



# Northlake

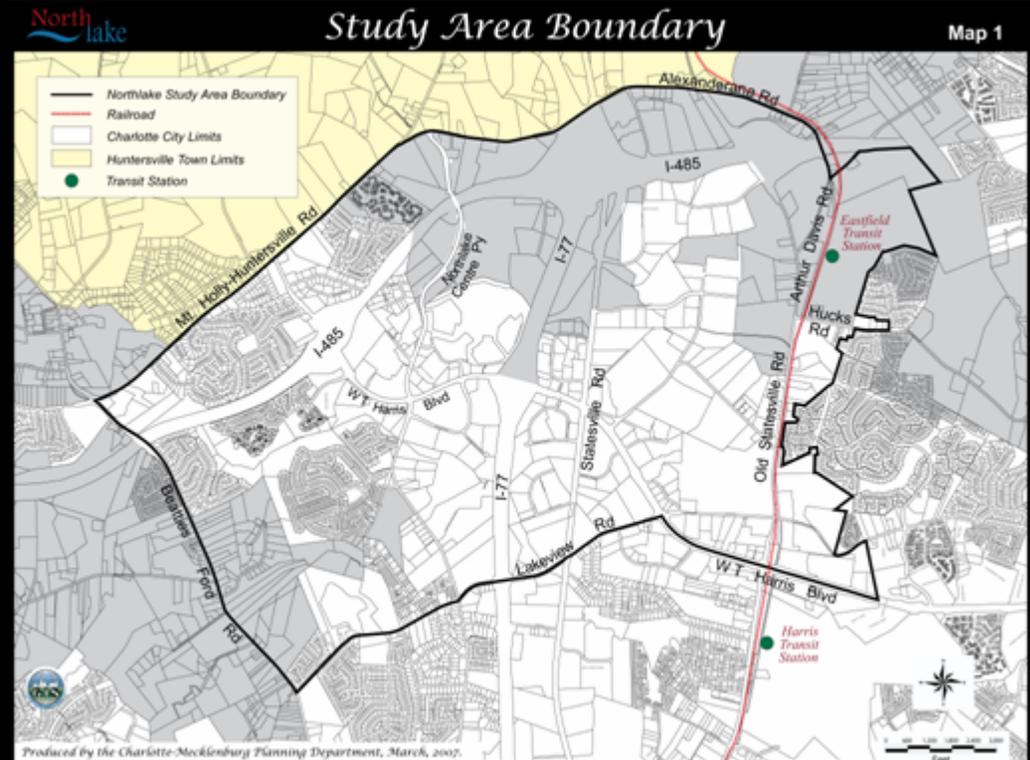
Northlake Area Plan  
Economic Development and Planning Committee Meeting  
September 19, 2007

# Meeting Purpose

- Share draft recommendations for the Northlake Area Plan
- Request Committee to set October 8, 2007 for City Council to receive public comment on the draft plan

# Study Area Overview

- Update Existing Plans to Provide for More Specific Guidance for Growth and Redevelopment
- Area Growth
- Transportation and Infrastructure Improvements
- Provide Guidance that is Consistent with *Centers & Corridors* Growth Framework



# Northlake Planning Process

- 3 Public Meetings
- Advisory group formed (25 volunteers)
- Public Workshops and Design Charrette
- Analyzed Data and Information
- Developed Vision, Goals and Draft Recommendations

