

GOLF LINKS

Development Response

Charlotte-Mecklenburg Planning Department
10.7.14

Meeting Purpose

What is a Development Response?
Why is it needed?
What is the process?

AREA PLAN UPDATE - 2000

What is the purpose of the update?
What are the goals of the update?
What are the key findings of the update?
What are the recommendations of the update?

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Meeting Purpose

What is a Development Response?
Why is it needed?
What is the process?

- DEVELOPMENT RESPONSE PROCESS
- 1. IDENTIFY
- 2. ANALYZE
- 3. DEVELOP
- 4. REVIEW
- 5. APPROVE

AREA PLAN UPDATE - 2000

- Allow mix of residential and non-residential uses focused around the transit link.
- Provide range of housing types, with majority of housing at a density of 100 units per acre.
- Link developments with vehicular and pedestrian connections.
- Provide transition to established neighborhood.
- Provide construction of additional public facilities as needed.



Provision of 100 Area Overlay

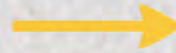


Meeting Purpose

What is a Development Response?

Why is it needed?

What is the process?



DEVELOPMENT RESPONSE PROCESS

- 1 **STAFF RESEARCH**
- 2 **STAKEHOLDER INTERVIEWS**
- 3 **PUBLIC KICKOFF MEETING**
- 4 **STAKEHOLDER DESIGN WORKSHOP**
- 5 **PUBLIC INPUT MEETING**
- 6 **REZONING**

What is a Development Response?

Why is it needed?

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DEVELOPMENT RESPONSE PROCESS

1

STAFF RESEARCH

2

STAKEHOLDER INTERVIEWS

3

PUBLIC KICKOFF MEETING

4

STAKEHOLDER DESIGN WORKSHOP

5

PUBLIC INPUT MEETING

6

REZONING

AREA PLAN UPDATE - 2000

Providence Road / I-485 Area Plan Update

Volume 1: Concept Plan

- ♦ APPROVED BY
Charlotte-Mecklenburg Planning Commission, April 20, 1999
- ♦ ADOPTED BY
Mecklenburg Board of County Commissioners, August 17, 1999
- ♦ ADOPTED BY
Charlotte City Council, July 24, 2000

CHARLOTTE GOLF LINKS



120 Acres
Residential at 2-4 units per
acre
Multiple access points along
East-West Corridor/Interchange
(Anthony Road)
Connections to Allison Lane
and important existing
Providence Road
Internal collector roads
network to connect to
adjacent properties
Tree preservation



- Allow mix of residential and non-residential uses focused around the interchange
- Provide range of housing types, with majority of housing at 4 dwelling units per acre
- Link developments with vehicular and pedestrian connections
- Provide transition to established neighborhoods
- Pursue construction of additional public facilities as needed

