



CHARLOTTESM

Citizen Advisory Group

Land Use, Transportation and Community Design
Meeting #7

December 10, 2009

CHARMECK.ORG



Tonight's Agenda

- 1. Welcome and Introductions**
- 2. Discussion of Area Plan Process**
- 3. Existing Conditions**
- 4. Concept Map Exercise**
- 5. Wrap-Up and Next Steps**

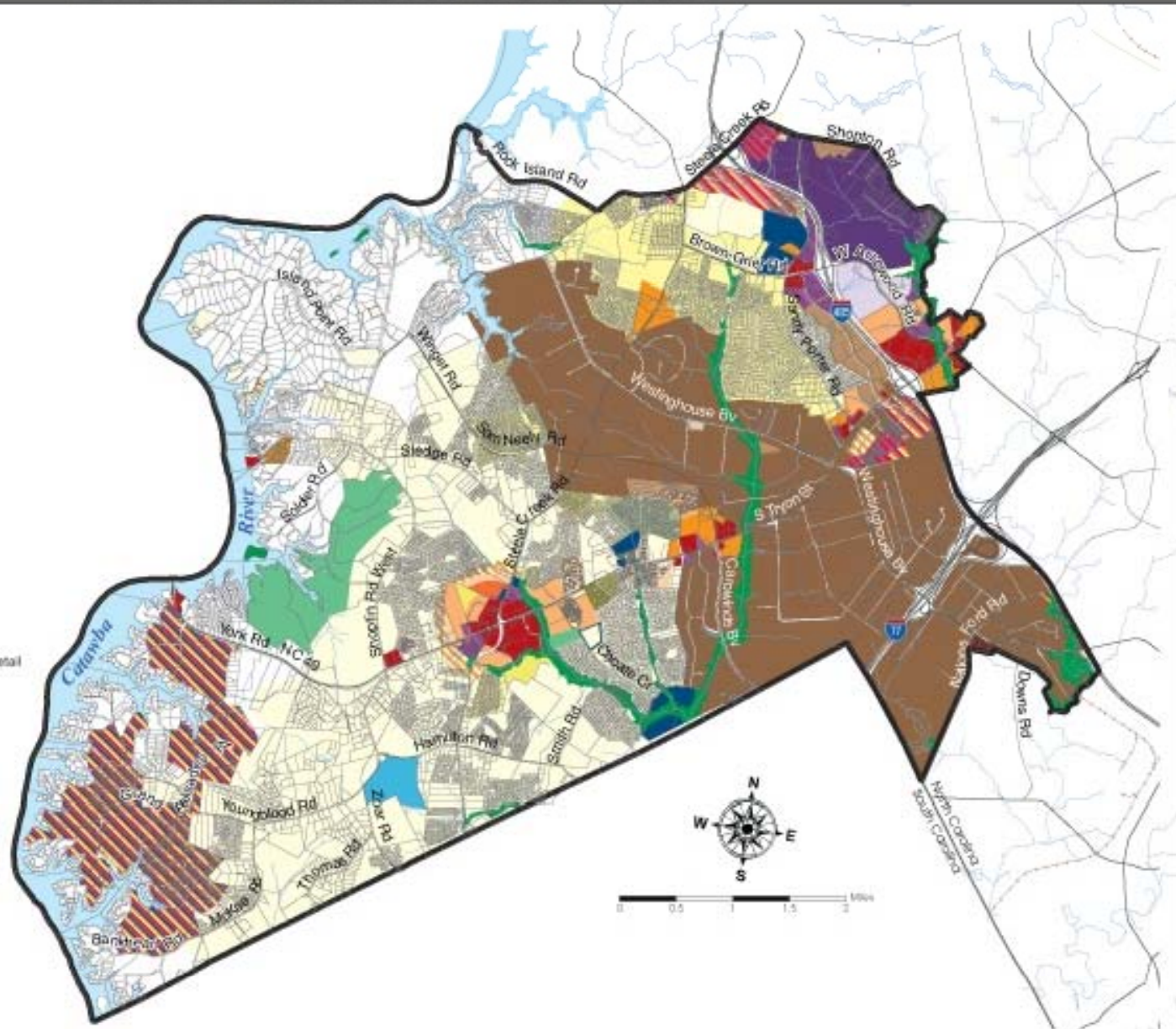


CITY OF CHARLOTTE



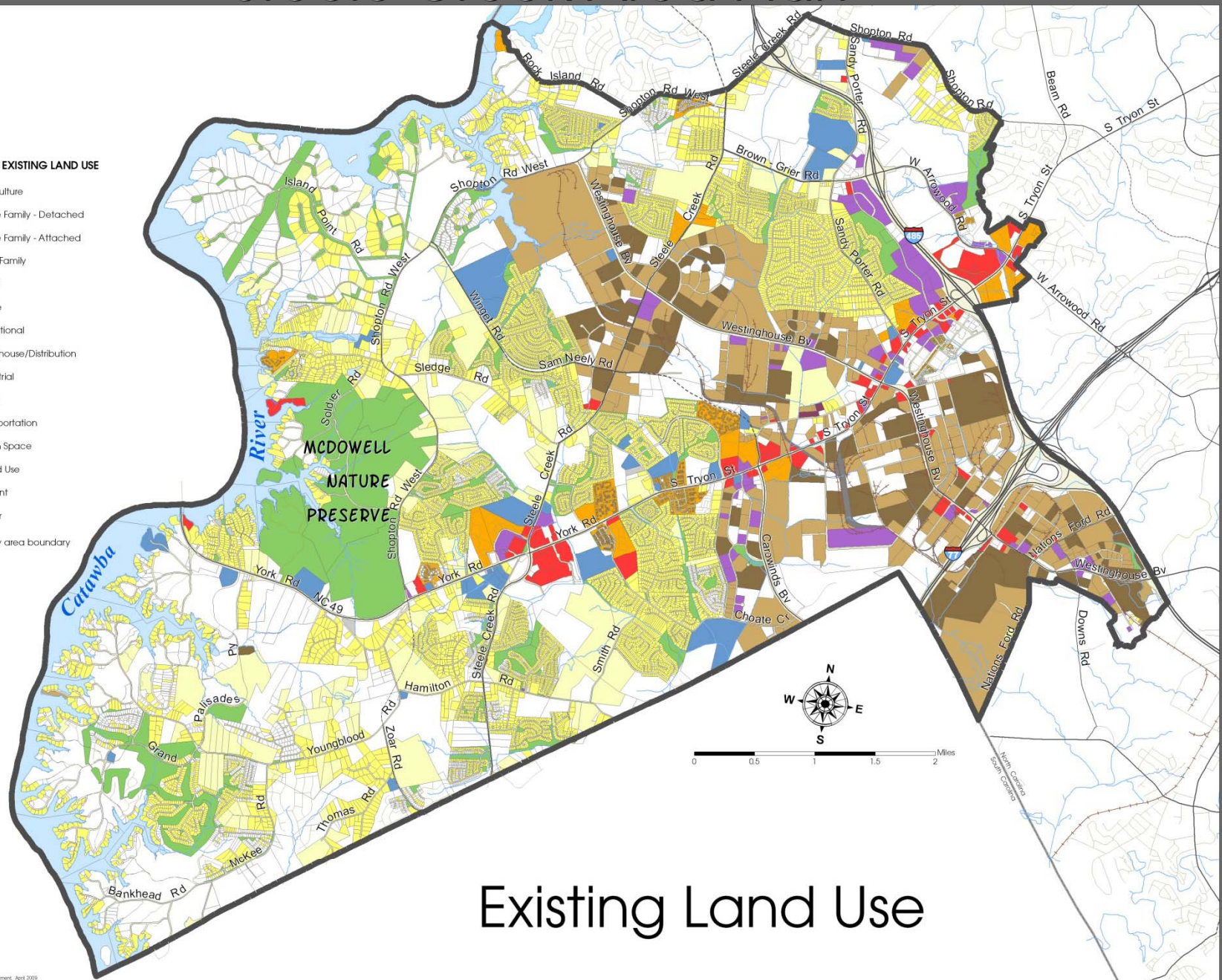
LAND USE

Steele Creek Area Plan



Steele Creek Area Plan

GENERALIZED EXISTING LAND USE



Existing Land Use



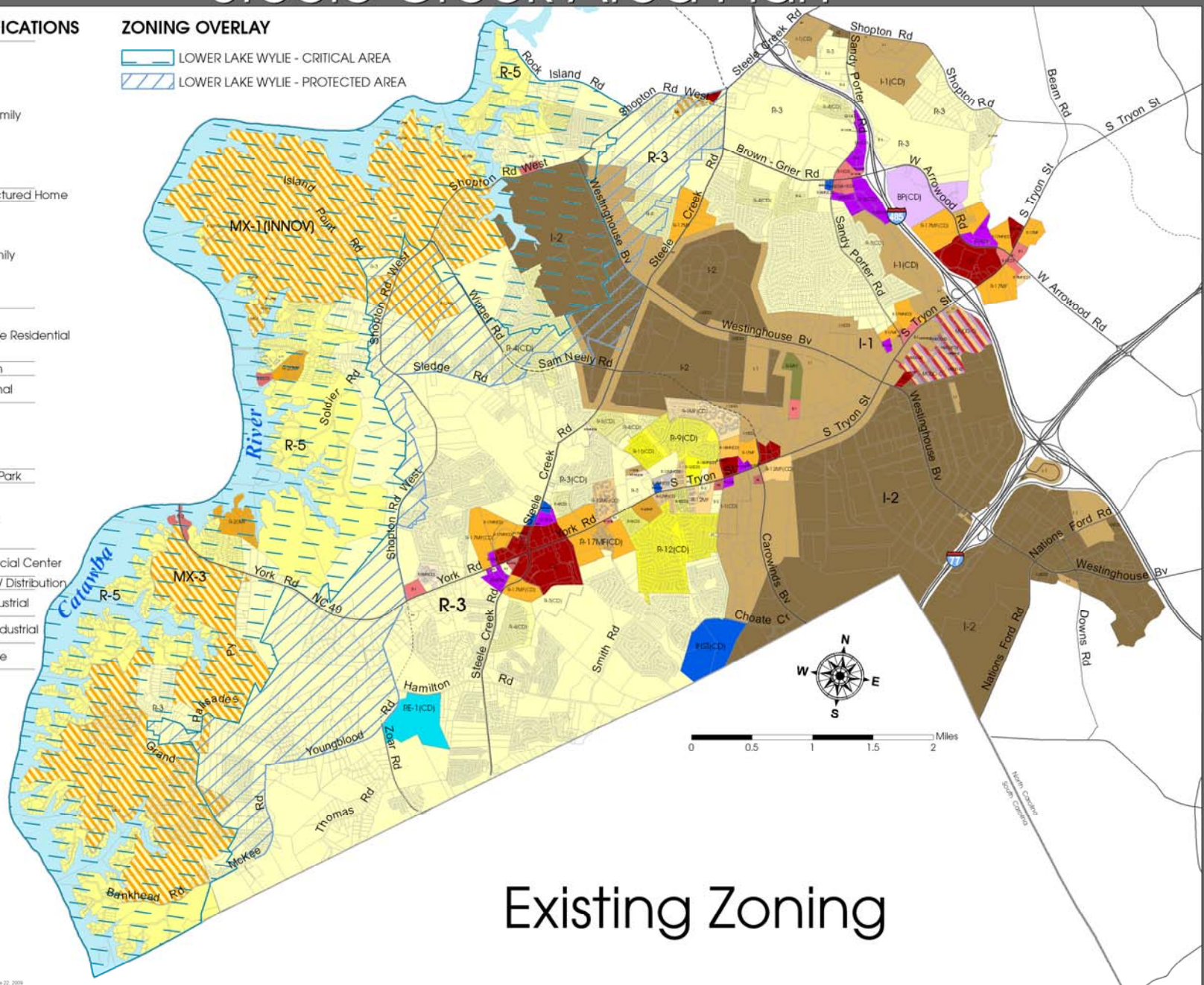
Steele Creek Area Plan

ZONING CLASSIFICATIONS

R-3	
R-3(CD)	
R-4	
R-4(CD)	
R-5	
R-5(CD)	Single Family
R-6	
R-8(CD)	
R-9(CD)	
R-12(CD)	
R-15(CD)	
R-MH	Manufactured Home
R-8MF(CD)	
R-9MF(CD)	
R-12MF	
R-12MF(CD)	Multi-Family
R-15MF(CD)	
R-17MF	
R-17MF(CD)	
R-20MF	
MX-1	
MX-1(INNOV)	Mixed Use Residential
MX-3	
R-12PUD	
RE-1(CD)	Research
INST	
