

# **GOLF LINKS DEVELOPMENT RESPONSE**

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11.11.14

# Background

## Site Conditions

- Size: 188 Acres
- Existing Zoning: R-3 Single-Family

## Providence/I-485 Area Plan (2000)

- Designated Golf Links Site as Recreation or Single-Family
- Growth and anticipated development warrant another look at the recommendations.

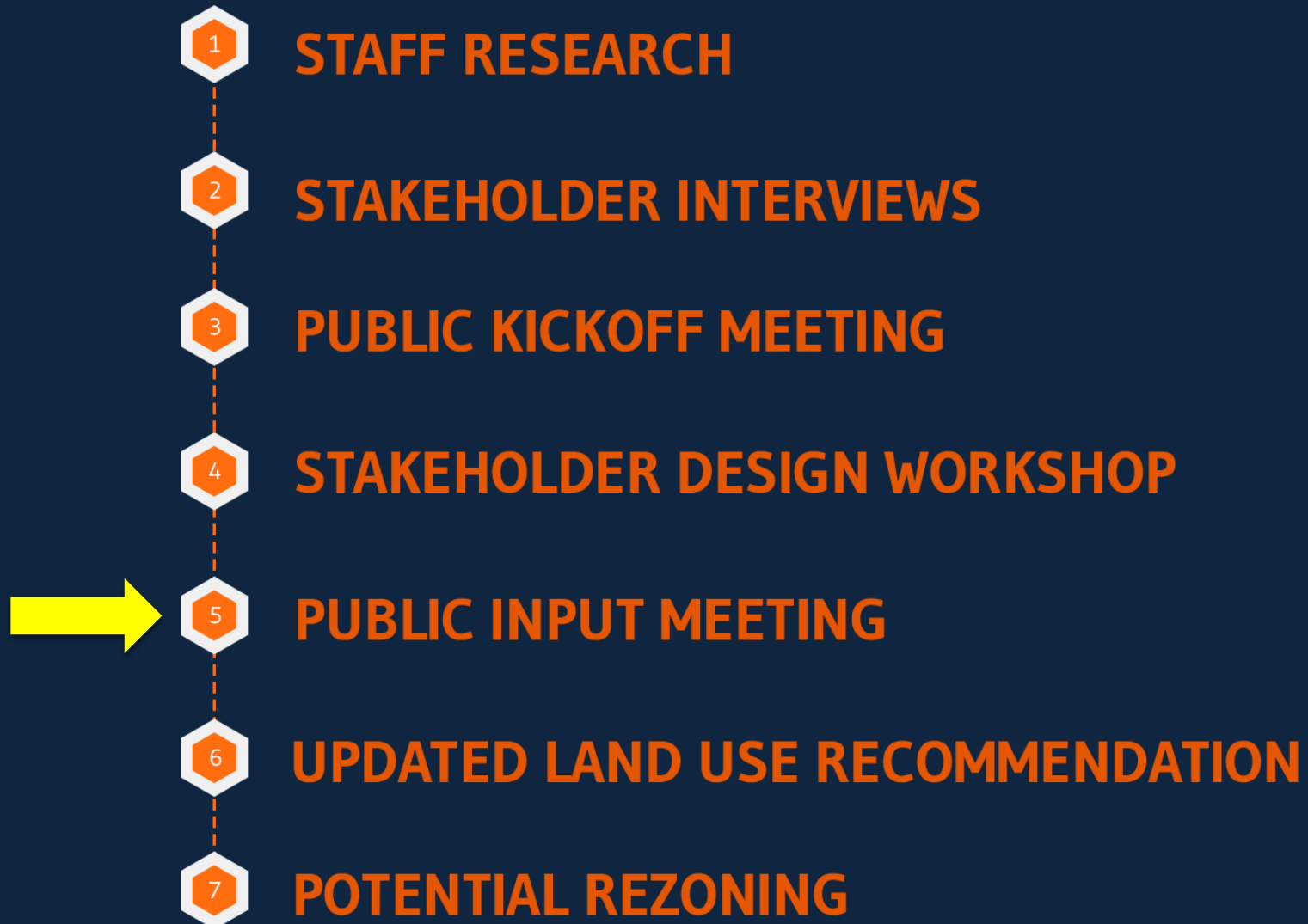
# Golf Links Site



# Development Response

- **Evaluate land use alternatives**
- **Target Key Issues and Concerns**
- **Opportunity for community input prior to rezoning process**
- **Develop land use framework for future development**

# Process



# What We Heard

- Traffic
- School Population
- Lack of Open Space
- Required Connections
- Buffers
- Community Services

