

**Steering
Committee #6**
July 22, 2020



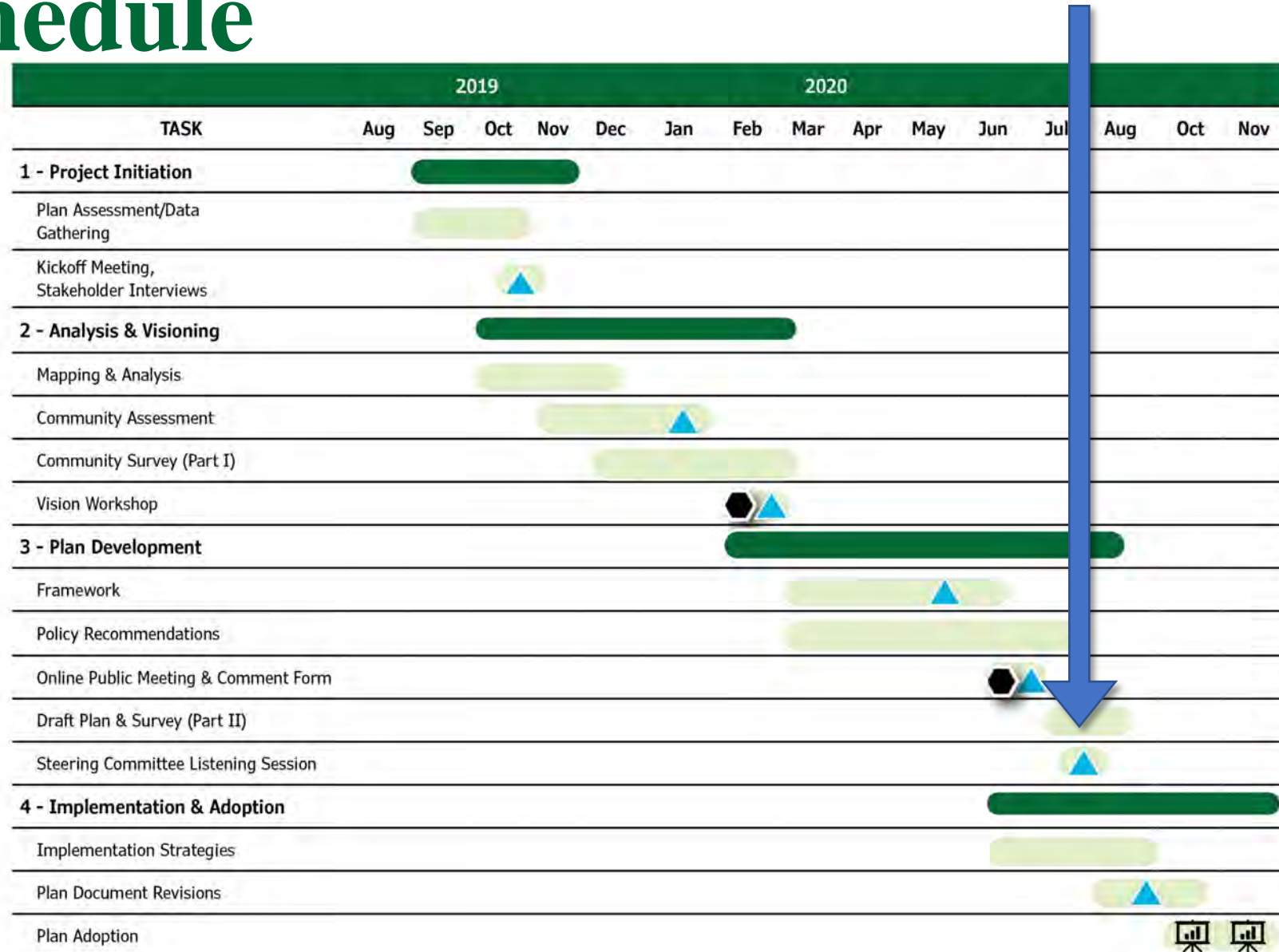
Agenda

- **Roll Call**
- **Chairman's Remarks**
- **Approval of June Meeting Summary**
- **Chairman's Remarks**
- **Project Schedule & Public Outreach**
- **Public Comments / Listening Session**
- **Discussion on Outstanding Issues**
 - Sam Furr Corridor / Activity Centers Discussion
 - Transit and Red Line Discussion
 - Urban Form and Public Streets
 - Affordability
 - Downtown
- **Next Steps**



Schedule

We are here



Public Engagement

- **Survey #2: Plan Framework** (incorporating feedback)
- **Steering Committee Listening Session (tonight)**
- **Draft Plan Survey (Survey #3) – End of August – Sept 18**
- **Draft Plan Release and Review – End of August**
 - End of August
 - Online & Newsprint versions
- **Potential drop-in meeting(s) – TBD**
 - Dependent on the Coronavirus situation and state/town policies
- **Public Hearing – TBD**
 - At Town Board regular meeting, potentially Oct. 19th



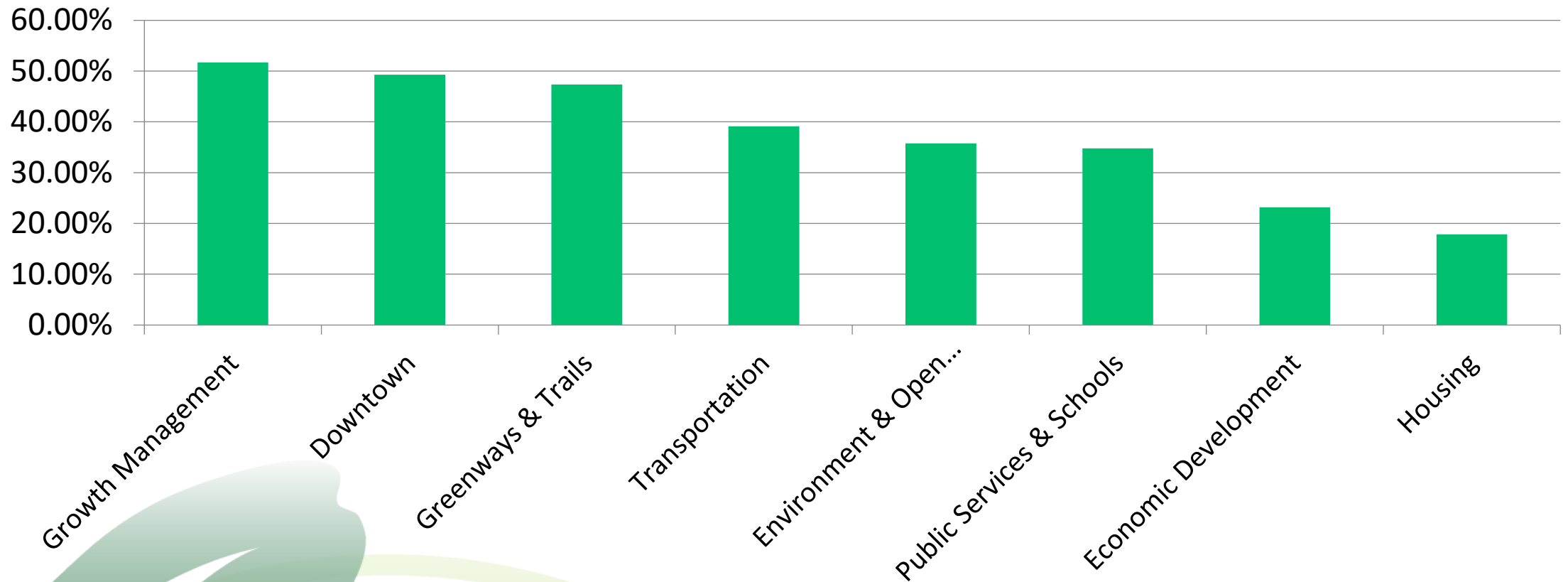
Draft Vision

The Most livable community in NC...

By 2040, Huntersville will be a vibrant community that provides attractive options for its residents to live, work, play, and grow. Pursuing the highest level of excellence, the town will guide growth and development in a way that prioritizes quality of life, green spaces and environmental protection, economic development, and multimodal transportation.

Plan Framework Comment Form

“What are your Top 3 priority goals?”



Incorporating Feedback

**What we
heard**

How to incorporate it

**Define and clarify
“Livability”**



Be clear about makes Huntersville livable now and how could the town could be more livable in the future.