INST(CD)	Institutional
O-1	
O-1(CD)	Office
O-2	
O-2(CD)	
O-15(CD)	
BP(CD)	Business Park
B-1	
B-1(CD)	Business
B-2	
B-2(CD)	
NS	
CC	Commercial Center
B-1SCD	
B-D(CD)	Business / Distribution
I-1	
I-1(CD)	Light Industrial
I-2	
I-2(CD)	Heavy Industrial
MUDD(CD)	Mixed Use
MUDD-O	

ZONING OVERLAY

	LOWER LAKE WYLIE - CRITICAL AREA
	LOWER LAKE WYLIE - PROTECTED AREA



Existing Zoning



Steele Creek Area Plan

BUILDING PERMITS, RESIDENTIAL AND NON-RESIDENTIAL, 2005 - 2008

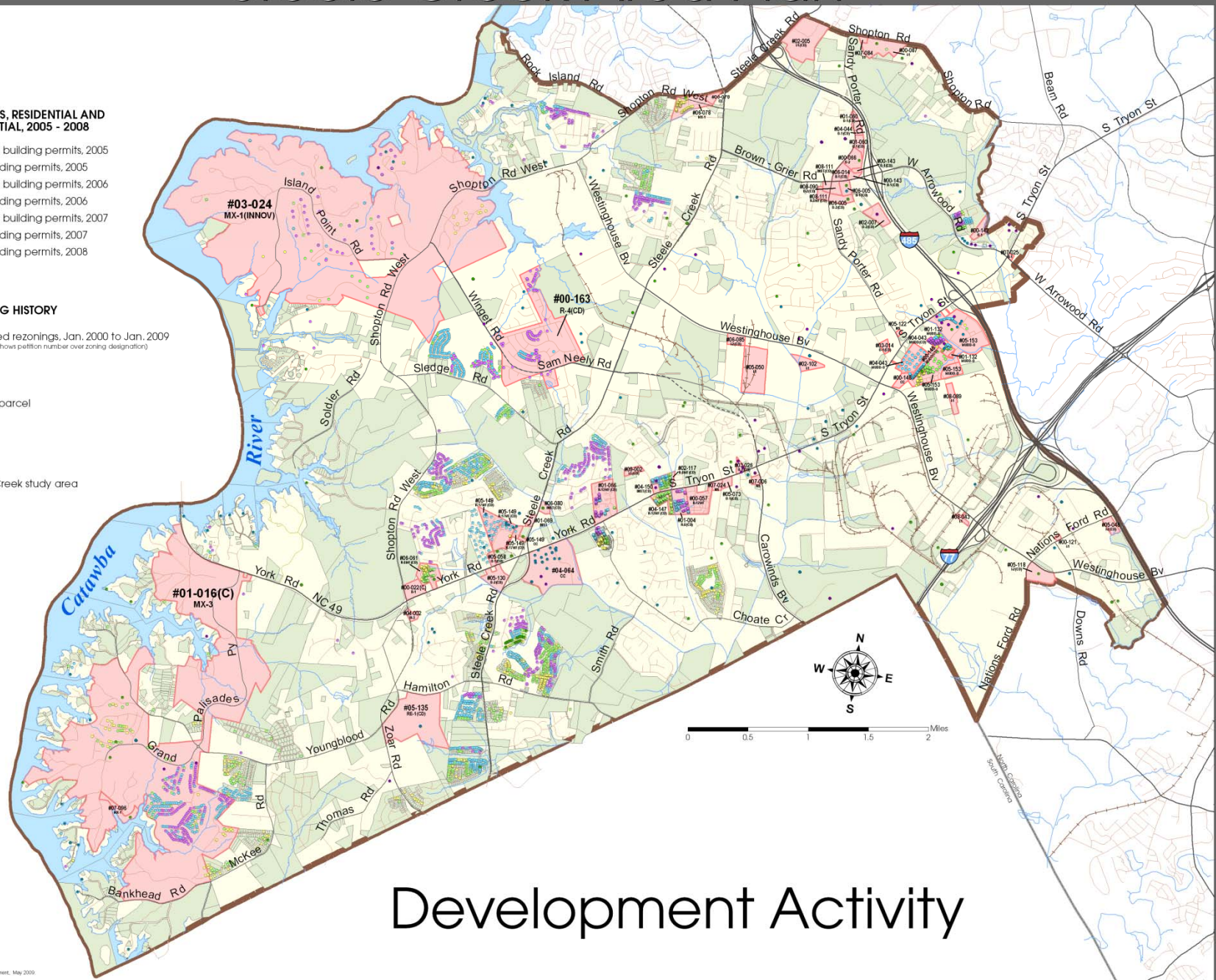
- Non-residential building permits, 2005
- Residential building permits, 2005
- Non-residential building permits, 2006
- Residential building permits, 2006
- Non-residential building permits, 2007
- Residential building permits, 2007
- Residential building permits, 2008

RECENT REZONING HISTORY

- Approved rezonings, Jan. 2000 to Jan. 2009
(text shows petition number over zoning designation)

