

Urban Design Plan

The Town of Huntersville aspires to be a model mixed-use suburban community. It is not the town's intention to be a bedroom community for Charlotte nor to remain exclusively a rural community. Rather, the Town and its residents seek to develop a community containing a variety of stable neighborhoods that are connected to dense mixed-use centers of commerce, employment, retail, and entertainment.

The recommendations contained in this section help realize this vision for the Gillead Road Study Area. The Plan includes recommendations for how the roadway system and the redevelopment patterns can work together to create several dense mixed-use nodes of activities.



ILLUSTRATIVE MASTER PLAN The Plan contains recommendations for improved street connectivity through network enhancements and new streets. This improved connectivity is required for all new mixed-use development. The proposed development sites integrate the transportation network and the Downtown Plan.

Redevelopment Opportunities

Most properties on Gilead Road were developed pre-1996 and are not in compliance with the existing land development code. In order to stimulate redevelopment of these properties in compliance with current codes and standards, the Plan recommend extending several public streets through existing commercial properties. These street extensions will create additional frontage for urban redevelopment and more efficient rear parking areas. Specifically, Hillcrest Drive can extend north across Gilead Road, in front of Huntersville Square and connect to Commerce Center Drive.

Additional development blocks would be created by the new streets connecting into the proposed I-77 Freeway ramps. The new streets, perpendicular to Statesville Road, will align with existing driveways or property lines in order to form new development blocks. This will serve to restore the type of mixed-use development called for in the Town's land development codes.



Existing Conditions



Illustrative Master Plan

Torrence Greenway Housing
 The primary development opportunity west of the freeway exists between Ranson Road and Rosedale. There remains significant vacant land along the Torrence Greenway that can be developed as an extension of the existing neighborhoods. The Plan recommends extending a parkway road south from Ranson Road. New housing along this road should face onto the new greenway creating a safe and usable recreational greenway.



Examples of housing facing on a public greenway



Existing Conditions



Illustrative Master Plan

Gilead Road Redevelopment

Gilead Road is the entrance to Downtown Huntersville. The current character of the road is seen as highly desirable, and should be preserved, while still accommodating change and redevelopment. The Plan recommends maintaining the character of the road by maintaining the gracious front yards, and substantial tree canopy along both sides of the road. Redevelopment should follow the current patterns of buildings set back from the road creating generous front yards. New buildings can contain a variety of uses, however their placement on the lot should reflect current patterns.



Perspective of proposed improvement to Gilead Road



Existing Conditions