# What We Heard

71% - More Options to Work in the Area

91% - Increased Traffic Concerns

68% - More Retail/Shopping/Dining in the area

35% - Mix of Housing Types

84% - Lack of Adequate Community Services

83% - Additional Classroom Space Needed in Area

35% - Golf Links Remain Single Family

66% - Golf Links as a Mix of Uses

# Stakeholder Design Workshop

- October 16-17
- Stakeholders – HOA  
Representatives, Golf Links  
Site Representatives, City  
Staff from Planning and  
CDOT, NCDOT, Large  
Property Owners







MIXED USE  
OFFICE / MF  
RESIDENTIAL  
(3 STORIES MAX.)  
FRONTING  
NORTH-SOUTH  
COLLECTOR

CHOKER RD.  
TREE SAVE

POSSIBLE  
SCHOOL SITE

POSSIBLE COMM.  
RECREATION  
MIXED USE

POSSIBLE DAY CARE  
OR OTHER COMMU-  
NITY RELATED USE

PARALLEL EAST-WEST CONNECTOR WITH BIKE LANES

OPEN

SPACE

MAIN STREET "FEELING"

ARDREY KELL RD

PROVIDENCE RD

POSSIBLE  
TRAFFIC  
LIGHT

POSSIBLE  
POLICE STATION

POSSIBLE TRAFFIC  
LIGHT

POSSIBLE SINGLE  
FAMILY, LOW DENSITY  
MULTI-FAMILY, OR  
SENIOR HOUSING

# LAND USE KEY:

## MIXED USE:

- OFFICE
- MF RESIDENTIAL
- RETAIL
- COMMERCIAL  
RECREATION
- CIVIC/INST.
- SINGLE FAMILY
- OPEN SPACE
- WATER QUALITY  
BUFFERS