vacant parcel

Steele Creek study area



Development Activity

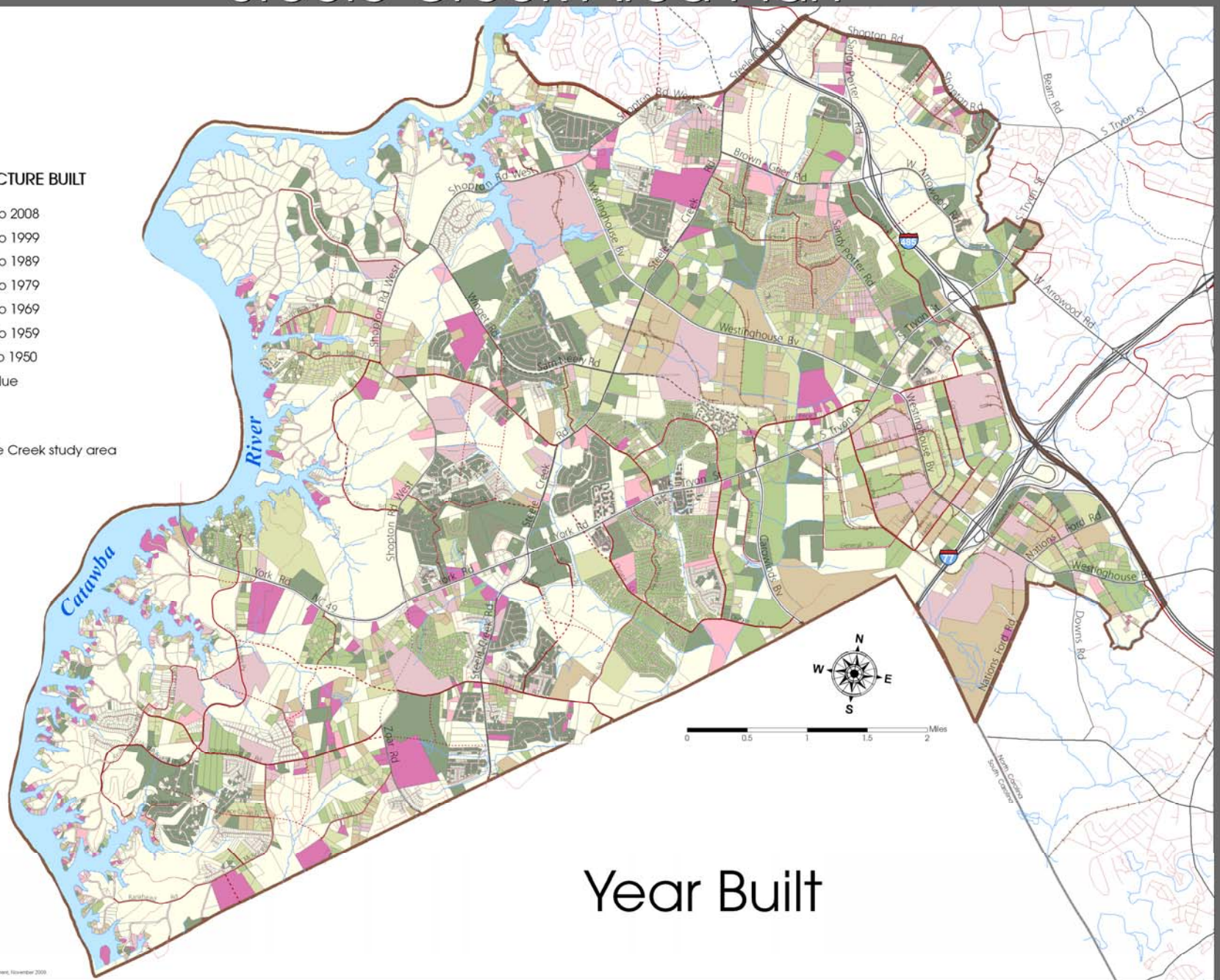


Steele Creek Area Plan

YEAR STRUCTURE BUILT



 Steele Creek study area



Year Built





CITY OF CHARLOTTE



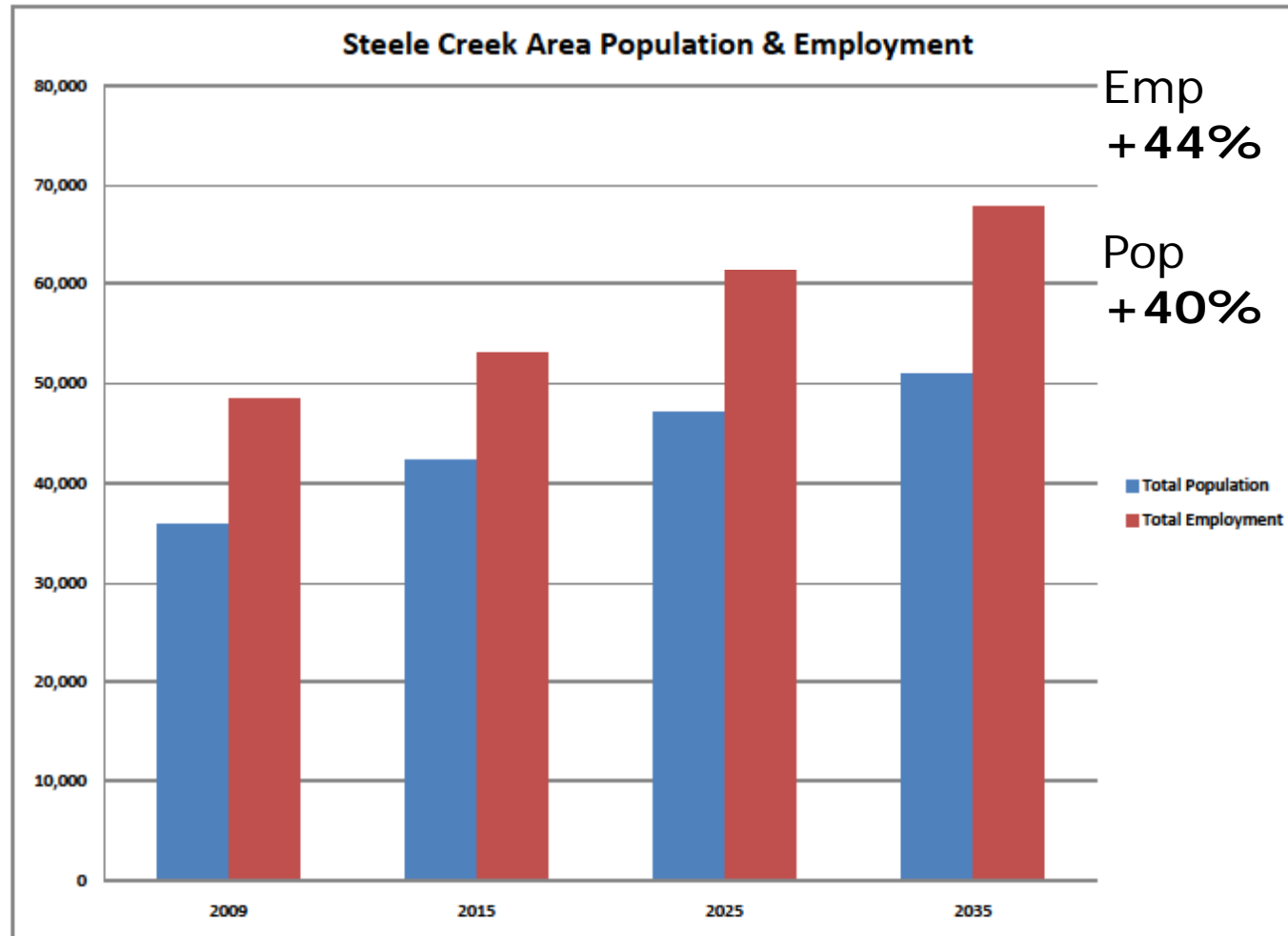
TRANSPORTATION

CHARMECK.ORG



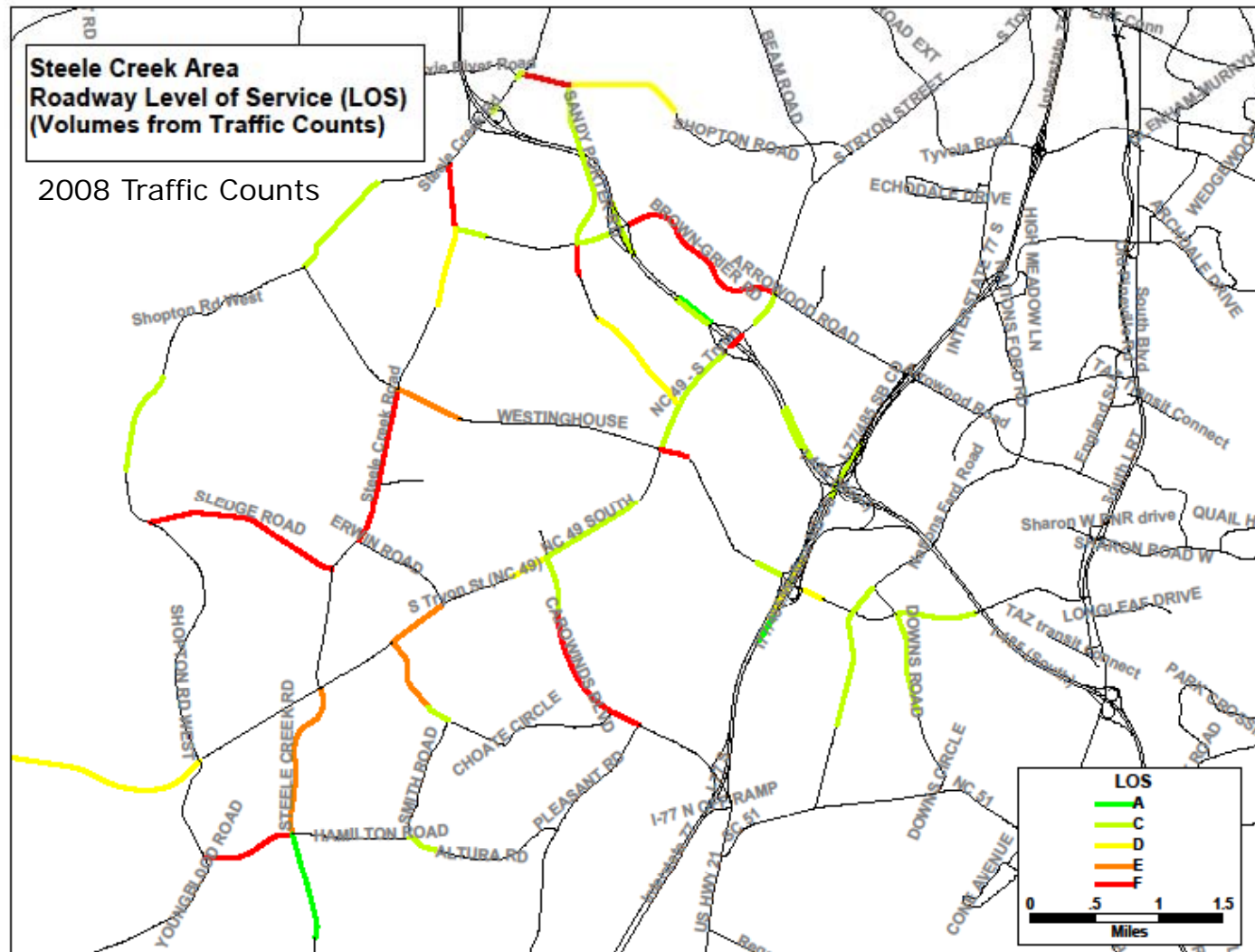
CITY OF CHARLOTTE

Area Growth





Area Congestion



Level of
Service

Automobile

A/B



C/D

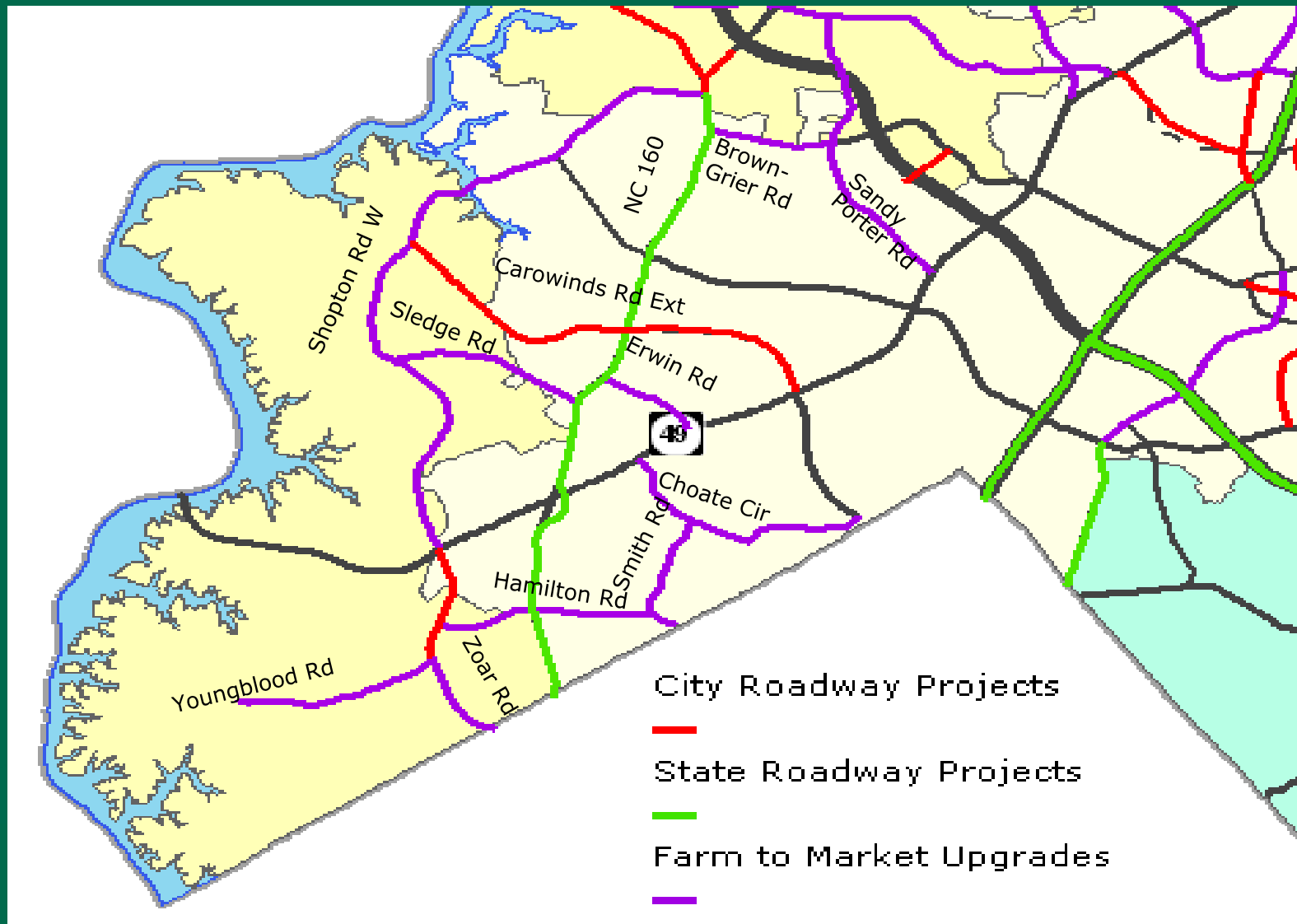


E/F



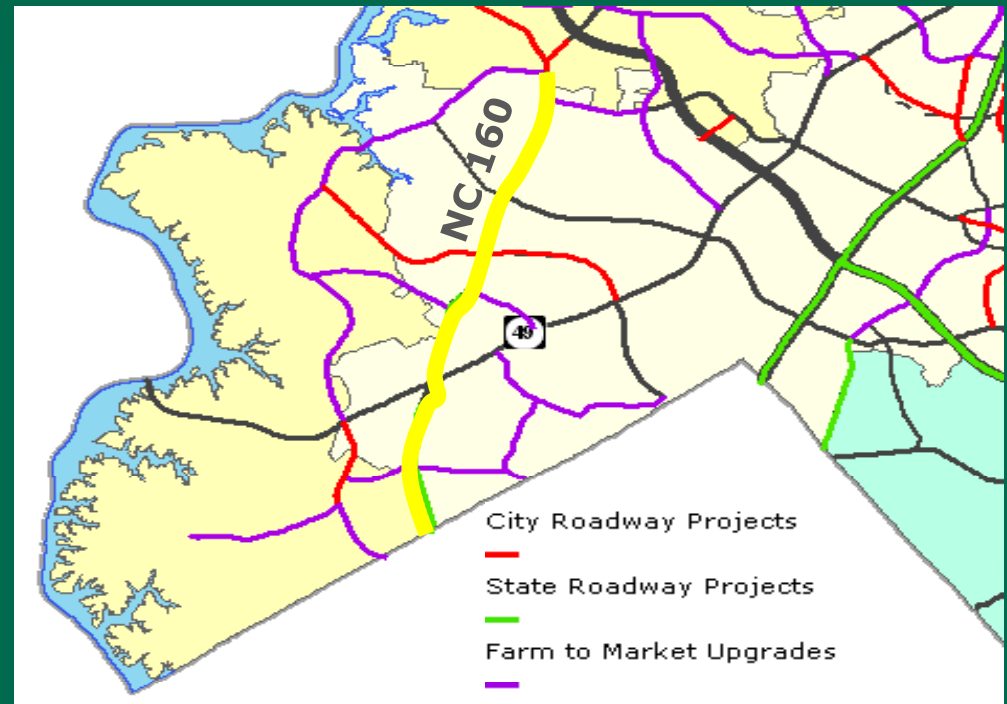


Identified Needs



