University City Area Plan

Charlotte-Mecklenburg Planning Commission

May 29, 2007

Purpose of the Meeting

- Receive public comment on the plan

University City Area Plan Scope – What is an Area Plan?

YES!

- Clarify vision for the area
- Identify and provide policies to address development opportunities and issues.
- Identify public and private investments needed to achieve vision
- Update adopted Land Use for area
- Serve as the adopted station area plan for 4 future transit stations
- Provide development standards (e.g.., building setbacks, sidewalks)
- Recommend zoning changes
- Guide more appropriate development

NO!

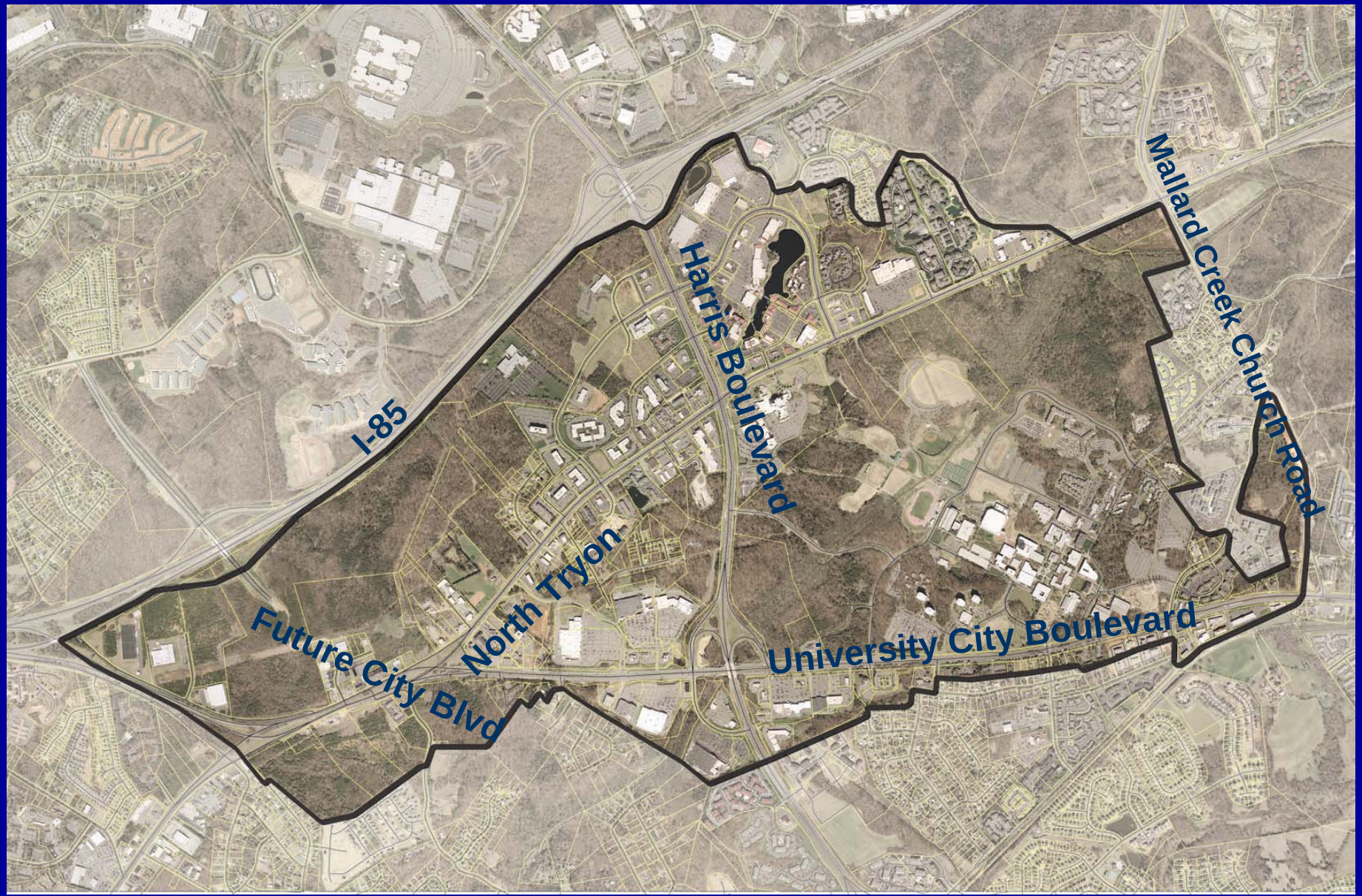
- Not regulatory or law
- City not a developer
- Immediate funding of recommendations
- Implement overnight
- Property to be rezoned
- Halt redevelopment

Why an Area Plan?

Conditions have changed:

- **Designated as a Light Rail Transit (LRT) corridor and station locations determined.**
- **Major improvements planned for the US 29/NC 49 "weave" have significantly changed.**
- **UNCC plans to create a major gateway to the campus off North Tryon, including an LRT station.**