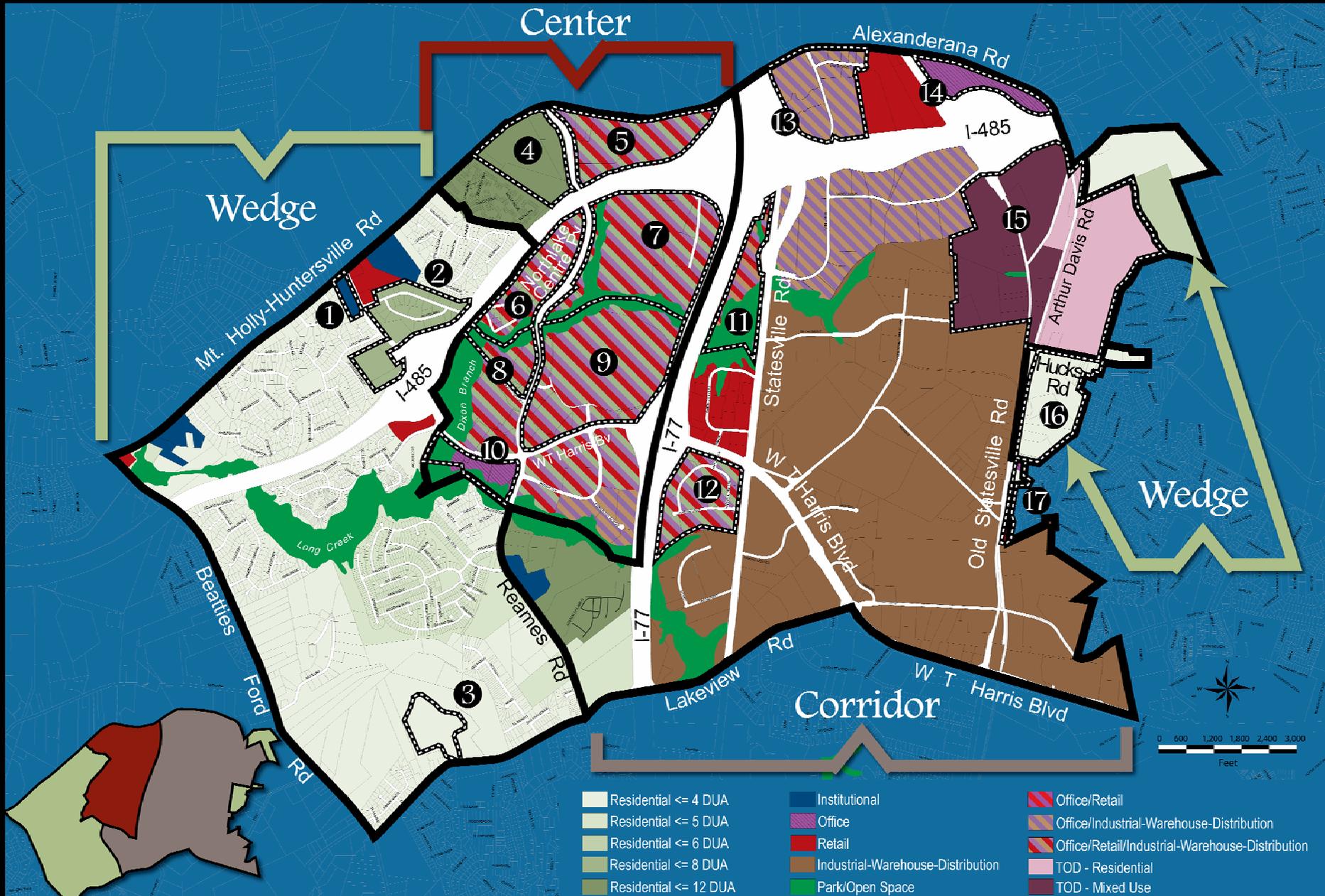
# Northlake Vision

- Livable, diverse and sustainable community
- Balanced mixture of uses
- High quality design
- Transportation choices
- Environmental and Historic Preservation



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. This vision will be achieved through:

- A land use pattern that offers a balanced mixture of uses with high quality urban design
- Development of multi-modal transportation choices
- Planned and enhanced public services
- Integration of quality cultural amenities and economic and housing opportunities
- Preservation of the historic aspects of the community
- Environmental preservation
- Development of multiple open space and recreational opportunities