CHARLOTTE GOLF LINKS

188 Acres

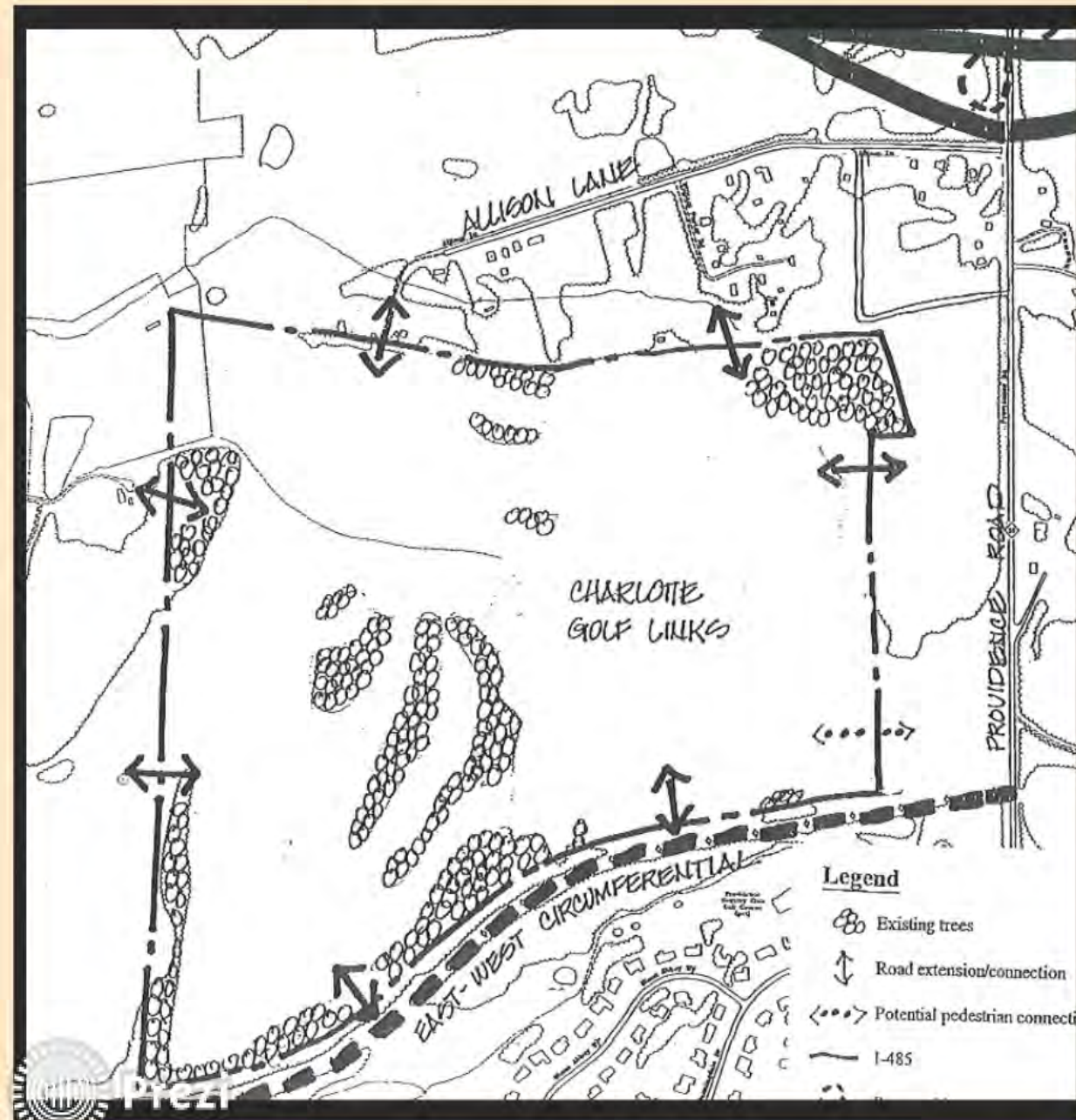
Residential at 3-4 units per acre

Multiple access points along East-West Circumferential (Ardrey Kell)

Connections to Allison Lane and properties fronting Providence Road

Internal collector street network to connect to adjacent properties

Tree preservation



Providence/I-485 Area Overview

- Large concentration of executive housing
- Regional access
- Strong demand exists for additional office, retail and multi-family development in a mixed-use environment
- Some demand for additional single-family, detached and attached
- Needs exist for Police Station and Magnet School

MARKET DEMAND 2011 - 2035

RETAIL: 844,000 square feet
OFFICE: 1,070,000 square feet
MULTI-FAMILY: 1,560 units
SINGLE-FAMILY
ATTACHED: 970 units
DETACHED: 1,238 homes

Source: Noell Consulting Group

MARKET DEMAND 2011 - 2035

RETAIL: 844,000 square feet

OFFICE: 1,070,000 square feet

MULTI-FAMILY: 1,560 units

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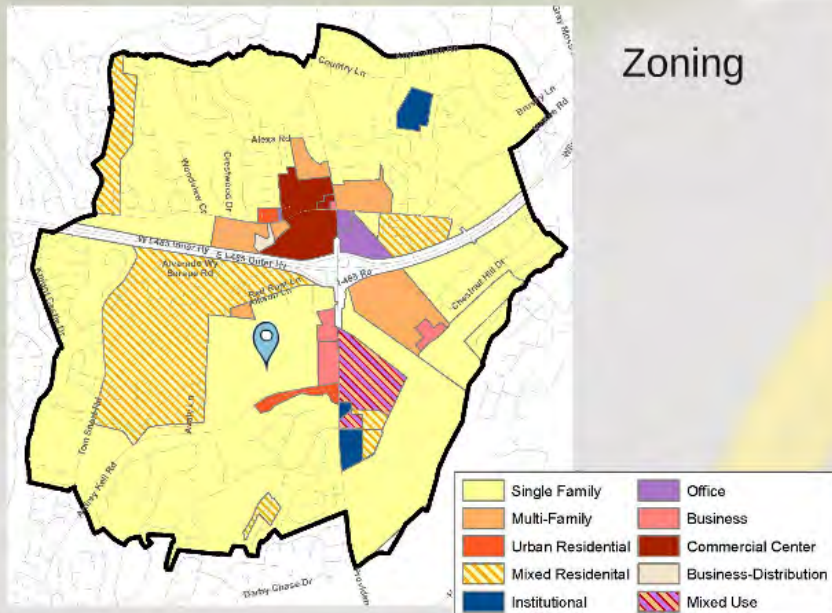
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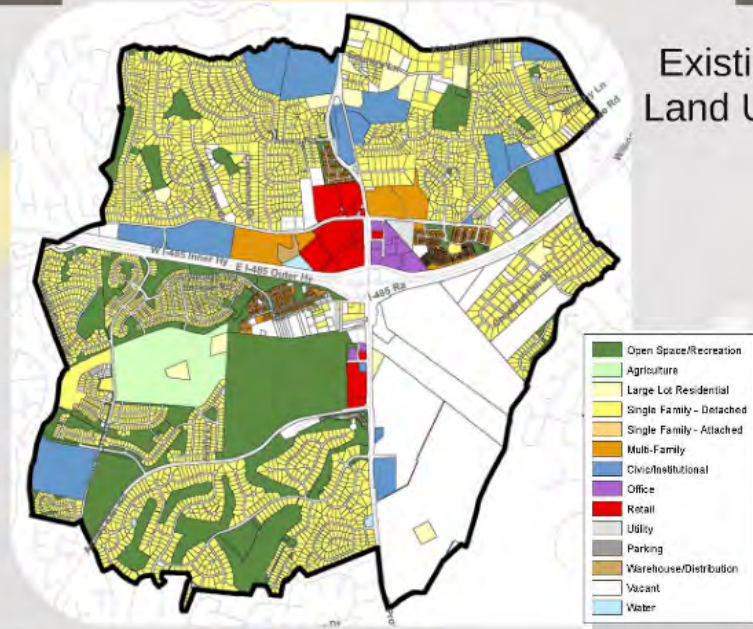
Source: Noell Consulting Group

