

# Wesley Heights Neighborhood Plan

Prepared by Charlotte-Mecklenburg Planning Commission

## Volume 1: Concept Plan



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Adopted by Charlotte City Council

July 1999



# Acknowledgements

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The Planning Commission acknowledges the contributions of the following persons who served on the Study Group for the Wesley Heights Neighborhood Plan:

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# **WESLEY HEIGHTS NEIGHBORHOOD PLAN**

## **EXECUTIVE SUMMARY**

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### **PURPOSE**

Wesley Heights is located within the City Within A City (CWAC) boundaries (see map). The 1993 CWAC Neighborhood Assessment identifies Wesley Heights as a threatened neighborhood. Threatened neighborhoods generally do not show a significant need for social services, but show a relatively high need for infrastructure. However, Wesley Heights scored highest on unemployment and drug and violent offenses in the Neighborhood Assessment Report.

This plan was developed at the request of residents in the neighborhood. The purpose of this plan is to preserve and enhance the assets of the neighborhood and develop strategies to address the long term survival of Wesley Heights as a viable inner-city neighborhood.

Although, there are some issues that threaten this neighborhood, it appears to be stabilizing. In a few areas there are overgrown lots and abandoned or junk vehicles. However, since the planning process began, this situation has improved. Another challenge that this neighborhood has is maintaining the historic quality and architectural character of the homes. During this planning process, the residents' request to establish an historic district overlay in Wesley Heights was approved.

### **EXISTING LAND USE**

Wesley Heights is an attractive neighborhood with older historic homes located northwest of the Uptown area in a traditionally residential section of the City. Many of the yards in this neighborhood are well maintained and the large mature tree-lined streets form a beautiful streetscape. A number of duplexes, triplexes, quadraplexes, and a few apartment buildings are located within the boundaries of this neighborhood. Other uses include a child care center, which is a permitted use in multi-family residential zoning, a funeral home for which the property is zoned office, and two religious institutions. Only a few lots in this neighborhood are vacant.

Along the fringes of the neighborhood are a number of restaurants, businesses, and several industrial land uses. Along West Trade Street is a Bojangles Restaurant and other commercial land uses. Property located closest to I-77 is heavily screened with trees and landscaping, and property located along West Morehead Street is primarily developed with business and industrial land uses. The West Morehead Corridor showcases good examples of the reuse of old industrial buildings. However, some of the uses along the corridor are not neighborhood friendly and during the Wesley Heights planning process, the study group recommended that an urban design plan be developed for that corridor.

### **PLANNING PROCESS**

The plan was developed through a collaborative effort involving representatives from the community, Greater Bethel A.M.E. Church, Charlotte Rotary Club, and City and County elected officials and staff. The process included analyzing the neighborhood, identifying issues and opportunities, and developing a strategy to implement recommendations. The plan responds to residents/property owner's concerns and makes recommendations for improving the overall appearance and livability of the neighborhood.

## **VISION**

The vision for the neighborhood is to preserve, enhance, and improve the attractiveness of Wesley Heights by:

- Improving infrastructure
- Increasing opportunities for economic growth
- Setting design standards
- Preserving the historic character of the neighborhood
- Offering a variety of housing options for different income groups
- Improving the availability of recreational activities

## **KEY OBJECTIVES**

The key objectives established in this plan to accomplish the vision for Wesley Heights include:

1. Developing the proposed greenway along the existing CSX Rail Line.
2. Establishing guidelines to preserve the historic character of the neighborhood.
3. Encouraging infill development that is sensitive and compatible with existing development.
4. Improving existing residential and commercial structures in need of repair.
5. Promoting new home ownership opportunities.
6. Reducing crime.
7. Improving the streetscape and gateways into the neighborhood.
8. Providing job training and employment opportunities for residents.

## **GOALS AND RECOMMENDATIONS**

**Recreation and Open Space Goal:** Provide recreational opportunities for children, senior citizens, and area residents.

### **Recommendations:**

- Develop proposed greenway along CSX Rail Line with a variety of uses.
- Improve appearance of alleyways.
- Evaluate the need for a community center.

**Housing Goal:** Maintain and improve the quality of the existing housing stock and establish guidelines for infill development.

### **Recommendations:**

- Provide financial assistance to homeowners to assist in home repairs.
- Reduce number of absentee property owners and develop strategies to prevent investment groups from buying homes in the neighborhood for rental property.
- Develop financial and other incentives to attract and encourage buyers of different income levels to purchase homes in the neighborhood.



- Train and educate prospective buyers on budgeting, home maintenance, credit repair, and other responsibilities of home ownership.

**Community Safety Goal:** Improve neighborhood safety by increasing police visibility in the neighborhood.

- Utilize bicycle patrol.
- Improve street lighting.
- Focus law enforcement efforts on reducing drug activity in the area.
- Strengthen crime watch program.
- Educate residents on appropriate ways to report crimes.
- Encourage the continued involvement of the community police in the neighborhood.

**Economic Development Goal:** Provide job training and employment assistance programs for residents and encourage businesses that service neighborhood.

**Recommendations:**

- Identify job opportunities for residents at area businesses.
- Educate residents on available employment and training programs and services.
- Provide mentoring programs that offer job training, leadership development, and job placement for residents through the Leadership Charlotte Program.

**Community Appearance Goal:** Improve appearance of neighborhood by strengthening and defining gateways, cleaning overgrown lots, and improving streetscape.

**Recommendations:**

- Identify and clean vacant and overgrown lots.
- Educate residents on code enforcement.
- Organize community clean ups on a regular basis.
- Develop gateways into the neighborhood.
- Survey existing streets and provide plantings in areas where the streetscape needs improving.
- Clean streets regularly.

**Transportation and Infrastructure Goal:** Improve pedestrian and vehicular access by improving connectivity throughout the neighborhood. Improve and replace outdated infrastructure.

**Recommendations**

- Provide a left turn lane from Freedom Drive to Woodruff Place and Walnut Avenue.
- Widen median at Grandin Road and Fourth Street and beautify with plantings.
- Rebuild median and intersection of Morehead Street and Grandin Road.
- Connect Heathcliff Street to the neighborhood.
- Construct a street through the neighborhood that parallels Morehead Street.
- Consider street name changes to make them less confusing.
- Evaluate E-Z Rider route for the neighborhood.
- Repair sidewalks.
- Repair storm water drainage problem on Walnut Avenue at the CSX Railroad tracks.
- Increase lighting in areas throughout the neighborhood.
- Improve tree pruning standards.

**Human Services Goal:** Identify human service needs and link residents to programs that address these needs.

### **Recommendations**

- Publicize and make residents aware of available services offered in or near the community.

**Land Use and Zoning Goal:** Preserve existing land use pattern and encourage development that is sensitive to the existing zoning and land use pattern.

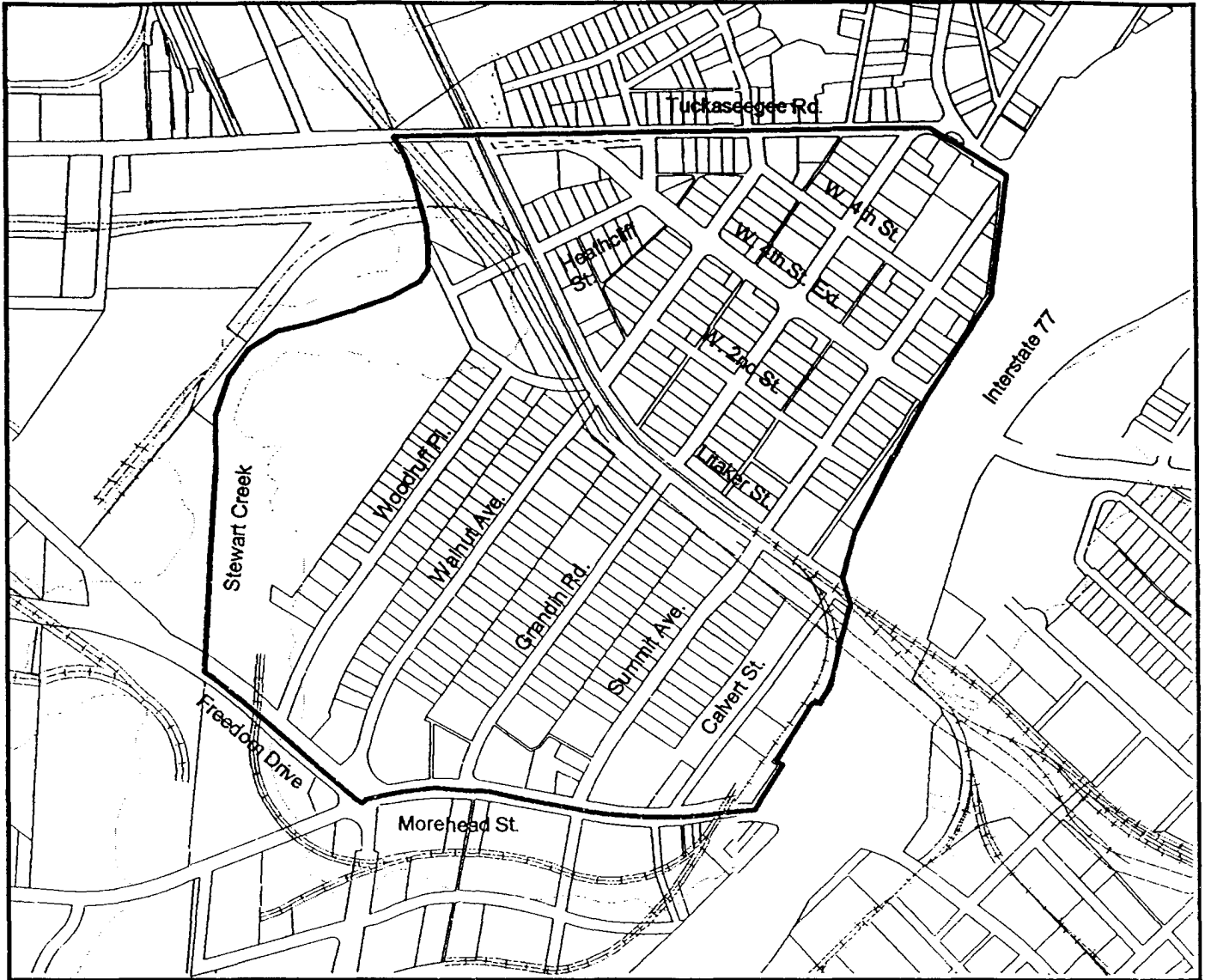
### **Recommendations**

- Maintain consistent and compatible housing styles throughout the neighborhood.
- New residential development in Wesley Heights that takes place outside the Historic District should adhere to the same guidelines as properties located within the Historic District.
- Limit the density of multi-family development to eight dwelling units per acre.
- Minimize the size and location of parking areas.
- Develop vacant lots along Woodruff Place with single family homes similar in design to those that already exist along this street.
- Develop vacant property adjacent to Stewart Creek with townhouses that have a view of the creek.
- Redevelop parcel located on the southwesterly corner of the intersection of Tuckaseegee Road and Grandin Road.
- Develop or demolish former church structure on Tuckaseegee Road.
- Develop an urban design plan for the Morehead Street Corridor.
- Consider the following guidelines when developing or redeveloping properties along West Morehead Street, Tuckaseegee Road, and West Trade Street:
  1. Buildings should be located directly behind the sidewalk with front doors and windows that orient toward the street.
  2. First row of windows and buildings should be clear glass and enriched with displays, information, etc.
  3. Where possible, attach buildings to each other to help define pedestrian space along streets and to create an attractive row of storefronts.
  4. Apartments on top of nonresidential uses are strongly encouraged.
  5. Parking should be provided behind the buildings and screened from public view.

### **CONCLUSION**

The overall goal of this plan is to adopt policies and put measures in place to ensure the protection and continuation of Wesley Heights as a successful inner city neighborhood.

In the fall 1996, this plan received endorsement from the study group, residents, and property owners in the area. The Planning Committee unanimously recommended the plan for approval in November 1996. Although a two year time lapse has taken place since the completion of the plan, it should be noted that the concept is still valid and efforts are underway to implement recommendations made in this plan. Some of the recommendations included in this plan have come to fruition. It is important to continue to work to implement these recommendations.




# WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

October 1996

Project Boundary

 Project Boundary Area



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## **INTRODUCTION AND PURPOSE**

The Wesley Heights neighborhood is located northwest of the Uptown area, within the shadows of the new Ericsson Stadium. The neighborhood is within an area of the City known as City Within A City (CWAC). Some of the oldest neighborhoods in the City are located in this sixty square mile area between Uptown and the suburbs.

Contributing to the neighborhood's attractiveness is its location, tree-lined streets, and architecture and variety of housing types that attract different income levels. Although Wesley Heights is a desirable place to live, there are issues affecting the neighborhood that need attention.

The *City Within a City (CWAC) Neighborhood Assessment Report* identifies service and delivery needs, profiles socioeconomic conditions, and characterizes the health and stability of the seventy-three neighborhoods in CWAC. Wesley Heights is one of twenty-two neighborhoods categorized as "threatened" in this report. Neighborhoods that fall into the "threatened" category typically have high infrastructure needs but generally show average social service needs. Wesley Heights, however, exhibits a need for both physical and social improvements.

The purpose of this plan is to identify and address issues that affect this community. The plan establishes policies and guidelines to guide future growth and development, identifies areas to target for improvements, and develops strategies to erase Wesley Heights' status as a "threatened" neighborhood and create a "stable" neighborhood.

## **PLANNING PROCESS**

The first step in the planning process was to form a study group consisting of persons with an interest in the future of Wesley Heights. Study group members

included representatives from the community, Greater Bethel A.M.E. Church, Charlotte Rotary Club, and City and County elected officials and staff. A list of the study group participants is in the front of this document.

