



Kick-off Meeting
November 17, 2011
6:00 p.m.

CHARMECK.ORG

- 1. Plan Purpose and Process**
- 2. Tour of the Area**
- 3. Existing Conditions**
- 4. Critical Points**
- 5. Visioning and Participation**
- 6. Next Steps**





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Purpose and Process



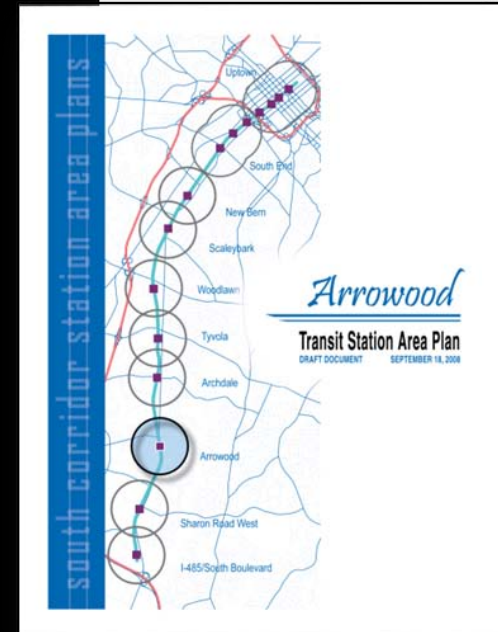
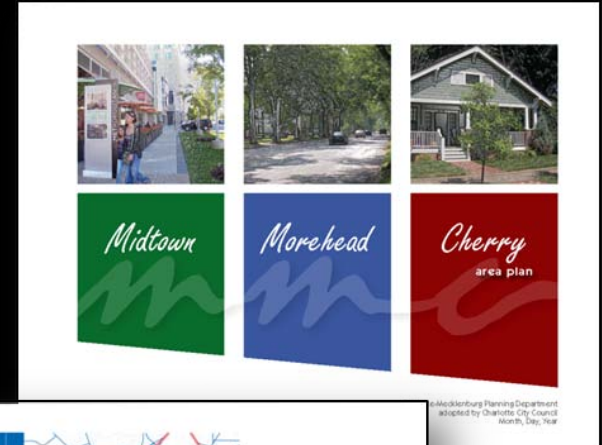


- **Charlotte-Mecklenburg Planning Department**
- **Mecklenburg County Park and Recreation**
- **Neighborhood & Business Services**
- **Charlotte Housing Authority**
- **Charlotte-Mecklenburg Police Dept.**
- **Charlotte Fire Dept.**
- **Charlotte Department of Transportation (CDOT)**
- **Charlotte Area Transit System (CATS)**
- **Charlotte-Mecklenburg Schools (CMS)**
- **Charlotte-Mecklenburg Utilities (CMU)**
- **Mecklenburg County Health Department**
- **Solid Waste**



What is an Area Plan?

- Community's Shared Vision for the Future
- Policy guide that provides a framework for future growth and development
- Has a specific geographic focus and provides detailed Land Use, Community Design, Transportation, and other recommendations
- Identifies public and private investments and strategies that should be pursued in order to realize the plan vision
- Updates the broader, more general district plans as well as older area plans
- Addresses how the community should be maintained and/or changed in the future



What Can You Expect From an Area Plan?

Clarify the Vision for the Area

Identify and provide policies to address development opportunities and issues

But not . . .

Create regulations or laws

Identify public and private investments needed to achieve vision

But not . . .

Provide funding and implementation means overnight

Possibly recommend zoning changes in appropriate locations

But not . . .

Rezone property

Guide more appropriate development

But not . . .

Halt development

[illegible]



Why Do a Plan for This Area?

- To update existing plans to provide more specific guidance for growth and redevelopment
 - Park Road Corridor Area Plan (1992)*
 - Central District Plan (1993)*
 - South District Plan (1993)*
- To better integrate community design, transportation, and land use planning
- To take better advantage of the connections between the neighborhoods and the mixed-use activity center
- To coordinate with critical transportation needs and projects

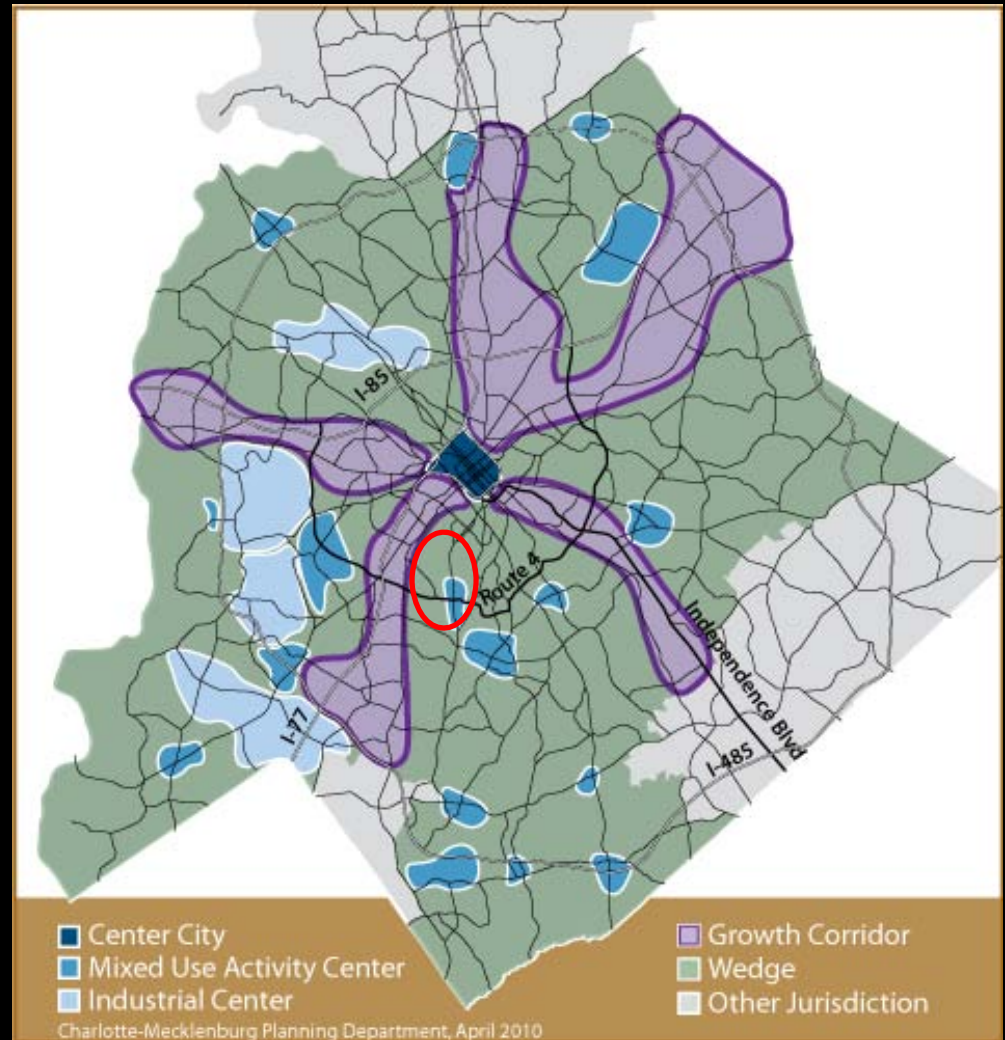




Activity Centers are generally appropriate for new growth, with moderate increased intensity of development.