Center

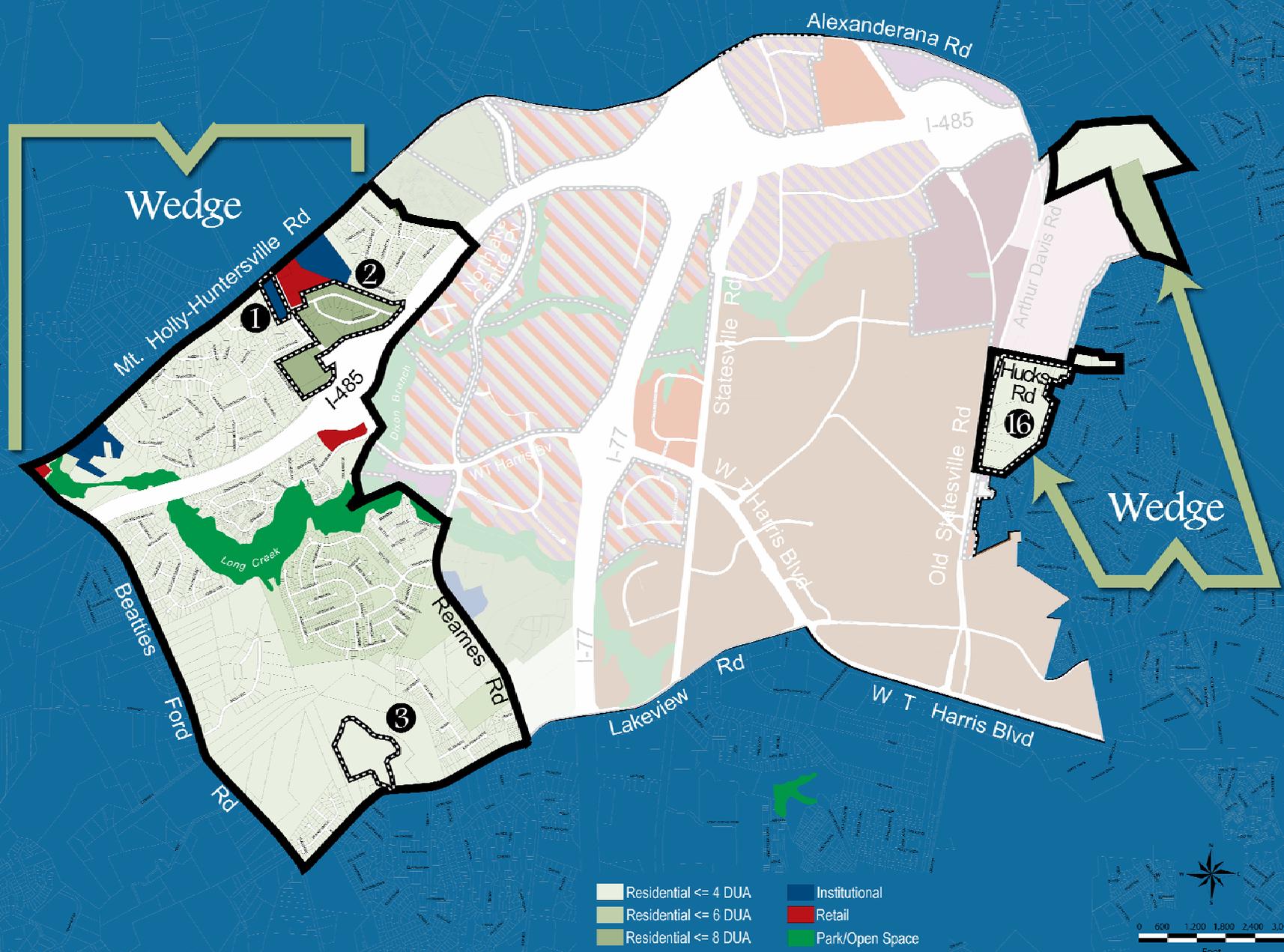
Wedge