ZONING & LAND USE

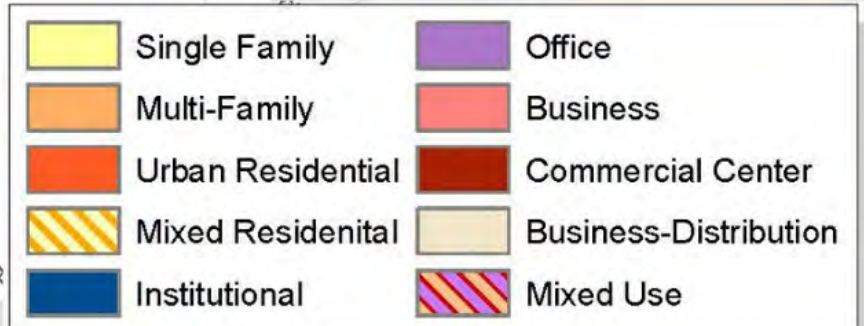
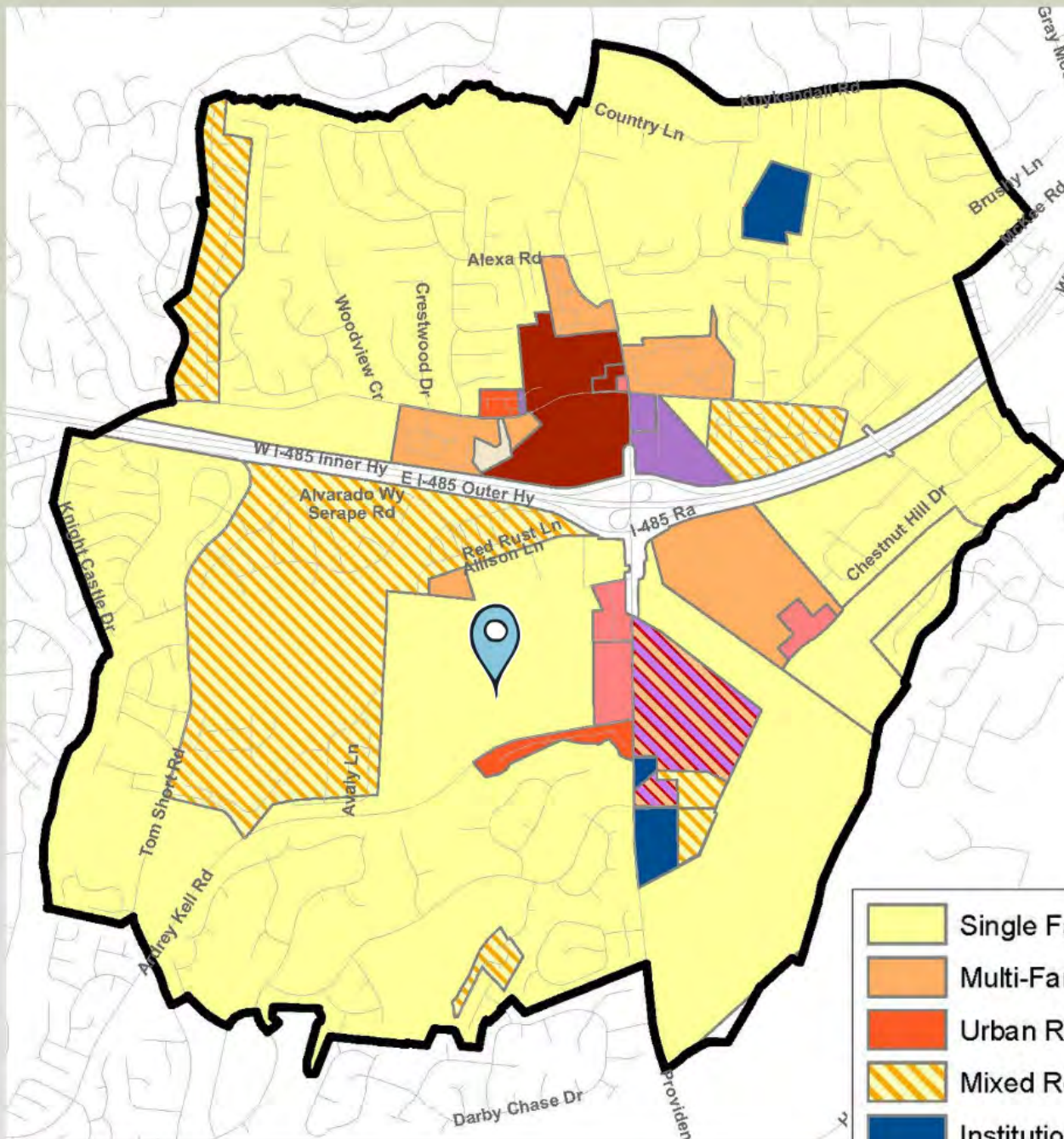
Zoning