Growth Corridors are priority locations for new growth, but may include specific neighborhoods for preservation.

Wedges are predominantly low density residential with limited moderate density housing and neighborhood serving commercial uses.





Activity Centers

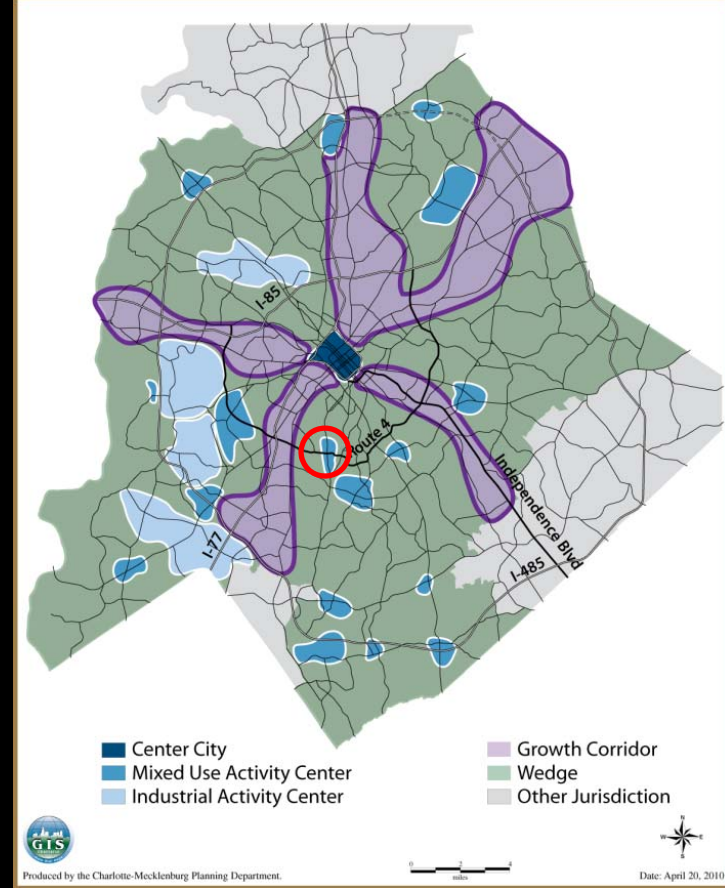
Qualifying characteristics:

- Focal point of economic activity
- Major thoroughfare access and intersecting transit routes
- Capacity for new growth in conjunction with enhancements to supporting infrastructure

Future expectations:

- Infill development and redevelopment of underutilized sites
- Improved connectivity for pedestrian and vehicular circulation and access
- More urban and pedestrian-oriented form of development

Centers, Corridors, and Wedges





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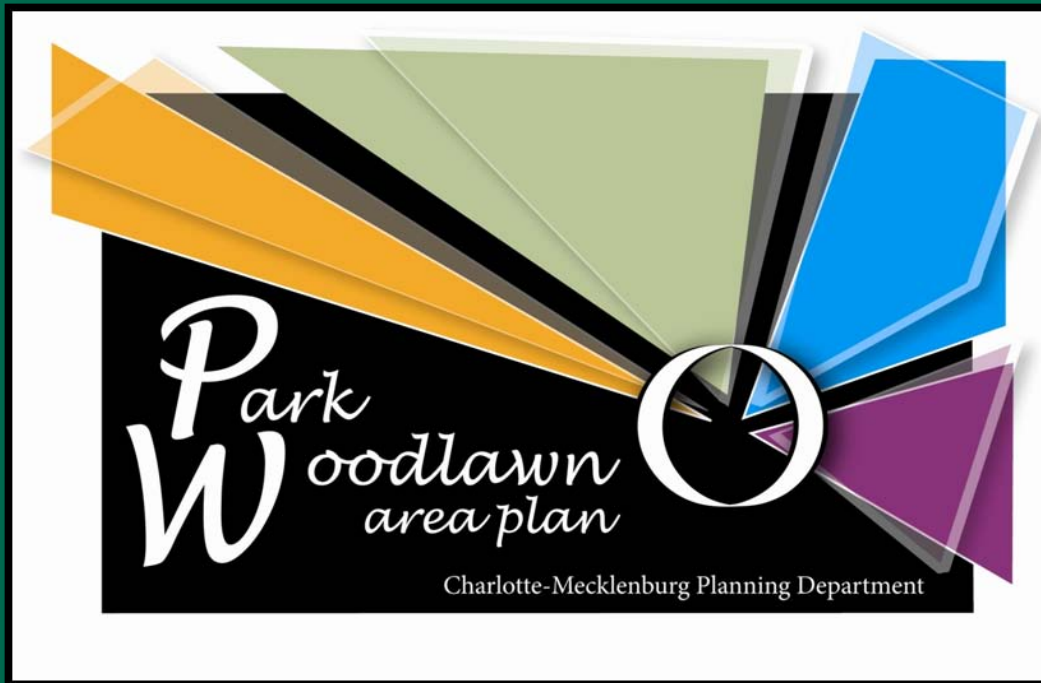
Plan Development Process





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Tour of the Area



Park Road Shopping Center





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Park Road Shopping Center





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Park Road Shopping Center





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Park Road Shopping Center





ParkTowne Center



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ParkTowne Center





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Montford Drive





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Montford Drive





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Office Development





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Smaller Office Development





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Woodlawn Road





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Woodlawn Road





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Woodlawn Road





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Park Road





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Park Road





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Park Road Institutional Uses



