

Transportation & Planning Committee
Thursday, March 28, 2013
12:00 – 1:30 p.m.
Charlotte-Mecklenburg Government Center
Room 280

Committee Members: David Howard, Chair
Michael Barnes, Vice Chair
John Autry
Warren Cooksey
Patsy Kinsey

Staff Resource: Ruffin Hall, Assistant City Manager

AGENDA

I. Blue Line Extension (BLE) Transit Station Area Plans – 30 minutes

Staff Resources: Kathy Cornett and Alysia Osborne, Planning

Staff will present the draft plan for review by the Committee.

Action: Forward the plan to City Council for public comment

Attachment: 1. Blue Line Extension Station Area Plans.pdf

http://www.charmeck.org/Planning/Land%20Use%20Planning/Transit_Station_Area_Plans/Northeast_Corridor/BLE_DRAFT_Plan.pdf

II. Parking and Housing Issues Near Colleges and Universities– 30 minutes

Staff Resource: Michelle Jones & Barry Mosley, Planning

Provide an update on the creation of exclusive student housing developments.

Action: For information only

III. Park Woodlawn Area Plan – 30 minutes

Staff Resource: Alberto Gonzalez, Planning

Staff will present the draft plan for review by the Committee.

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Attachment: 2. Park Woodlawn Area Plan.pdf

http://www.charmeck.org/Planning/Land%20Use%20Planning/ParkWoodlawn/DRAFT_Area_Plan.pdf

http://www.charmeck.org/Planning/Land%20Use%20Planning/ParkWoodlawn/Proposed_Revisions_Park_Woodlawn_Draft.pdf

Next Scheduled Meeting: Monday, April 8, 2013 – 3:30 p.m.

Future Topics- Managed Lanes Phase 3

Distribution: Mayor & City Council
Transportation Cabinet
Michelle Jones

Julie Burch, Interim City Manager
Kathy Cornett
Barry Mosley

Leadership Team
Alysia Osborne
Alberto Gonzalez




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PARKING AND HOUSING ISSUES NEAR COLLEGES AND UNIVERSITIES

Transportation and Planning Committee

March 28, 2013

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Background



City Council Directive
March 2012 – City Council requested a study related to multifamily parking around the University
August 2012 - City Council requested a study of apartment complexes functioning as dormitories

↓

Project Kickoff
October 2012 - Project kickoff and formation of Citizen Advisory Group

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 CITY OF CHARLOTTE **Purpose Statement**

Through a stakeholder process including interdepartmental staff, neighborhood leaders, University representatives, and the Police department, Planning staff will study the issues surrounding rent by the room development and work to develop regulations to minimize the impacts of student housing and parking.

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 CITY OF CHARLOTTE **Process**

➤ **Citizen Advisory Group Membership**

- **Neighborhood Leaders**
- **University representatives**
- **Developers**
- **Residents**
- **Students**
- **CMPD**
- **Property Managers**

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Process

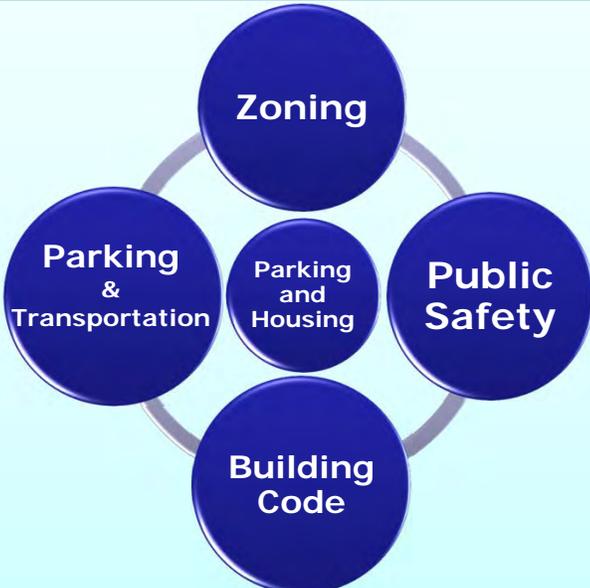
➤ Citizen Advisory Group Meetings

- **October 17th** – Kickoff Meeting and CAG formation
- **November 15th** – CAG Workshop #1 – What are the issues?
- **November 27th** – CAG Workshop #2 – Transportation and Public Safety
- **December 13th** – CAG Workshop #3 – Master Plan Presentations from area Universities
- **January 2013** – CAG process was put on hold after legal issues were brought forth by the group

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Identifying the Issues



The diagram consists of five dark blue circles arranged in a pentagonal pattern, connected by a light blue circular line. The circles contain the following text:

- Top: Zoning
- Right: Public Safety
- Bottom: Building Code
- Left: Parking & Transportation
- Center: Parking and Housing



Zoning and Regulatory Issues

- **Density of dwelling units**
- **Parking ratios**
- **Location**
- **Current zoning definitions**
 - **Dwelling Unit**
 - **Dormitory**
 - **Rooming Unit**
- **NC Building Code**

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Outstanding Legal Issues

- **How are these uses properly classified under the Zoning Ordinance?**
- **Can Zoning regulate lease arrangements?**
- **Does the Fair Housing Act limit the ability to restrict housing for students only?**

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Next Steps

- **Work with Legal department to wrap up legal concerns – April**
- **Reconvene Citizen Advisory Group to develop recommendations and proposed alternatives – late April/Early May**

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Requested Action

Refer the Draft BLE Station Area Plans to full Council for Public Comment.



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Today's Presentation

- **Plan Overview and Purpose**
- **Plan Development Process**
- **Highlight of Draft Policies and Recommendations**
- **Plan Implementation**
- **Next Steps – Review and Adoption Process**



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Background, Overview + Plan Development Process

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Blue Line Extension (BLE) Project Update

LYNX Blue Line Extension (BLE)

- 9.3 miles
- Revenue service in 2017
- +25,000 daily riders
- Connects UNC Charlotte campuses

- **11 Stations (7 walk-up / 4 park-and-ride)**
- **Accommodates 3-car trains**
- **Approximately 3,100 parking spaces**
- **Congestion-free commute**
- **Connecting bus services**




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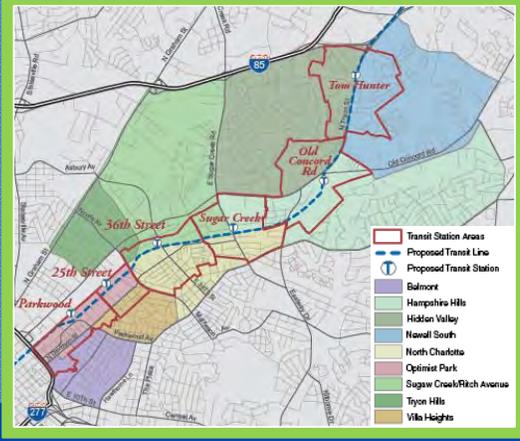