**“Revitalization”
& “Disperse
Density”**



Focus on revitalization but balance with neighborhood preservation in some areas

**“Diversity and
Inclusion”**



Potential modification to housing goal and/or vision statement



Incorporating Feedback

What we heard

“Huntersville needs an identity and sense of place”



“Public Safety” and “Education”



“Employers want diverse housing for potential employees”



How to incorporate it

Emphasize recommendations for unique places, historical features, art and culture

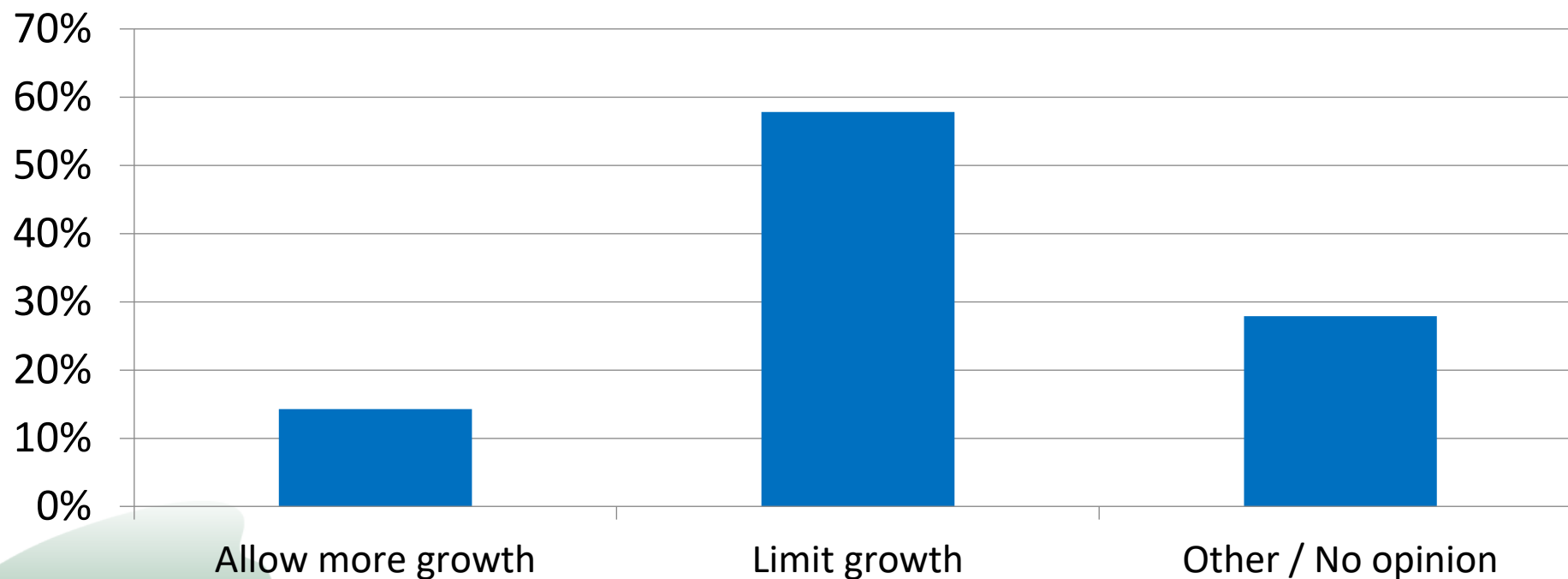
Key public services, need to be clear about Town’s role

Establish housing diversity and affordability as tool



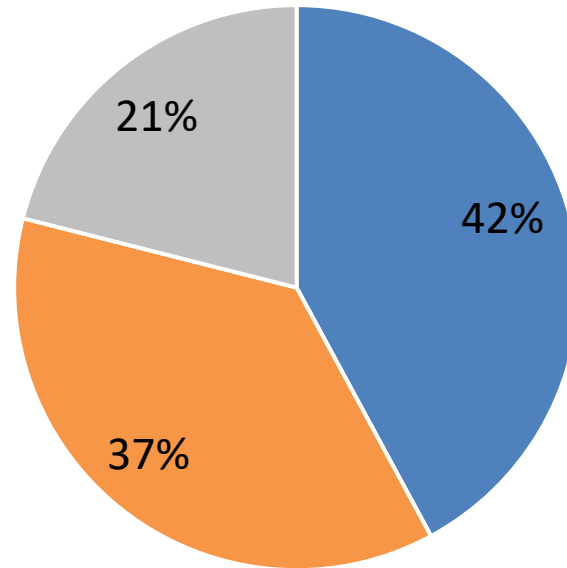
Plan Framework Comment Form

How should the adopted Land Use Plan be changed?



Plan Framework Comment Form

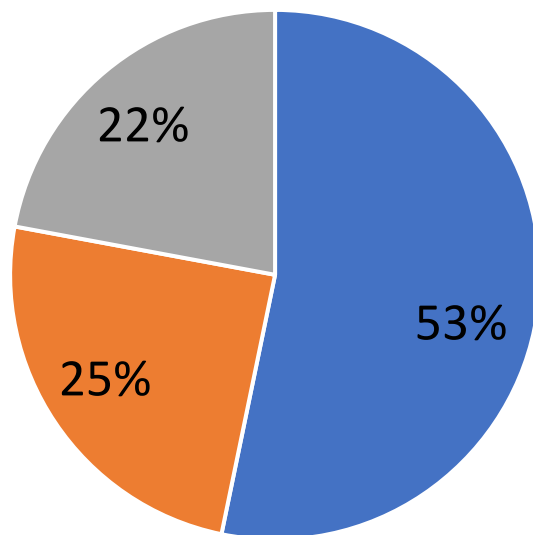
Huntersville has housing options that will serve my needs and/or my children as we grow older?



- Yes, there are adequate housing options for older people and young people in town
- More housing options are needed
- Not sure

Plan Framework Comment Form

Should the town still plan for future commuter rail even though the railroad would have to change its policies and it may only be a long-term option?



■ Yes

■ No

■ Not sure / Need more information

An illustration in a minimalist, flat style. On the left, a woman with short dark hair is shown in profile, facing right. She has her hands open in a gesture of listening or openness. On the right, a man with short dark hair is shown in profile, facing left. He has his hand to his chin in a thoughtful or listening pose. Between them is a dark grey speech bubble containing white quotation marks. To the right of the man is a large white circle containing three concentric dark grey arcs, resembling a signal or sound wave. A semi-transparent white rectangular box is centered over the image, containing the text "Listening Session" in a bold, black, sans-serif font.

Listening Session

Listening Session Guidelines

- **What would make Huntersville more Livable!**
- **Limit comments to 3-5 minutes**
- **Stay positive & think BIG!**



Discussion on Outstanding Issues



Discussion on Outstanding Issues

- Sam Furr Corridor / Activity Centers Discussion
- Transit and Red Line Discussion
- Urban Form and Public Streets
- Affordability
- Downtown



NC 73 Corridor Discussion






- **Context**

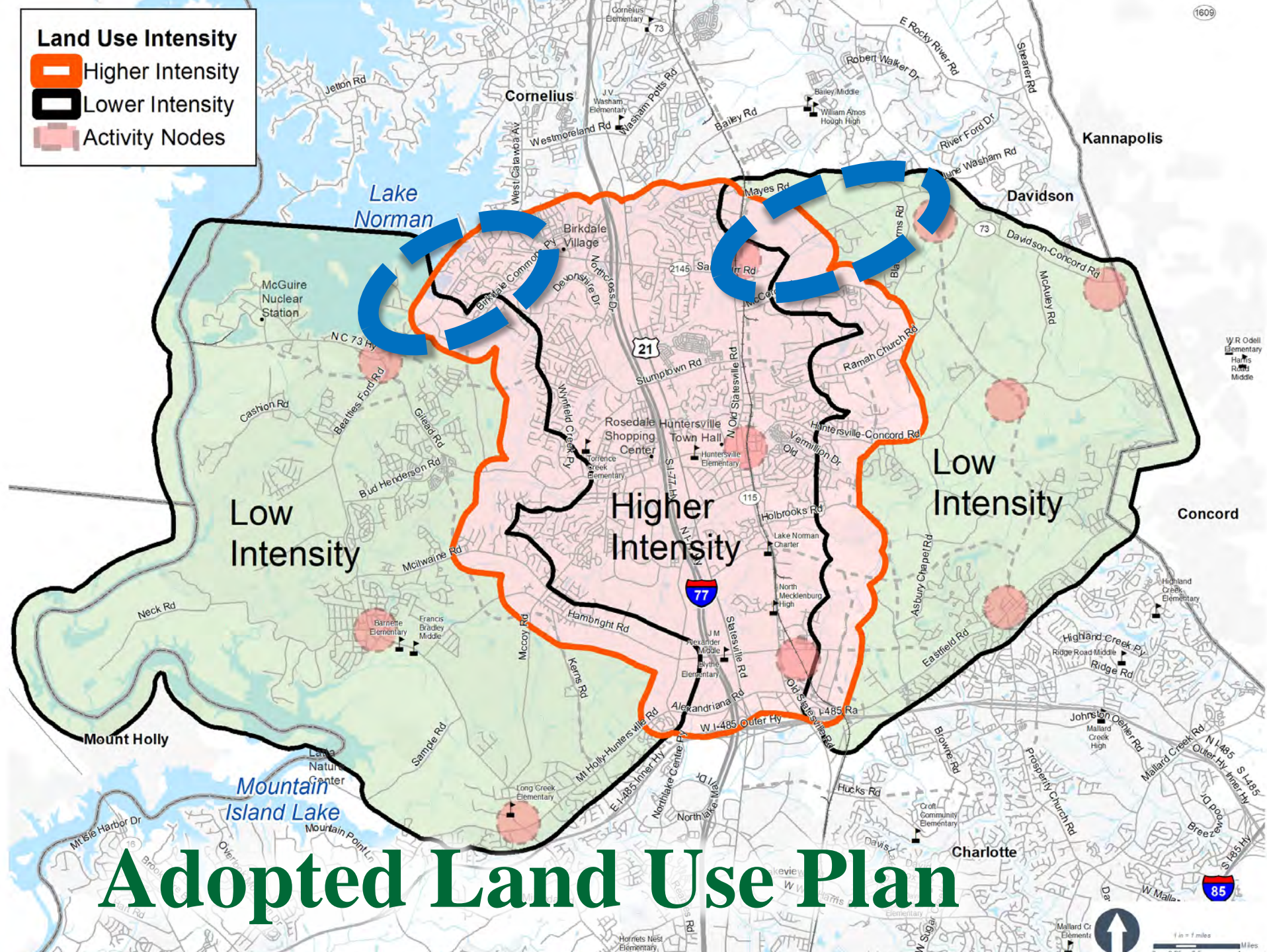
- NC 73 connects Lincolnton, Huntersville and Concord
- Includes urban section (near I-77 and US 21) and less developed areas to the east and west
- West: Mountain Island Lake Watershed & McGuire Nuclear Station
- East: Some farms and residential, east of Poplar Tent is more developed (Kannapolis / Concord ETJ)

