



# Prosperity Hucks area plan



**DRAFT**

**Prosperity Hucks** area plan

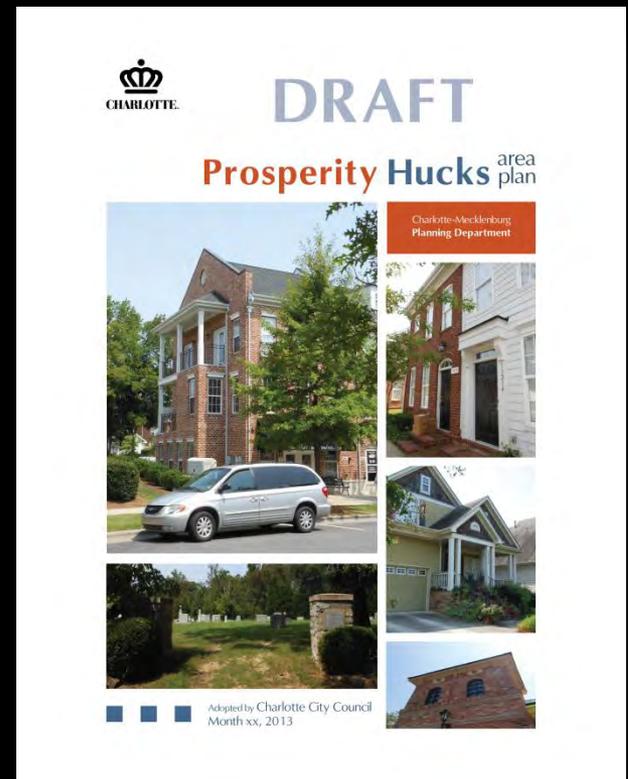
Charlotte-Mecklenburg  
Planning Department



Adopted by Charlotte City Council  
Month xx, 2013

Kick-off Meeting  
November 15, 2012  
6:00 p.m.

1. Plan Purpose and Process
2. Critical Points
3. Tour of the Area
4. Existing Conditions
5. Survey Results to Date
6. Developing the Vision
7. Visioning Exercise





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# Purpose and Process



# DRAFT

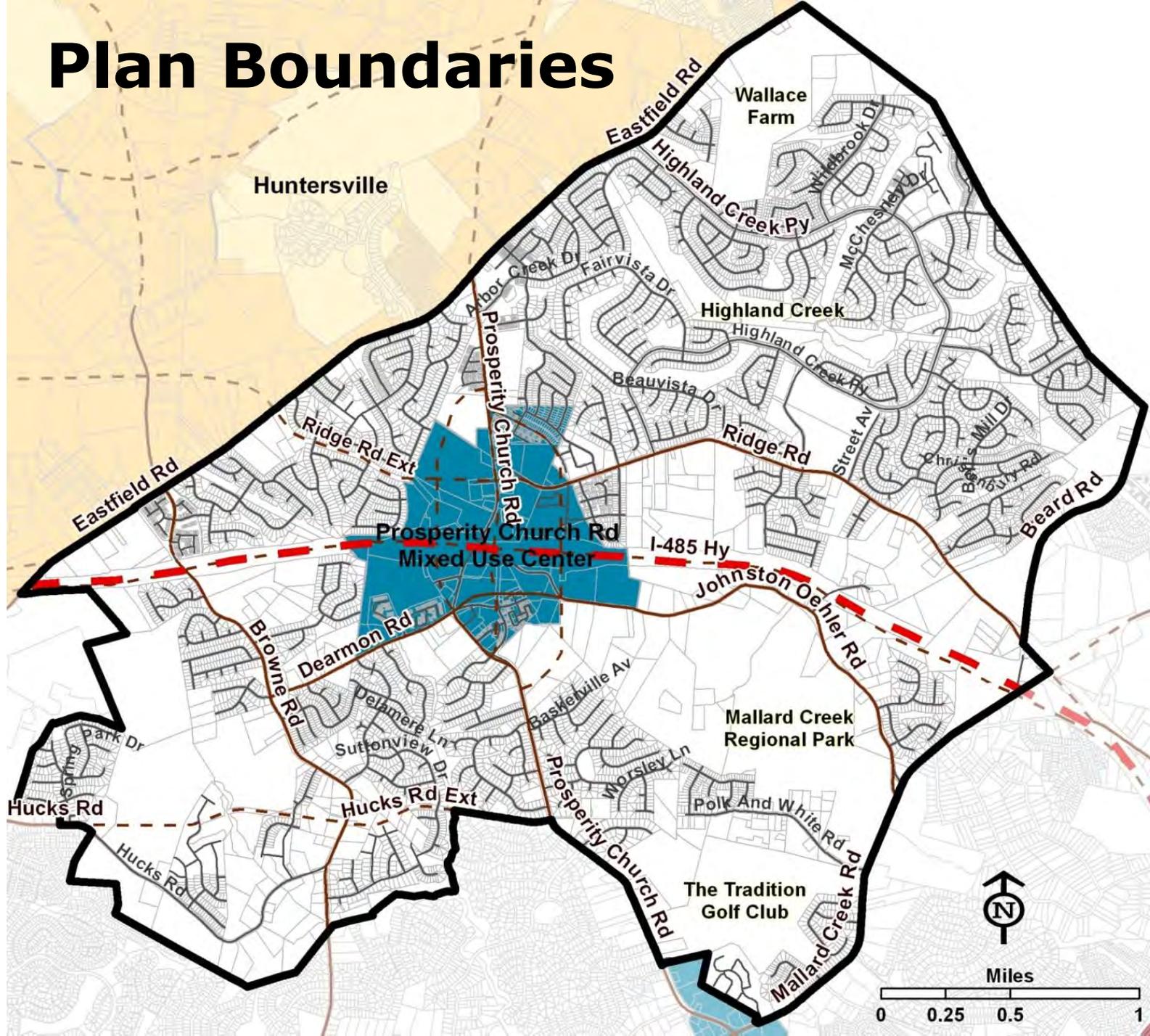
## Prosperity Hucks <sup>area</sup> plan

Charlotte-Mecklenburg  
Planning Department



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Month xx, 2013

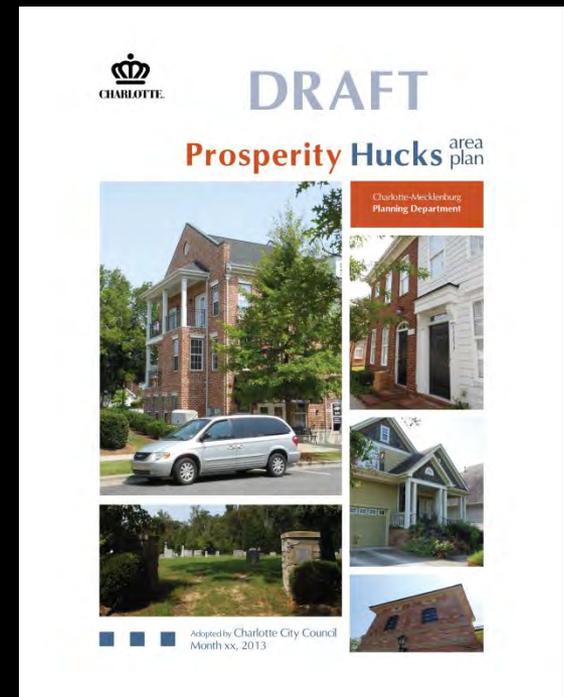
# Plan Boundaries



- **Charlotte-Mecklenburg Planning Department**
- **Mecklenburg County Park and Recreation**
- **Charlotte Mecklenburg Schools**
- **Mecklenburg-Union Metropolitan Planning Organization**
- **Charlotte Department of Transportation (CDOT)**
- **Charlotte Area Transit System (CATS)**
- **Charlotte Engineering & Property Management**
- **North Carolina Department of Transportation**

# What is an Area Plan?

- Community's Shared Vision for the Future
- Policy guide that provides a framework for future growth and development
- Has a specific geographic focus and provides detailed Land Use, Community Design, Transportation, and other recommendations
- Identifies public and private investments and strategies that should be pursued in order to realize the plan vision
- Updates the broader, more general district plans as well as older area plans



# What Can You Expect From an Area Plan?

## Clarify the Vision for the Area

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Identify and provide policies to address development opportunities and issues

***But not . . .***

Create regulations or laws

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Identify public and private investments needed to achieve vision

***But not . . .***

Provide funding and implementation means overnight

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Possibly recommend zoning changes in appropriate locations

***But not . . .***

Rezone property

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Guide more appropriate development

***But not . . .***

Halt development

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# Critical Points



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## Prosperity Hucks <sup>area</sup> plan

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# Highland Creek Master Plan 1990's

ORIGINAL DATA TABLE IS PROVIDED FOR INFORMATION ONLY.

LAND USE	ACRES	DU/AC	DU
COMMERCIAL	11.3		
SINGLE-FAMILY ATTACHED (SFA)	79.0	14	1106
SINGLE-FAMILY DETACHED (SFD)	780.0	5	3900
SCHOOL	17.0		
PARKS AND OPEN SPACES	75.3		
GOLF COURSE	236.0		
ROADS - PKWY. & COLL.	78.5		
<b>TOTAL</b>	<b>1277.1</b>	<b>3.9</b>	<b>5006</b>
EXISTING ZONING	AGRICULTURAL & RURAL		
PROPOSED ZONING	R-9PUD		

EXISTING ZONING: R-9PUD SFD  
 PROPOSED ZONING:  
 MX-1 13.6 4.3 SR  
 INSTITUTIONAL(CD) 4.0  
 B1(CD) 8.3

TOTAL ACREAGE TO REMAIN AT 1277.1  
 TOTAL DENSITY UNITS TO REMAIN AT 5006



## LAND USE PLAN

**HIGHLAND CREEK** - CHARLOTTE, NORTH CAROLINA  
 A master planned community - American Newland Associates

APPROVED BY COUNTY COMMISSIONER  
 DATE 5/13/97

PETITION NO. 97-15(C)  
 AS FOR PUBLIC HEARING

REVISION: MARCH 21, 1997  
 REVISION: JANUARY 27, 1997  
 REVISION: NOVEMBER 15, 1996



REVISION: AUGUST 1990  
 PUBLIC HEARING COPY



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# Prosperity Church Road Villages Plan 1999

\$1.00

## **PROSPERITY CHURCH ROAD VILLAGES**

*A Land Use and Urban Design Plan for the Prosperity Church Road and I-485 Interchange*

Prepared by

Charlotte-Mecklenburg Planning Commission  
Mecklenburg County Engineering Department  
Charlotte Department of Transportation

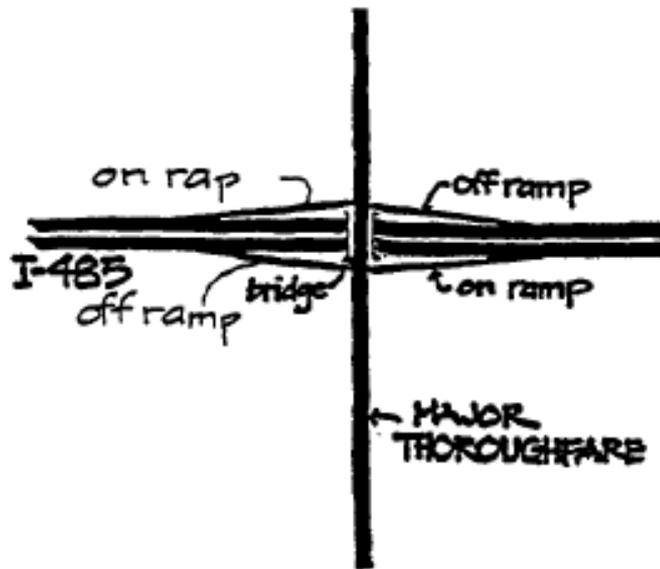
Adopted by Mecklenburg County Board of County Commissioners  
March, 1999