Study Area Boundaries



Development Process

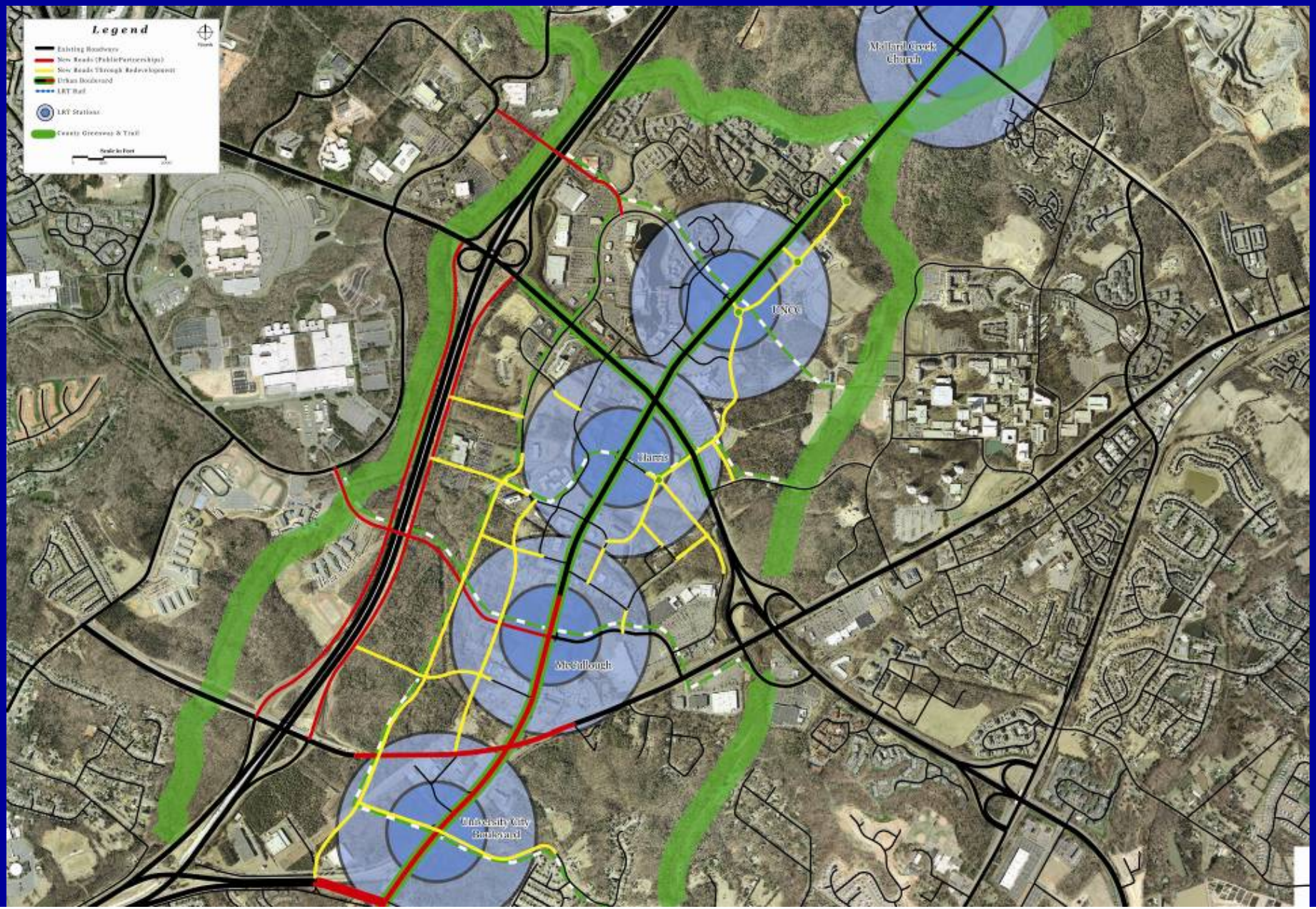
University City Partners Sponsored

- Road to Rail Conference (September 2004)
- Urban Boulevard Community Kick-off (March 2005)
- “Creating a Civic Gathering Spot” (April 2005)
- Urban Boulevard Stakeholder Interviews (June 2005)
- Urban Boulevard Final Presentations (August 2005)
- Where to put our “There” conference (Jan 2006)
- University City Area Plan Kick-off and Urban Boulevard Final Presentation (September 2006)

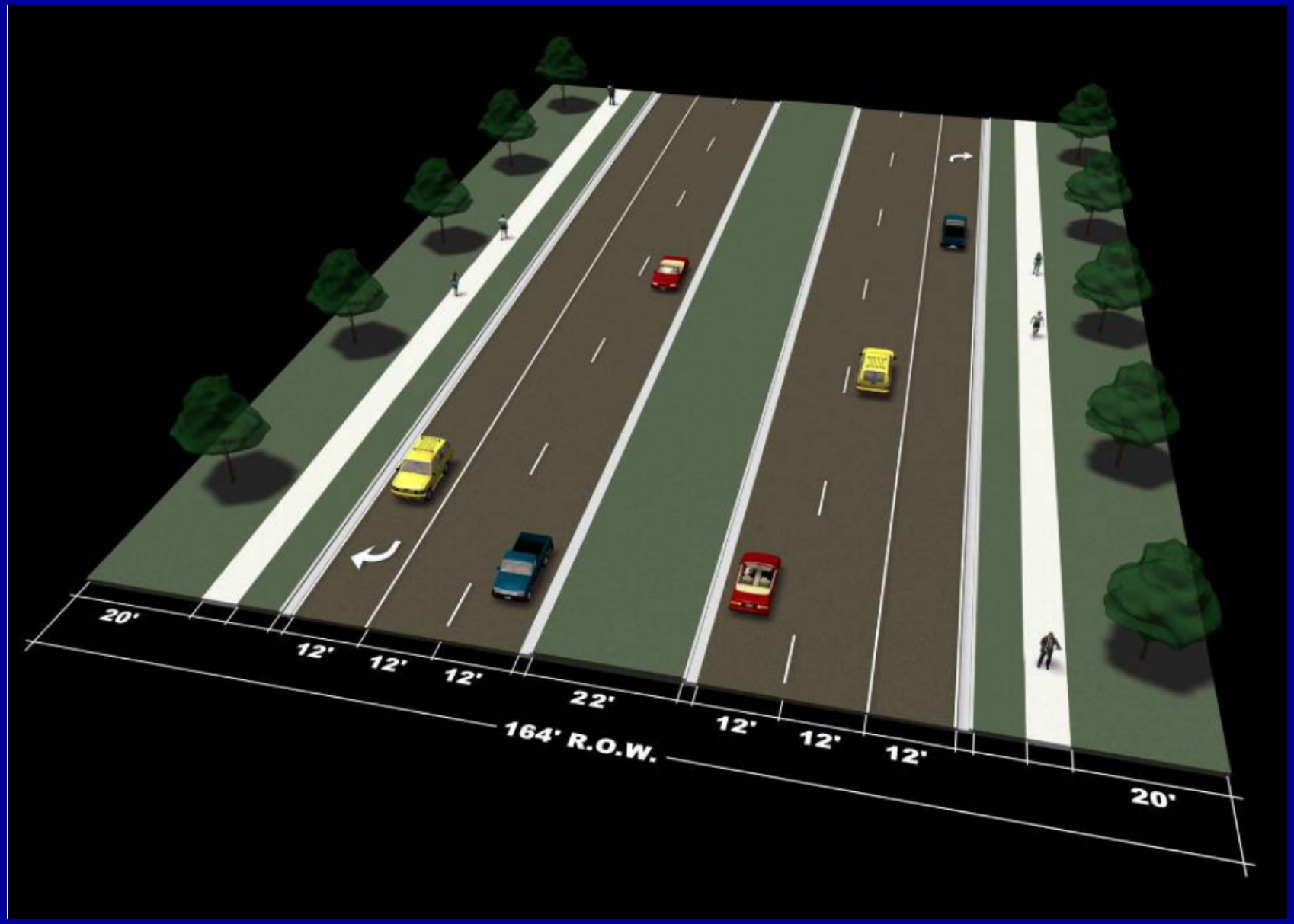
City of Charlotte Sponsored

- Station Area Planning (2005 and 2006)
- University City Area Plan Community Meeting (September 2006)
- University City Area Plan Community Meeting (May 2007)