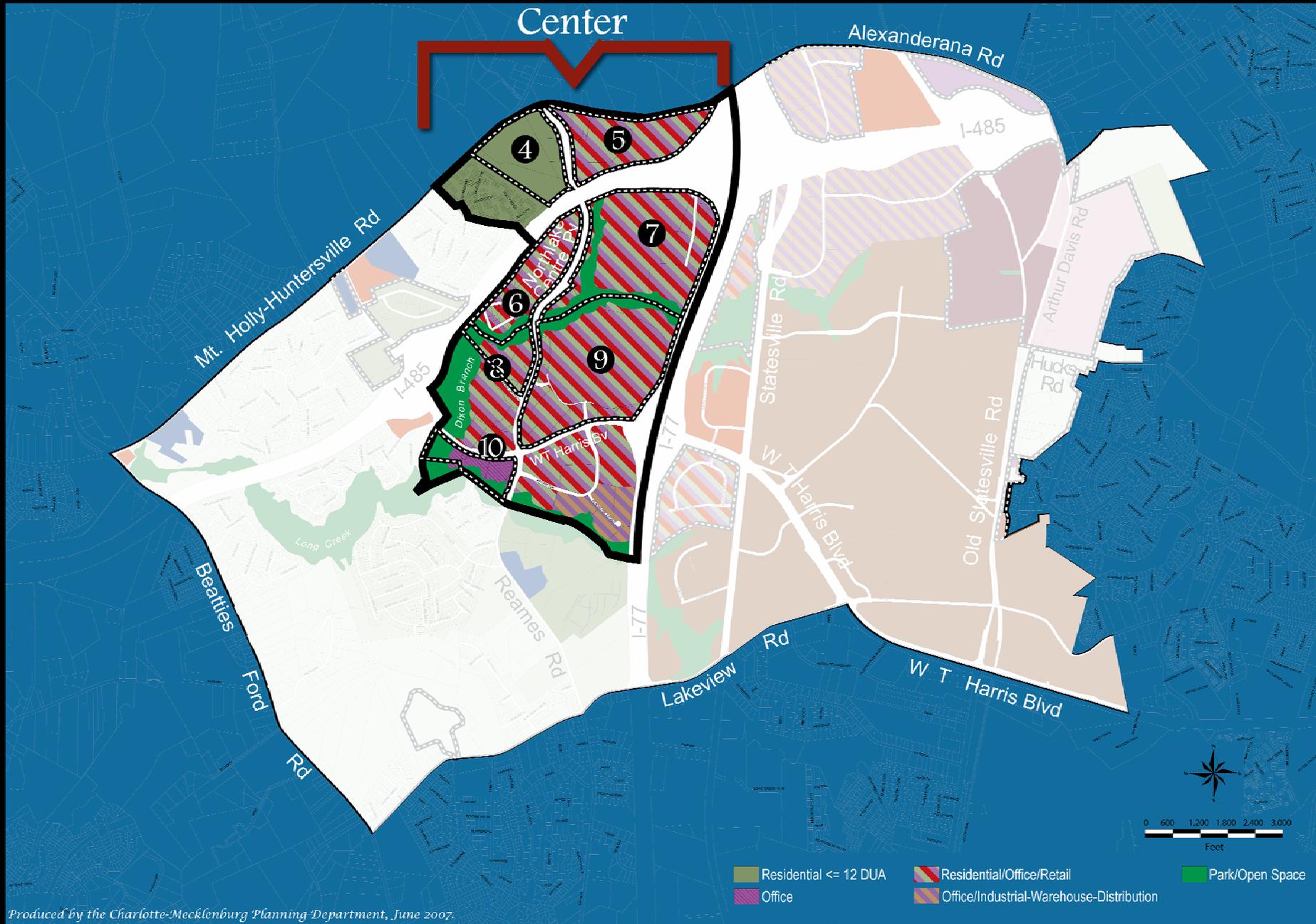
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