## **STUDY AREA PROFILE**

### **Boundaries**

Wesley Heights is located within a traditionally residential section of the City. The neighborhood is bounded by Tuckaseegee Road to the north, I-77 to the east, Morehead Street to the south, and Stewart Creek and Freedom Drive to the west (see Map 1). Neighboring communities include Seversville to the north and Five Points/Biddleville to the east.

### **History**

Wesley Heights, an early twentieth century streetcar suburb, was originally a large farm that was subdivided during the early part of this century and developed with single family houses. It is the oldest of Charlotte's streetcar suburbs on the west side of I-77. The streetcar lines were located along West Trade Street. The rail line through the neighborhood, which is parallel to Litaker Avenue, connected textile mills in Mecklenburg and Gaston Counties but did not stop in Wesley Heights.

The first home, the Wadsworth House, was built in 1911 by John Wadsworth, who once owned all of the land in Wesley Heights. This home is located at 400 South Summit Avenue and is currently used as a funeral home.

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Many of the homes in this community were built in the early 1900's. During the 1920's and 1930's, quadrplexes were popular in Charlotte and are common throughout this neighborhood. A large number of homes were also developed in this neighborhood during the 1940's and 1950's. Some of them were designed by the same architects that designed homes in the Dilworth and Elizabeth communities. Wesley Heights was developed during the same time period as the Elizabeth neighborhood and has similar housing types.

Fortunately, over the years, this neighborhood has maintained a considerable amount of its original character and historical qualities. The neighborhood is primarily developed with residential land uses and has a variety of housing types at varying densities. It contains one of the most intact collections of bungalow and early revival style residential structures in the City. The streets generally follow a grid pattern, providing good connectivity and are well-landscaped with large oak and maple trees.

The fringes of the community are not as aesthetically pleasing as its interior. The major corridors that surround this community are largely developed with commercial and industrial land uses. Some businesses are not well maintained and provide unsightly entrances into the neighborhood.

### **Land Use and Zoning**

Single family residential land uses make up the majority of the existing development in this neighborhood (see Map 2). However, there are a number of duplexes, triplexes, quadrplexes, and low density apartment buildings in the area. Two institutional uses, Greater Bethel A.M.E. Church and St. Mark Baptist Church, are located within the neighborhood. Northwest Funeral Home has been in the community for a number of years and is one

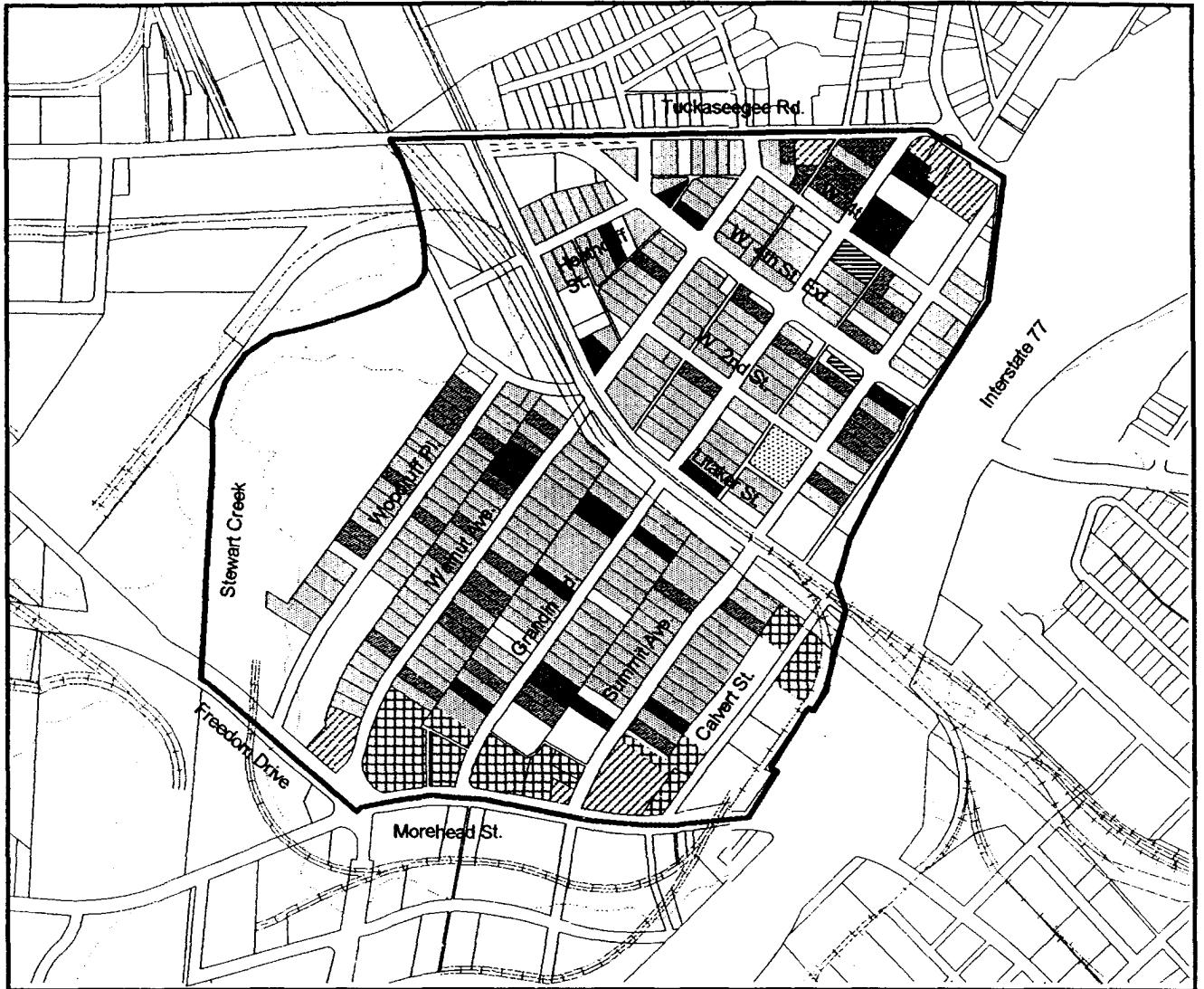
of the few nonresidential land uses located in the residential section of the neighborhood. There is one child care center located in the neighborhood, at the intersection of Fourth Street and Grandin Road.

Although, only a few nonresidential land uses are located within the interior of the neighborhood, the edges of the neighborhood are very different. Industrial and commercial land uses are prevalent along the fringes of the neighborhood. Among those uses are a night club, restaurants, and auto repair shops. (See Table 1 for a summary of the land use characteristics.)



*Greater Bethel A.M.E. Church*

Property in this neighborhood is largely zoned for single family residential land uses at a density of five dwelling units per acre; however, there are small amounts of multi-family and office zoning within the neighborhood. Properties located along the neighborhood edges are generally zoned for industrial or commercial land uses (see Map 3). (For a zoning summary of acreage see Table 2.)










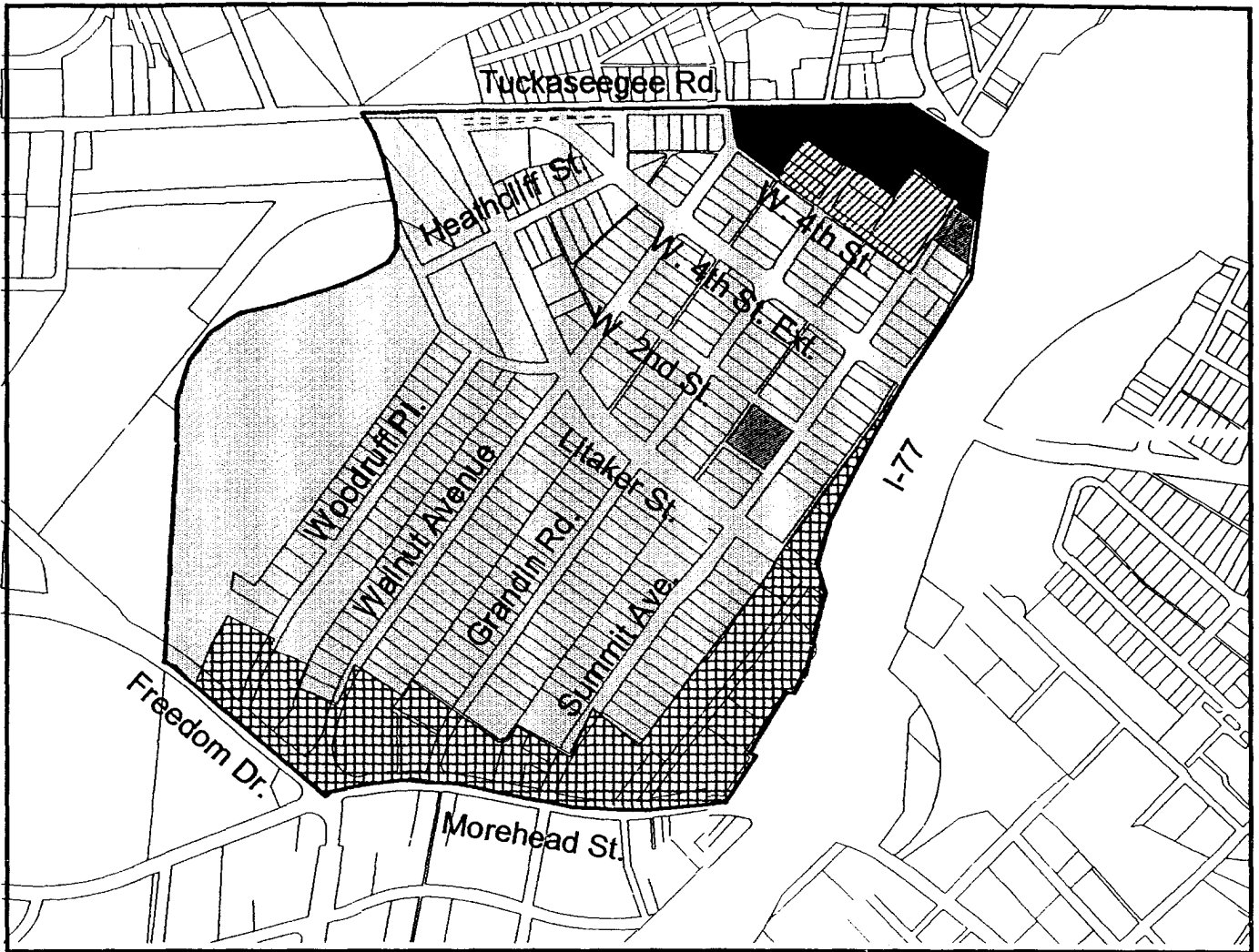
# **WESLEY HEIGHTS NEIGHBORHOOD PLAN**

Charlotte-Mecklenburg Planning Commission

October 1996

## Land Use

- |                                                                                     |               |                                                                                       |               |
|-------------------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------|---------------|
|  | Office        |  | Institutional |
|  | Single Family |  | Business      |
|  | Duplex        |  | Industrial    |
|  | Multi-Family  |                                                                                       |               |



# **WESLEY HEIGHTS NEIGHBORHOOD PLAN**

Charlotte-Mecklenburg Planning Commission

October 1996

## Zoning

- Business
- Single Family
- ▨ Multi-Family
- ▩ Industrial
- ▧ Office





In 1993, several parcels of land in this neighborhood were rezoned as a part of the Central District Plan. The Central District Plan recommended that properties be rezoned to the zoning classification most compatible with the existing land use. A large amount of property in the area was rezoned from R-22MF (which allows up to twenty-two dwelling units per acre) to R-8. The R-8 zoning classification allows up to eight dwelling units per acre and is designed to accommodate single family homes, duplexes, triplexes and quadraplexes. The vacant tract of land located off Freedom Drive adjacent to Stewart Creek was rezoned from I-1 (light industrial) to R-8 and several parcels located between the industrial uses along Morehead Street and the residential portion of the neighborhood were rezoned from office to single family residential.



*The first house built in Wesley Heights is now used as a funeral home.*

**Table 1: Land Use Characteristics**

Number of Single Family (SF) Homes	169
Number of Renter Occupied SF Homes	81
Number of Multi-Family Structures	68
Number of Duplexes	46
Number of Triplexes	3
Number of Quadraplexes	17
Number of Multi-Family Units	189
Number of Commercial Businesses	12
Number of Offices	2
Number of Industrial Businesses	22

*Source: Mecklenburg County Tax Records*

**Table 2: Zoning Summary**

Zoning Category	Acres	% of Total Acreage
Single Family	100.2	76.1%
Multi-Family	10.6	8.1%
Office	1.2	0.9%
Business	4.3	3.3%
Industrial	15.3	11.6%
<b>Total Acreage</b>	<b>131.6</b>	

*Source: Mecklenburg County Tax Records*

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### **Historic Designation**

The majority of the residential portions of Wesley Heights recently received historic designation (see Map 4). "The purpose of a local historic district is to encourage the restoration, preservation, rehabilitation, and conservation of historically significant areas, structures, buildings, sites, and objects and their surroundings from potentially adverse influences which may cause the decline, decay, or total destruction of important historical, architectural, and archaeological features, which are a part of the City's heritage and to review new construction design to ensure compatibility with the character of the district. Historic preservation is not limited to freezing properties in time. Historic neighborhoods need to keep up with the times without the loss of their historical and architectural integrity."