# GOLF LINKS DEVELOPER'S RESPONSE

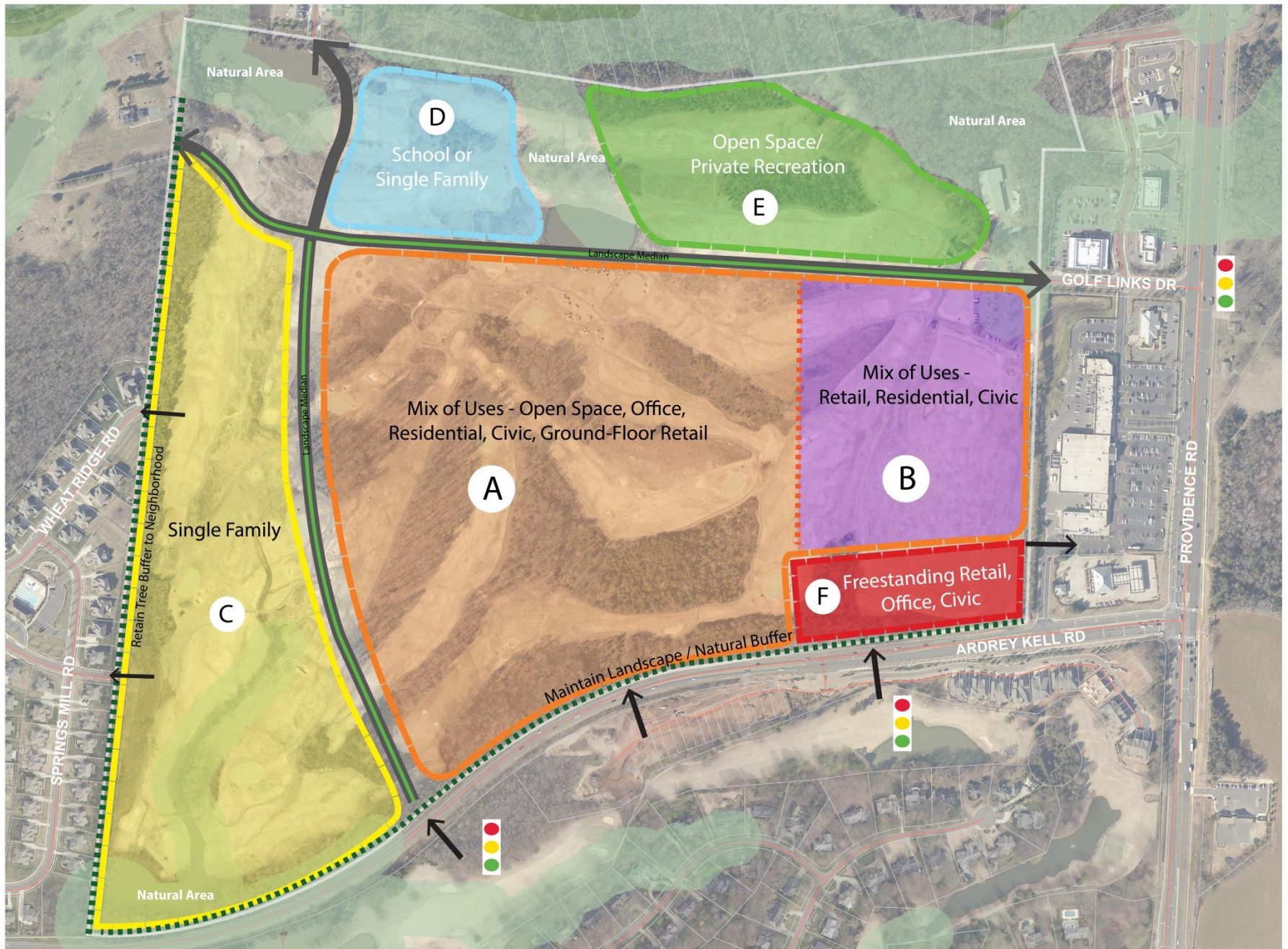
OCTOBER 17, 2014



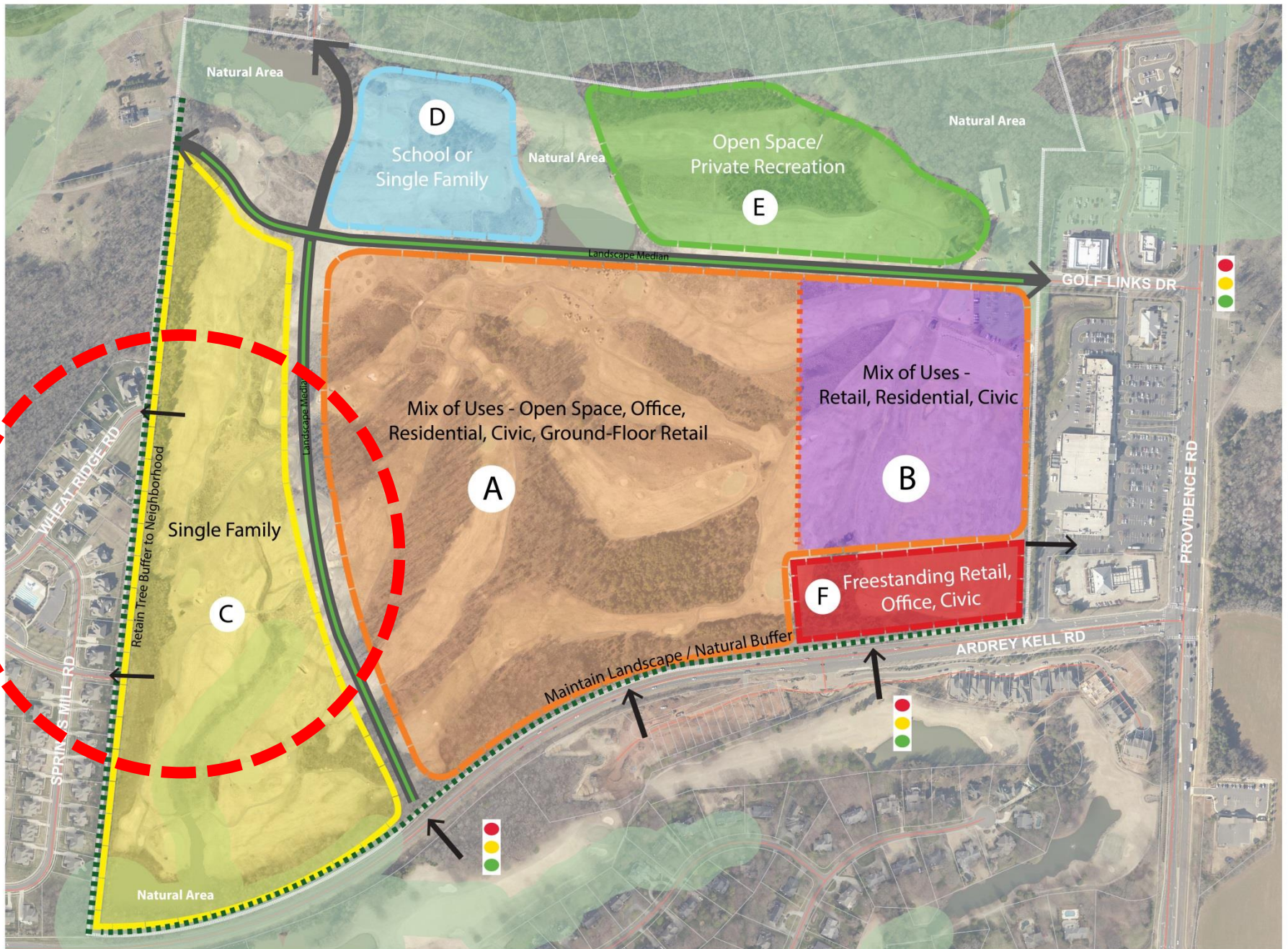
# Overall Site Intent

The 189 acre former Golf Links site should be utilized to meet existing community needs for schools, open space and civic uses as part of a mixed-use center that includes office, retail and varying types of residential uses.