Long-Range Transportation Plan (LRTP)

- ❖ NC 160 widening south of Shopton Road West previously anticipated to be constructed 2021-2030
- ❖ Draft LRTP update now excludes project through 2035

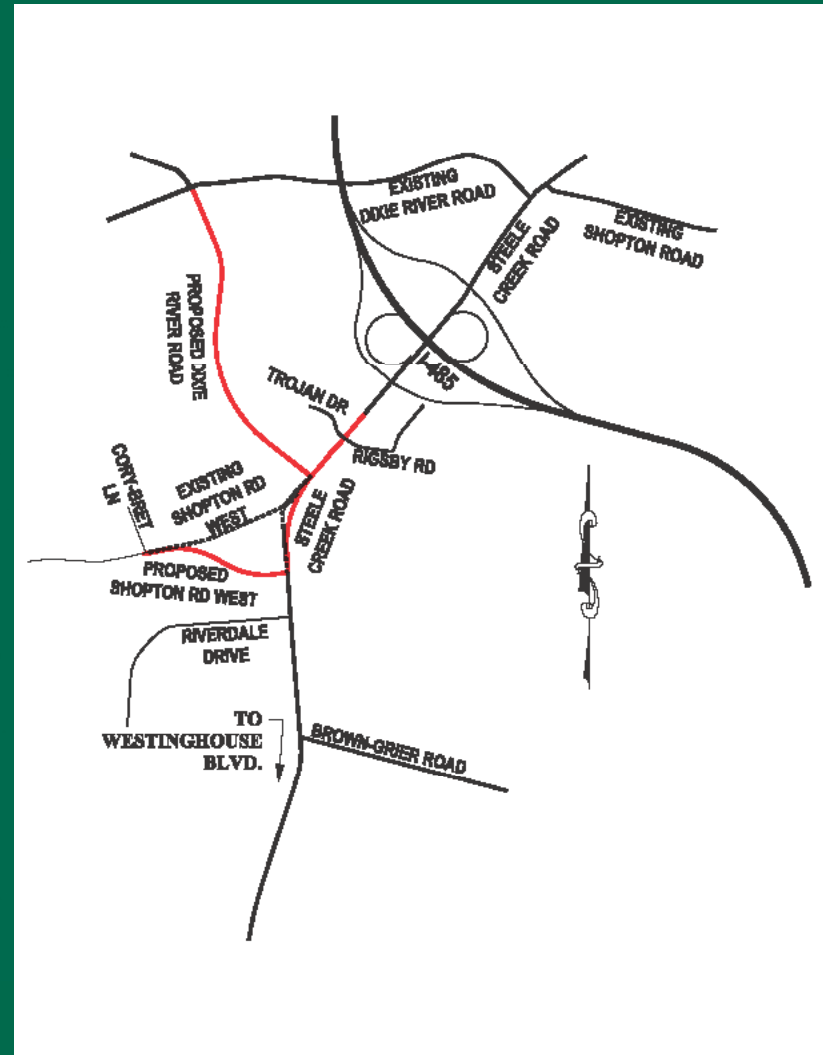


No NCDOT projects in the Study Area through 2035.



City-Funded Projects

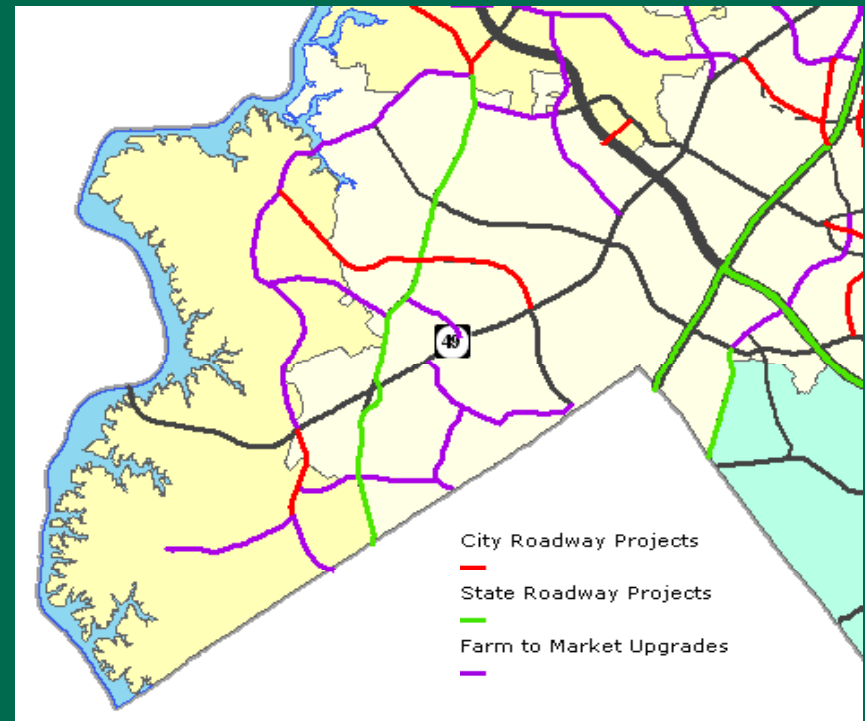
- ❖ 2006 Property Tax Levy
- ❖ 2006, 2008, 2010 Bonds
 - ❖ Shopton Road West realignment
 - ❖ Steele Creek Road widening to Shopton Rd W
 - ❖ Dixie River Road realignment
- ❖ Capital Investment Plan (CIP) Updates