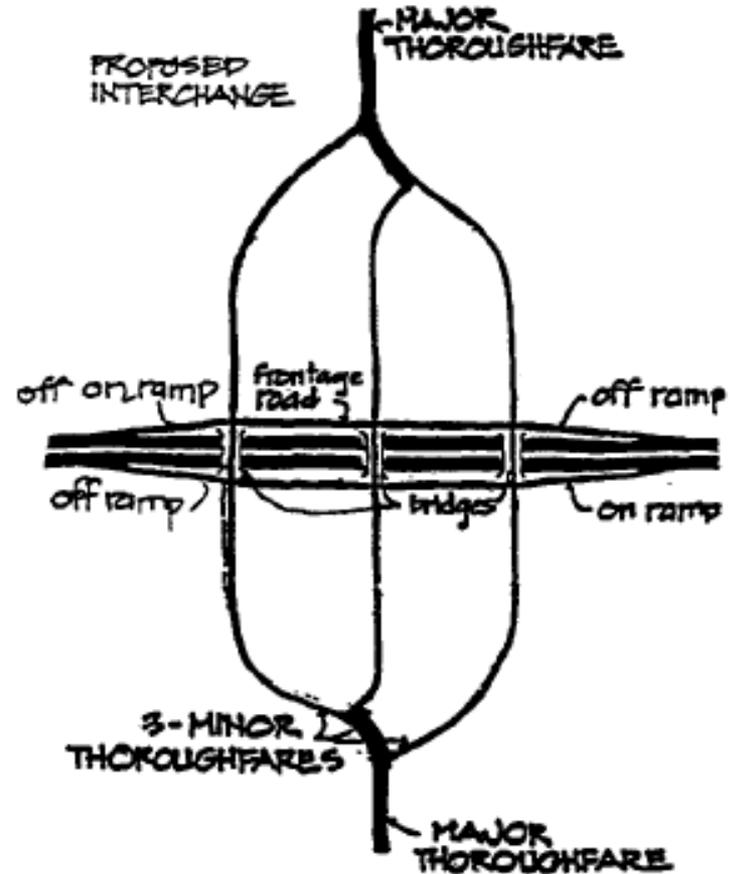


# Expressway Interchange Concept

TYPICAL DIAMOND INTERCHANGE



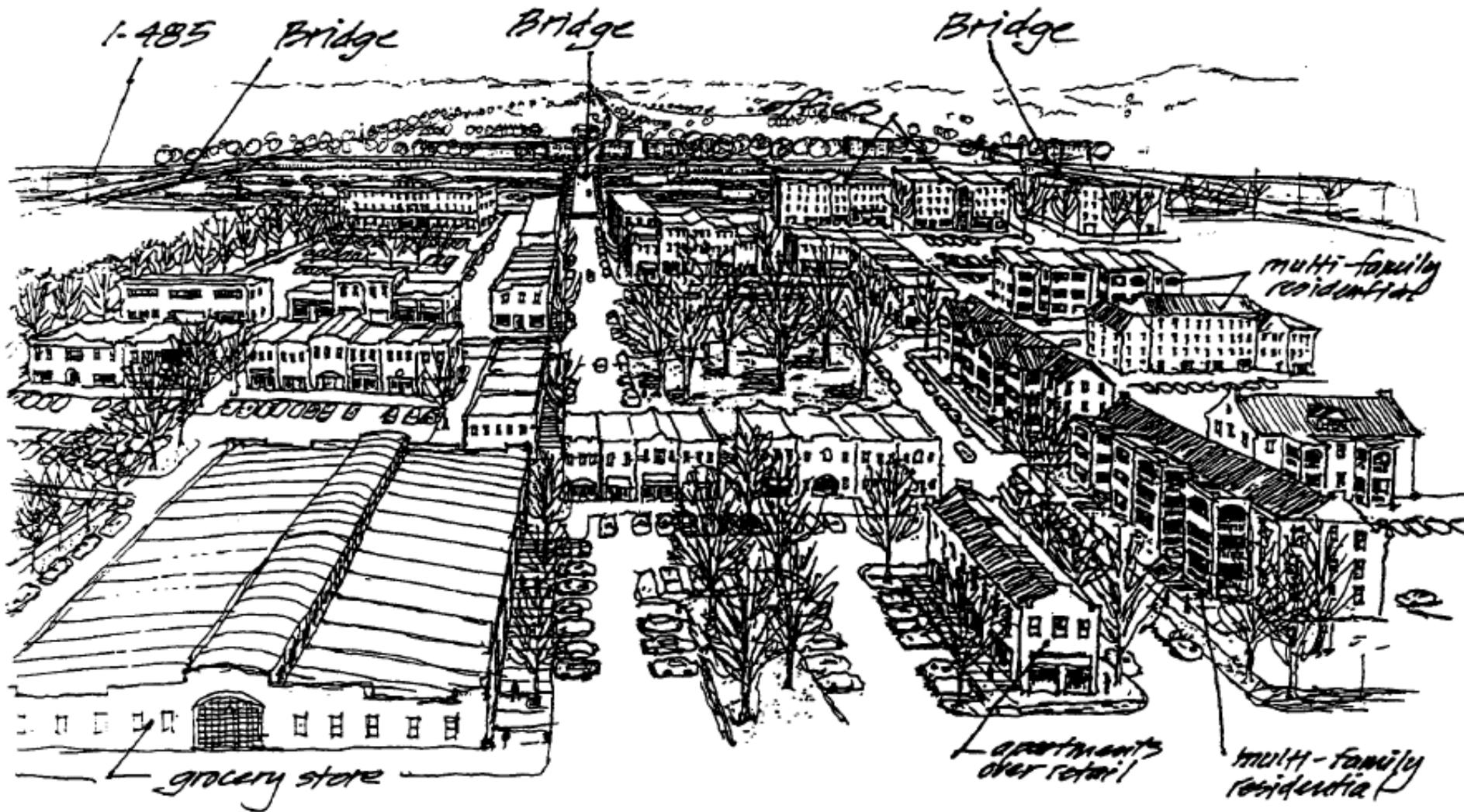
- unrelated development on 4 quadrants
- traffic concentrated at 1 bridge



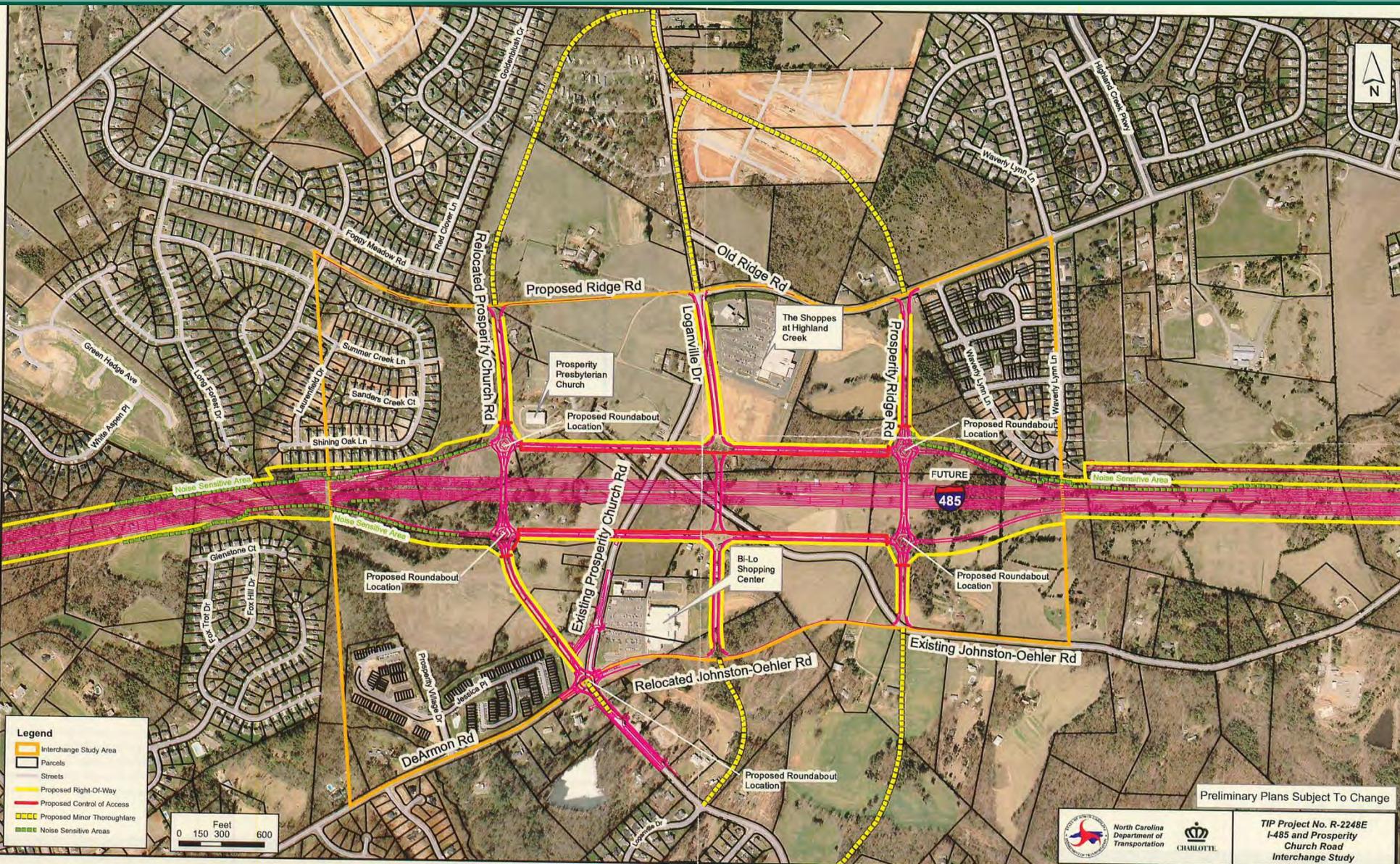
- Expands opportunity for coordinated, mixed-use development
- traffic dispersed among 3 pedestrian oriented streets with 3 bridge crossings
- provides greater connectivity across I-485



# Village Center Concept



# Expressway Interchange Plan, NCDOT



Preliminary Plans Subject To Change



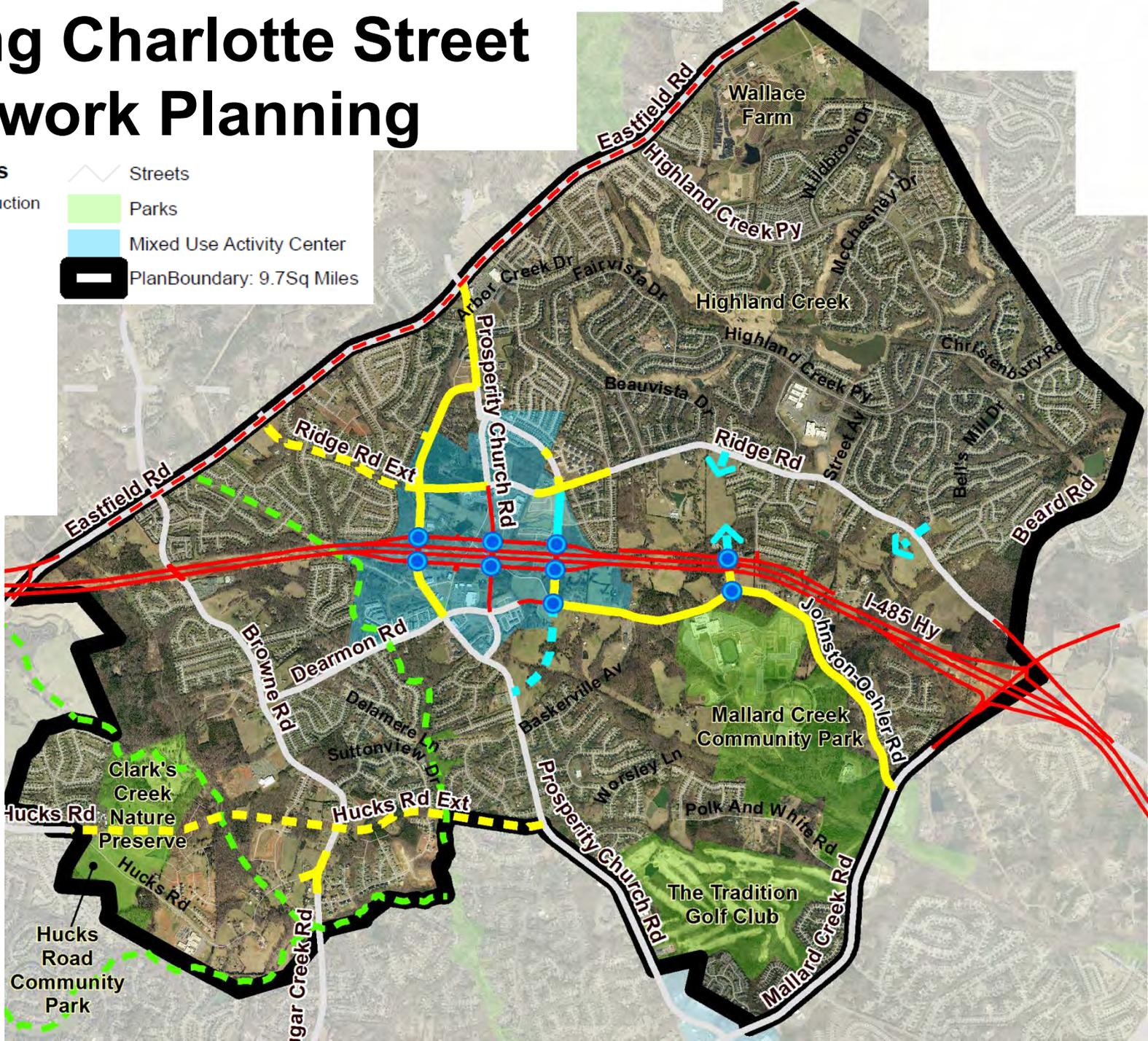
TIP Project No. R-2248E  
I-485 and Prosperity Church Road Interchange Study

# Ongoing Charlotte Street Network Planning

## Transportation Projects

-  NC DOT, Under Construction
-  NC DOT, Unfunded
-  City, Pending
-  City, Unfunded
-  Developer, Completed
-  Developer, Unfunded
-  Roundabouts
-  Future Greenway
-  Existing Thoroughfare
-  Proposed Thoroughfare

-  Streets
-  Parks
-  Mixed Use Activity Center
-  PlanBoundary: 9.7Sq Miles

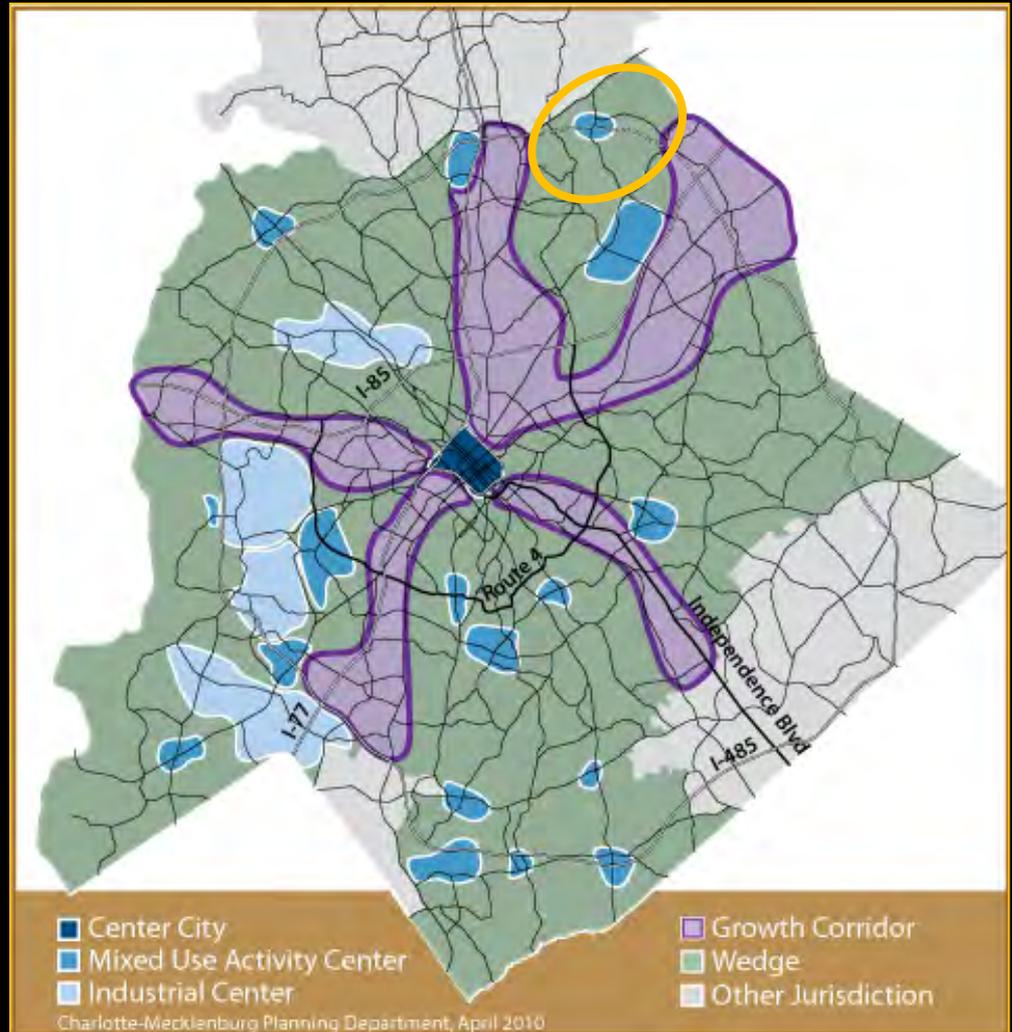


# Centers, Corridors & Wedges Growth Framework

**Activity Centers** are generally appropriate for new growth, with generally increased intensity of development.

**Growth Corridors** are priority locations for new growth, but may include specific neighborhoods for preservation.

**Wedges** are predominantly low density residential with limited higher density housing and neighborhood serving commercial uses.