- **Public Input**

- Public priorities are Traffic and Congestion and Growth Management

Land Use Intensity

-  Higher Intensity
-  Lower Intensity
-  Activity Nodes



NC 73 Corridor Context – NC 115 to Poplar Tent Rd



Sam Furr Independent Living
Approved on Monday

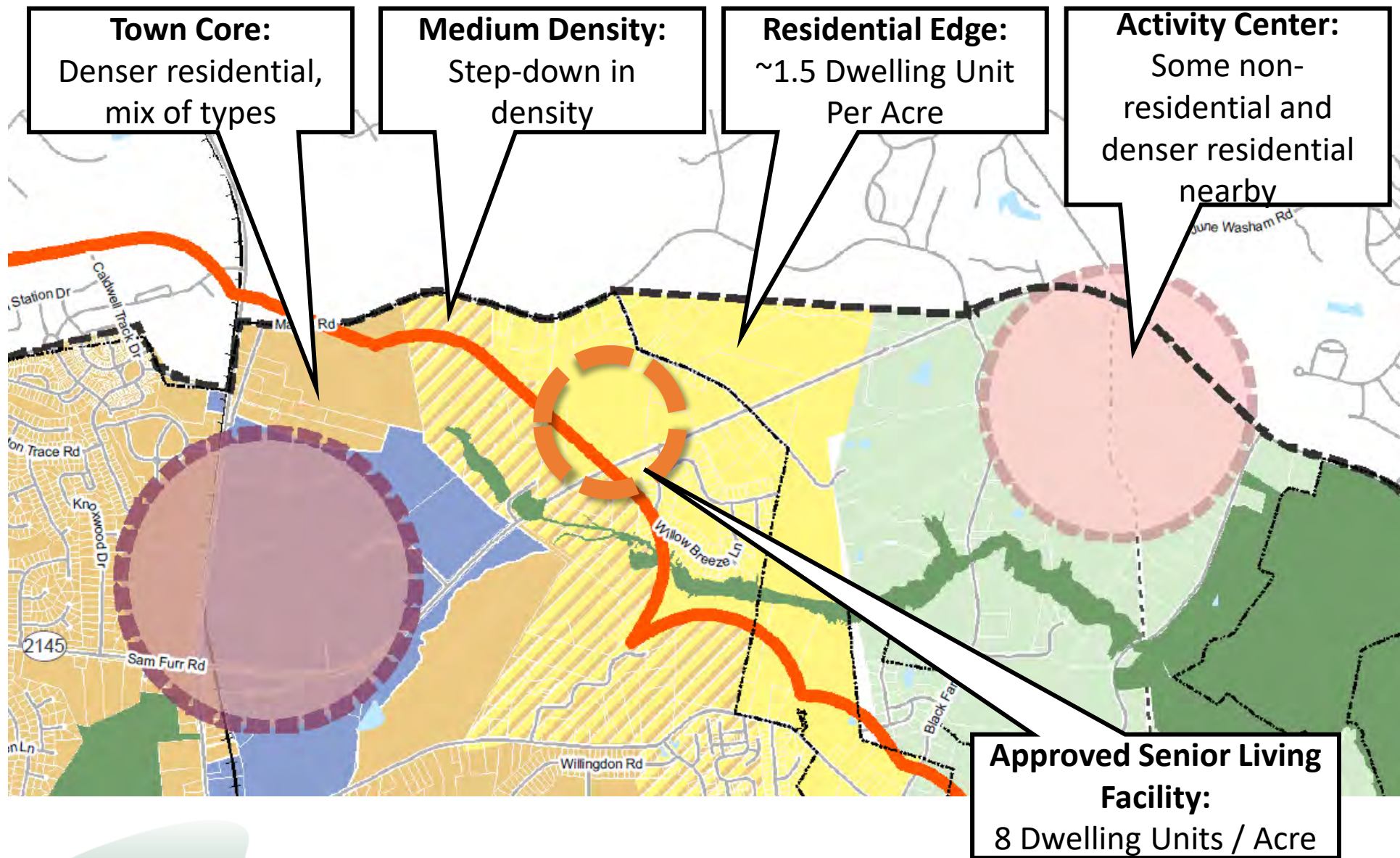


Black Farm Rd
South of NC 73

Pactiv Corporation
Near NC 115 & Railroad



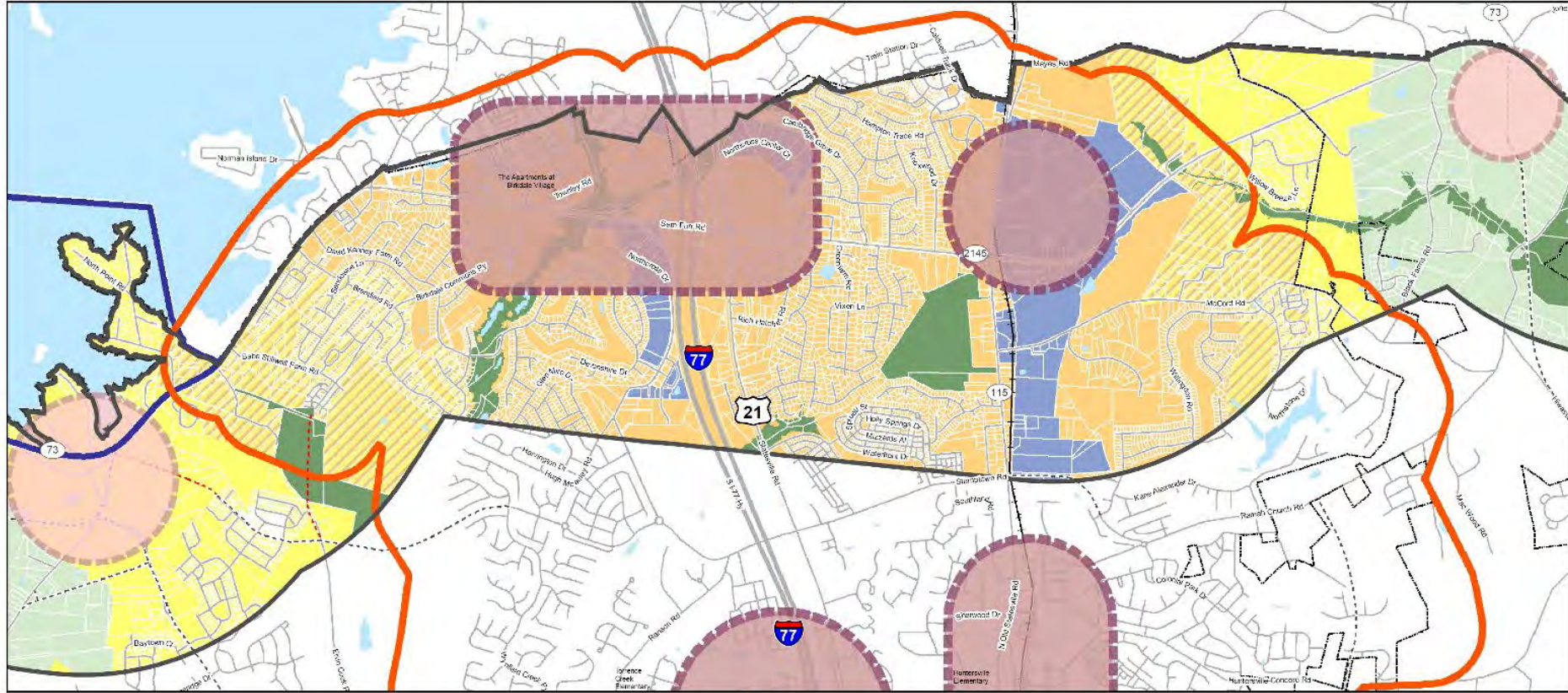
Willow Breeze Lane
South of NC 73



Draft Future Land Use Plan

Option A: Growth Management

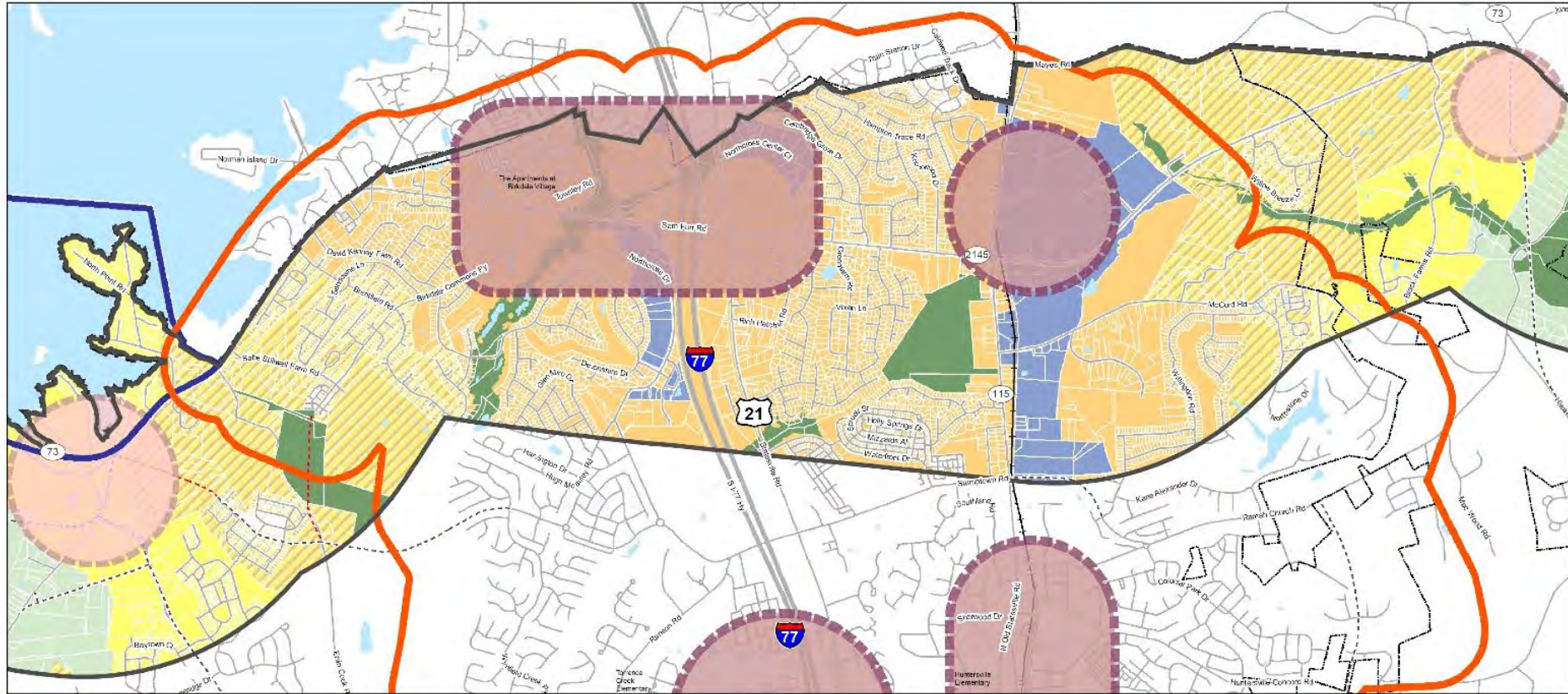
- Similar to current zoning, 2030 Plan and NC 73 Plan
- Focuses growth within 2 miles of I-77 and US 21