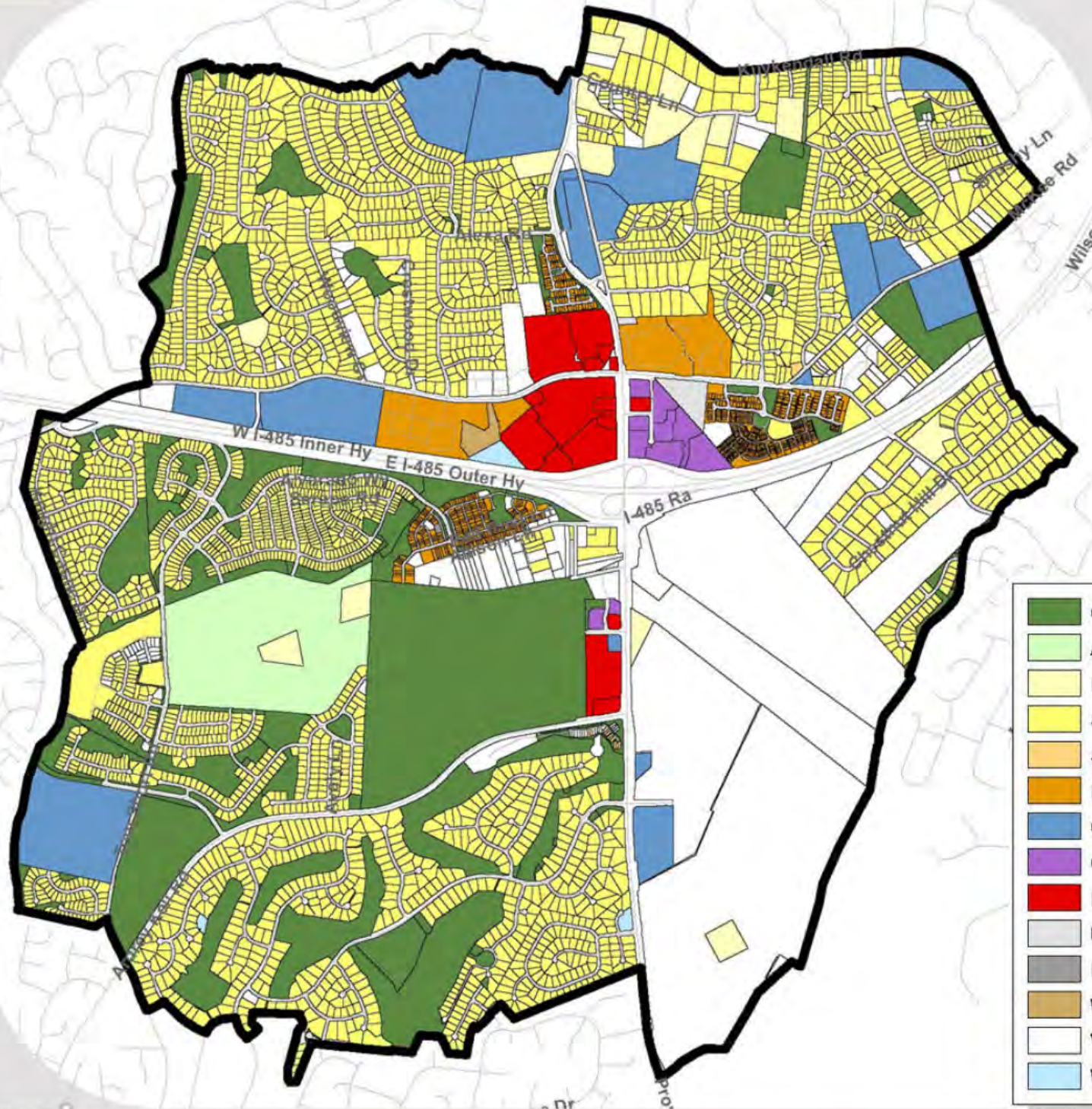
Existing Land Use



Zoning



Existing Land Use



GROWTH 2000 - 2014

POPULATION

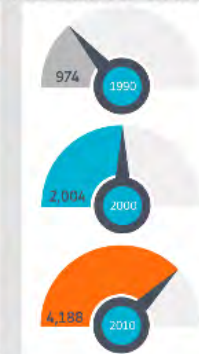


RESIDENTIAL GROWTH

PERMITS

HOUSING UNITS

	Office	Retail	Institutional
2013	18	15	
2012	56	33	
2011	49	30	
2010	53	36	
2009	43	8	
2008	77	45	
2007	247	75	
2006	268	133	148
2005	143	52	
2004	35	98	



COMMERCIAL PERMITS

	Office	Retail	Institutional
2013	-	4,531	1,536
2012	-	-	342,004
2011	7,760	-	-
2010	7,111	-	-
2009	-	-	-
2008	-	3,490	768
2007	16,840	-	3,840
2006	44,620	10,200	79,278
2005	3,576	115,150	12,770
2004	61,666	68,150	5,392