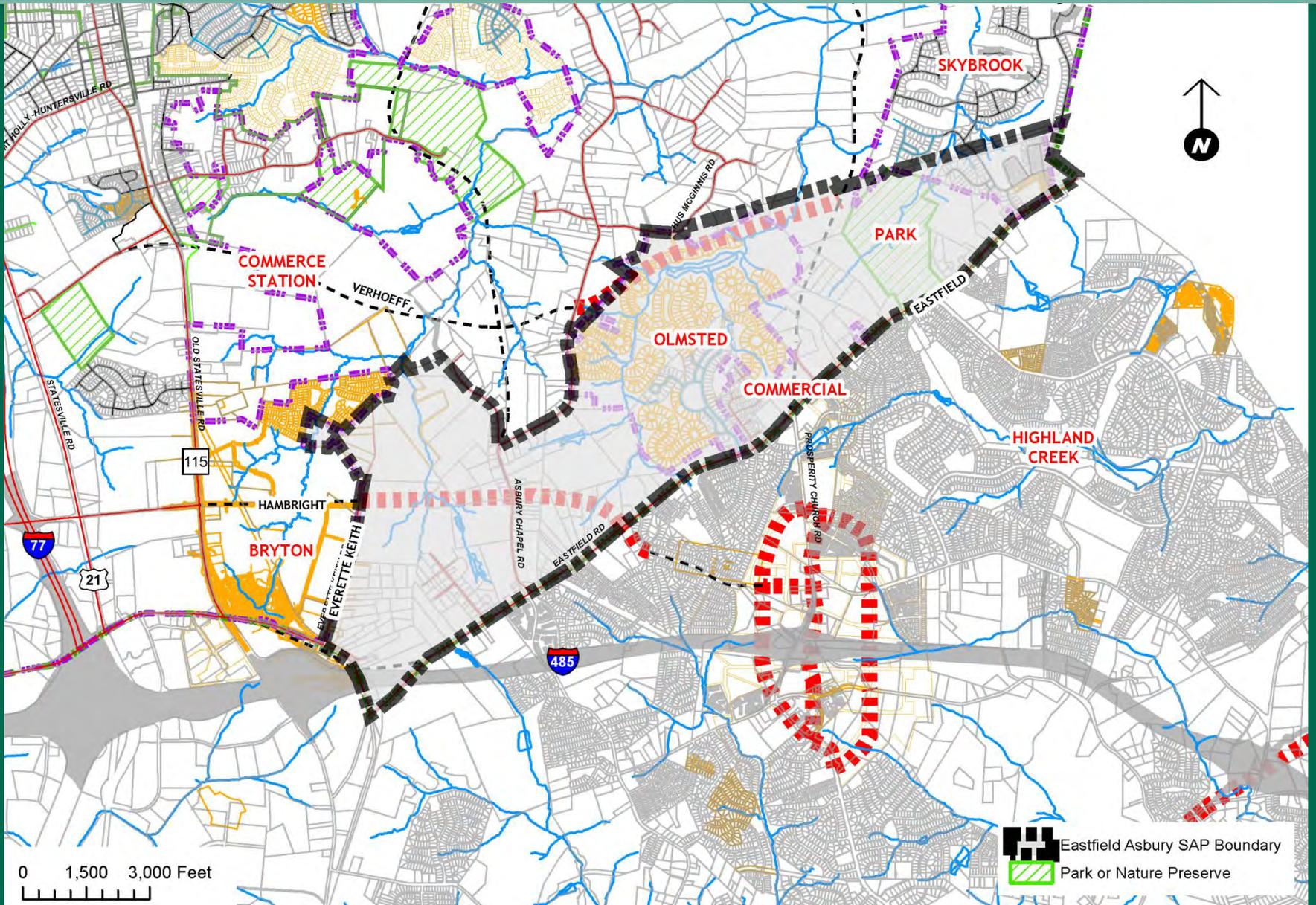




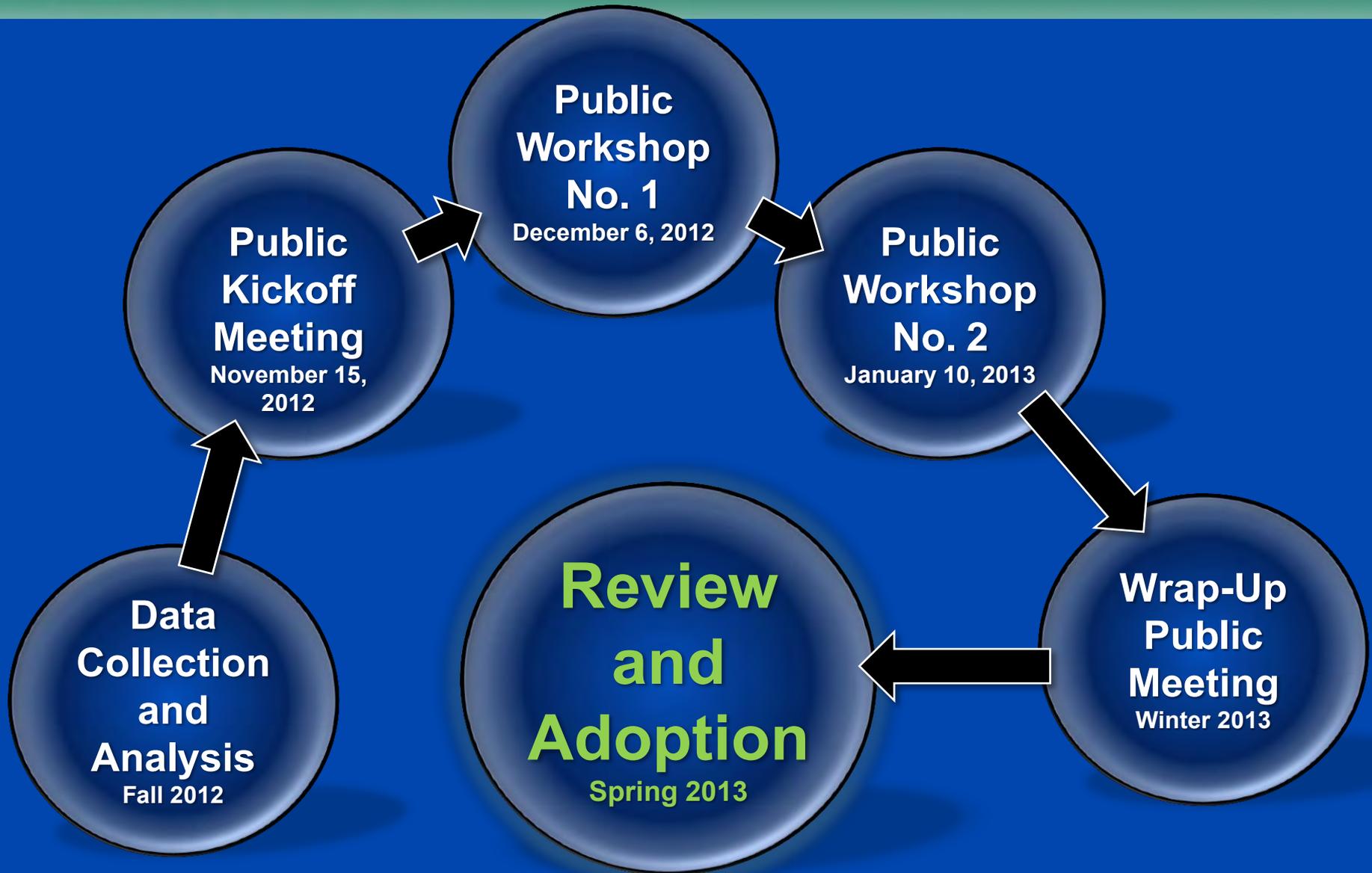


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# Eastfield Road Small Area Plan, Huntersville, underway



# Plan Development Process





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# Tour of the Area



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## Prosperity Hucks <sup>area</sup> plan

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Planning Department

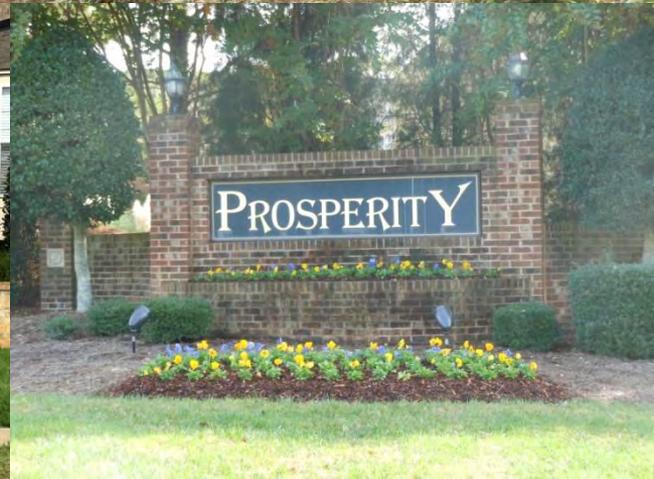


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# Freeway Construction



# Neighborhoods



# Single Family



# Townhouses



# Housing Variety



# Shopping Centers



# Street-front Shopping



# Emerging Village Center: Ridge Road Stub



# Large Lots: Future Development?



# Wallace Farm





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# Existing Conditions



# DRAFT

## Prosperity Hucks <sup>area</sup> plan

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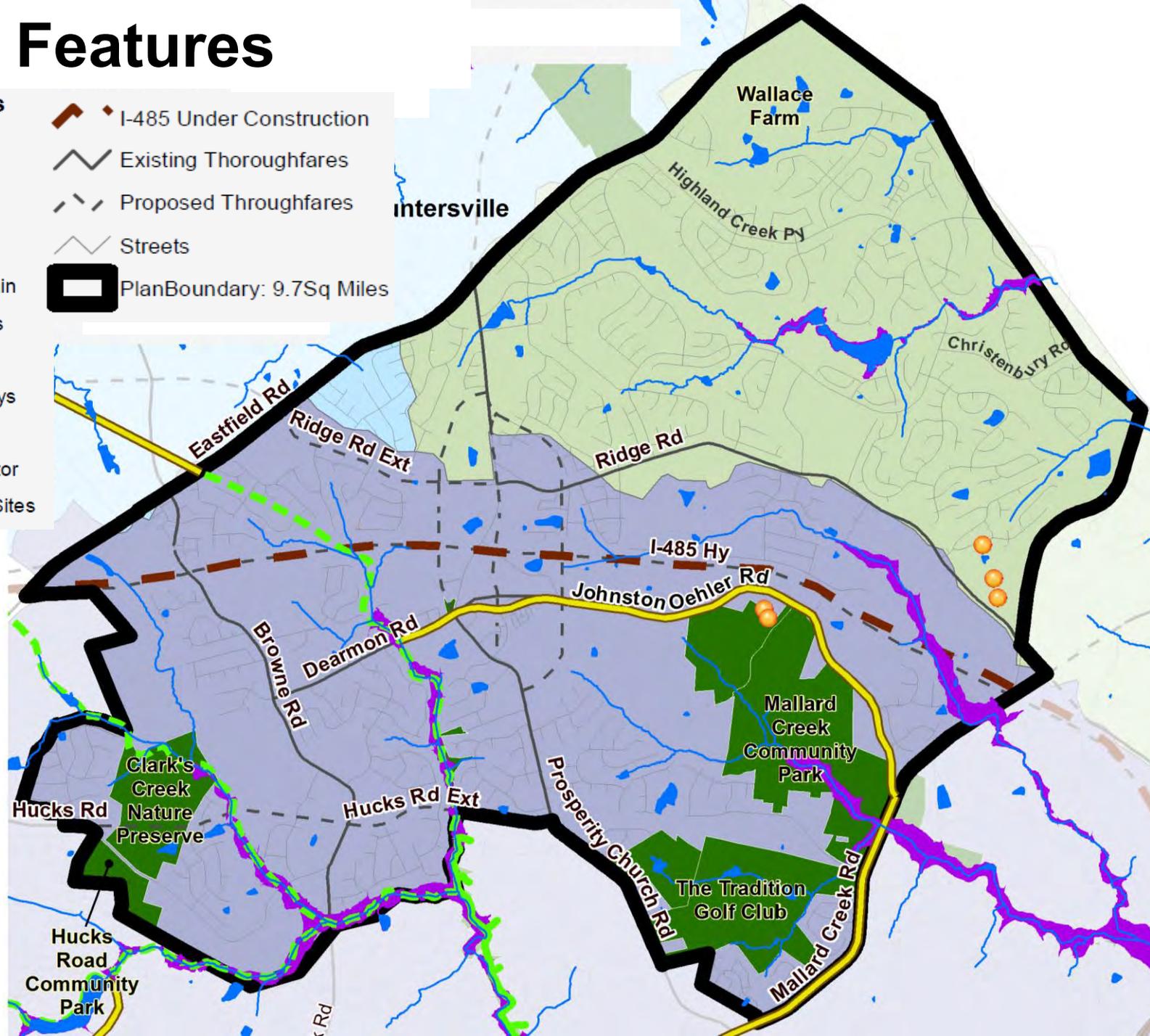
Adopted by Charlotte City Council  
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# Natural Features

## Watershed Basins

- Mallard
- Lower Clarke
- Clarke
- Parks
- 100 Year Floodplain
- Ponds & Wetlands
- Creeks
- Existing Greenways
- Future Greenway
- Overland Connector
- Natural Heritage Sites