Plan Areas

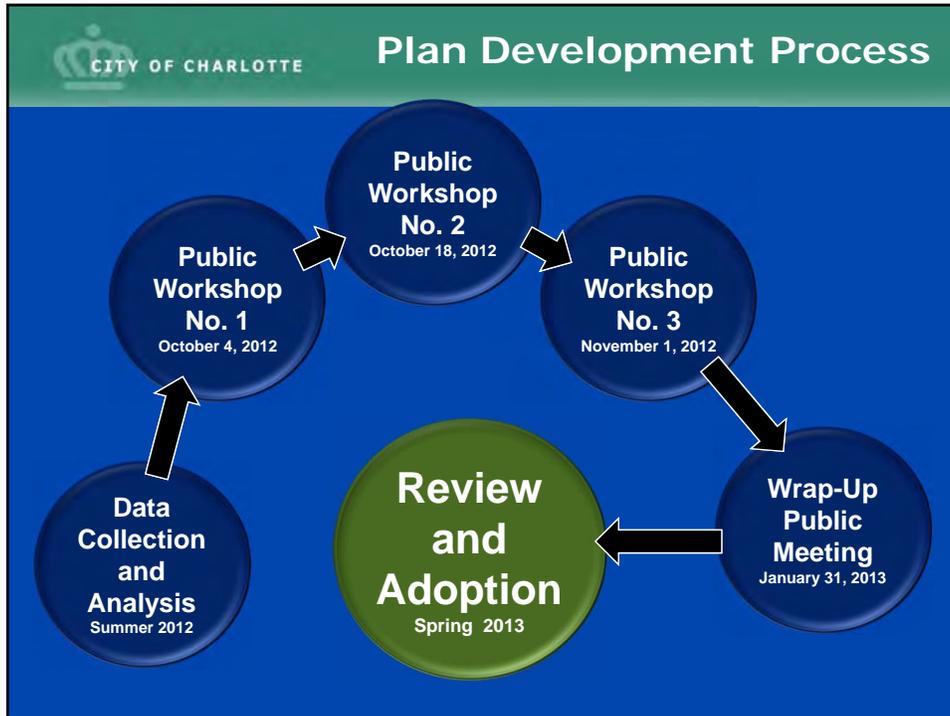
Old Concord Road and Tom Hunter Suburban Stations

Parkwood, 25th St, 36th St, and Sugar Creek Urban Stations

Connects to existing South line at 9th Street



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Community Input

Land Use & Community Design

- Building height near transit stations
- Expand NoDa Neighborhood Preservation area

Transportation

- Parking issues (*More on-street parking for North Davidson Street*)
- Support for the extension of 25th Street
- Sidewalks
- Roundabout at Jordan Place
- Station Locations

Public Facilities & Infrastructure

- Support for greenway/multi-use trail
- Footbridge over creek at 24th

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The slide features three photographs on the right side showing community members engaged in discussions and looking at maps during public workshops. The City of Charlotte logo is in the top left, and the website URL 'CHARMECK.ORG' is at the bottom right.

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DRAFT Recommendations

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Recommendations

Input		Policies
• Preservation of existing assets	→	Proposed uses, building types, heights compatible with existing development
• Parking concerns	→	Modify streetscape to incorporate parking where needed
• Pedestrian access to stations	→	Sidewalk improvements and greenway connections

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Concept Plan

a.) Station Development Concept

b.) Development Plan

c.) Structure Plan

d. Mobility Plan

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Recommendations

NOTE: Subdistricts are shown overlaid on the Development Plan (Recommended Land Use). Refer to previous page.

Recommended Land Use

- Low Density Residential
- Transit Supportive Uses
- Office/Institutional
- Manufacturing Warehouse/Distribution

Corridor and Transit Station

- Proposed Transit Station and Rail Line
- Active Ground Floor
- Proposed Street Corridor
- Proposed Multi-Use Trail
- Proposed Light-Rail Rapid-Transit
- 1/2 Mile Walking Distance
- 1/4 Mile Walking Distance
- FEMA 100 Year Floodplain

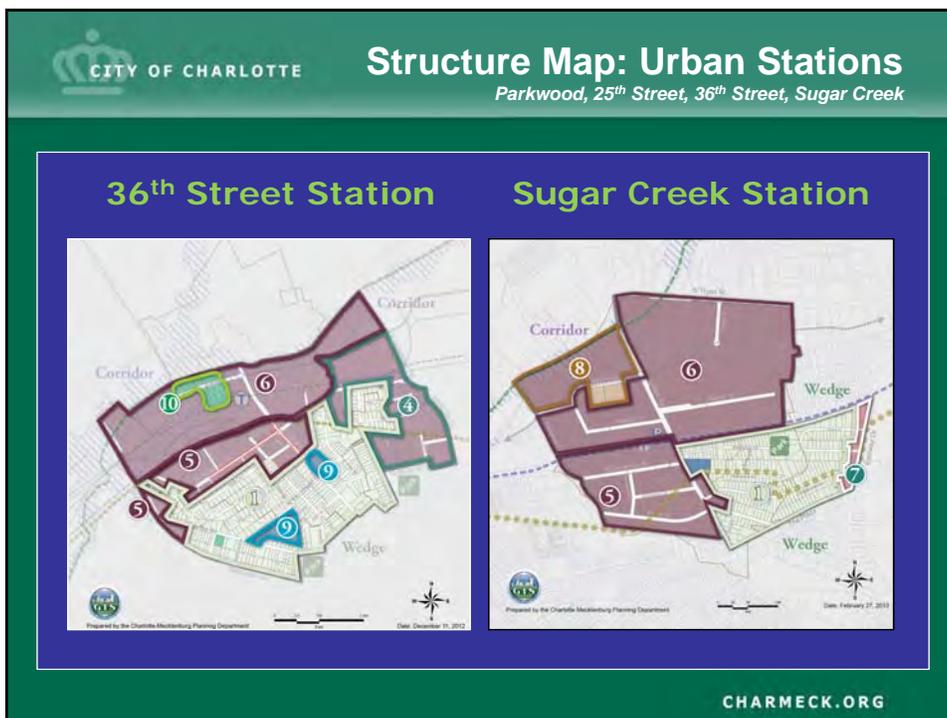
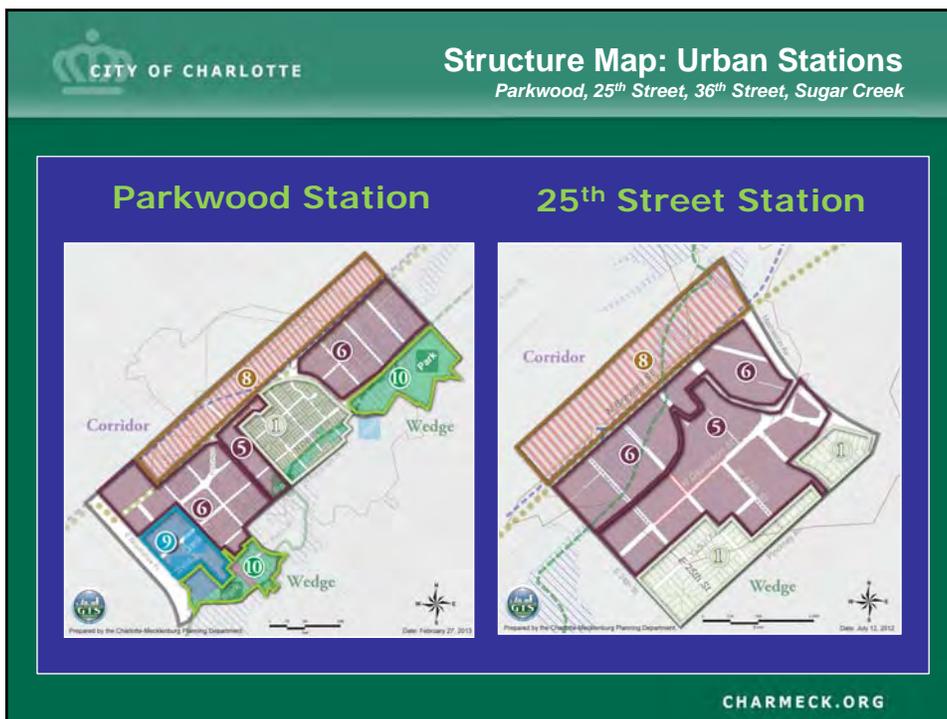
Land Use & Key Community Design Policies