- Reduced density west of Beatties Ford Road and east of NC 115 due to lack of infrastructure and to preserve some rural character
- New residential ~1-1.5 DUA along NC 73



Option B: Moderate Growth

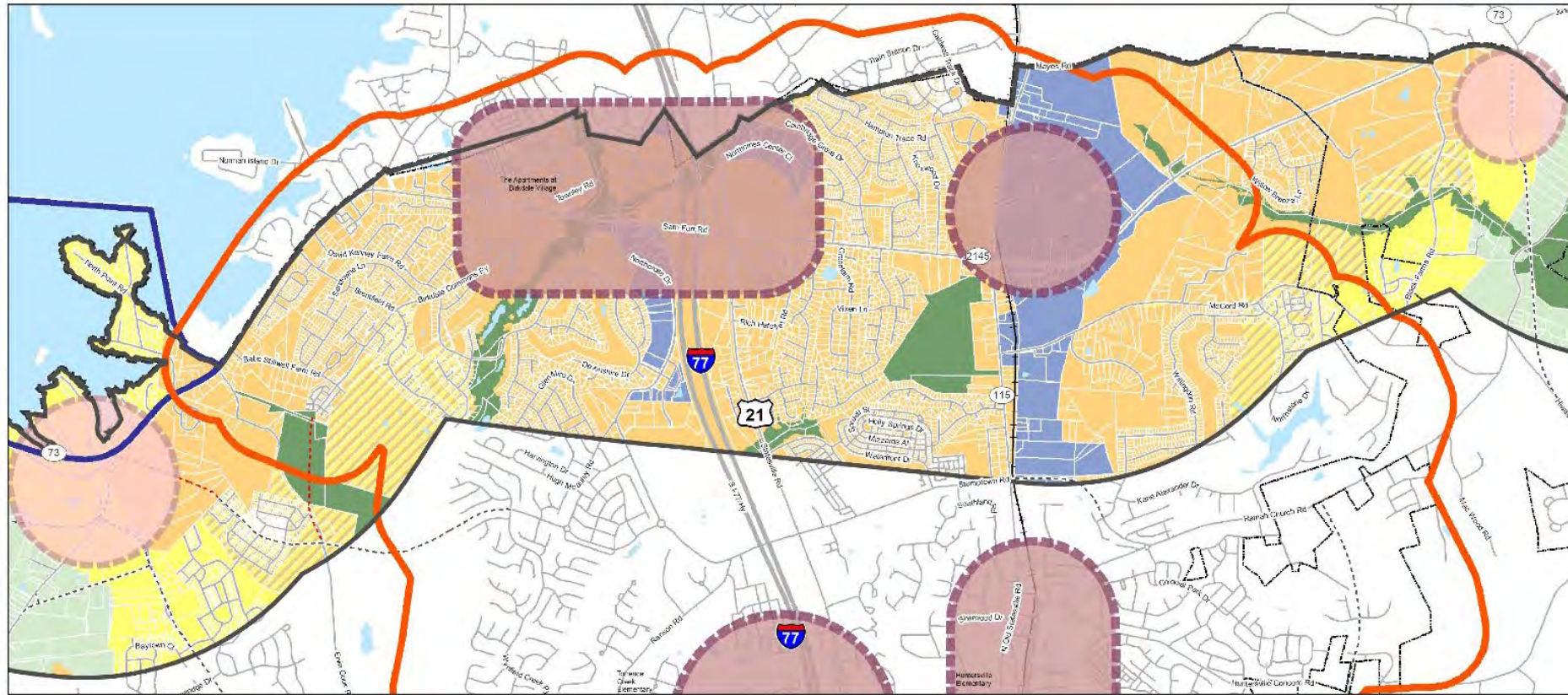
- Expand Medium Density Area and Residential Edge area to accommodate more residential along NC 73
- New residential along NC 73 averages 3-4 dwelling units per acre between NC 115 and Davidson Concord Rd

+ 2X Housing Units



Option B: High Growth

- Expand Town Core to accommodate more residential, including multi-family and commercial along NC 73
 - New residential along NC 73 averages 6+ dwelling units per acre between
 - Minor expansion of Employment Center
- + 4X Housing Units**
+ Potential for strip commercial and more office & industrial