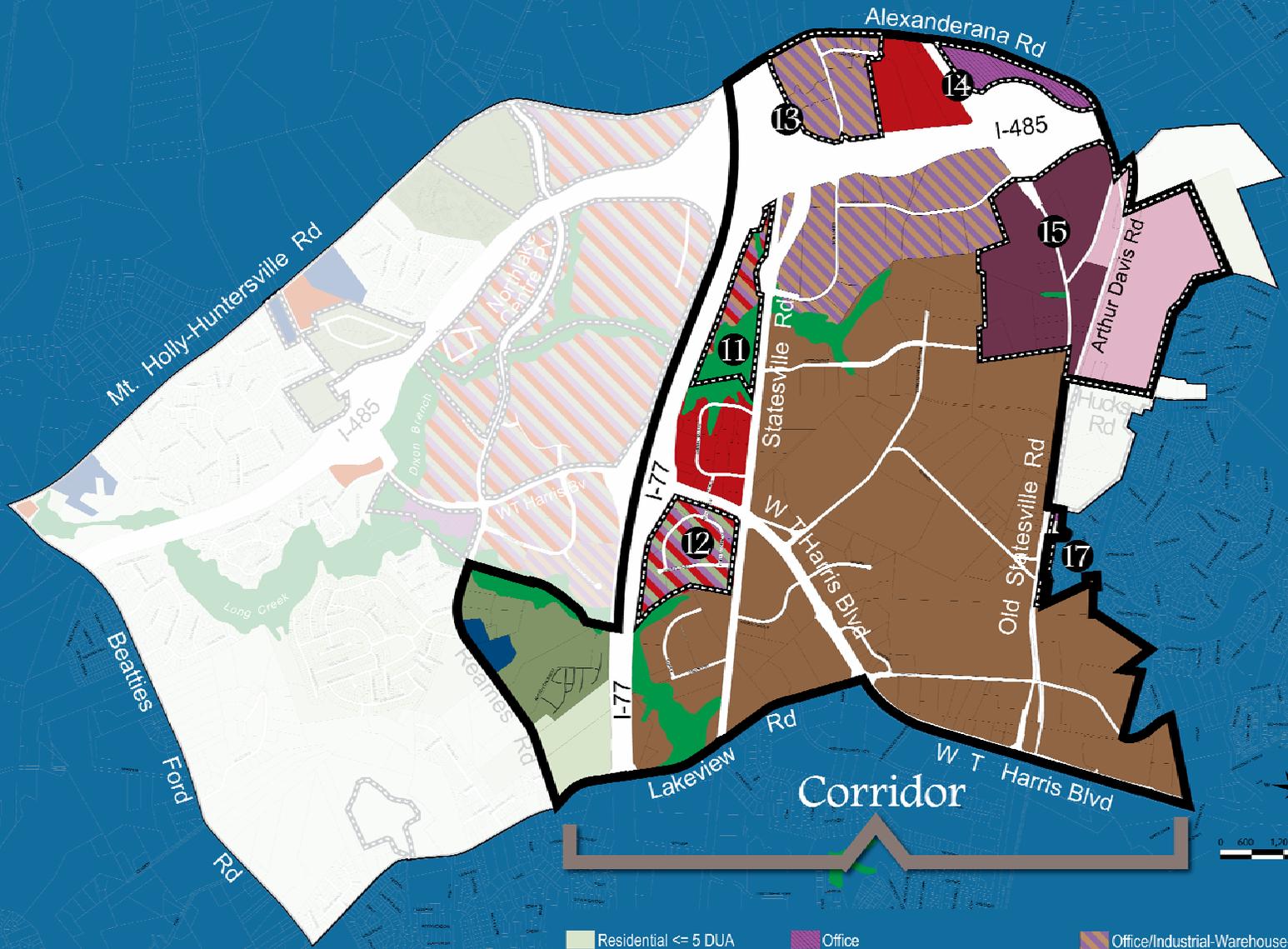
Corridor