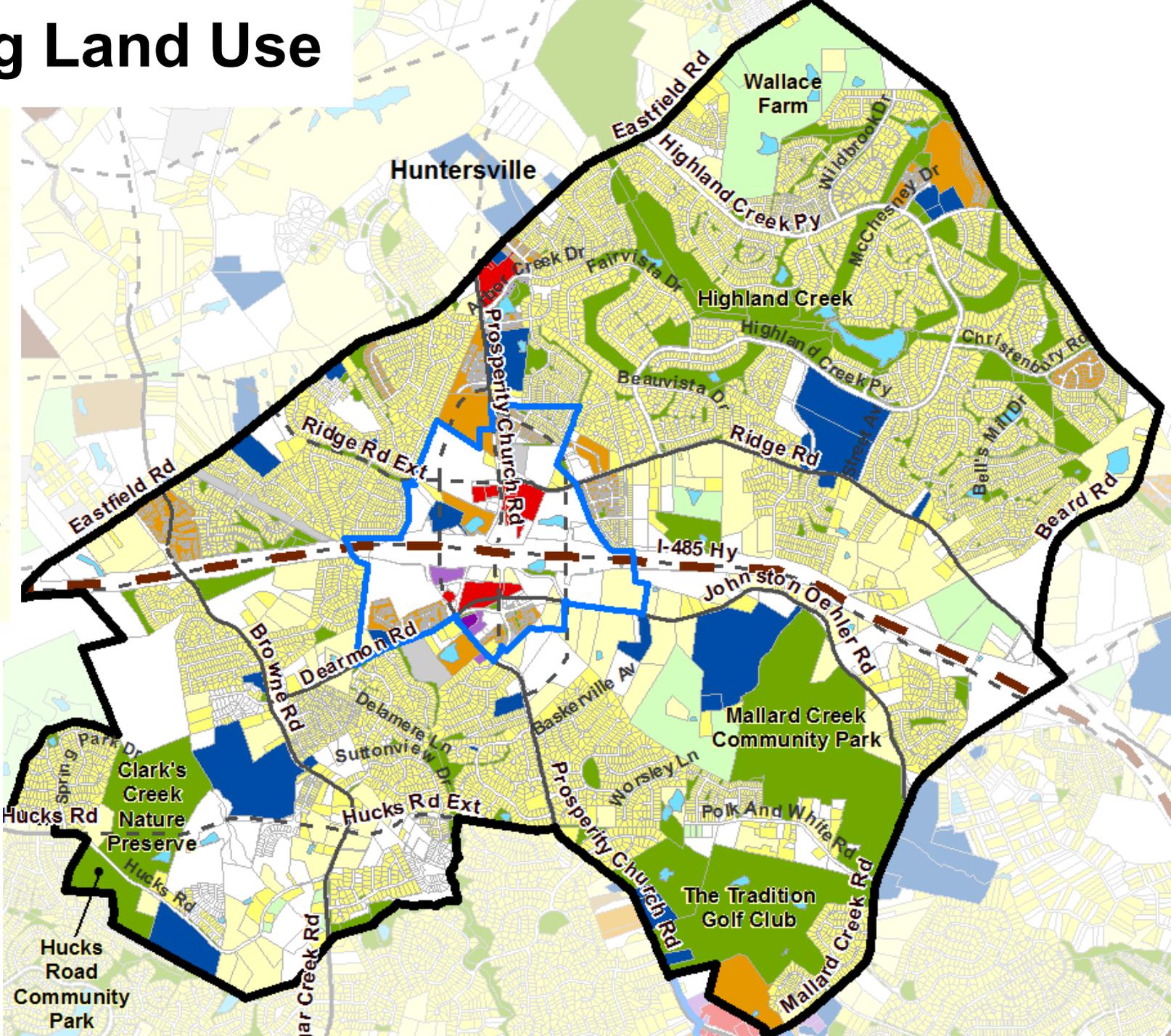
- I-485 Under Construction
- Existing Thoroughfares
- Proposed Thoroughfares
- Streets
- Plan Boundary: 9.7Sq Miles





# Existing Land Use

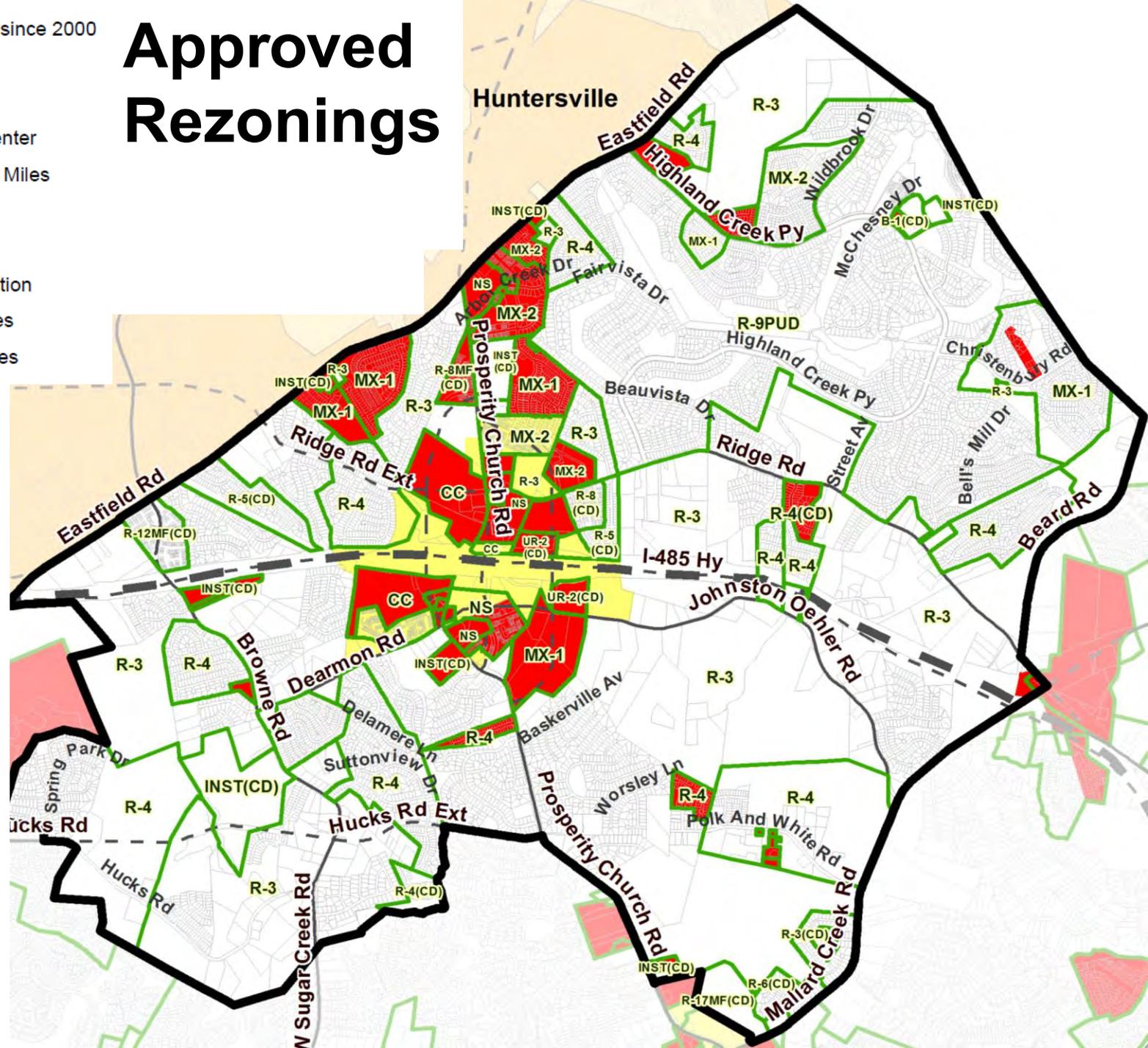
- Existing Land Use
  - Agriculture
  - Large Lot Residential
  - Single Family - Detached
  - Multi-Family
  - Civic/Institutional
  - Office
  - Retail
  - Vertical Mixed Use
  - Utility
  - Vacant
  - Open Space/Recreation
- I-485 Under Construction
- Existing Thoroughfares
- Proposed Thoroughfares
- Plan Boundary: 9.75 Sq Miles
- Mixed Use Activity Center
- Parcel Boundary
- Ponds





# Approved Rezoning

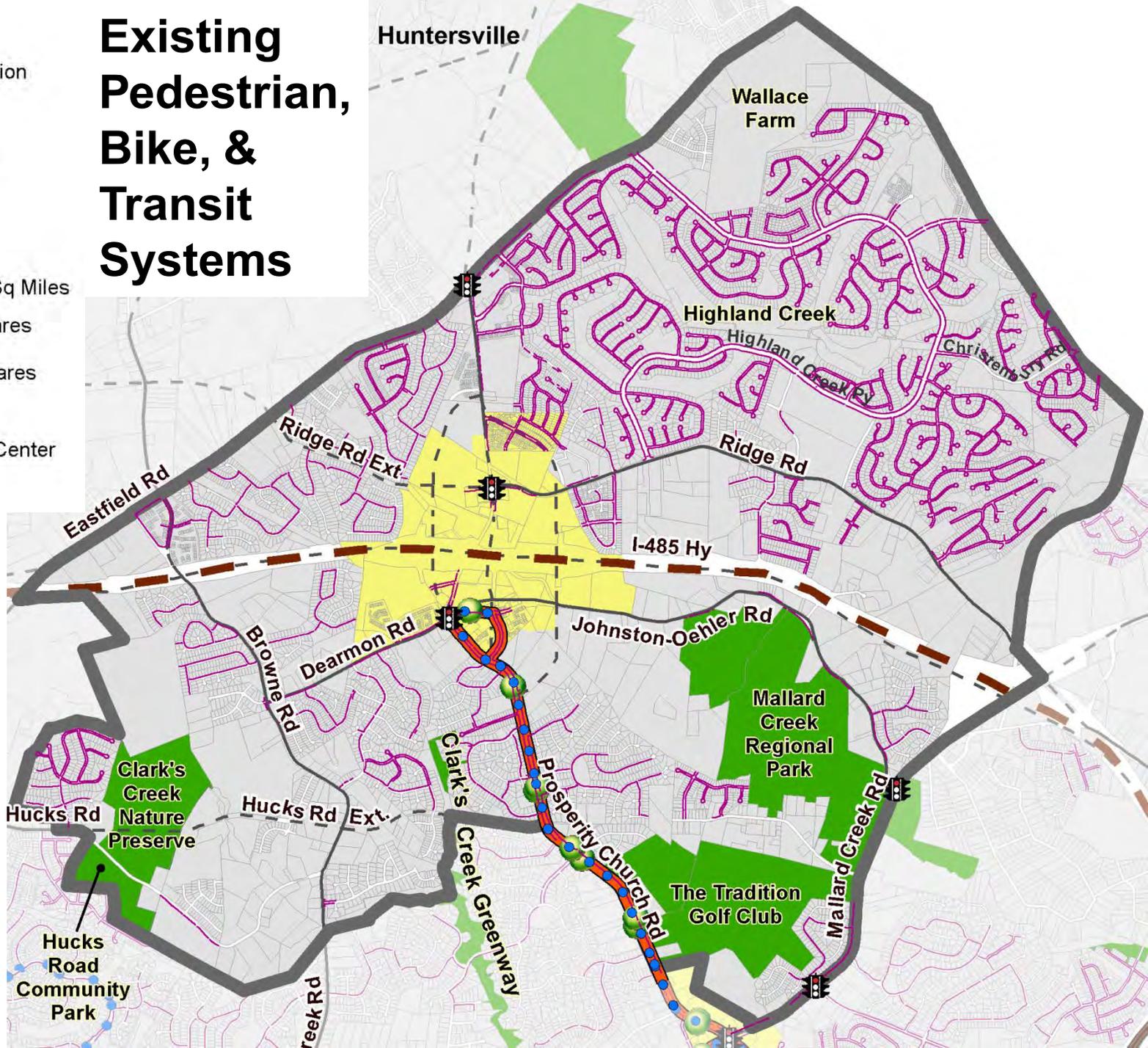
- Approved Rezoning since 2000
- Zoning Boundary
- Parcel Boundary
- Mixed Use Activity Center
- PlanBoundary: 9.7Sq Miles
- Town of Huntersville
- Huntersville's ETJ
- I-485 Under Construction
- Existing Throughfares
- Proposed Throughfares



# Legend

-  Signalized Intersection
-  Bike Lanes
-  Existing Sidewalk
-  Bus Stops
-  BusRoutes
-  PlanBoundary: 9.7Sq Miles
-  Existing Thoroughfares
-  Proposed Throughfares
-  Parcel Boundary
-  Mixed Use Activity Center
-  Parks

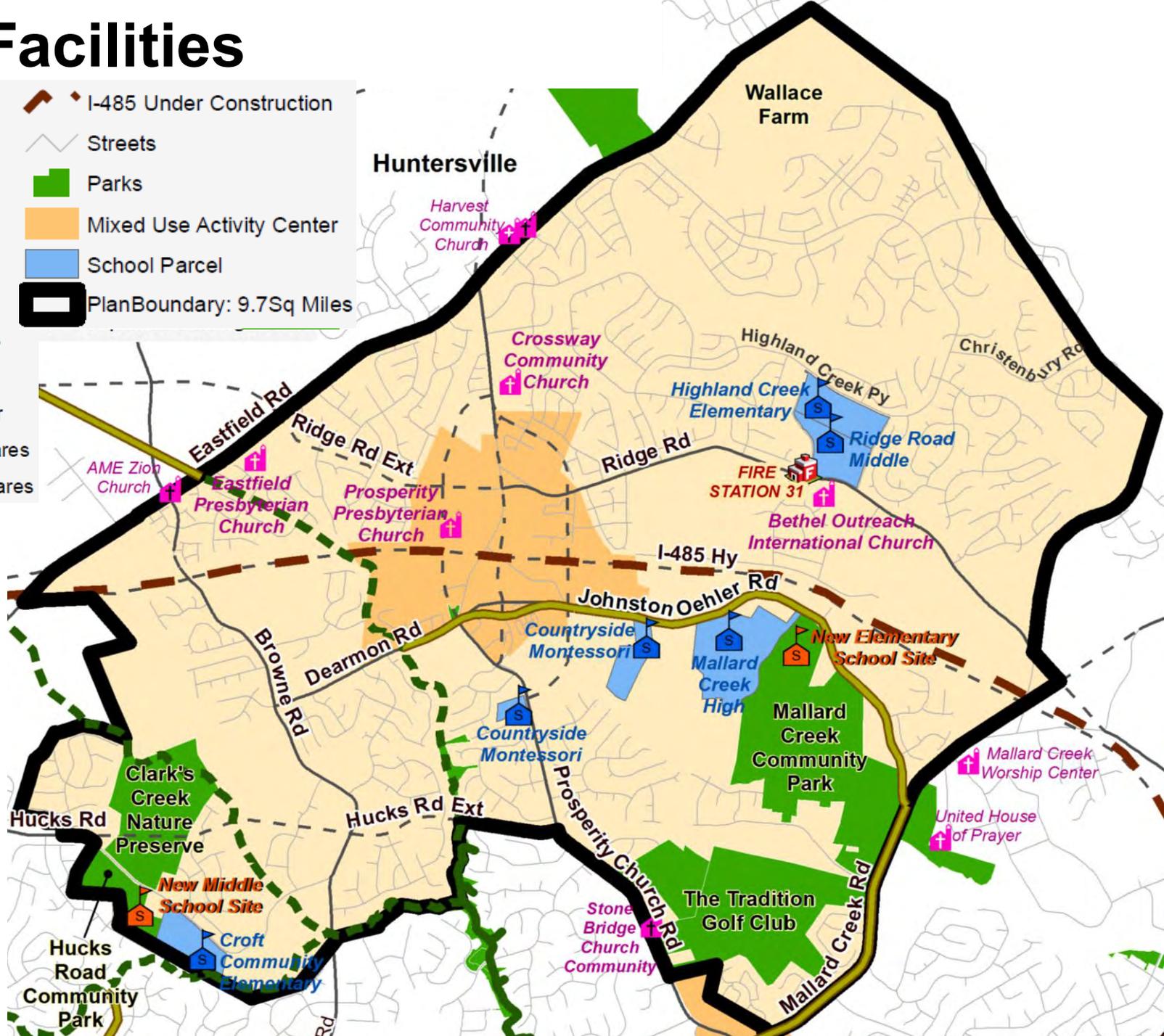
# Existing Pedestrian, Bike, & Transit Systems