City Roadway Projects

- City-Funded Thoroughfares
 - Carowinds Extension
 - Youngblood Realignment
- Farm-to-Market Upgrades
 - Brown-Grier Road
 - Choate Circle
 - Erwin Road
 - Hamilton Road
 - Sandy Porter Road
 - Shopton Road West
 - Sledge Road
 - Smith Road
 - Youngblood Road
 - Zoar Road





CITY OF CHARLOTTE

Farm-to-Market Roads

❖ Possible Improvements

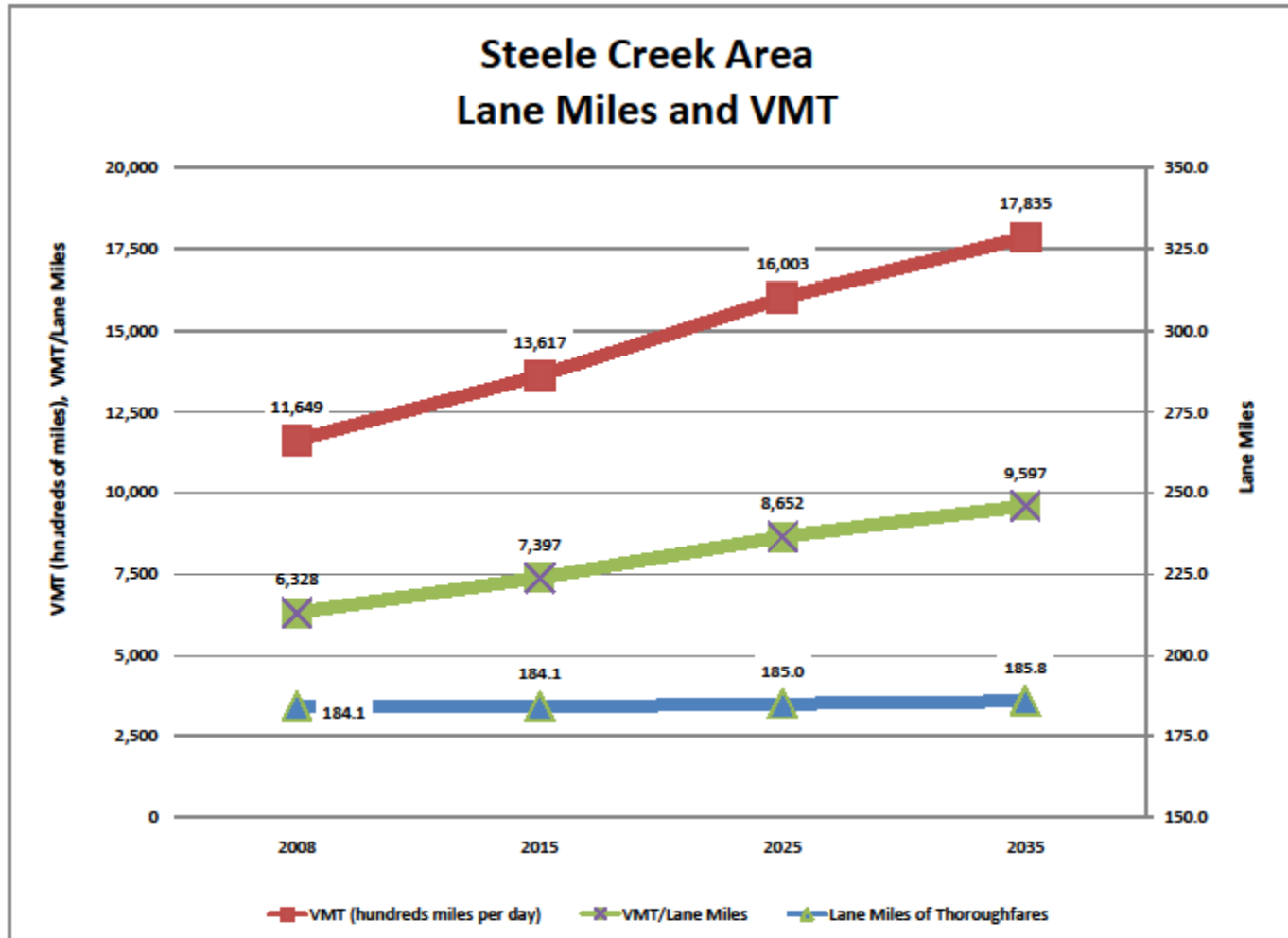
- ❖ Turn Lanes
- ❖ Curb and Gutter
- ❖ Sidewalks
- ❖ Planting Strip
- ❖ Street Trees
- ❖ Bike Lanes
- ❖ Medians





CITY OF CHARLOTTE

Thoroughfares & Travel





Transportation Options

Supply Options

- ✓ Advance capacity projects
- ✓ Create more connections
- ✓ Build more multi-modal connections
- ✓ Improve traffic flow efficiency
- ✓ Upgrade rural roads to City street standards

Demand Options

- ✓ Integrate land use with transportation
- ✓ Encourage mixed use
- ✓ Create better pedestrian network
- ✓ Create better bicycle network
- ✓ Design and implement streets for all users
- ✓ Enhance quality of life features of transportation projects

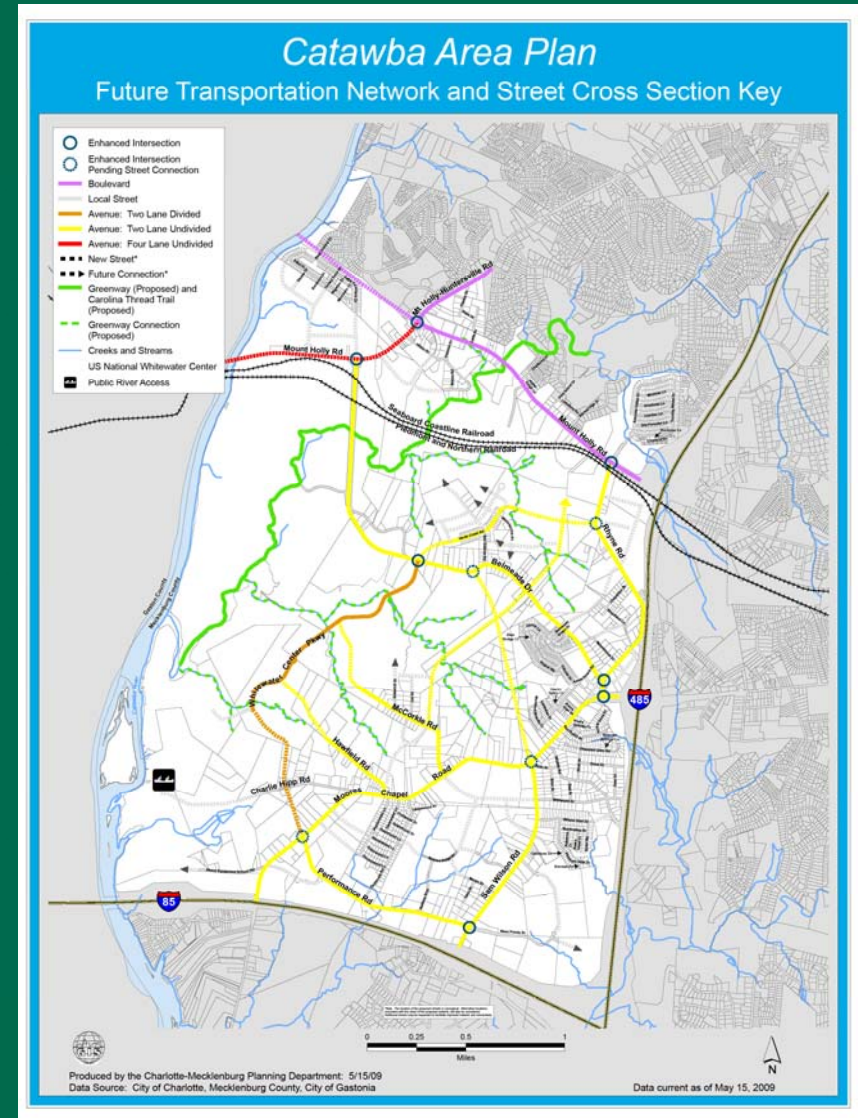


CITY OF CHARLOTTE

Strategic Connections

Function of "Connectors"

- Major collector street by past convention
- Updated collector map
- Local streets with fairly direct connectivity