SCHOOL GROWTH 2008 - 2013

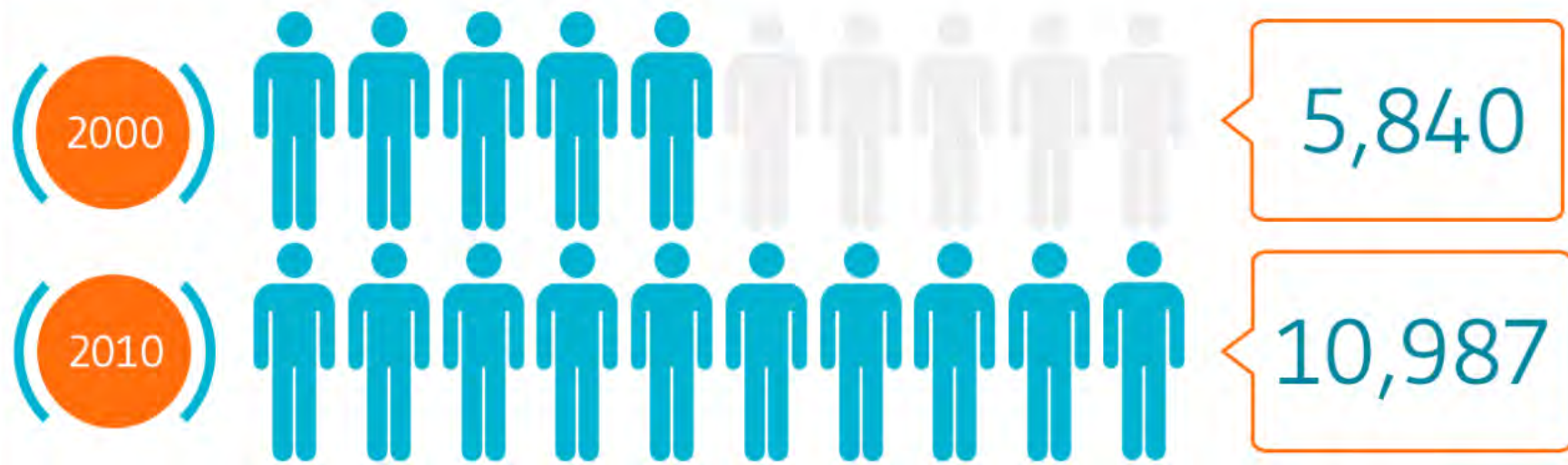


POLO RIDGE ELEMENTARY

JM ROBINSON MIDDLE

ARDEY KELL HIGH

POPULATION

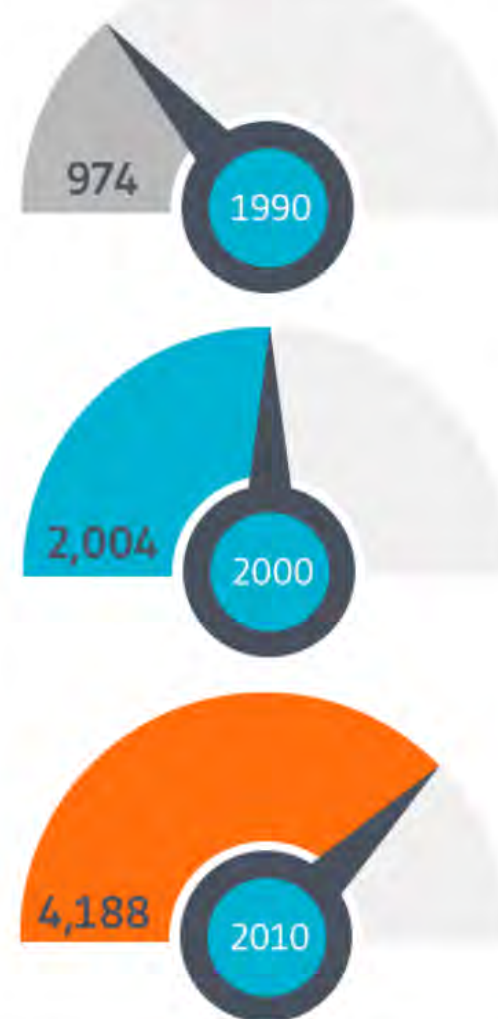


RESIDENTIAL GROWTH

PERMITS



HOUSING UNITS



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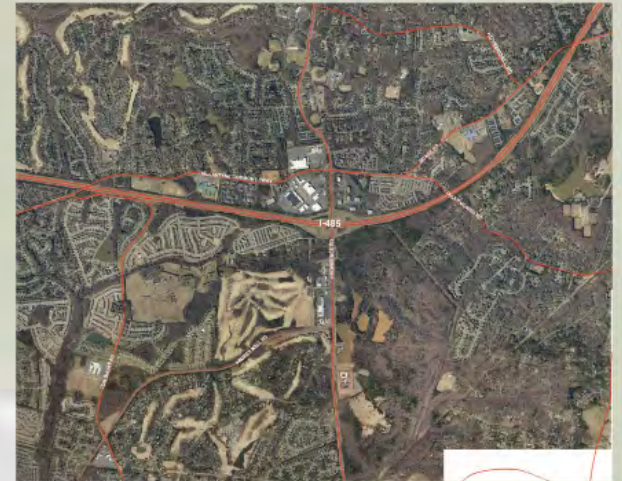
GROWTH 2000 - 2014



