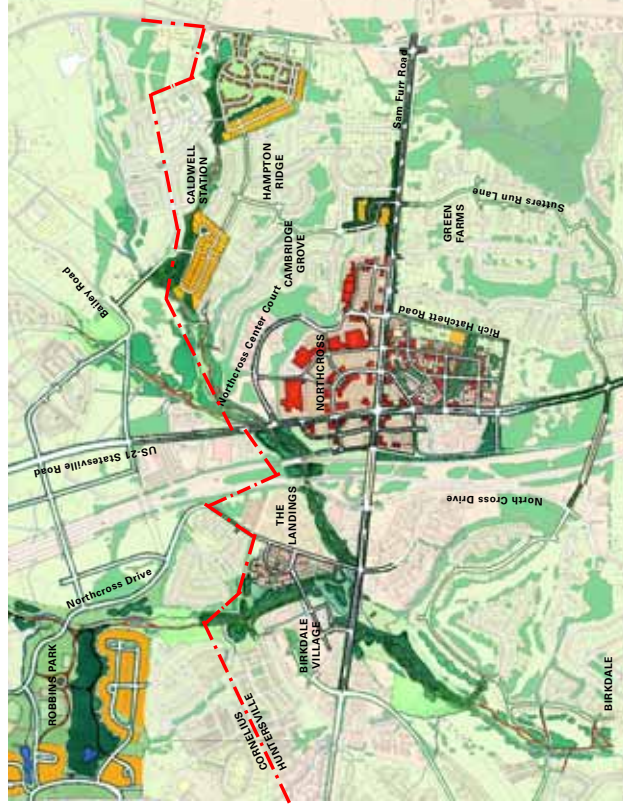


Urban Design Plan

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 become a community 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 Sam Furr 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 that improve connectivity and create mixed-use areas where transportation corridors converge.

Northcross Shopping Center

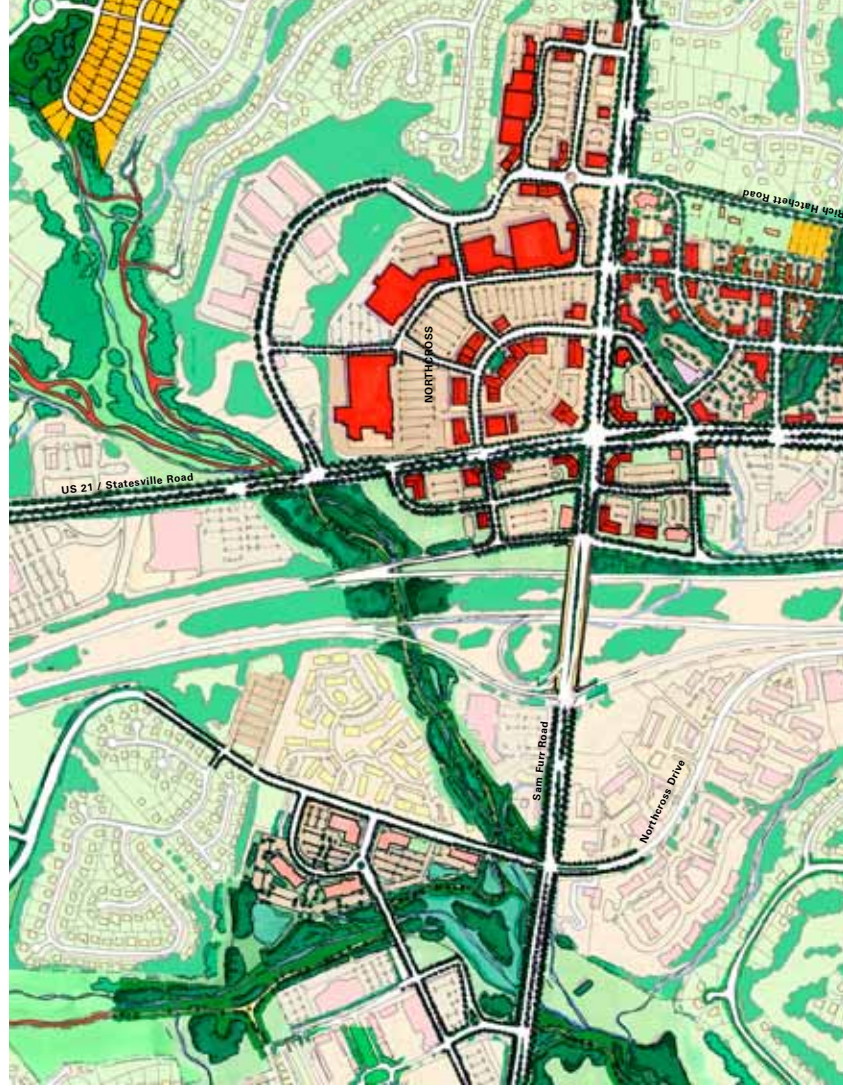
Northcross Shopping Center was built in the early 1990s, prior to the Town's current zoning code that prohibits typical big-box suburban shopping centers. As an outmoded commercial pattern, the shopping center will likely redevelop in the next several years. The center will likely evolve into a more diversified mix of big-box retail and street oriented in-line retail and entertainment. The Plan recommends transforming the center from one single super block into several smaller urban blocks. The Plan converts existing driveways and circulation areas into public streets to form urban blocks. The blocks are then redeveloped in compliance with the current zoning code – with buildings fronting on the street and parking located to the rear.