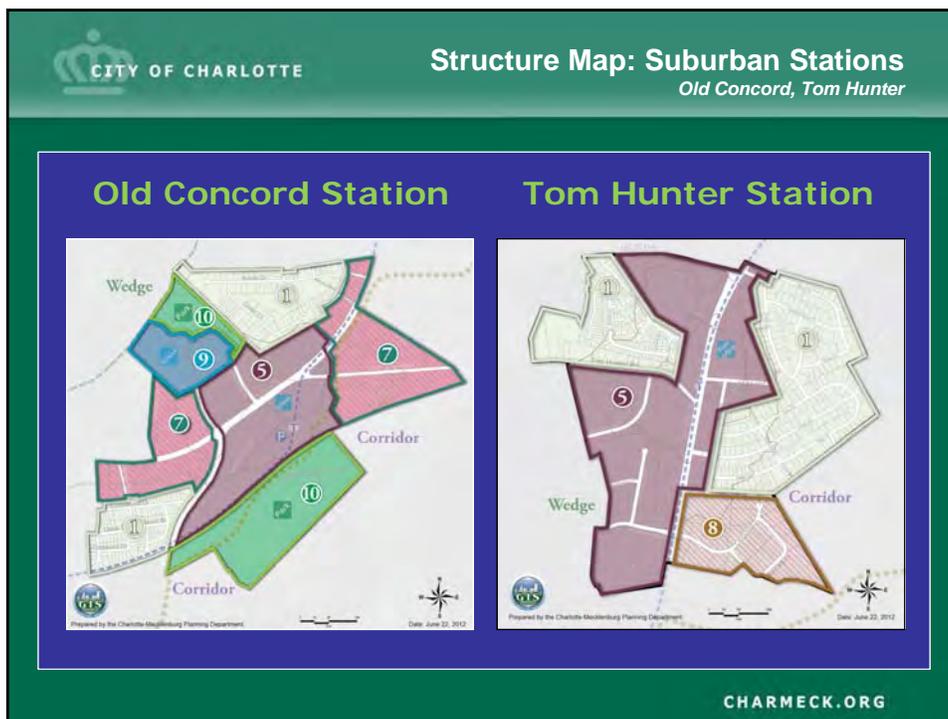
L-1 Promote a mix of transit-supportive land uses (residential, office, retail, civic/institutional uses and park/open space) within the Transit Station Area through new development and redevelopment.

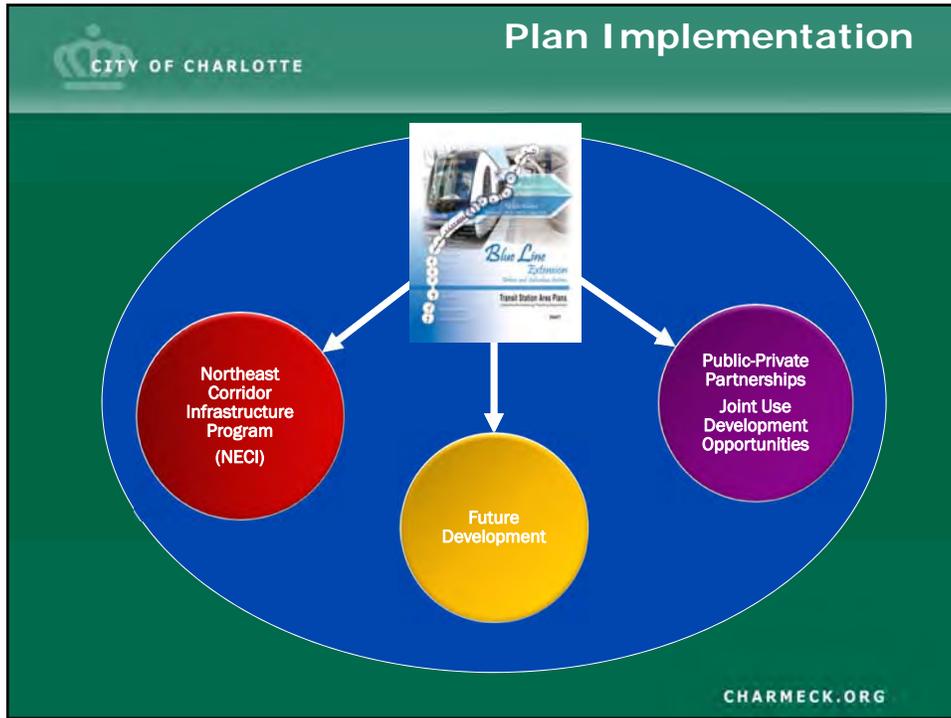
- Ensure that scale, massing and height of new development/redevelopment is sensitive to existing neighborhood development.