- |                       |                                   |   |
|-----------------------|-----------------------------------|---|
| Residential <= 4 DUA  | Institutional                     | Office/Retail                                   |
| Residential <= 5 DUA  | Office                            | Office/Industrial-Warehouse-Distribution        |
| Residential <= 6 DUA  | Retail                            | Office/Retail/Industrial-Warehouse-Distribution |
| Residential <= 8 DUA  | Industrial-Warehouse-Distribution | TOD - Residential                               |
| Residential <= 12 DUA | Park/Open Space                   | TOD - Mixed Use                                 |
|                       | Residential/Office/Retail         |   |

Produced by the Charlotte-Mecklenburg Planning Department, June 2007.







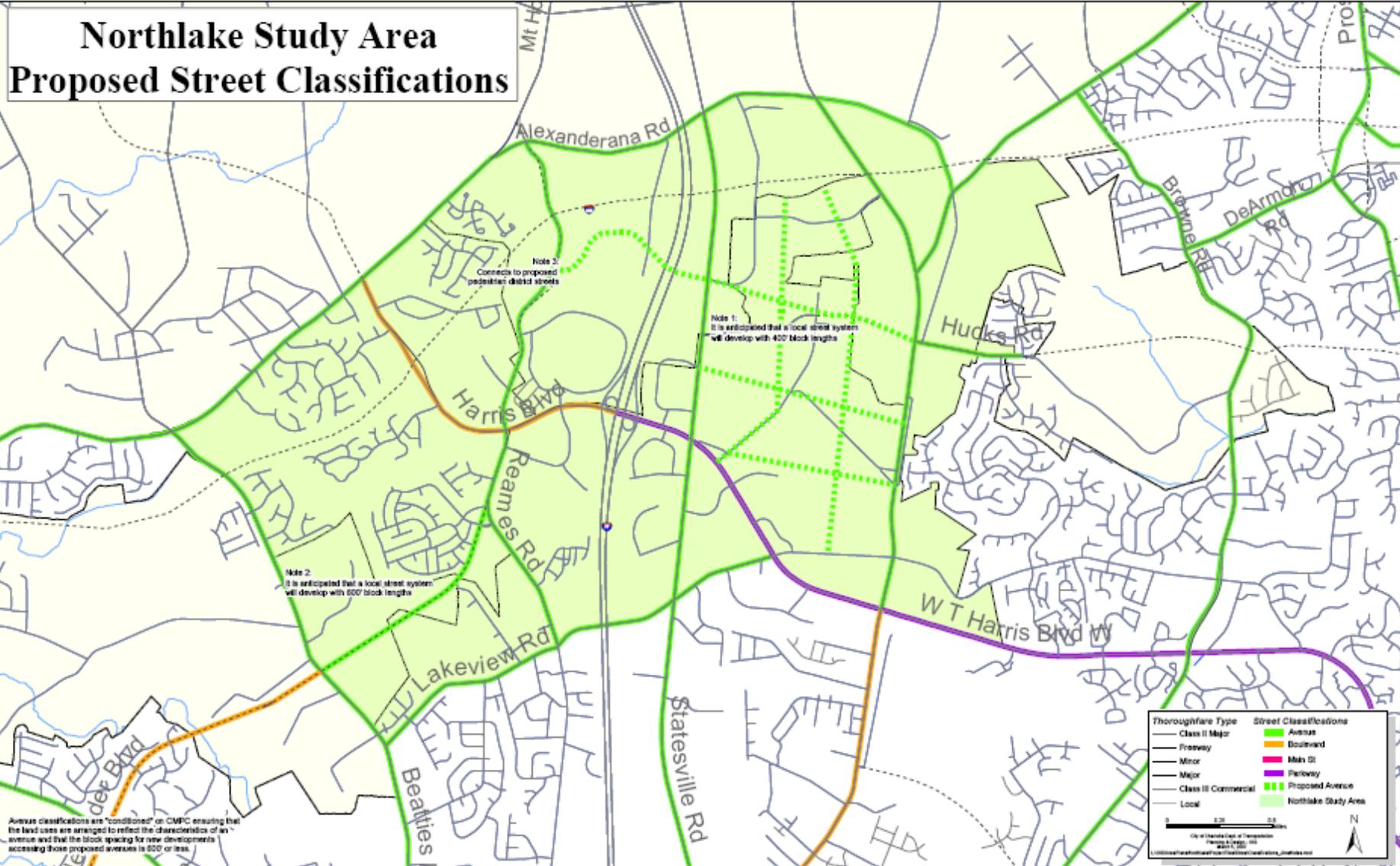
- |                       |                                   |   |
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| Institutional         | Park/Open Space                   | TOD - Residential                               |
| Retail                | Residential/Office/Retail         | TOD - Mixed Use                                 |

# Design Recommendations

- Improve streetscapes
- Enhance architectural styles
- Develop complimentary scale and character
- Offer a variety of housing types
- Integrate open spaces



# Recommended Street Network



# Roadway Recommendations

- Hucks Road Extension
- Intersection Improvements
  - Harris Blvd at Statesville Rd
  - Harris Blvd at Reames
  - Harris Blvd at Old Statesville
  - Old Statesvilles Rd at Reames Rd
  - Mt. Holly Huntersville Rd at Beatties Ford Rd