The site directly to the east of Northcross Shopping Center should be redeveloped in a such a manner that it becomes connected by a street network to Northcross Shopping Center. Rich Harchett Road should extend across Sam Furr Road and connect into Northcross Center Court, creating a signalized intersection, one of several new signals along Sam Furr Road.

Over time, other smaller sites will be redeveloped. However with the proposed new block and street system, Northcross will be able to eventually evolve into a vibrant mixed-use center for Huntersville, containing walkable streets and pedestrian-friendly developments.



Existing Northcross Shopping Center



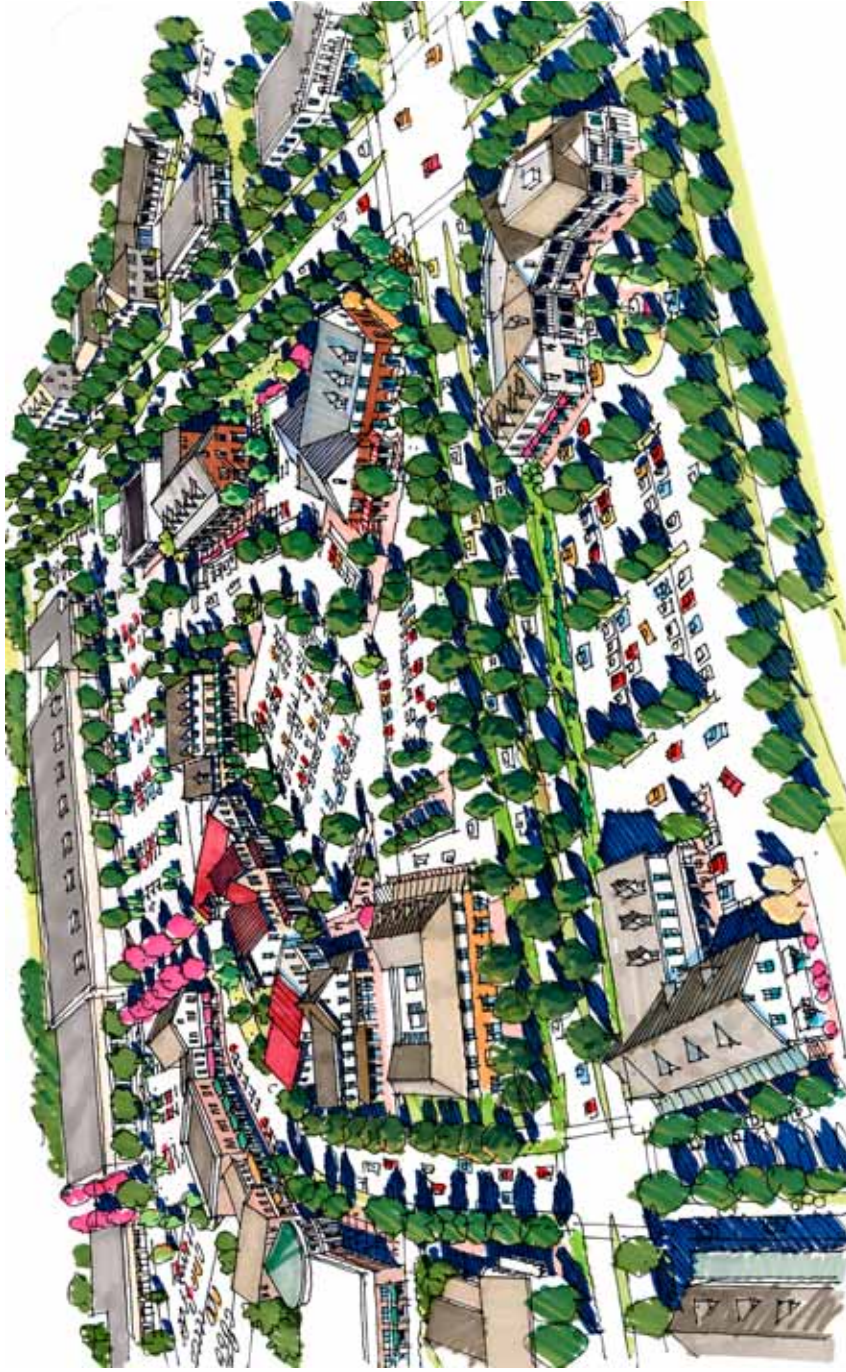
ILLUSTRATIVE MASTER PLAN. New street links and modified freeway ramps will help distribute traffic and create blocks for mixed-use developments.