SUBDISTRICTS			
Subdistrict	Desired Uses	Typical Building Types	Desired Height
1	Low Density Residential	Single Family Houses, Duplexes, Triplexes, Quadplexes	Up to 40'
2	Moderate Density Residential	Single Family Houses, Duplex, Triplex, Quadplexes	Up to 50'
3	Low Intensity Office/Residential	Single Family Houses, Vertical Mixed Use	Up to 50'
4	Transit Supportive Uses - Predominantly Residential	Vertical Mixed Use, Single Family Houses, Duplex, Triplex, Quadplexes	Up to 60'
5	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Up to 50'
6	Transit Supportive Uses	Vertical and Horizontal Mixed Use, Retail	Established by Ordinance Requirements
7	Low Intensity Office/Retail/Single Family Homes	Vertical and Horizontal Mixed Use, Retail	Up to 50'
8	Manufacturing, Storage, Distribution, Shipment, Office, Retail, Truck Transport	Industrial, Manufacturing, Warehouse, Office	Up to 50'
9	Civic/Institutional	Schools, Government Offices, Museums, Community Centers	Up to 40'
10	Open Space/Park/Recreation	Open Space, Passive and Active Recreation	Up to 40'

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Plan Comments

Different Ways to Provide Comments on the Plan

- Submitting comments at any time during final public meeting.
- Use the online comment form at: www.charlotteplanning.org.
- Emailing comments to:

BLEstationareaplan@charlottenc.gov





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Tentative Review and Adoption Process

Tentative Plan Review and Adoption Schedule

- March 28 - Council Committee - Review
- April 8 - City Council – Hear Public Comments
- April 16 - Planning Committee - Recommendation
- April 25 - Council Committee – Recommendation
- May 13 - City Council – Action

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Thank You!

www.charlotteplanning.org

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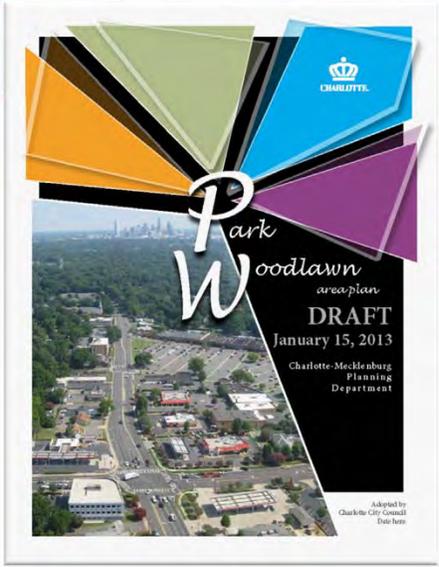


Park Woodlawn area plan
Charlotte-Mecklenburg Planning Department

Transportation & Planning Committee
March 28, 2013 CHARMECK.ORG

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Requested Action



Refer Park Woodlawn Area Plan to full Council for Public Comment

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Presentation Outline

1. Overview & Process
2. Draft Area Plan Policies
3. Public Meeting Comments
4. Review & Adoption Schedule



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Area Plan Overview and Process



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Park Woodlawn Area Plan Boundary

The map displays the evolution of the Park Woodlawn area plan boundary. The 2006 boundary is shown in orange, the 1992 boundary in blue, and the 2008 boundary in green. Key features include the 'Growth Corridor' to the west, 'Wedge' in the center, and an 'Activity Center' to the east. Two photographs on the right show residential streets: the top one features a colorful car, and the bottom one shows a row of brick houses.

2006

1992

2008

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Citizen Advisory Group

- Public Kickoff Meeting – November 2011
- Citizen Advisory Group Meetings

Vision Statement December 8th, 2011

Land Use January 12th, 2012

Land Use February 16th, 2012

Transportation March 8th, 2012

Greenways / Environment April 12th, 2012

Market Study May 10th, 2012

Design Workshop June 5th, 2012

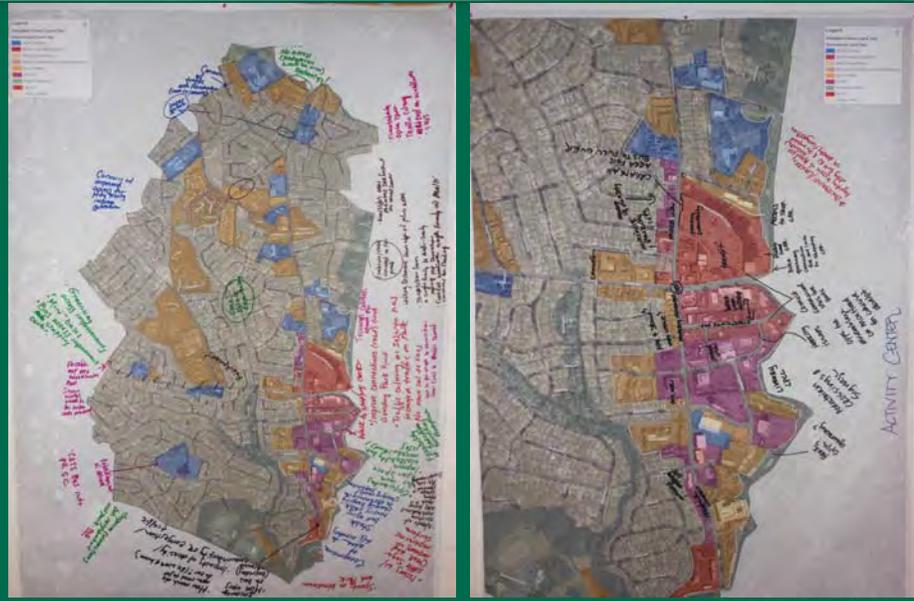
- Public Comment Meeting – December 4th, 2012
- Final Public Meeting – January 29th, 2013



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Group Discussions





What We Heard During Plan Development

Specific comments about **Land Use & Design** for specific locations, plus:

- Appreciate variety of local businesses and types of land uses in the area.
- Would like a more walkable Activity Center with a mix of uses that are easily accessible.
- Need more types of businesses in the area so residents don't have to leave the area for additional services.
- New development should be at a height and scale that is compatible with the surrounding neighborhoods.