The design shall utilize a building form that creates a range of both intimate and large community gathering spaces for active and passive uses connected through a variety of pedestrian corridors. The design of the site should maximize existing natural features as amenity areas and to provide buffers between adjoining sites.







# Single-Family – Area C

## Land Use and Development

- Intensity of 4 Dwelling Units Per Acre
- Transition to existing single family neighborhoods

## Community Design

- Height – less than 3 stories
- Retain and enhance existing buffer adjacent to single family

## Transportation and Mobility

- Provide required street connections with careful consideration to existing single family
- Offset connections to both Raffia and Wheat Roads from additional street network
- Install “choker” road connecting to Raffia Road to slow traffic
- Build a multi-use path in lieu of a sidewalk along Ardrey Kell for pedestrians and cyclists that connects to internal open space system

## Open Space

- Accommodate a range of community activities
- Incorporate public amenities
- Preserve natural areas





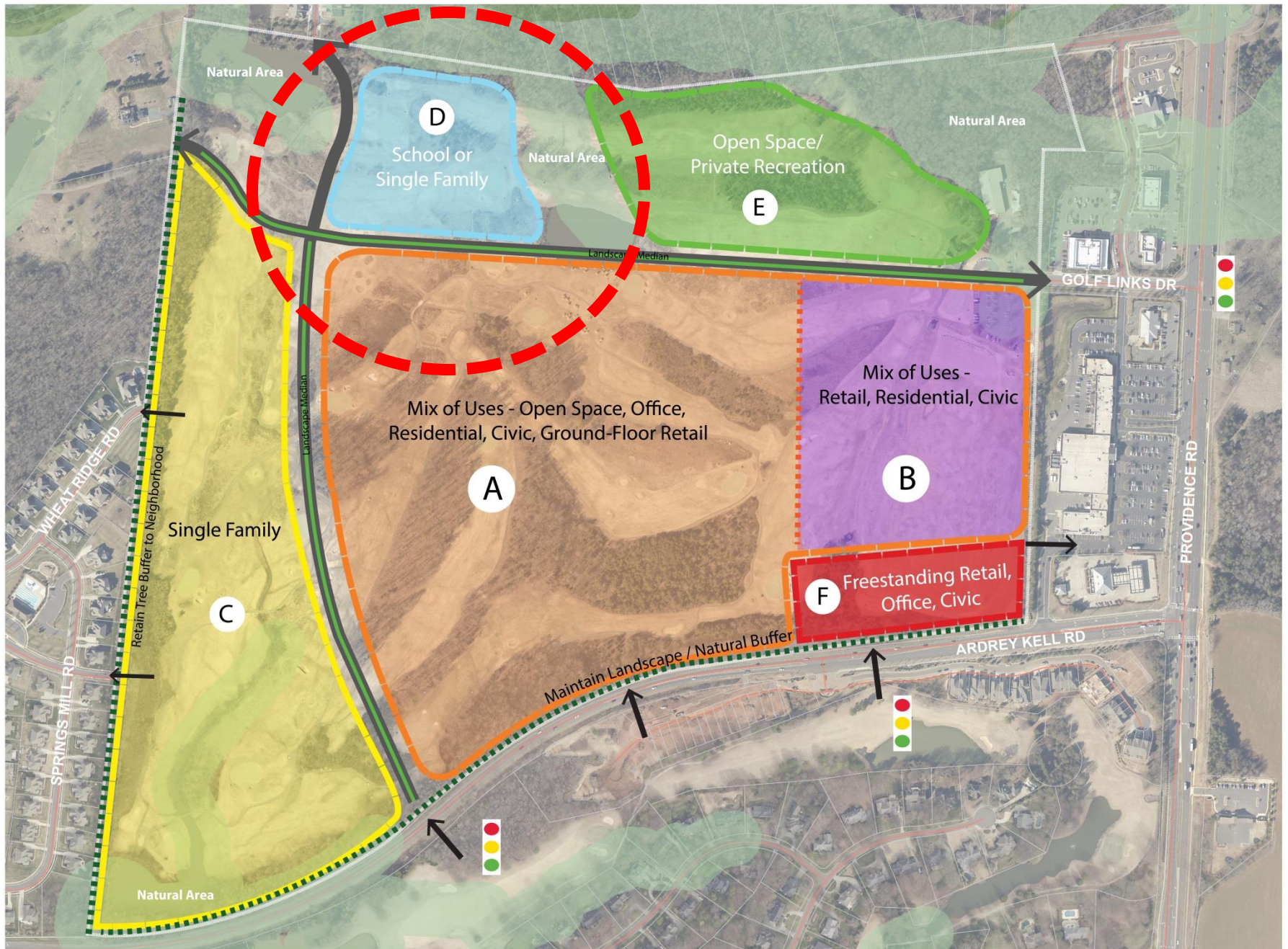












# School/Single-Family – Area D

## Land Use and Development

- Institutional Use
- Residential intensity of 4 Dwelling Units Per Acre

## Community Design

- Height – less than 3 stories
- Locate surface parking to the rear and/or side of any building