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Park Road Single Family





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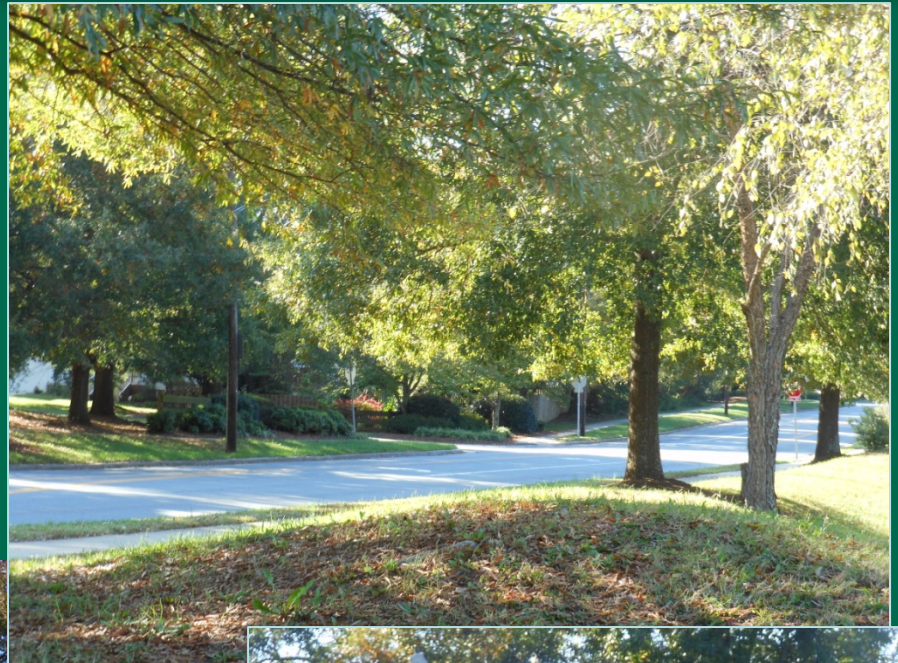
Park Road Multi-Family





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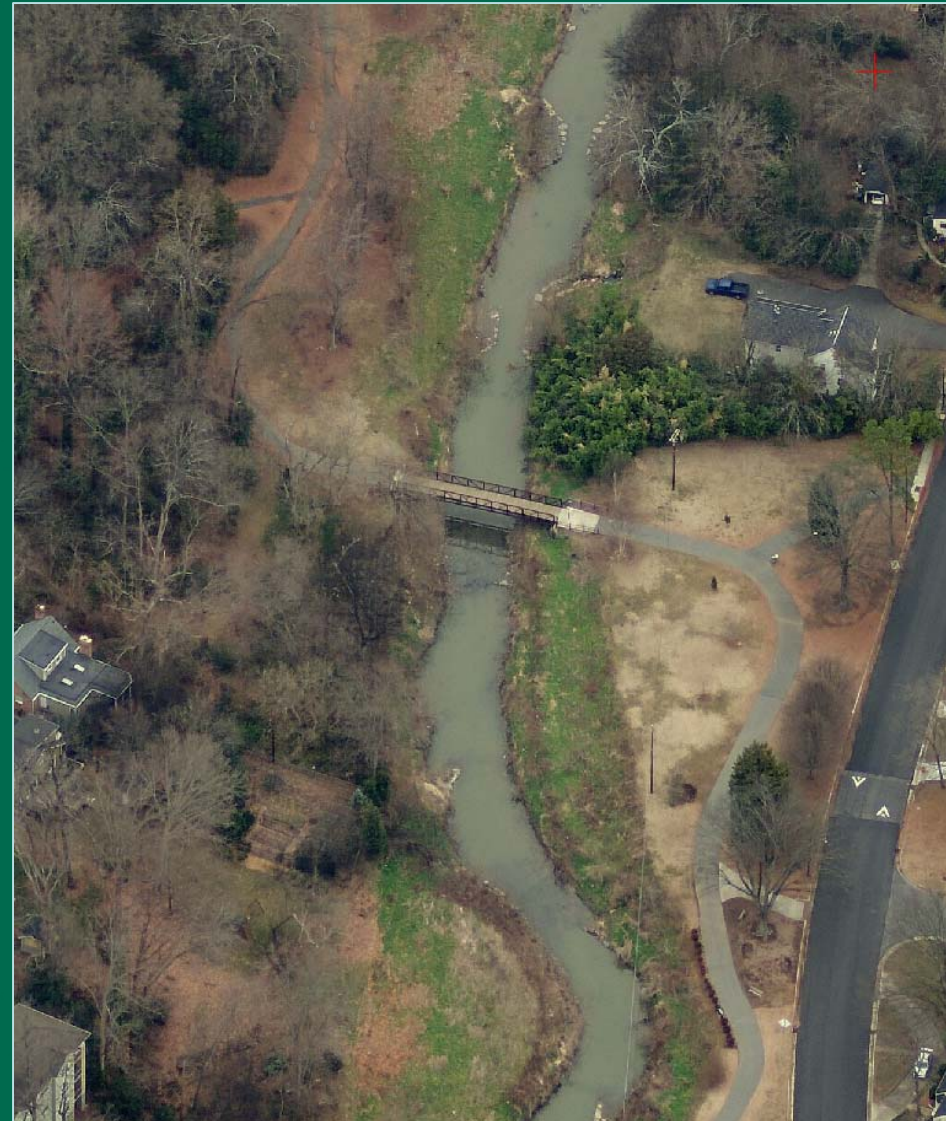
Single Family Neighborhoods





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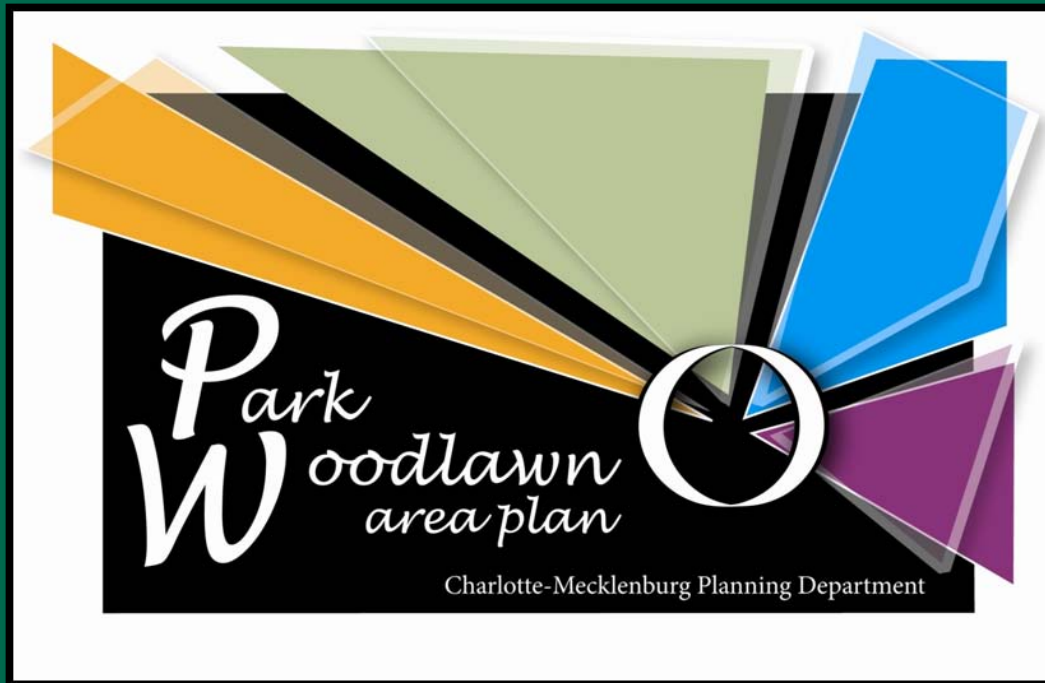
Parks and Greenways





