» 245 sq ft office allowed for every residential unitLimit retail to 110,000 sq ft<ul style="list-style-type: none">» Limit single tenant retail to 50,000 sq ft» 135 sq ft retail allowed for every residential unit» One independent free standing single tenant building (out parcel) permittedAll three uses permitted within a building	Multi-use development considered where appropriate: <ul style="list-style-type: none">Limit office to 200,000 sq ft<ul style="list-style-type: none">» 245 sq ft office allowed for every residential unitLimit retail to 70,000 sq ft<ul style="list-style-type: none">» Limit single tenant retail to 35,000 sq ft» 85 sq ft retail allowed for every residential unit» Independent free standing single tenant buildings (out parcels) not permitted	Vertically integrated mixed-use development (preferred): <ul style="list-style-type: none">Limit office to 400,000 sq ftLimit retail to 130,000 sq ft<ul style="list-style-type: none">» Limit single tenant retail to 50,000 sq ft» One independent free standing single tenant building (out parcel) permittedAll three uses permitted within a building	Multi-use development considered where appropriate: <ul style="list-style-type: none">Limit office to 400,000 sq ftLimit retail to 130,000 sq ft<ul style="list-style-type: none">» Limit single tenant retail to 35,000 sq ft» Independent free standing single tenant retail buildings (out parcels) not permitted
			In addition to the above square footages, civic and/or cultural facilities are strongly encouraged and where located should be well integrated with surrounding uses.		In addition to the above square footages, civic and/or cultural facilities are strongly encouraged and where located should be well integrated with surrounding uses.	
			Residential up to 17 dua Residential permitted as single use Residential densities in vertically mixed use developments may exceed specified densities for residential as a single use Limit building heights to 4 stories Vertically integrated mixed-use development: <ul style="list-style-type: none">Limit office to 70,000 sq ft<ul style="list-style-type: none">» 65 sq ft office allowed for every residential unitLimit retail to 70,000 sq ft<ul style="list-style-type: none">» 65 sq ft retail allowed for every residential unitOffice and/or retail must include residential aboveAll three uses permitted within a buildingIn addition to the above square footages, civic and/or cultural facilities are strongly encouraged and where located should be well integrated with surrounding uses.		Residential up to 22 dua Residential permitted as single use Residential densities in vertically mixed use developments may exceed specified densities for residential as a single use Limit building heights to: <ul style="list-style-type: none">4 stories along the Dixon Branch Creek6 stories elsewhere Vertically integrated mixed-use development preferred Limit office to 140,000 sq ft <ul style="list-style-type: none">Limit retail to 130,000 sq ft All three uses permitted within a building	Multi-use development will be considered where appropriate and must meet the design goals in the Community Design chapter of this document: <ul style="list-style-type: none">Limit office to 140,000 sq ftLimit retail to 130,000 sq ft<ul style="list-style-type: none">» Limit single tenant retail to 35,000 sq ft» Independent free standing single tenant retail buildings (out parcels) not permittedAll three uses permitted within a building
	7**	Residential, office and/or retail mix, and park/open space	Residential up to 17 dua Residential permitted as single use Residential densities in vertically mixed use developments may exceed specified densities for residential as a single use Limit building heights to 6 stories Maximum 250 hotel rooms allowed (hotel with conference center appropriate)		Residential up to 22 dua Residential permitted as single use Residential densities in vertically mixed use developments may exceed specified densities for residential as a single use Limit building heights to 10-12 stories	
			Vertically integrated mixed-use development preferred but multi-use will be considered where appropriate: <ul style="list-style-type: none">Limit office to 750,000 sq ft<ul style="list-style-type: none">» Single tenant office allowedLimit retail to 225,000 sq ft<ul style="list-style-type: none">» Limit single tenant retail to 90,000 sq ft		Vertically integrated mixed-use development preferred but multi-use will be considered where appropriate: <ul style="list-style-type: none">Limit office to 1,000,000 sq ft<ul style="list-style-type: none">» Single tenant office allowedLimit retail to 300,000 sq ft<ul style="list-style-type: none">» Limit single tenant retail to 90,000 sq ft	
			In addition to the above square footages, civic and/or cultural facilities are strongly encouraged and where located should be well integrated with surrounding uses.		In addition to the above square footages, civic and/or cultural facilities are strongly encouraged and where located should be well integrated with surrounding uses.	

Blue text indicates proposed revisions
* Numbers correspond to Recommended Future Land use Map
** Additional guidance for this area provided on page 25 of the plan

Note: Proposed revisions are traffic neutral