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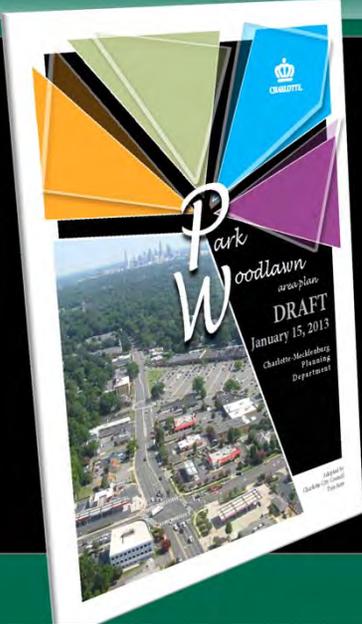
What We Heard During Plan Development

Specific comments about **Transportation** for specific locations, plus:

- What can we do about congestion?
- Please slow the traffic on Park Road
- We need better accessibility to the Activity Center (Park Road Shopping Center, Montford, etc.)
- We'd like more connections within the neighborhoods and to the activity center
- We'd like a more walkable and bikeable neighborhood
- Help us get across the streets

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Plan Policies

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Opportunities & Issues

Opportunities

- Strong Neighborhoods
- Local Business Core
- Strategic Location
- Park, Recreation & Open Space



Issues

- Limited Redevelopment Opportunities for New Growth
- Limited East/West Connectivity
- Connectivity and Walkability within Mixed-Use Activity Center
- Traffic Congestion

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Vision Statement



The Park Woodlawn area is recognized as one of Charlotte's most vibrant, attractive and diverse areas of our city. The dynamic blend of mature neighborhoods led by engaged community leaders and residents; along with a thriving mixed-use activity center containing long standing local businesses; and active civic institutions help form part of this thriving community.

- ❖ Highlights areas unique character and strong neighborhoods.
- ❖ Emphasizes the need to preserve these strong characteristics, especially with new infill development.
- ❖ Plan Goals are to enhance and help create a neighborhood serving (context sensitive scale), mixed use activity center, surrounded by stable residential neighborhoods.



Park Woodlawn
area plan
Charlotte-Mecklenburg Planning Department

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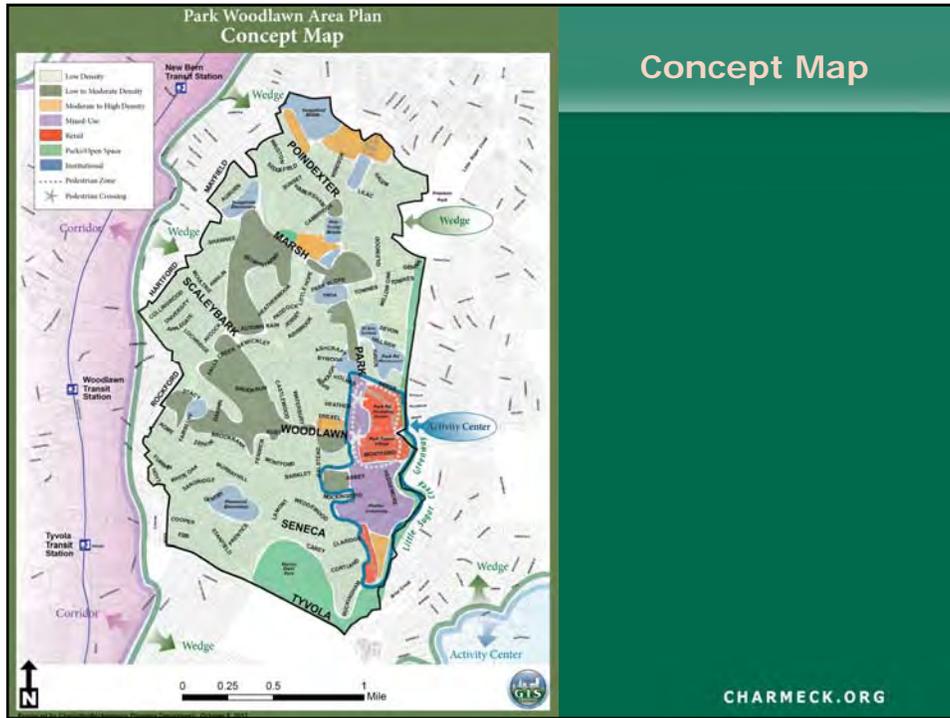


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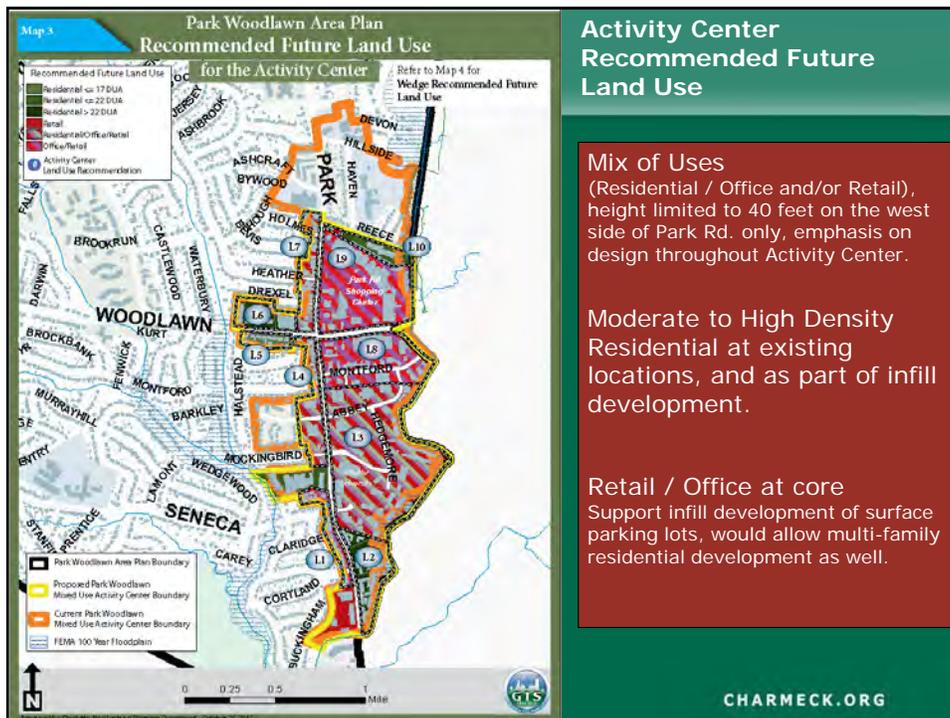
Land Use Policies