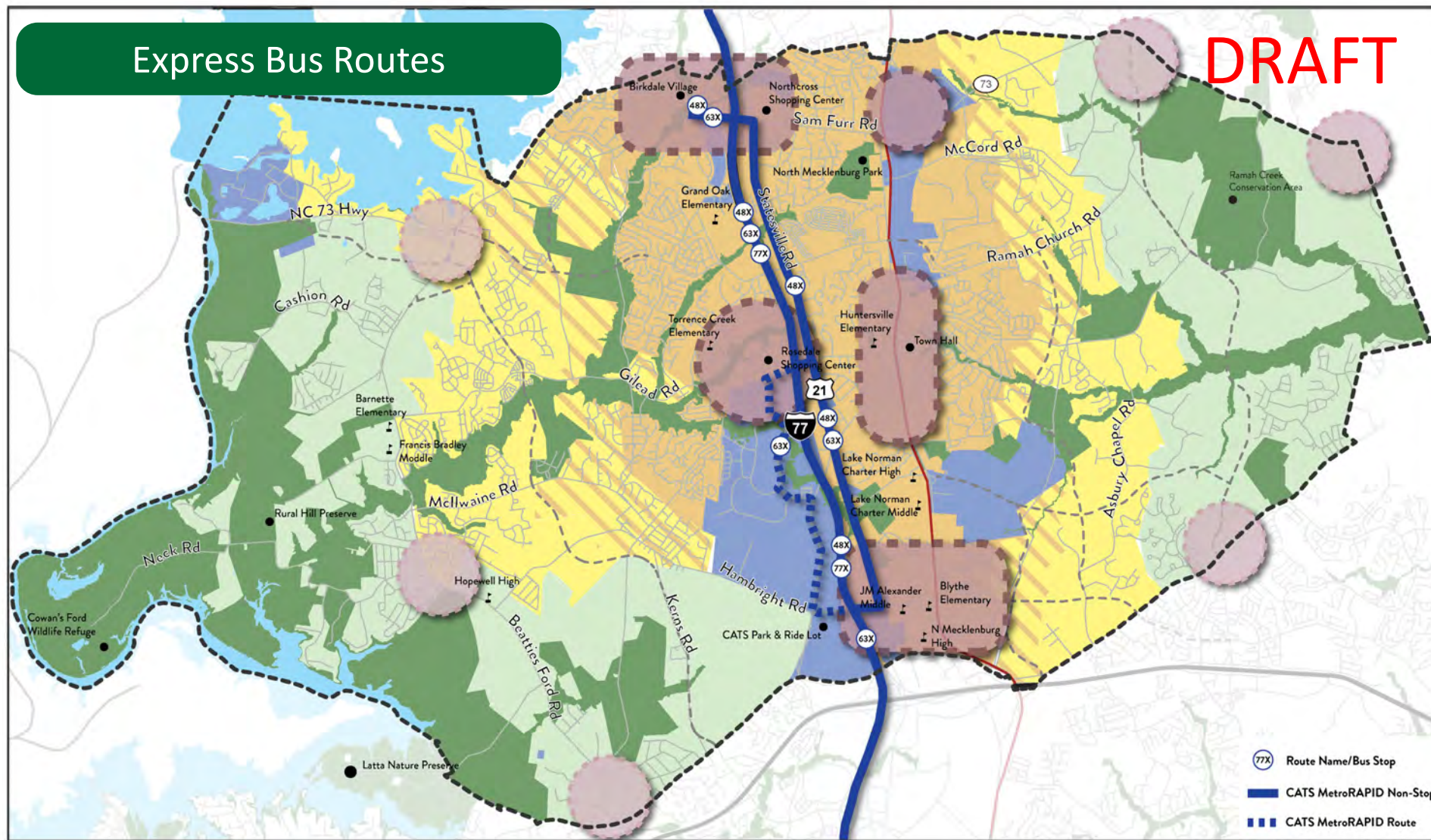
NC 73 Corridor Discussion



- **Options**
 - **No Change to draft Future Land Use Plan:**
Encourage more intense growth to Mixed Use Areas, Town Core or Activity Centers (*Growth Management Option*)
 - **Encourage more development near NC 73:**
Given location of NC 73 and future improvements treat the corridor differently (*Moderate and High Growth options*)
 - **Gather more public input** on future land use options along the NC 73 Corridor

Express Bus Routes

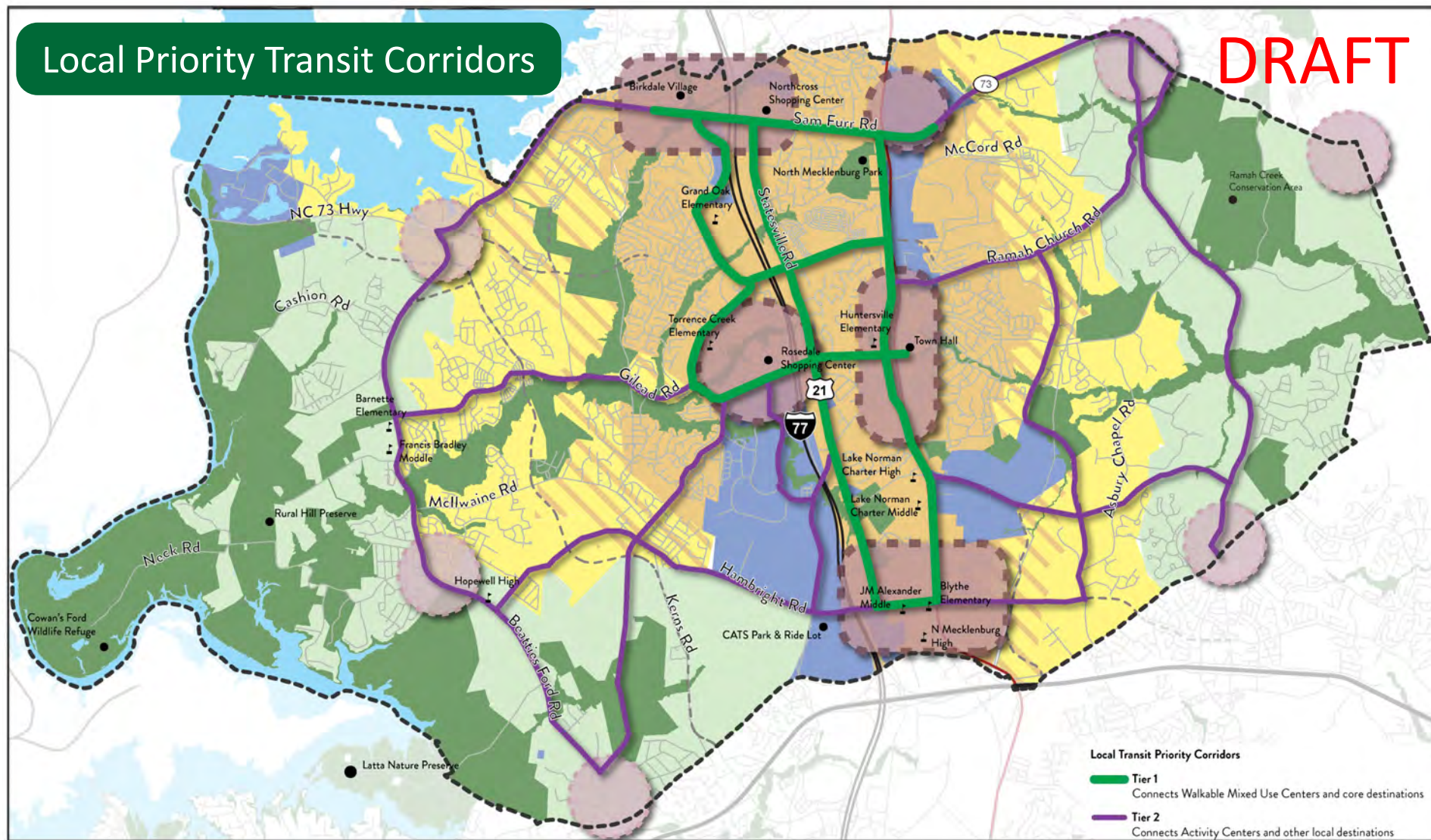
DRAFT



Encourage Transit-Ready Development within the WALKABLE MIXED USE and COMMUNITY CORE consolidated character areas to leverage/enhance existing Express Bus Routes.