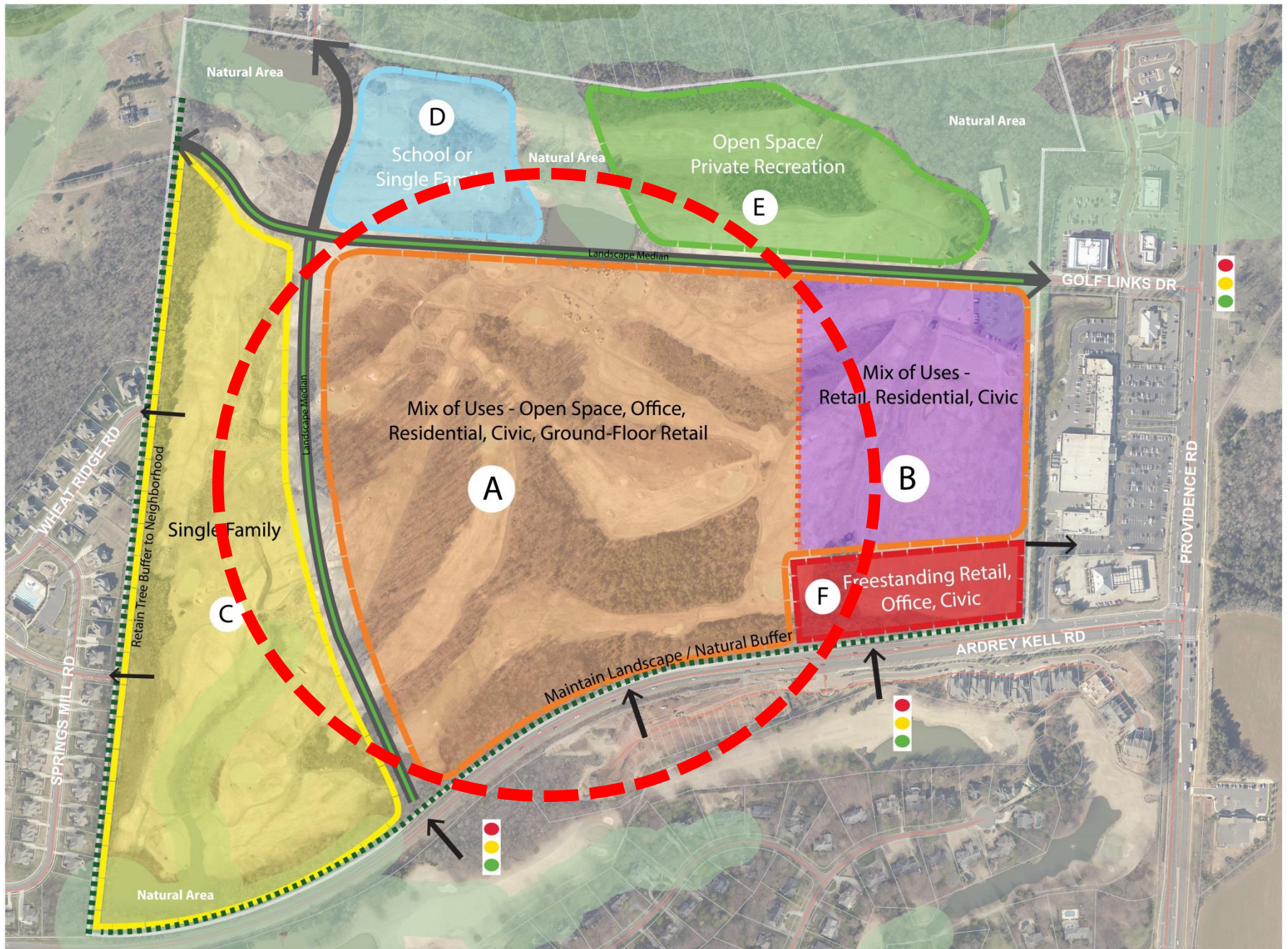
## Transportation and Mobility

- Provide required street connections with careful consideration to existing single family
- Provide new North/South Avenue connection from Ardrey Kell to Red Rust Lane (bike lanes, sidewalks, planting strips)
- Transition connection to Red Rust Lane to a local residential street

## Open Space

- Accommodate a range of community activities
- Incorporate public amenities
- Preserve natural areas





# Mixed Use - Area A

## Land Use and Development

- Horizontal and vertical mix of uses - office, civic, retail and residential
- Mix of ground floor retail uses centered around a large urban open space
- Parking provided primarily in structured decks, limited surface parking

