

Golf Links Development Response Community Meeting

November 24, 2014 Summary Memorandum

Background

The Golf Links Development Response is intended to establish a community-supported vision and provide policy direction to shape the character and pattern of development for the 189 acre site in this growing area of Charlotte. The site was designated to be recreation or single family at a density of three dwelling units per acre in the *Providence Road/I-485 Area Plan Update* (July 2000).

Planning staff was approached by representatives for the property and were asked to reevaluate the plan recommendations for the site. A community dialog process focused on the former Golf Links site began in August 2014 with stakeholder meetings with homeowners associations and large property owners regarding specific concerns about future development. Following the initial meeting, staff organized a public meetings and stakeholder design workshop intended to understand the points of view of area residents and to identify specific refinements to the proposed land use. A design workshop was held with area stakeholders (HOA members and large property owners) in October 2014. The workshop included small group work sessions and summary presentation.

The final public meeting to present draft land use recommendations and hear community feedback was held November 12, 2013.

Community discussions centered on key areas of concern. These include:

- Connections to existing single family neighborhoods;
- Transportation and traffic impacts of future development;
- Impacts of significant residential development on schools;
- Needs for more places to work and shop; and
- Provision of public open space.

Purpose of this Document

This document provides key land use and design recommendations for the Activity Center, based on the information reviewed and discussed at the Stakeholder Design Workshop. These recommendations will be the basis for refinements to the future land use for the former Golf Links site.

Supporting Information

Additional supporting information is available concerning the *Golf Links Development Response*. It can be found at charlotteplanning.org under *Golf Links Development Response*; direct link: <http://bit.ly/1pKNd4V>

Site Intent Statement

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.

Draft Land Use Recommendations

The map on the adjacent page, and the accompanying table that follows, summarize the key land use and design recommendations resulting from the Community Input and the Stakeholder Design Workshop. Highlights of these recommendations include:

- Providing contextual solutions to site connections adjacent to existing single family areas.
- Limiting the areas where higher density residential is appropriate and enhancing the design guidance provided for these areas.
- Identifying areas for a mix of office and retail uses.
- Including parks and open spaces as part of all future development.
- Enhancing the community design guidance to help establish a sense of place for the community, focusing particularly on creating more walkable, connected places.