Local Priority Transit Corridors

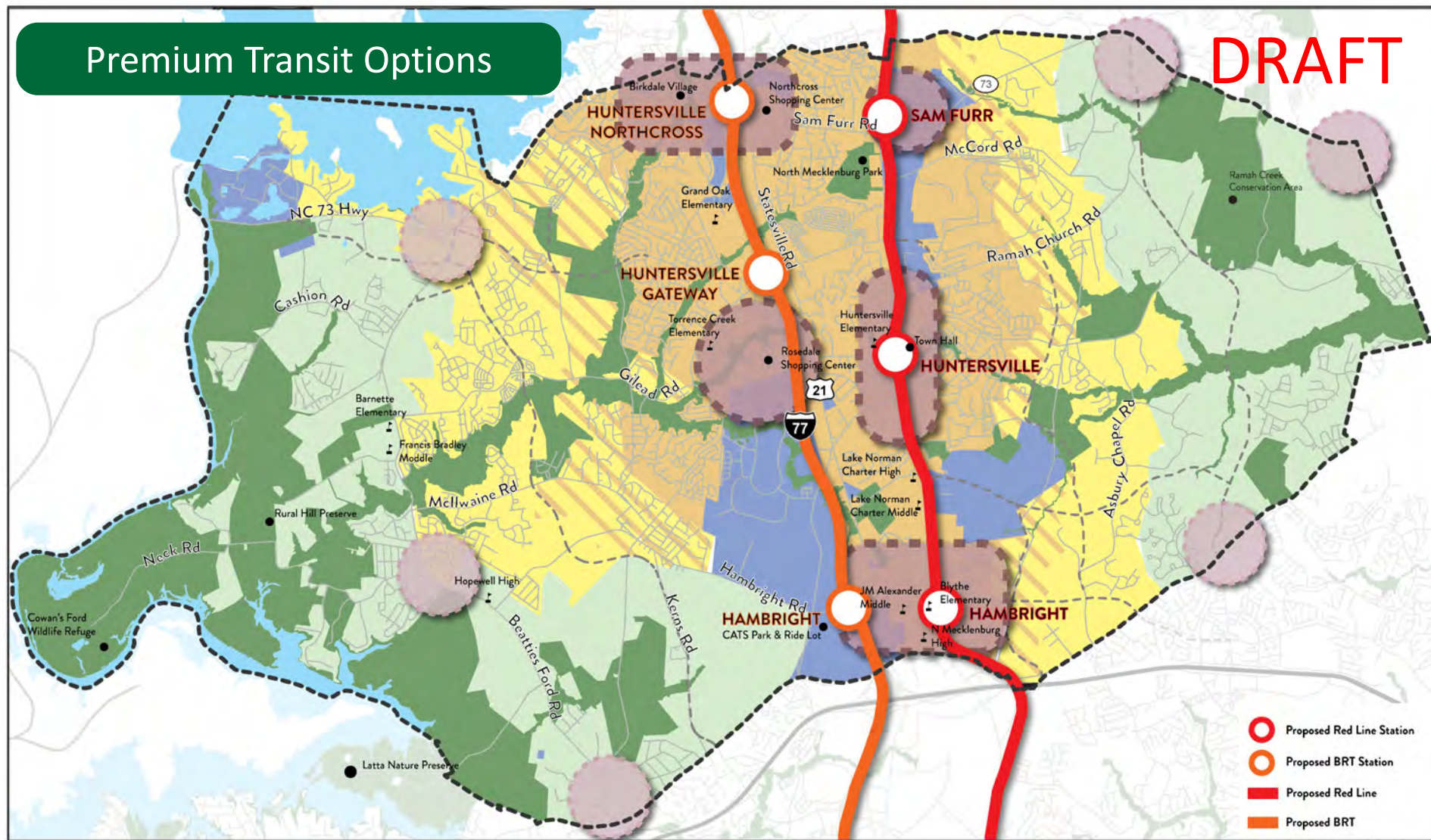
DRAFT



In coordination with regional partners, explore local transit options with an initial focus on Tier 1 priority corridors for the highest levels of transit service.

Premium Transit Options

DRAFT



Continue to support premium transit options to promote regional travel choice and advance community initiatives related to growth and economic development.

To what degree should we support future transit with development?

60% | Allow taller, denser development with good design

20% | Go “All In” allow Transit Oriented Development (TOD) as dense as market will allow

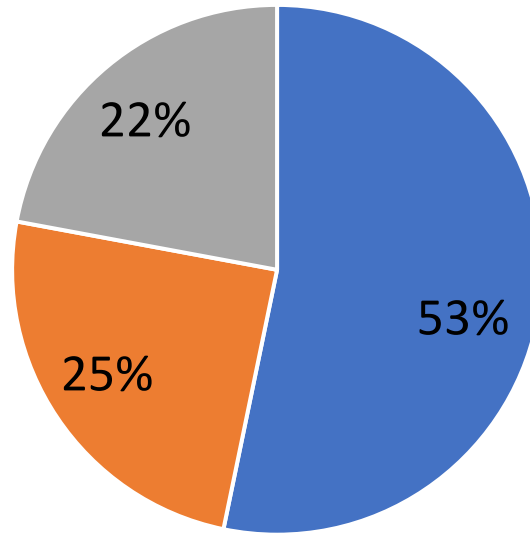
10% | Existing policies are good (some support some restrictions (i.e. building height) (10% of votes)

10% | Need more input from public



Plan Framework Comment Form

Should the town still plan for future commuter rail even though the railroad would have to change its policies and it may only be a long-term option?



■ Yes ■ No ■ Not sure / Need more information

Red Line Discussion

Should the Town still plan for future commuter rail?

Charlotte, N.C., still hoping for Red Line despite Class 1's resistance to share track

Written by **Bill Wilson**, Editor-in-Chief



Norfolk Southern is refusing to share the O Line in North Carolina for a new passenger rail route.

The Red Line is the Dead Line

BY NEWSROOM • FEBRUARY 18, 2019 • POST A COMMENT



Keep in mind: Need walkability is needed for transit,
but transit is not necessary for walkability...

Urban Form in Huntersville

Timeline of Development

- **1990 POPULATION 3,014 people**
- Small zoning jurisdiction boundaries; conventional zoning
- **1995 Huntersville Community Plan**
- **1996 Revised Huntersville Zoning Ordinance – form-based code**
(buildings front street or open space, connected streets; sidewalks both sides of streets, mixed uses)

Relevance to Huntersville 2040

- **Commercial design standards** frequently mentioned in surveys
- **Form-based recommendations**
 - Form-based approach has led to aesthetic improvements along commercial corridors
 - Adjustments to form may be recommended as part of the plan
- **Public, connected streets are key**
 - Improve walkability and reduce traffic
 - Improve resiliency by allowing properties to evolve and change uses



Birkdale Village



Rosedale



Conventional Zoning Pre-1996

Separation of Land Uses

Buildings Front Parking Lots

Streets Do Not Interconnect

Many Private Roads



Huntersville Form Based Code

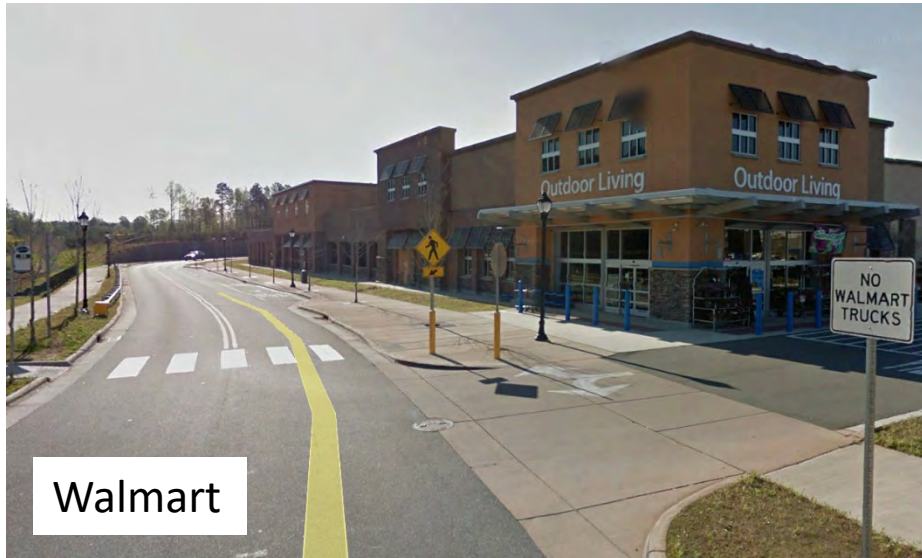
Mixture of Land Uses

Buildings Front Streets;