*Historic Homes*



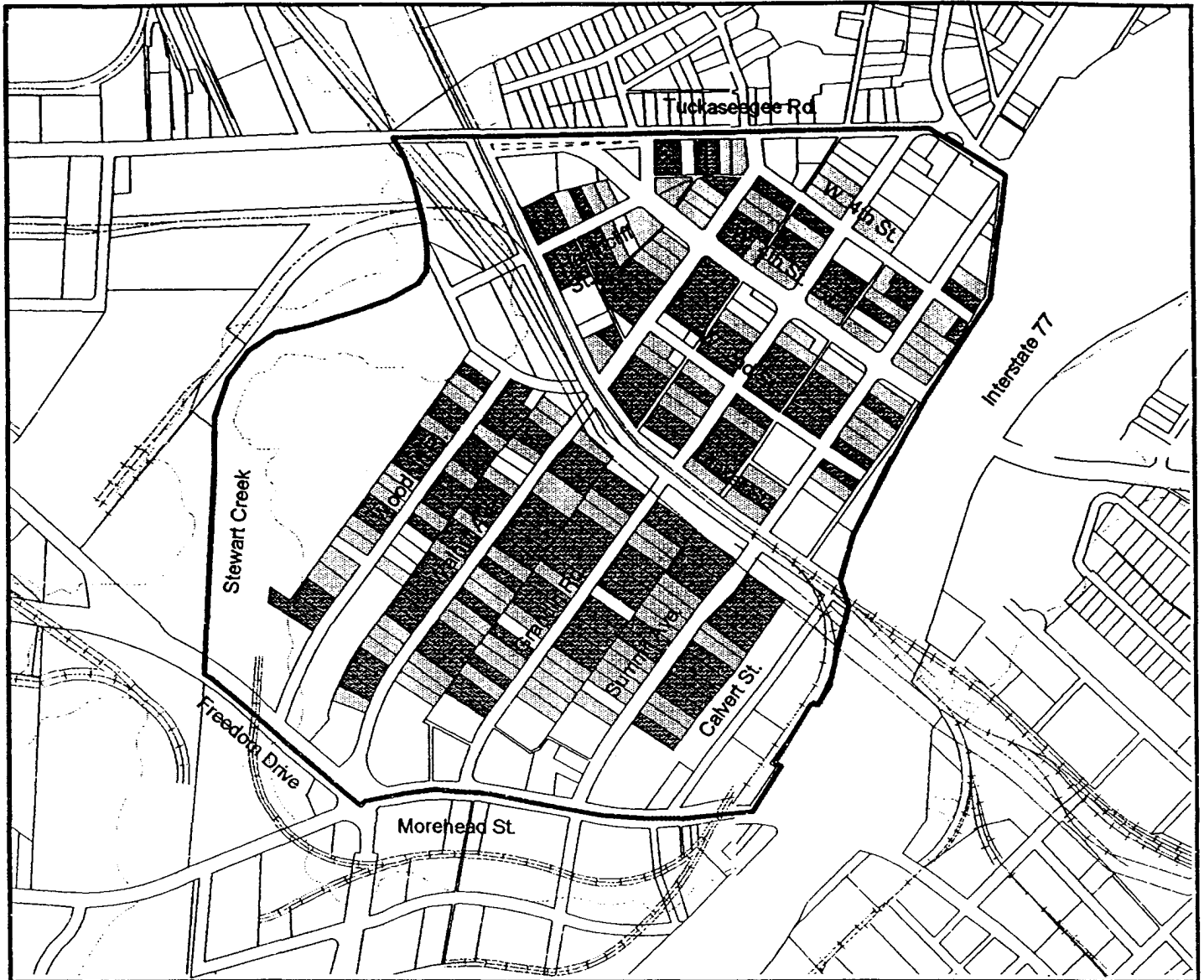
# WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

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Historic Boundary

 Historic Boundary Area



# WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

October 1996

## Owner/Non-Owner Composition

■ Owner occupied

□ Non-owner occupied

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## SOCIOECONOMIC PROFILE

There are some key characteristics in Wesley Heights that contribute to its current status as a "threatened" neighborhood. Neighborhoods in this category generally have substantial infrastructure needs. Wesley Heights has both infrastructure and social needs that should be addressed.

The following information describes the population in Wesley Heights and gives an overall summary of some of the characteristics of this neighborhood.

**Population** - Approximately 385 families with a total population of 1,024 live in Wesley Heights. Ninety-one percent of the residents are African-American. The high percentage of African-Americans living in this community may be a result of the relocation of families from the Brooklyn and First Ward Communities during the urban renewal programs of the 1960's. Children under the age of eighteen comprise 21 percent of the population and adults over the age of sixty-five comprise 15 percent of the population.

**Income** - In 1989, the median household income for 44 percent of households in this neighborhood was less than \$15,000 annually. Only 20 percent of households city wide fall in this category. Both 15 percent of female heads of households with children and 15 percent of married with children households earn less than \$15,000 annually. A high percentage of these families live below the poverty level. Forty-seven percent of female headed households and 27 percent of married with children households live below the poverty level.

**Work Force** - There are 561 adults in the labor force; 42 percent have white-collar jobs, and 58 percent have blue-collar jobs. Eleven percent of adults are unemployed. Sixty-one percent of adults over the age of 25 are high school graduates and 11

percent are college graduates. Both of these figures fall well below the City's average (see Table 3 for a summary of some of the statistical information).

In comparison, U.S. Census data from 1979 indicates that the total population in Wesley Heights was 1,074, the median income was \$10,645, approximately 52% of housing units were renter occupied, and 61% of residents were African-American.

*Table 3: Demographics*

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Characteristics	Wesley Heights	City Avg.
Population less than 18	21%	24%
Population 65 or older	15%	10%
Female heads of household with children	15%	9.6%
Married with children's households	15%	47%
Families living below poverty	27%	8.5%
Unemployment	11%	4%
High school graduates	60%	88%
College graduates	11%	28%
Drug arrests*	15.5	7.3
Violent offenses*	73.60	22.39

*Source: Information from the 1990 census which is the most recent information available.*

*\*Crime data from Charlotte-Mecklenburg Police Department reflect the rate per 1,000 residents.*

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## STRENGTHS AND OPPORTUNITIES

The proximity of Wesley Heights to Uptown, the new Charlotte Convention Center, the new Ericsson Stadium, and other employment areas nearby add to the appeal of the neighborhood. Its location provides for easy access to Interstates 77, 85, 277, and other transportation corridors. Also persons interested in renovating older homes are likely to be attracted to this neighborhood. Other positive attributes identified by study group members:

- The Wesley Heights Community Association which is an established and well-organized neighborhood group.
- Good citizenry with a strong sense of community.
- Sense of neighborliness, i.e., neighbors get along well and look out for each other.
- Greater Bethel A.M.E. Church. The church provides activities for youth, allows the use of their facilities, and is actively involved in the community.
- Good housing stock that provides housing opportunities for different income groups.
- The Historic District designation provides for the preservation of the historic character of the community.
- Infill development opportunities.
- Proposed greenway along the CSX Rail Line and Duke Power Right-of-Way.
- Grid street patterns that provide good connectivity.
- The Northwest Corridor Community Development Corporation seeks to improve physical, social, and economic conditions along Northwest Corridors.

## ISSUES AND CONCERNS

During the planning process, a number of issues and concerns were discussed by the study group. Some of the issues were resolved during the planning process. Critical issue areas identified in this plan include:

1. Lack of recreation and open space.
2. Maintenance of existing housing and absentee property owners.
3. Community safety.
4. Employment and economic development.
5. Community appearance.
6. Transportation and infrastructure.
7. Human services.
8. Land use and zoning.

The manner in which the physical and social conditions affecting Wesley Heights are addressed will determine the future of the neighborhood. The positive attributes must be enhanced and the negative attributes minimized. It is important for measures to be taken to eliminate existing social problems and improve existing infrastructure. The most critical issues affecting this community are described in further detail below.

### Recreation/open space

There are no recreational facilities within this community. The limited availability of recreational opportunities for children is one of the primary concerns of residents. Frazier Park, which is located in Third Ward, does not directly connect with the neighborhood. Residents would like to have recreational facilities located within the boundaries of the neighborhood. The percentage of households in this neighborhood that are headed by females and the percentage of children living in the neighborhood reinforces the need for youth activities within the community.

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## **Housing**

In the Neighborhood Assessment report, maintenance and repair of homes were identified as one of the top three needs of residents. While some homes are neglected, the number of households with low income levels suggests that some homeowners cannot afford to make needed repairs.

The number of absentee property owners in this community is also a major concern (see Map 5). Fifty-seven percent of the housing units in Wesley Heights are occupied by renters. Often, these homes are not well-maintained. Also residents feel that renters do not exhibit the same sense of pride in the neighborhood as homeowners.

## **Community safety**

Crime in this community is significantly higher than the City's average. The number of arrests related to drug activity and violent crime are more than twice the City's average (see Table 3). The crime rate of seventy-three arrests for violent offenses per 1,000 residents is significantly higher than the City's average rate of twenty-two arrests per 1,000 residents for violent offenses. The rate of drug arrests averaged fifteen per 1,000 residents in comparison to an average of seven city wide.

Although the numbers are high, crime in this community tends to be concentrated in a few areas. The main crime concern of residents is the drug houses. The illegal activity creates a steady flow of traffic through the neighborhood. Residents indicate that these houses and the activities that take place in and around them are a nuisance.

The Night Club located on Freedom Drive at Walnut Avenue is also an annoyance to residents. The club attracts a large number of people and its patrons park on neighborhood streets and are very noisy and disruptive to the neighbors. Arrests for

disruptive behavior, public drunkenness, and other incidental crimes often occur here. Wesley Heights residents believe that arrest made in relation to incidents at the night club and involving the club's patrons contribute to the high crime rate in their community.

Residents do not think that crime in their neighborhood is as bad as statistics show and feel their community is relatively safe. The most recent crime statistics for the area show a 20 percent decrease in neighborhood crime. Statistics also show a decrease in the amount of criminal activity at the night club.

## **Employment and Economic Development**

Unemployment figures in Wesley Heights (11 percent) are more than twice the City's average. The high percentage of blue collar workers and the education level of some residents confirms the need for job training and employment programs in the area.

Residents are concerned about the lack of shopping opportunities in the community and express a strong desire to have a grocery store nearby. There is not enough retail in the neighborhood to satisfy most residents daily needs. The opportunity exists for increased economic development activity along the major corridors that abut the neighborhood.

## **Community Appearance**

Overall, the visual appearance of this community is good. Vacant lots in the neighborhood are sometimes overgrown and unkempt. There are also problems with overgrown sidewalks, littered lots, and junk cars. Residents emphasize that junk cars are a consistent problem. As mentioned earlier, several businesses along the edges of the neighborhood, particularly on West Morehead Street, are visually unattractive. Because West



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Morehead Street serves as an entrance into the neighborhood and a gateway into other parts of the City, measures should be taken to make this corridor more visually attractive.

### **Transportation and Infrastructure**

Fourth Street, which bisects Wesley Heights, is a major east-west thoroughfare on the Charlotte-Mecklenburg Thoroughfare Plan. Average weekday traffic volumes for 1995 ranges from 8,500 to 9,000. Traffic along this street often presents dangerous situations for both pedestrians and motorists. Also, there is a sight distance problem at the intersection of Fourth Street and Grandin Road.

Most of the infrastructure in this neighborhood has been in place for many years and needs repairing. Although most of the streets have sidewalks, some sidewalks are in poor condition or covered with weeds and grass. Like many older neighborhoods in the City, Wesley Heights experiences storm water problems after heavy rains. Also, the street lights in the neighborhood have been in place for several years and branches from the trees cover many of the lights, reducing illumination.

Other transportation concerns include the inability to make a left turn onto Woodruff Place and Walnut Avenue from Freedom Drive, cut through traffic, and speeding cars.

### **Human Services**

The socioeconomic data reiterates the need for human services in the area. Assessing the needs of the children, elderly, and unemployed is particularly important. This community is faced with high unemployment (11 percent). The county wide average unemployment rate is 4 percent. The high level of unemployment is a contributing factor to the number of families that live below the poverty level.

