

Agenda Item: Monroe Road Small Area Plan

DATE: May 1, 2014

FROM: Jim King, Planner II

Background/Issue:

Monroe Road has a distinctive history dating back to the 18th century when it was one of two main roads that crossed Mecklenburg County. Today Monroe Road is a major thoroughfare between Charlotte and western Union County serving as a commerce route and for daily commuting. The majority of the buildings and associated improvements within the study area occurred between the 1960s and 1990s. Most of the buildings are set back off the road with surface parking located between the street edge and the front building facade. The built environment consists of mainly single and two story buildings that are not consistent with today's urban design standards.

The Monroe Road Small Area Plan was prepared following the study of the existing issues, opportunities and constraints of the corridor. The vision for the plan started to unfold during the stakeholders meeting on September 26, 2013 with further refinement and dialog at the public workshop on October 24, 2013. The plan was further refined in subsequent weeks based on input received by the stakeholder group and community at large.

Proposal/Solution:

The purpose of the study is to evaluate the existing infrastructure, service capacity, age and condition of structures, and the demographics and environmental constraints of the area. The plan builds on the recommendations and strategies set forth in Chapter 4 of the Land Use Plan. This plan will create a vision for build-out and redevelopment of the area and provide recommendations for implementing the vision. The plan identifies opportunities to make the corridor safer and more aesthetically pleasing to travelers, residents, and businesses alike, and to improve the pedestrian experience.

Related Town Goal:

Public Safety

Economic Development/Land Use Planning

Recommendation:

Staff recommends that the Town Board discuss any revisions, additions, or deletions to the Monroe Road Small Area Plan at the Public Hearing. Following close of the hearing, the plan will be reviewed by the Planning Board and their recommendation will come back to the Town Board in June.

Comments:

Staff has received no comments or concerns from other departments