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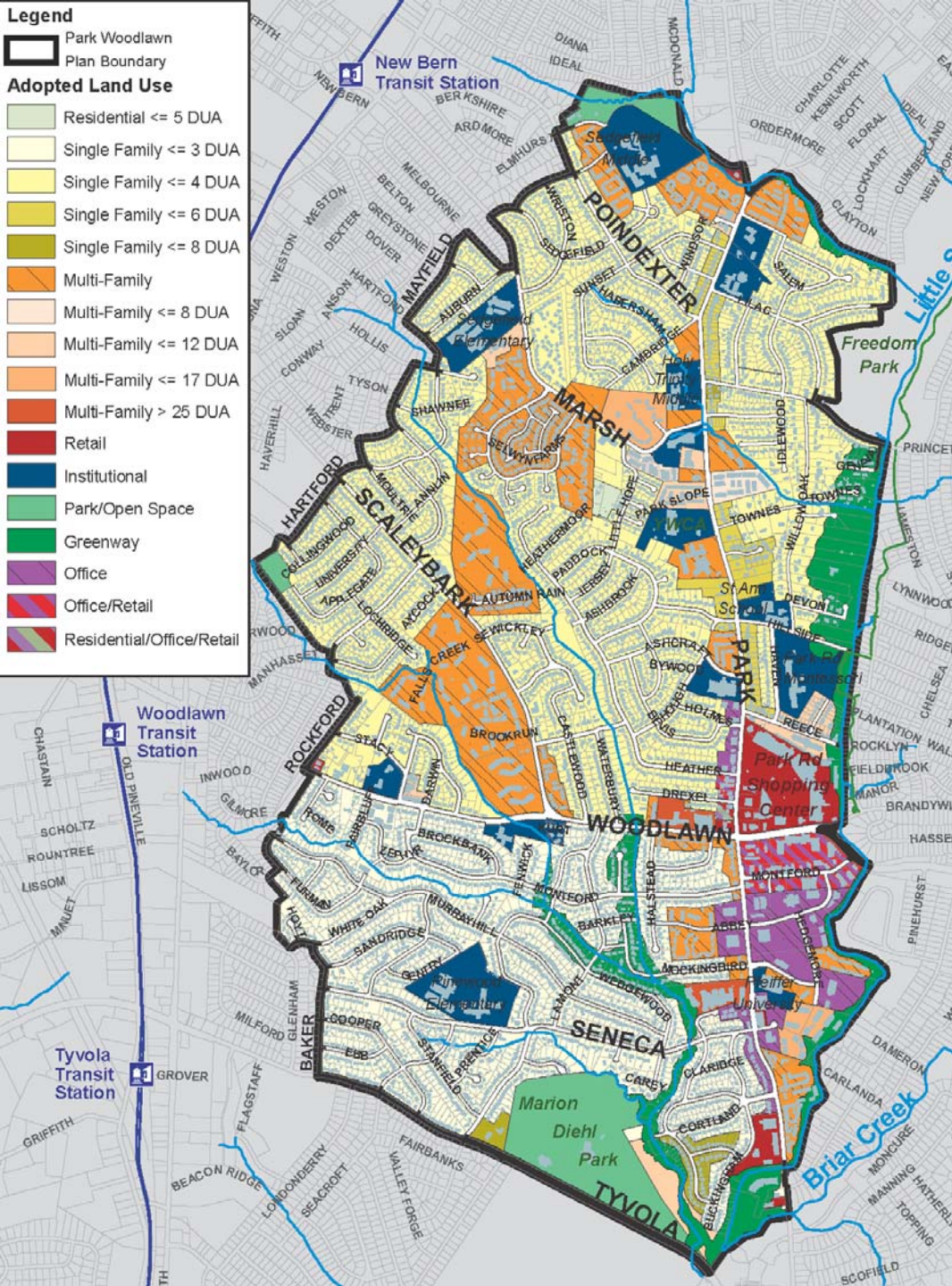
Existing Conditions