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Concept Map

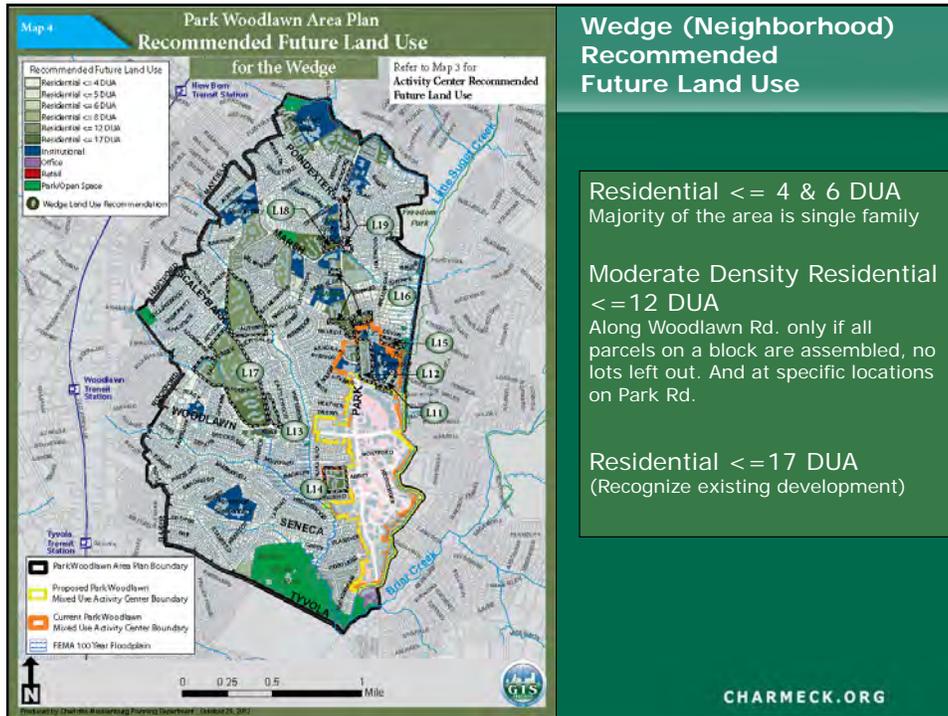


Activity Center Recommended Future Land Use

Mix of Uses
 (Residential / Office and/or Retail), height limited to 40 feet on the west side of Park Rd. only, emphasis on design throughout Activity Center.

Moderate to High Density Residential at existing locations, and as part of infill development.

Retail / Office at core
 Support infill development of surface parking lots, would allow multi-family residential development as well.



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Community Design Policies

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Residential Design Policies Highlights

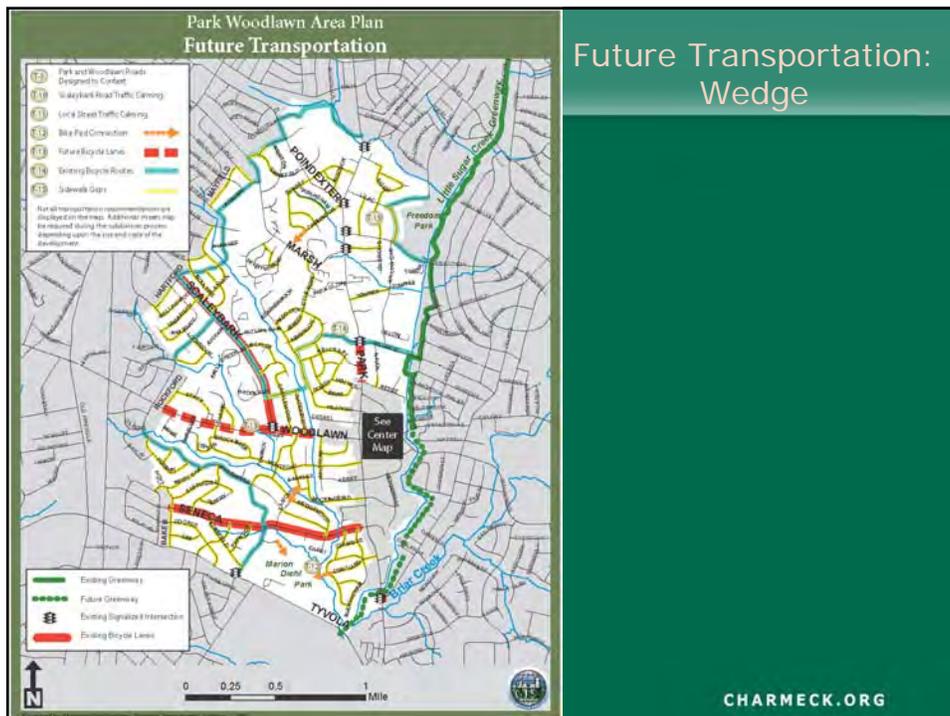
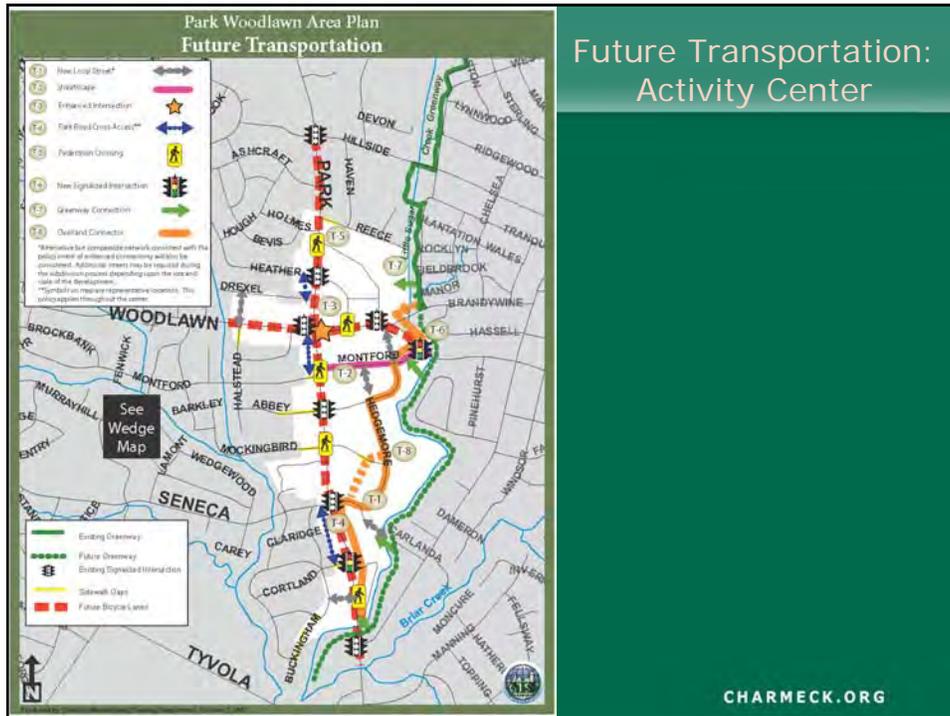
- ❖ Shallow depth lot redevelopment along Park Road should be compatible with the adjacent single family neighborhood.
- ❖ Multi-family developments along Park / Woodlawn Roads should be compatible with the surrounding neighborhood and have pedestrian scale street presence.