CHARMECK.ORG



CITY OF CHARLOTTE



TRANSIT

CHARMECK.ORG



CITY OF CHARLOTTE

Steele Creek Area Plan

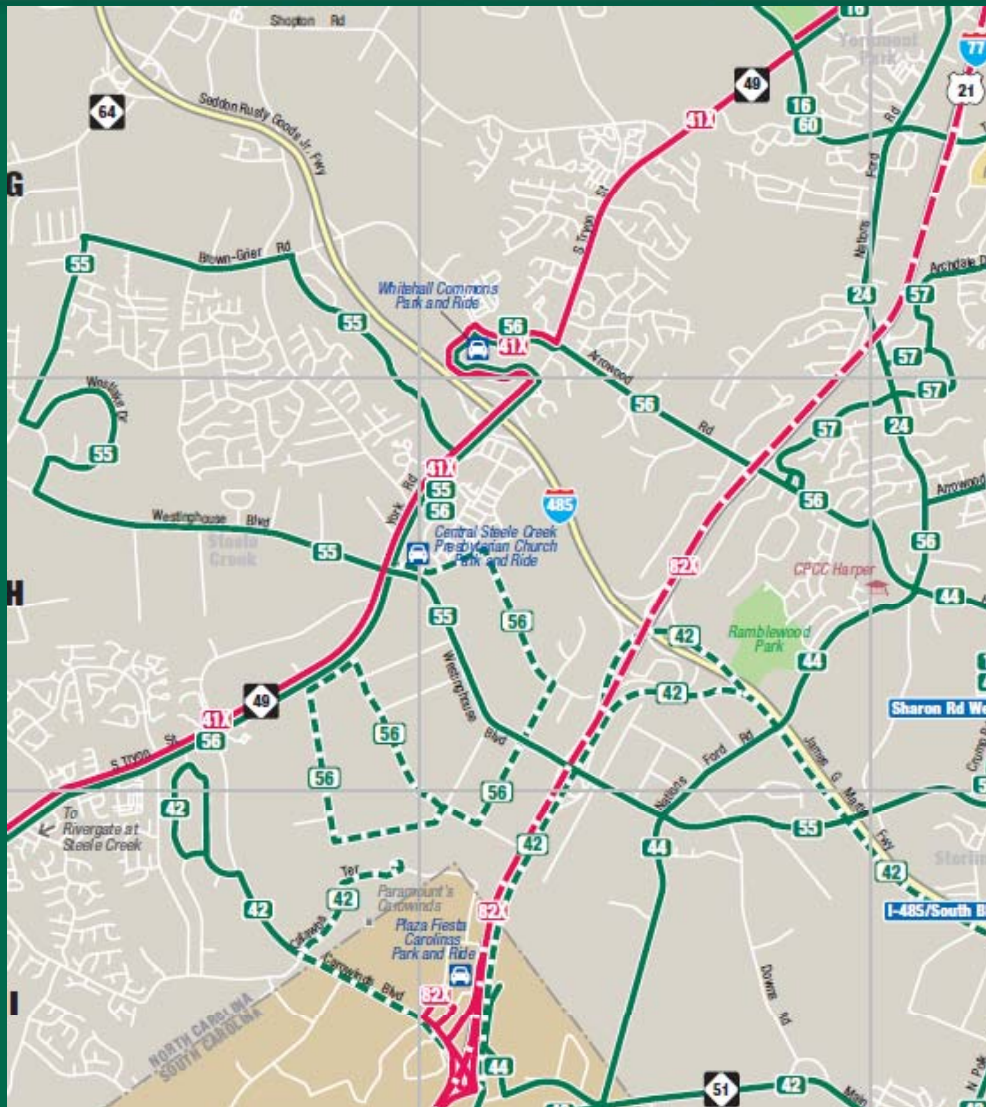
Current Service

Bus Routes:

- Route 55 - Westinghouse
- Route 56 - Arrowood
- Route 41X - Steele Creek Express

Park & Ride Locations:

- Whitehall Commons Park & Ride
- Central Steele Creek Presbyterian Church Park & Ride



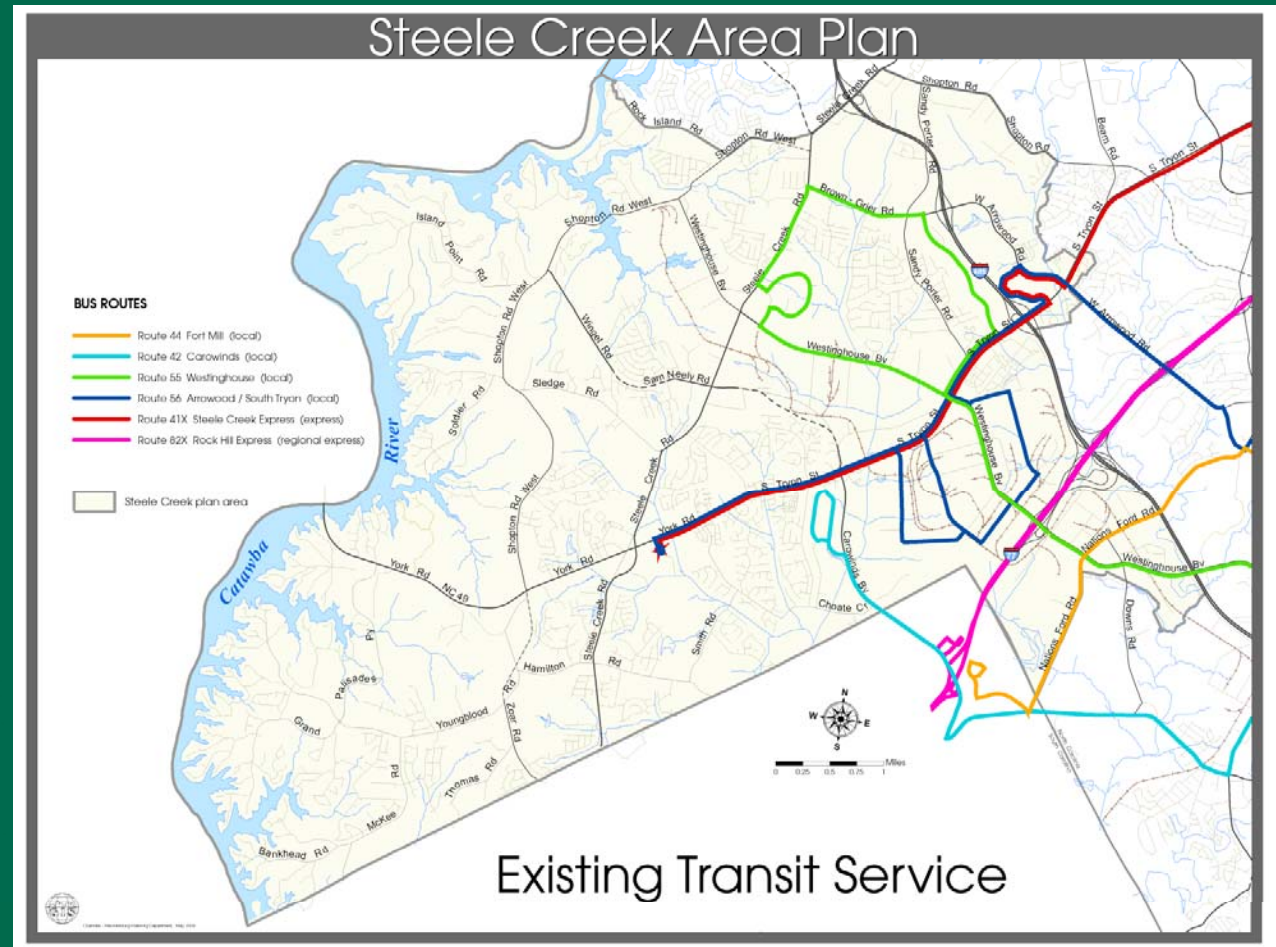


CITY OF CHARLOTTE

Steele Creek Area Plan

Countywide Transit Service Plan

- Plan Years 2007 – 2012
- No new major fixed route transit services
 - Close proximity to Lynx Blue Line
- Bus route extensions and modifications
- NC 49 Park & Ride planned
 - Rivergate Shopping Center potential



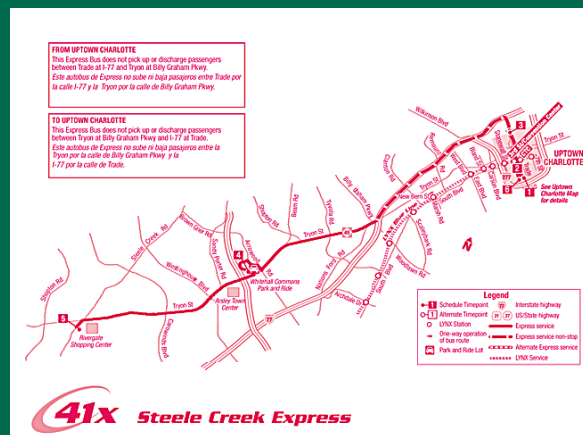
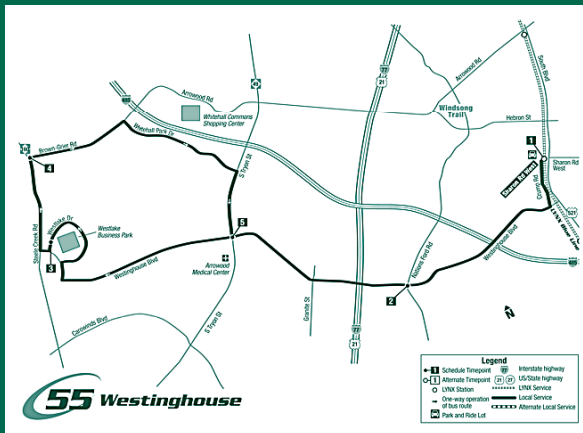


CITY OF CHARLOTTE

Steele Creek Area Plan

Future Service Planning

- CATS Operations routinely evaluates bus routing and service frequency
 - Relatively low impact to adjust bus routes and bus stop locations
 - Based on service cost, budgetary considerations, and ridership potential (cost v. benefit)
 - Need significant origin(s) and/or destination(s)
- Plan can recommend new routes and park & ride locations for future consideration in CATS planning documents