### **VISION AND CONCEPT PLAN**

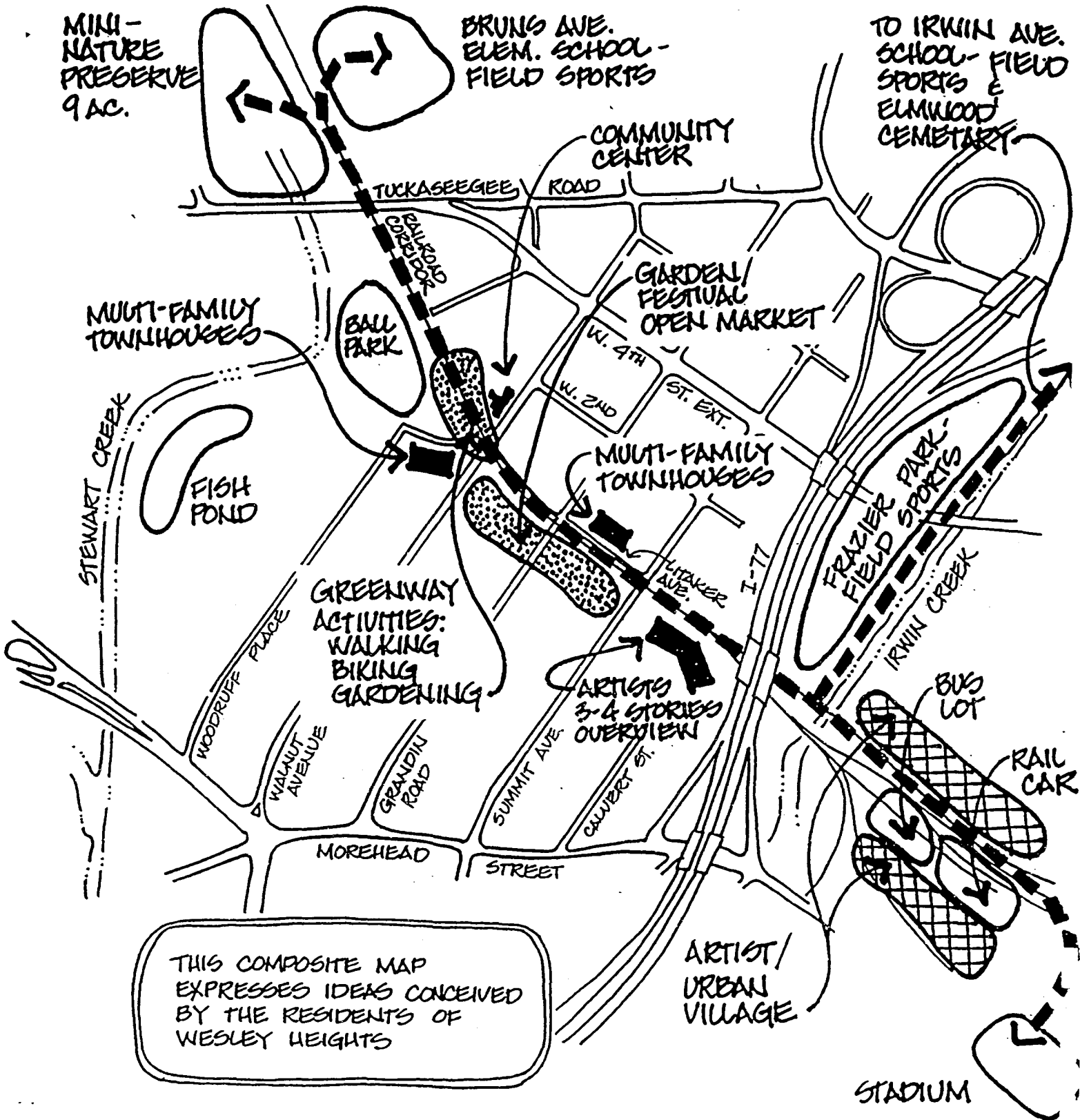
The overall goal of this plan is to preserve, enhance, and improve the attractiveness of this neighborhood. Public and private entities must work together to accomplish this goal. Efforts should include:

- Improving the availability of recreational activities.
- Improving infrastructure.
- Increasing opportunities for employment and economic growth.
- Preserving the historic character of the neighborhood.
- Setting design standards for future development.
- Offering a variety of housing options for different income groups.

The composite map (see Map 6) summarizes the physical development improvements proposed by residents at a design charette for their neighborhood. Ron Morgan, a local architect, conducted this charette.

The key objectives established in this plan to accomplish the vision for Wesley Heights include:

1. Developing the proposed greenway along the existing CSX Rail Line.
2. Establishing guidelines to preserve the historic character of the neighborhood.
3. Encouraging infill development that is sensitive and compatible with existing development.
4. Improving existing residential and commercial structures in need of repair.
5. Promoting new home ownership opportunities.



# WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

Composite Map

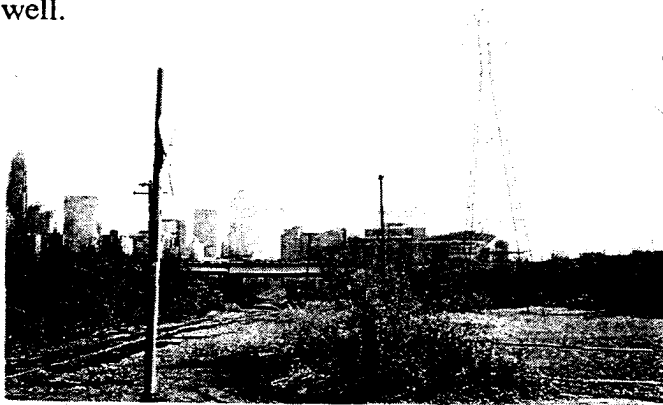
MAP 6

6. Reducing crime.
7. Improving the streetscape and gateways into the neighborhood.
8. Providing job training and employment opportunities for residents.

**1. Recreation/Open Space**

The need to provide recreational opportunities for children, senior citizens and others ranks high with the study group. A significant asset and recreational opportunity that the study group identified is a proposed greenway that would run along the existing CSX Rail Line and Duke Power Right-of-Way. The existing CSX Rail Line is seldom used and a developer plans to use the rail line to bring in rail cars to the Cedar Yard during NFL games. Otherwise, these tracks are not used often. Duke Power Company has agreed to allow the use of their right-of-way to develop the proposed greenway.

The Seversville Recreation Center is targeted for completion within the next two to three years. This center will provide recreational opportunities for Seversville residents and, due to its proximity to Wesley Heights, should offer additional recreational opportunities to this neighborhood as well.



*Proposed greenway along rail line and Duke Power Right-of-Way*

**2. Housing**

The study group notes the importance of maintaining the quality of the existing housing stock. They also recognize that opportunities exist for infill development to take place at various locations in the neighborhood.

**3. Community Safety**

Overall, the residents feel that this is a safe community and perceive that if the drug houses and problems at the night club are addressed, the community will be safer and the crime rate will drop significantly.

**4. Economic Development/Employment**

Statistics show a significant need for job training and other employment assistance programs in the area. Education and job training programs aimed at assisting the unemployed, underemployed, and displaced workers needing new job skills should be encouraged.

Priority should be given to the future development that takes place on the fringes of the neighborhood. The businesses that presently surround the neighborhood are generally unattractive and do not provide many services or employment opportunities to area residents. Residents express a strong desire to have access to a full service grocery store and other community services.

**5. Community Appearance**

The overall appearance of this community is good. The main concern is maintaining and improving the appearance by strengthening and more clearly defining the gateways, cleaning up overgrown lots, and improving the streetscape.

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**6. Transportation and Infrastructure**

Infrastructure is an important asset to neighborhoods. There are many pedestrian and vehicular connections throughout the community. Unlike many neighborhoods, Wesley Heights Streets form a grid pattern that provides for easy traffic flow and most streets have sidewalks. Future consideration should be given to improving and updating existing infrastructure.

This plan is divided into two volumes. This volume, Volume 1 forms the Concept Plan for Wesley Heights. Volume 2, Implementation Plan provides more detailed information on possible implementation strategies needed to achieve the objectives in this plan.

**8. Land Use and Zoning**

The majority of the land in this neighborhood is zoned for single family residential land uses. A large portion of the residential zoning is R-5, which allows up to five dwelling units per acre. Future development should be sensitive to the existing zoning and land use pattern in the neighborhood.

**CONCLUSION**

The overall goal of this plan is to adopt policies and put measures in place to ensure the protection and continuation of Wesley Heights as a successful inner city neighborhood.

In the fall 1996, this plan received endorsement from the study group, residents, and property owners in the area. The Planning Committee unanimously recommended the plan for approval in November 1996. Although a two year time lapse has taken place since the completion of the plan, it should be noted that the concept is still valid and efforts are underway to implement recommendations made in this plan. Some of the recommendations have already come to fruition. It is important to continue to work to implement these recommendations.



**The Charlotte-Mecklenburg Planning Commission  
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# **Wesley Heights Neighborhood Plan**

Volume 2: Implementation Program

Prepared by  
Charlotte-Mecklenburg Planning Commission

July 1999





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## INTRODUCTION

This document outlines the steps needed to implement the concept outlined in the accompanying document, the Wesley Heights Neighborhood Plan, Volume 1: Concept Plan. This implementation document will not be adopted by City Council, however, many of the actions identified may require future Council approval and will be brought before them for approval on a case by case basis.

### 1. RECREATION/OPEN SPACE

The need to provide recreational opportunities for children, senior citizens and others ranks high with the study group. A significant asset and recreational opportunity that the study group identified is a proposed greenway that would run along the existing CSX Rail Line and Duke Power Right-of-Way. The existing CSX Rail Line is seldom used and a developer plans to use the rail line to bring in rail cars to the Cedar Yard during NFL games. Otherwise, these tracks are not used often. Duke Power Company has agreed to allow the use of their right-of-way to develop the proposed greenway.

The Seversville Recreation Center is targeted for completion within the next two to three years. This center will provide recreational opportunities for Seversville residents and, due to its proximity to Wesley Heights, should offer additional recreational opportunities to this neighborhood as well.

#### Recommendations:

**A. Develop proposed greenway along CSX Rail Line with a variety of land uses.** The Wesley Heights Community Association has permission to use the Duke Power Right-of-Way and is actively pursuing an agreement with CSX Rail Line to use their right-of-way to develop the proposed greenway. The proposed greenway will connect with both

Frazier Park and the proposed greenway for Third Ward.

During the planning process, study group members brain stormed on ways that the greenway could be developed. Some of the study group's suggestions include: natural paths with decorative lighting, community gardens, greenhouses, ball fields, townhouses, a community center and swimming pool, and theatrical productions on the steps under the Fourth Street railroad underpass. The group also envisions a miniature preserve on nine acres of land adjacent to the proposed greenway that is currently owned by Mecklenburg County Parks and Recreation Department. Residents view the connection that the greenway provides to Bruns Avenue Elementary School as a positive for the community and think developing a nature preserve in the area would provide students with easy access to meaningful learning experiences.

**B. Improve appearance of alleyways.** There are a number of alleyways located throughout this neighborhood. Residents are concerned about their safety and appearance. These areas generally are overgrown, unused, and unattractive. Maintenance of the alleyways is the responsibility of the individual property owners.

The neighborhood should develop a program to beautify and maintain the alleyways. Property owners should work together to clean the areas and have lights strategically placed in their rear yards. Improving these areas will also provide the neighborhood with additional pedestrian paths and greenspace.

**C. Evaluate the need for a Community Center.** Residents express a desire to have a community center to address the needs of

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residents and provide programs for children, seniors, and others. This center could also provide health care, after school care, a place to pay water bills, and address other community needs.

## 2. HOUSING

The study group notes the importance of maintaining the quality of the existing housing stock. They also recognize that opportunities exist for infill development to take place at various locations in the neighborhood.

### Recommendations:

- A. **Provide financial assistance to homeowners to assist in home repairs.**
- B. **Reduce number of absentee property owners and develop strategies to prevent investment groups from buying homes in the neighborhood for rental property (see Map 4 in the Concept Plan). Consider lease programs to encourage home ownership and inform residents of home ownership programs and other opportunities.**

The community should work to develop a program for land banking. This requires the community to be knowledgeable of when property is for sale. Under special programs, the community association, could then purchase the property with a loan and the mortgage would not be due until the property is sold.

- C. **Develop financial or other incentives to encourage and attract buyers of different income levels to purchase homes in the neighborhood.**
- D. **Train and educate prospective buyers on budgeting, home maintenance, credit**

**repair, and other responsibilities of home ownership.** This program should monitor new homeowners for at least one year to ensure that their transition from tenants to homeowners is successful.

- E. **Develop strategies to prevent investment groups from buying homes in the neighborhood for rental property.** The community should work to develop a program for land banking. This would require the community to be knowledgeable of when property is for sale. The community association could then purchase the property with a loan and the mortgage would not be due until the property is sold.
- F. **Encourage landlords to use police arrest records to screen future tenants.**

## 3. COMMUNITY SAFETY

Overall, the residents feel that this is a safe community and perceive that if the drug houses and problems at the night club are addressed, the community will be safer and the crime rate will drop significantly. The following recommendations should be considered to discourage criminal activity in the area.

### Recommendations:

- A. **Increase police visibility and use of bicycle patrol in the neighborhood.** Reduce criminal activity in the neighborhood by increasing police visibility and increasing the use of the bicycle patrol program in the neighborhood. The bicycle patrol was initiated in the neighborhood on a part time basis last year. However, due to the limited availability of officers to ride the bikes, the bicycle patrol is seldom used.

- B. Improve street lighting.** High powered street lights should be installed or replaced in areas identified by the neighborhood and police. Also, tree branches should be trimmed away from lighting.
- C. Focus law enforcement efforts on reducing drug activity in the area.** Steps should be taken to rid the neighborhood of drug houses.
- D. Strengthen crime watch program.** Residents should report all suspicious activity and crime to police.
- E. Educate residents on appropriate ways to report crimes.**
- F. Encourage the continued involvement of community police officers in the neighborhood.** Police officers currently coach baseball teams and provide other recreational activities for children. The effect of this type of interaction and involvement in the community is immeasurable. This kind of effort should be applauded and extended into other areas of the community. Also, adults are needed to offer their assistance and participate in activities.

**4. ECONOMIC DEVELOPMENT/  
EMPLOYMENT**

Statistics show a significant need for job training and other employment assistance programs in the area. Education and job training programs aimed at assisting the unemployed, underemployed, and displaced workers needing new job skills should be encouraged.

Priority should be given to future development that takes place on the fringes of the neighborhood. The businesses that presently

surround the neighborhood are generally unattractive and do not provide many services or employment opportunities to area residents. Residents express a strong desire to have access to a full service grocery store and other community services.

**Recommendations:**

- A. Identify job opportunities for residents at area businesses.**
- B. Educate residents on available employment and training programs and services.**
- C. Provide mentoring programs that offer job training, leadership development, and job placement for residents through the Leadership Charlotte Program.**

**5. COMMUNITY APPEARANCE**

The overall appearance of this community is good. The main concern is maintaining and improving the appearance by strengthening and more clearly defining the gateways, cleaning up overgrown lots, and improving the streetscape.

**Recommendations:**

- A. Identify and clean up vacant and overgrown lots.** Consider developing a system to clean up lots and charge property owners a fee.
- B. Educate residents on code enforcement, what constitutes and how to report a violation.**

**C. Organize community clean ups on a regular basis.** In an effort to improve the appearance of and keep the neighborhood clean, residents should have regularly scheduled days to clean up the community. The Community Improvement Division will provide trash bags and other tools to assist with this event.