# Pedestrian and Bicycle Recommendations

## Add sidewalk

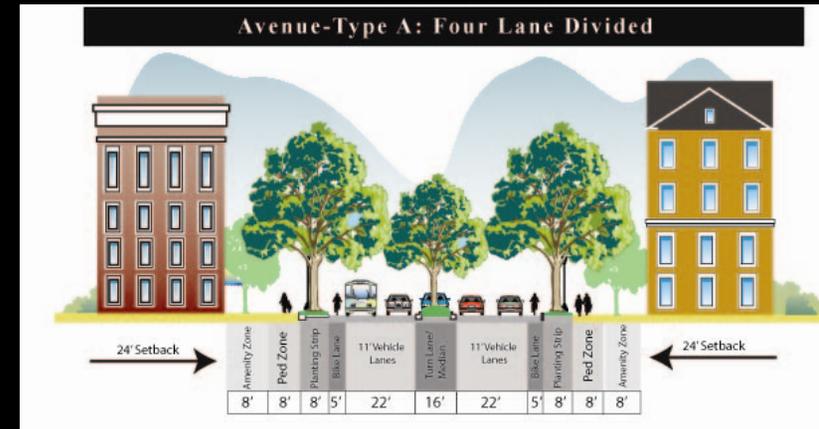
- Harris Blvd
  - From Mt. Holly-Huntersville Rd to I-77
- Mt. Holly-Huntersville Rd
  - From Walden Rigde Road to Beatties Ford Rd.

## Add bicycle facilities

- Lakeview Rd
  - From Beatties Ford to Old Statesville
- Reames Rd
  - Lakeview Rd to Fred D. Alexander
- Harris Blvd
- Statesville Rd to I-77

# Additional Transportation Recommendations

- Streetscape Design
  - Conceptual cross-sections
- Transit Services
  - Maintain local transit service
  - Safe and convenient access to transit



# Implementation

- Rezoning Process
- Corrective Rezonings (pursued as a separate process, AFTER the plan is adopted, NOT rezoned as a result of the plan)
- Transportation Recommendations
  - CDOT-sponsored Projects
- Other Studies

# Northlake Area Plan - Recommended Corrective Rezoning

I-485

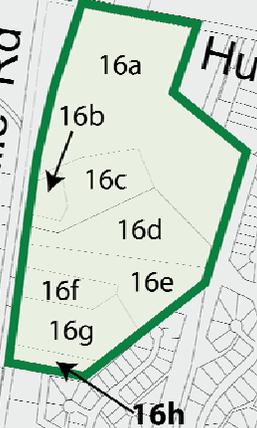
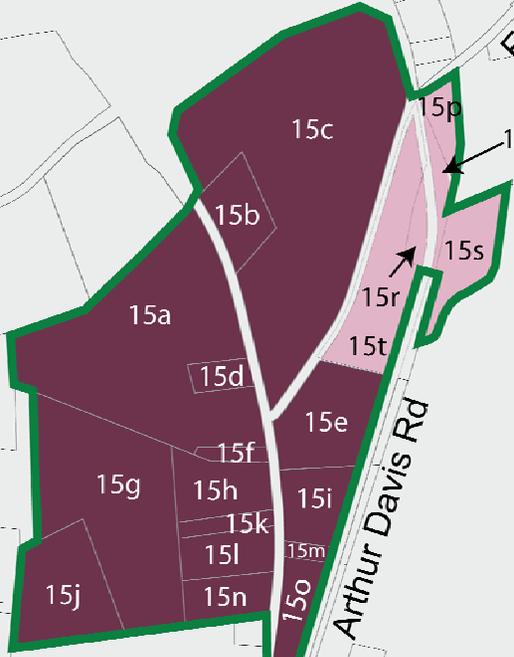
Eastfield Rd