Existing Conditions



Illustrative Master Plan



PROPOSED AERIAL PERSPECTIVE OF NORTHCROSS SHOPPING CENTER Existing driveways and circulation can be converted to public streets allowing Northcross Center to maintain its competitiveness while diversifying its offerings.

Rich Hatchett Road

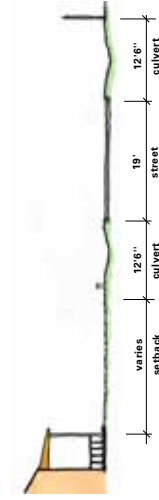
Rich Hatchett Road is the northern-most part of a larger neighborhood. The Rich Hatchett Community is a rural pocket of houses on the south corner of Sam Furr Road (NC-73) and US-21. The community consists of a life-long, tightly knit group of African-American residents that have watched Huntersville grow from a farming community into a thriving suburban community.

The purpose of this Plan is to explore the opportunities for future development along Rich Hatchett Road. The properties that face onto Rich Hatchett Road are large multi-acre lots that in the future will likely subdivide. The community's challenge is to transform from a rural neighborhood to an integral part of Huntersville while retaining a distinct character.

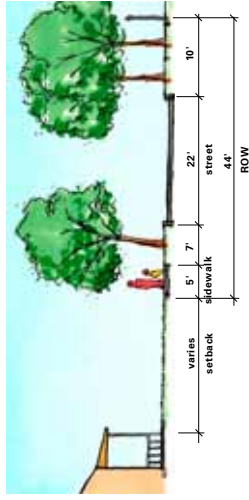
In the focus groups, the Rich Hatchett Community identified several important design principles:

- » Rich Hatchett Road needs to be improved;
- » A traffic light needs to be placed on Rich Hatchett and Sam Furr Road (NC-73);
- » Existing houses and residents should not be forced to move from Rich Hatchett Road;
- » The feeling of open public space needs to be maintained;
- » Rich Hatchett Road should maintain its residential character.

The parcels fronting on Sam Furr Road (NC-73) and Statesville Road (US-21) should continue to develop as mixed-use commercial blocks. Parcels and blocks adjacent to these properties are recommended to develop in a manner consistent with the existing development pattern on Sam Furr Road and Statesville Road (with medium-density, attached residential units). The remaining property should transition from this mixed-use pattern to medium-density residential and then single-family residential along Rich Hatchett Road. Rich



Existing Street Section of Rich Hatchett



Proposed Street Section of Rich Hatchett Road

Hatchett Road's proposed upgrades should include the addition of curbs and gutters, sidewalks, street trees, and street lighting. In addition, a traffic light is proposed for the intersection of Rich Hatchett Road and Sam Furr Road (NC-73). All of these improvements will occur in the existing 44-foot right-of-way, and will not disturb the existing houses. New streets are proposed in the neighborhood along existing property lines, to connect the community to amenities such as the library and adjoining commercial development and services. Existing natural resources should be preserved and connected to proposed community amenities such as green ways and neighborhood parks.



Existing Conditions



Illustrative Plan: Framework for growth that preserves homes, creates new development, and integrates community with the Town.