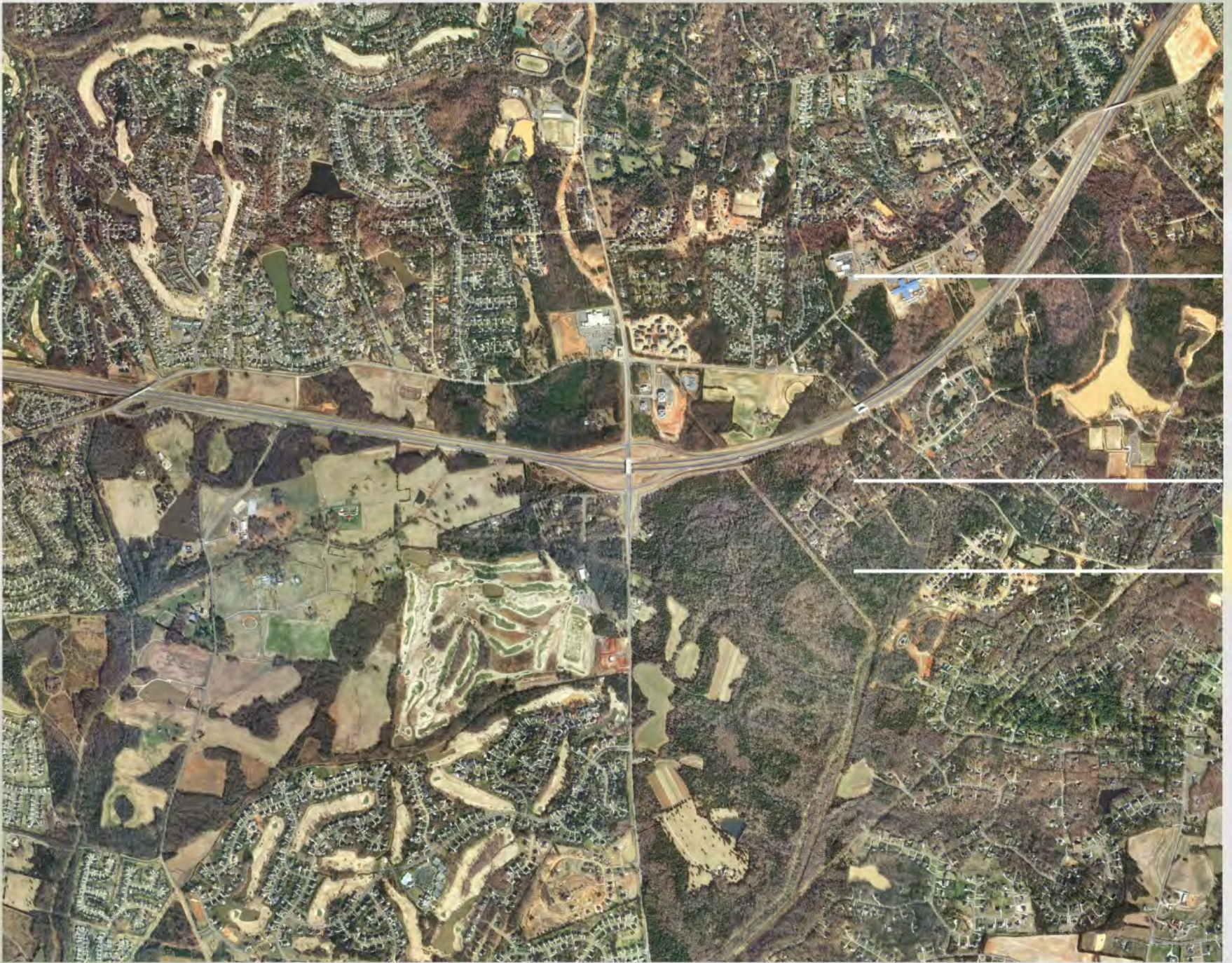
1999



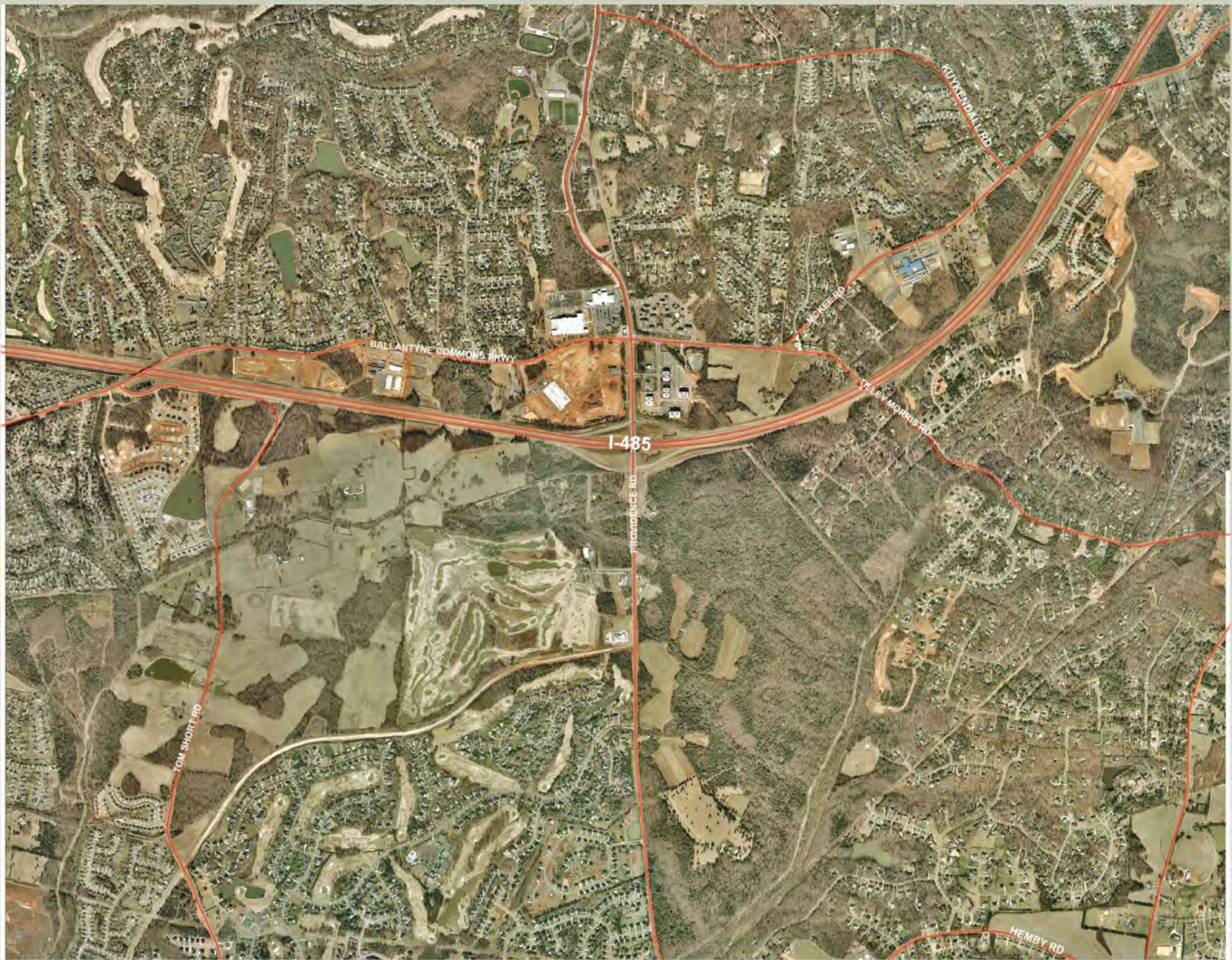