Metromont

Arthur Davis Rd

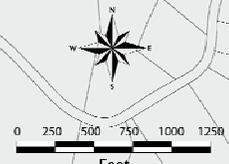
Old Statesville Rd

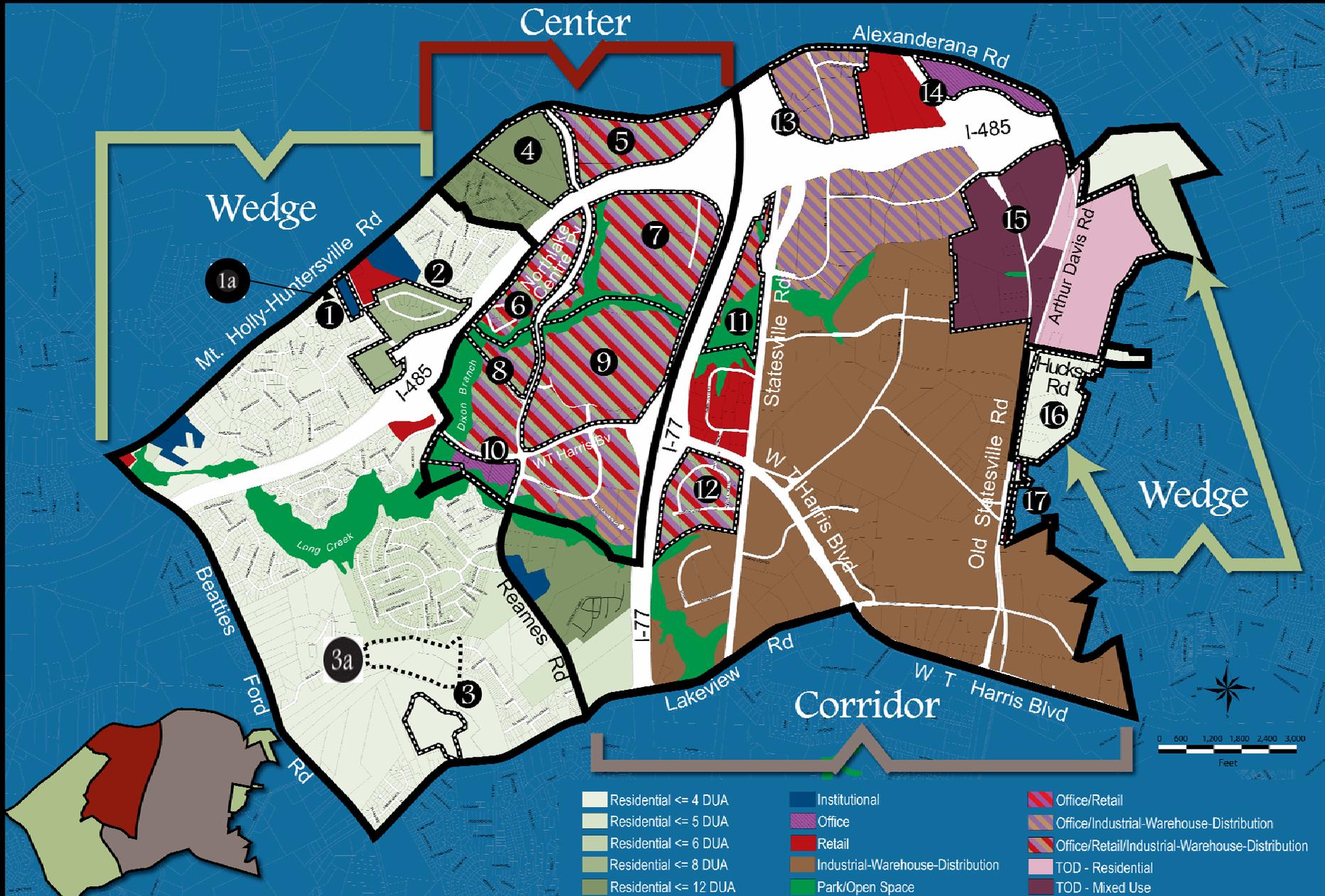
Hucks Rd



**Recommended Land Use**

- TOD - Residential
- TOD - Mixed Use
- Residential <= 4 DUA





Center

Wedge

Corridor

Wedge

- |                       |                                   |   |
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# Next Steps

## Review and Adoption Process

- **City Council Public Comment**  
October 8<sup>th</sup> (*tentative*)
- **Planning Committee Recommendation**  
October 16<sup>th</sup> (*tentative*)
- **Council Committee Recommendation**  
October 17<sup>th</sup> (*tentative*)
- **City Council Action**  
October 22<sup>nd</sup> (*tentative*)

**Thank You!**