UCP Urban Boulevard



North Tryon – Urban Boulevard



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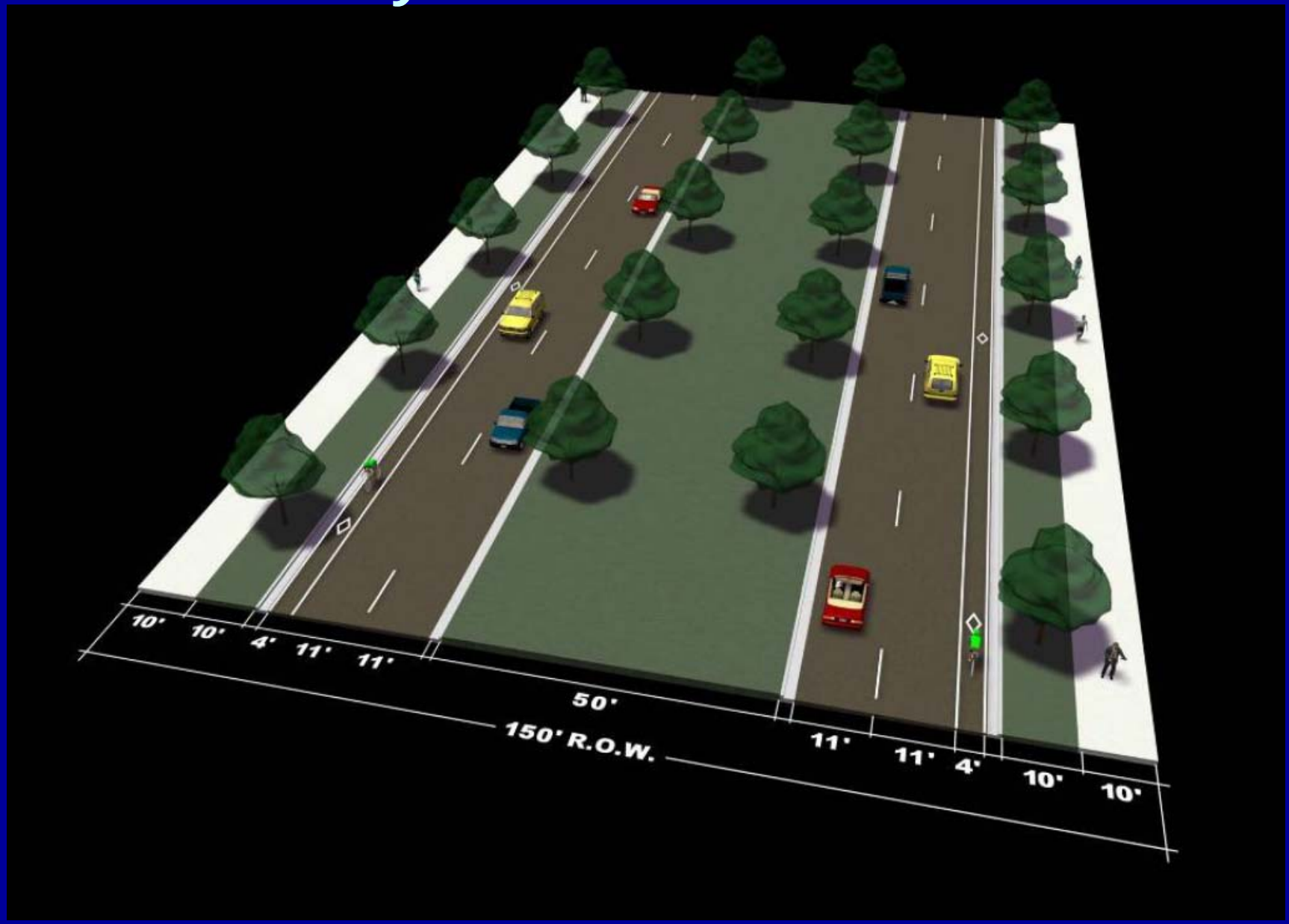
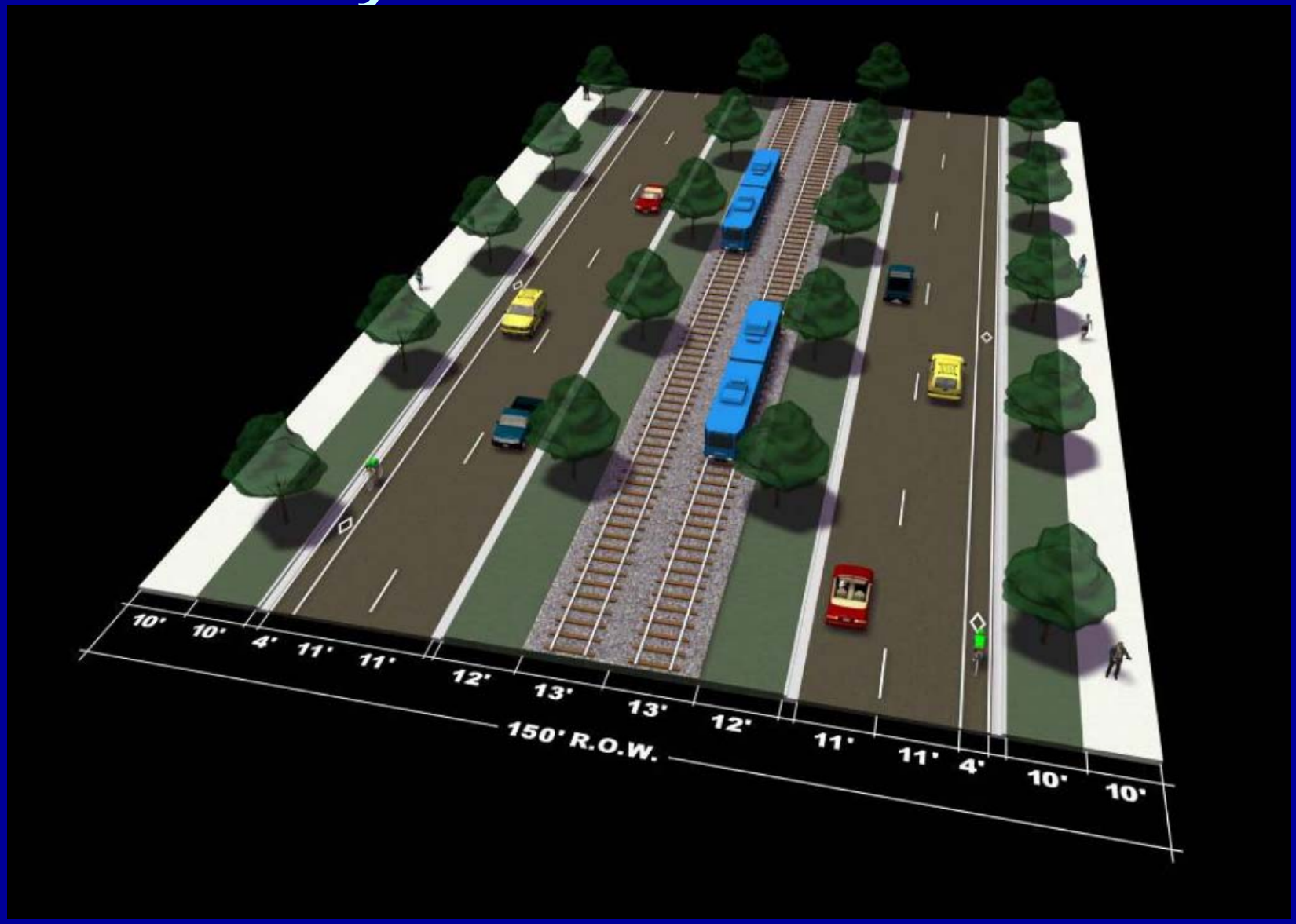


North Tryon - Urban Boulevard

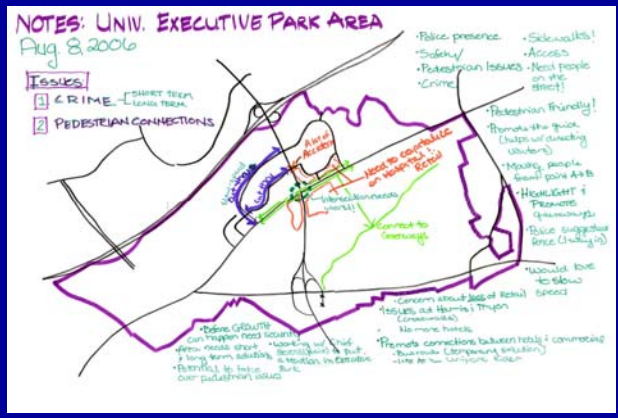


29/49 Weave Improvement

Vision

University City will be transformed into a distinct and vibrant people-oriented place that is urban in scale and design.