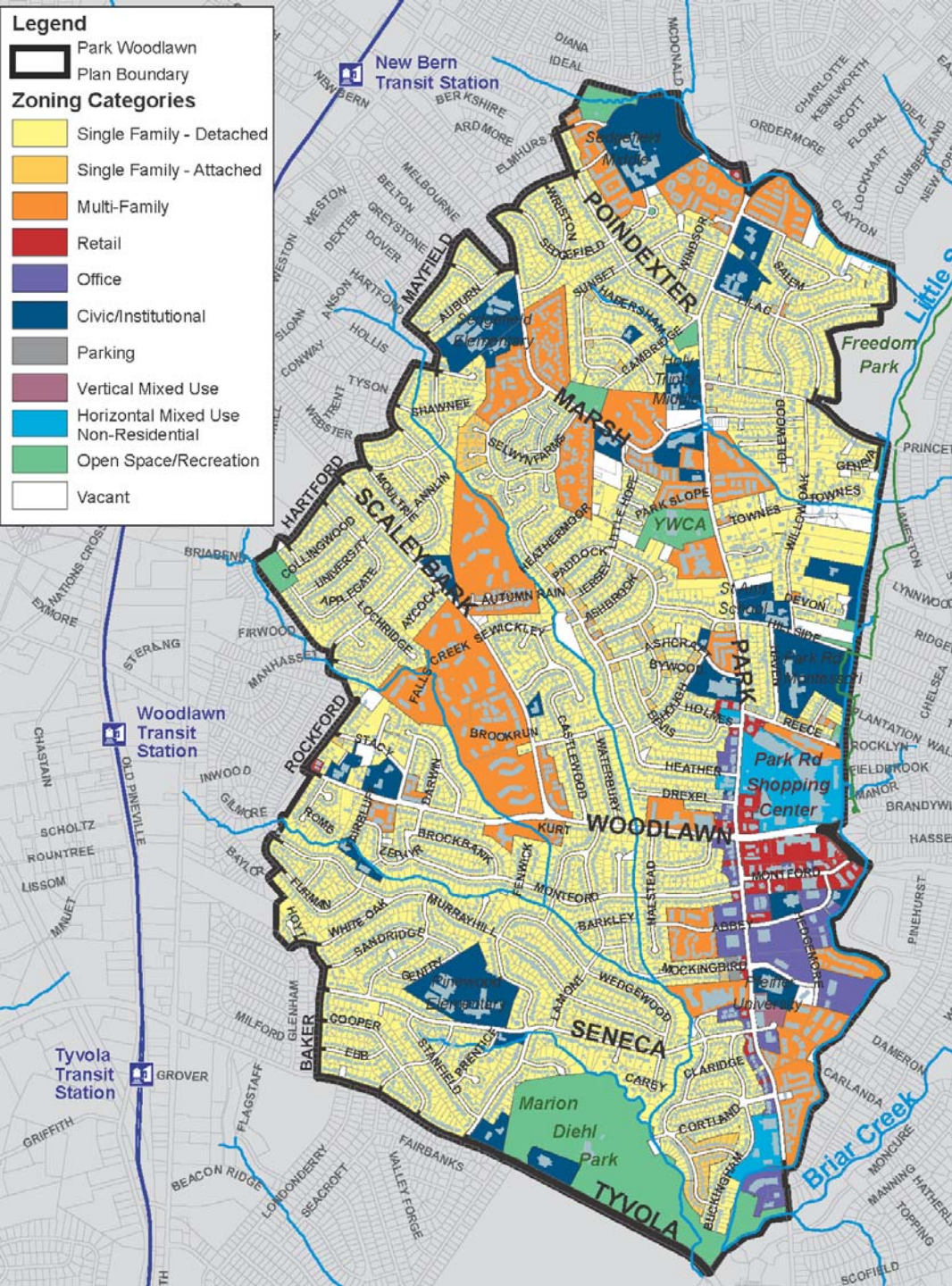


Population

| Geographic Area | 1990 | 2000 | 2010 |
|--|---------|---------|---------|
| Park Woodlawn Plan Area | 11,533 | 12,467 | 12,164 |
| % Increase/Decrease | | 8.1% | -2.4% |
| City of Charlotte | 395,934 | 540,828 | 731,424 |
| % Increase | | 36.6% | 35.2% |
| Mecklenburg County | 511,433 | 695,454 | 919,628 |
| % Increase | | 36.0% | 32.2% |
| Source: U.S. Census Data (Block Level) | | | |



Adopted Land Use



Existing Land Use

Legend

Park Woodlawn

Plan Boundary

Zoning Categories

Single Family

Multi-Family

Urban Residential

Institutional

Business

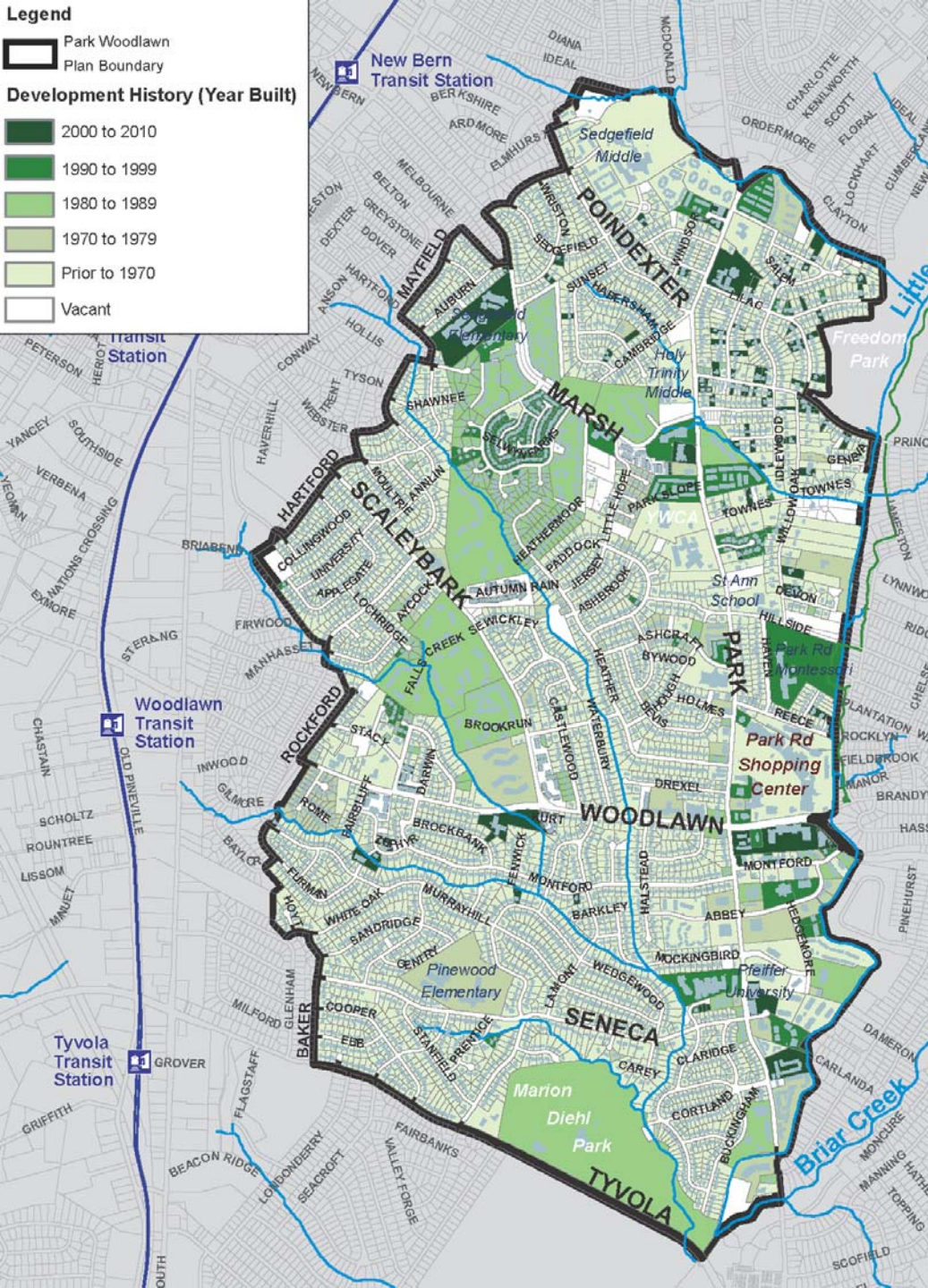
Business-Distribution

Office

Mixed Use

Existing Zoning

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Development History (Year Built)