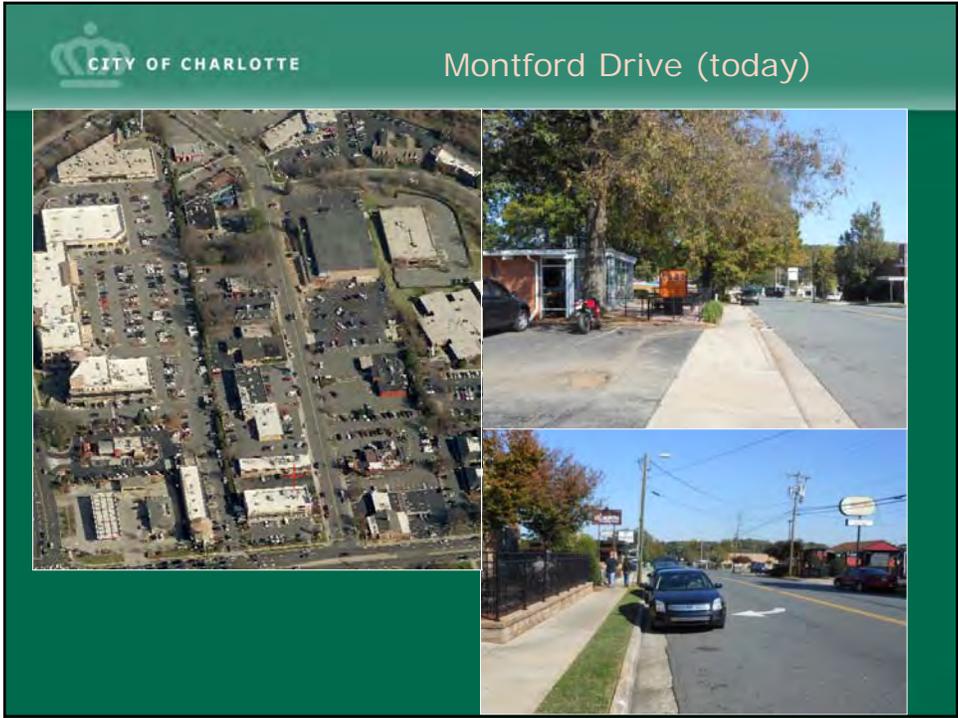
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Pedestrian and Vehicular Network

- ❖ Introduce improved pedestrian crossings for better neighborhood and pedestrian connectivity.
- ❖ Encourage shared parking among different uses where feasible to minimize the amount of parking spaces needed.






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Natural Environment





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Natural Environment Policies



- ❖ Encourage Actions (measures) that will ensure long term sustainability of the tree canopy.
- ❖ Establish tree canopy goals for the Park Woodlawn area, following the City's 50% Tree Canopy Goal in 2050.
 - Wedge at 50%
 - Mixed Use Center at 20%
- ❖ Support environmental education as a means of reducing the amount of pollutants entering area streams and creeks.



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Summary of Public Meetings / Comments



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Comments Received (summary)

- ❖ Some concerns over the effects of mixed-use development, especially on traffic.
- ❖ Most want new development in the area to be sensitive to the surrounding neighborhood in terms of scale.
- ❖ Concerns over building heights, nothing more than 4 stories or 40 feet.
- ❖ Slight adjustments to some of the recommended future land uses.
- ❖ Support for and concerns over some proposed street connections.



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Revisions to "Draft" Plan

Park Woodlawn Area Plan
Proposed Revisions to Draft Plan
Updated March 16th, 2013

No.	Rev. & Location	Nature of Change	Current Text, Map or Graphic	Proposed Revisions (Additional Text in Bold)
Executive Summary (pages iv-vi)				
1	Executive Summary, Page iv	Clarify the nature of the proposed revisions to the plan.	Executive Summary (pages iv-vi)	Executive Summary (pages iv-vi)
2	Executive Summary, Page v	Clarify the nature of the proposed revisions to the plan.	Executive Summary (pages iv-vi)	Executive Summary (pages iv-vi)
Plan Policies - Land Use (pages 12-14)				
10	Page 12	Clarify the nature of the proposed revisions to the plan.	Plan Policies - Land Use (pages 12-14)	Plan Policies - Land Use (pages 12-14)
11	Page 13	Clarify the nature of the proposed revisions to the plan.	Plan Policies - Land Use (pages 12-14)	Plan Policies - Land Use (pages 12-14)

Revisions to "Draft" Plan

Park Woodlawn Area Plan
Community Design

No.	Rev. & Location	Nature of Change	Current Text, Map or Graphic	Proposed Revisions (Additional Text in Bold)
1	Page 10	Clarify the nature of the proposed revisions to the plan.	Community Design	Community Design
2	Page 11	Clarify the nature of the proposed revisions to the plan.	Community Design	Community Design

Park Woodlawn Area Plan
Land Use

Plan Policies

Overview

The following sections set forth plan policies for land use, transportation, community design, public facilities, as well as the natural environment to realize the vision and goals for the plan area. Goals for each section are briefly summarized, followed by the recommended plan policies. Plan policies will guide future land use, zoning and other growth and development decisions.

Land Use

This section establishes future land use policies for the area and recommends appropriate land uses to realize the plan vision. In developing these policies, transportation and community design issues were also considered and incorporated as appropriate. However, separate sections for transportation and community design policies follow and build upon the policies discussed in the land use section.

GOAL

Maintain and preserve the area's predominant neighborhood character, along with strengthening and enhancing the strong neighborhood business center. Future developments should be sensitive to the surrounding neighborhood. These developments should enhance the neighborhood by building upon the area's assets and improving the pedestrian environment by providing more connection between the residential wedge areas, and the mixed use activity center.

The land use policies are organized into two major geographic areas: Wedge and Activity Center. Each policy is numbered, and the specific location noted on Map 3 or Map 4. The policies also cross reference by numbers in the Implementation Guide. The plan area incorporates Park Road, Woodlawn Road mixed-use activity center, with the majority of the area included in the wedge. Two areas of the Activity Center are recommended for redevelopment as part of the Wedge due to their recommended characteristics. These are further discussed in policies L-11 and L-14.