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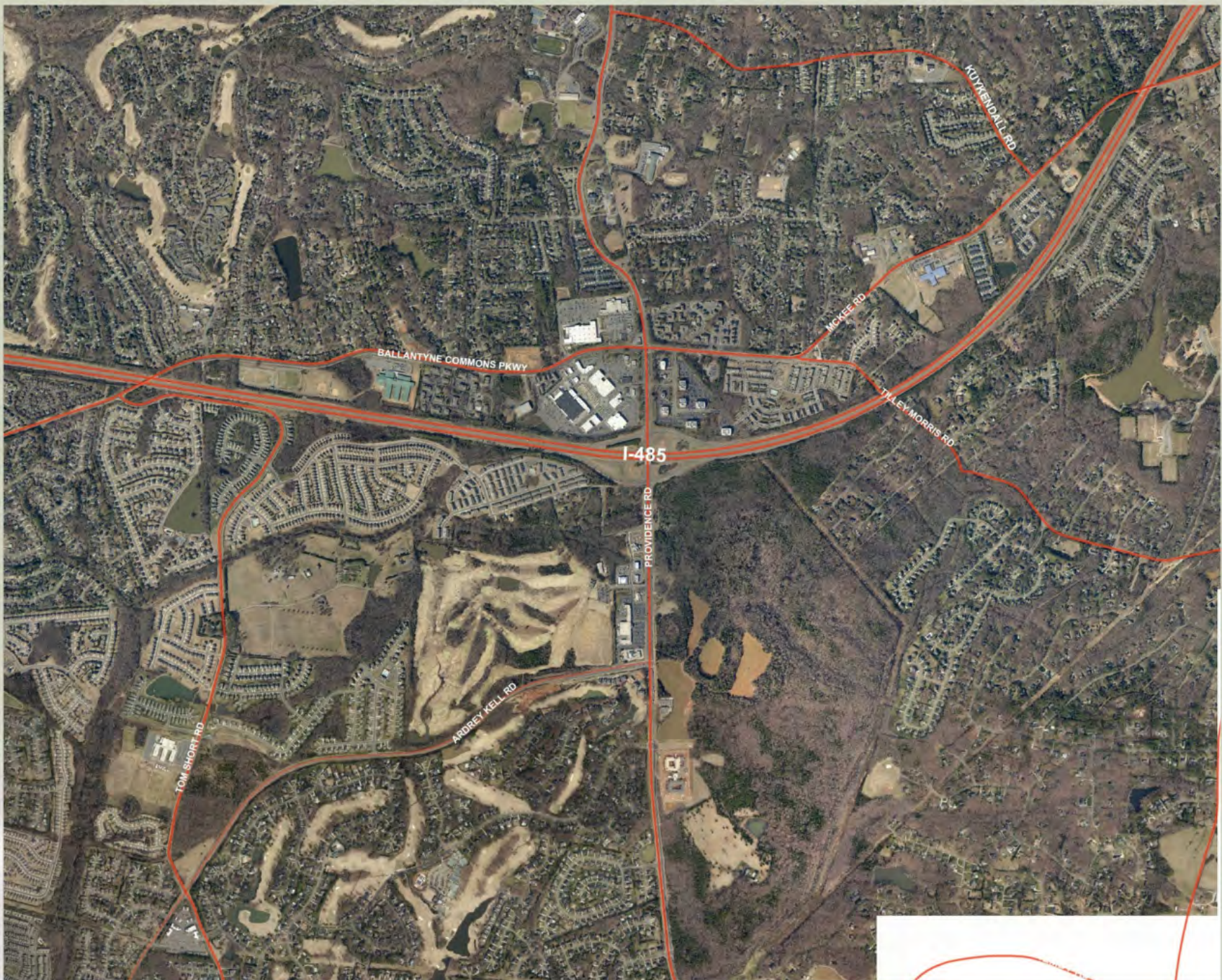
2014