## Community Design

- Height – Maximum of 5 stories
- Activate street with ground floor uses
- Minimize visual impacts of service areas
- Retain and enhance buffers along Ardrey Kell Road

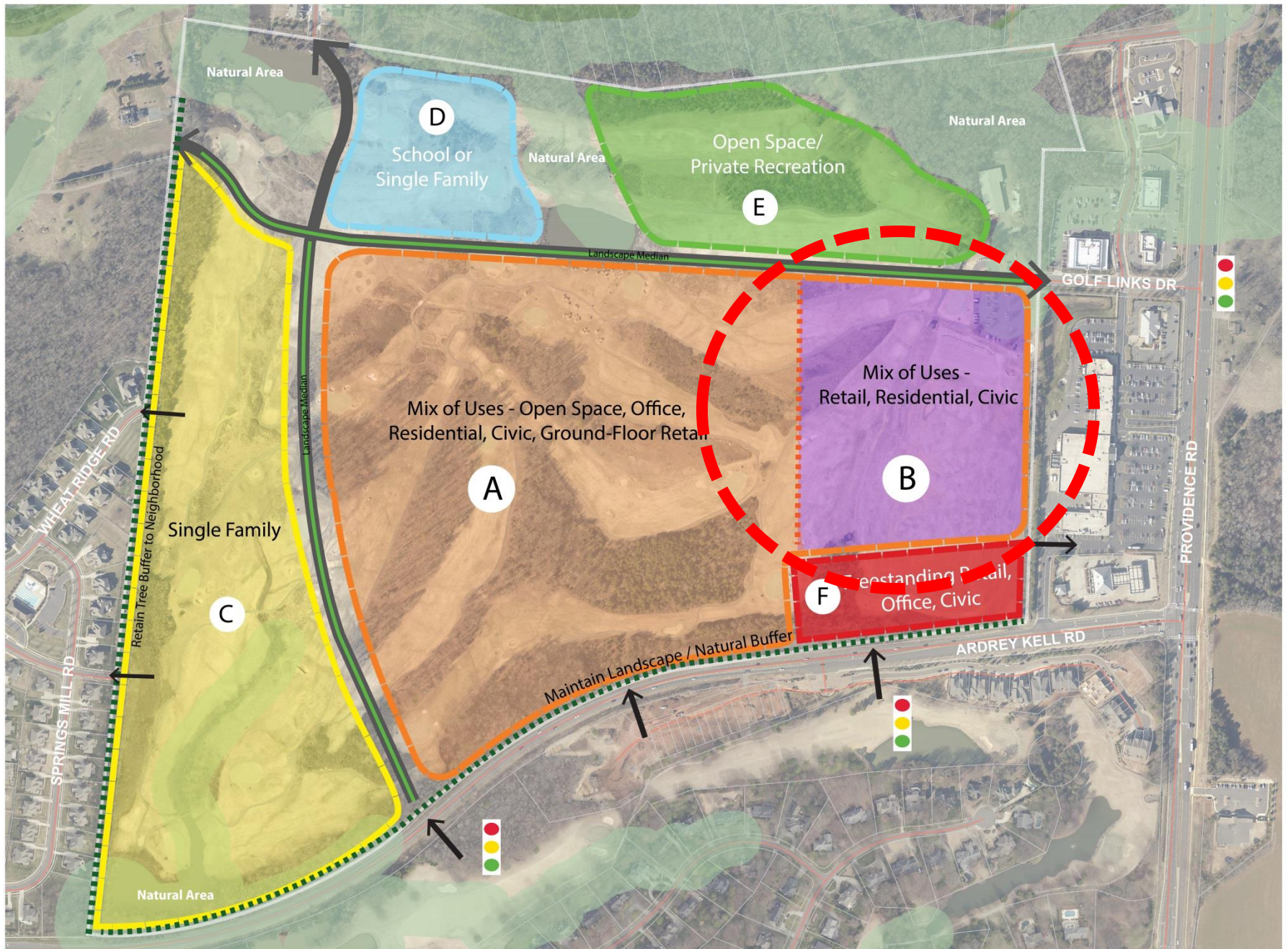
## Transportation and Mobility

- Provide required street connections with careful consideration to existing single family
- Offset connections to both Raffia and Wheat Roads from additional street network
- Install “choker” road connecting to Wheat Ridge Road to slow traffic
- Build a multiuse path in lieu of a sidewalk along Ardrey Kell for pedestrians and cyclists that connects to internal open space system
- Provide an internal street network with typical block lengths of 500-600 feet

## Open Space

- Accommodate a range of community activities
- Incorporate public amenities
- Preserve natural areas





# Mixed Use - Area B

## Land Use and Development

- Mix of uses – Retail, Residential and Civic
- No single retail use should exceed 60,000 square feet

## Community Design

- Height – no greater than 3 stories
- Design ground floor uses to activate the street
- Direct sidewalk connections for ground floor residential units
- Locate surface parking to the rear and side of buildings