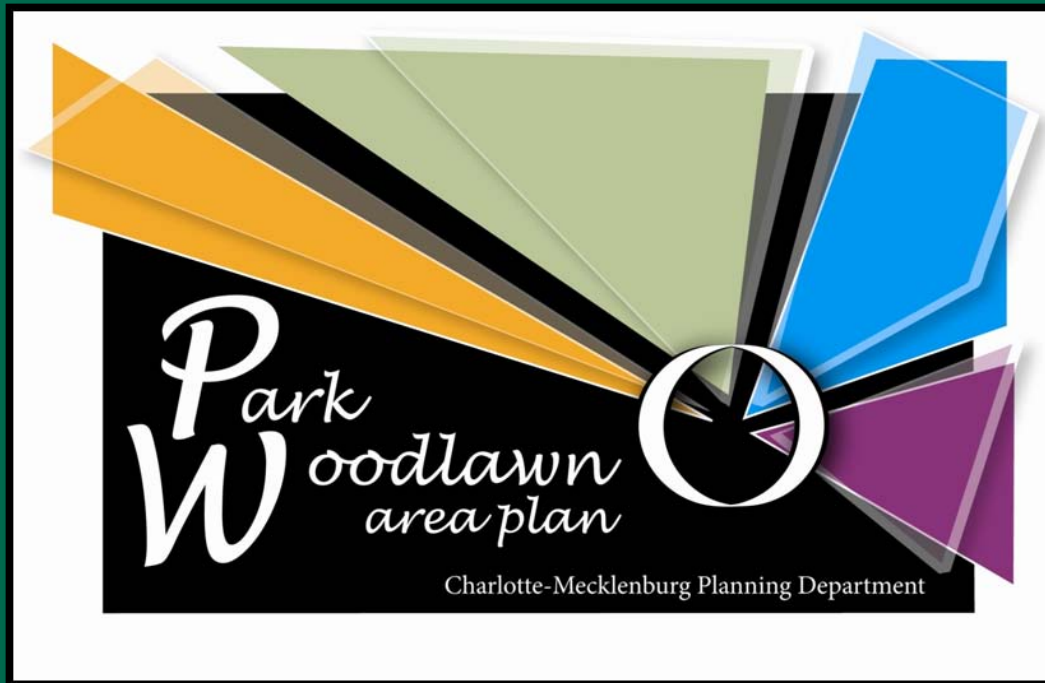


Land Cover



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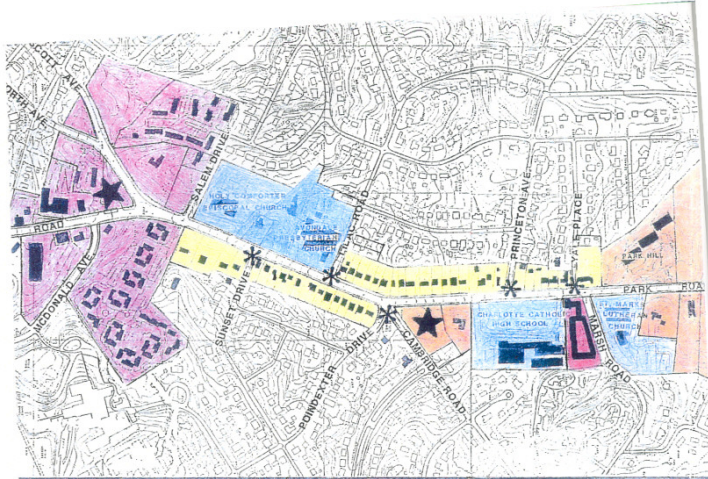
Critical Points










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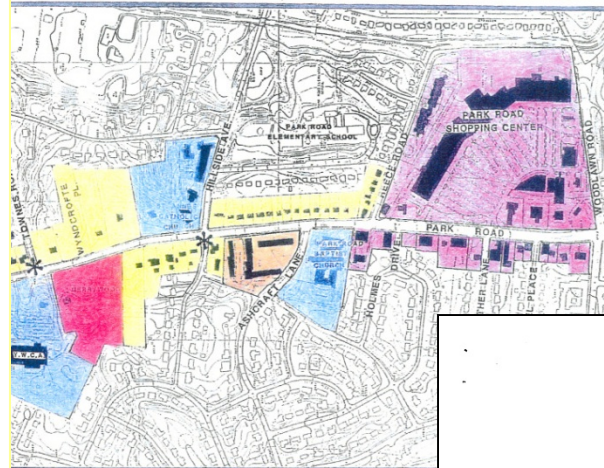
Park Road Corridor Plan (1992)



PARK ROAD CORRIDOR STUDY

LA

-  COMPOSITE USE
-  INSTITUTIONAL
-  LOW DENSITY MULTIFAMILY (8-12 D.U.A.)
-  HIGH DENSITY MULTIFAMILY (12-16 D.U.A.)
-  SINGLEFAMILY (UP TO 6 D.U.A.)



LAND USE PLAN

SC

★ FOCAL POINT

ATTACHMENT NO. 3E

PARK ROAD CORRIDOR PLAN

prepared by

The Freedom Park Neighborhood Association

Task Force

February 7, 1992

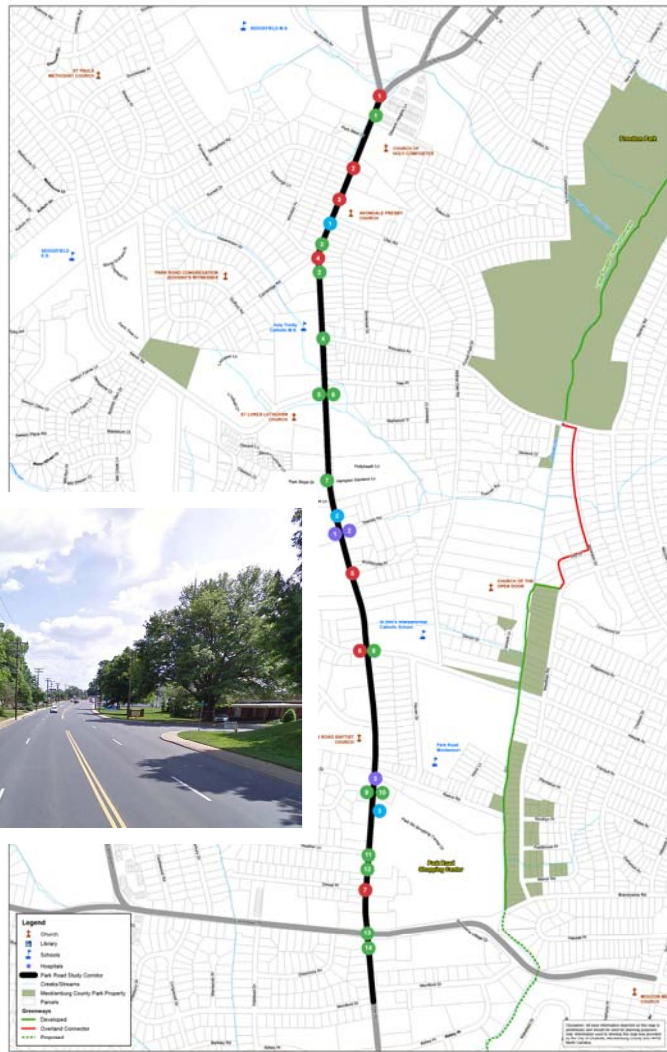


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Transportation Studies

Park Road Corridor Study

Scaleybark Road Traffic Calming



For more info, visit:
CDOT.CHARMECK.ORG



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Intersections and Circulation





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Pedestrian Network





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Vehicular Circulation



Redevelopment Opportunities?





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Transitional Areas between Land Uses





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Visioning and Participation



How You Can Participate

- Survey online or on paper
- Citizen Advisory Group
- Public meetings
- Follow process online at:
www.charlotteplanning.org

Park Woodlawn Area Plan Survey

"The City of Charlotte is developing a final area plan for the Park Woodlawn area which will serve as a guide for future growth and development. By completing this survey, you will provide valuable input to be used during the planning process."