**D. Develop gateways into the neighborhood.** The entrances into the neighborhood at Tuckaseegee Road and Grandin Road and off of Morehead Street and Grandin Road should be strengthened and more clearly defined. The proposed improvements include new neighborhood identification signs, street trees, and planting strips (see Appendix A, pages A-1 and A-4b).



*Reuse of this unique stone post is recommended at the gateways into the neighborhood.*

**E. Survey existing streets and provide plantings in areas where the streetscape needs improving.** Additional trees should be planted in areas where trees are missing and dying trees should be replaced. During the planning process, the City Arborist staff informed the study group that due to a lack

of funding, trees may not always be replaced. However, matching grant funds may be used for streetscape improvements.

**F. Clean streets regularly.** It was noted that often the storm drains are not cleaned and leaves clog the drains, worsening the flooding problems on streets.

## **6. TRANSPORTATION & INFRASTRUCTURE**

Infrastructure is an important asset to neighborhoods. Transportation concerns centered around the desire for improved access to the neighborhood and street name changes. Part of the infrastructure in Wesley Heights needs to be improved or replaced. Although most streets have sidewalks, some sidewalks are in poor condition, some areas experience storm water problems after heavy rains, and street lighting is poor.

**A. Repair sidewalks.** The Charlotte Department of Transportation (CDOT) sidewalk repair program requires that property owners be responsible for sidewalk repairs in front of their property. However, CDOT will patch the sidewalk with asphalt if the property owner is not willing to pay for the concrete. The residents of Wesley Heights have requested that CDOT provide the concrete and allow the residents to make the repairs. CDOT has agreed to this, but cautions the neighborhood on the large number of repairs that need to be made in this area.

**B. Improve storm water drainage problem on Walnut Avenue at the CSX Railroad tracks.** The current storm water problems in Wesley Heights are typical of the situations that exist throughout the City. The

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improvements that are needed have been placed on the City's Engineering Department list of improvements. However, areas where water enters homes or basements are given a higher priority than areas where streets flood.

**C. Increase lighting in areas throughout the neighborhood.** The lighting in the neighborhood has been in place for some time and needs to be updated. Residents indicate that there are a number of areas where the lighting needs improving. Due to aging some of the light fixtures have dulled and some are overshadowed by tree limbs.

**D. Increase tree pruning standards.** The Engineering and Property Management Key Business is responsible for the maintenance of trees. During the planning process, the assistant City Arborist met with study group members to explain how trees are trimmed and cared for. However, residents still feel that this issue has not been adequately addressed. Planning staff will continue to work with the Engineering and Property Management Key Business and the neighborhood to resolve this issue.

**E. Provide a left turn lane from Freedom Drive to Woodruff Place and Walnut Avenue.** Presently, you cannot make a left turn into the neighborhood from Freedom Drive. The State has plans to improve the intersection of Thrift Road and Freedom Drive. These improvements will include a left turn lane from Freedom to Thrift Road. Charlotte Department of Transportation has indicated a willingness to consider adding a left turn lane from Freedom Drive to Woodruff Place, possibly in conjunction with the State's project.

**F. Widen median at Grandin Road and Fourth Street and beautify with plantings.** Fourth Street is a thoroughfare that carries large volume of traffic at high speeds. Lanes should be narrowed and the median widened to allow flowers to be planted to soften the intersection and conceivably slow traffic. The wider median would also give pedestrians a refuge.

**G. Rebuild median and intersection of Morehead Street and Grandin Road.** The current design at this intersection is awkward. The "T" design should be squared and flowers planted in the median.



*Intersection of Morehead Street and Grandin Road*

**H. Connect Heathcliff Street to the neighborhood.** Currently Heathcliff Street dead ends at the railroad tracks and does not have a connection into the neighborhood. Consideration should be given to extending this street to circulate into the neighborhood.

**I. Construct a street through the neighborhood that parallels West Morehead Street.** Presently, intra-neighborhood traffic uses West Morehead Street to get to and from Summit Avenue,

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Walnut Avenue, and Grandin Road. Another means should be provided for residents to access these streets without leaving the neighborhood. This street would also separate the nonresidential uses along West Morehead Street from the neighborhood.

**J. Consider street name changes.**

Residents would like to change some of the existing street names to make it easier to give directions. For example, Fourth Street and Fourth Street Extension may be confusing for those who are unfamiliar with the neighborhood. Some of these street names may also exist in Third Ward.

**K. Evaluate E-Z Rider route for the neighborhood.**

Twenty-three percent of households in Wesley Heights do not have an automobile. This figure is 10 percent city wide. The E-Z Rider would provide an inexpensive mode of transportation for residents. This could potentially increase employment opportunities for residents as well as provide transportation to the grocery store, medical facilities, senior nutrition programs, and other necessities.

## **7. HUMAN SERVICES**

There are a number of human services that this community needs. High unemployment, families living in poverty, and crime are among the socioeconomic characteristics that exist.

### **Recommendations:**

**A. Publicize and make residents aware of available services offered in or near the community.**

## **8. LAND USE AND ZONING**

The majority of the land in this neighborhood is zoned for single family residential land uses. A large portion of the residential zoning is R-5, which allows up to five dwelling units per acre. Future development should be sensitive to the existing zoning and land use pattern in the neighborhood. Opportunities for infill development are included in the recommendations that follow:

**A. The following urban design guidelines should be adhered to when considering infill development:**

1. Within the historic district boundaries of Wesley Heights, any new construction, renovation, or addition to existing structures will be guided by the "Policy and Design Guideline Manual for Historic District Property Owners." The basic purpose of this document is to ensure that the unique character of Charlotte's historic districts is maintained by providing for renovations, expansions, and new construction that are sensitive to the architectural heritage of the neighborhood.
2. New residential development in Wesley Heights that takes place outside the Historic District should adhere to the above guidelines as well.
3. Maintain consistent and compatible housing styles throughout the neighborhood.
4. Limit the density of multi-family development to eight dwelling units per acre. Higher densities may be

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appropriate in some locations with design review from Wesley Heights Community Association and Planning staff.

5. Minimize the size and location of parking areas.

**B. The following guidelines should be taken into consideration when developing or redeveloping properties along West Morehead Street, Tuckaseegee Road, and West Trade Street:**

1. Buildings should be located directly behind the sidewalk with front doors and windows that orient toward the street.
2. Parking should be provided behind the buildings and screened from public view.
3. Where possible, attach buildings to each other, to help define pedestrian space along streets and create an attractive row of store fronts.
4. First row of windows and buildings should be clear glass and enriched with displays, information, etc.
5. Apartments on top of nonresidential uses are strongly encouraged.

**C. Develop vacant lots along Woodruff Place.** The existing vacant lots along Woodruff Place near Freedom Drive should be developed with single family homes similar in design to those that already exist along this street (see Appendix A, Page A-3).

**D. Develop vacant property adjacent to Stewart Creek.** The parcel adjacent to Stewart Creek lends itself to be developed

with townhouses that have a view of the creek. Parking should be located under the buildings to retain the naturalistic feeling of the site and preserve as much of the open space as possible (see Appendix A, Page A-3).

**E. Redevelop parcel located on the southwesterly corner of the intersection of Tuckaseegee Road and Grandin Road.** The subject property is currently owned by Greater Bethel A.M.E. Church. There are a couple of options that have been discussed for the development of this property.

**Option 1:** This option allows for the development of a child care center and church parking lot on the parcel that is closest to the church. The development of two single family homes is also a possibility (See Appendix A - Pages A-4a and A-5a).

**Option 2:** This option proposes to develop this parcel with a three-story building that has a mixture of uses. The first floor would be devoted to retail uses, the second floor to offices and the third floor to residential land uses. The urban design plan also includes elderly housing and a child care center on this site (see urban design drawings Appendix A, Pages A-6 and A-7).

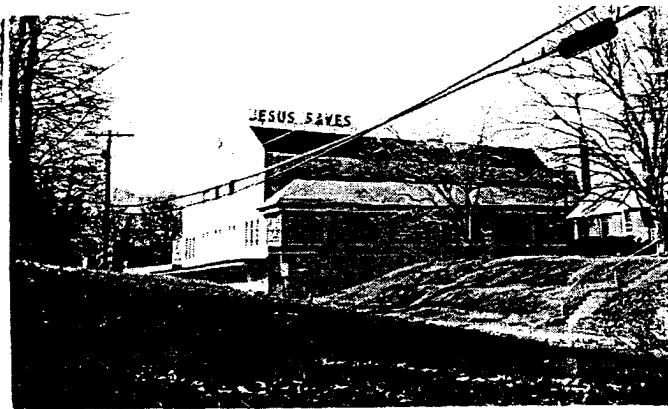
**F. West Trade Street.**

The opportunity exists for this area to be redeveloped with two story structures with business and office uses on the lower level and residential uses on the second floor (see Appendix A, page 8). The Project Catalyst Special Project Plan also recommends residential development with ground floor retail shops or office uses for this area. The

second floor residential will help transition between residential and nonresidential uses.

**G. Develop or demolish former church structure on Tuckaseegee Road.**

The building that was formerly referred to as Cannon Cathedral is located in the Seversville Community. However, the building in its current condition is an eye sore and detracts from the entrance into the neighborhood. The study group noted the possible redevelopment of this structure to provide services for both Seversville and Wesley Heights or be developed with multi-family housing. Inquiries into the reuse of this structure revealed that the building has asbestos and the removal will be costly. Also, any renovation to the building will be very costly.



*Vacant Cannon Cathedral Building*

development between West Morehead Street and the Wesley Heights (see Appendix A, Page A-7, urban design drawing).



*Typical development along Morehead Street*

**H. West Morehead Street Improvements.**

Recommended improvements to be considered as a part of this plan, as well as; the proposed West Morehead Street Plan include: redesigning the intersection of West Morehead Street and Freedom Drive to create sense of entrance, widening West Morehead Street to provide on-street parking, sidewalks, lighting, streetscape improvements, and higher density residential

**I. Develop an urban design plan for the Morehead Street Corridor.** Major real estate activity is expected to take place along the Morehead Street corridor which provides a direct link to the Ericsson Stadium. The



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urban design plan for this area should take into consideration providing assistance to small businesses in the area. The plan should determine the highest and best use for future development and the reuse of vacant industrial buildings (ex. Old Coca Cola Building and Old Post Office) along the West Morehead Street corridor.

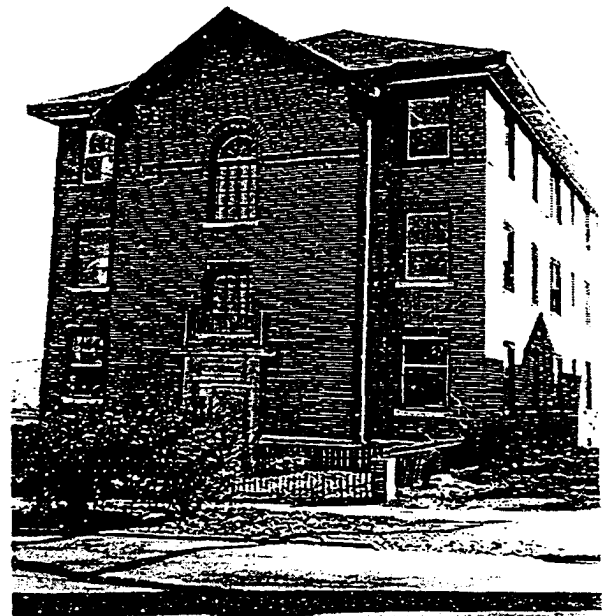
Recommendations made in the *Wesley Heights Neighborhood Plan* should be integrated in the urban design plan for the Morehead Street Corridor.

**J. Consider the Urban Corridor Overlay District for Morehead Street.**

This proposed district sets specific standards in regards to but not limited to uses, setbacks and yards, open space, buffers and screening, lighting, building heights, floor area ratios, building entrance and facade criteria, parking, circulation, pedestrian and bicycle ways, and bus stops. This text recognizes the uniqueness of the different corridors throughout the City and that there should be development standards consistent with the vision for that corridor. It allows for the creation of individual corridor design plans for different corridors. This designation should be considered during the planning process for the Morehead Corridor.