CITY OF CHARLOTTE



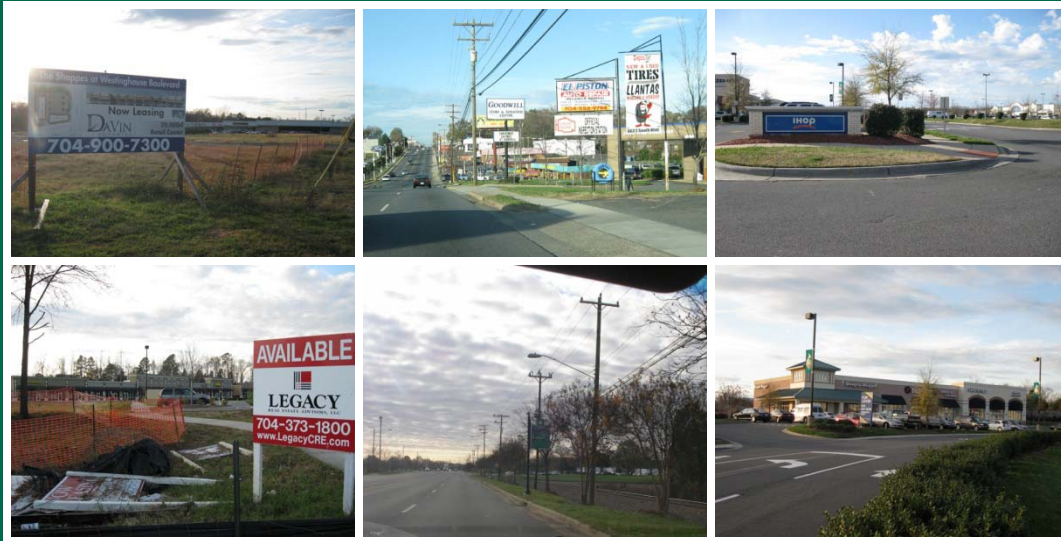
COMMUNITY DESIGN

CHARMECK.ORG

What We Heard: Community Design

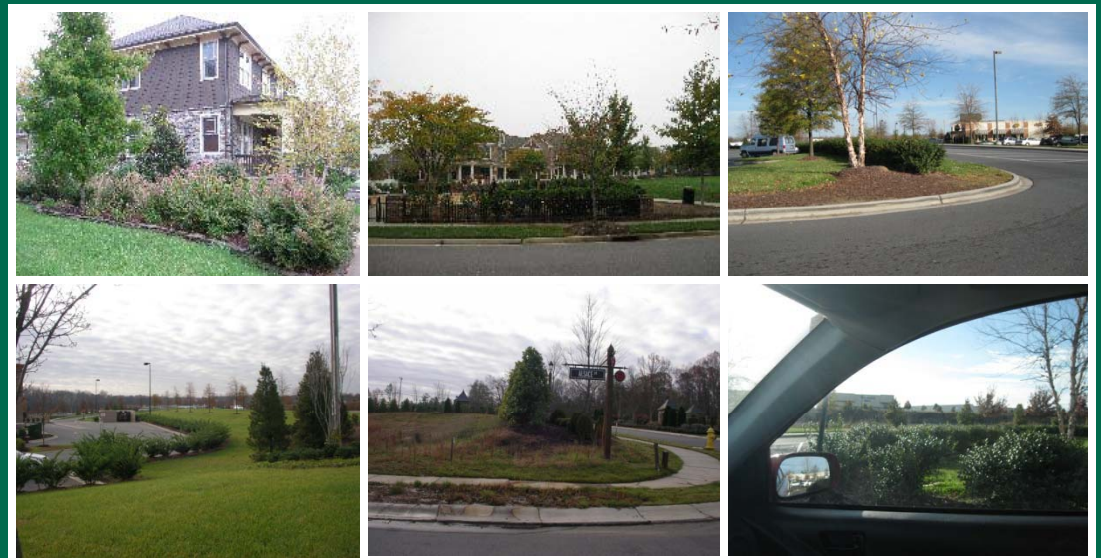
Signage

- Limits site distance
- Distracts from building
- Visual Clutter



Screening and Landscaping

- Sometimes unnecessary
- Buffers along roadway

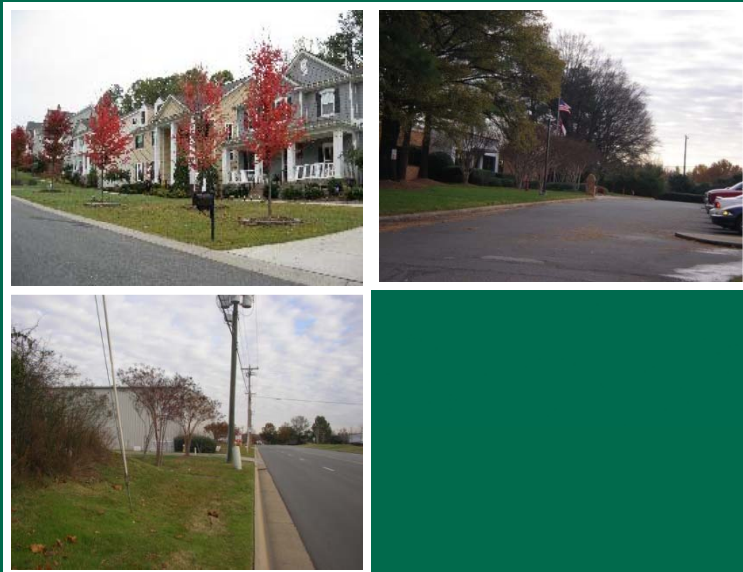


What We Heard: Community Design



Pedestrian Connectivity

- Asphalt instead of concrete
- Work with topography
- Internal site connectivity
- Creative Pedestrian Connect
- Bus Stops with no waiting ar



Others?

- Massing and Scale
- Setbacks and Yards
- Sense of Entry



CITY OF CHARLOTTE

Community Design

The City's General Development Policies (2003) provide guidelines for urban design policies for both residential and non-residential development:

- Character
- Building Orientation/Massing/Articulation
- Site Design
- Parking
- Connectivity and Accessibility
- Natural Environment
- Freestanding Single Tenant Buildings (Outparcels)



Residential Design Policies: Single Family

Design to Encourage Pedestrian Activity

- ✓ Blend Scale/Setbacks of infill
- ✓ Building orientation
- ✓ Bicycle Parking
- ✓ Discourage teardown of historic /significant structures

Provide a Good Circulation System (for Pedestrians, Cyclists, Automobiles)

- ✓ Connections to parks, greenways, trails, etc.
- ✓ Connections between developments
- ✓ Design streets with pedestrian safety
- ✓ Align streets at intersections
- ✓ Encourage Shared Alleys
- ✓ Traffic Calming

Respect the Natural Environment

- ✓ Reserve meaningful common open space
- ✓ Incorporate natural and/or historical elements
- ✓ Preserve steep slopes





CITY OF CHARLOTTE

Residential Design Policies: Multi-Family

Design to Encourage Pedestrian Activity

- ✓ Provide pedestrian amenities
- ✓ Blend scale and setbacks with existing development
- ✓ Building Orientation
- ✓ Avoid blank walls along pedestrian circulation areas
- ✓ Discourage teardown of historic /significant structures
- ✓ Encourage on-street parking
- ✓ Bicycle parking



Provide a Good Circulation System

- ✓ Connections between developments
- ✓ Design streets with pedestrian safety
- ✓ Align streets at intersections
- ✓ Encourage Shared Driveways
- ✓ Traffic Calming
- ✓ Multiple vehicular entry points to a development
- ✓ Connections to parks, greenways, trails, etc.
- ✓ Design developments around an internal street system including sidewalks, street trees, parallel parking, etc.



Respect the Natural Environment

- ✓ Reserve meaningful common open space
- ✓ Incorporate natural and/or historical elements
- ✓ Preserve steep slopes
- ✓ Preserve at least 10% of the site as a "tree save area"



Non-Residential Design Policies: Retail/Mixed Use

Transportation/Connectivity

- ✓ Interconnected Sidewalk System
- ✓ Short Block Lengths
- ✓ Organized Street Pattern
- ✓ Pedestrian/Bicycle Connections
- ✓ Street Design for Pedestrian Safety
- ✓ Pedestrian Pathways
- ✓ Ample Sidewalk Width
- ✓ Clear Way-Finding Signage
- ✓ No Blank Walls
- ✓ Pedestrian Circulation in Parking Lot
- ✓ Bike Parking
- ✓ Transit Access
- ✓ Central Vehicular Access
- ✓ Clear Way-Finding Signage
- ✓ Parking Designed on Block Patterns
- ✓ Minimized and/or Structured Parking
- ✓ Active Uses in Parking Decks
- ✓ "Low Key" Neighborhood Access

Site and Building Design

- ✓ Connections to Surrounding Uses
- ✓ Building Orientation
- ✓ Block Pattern
- ✓ Historic Significance
- ✓ Landscaping
- ✓ Building Massing
- ✓ Dumpster Location

Natural Environment

- ✓ Preservation of Steep Slopes
- ✓ Open Space (useable/accessable)
- ✓ Bridge vs. Culvert
- ✓ Pervious Pavement for Overflow Pkg.
- ✓ Existing Landscaping Retained
- ✓ Tree Canopy

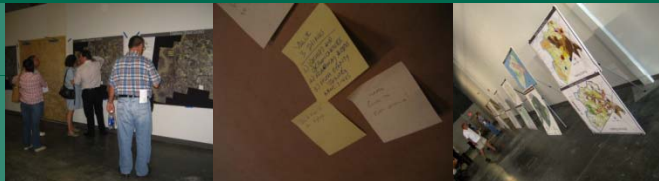
Non-Residential Design Policies: Outparcels

- ✓ Connections to Surrounding Uses
- ✓ Building Orientation
- ✓ Block Pattern
- ✓ Historic Significance
- ✓ Landscaping
- ✓ Building Massing
- ✓ Dumpster Location