1. I am interested in the Park Woodlawn Area Plan because? (Please check all that apply)

| | |
|--|---|
| <input type="checkbox"/> Area property owner | <input type="checkbox"/> Area business owner |
| <input type="checkbox"/> Area resident | <input type="checkbox"/> Employed / Investments in the area |
| Other (Please specify): _____ | |

2. What do you value most about the plan area? (Check all that apply)

| | | |
|--|--|--|
| <input type="checkbox"/> Schools | <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Close to everything |
| <input type="checkbox"/> Parks / Greenways | <input type="checkbox"/> Park Rd / Shopping Center | <input type="checkbox"/> Free parking |
| <input type="checkbox"/> Access to Transit | <input type="checkbox"/> Character of the area | |
| Other (Please specify): _____ | | |

3. What concerns you the most about the plan area? (Check all that apply)

| | |
|---|---|
| <input type="checkbox"/> Lack of shopping options | <input type="checkbox"/> Overcrowded schools |
| <input type="checkbox"/> Too much traffic | <input type="checkbox"/> Lack of transit / Mass transit |
| <input type="checkbox"/> Loss of neighborhood character | <input type="checkbox"/> Threat of overbuilding |
| Other (Please specify): _____ | |

4. What improvements would you like to see in the area? (Check all that apply)

| | |
|--|---|
| <input type="checkbox"/> New way of moving through | <input type="checkbox"/> Transit station |
| <input type="checkbox"/> Bicycle lanes | <input type="checkbox"/> Densify and/or roads |
| Other (Please specify): _____ | |

5. What environmental issues concern you the most about the plan area? (Check all that apply)

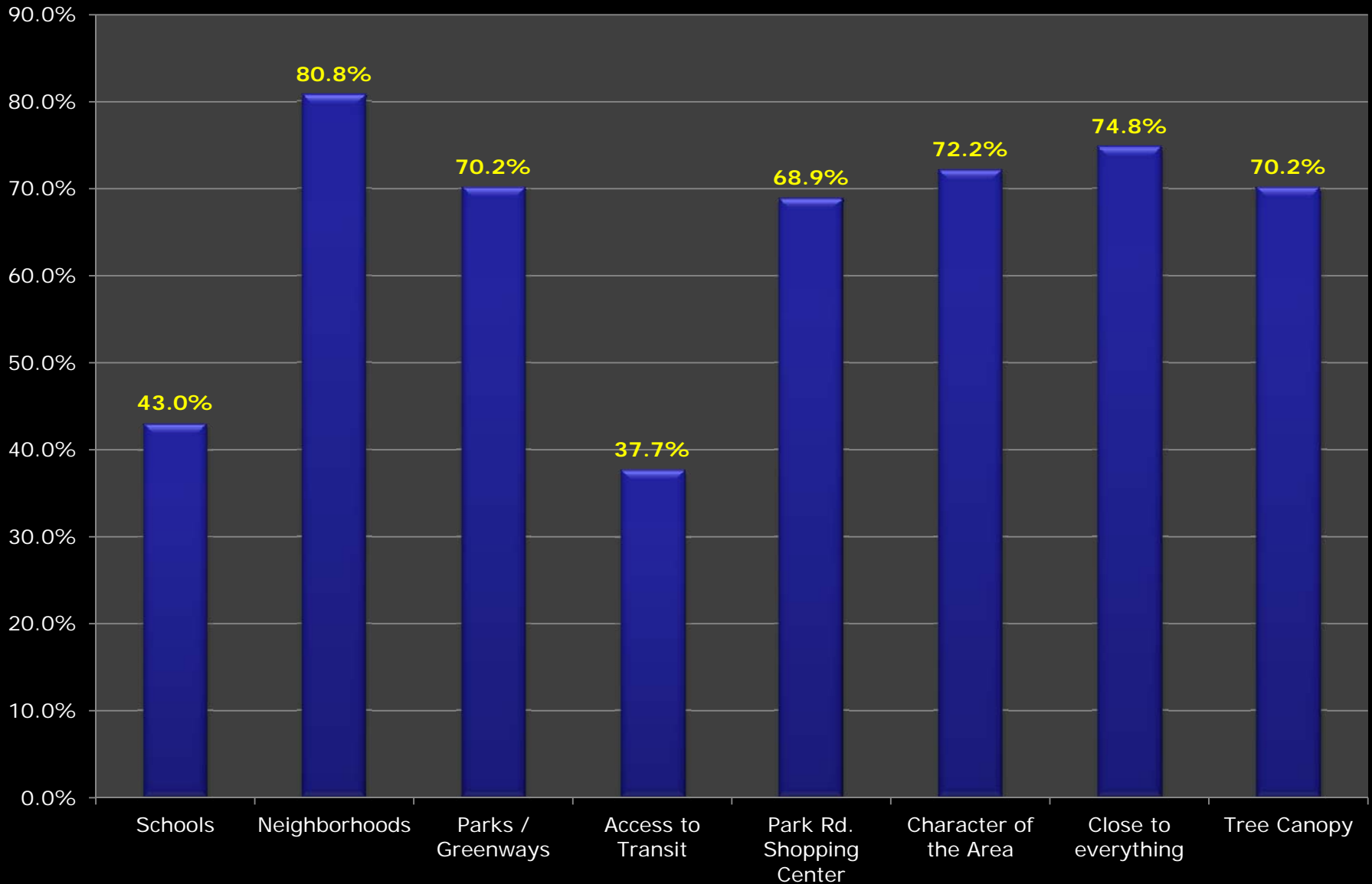
| | |
|---|--|
| <input type="checkbox"/> Air quality | <input type="checkbox"/> Land contamination |
| <input type="checkbox"/> Loss of tree cover | <input type="checkbox"/> Loss of historic properties |
| Other (Please specify): _____ | |