*Quadrplexes located in Wesley Heights*



*The Catawba Building, which houses twelve apartment units, is being renovated.*

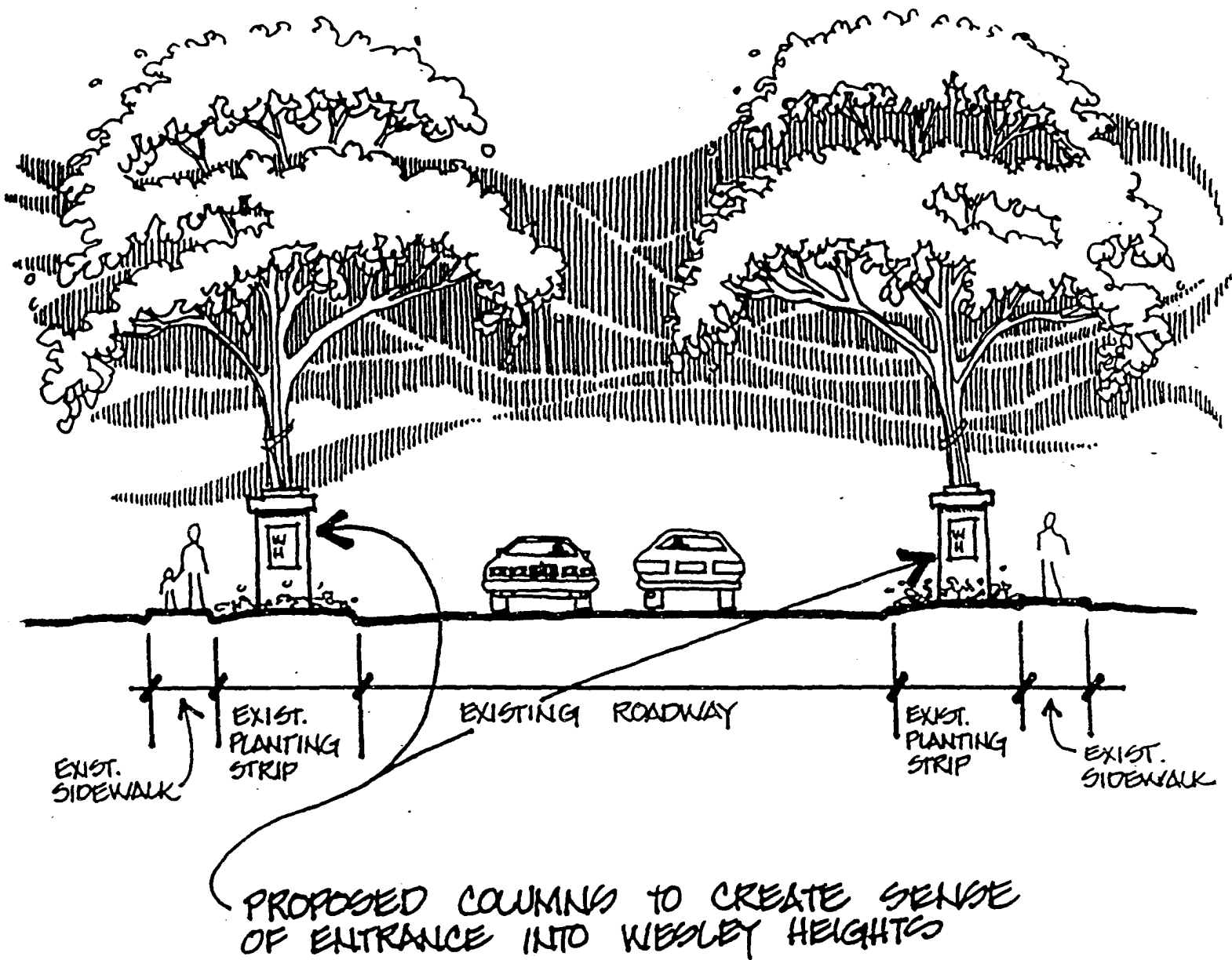
# APPENDIX A

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<i>Gateways into Neighborhood</i>	<i>A.1</i>
<i>Detail of Gateway at Tuckassegee and Grandin</i>	<i>A.1b</i>
<i>Detail of Neighborhood Identification Signs</i>	<i>A.2</i>
<i>Design Concept - Property at Stewart Creek and Lots along Woodruff Place</i>	<i>A.3</i>
<i>Design Concept - Fourth Street between Grandin Road and Summit Avenue</i>	<i>A.4a</i>
<i>for above lot and to Tuckassegee Road</i>	<i>A.5a-A.5b</i>
<i>Design Concept - Redevelopment along West Trade Street</i>	<i>A.6</i>
<i>Design Concept - Intersection of Morehead Street and Freedom Drive</i>	<i>A.7</i>





# WESLEY HEIGHTS NEIGHBORHOOD PLAN

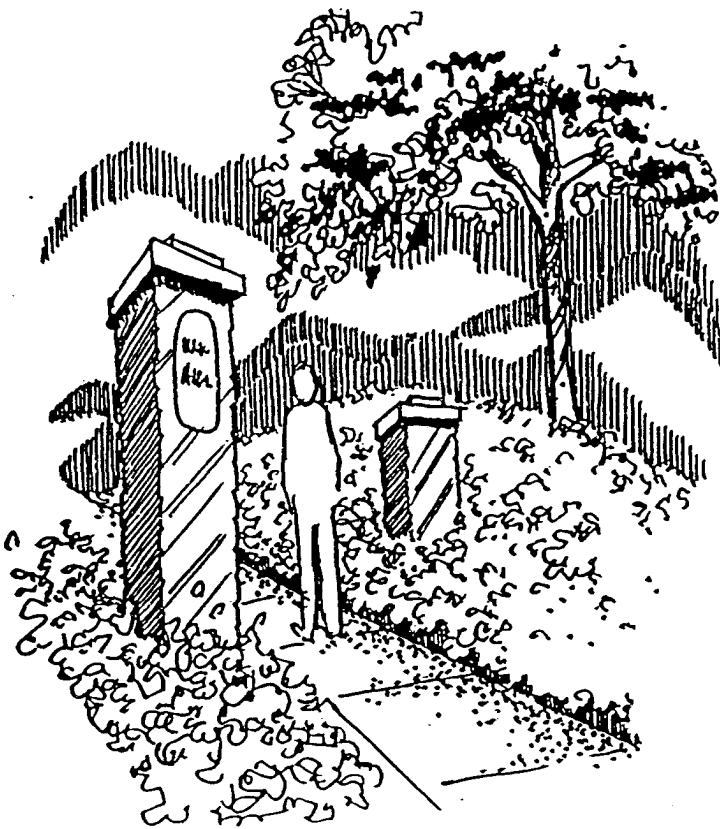
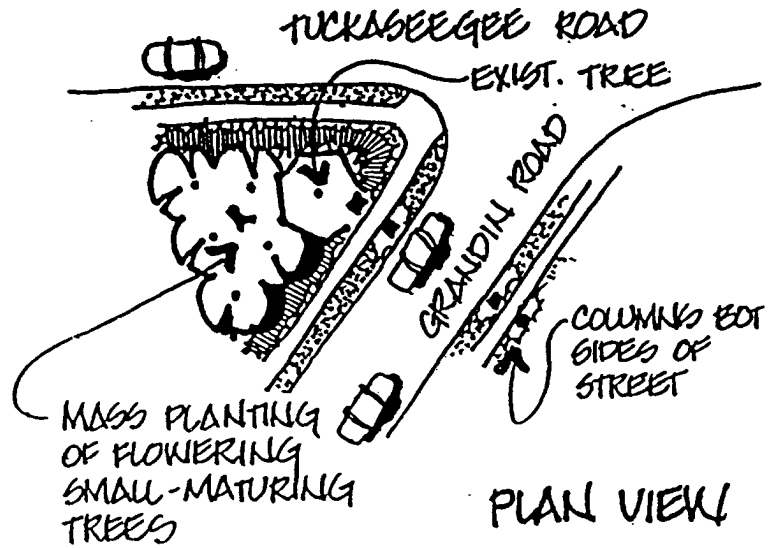
Charlotte-Mecklenburg Planning Commission

## Entrance Section

Map A.1



Planting of small-maturing, flowering trees on top of the hill to make colorful accent. Bank should be covered with groundcover to create lush base to trees. Double columns create sense of entrance for pedestrian, as well as the vehicular traffic. Decorative street lights, and existing tree canopy enforce image of Wesley Heights.

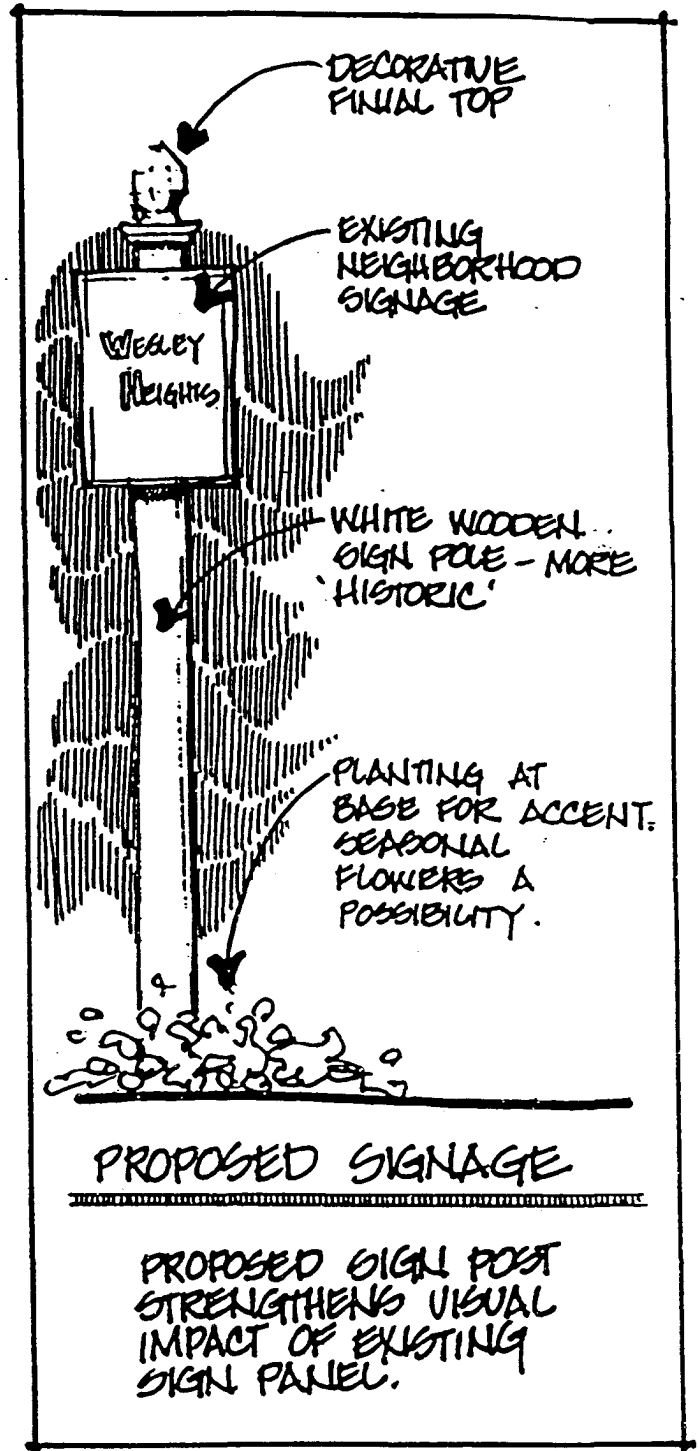
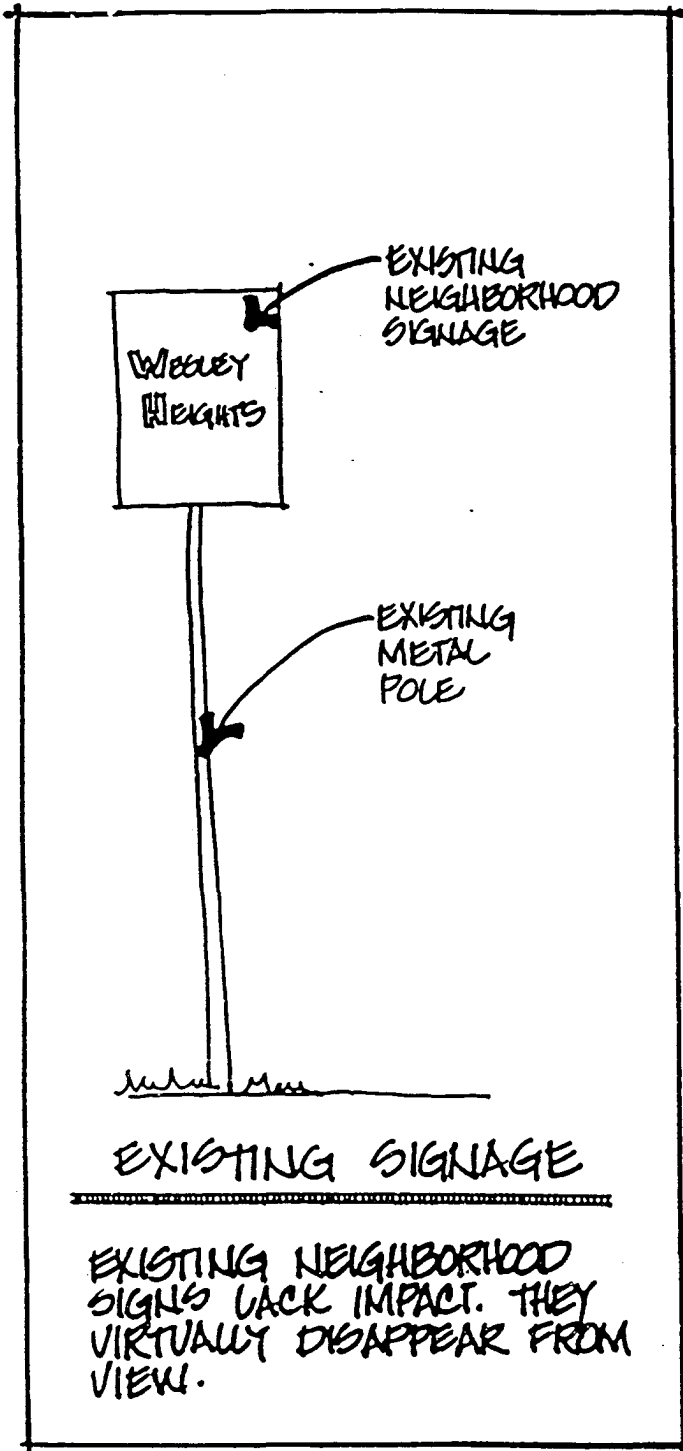


## WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

Design Concepts

Map A.1b

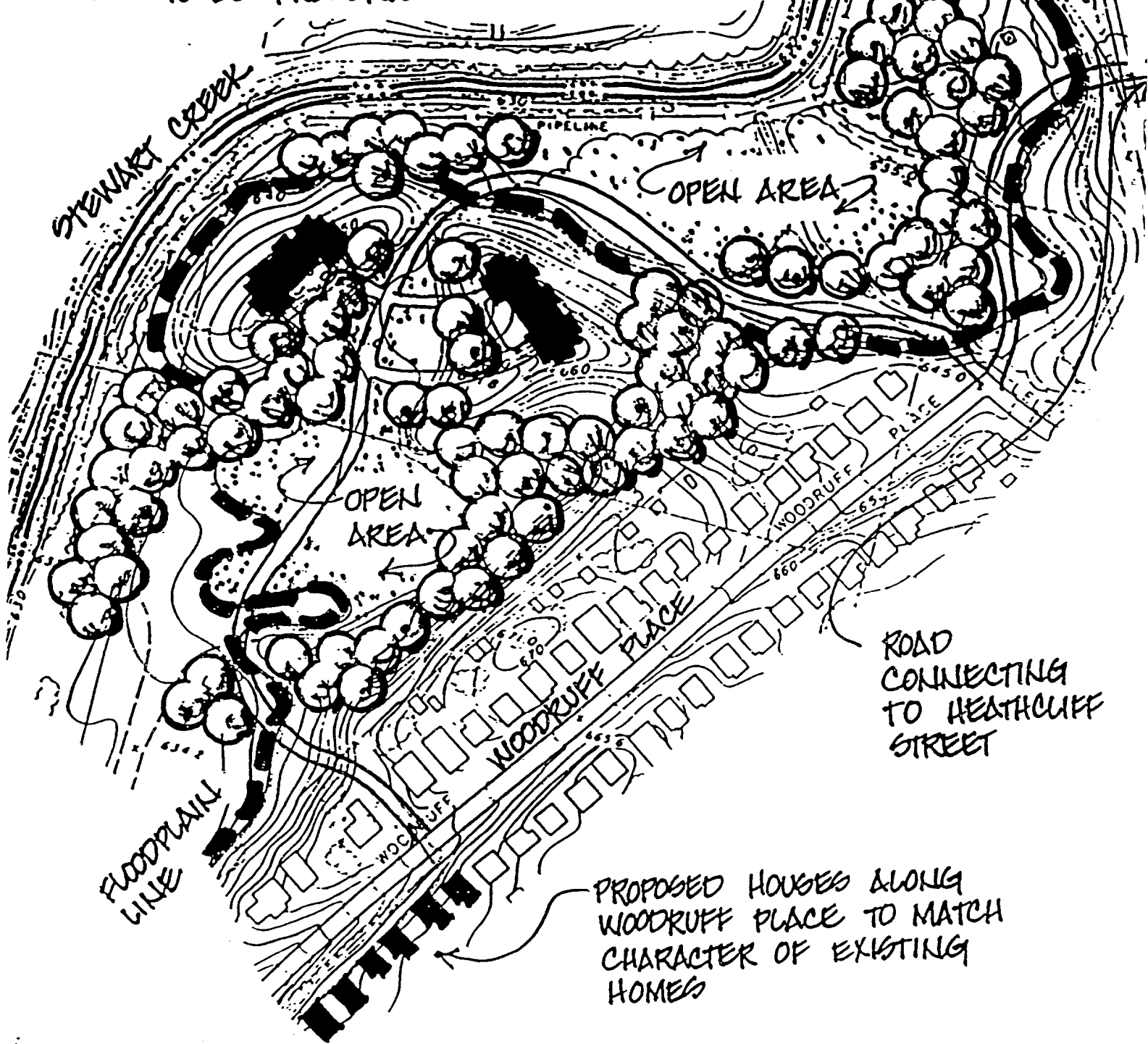


# WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

## Signage

PROPOSED TOWNHOMES WITH VIEWS TO STEWART CREEK OR OPEN AREA. PARKING ACCOMMODATED UNDER BUILDINGS. NATURALISTIC FEELING OF SITE TO BE PRESERVED.



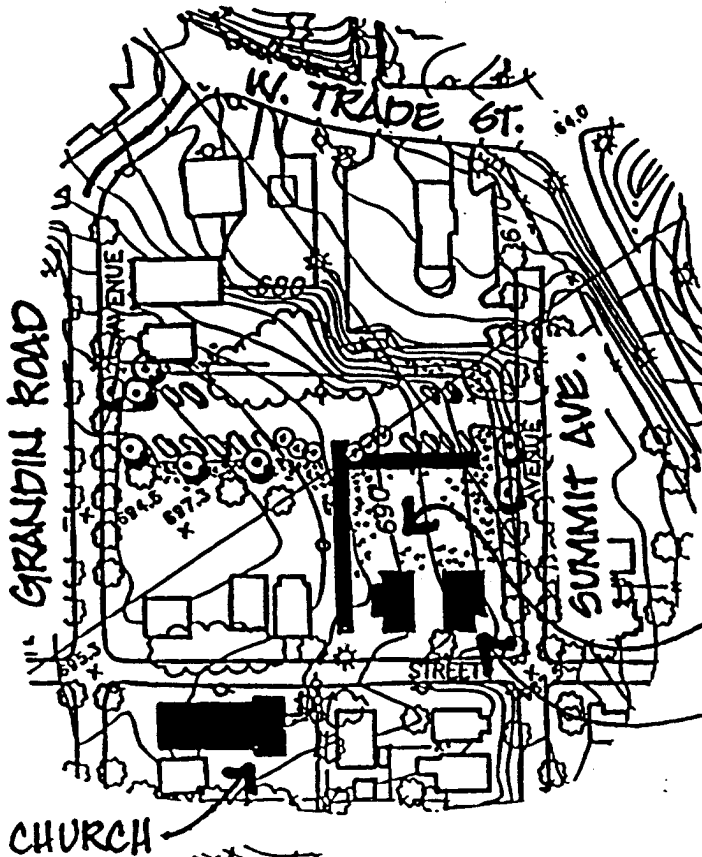
## WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

Design Concepts

Map A.3



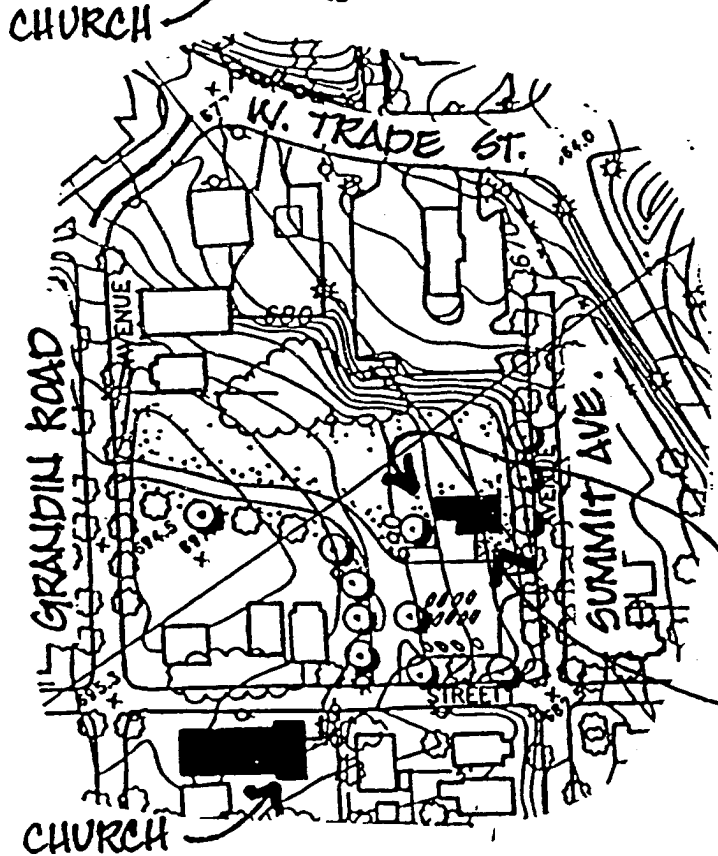


## SCHEME A

THIS DESIGN SCHEME DUPLICATES SCALE OF EXISTING HOMES TO RETAIN NEIGHBORHOOD IMAGE. PARKING LOT CONNECTS GRANDIN ROAD AND SUMMIT AVE TO CREATE BETTER CIRCULATION.

PLAY AREA CONTAINED BY COVERED WALKWAYS - LIGHTED AT NIGHT FOR SAFETY

2 BUILDINGS AT COMPATIBLE SCALE WITH EXISTING HOMES FOR DAY CARE AND OTHER ACTIVITIES



## SCHEME B

THIS DESIGN SCHEME PLACES THE PARKING LOT ON THE CORNER TO ALLOW EASY ACCESS TO CHURCH. TWO ENTRANCES TO THE PARKING AREA MAKES DAY CARE DROP-OFFS EASIER

PLAY AREA

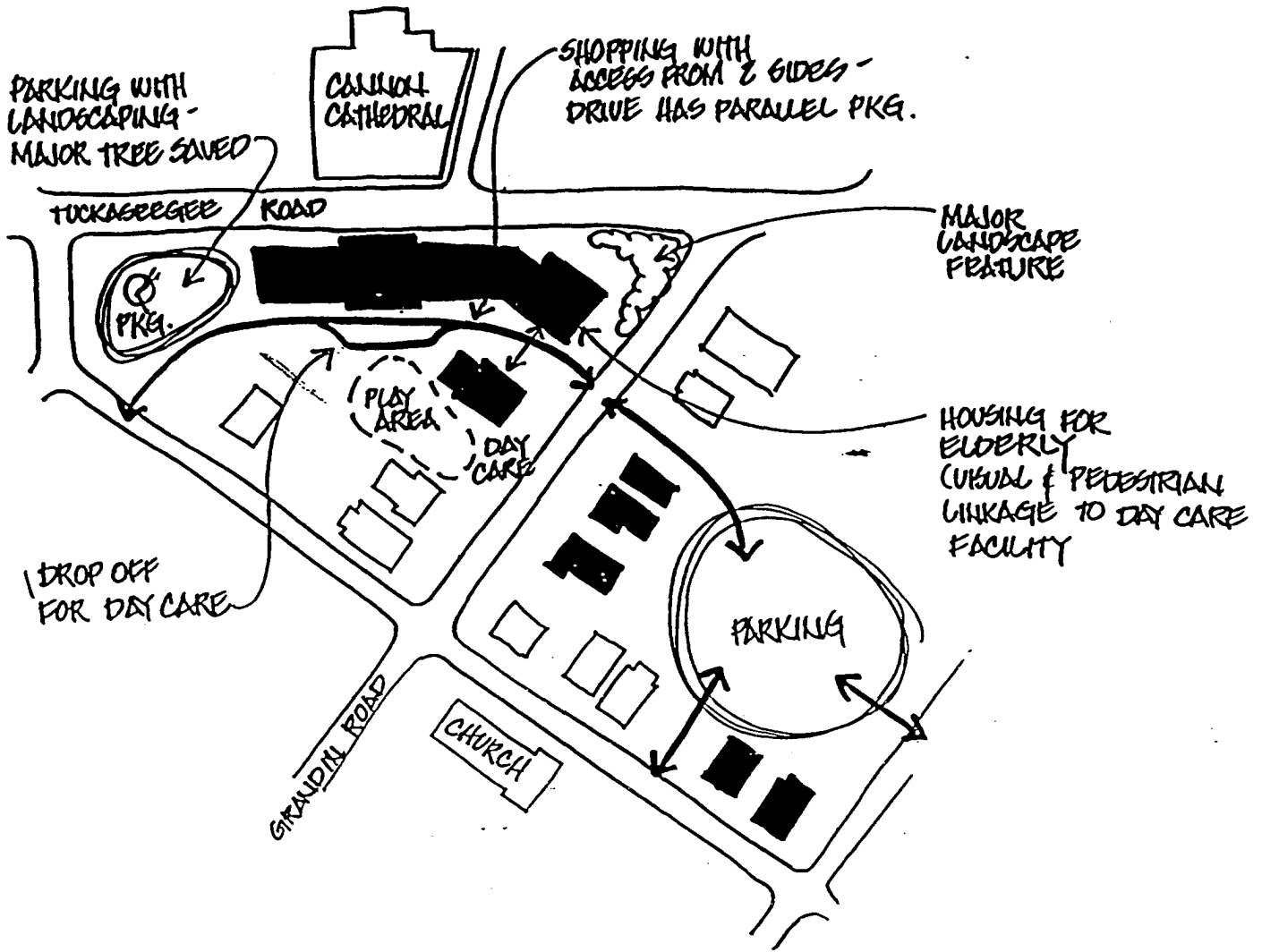
DAY CARE FACILITY'S SCALE MATCHES EXISTING HOUSES

# WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

## Design Concepts

Two Design Schemes are shown. Scheme A tries to preserve building edge and hide parking internally within the block. Scheme B does not maintain image of the neighborhood; parking lot on corner, although closer to church, visually detracts from the neighborhood.



THIS SCHEME BALANCES THE BUILDING MASS ACROSS FROM THE EXISTING CANNON CATHEDRAL. PARKING IS PROVIDED IN A LOT AT THE CORNER OF WALNUT AVENUE AND TUCKASEEGEE ROAD AS WELL AS PARALLEL PARKING ALONG THE DRIVE. GREAT CARE WOULD HAVE TO BE TAKEN TO PRESERVE THE EXISTING TREE WITHIN THE LOT.

APPROX. 20,250 S.F. / FLOOR  
3 STORIES - 60,750 S.F.