CITY OF CHARLOTTE



DEVELOPING THE VISION

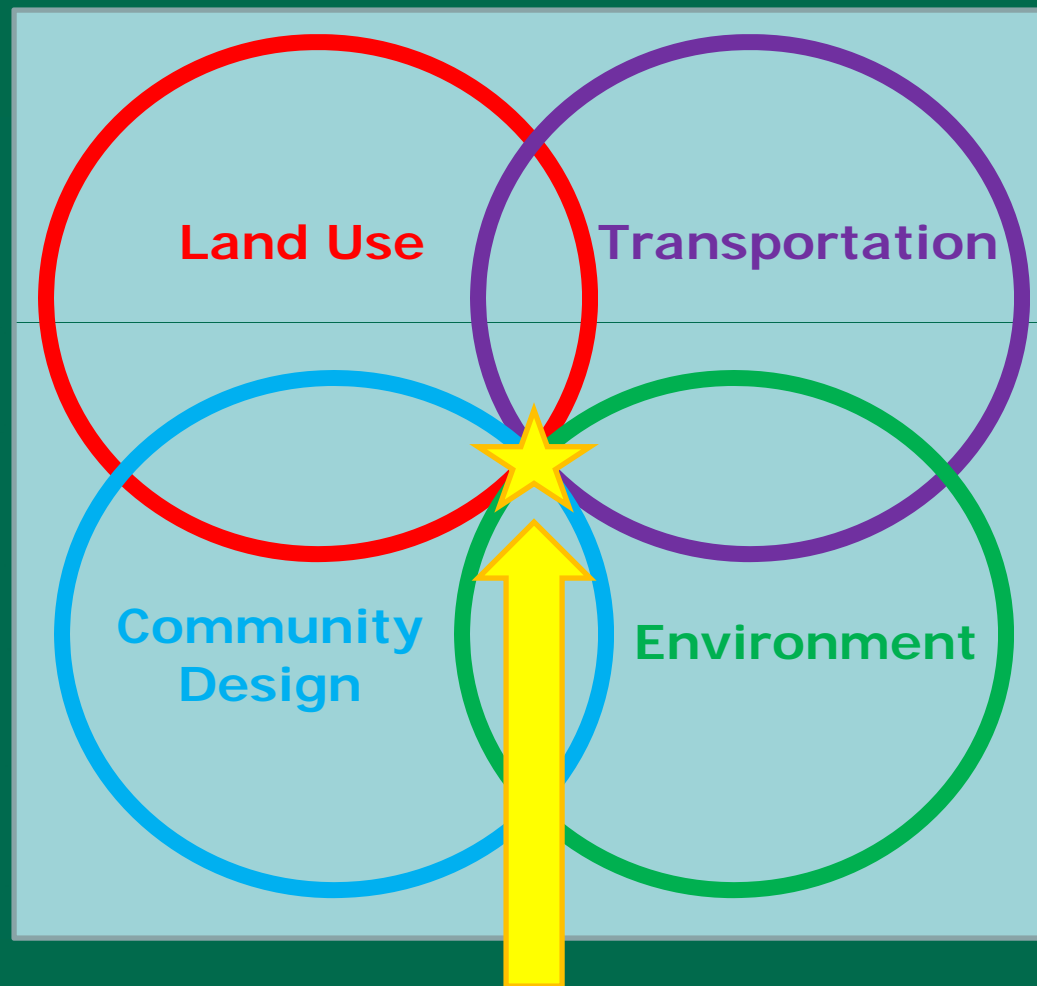
CHARMECK.ORG

Draft Vision Statement

The vision for the **Steele Creek Area** is to create a unique and sustainable community that is a great place to live, work, and recreate, while preserving the community's character by incorporating natural and historic features into new development. The community will implement this vision through the following actions:

- Protecting the Catawba River, McDowell Nature Preserve, natural features, and historic places;
- Providing a balance mixture of land uses with enhanced public facilities that include quality schools;
- Enhanced public facilities and services;
- Developing a safe, accessible and efficient transportation for pedestrians, cyclists, transit users, and motorists;
- Encouraging community design that recognizes the natural environment; and
- Creating an interconnected network of parks, greenways, and open space amenities.

Developing the Vision: Concept Plan

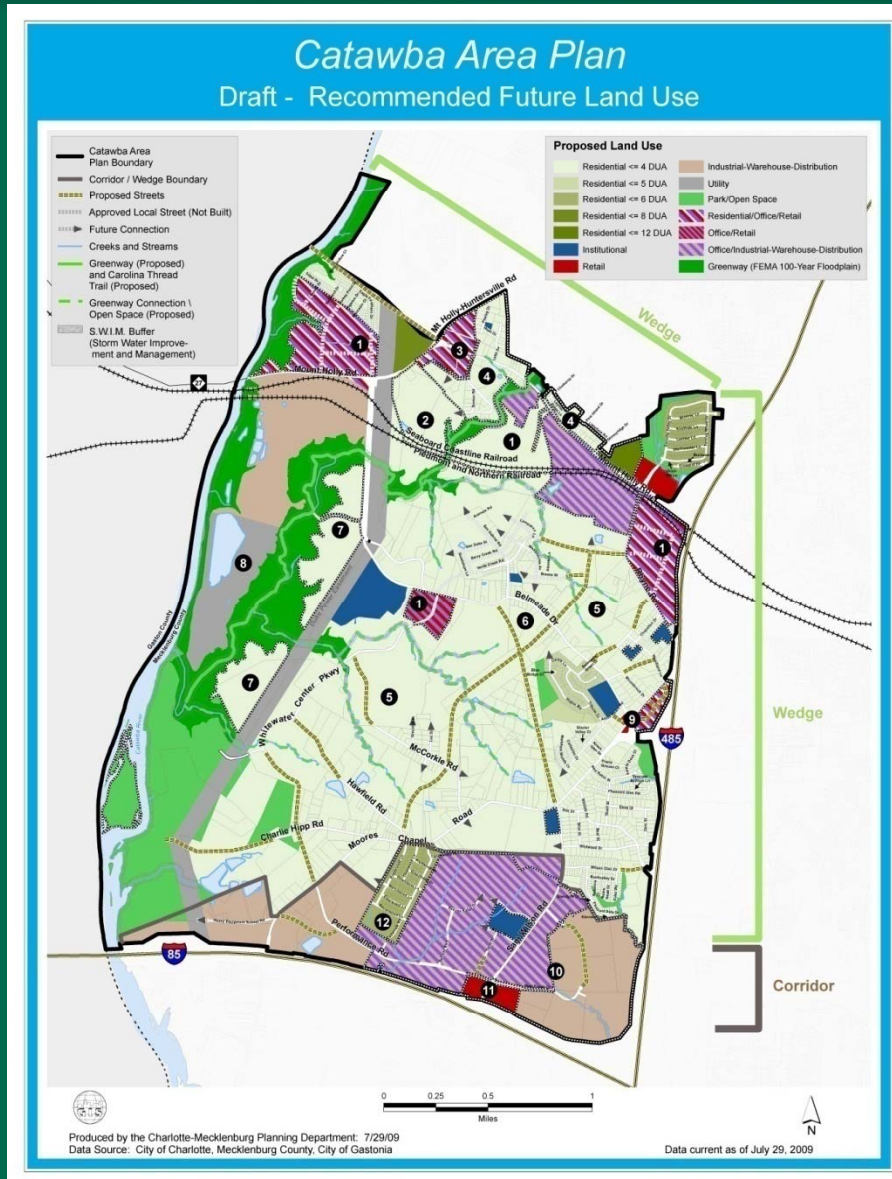


Concept Plan



CITY OF CHARLOTTE

Developing the Vision: Concept Plan



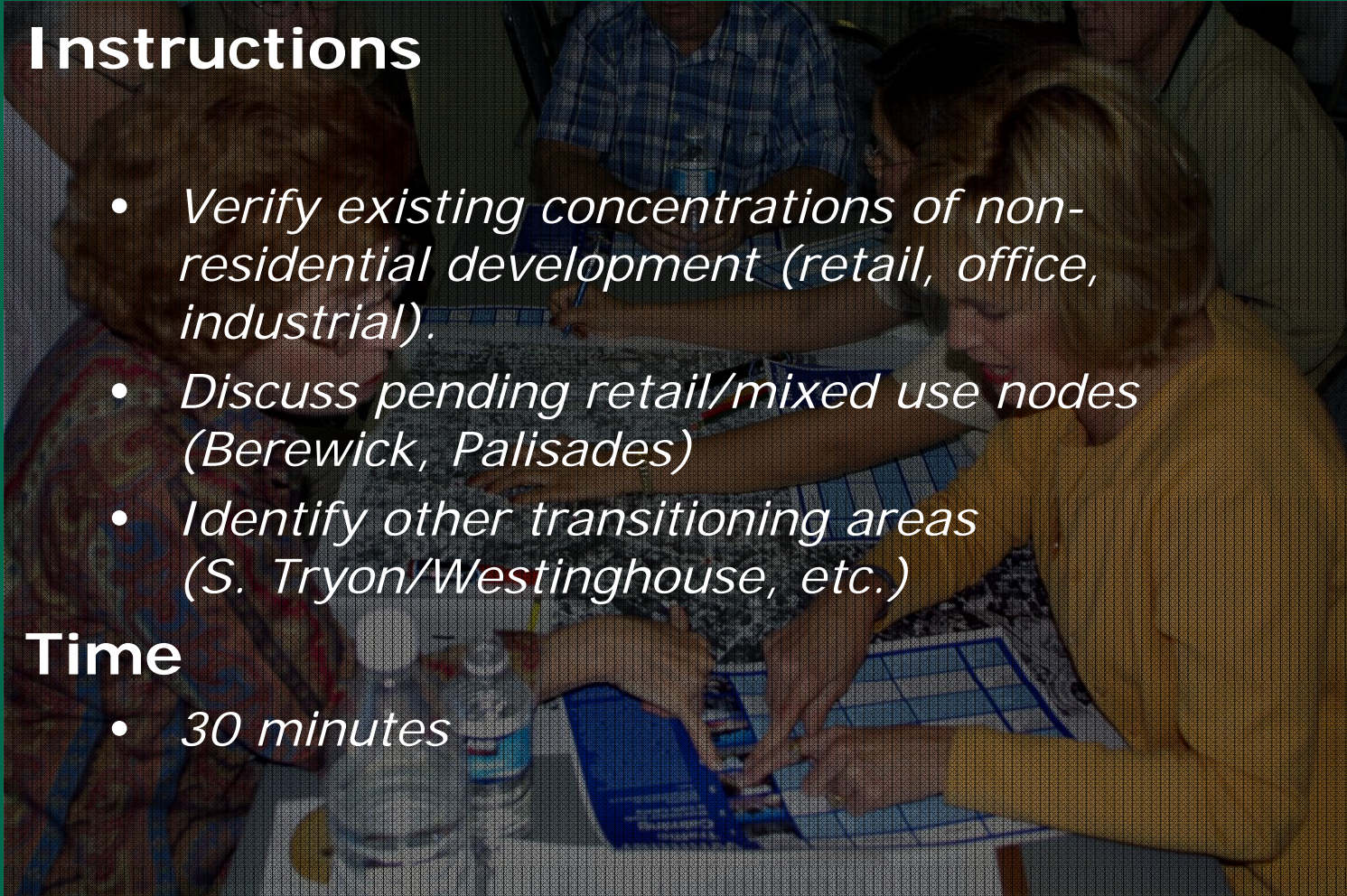
CHARMECK.ORG

Instructions

- *Verify existing concentrations of non-residential development (retail, office, industrial).*
- *Discuss pending retail/mixed use nodes (Berewick, Palisades)*
- *Identify other transitioning areas (S. Tryon/Westinghouse, etc.)*

Time

- *30 minutes*





Wrap Up and Next Steps

Next meeting:

January

Topic: Concept Map
Refinement



CITY OF CHARLOTTE

Thank You

www.charlotteplanning.org

CHARMECK.ORG