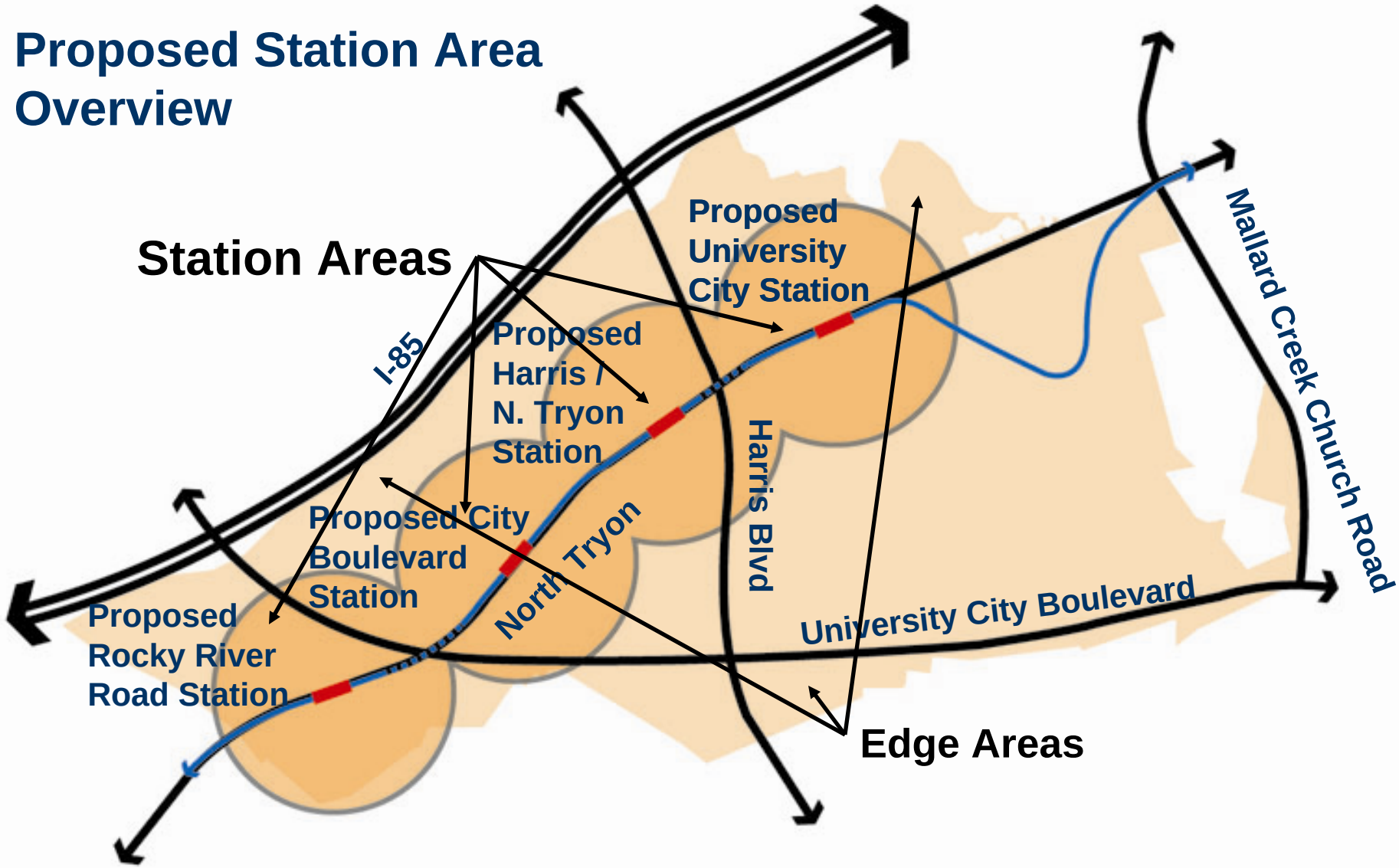
It will be energized by the highly successful Northeast Corridor Light Rail Transit line that will operate along the North Tryon corridor and will be a popular and accessible destination for people of all ages, income levels and backgrounds, offering diverse and unique choices for living, shopping, working, learning and enjoying leisure time.



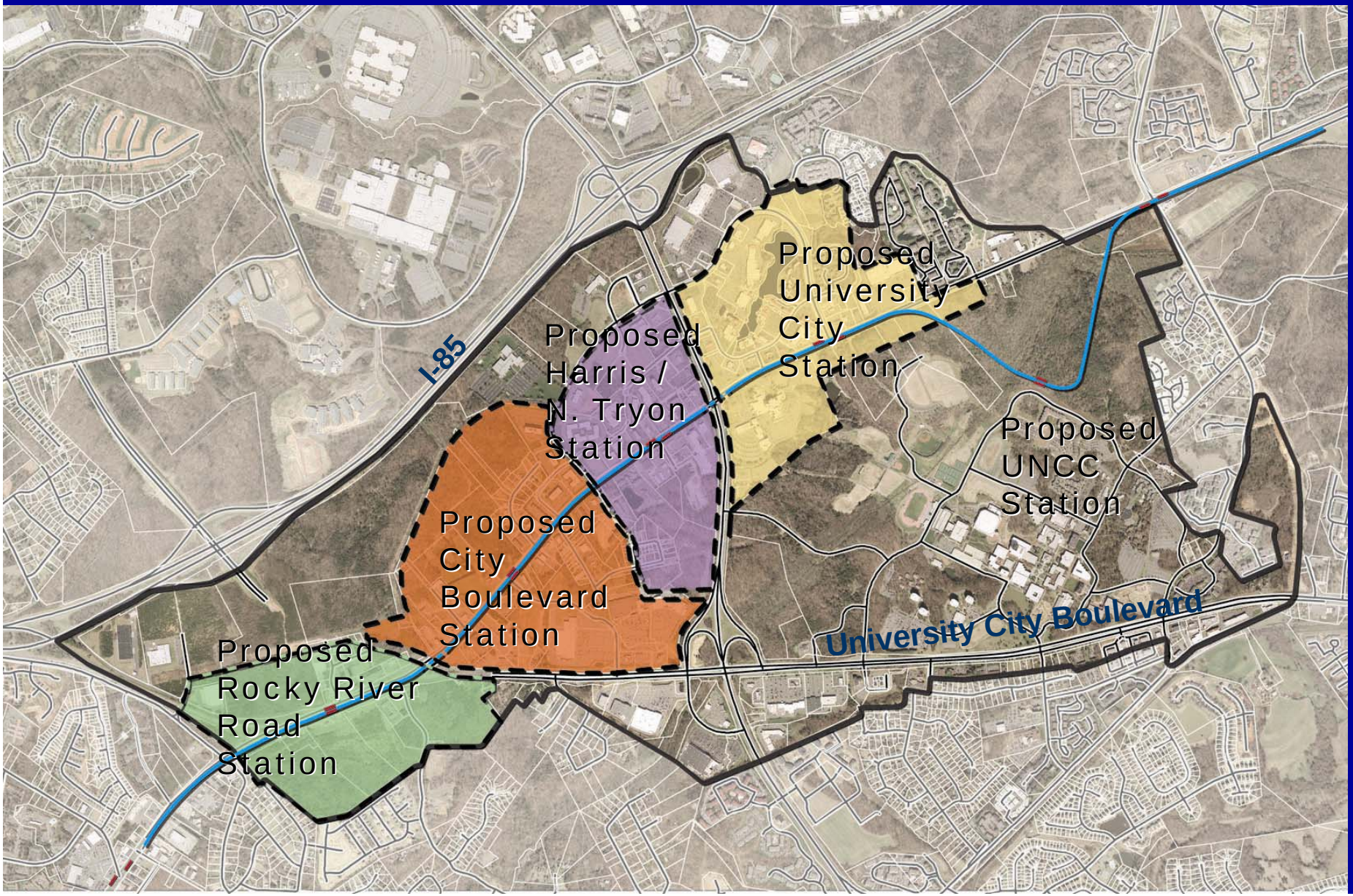
Goals Summary

- **Promote and design Northeast LRT corridor as a gateway to University City.**
- **Identify opportunities for encouraging the development of lively, well-designed transit station areas that contain a variety of uses.**
- **Encouraging transit and pedestrian compatible redevelopment of the edge areas.**
- **Improving connectivity.**
- **Creating a network of public open spaces, parks and greenways.**
- **Supporting a healthy natural environment.**