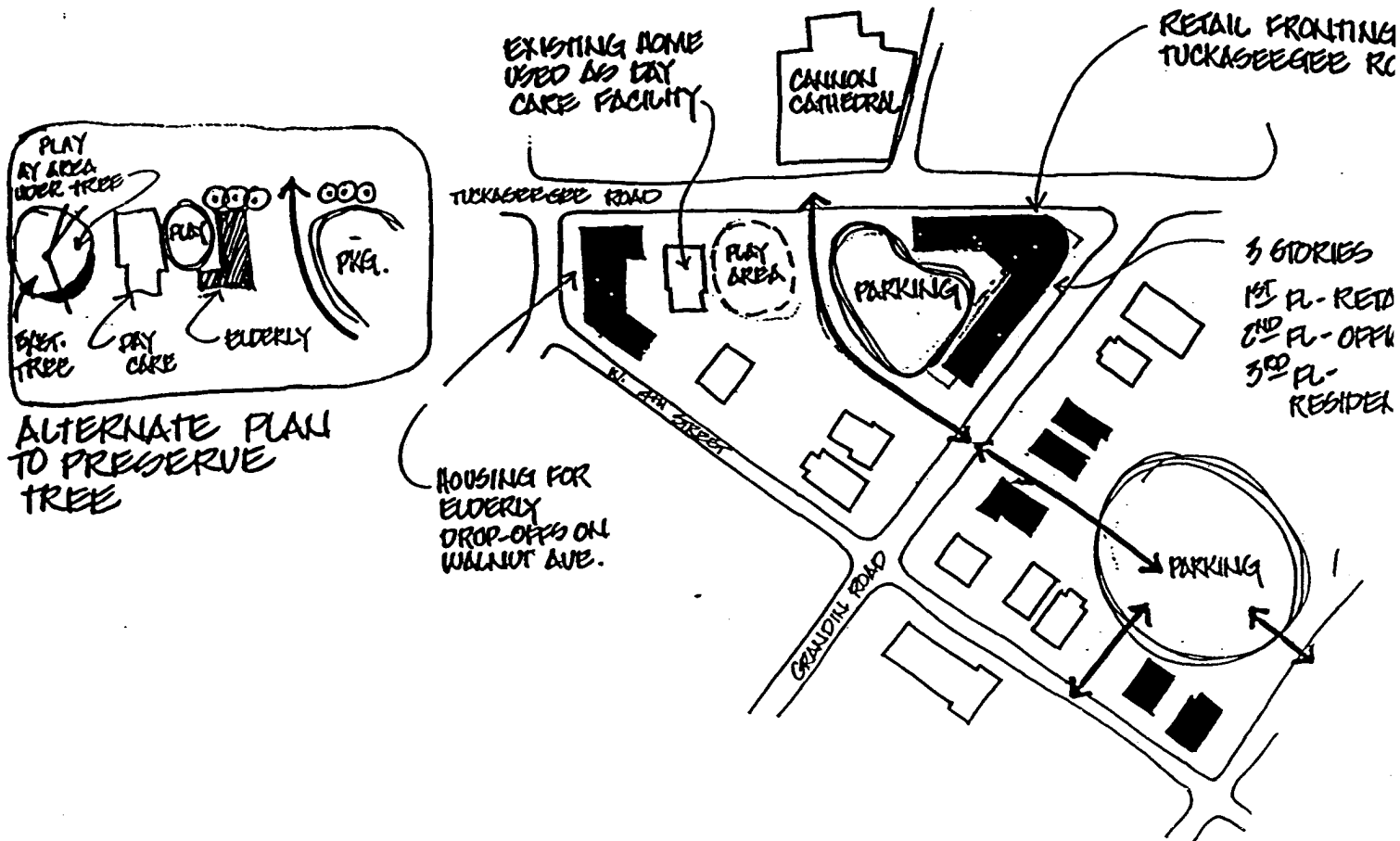
## WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

SCHEME A

TUCKASEEGEE ROAD & GRANDIN ROAD

Map A.5a



THIS SCHEME USES THE EXISTING HOME ON TUCKASEE GEE ROAD AS THE CHILD CARE FACILITY. A SEPARATE BUILDING FOR THE ELDERLY IS ON WALNUT AVENUE. DROP-OFFS CAN BE HANDLED ON W. 4TH STREET OR WALNUT AVENUE.

APPROX. 7,050 S.F. / FLOOR  
2 STORIES 15,500 S.F.

RETAIL/OFFICE/RESIDENTIAL BUILDING IS ORIENTED TOWARDS THE INTERSECTION OF TUCKASEE GEE ROAD AND GRANDIN ROAD.

APPROX. 14,850 S.F. / FLOOR  
3 STORIES 44,550 S.F.

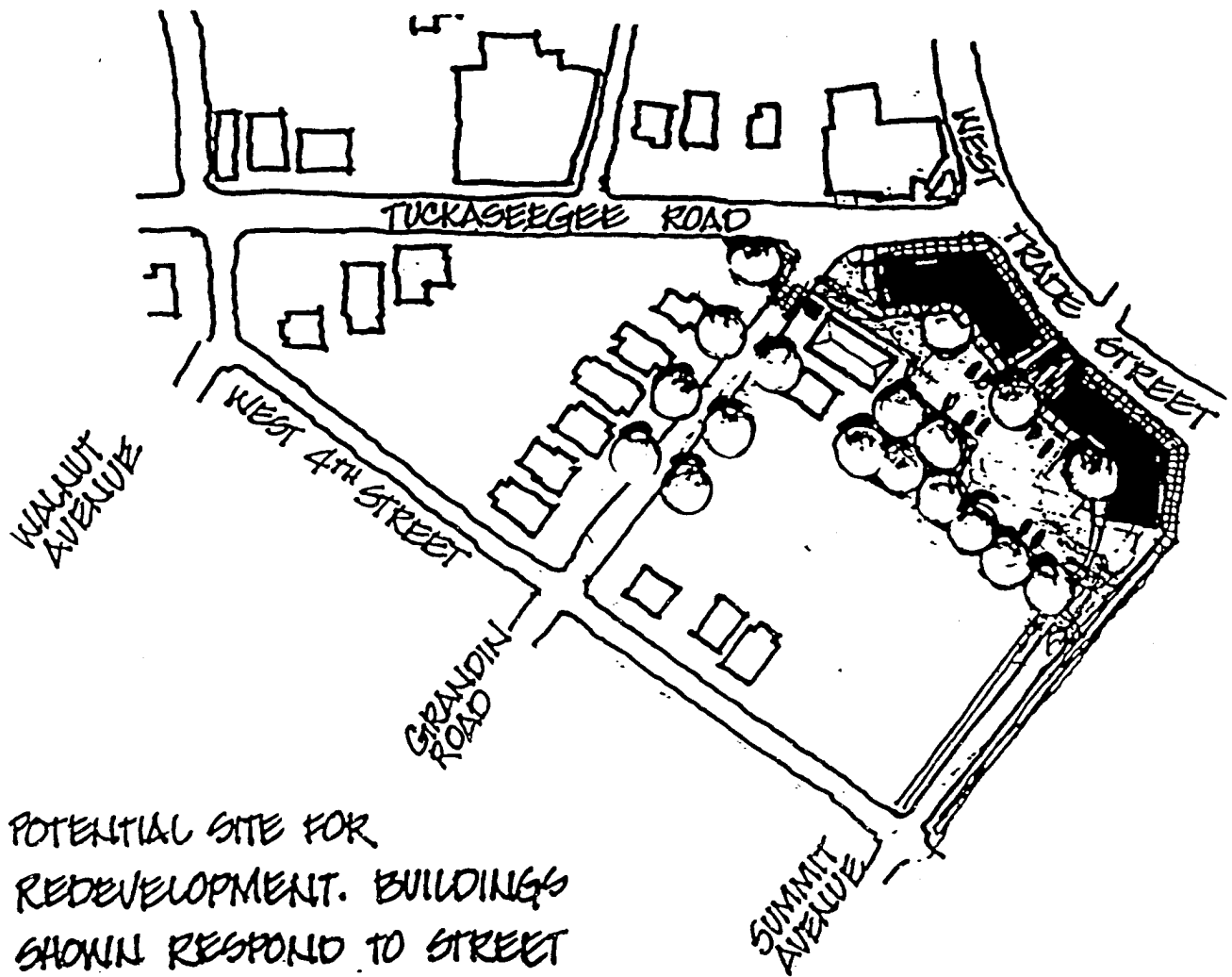
## WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

SCHEME B

TUCKASEE GEE ROAD & GRANDIN ROAD

Map A.5t



POTENTIAL SITE FOR REDEVELOPMENT. BUILDINGS SHOWN RESPOND TO STREET CONFIGURATION, PROVIDE EXCELLENT VISIBILITY TO I-77, AND CREATE STRONG EDGE TO WESLEY HEIGHTS NEIGHBORHOOD. PARKING IS CONCEALED/CONTAINED BY BUILDINGS & LANDSCAPED BUFFER.

# WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

## Design Concepts

PROPOSED SINGLE FAMILY HOMES EXPRESSING CHARACTER OF EXISTING WESLEY HEIGHTS HOMES

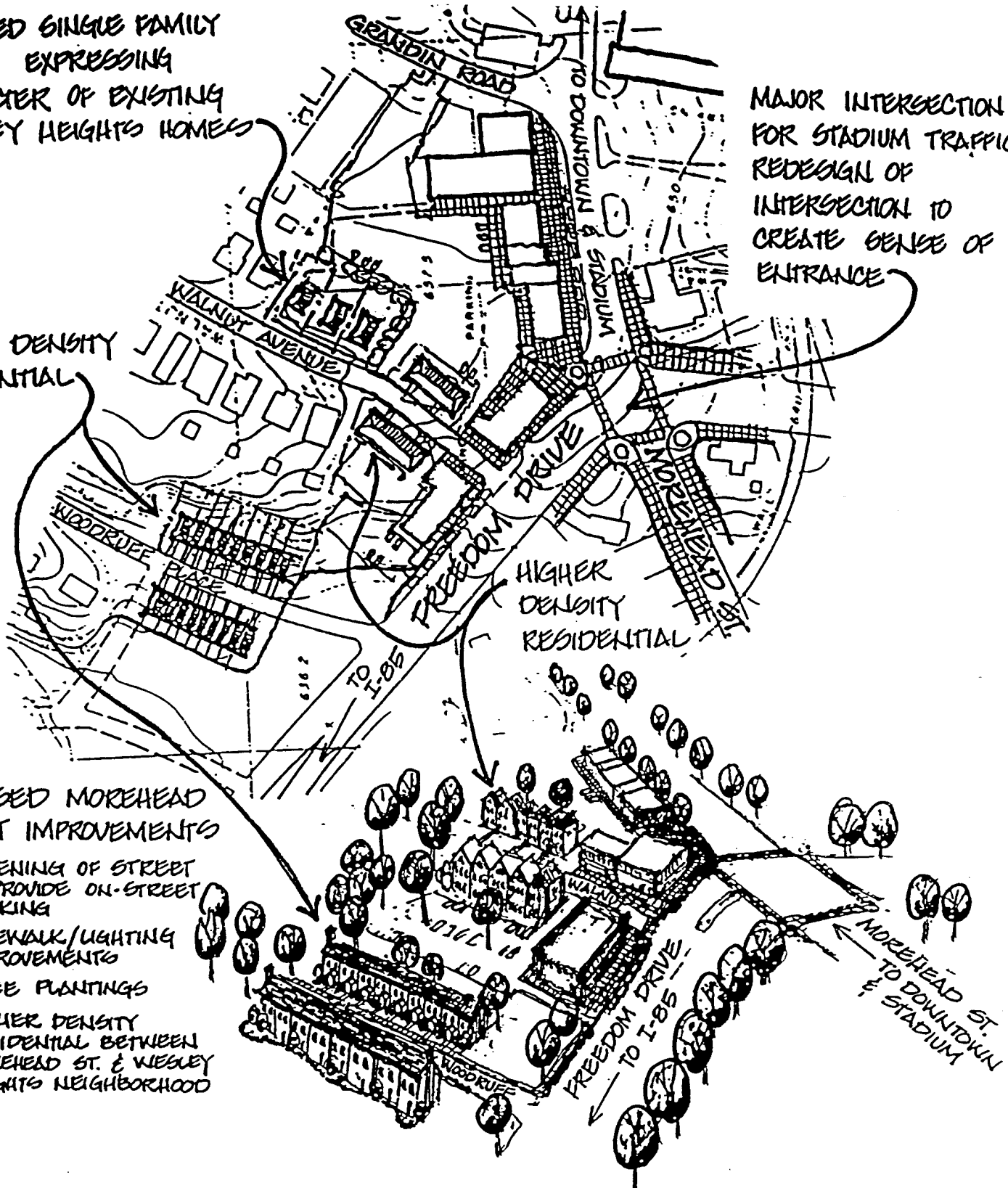
MAJOR INTERSECTION FOR STADIUM TRAFFIC REDESIGN OF INTERSECTION TO CREATE SENSE OF ENTRANCE

HIGHER DENSITY RESIDENTIAL

HIGHER DENSITY RESIDENTIAL

PROPOSED MOREHEAD STREET IMPROVEMENTS

- ◆ WIDENING OF STREET TO PROVIDE ON-STREET PARKING
- ◆ SIDEWALK/LIGHTING IMPROVEMENTS
- ◆ TREE PLANTINGS
- ◆ HIGHER DENSITY RESIDENTIAL BETWEEN MOREHEAD ST. & WESLEY HEIGHTS NEIGHBORHOOD



# WESLEY HEIGHTS NEIGHBORHOOD PLAN

Charlotte-Mecklenburg Planning Commission

## Design Concepts





**The Charlotte-Mecklenburg Planning Commission**  
**600 East Fourth Street, Charlotte, North Carolina, 28202**  
**704-336-2205**  
**[www.charmeck.nc/us/ciplanning/index/htm](http://www.charmeck.nc/us/ciplanning/index/htm)**