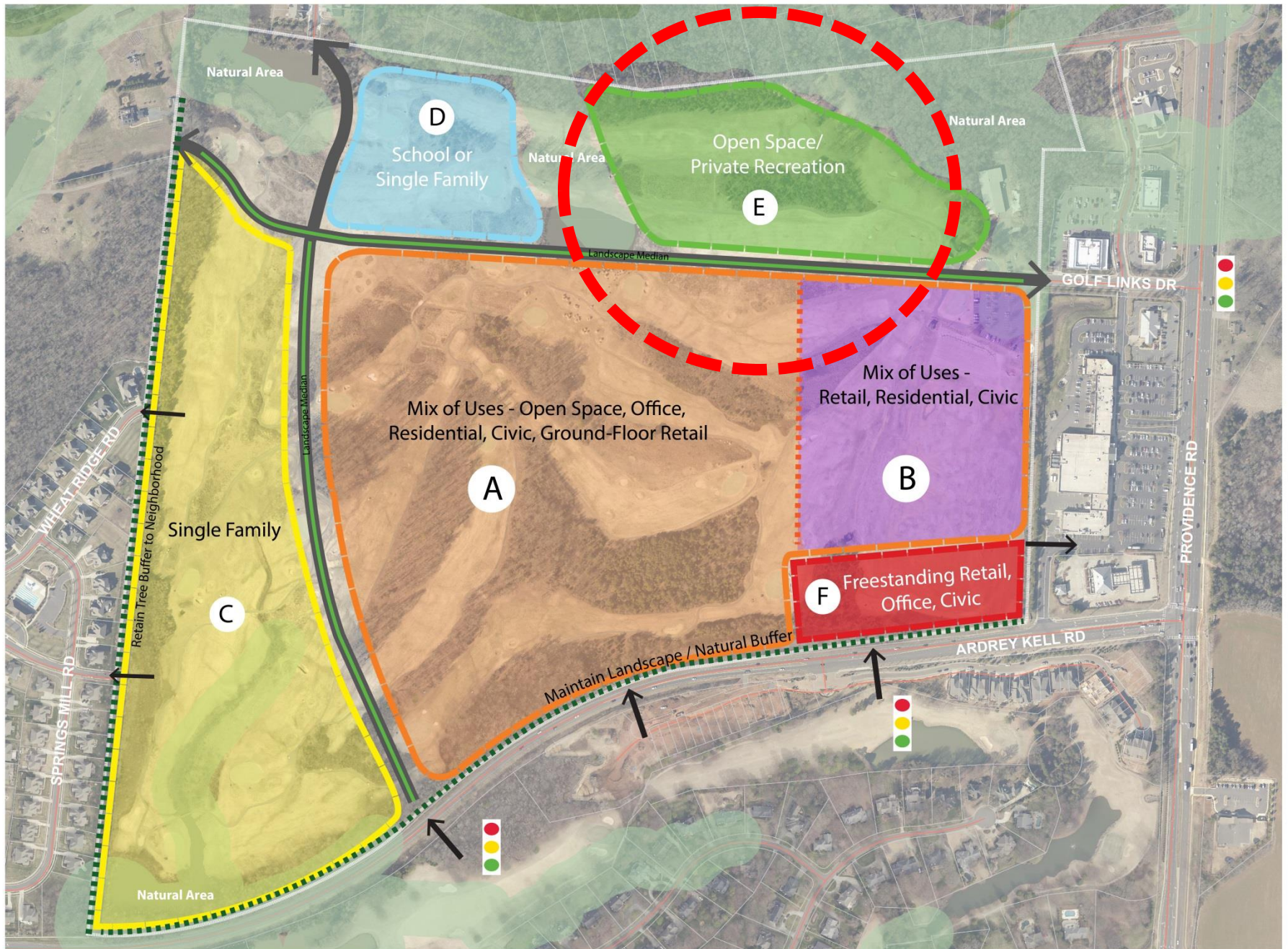
## Transportation and Mobility

- Golf Links Drive should be extended through site to connect to adjacent property

## Open Space

- Accommodate a range of community activities
- Orient parks and open space to building entries
- Incorporate public amenities and provide plazas, courtyards, fountains, etc. to enhance open space