6. What transportation issues concern you the most about the plan area? (Check all that apply)

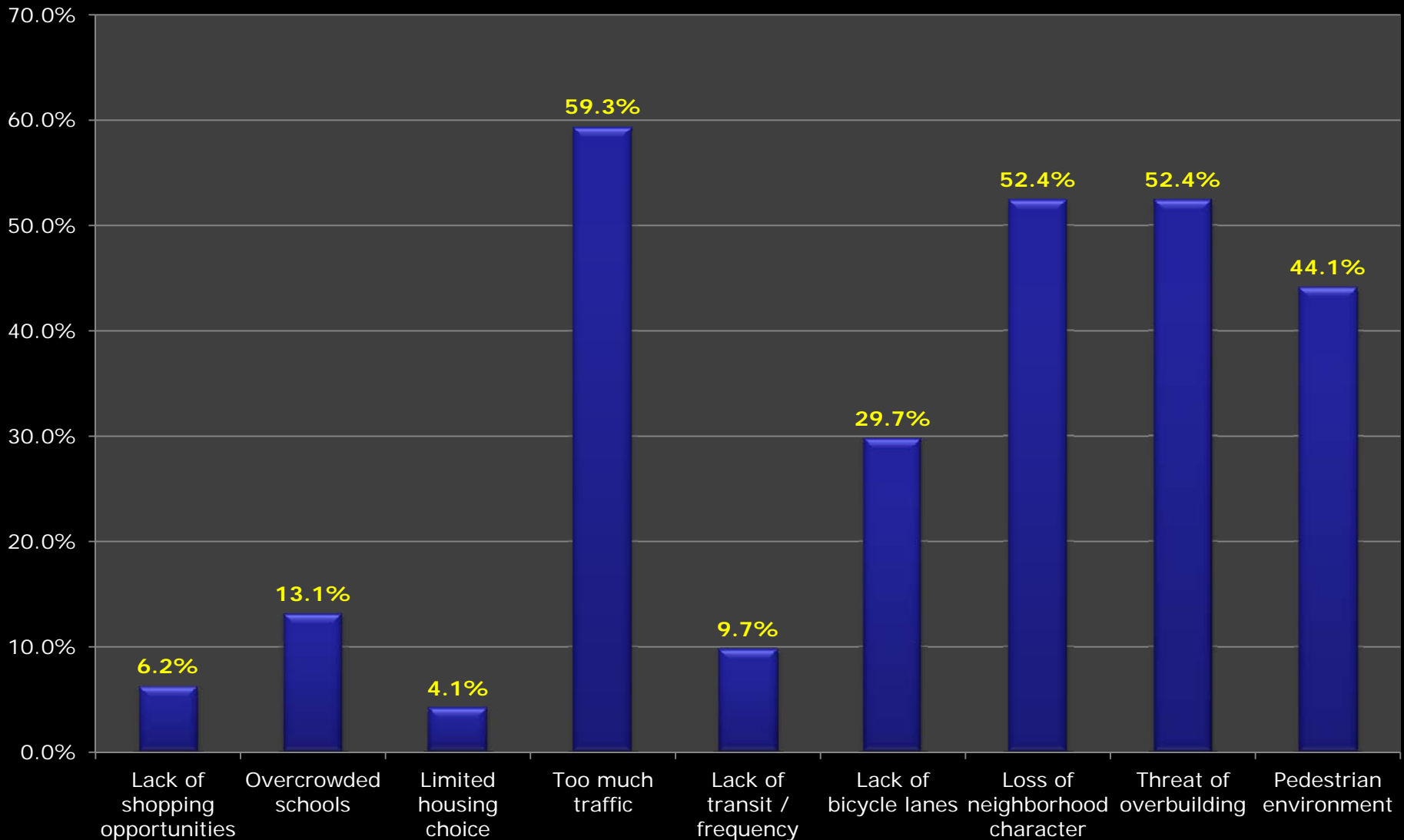
| |
|--|
| <input type="checkbox"/> Traffic congestion |
| <input type="checkbox"/> Lack of bicycle network |
| <input type="checkbox"/> Bikes to go |
| Other (Please specify): _____ |



What do you value most about the plan area?



What concerns you the most about the plan area?



Citizen Advisory Group



- The purpose of the CAG is to help shape the area plan's goals, objectives, and recommendations.
- The CAG will meet 6 to 8 times over the next 5 or 6 months. Each meeting will focus on specific topics and issues.
- Interested volunteers may sign up here or by sending an email to:
agonzalez@charlotte.nc.gov

Public Input - Values



1. Take your Post-It Notes to one of the pairs of large maps.
2. On the map titled “**Neighborhoods**”, place your Post-It Notes on places that you **Value** or enjoy, or on places you think are good examples of what makes the neighborhood area so special to you.
3. On the map titled “**Mixed-Use Activity Center**”, place your Post-It Notes on places that you **Value**, or enjoy, or on places you think are good examples of what makes the activity center area so special to you.
4. A staff person will be stationed next to each map to maintain a record of why dots are being placed in various locations. Please feel free to elaborate to the staff person why you are calling out certain places or things with your dots.

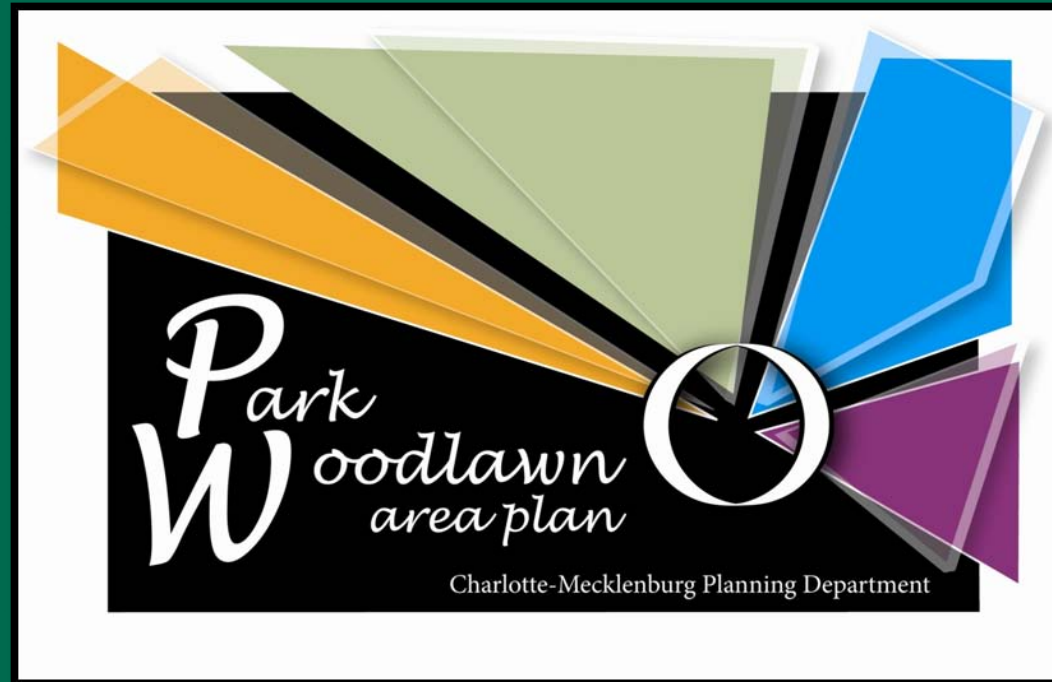
- Citizen Advisory Group Meetings
(Winter – Spring 2011-12)
1st Meeting December 8th, 2011
- Second Public Meeting
(Spring - Summer 2012)
- Final Public Meeting to Present Draft Plan
(Fall 2012)
- Plan Adoption Process
(Fall - Winter 2012-13)



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Questions?

(Staff will be available to discuss specific issues with you after the meeting.)





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Thank You!

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

Planning Staff Contacts:

Alberto Gonzalez
agonzalez@charlottenc.gov

Crissy Huffstickler
chuffstickler@charlottenc.gov

Phone: 704-336-8315