# Public Facilities

-  Schools
-  Future School Site
-  Churches
-  Fire Stations
-  Post Office
-  I-485 Under Construction
-  Streets
-  Parks
-  Mixed Use Activity Center
-  School Parcel
-  Plan Boundary: 9.7Sq Miles

-  Existing Greenways
-  Future Greenway
-  Overland Connector
-  Existing Thoroughfares
-  Proposed Thoroughfares





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# Survey Results to Date

118 responses  
as of November 13, 2012



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## Prosperity Hucks <sup>area</sup> plan

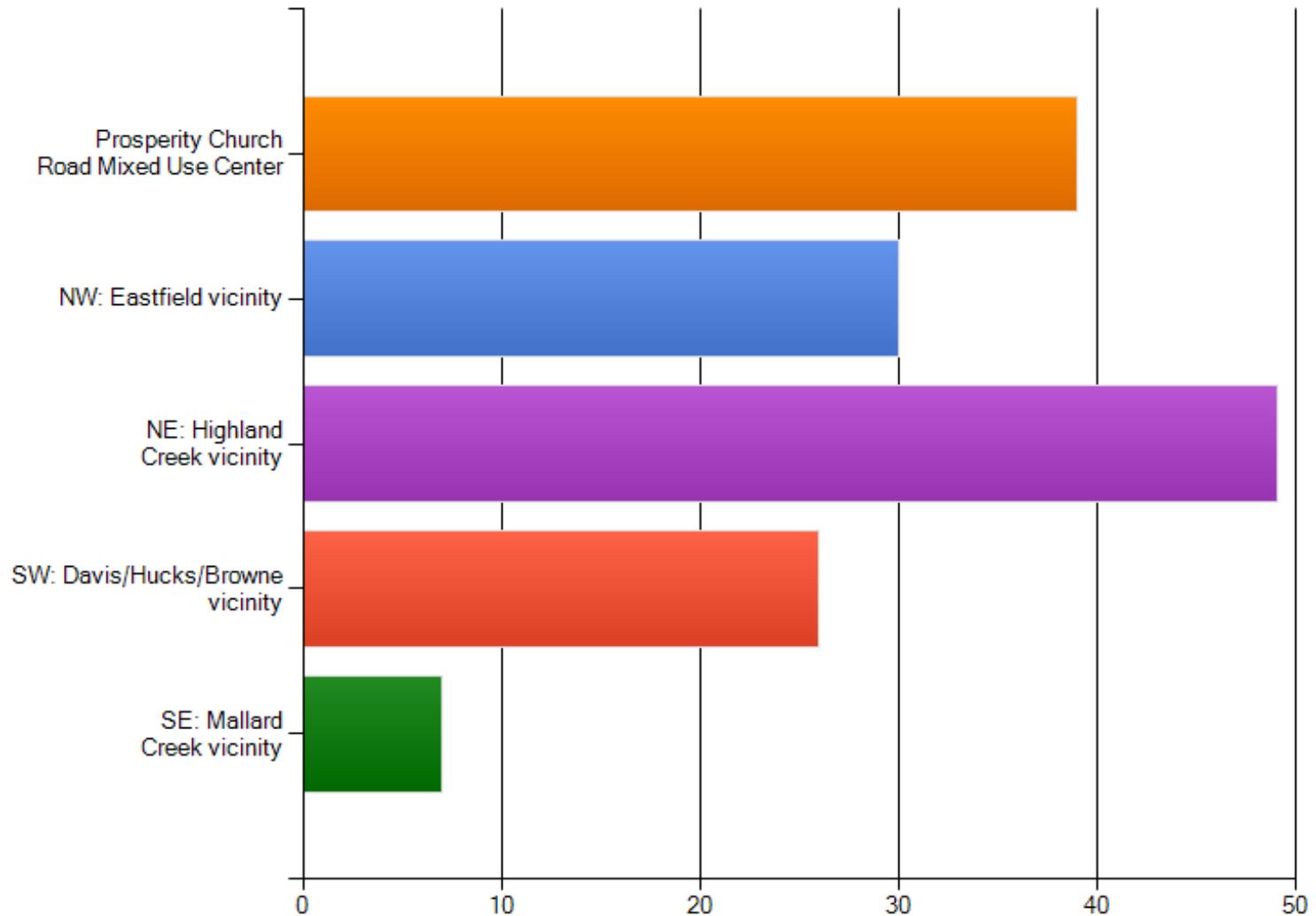
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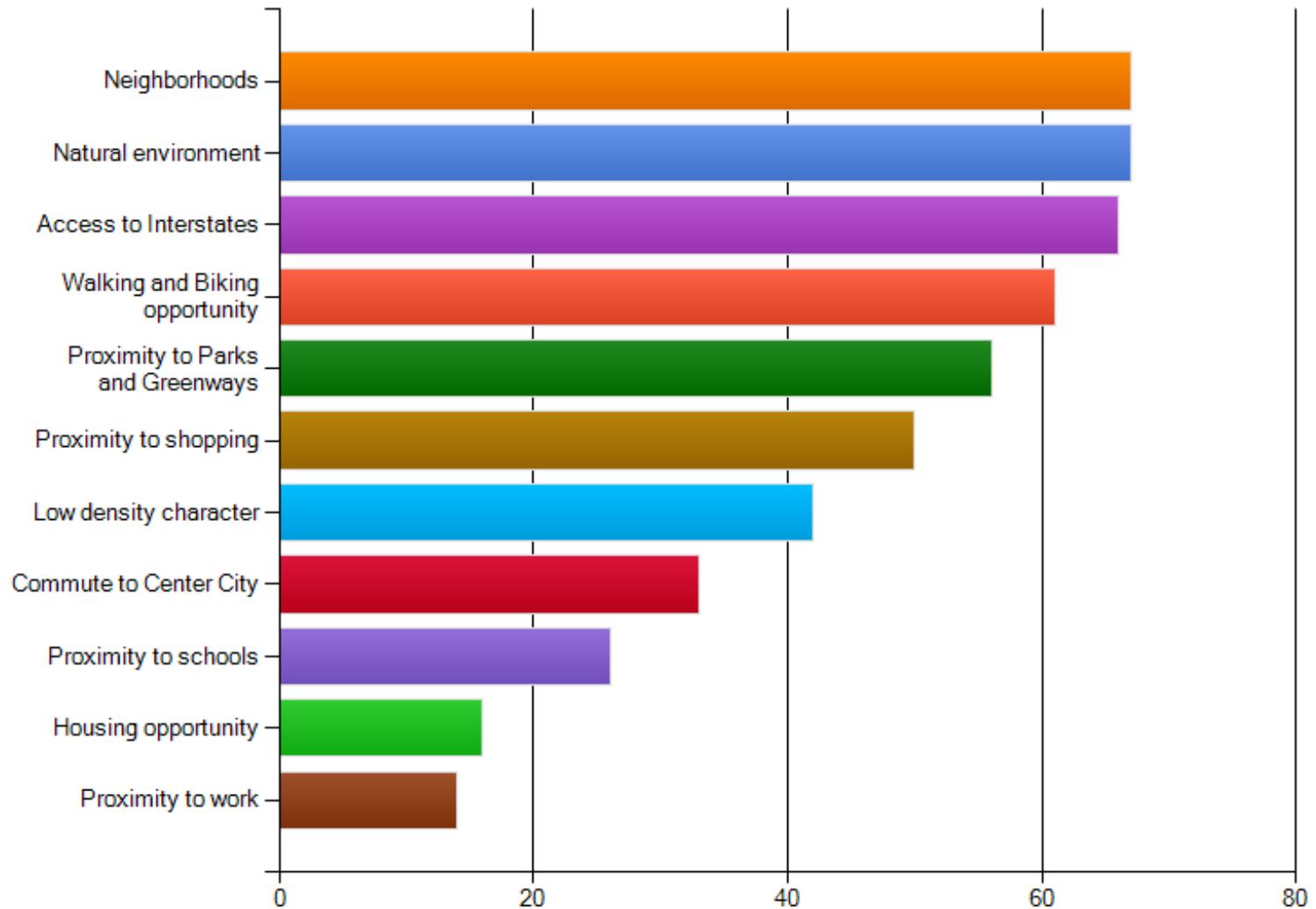