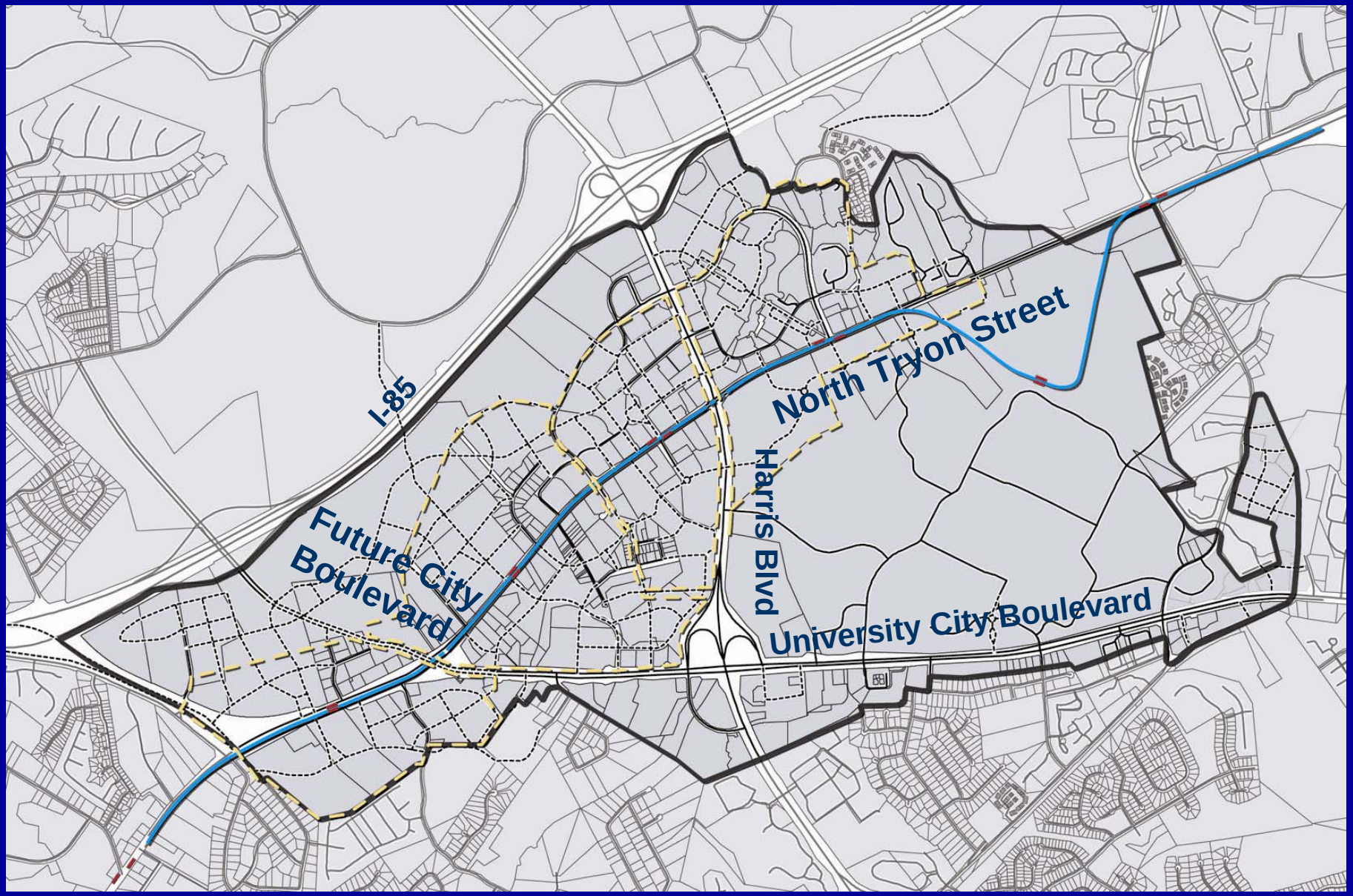
The Plan


Proposed Station Area Overview
Station Areas
I-85
Proposed University City Station
Proposed Harris / N. Tryon Station
Proposed City Boulevard Station
Proposed Rocky River Road Station
North Tryon
Harris Blvd
University City Boulevard
Mallard Creek Church Road
Edge Areas