On-Street Parking

Public Streets Connect With Adjoining Lots

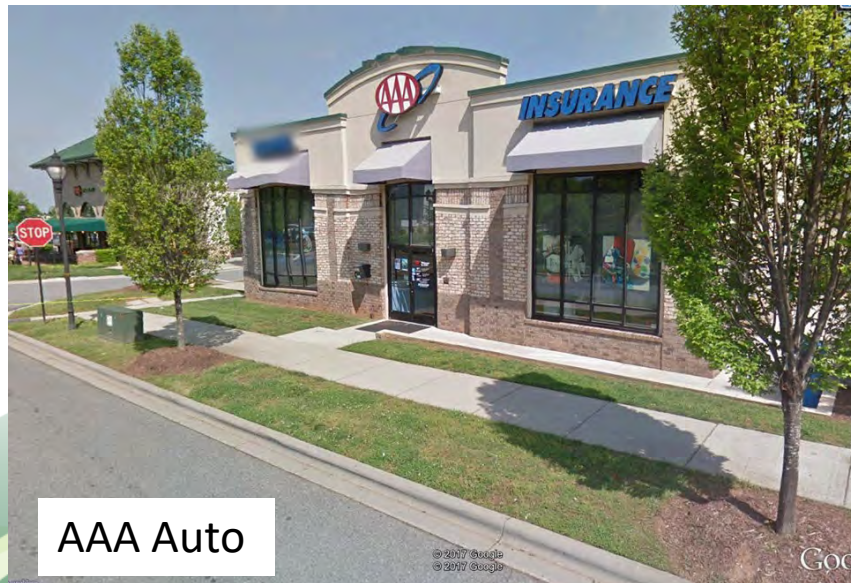




Walmart



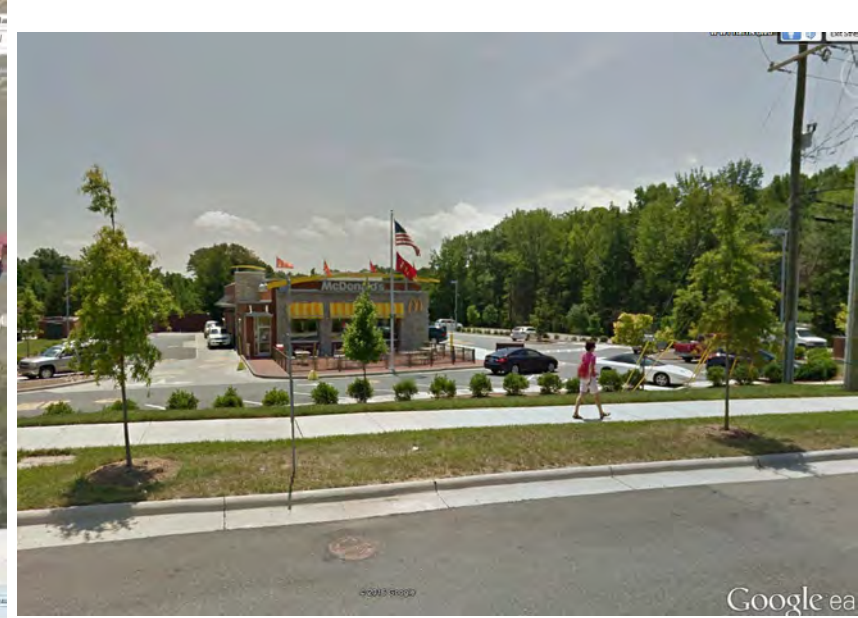
Harris Teeter



AAA Auto



NC License



Charlotte McDonalds

Huntersville McDonalds





Hwy. 150, Mooresville



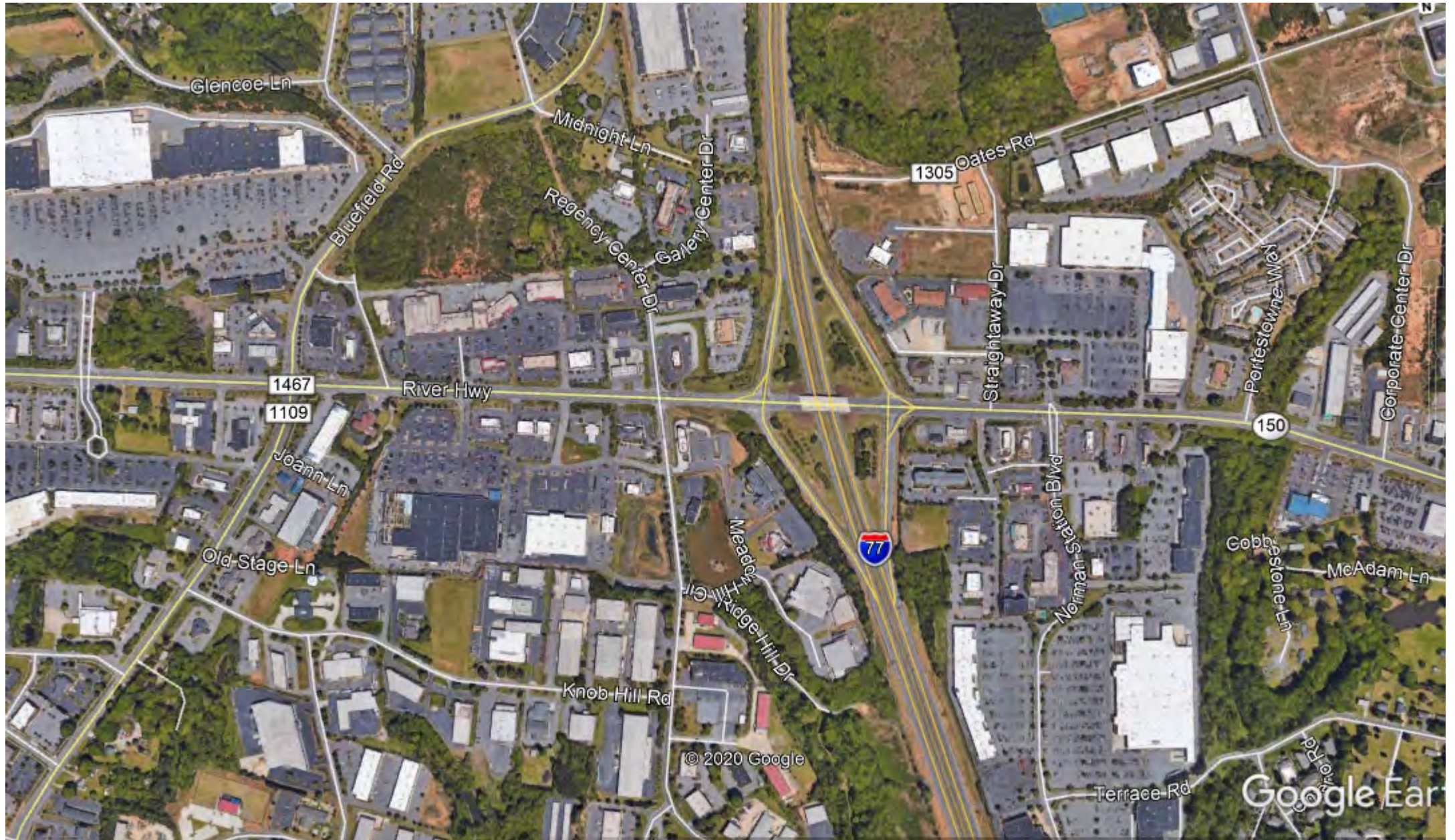
- Parking Lots Adjacent to Street (large setbacks)
- No Street Tree Requirement

Gilead Rd., Huntersville



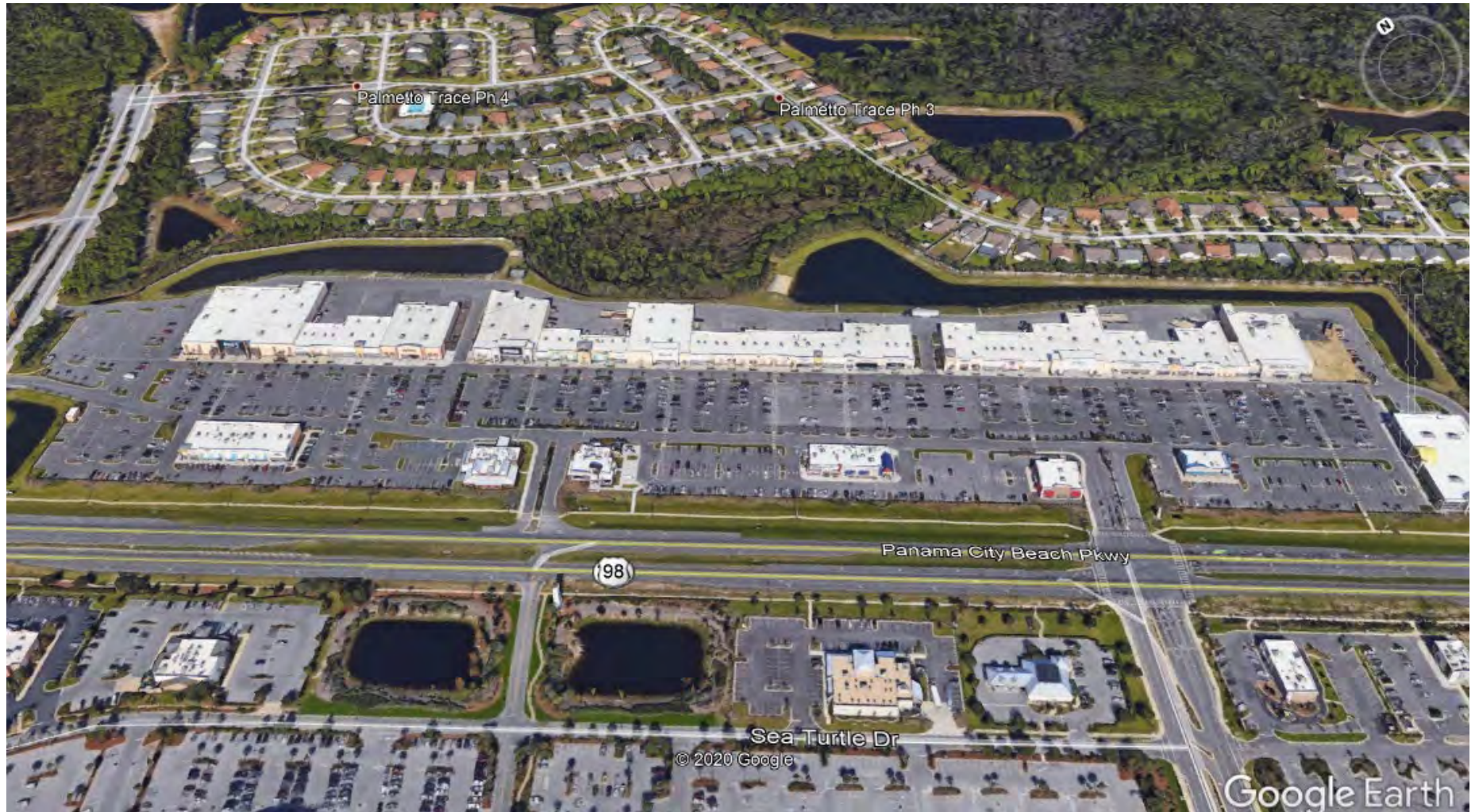
- Build-to Line (buildings close to public street)
- Street Tree Requirement