**Which neighborhood is your particular area of interest (see map above)?**



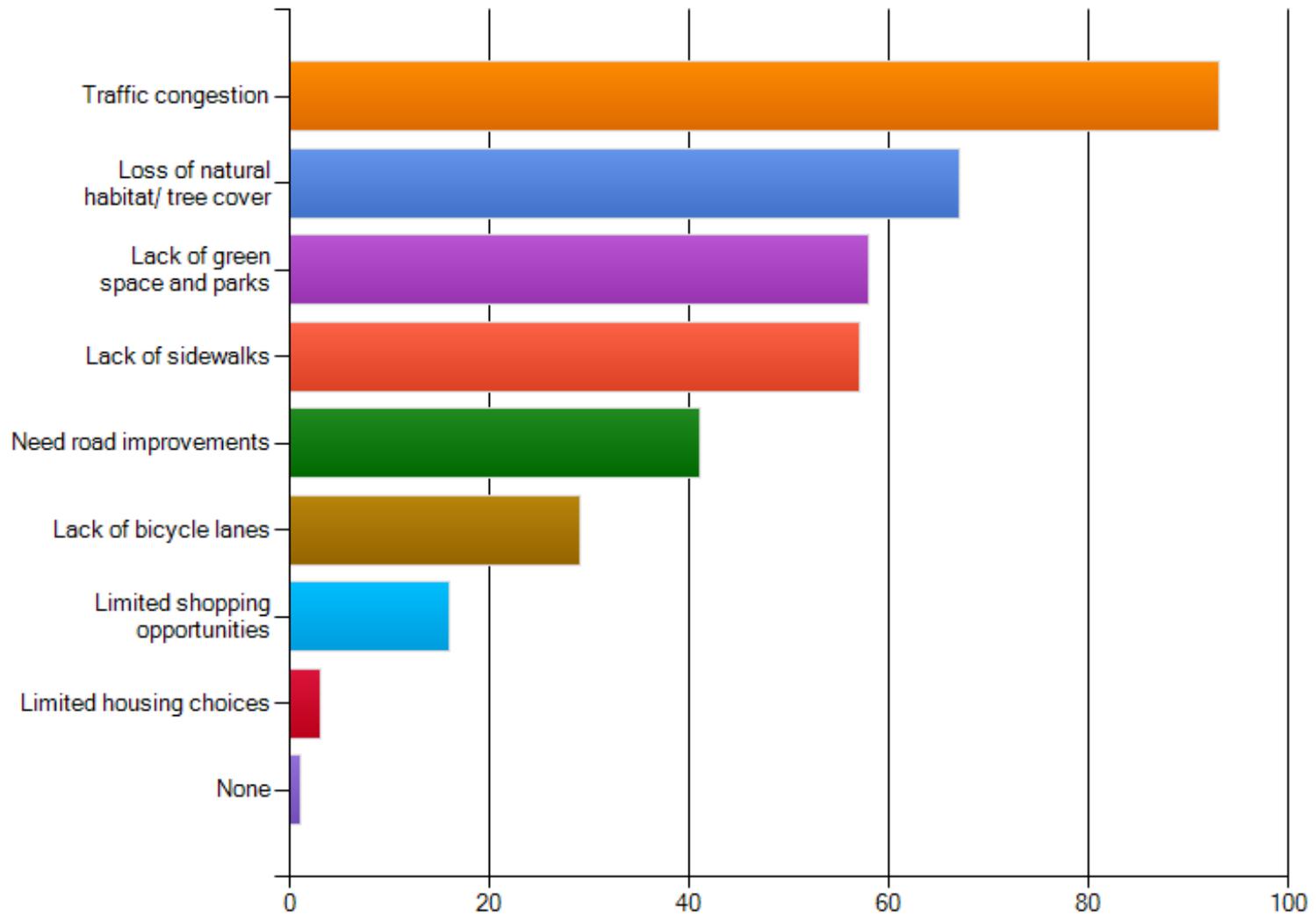


**What do you value most about the plan area? (Check all that apply)**



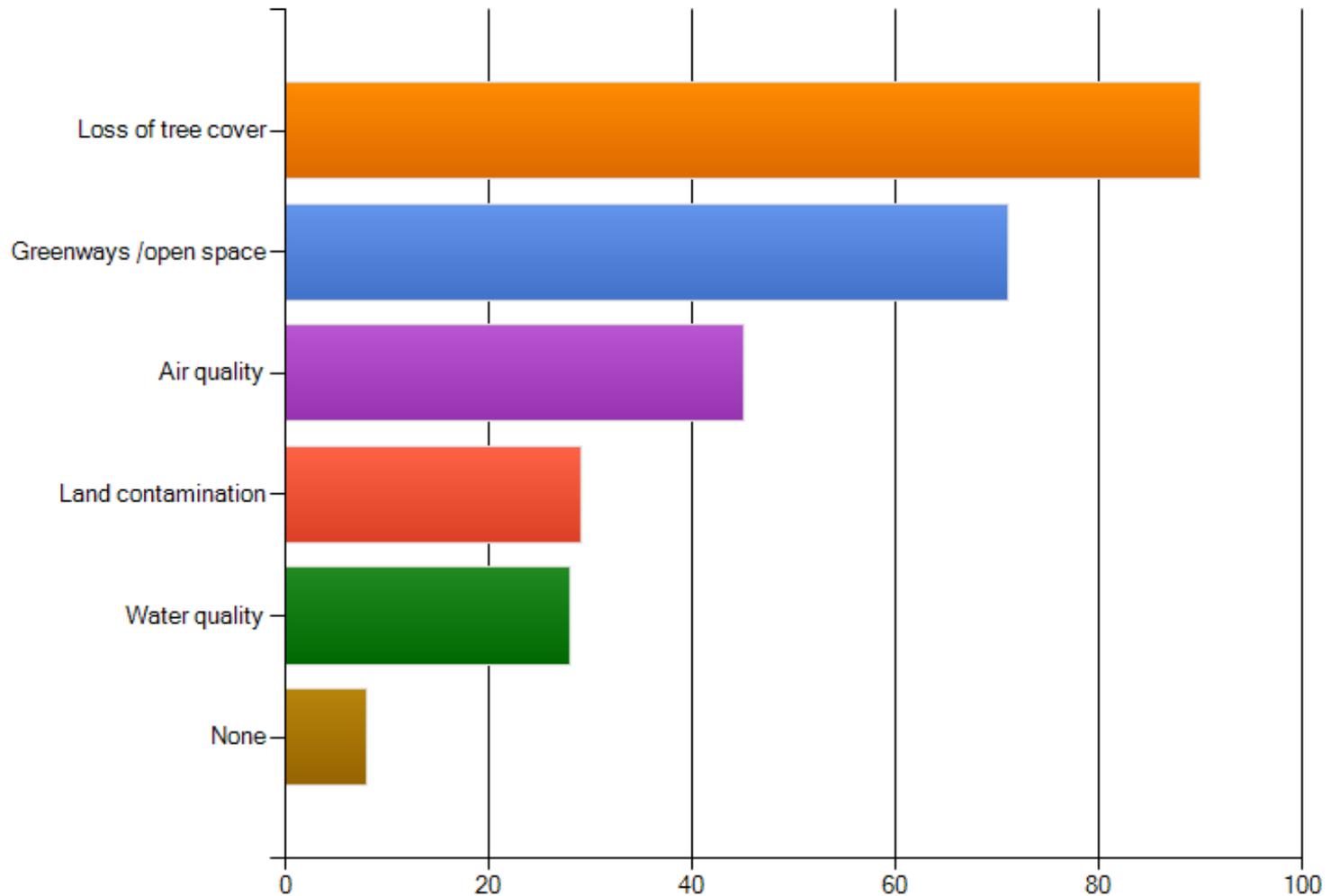


**What concerns you the most about the plan area? (Check all that apply)**



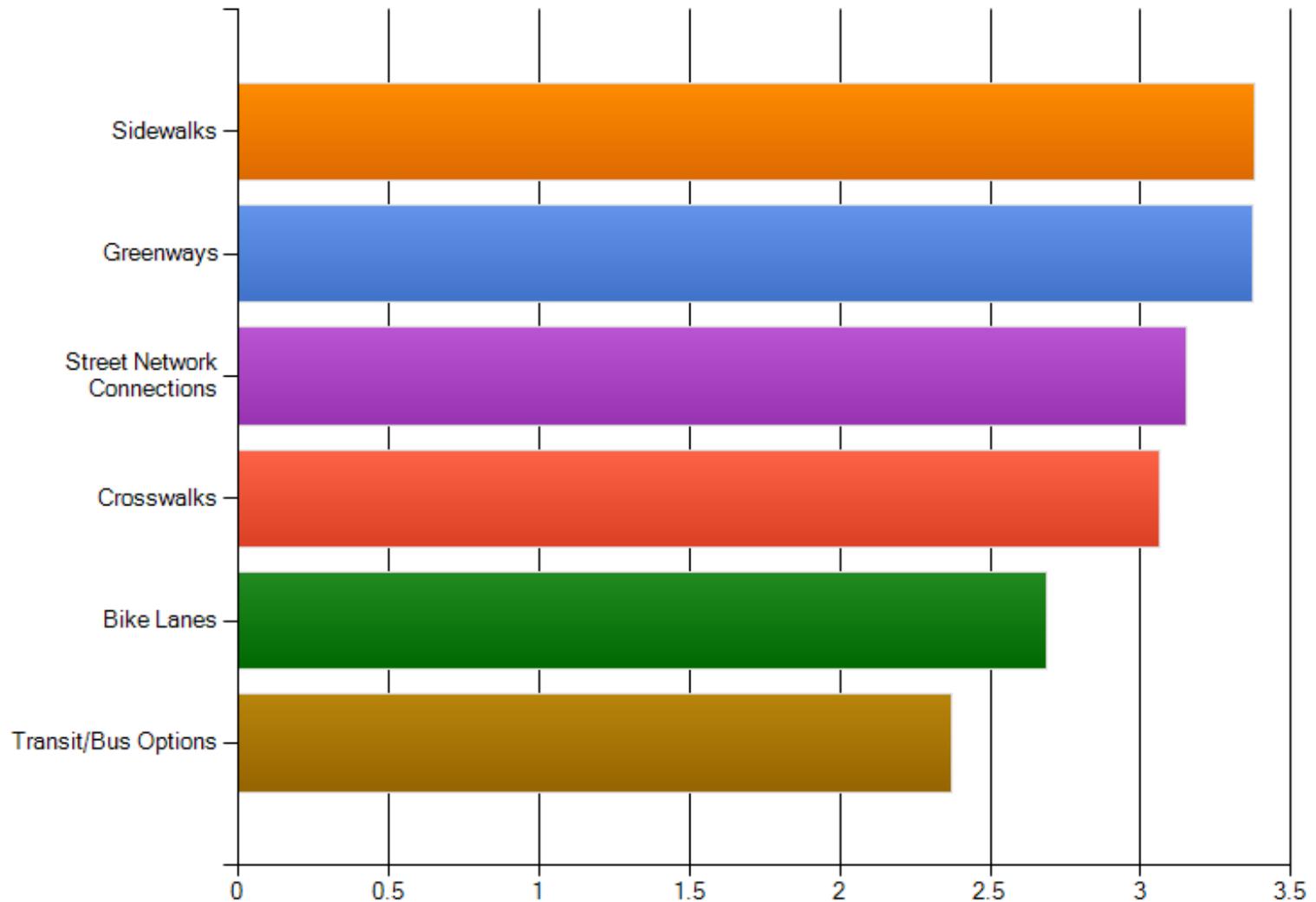


**What environmental issues concern you the most about the plan area? (Check all that apply)**



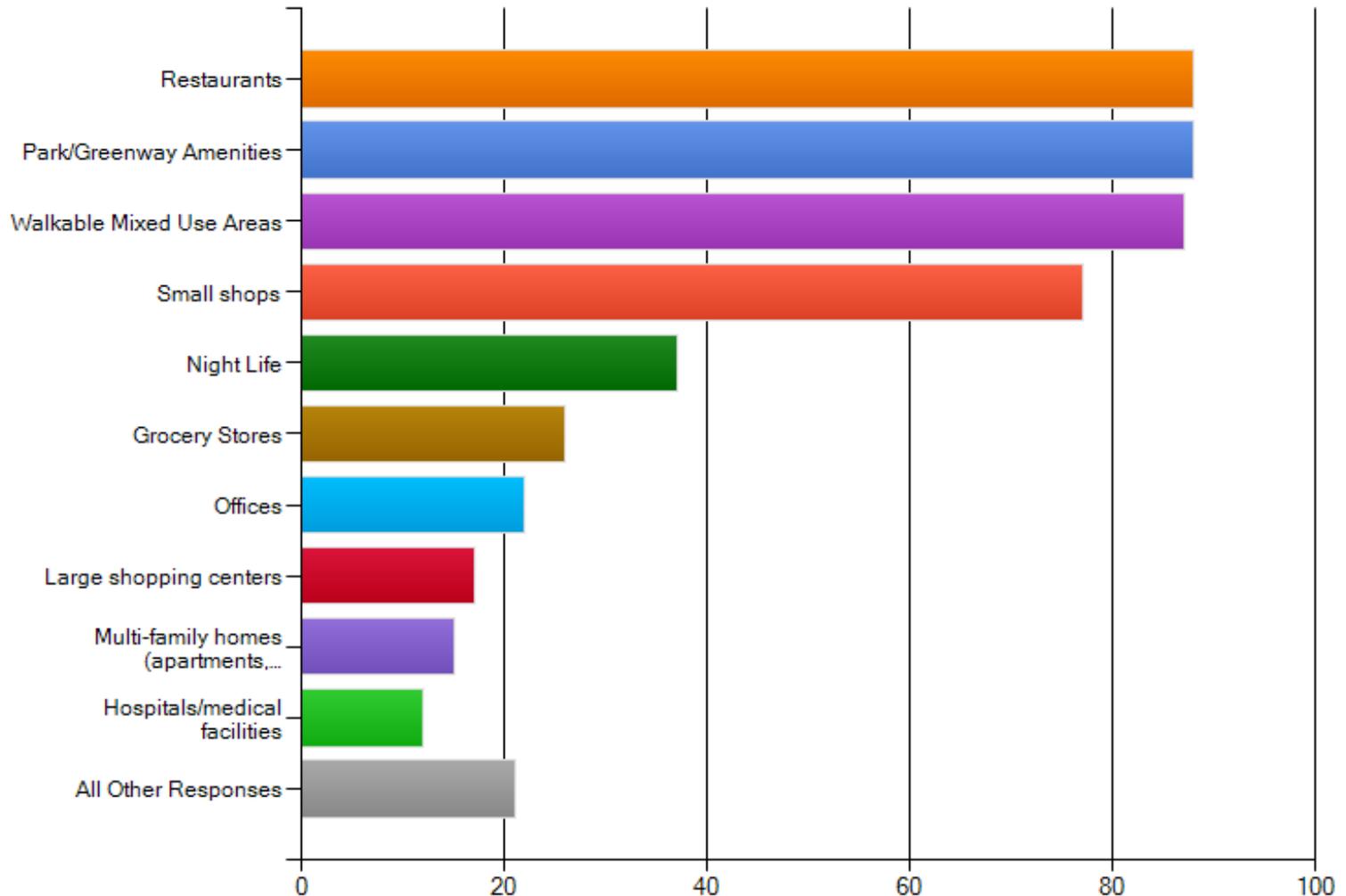


How important are improvement of the following transportation facilities to you?



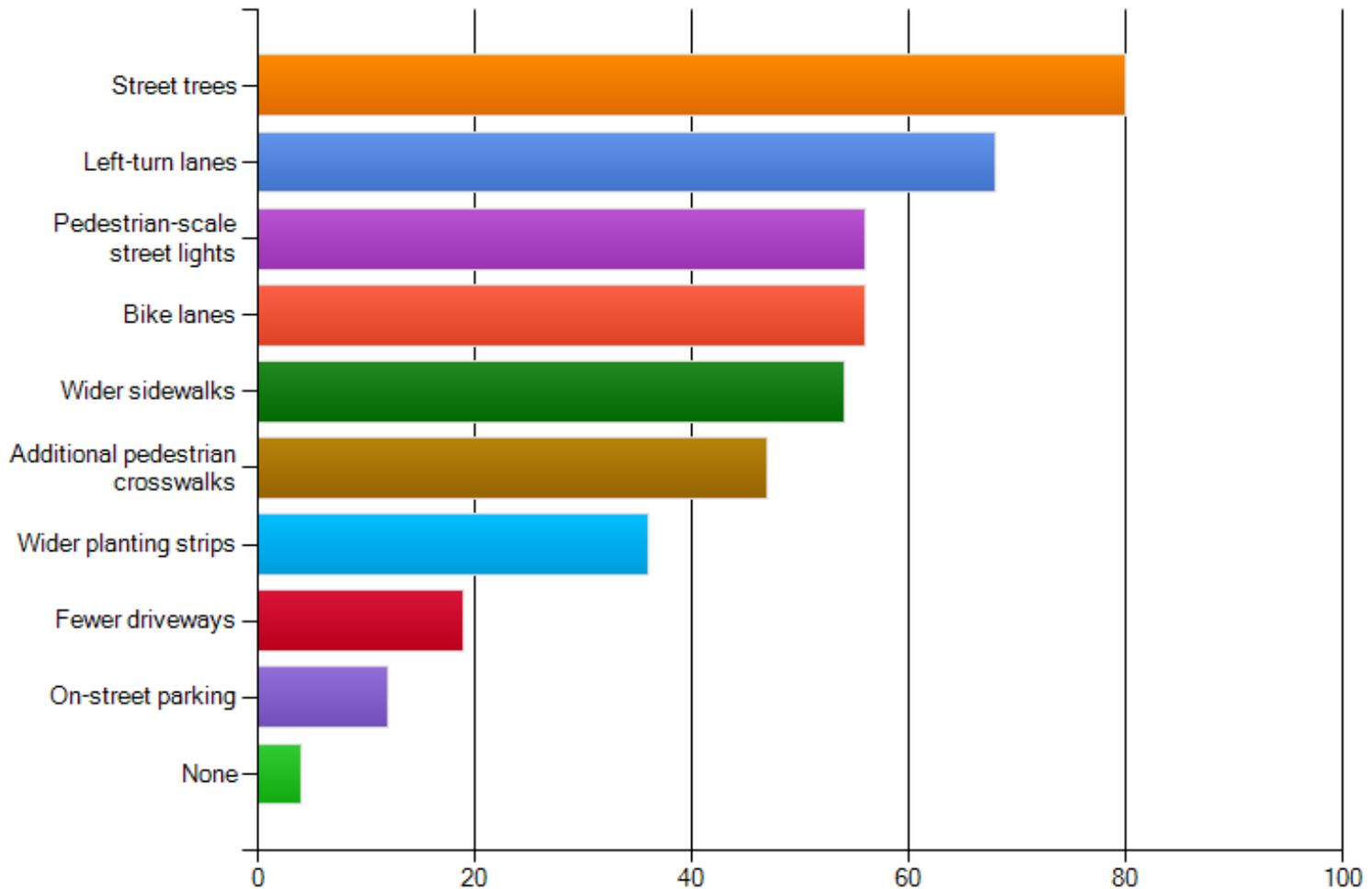


**This question is specifically about the Prosperity Church Road Mixed Use Center (see map above.) What type of new or expanded land uses would you like to see in the Mixed Use Center?**





**This question is specifically about the Prosperity Church Road Mixed Use Center (see map above.) What transportation and streetscape elements do you think should be incorporated in this area?**





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# Developing the Vision



# DRAFT

## Prosperity Hucks <sup>area</sup> plan

Charlotte-Mecklenburg  
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# A Draft Vision Statement

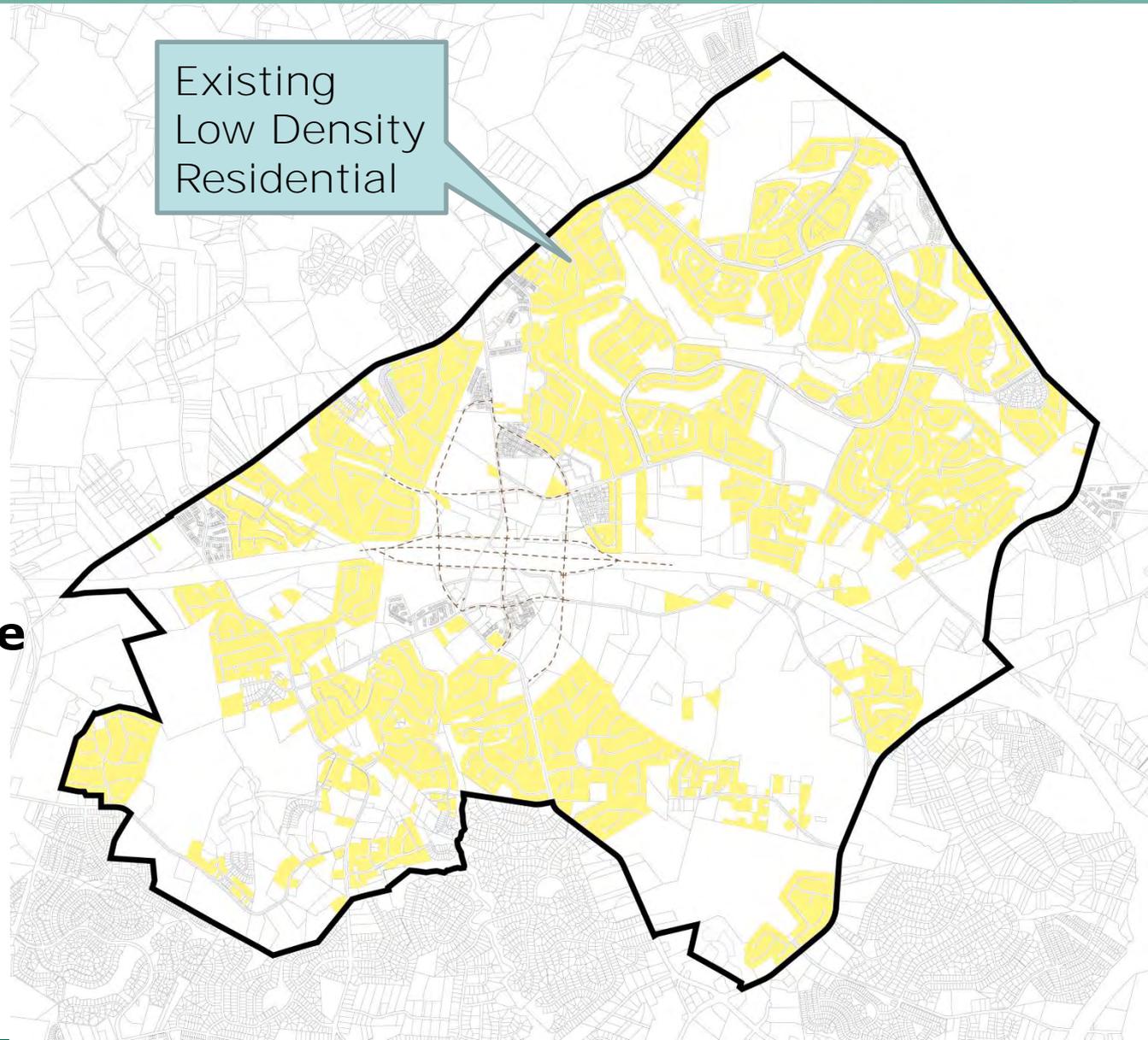
The vision for the Prosperity Hucks area is to create a unique and sustainable community that is a great place to live, work, and play. The blend of neighborhoods; along with an emerging mixed-use activity center; plus an array of civic and institutional facilities will provide for a thriving community.