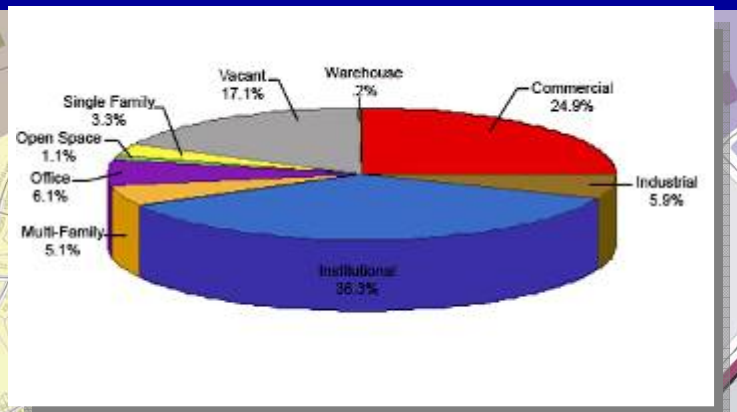
Plan Recommendations



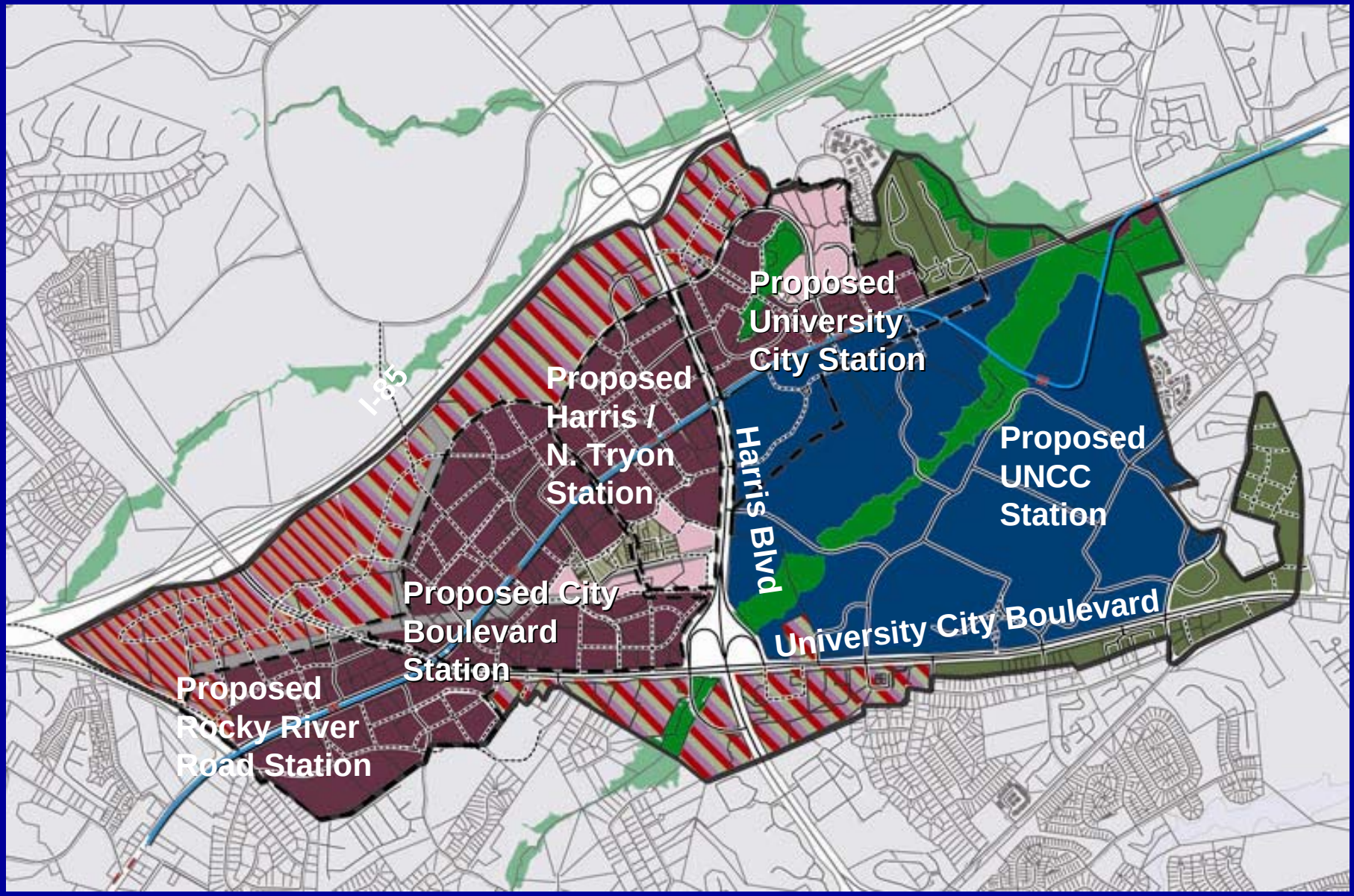
Street Network and Transit



Existing Land Use

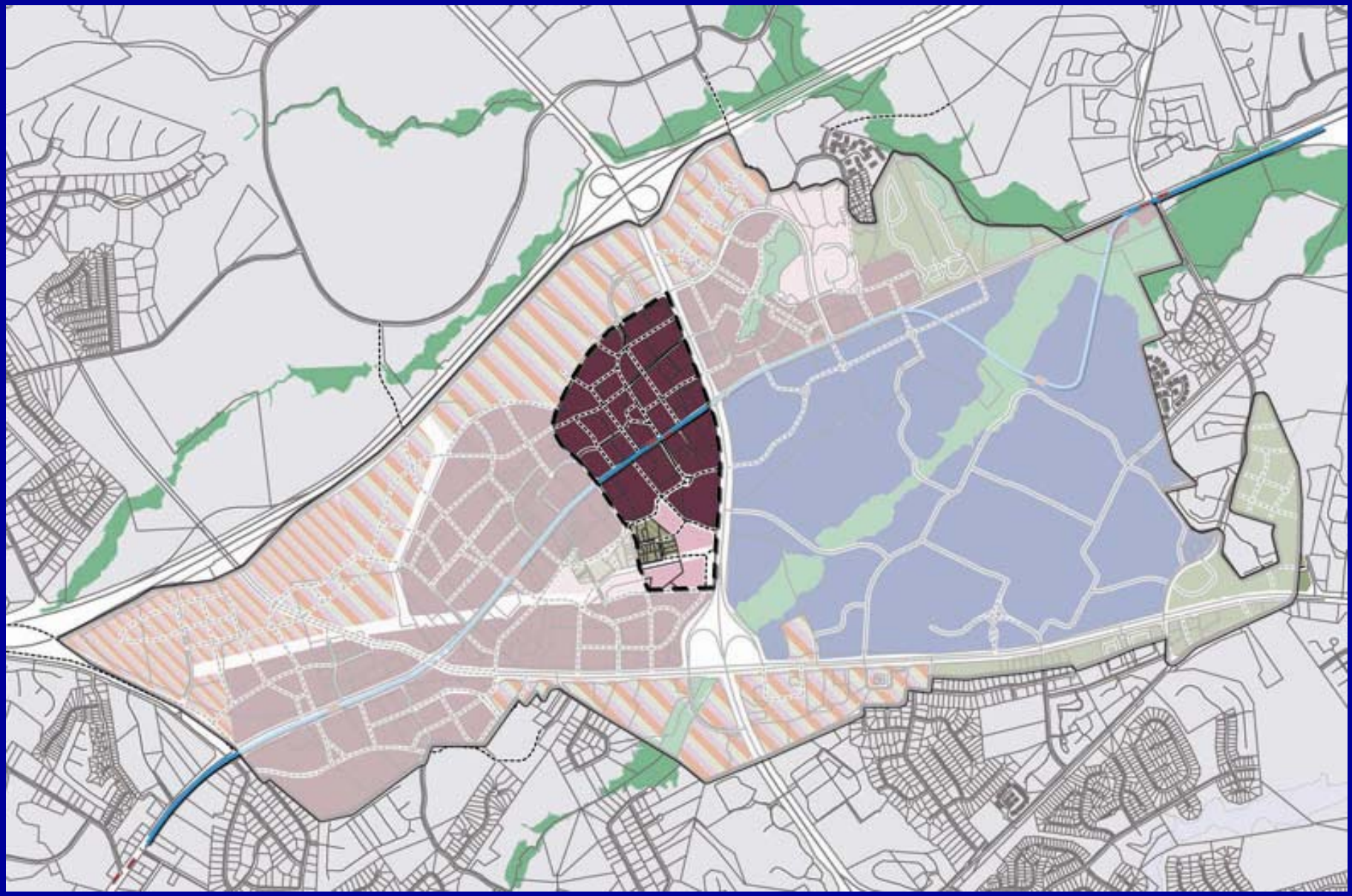


Plan Recommendations – Land Use



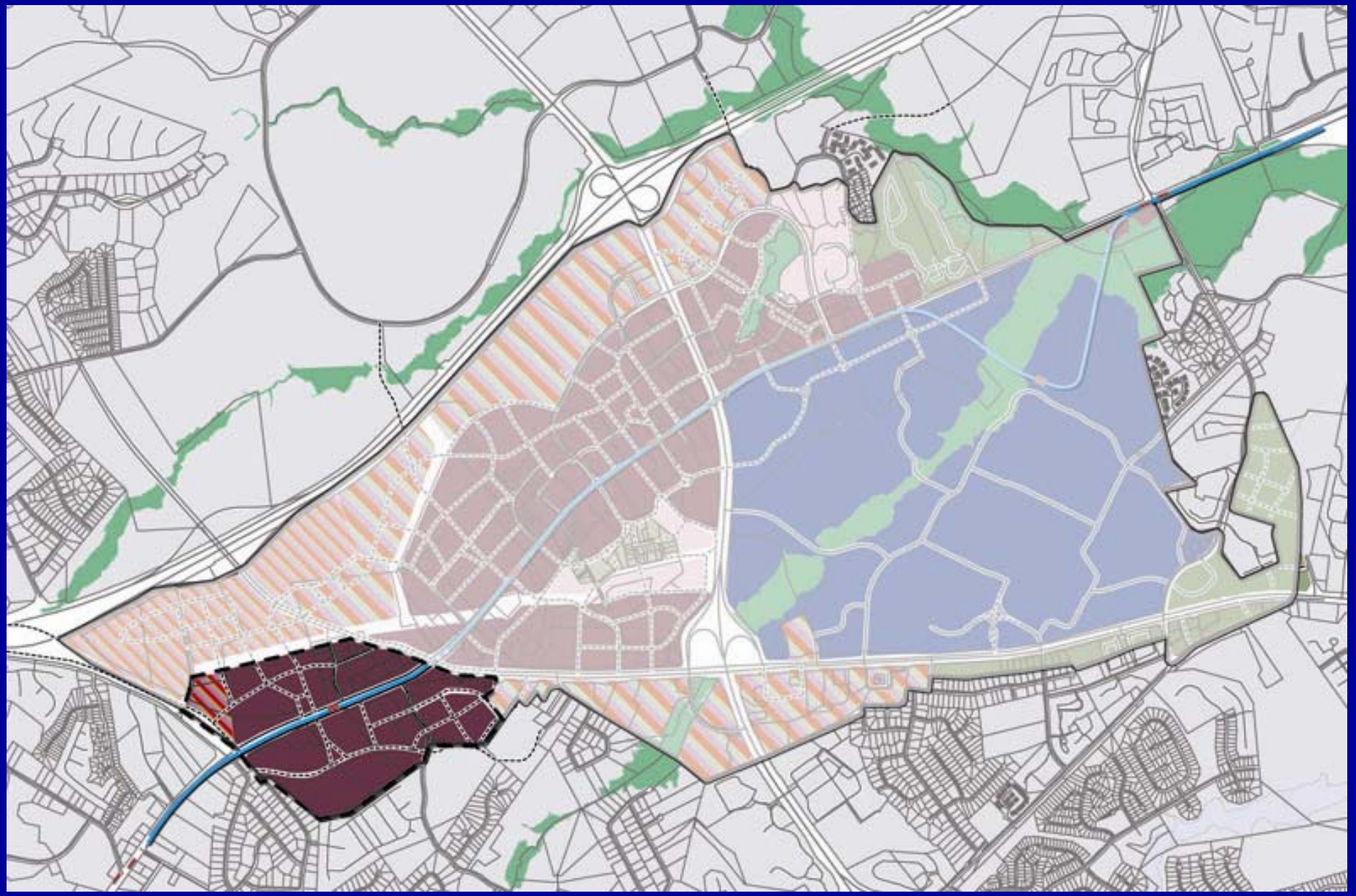
Plan Recommendations – University City Station