1999

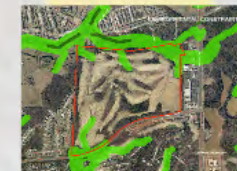


2000



2014

PROVIDENCE/I-485 DEVELOPMENT



MATTHEWS FARM DEVELOPER RESPONSE 2011





LEGEND

- Single Family
- Residential Duplex
- Residential Multi-Family
- Institutional
- Commercial/Mixed Use
- Park
- Community Greenway

0 200 400 1,400 Feet





Prezi



Prezi



TRACT 3

TRACT 2

STONE CREEK RANCH



Prezi



Prezi

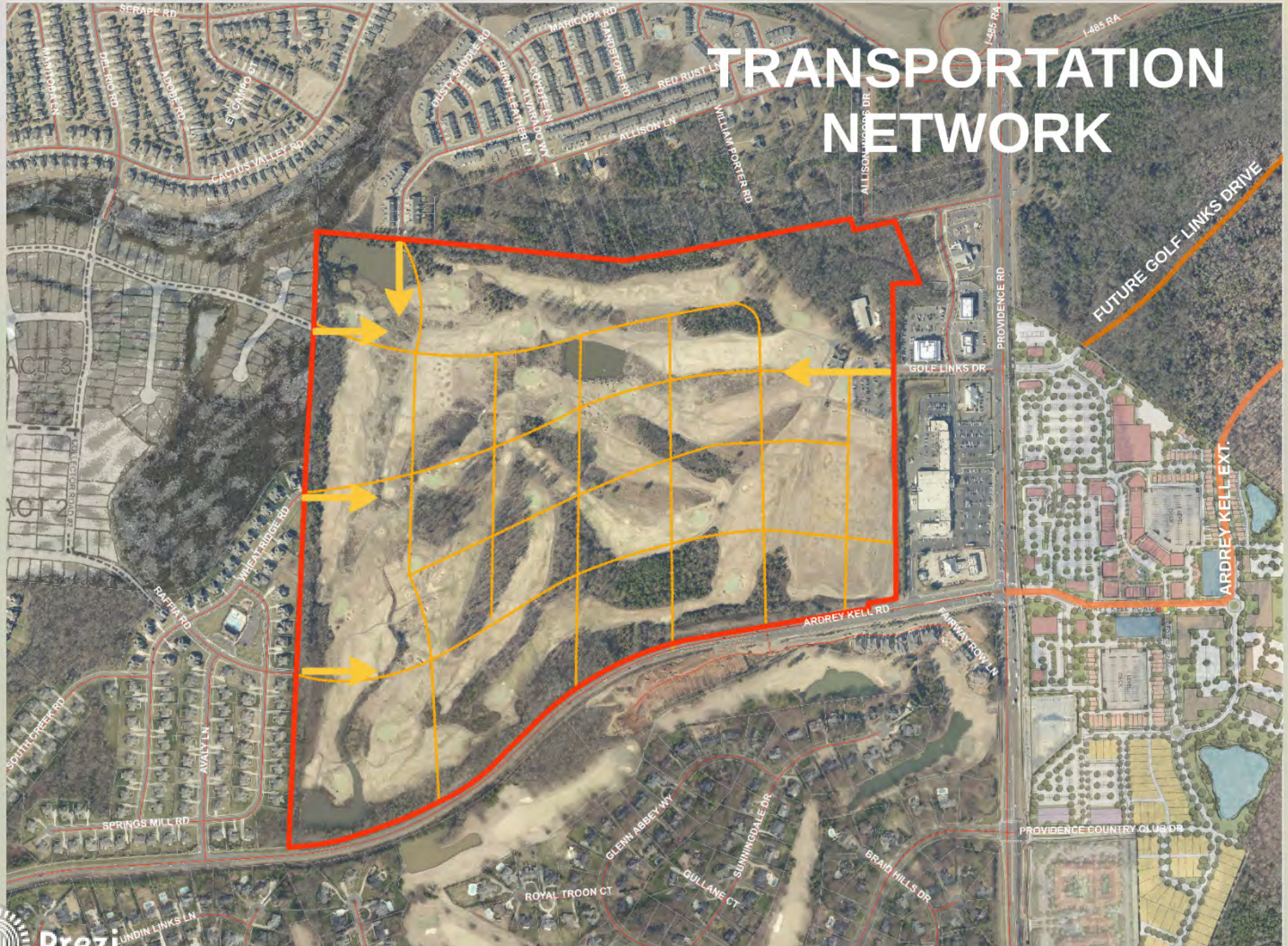
ENVIRONMENTAL CONSTRAINTS



REQUIRED CONNECTIONS



TRANSPORTATION NETWORK



Prezi

STAKEHOLDER INTERVIEWS



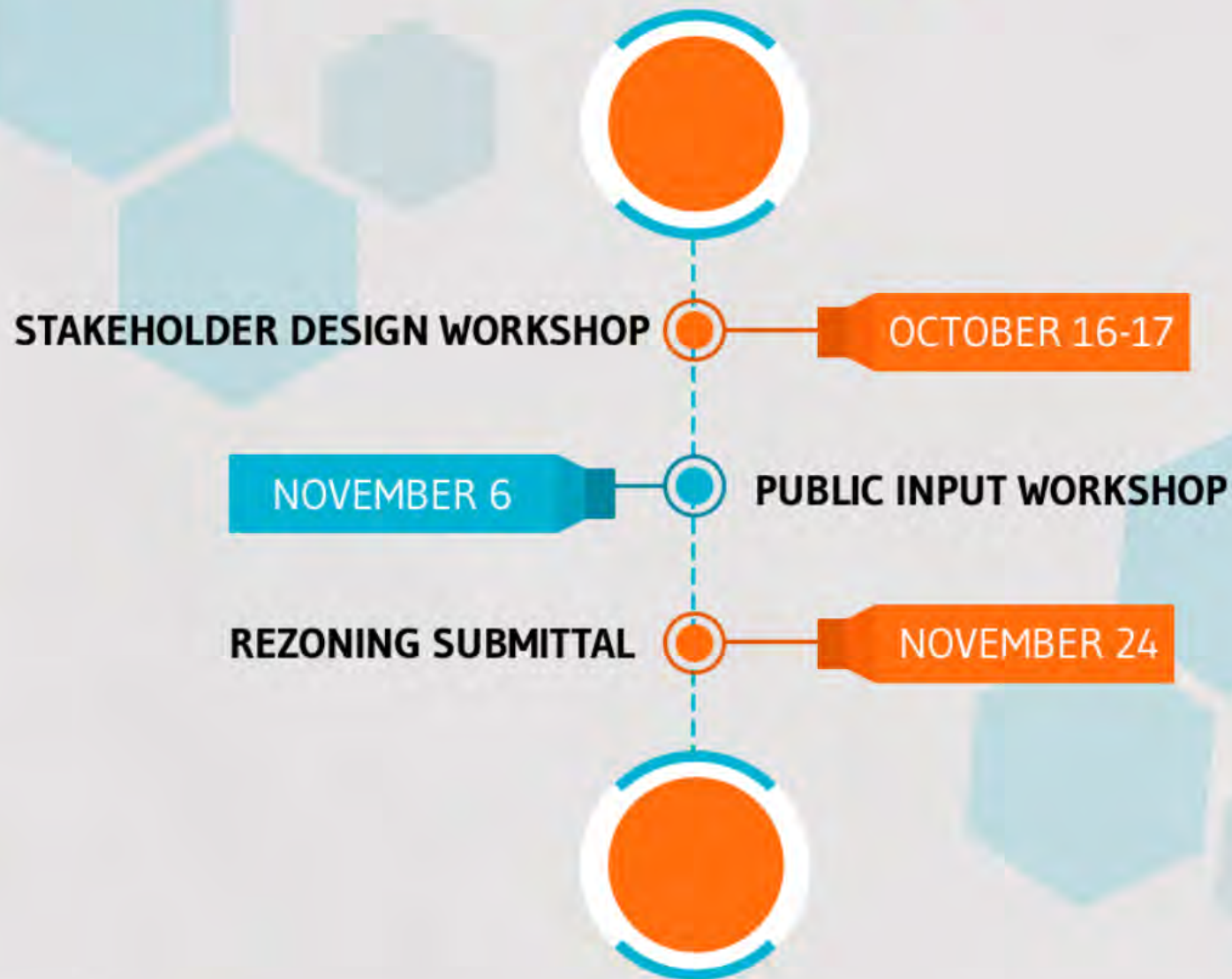
ENVIRONMENT CONNECTIONS

TRAFFIC BUILDING HEIGHTS TRANSPORTATION
SAFETY DEVELOPMENT CHARACTER IMPACTS

PUBLIC FACILITIES SCHOOLS



SCHEDULE



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Meeting Purpose

What is a Development Response?
Why is it needed?
What is the process?

- DEVELOPMENT RESPONSE PROCESS
- 1. IDENTIFY
- 2. ASSESS
- 3. PLAN
- 4. IMPLEMENT
- 5. MONITOR

AREA PLAN UPDATE - 2000

- Allow mix of residential and non-residential uses focused around the central village.
- Provide range of housing types, with majority of housing at a density of 100 units per acre.
- Link developments with vehicular and pedestrian connections.
- Provide transition to established rural landscape.
- Promote construction of additional public facilities as needed.



Provisional 100 Acre Overlay