The vision incorporates the following elements:

- **Mixed-Use Activity Center ...**
- **Neighborhoods ...**
- **Transportation ...**
- **Open Space ...**

# A Draft Concept Plan

- **Considers the vision and goals**
- **Illustrates the recommended development pattern**
- **General in nature and to provide guidance for policies**

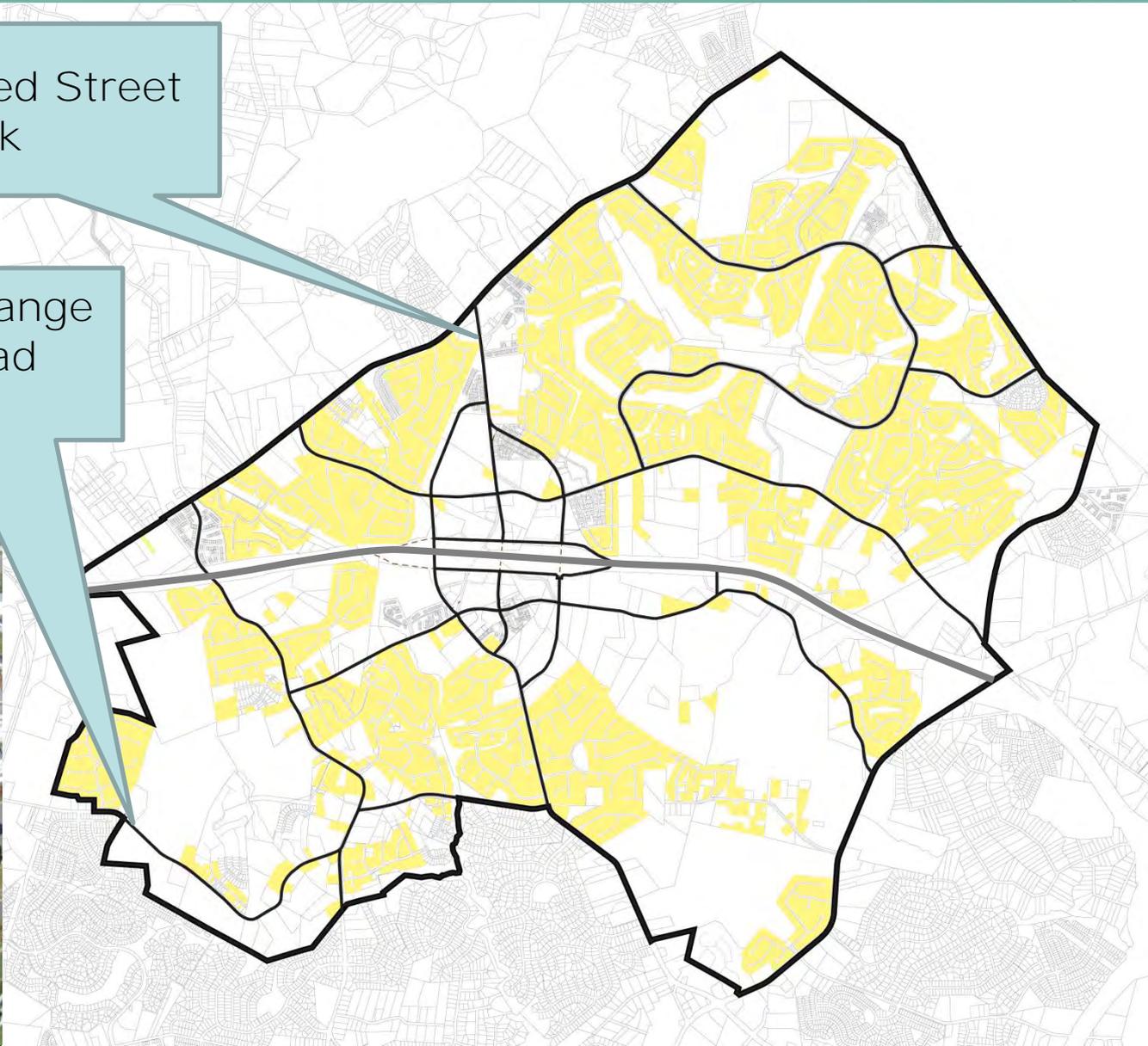




# A Draft Concept Plan

Proposed Street Network

Proposed change to Hucks Road alignment



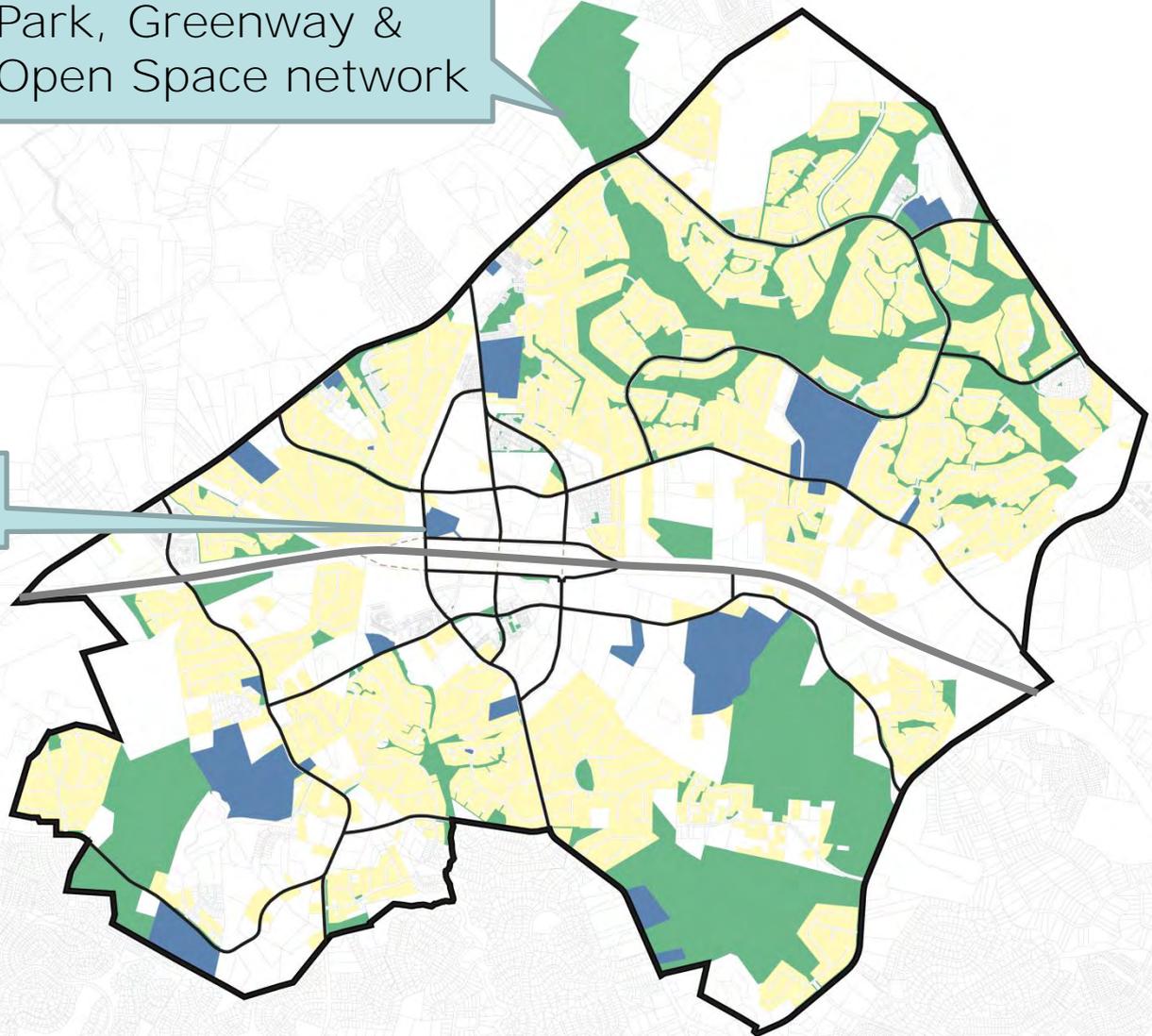


# A Draft Concept Plan



Park, Greenway & Open Space network

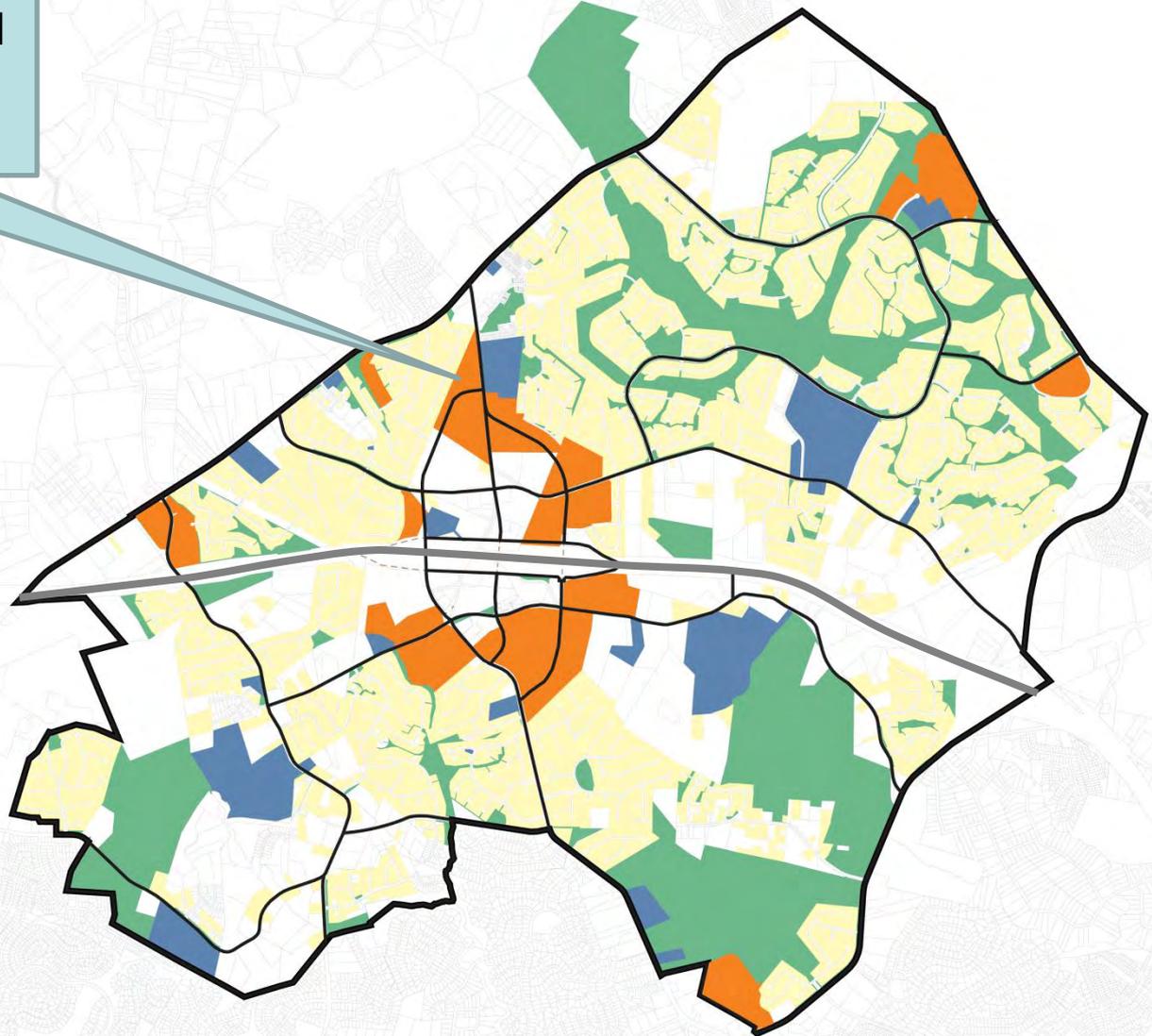
Institutional Uses





# A Draft Concept Plan

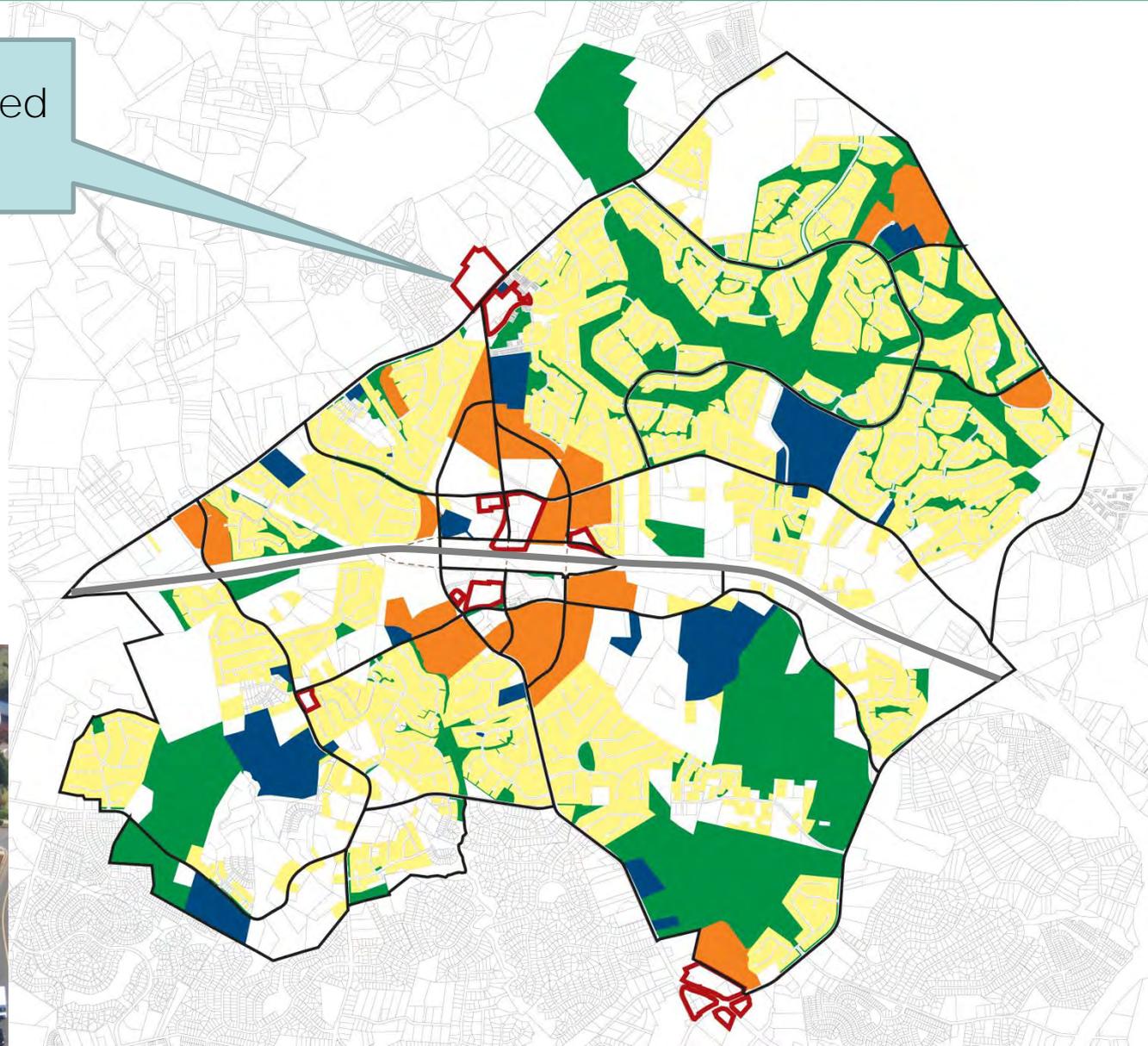
Existing & Proposed  
Moderate Density  
Residential





# A Draft Concept Plan

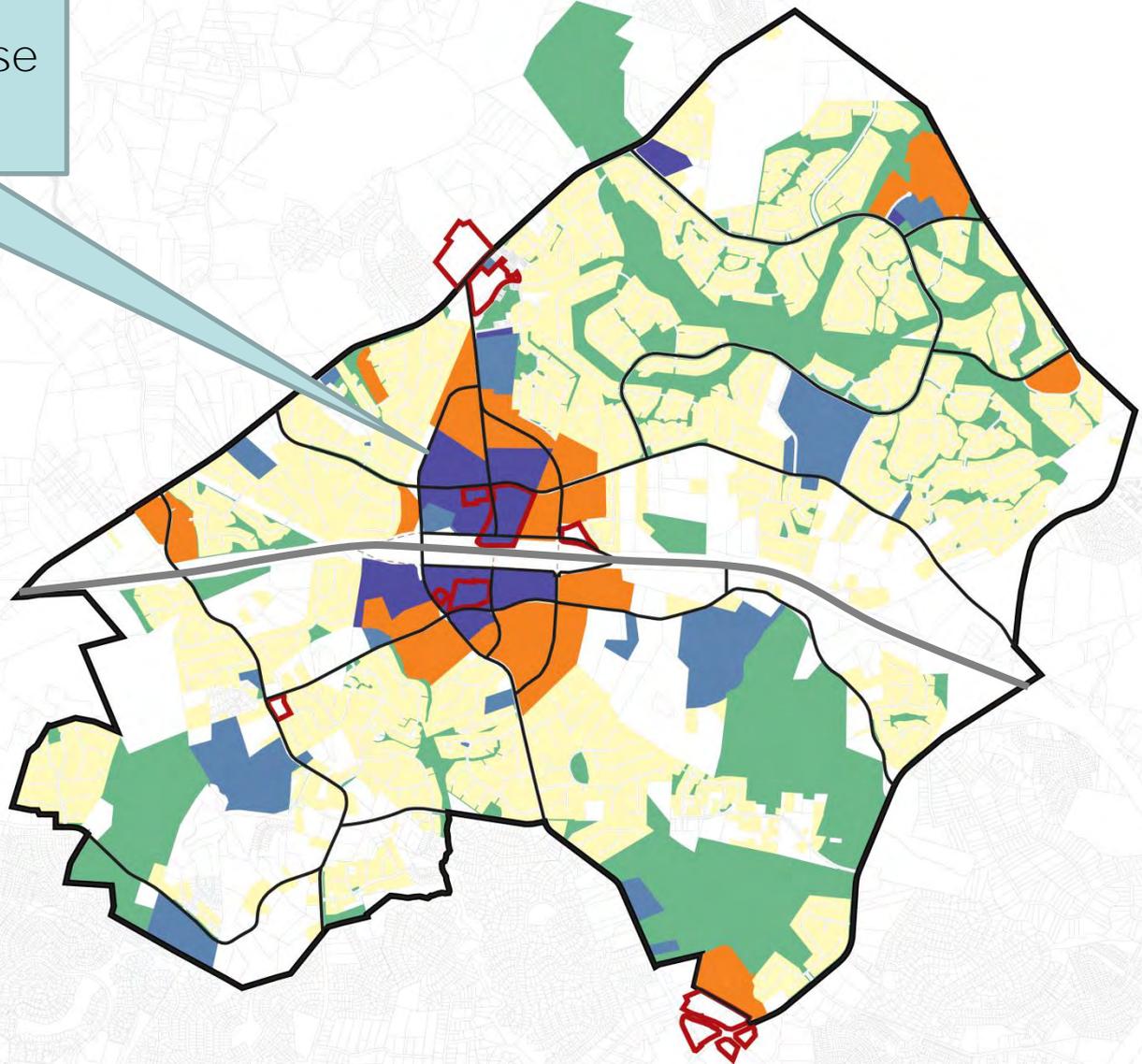
Existing & Approved  
Retail Centers