# Recreation/Open Space - Area E

## Land Use and Development

- Recreation and/or combination of public and private open space

## Community Design

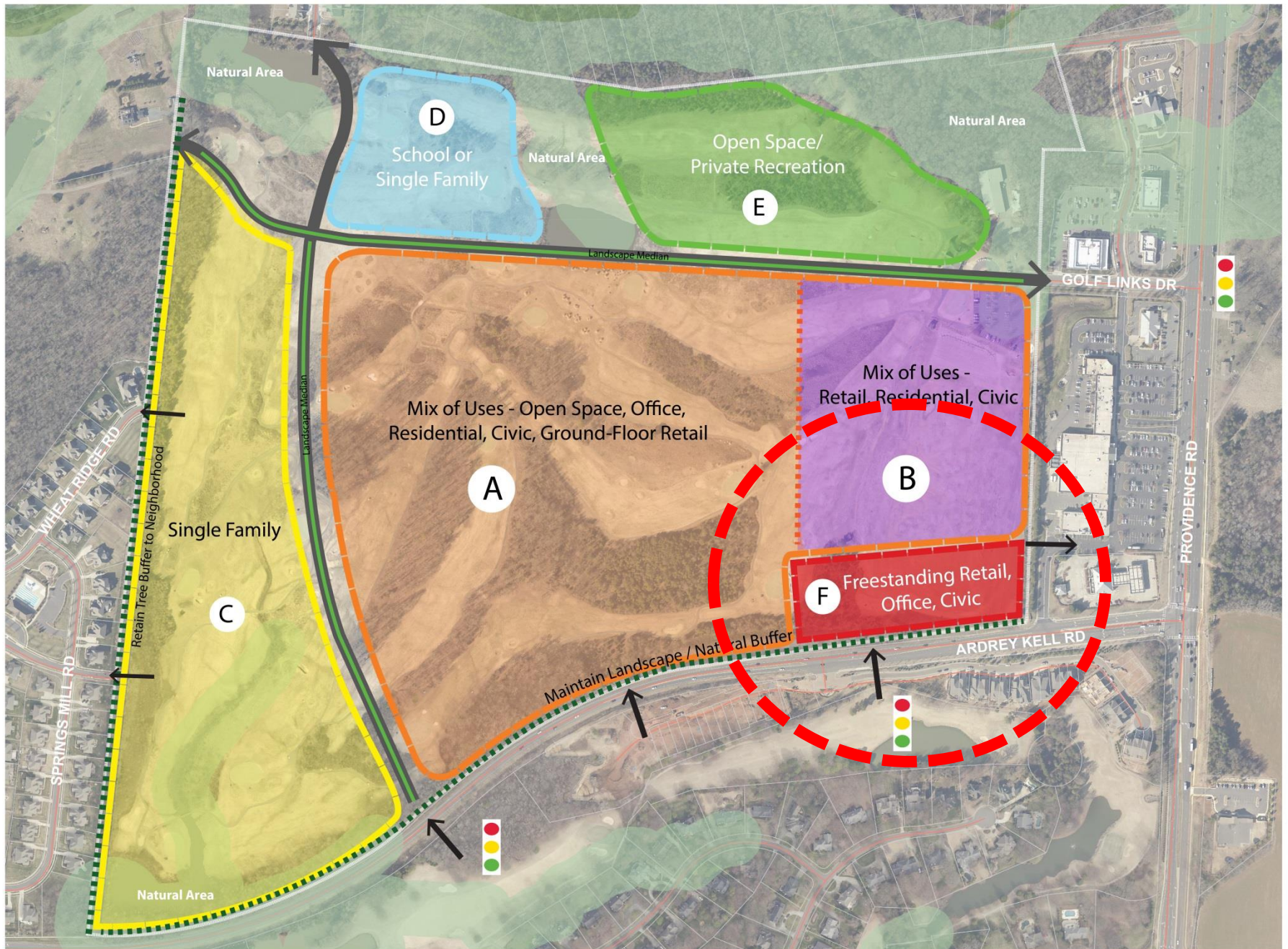
- Height – less than 3 stories
- Surface parking should be located to the rear or side of any building

## Transportation and Mobility

- Provide pedestrian routes (sidewalks, trails, etc.) that connect through overall open space system

## Open Space

- Accommodate a range of community activities
- Incorporate public amenities
- Preserve natural areas



# Freestanding Multi-Use – Area F

## Land Use and Development

- Combination of retail, office and civic uses
- Up to 3 freestanding buildings with up to 2 drive-through uses
- No service station, gas, convenience, or drive-through windows for restaurants

## Community Design

- Height – less than 3 stories
- Retain and enhance existing buffer along Ardrey Kell Road
- Surface parking to the rear and side of buildings

## Transportation and Mobility

- Provide vehicular connection to Rea Village property
- Build a multiuse path in lieu of a sidewalk along Ardrey Kell for pedestrians and cyclists that connects to internal open space system

## Open Space

- Accommodate a range of community activities
- Incorporate public amenities

# Next Steps

**Review Feedback from Tonight**

**Finalize Land Use Recommendations**

**Anticipated Rezoning Submittal by Property Owners -**  
November 24<sup>th</sup>

**Open House Forum –** January 15

**Community Meeting with Rezoning Petitioner -** January

**City Council Public Hearing –** February 16

**Zoning Committee Recommendation –** February 25

**City Council Decision –** March 16