Plan Recommendations – Harris/North Tryon Station

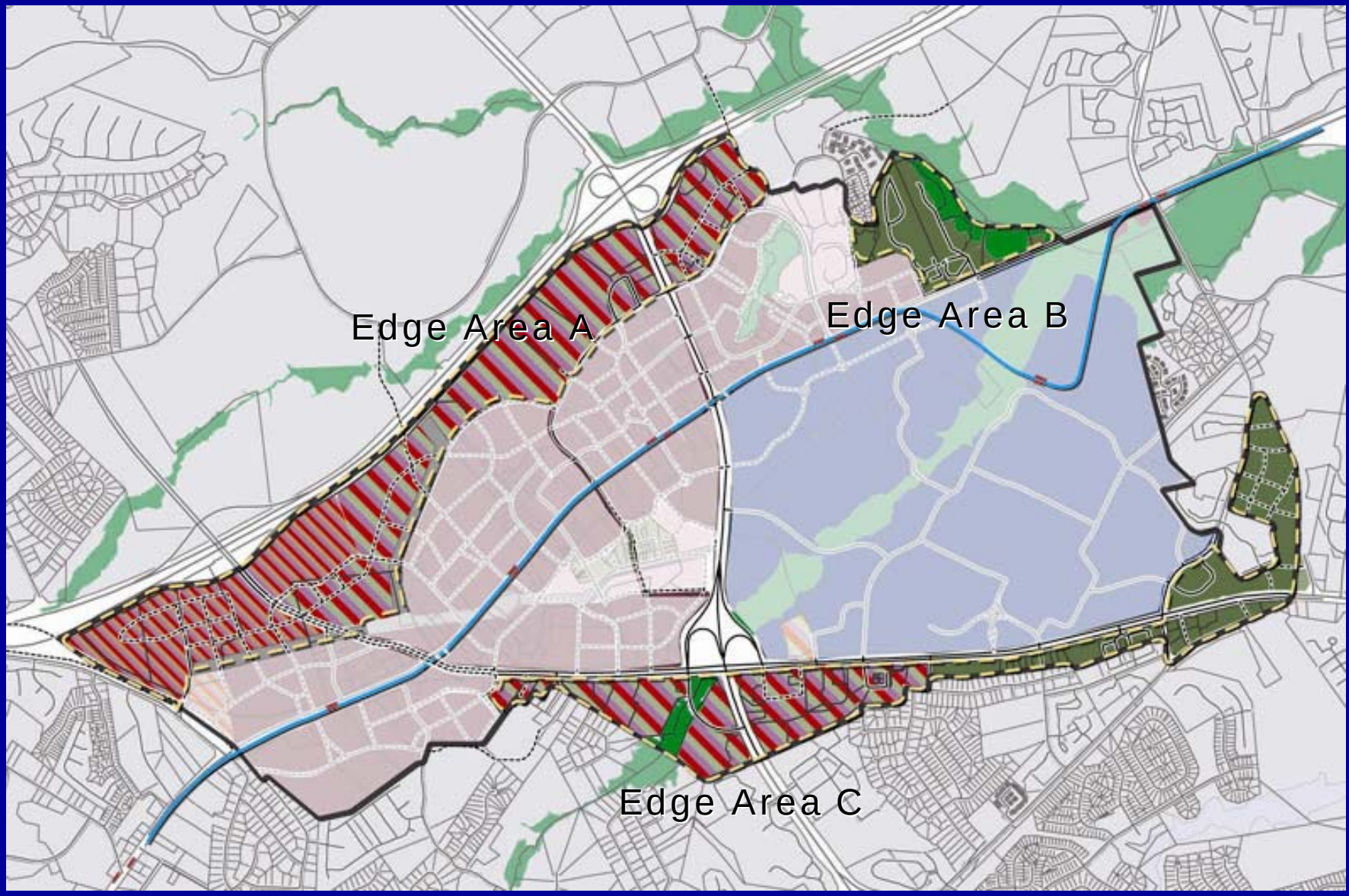


Plan Recommendations – City Boulevard

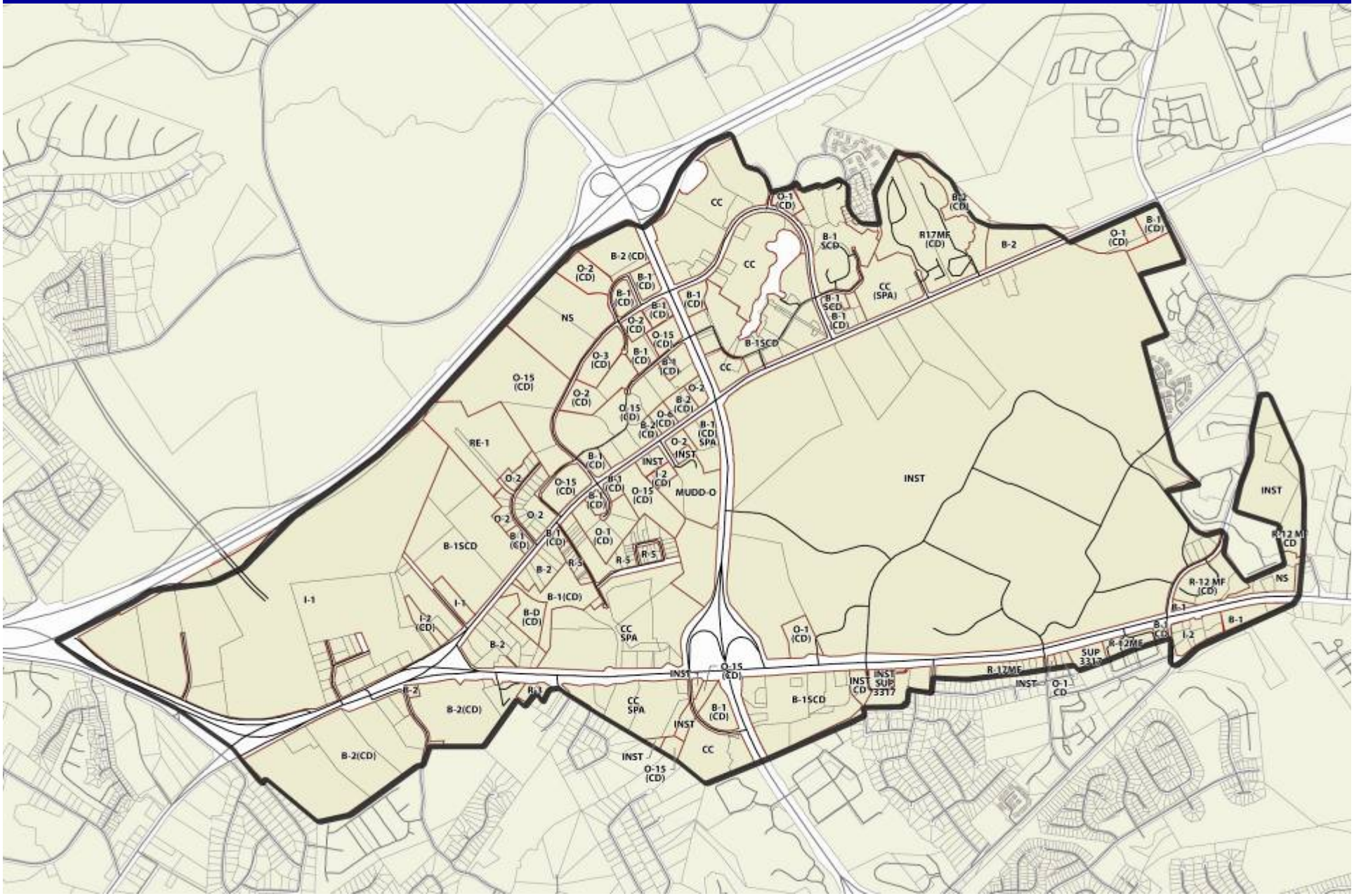
Plan Recommendations – Rocky River Road



Plan Recommendations – “Edge” Areas



Existing Zoning



Plan Recommendations – Corrective Rezonings

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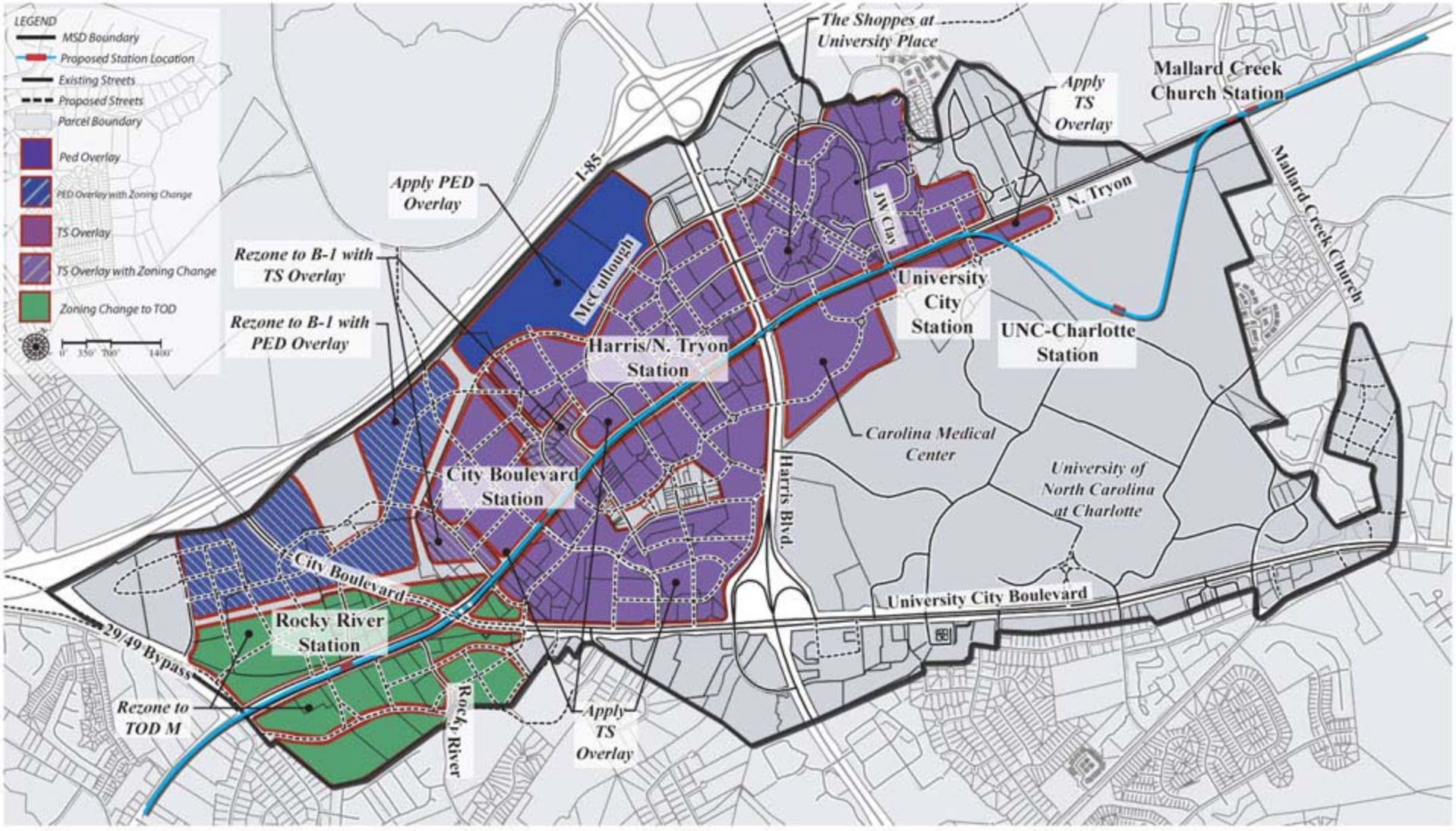
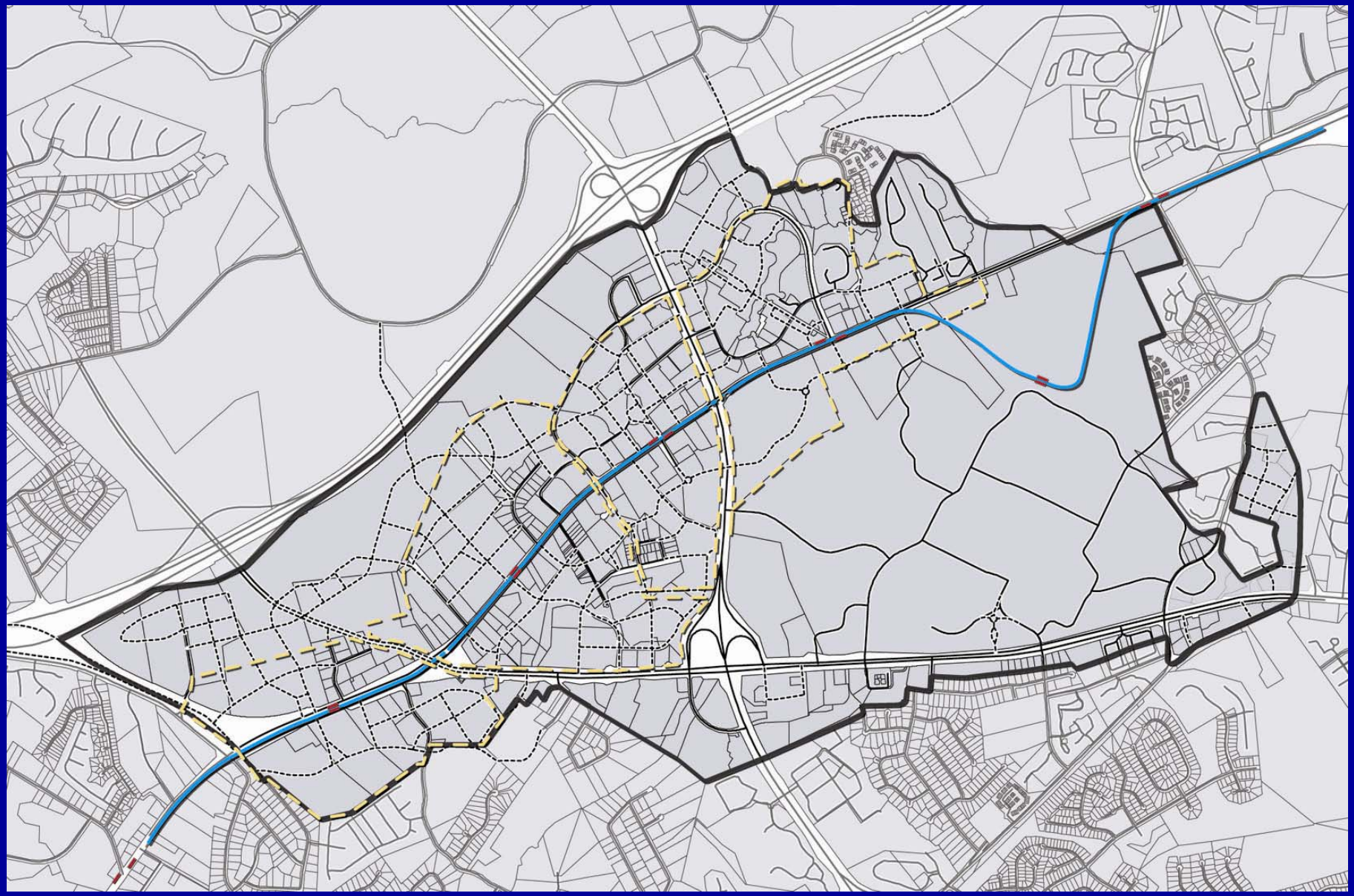


Plan Recommendations – Bicycle Facilities and Greenways

Plan Recommendations – Street Network and Road Classifications



Next Steps

- **Review and Adoption Process**
  - **Planning Committee Recommendation – June 26th (tentative)**
  - **Council Committee Overview – June (tentative)**
  - **City Council Public Comment – June/July (tentative)**
  - **City Council Committee Review and Recommendation – July/August (tentative)**
  - **City Council Action – July or August (tentative)**