ACTIVITY CENTER

Activity centers are local points of economic activity typically planned for concentrations of compact development. Many existing Activity Centers are appropriate locations for significant new growth along with enhancements to the supporting infrastructure. There are three types of Activity Centers: City Center, Mixed Use Centers, and Industrial Centers. The Park Woodlawn center is a Mixed Use Center and it is anticipated that the area will be developed for more intensive than it currently. The projected new growth is because there are no more vacant parcels left within the activity center; any new development will need to redevelop existing

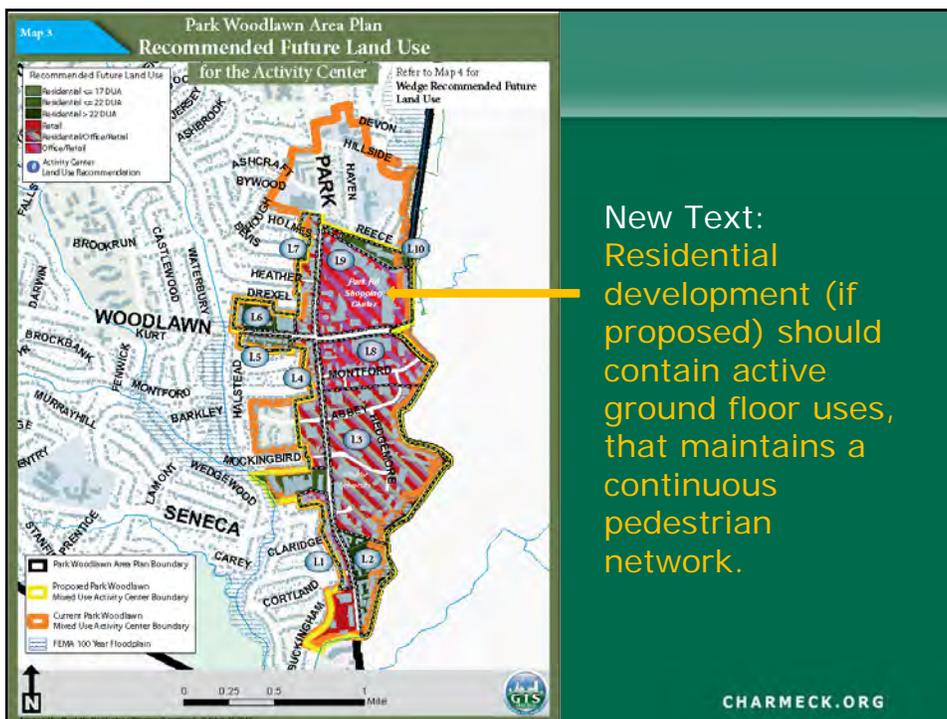
properties at higher intensities, and the resulting demographic are favorable for many businesses wanting to locate there. However, the land use, transportation and community design policies set forth in this document will intentionally emphasize that new development needs to be neighborhood sensitive, that as buildings need to be sensitive to the surrounding single family neighborhoods in terms of height and design, and need to encourage pedestrian activity by providing common places for pedestrians such as public plazas, open spaces and active ground floor uses. See Map 3: Recommended Future Land Use for the Activity Center.

LAND USE POLICIES FOR THE ACTIVITY CENTER

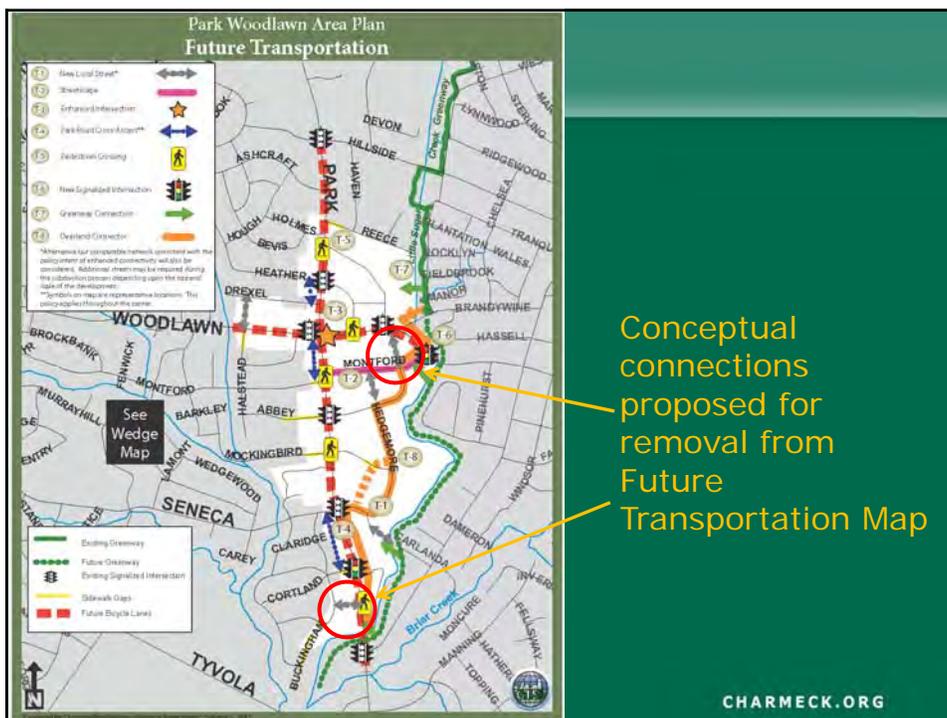
L-1: Park Road, west side, from near Cortland Road to near Seneca Place. Support office and retail uses. The existing office and retail properties located along the west side of Park Road just north of the Hamm-Tetter shopping center and Cortland Road are recommended for office and/or retail uses; however new developments should follow the design policies in the Community Design section, and be especially sensitive to the single family neighborhood behind them along Buckingham Drive; it should also be at a height not to exceed 40 feet. Assembling parcels from the wedge neighborhoods to larger

Recommend limiting building heights to 40 feet, for new development adjacent to single family.





New Text:
Residential development (if proposed) should contain active ground floor uses, that maintains a continuous pedestrian network.



Conceptual connections proposed for removal from Future Transportation Map

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Review & Adoption Schedule

- ❖ ~~Final Public Meeting – January 29th~~
- ❖ ~~Planning Committee – February 19th (public comment)~~
- ❖ ~~Planning Committee – March 19th (review proposed revisions)~~
- ❖ City Council Committee (T & P) – March 28th (overview)
- ❖ Planning Committee - April 16th (recommendation)
- ❖ City Council – April 22nd (public comment)
- ❖ City Council Committee (T & P)– April 25th (recommendation)
- ❖ City Council – May 13th (adoption)



Park Woodlawn area plan
Charlotte-Mecklenburg Planning Department

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Questions and Comments

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