Highway 150, Mooresville Conventional Development Pattern



Panama City FL

- **Large, single use property with limited access to public street**
 - Not walkable
 - Low Value (per acre)
 - Difficult to redevelop / repurpose



Form Based Code

- **Huntersville was ahead of the times**
- **Charlotte and other peer communities**
 - Moving toward a more form-based approach to commercial and mixed-use development
- **Examples**
 - Charlotte UDO
 - Ayrshire, Charlotte
 - Kingsley, Fort Mill, SC

Changes Ahead For Charlotte

Planners roll out detailed game plan for new ordinance

Martin Zimmerman | Feb 17, 2016

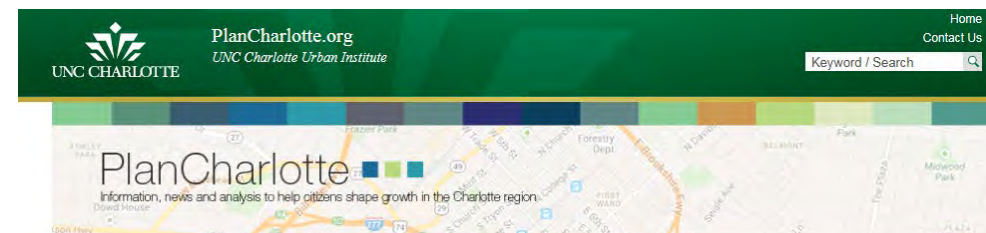
Share 0

Tweet 0

print 1



Charlotte's current zoning ordinance makes it easy to build suburban-style shopping centers, such as the one (above) on North Tryon Street. A new ordinance would encourage mixed-use places that are attractive to pedestrians, such as Huntersville's Birkdale Village. Photos: Mary Newsom (top), Nancy Pierce



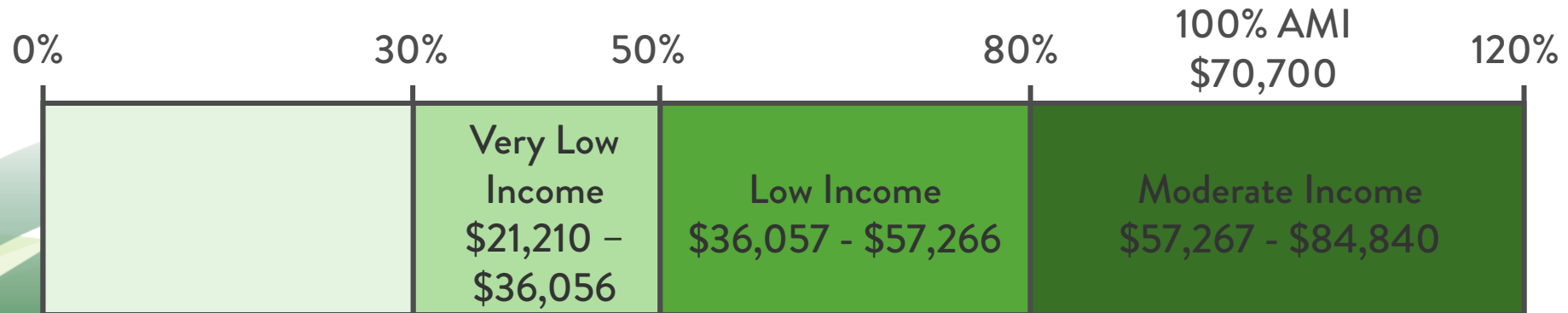
Affordable Housing

- **Affordable Housing** – Housing where a household with annual income between 0% of area median income and 120% of area median income does not spend more than 30% of their pretax gross annual income on rent and utilities.
- **Workforce Housing** - A type of affordable housing that is affordable to households earning 60% to 120% of area median income.



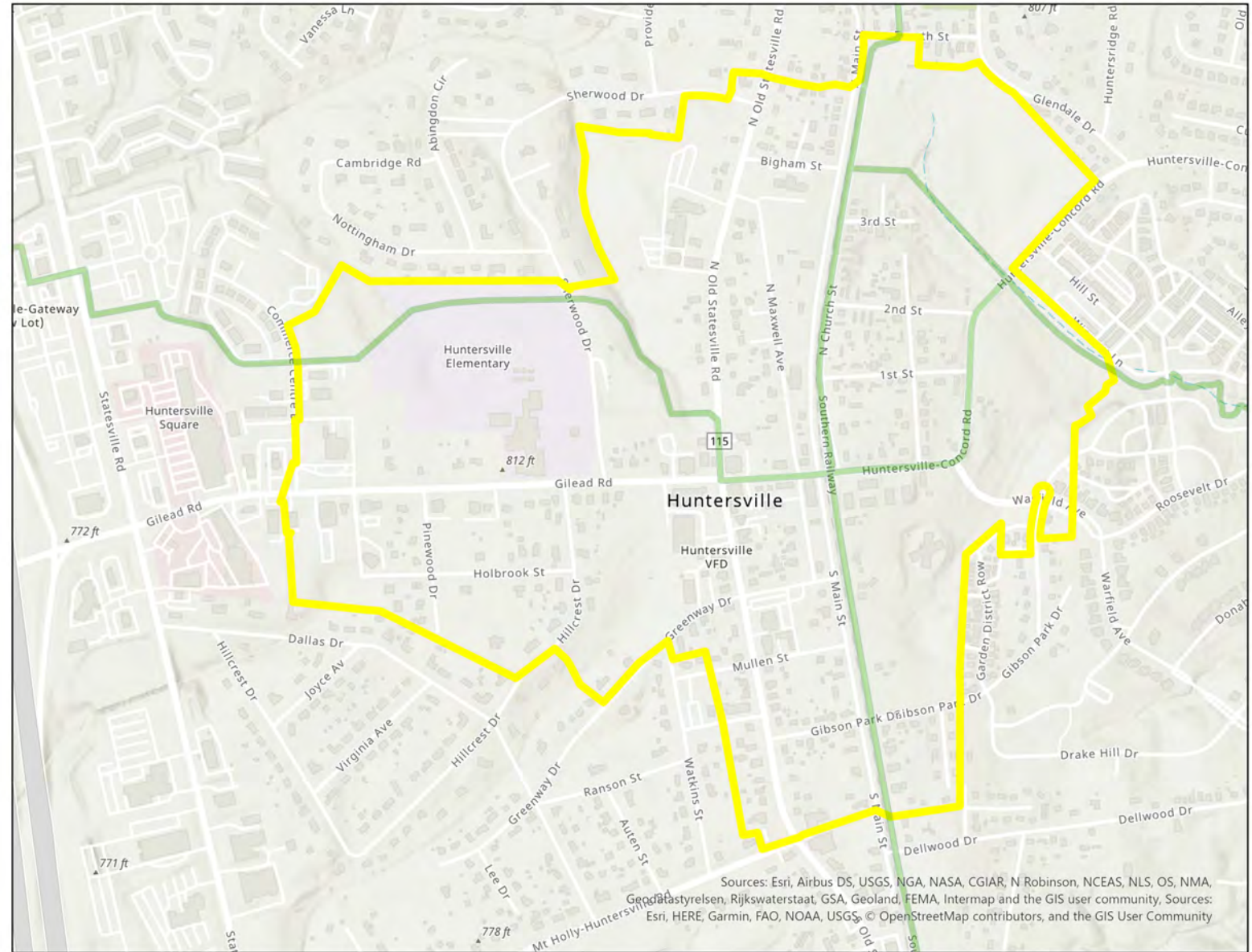
Affordable Housing

- **Very Low Income Housing** - A household with gross annual income between 30% and 50% of the area median income.
- **Low Income Housing** - A household with gross annual income between 51% and 80% of the area median income.
- **Moderate Income Housing** - A household with gross annual income between 81% and 120% of the area median income.



Downtown

- Project Team and staff will facilitate a downtown worksession in early August to look closer at issues



Discussion



Next Steps

- **Draft Plan Survey (Survey #3)** – End of August – Sept 18
- **Draft Plan Release and Review** – End of August
- **SC #7: Implementation** – September 16th

