IMPLEMENTING THE DOWNTOWN NEIGHBORHOODS PLAN

Craft zoning provisions that implement the vision of the Downtown Neighborhoods Plan

The Downtown Neighborhoods Plan examined issues and opportunities associated with Waxhaw's three "in-town" neighborhoods – Eastside, Hillcrest, and Waxhaw-Marvin. For each neighborhood, the plan includes suggested actions items, civic investments, transportation and infrastructure improvements, and implementing zoning strategies. The plan was adopted in July 2014, but new zoning has not been implemented.

Proposal

Use the Downtown Neighborhoods Plan's vision and suggested implementation strategy as a starting point in crafting new zoning. Make adjustments per evolving conditions, input from Town staff, public officials, and community members, and per consultant team observations & experience.

Zones *(see use chart for clarification of permitted use types)*

- **Town Center** (*similar to Downtown's TC zone in terms of use mix plus updated density and dimensional standards*)
- **Neighborhood Mixed-Use** (*similar to Downtown's NMX zone in terms of use mix plus updated dimensional and design standards*)
- **Urban Neighborhood** (*similar to Downtown's TC zone in terms of use mix plus updated dimensional and design standards*)
- **Residential Compound** *(new zone of mostly low density single family that allows a special form of clustered housing)*
- **Urban Edge** *(new zone that maintains rural character of these existing areas)*

Streetscape Design Standards

While not developed yet, here, the updated code will include standards for sidewalk, planting, lighting, on-street parking design for the various existing and planned streets.

Form-Based Site and Building Design Standards

Will include standards and options for the range of street frontages for private development aimed at implementing the vision of the neighborhoods. This will include a map and standards for storefront streets, mixed-frontages, and other development frontage types (where appropriate). Except for special areas that allow for very small lots, there will not be form-based design standards for detached single family homes.

▲ EASTSIDE NEIGHBORHOOD ILLUSTRATIVE PLAN

▲ HILLCREST NEIGHBORHOOD ILLUSTRATIVE PLAN

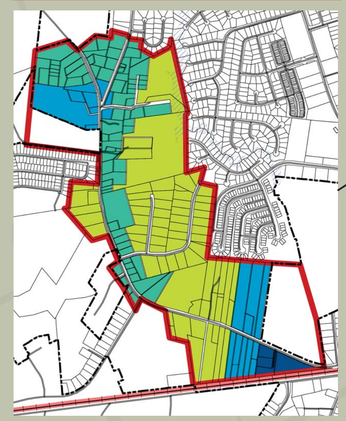
▲ HIGH-INTENSITY OPTION WITH SCHOOL NEIGHBORHOOD OPTION SHOWN IN BOX

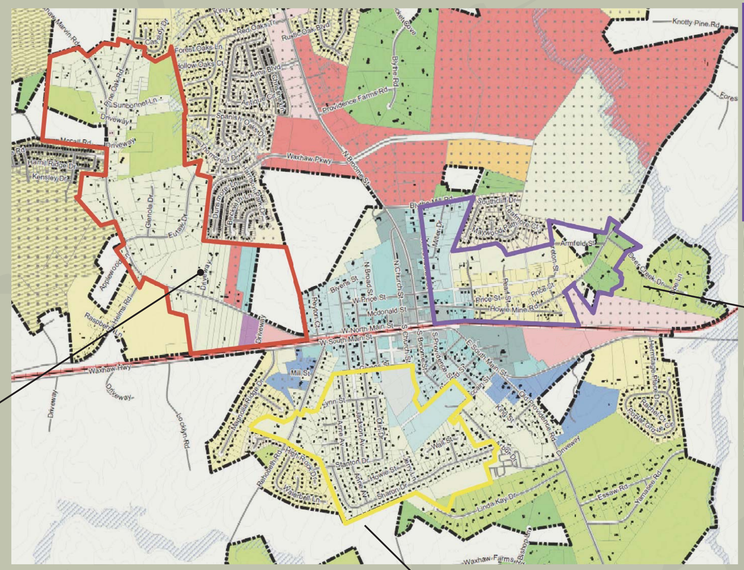
Existing Zoning + Downtown Neighborhoods Plan Zoning Suggestions

Waxhaw-Marvin

Discussion topics:

- Boundaries
- Use/dimensional provisions
- Residential compound concept
- Adjustments to related Downtown Code
- Form-based elements
- Other options

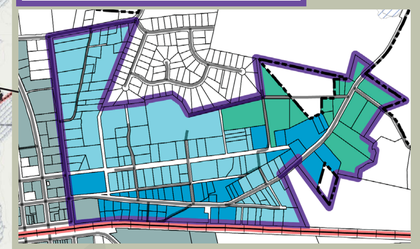




Eastside

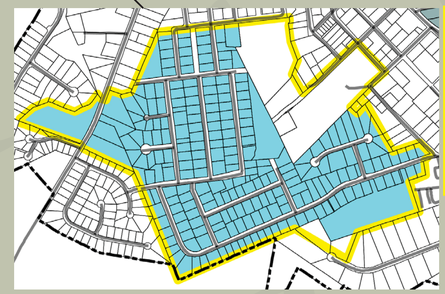
Discussion topics:

- Boundaries
- Use/dimensional provisions
- Adjustments to related Downtown Code
- Form-based elements
- Street design
- Other options



APPLICABLE DOWNTOWN NEIGHBORHOOD ZONES

- Town Center
- Neighborhood Mixed-Use
- Urban Neighborhood
- Residential Compound
- Urban Edge
- Main Street



Hillcrest

Discussion topics:

- Use/dimensional provisions
- Adjustments to related Downtown Code
- Infrastructure improvements
- Other options