# A Draft Concept Plan

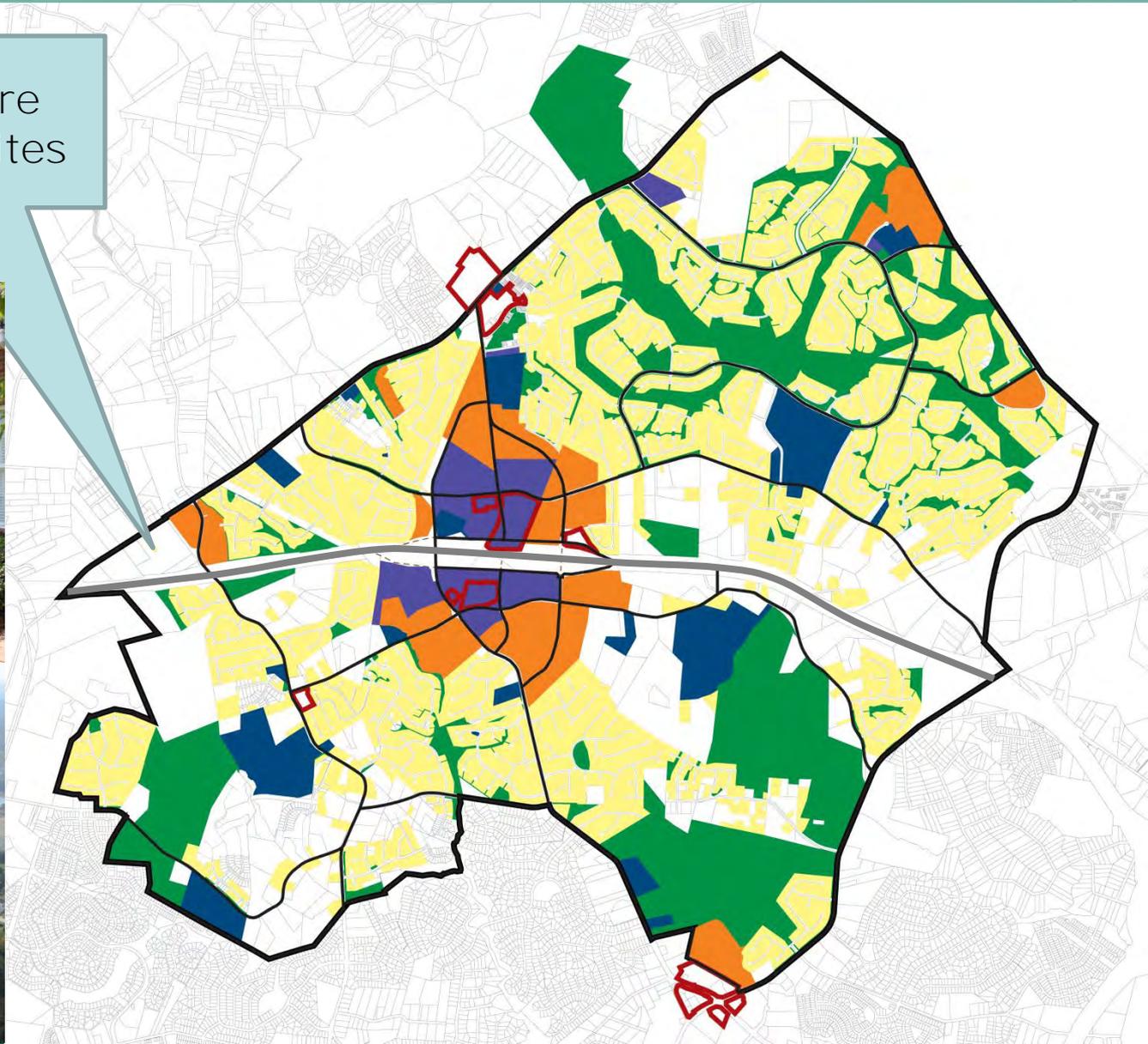
Proposed Mixed Use Center



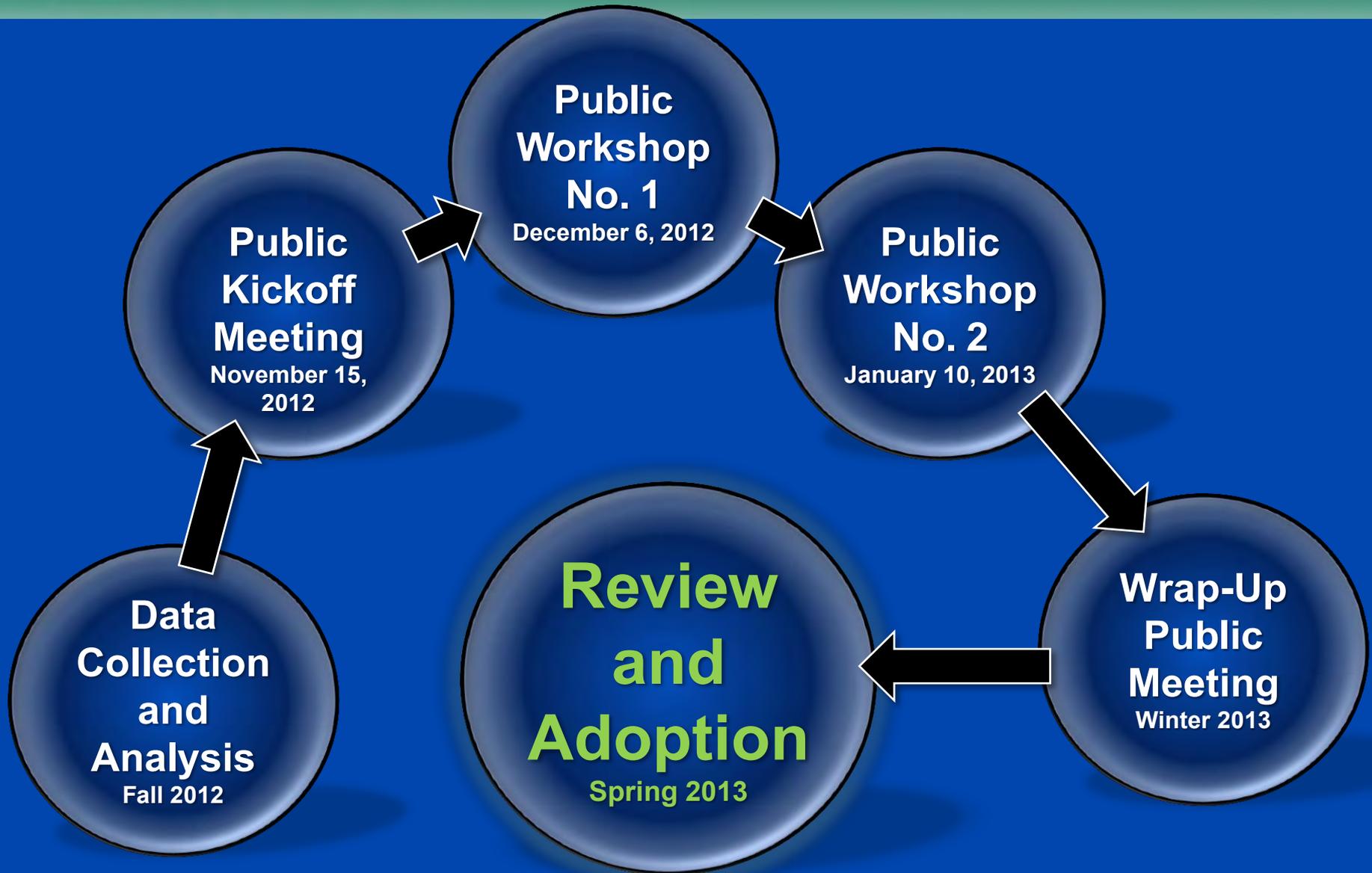


# A Draft Concept Plan

Expected Future  
Development Sites



# Plan Development Process



# Visioning Exercise

## Instructions

- **Review maps and post your comments using Post-it notes: Likes, Dislikes, Desires, Concerns, Suggestions.**
- **Discuss any questions you have with City staff person at the map.**
- **You are encouraged to talk to your neighbors about your comments.**
- **Complete Kick-off Meeting Evaluation Form and leave in box at the entrance table**





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# Questions?

Staff will be available to discuss specific issues with you after the meeting.



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# DRAFT

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