



**CHARLOTTE**

**CHARLOTTE-MECKLENBURG  
PLANNING**

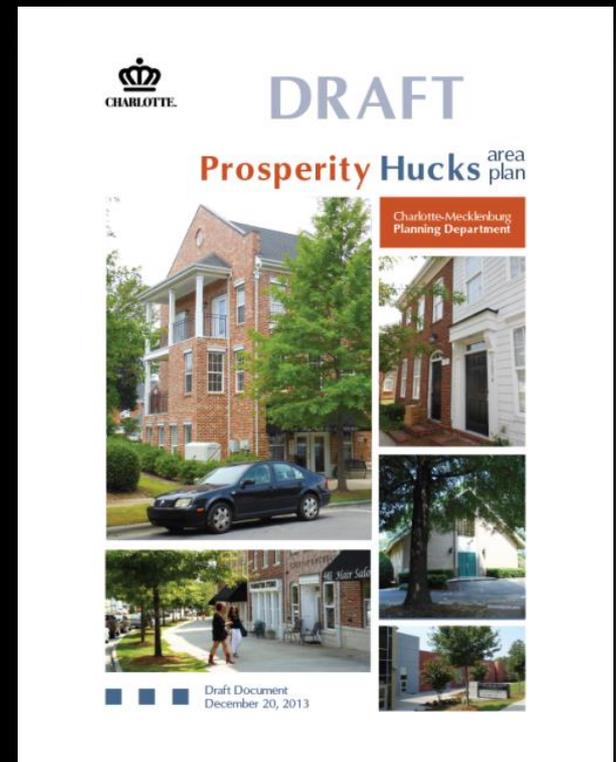
# Prosperity Hucks area plan

Planning Committee  
Public Comment

January 21, 2014

# Presentation Outline

1. Plan Building Blocks & Process
2. The Plan Policies
3. What We Heard
4. Next Steps





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# Plan Building Blocks and Process



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# DRAFT

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

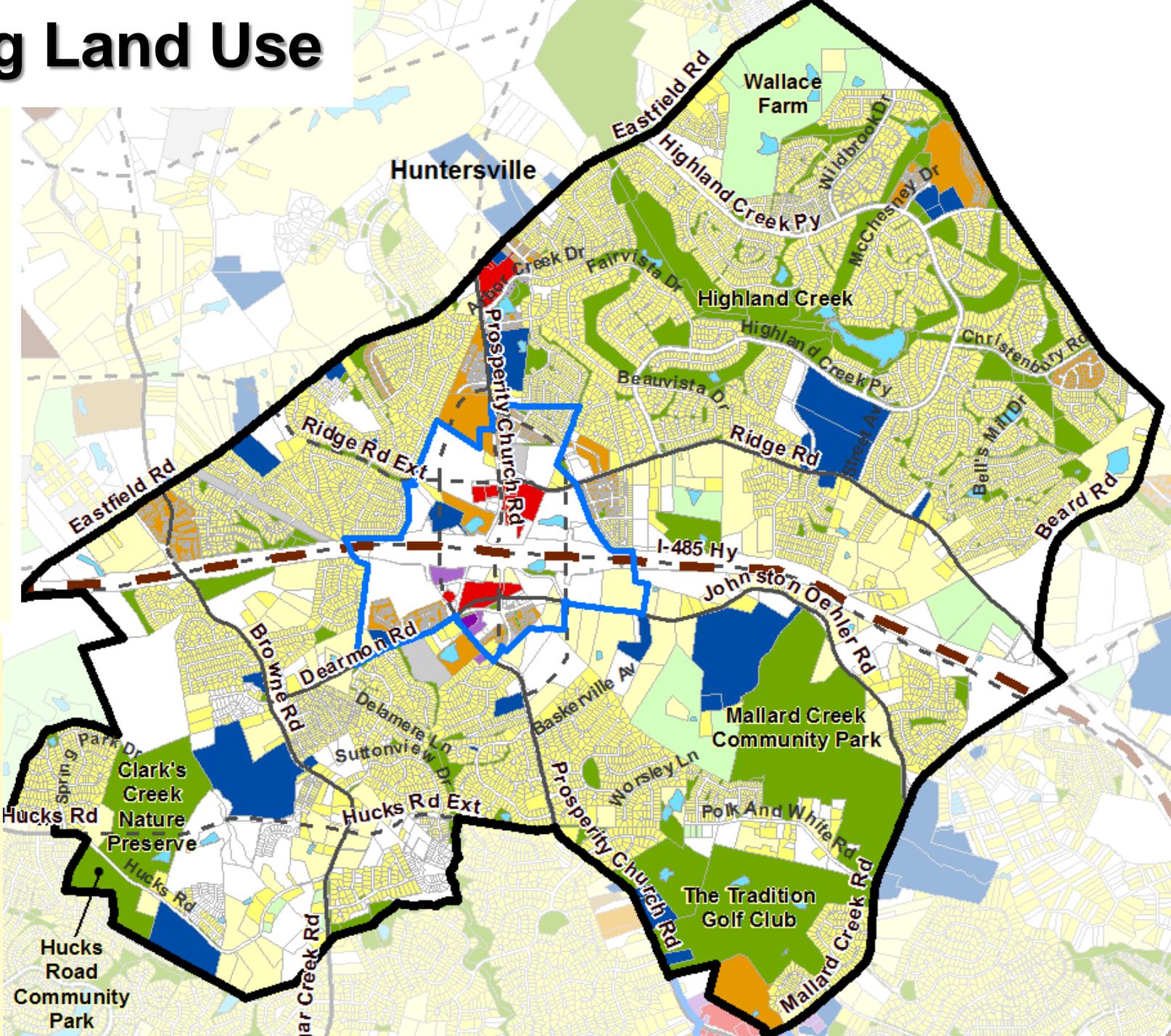
Charlotte-Mecklenburg  
Planning Department



Draft Document  
December 20, 2013

# 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: 9.7Sq Miles
  - Mixed Use Activity Center
  - Parcel Boundary
  - Ponds



# Centers, Corridors & Wedges

## Goal and Principles

**Goal:** Charlotte will continue to be one of the most livable cities in the country, with a vibrant **economy**, a thriving natural **environment**, a diverse population and a cosmopolitan outlook. Charlotteans will enjoy a range of **choices** for housing, transportation, education, entertainment and employment. Safe and attractive **neighborhoods** will continue to be central to the City's identity and **citizen involvement** key to its viability.



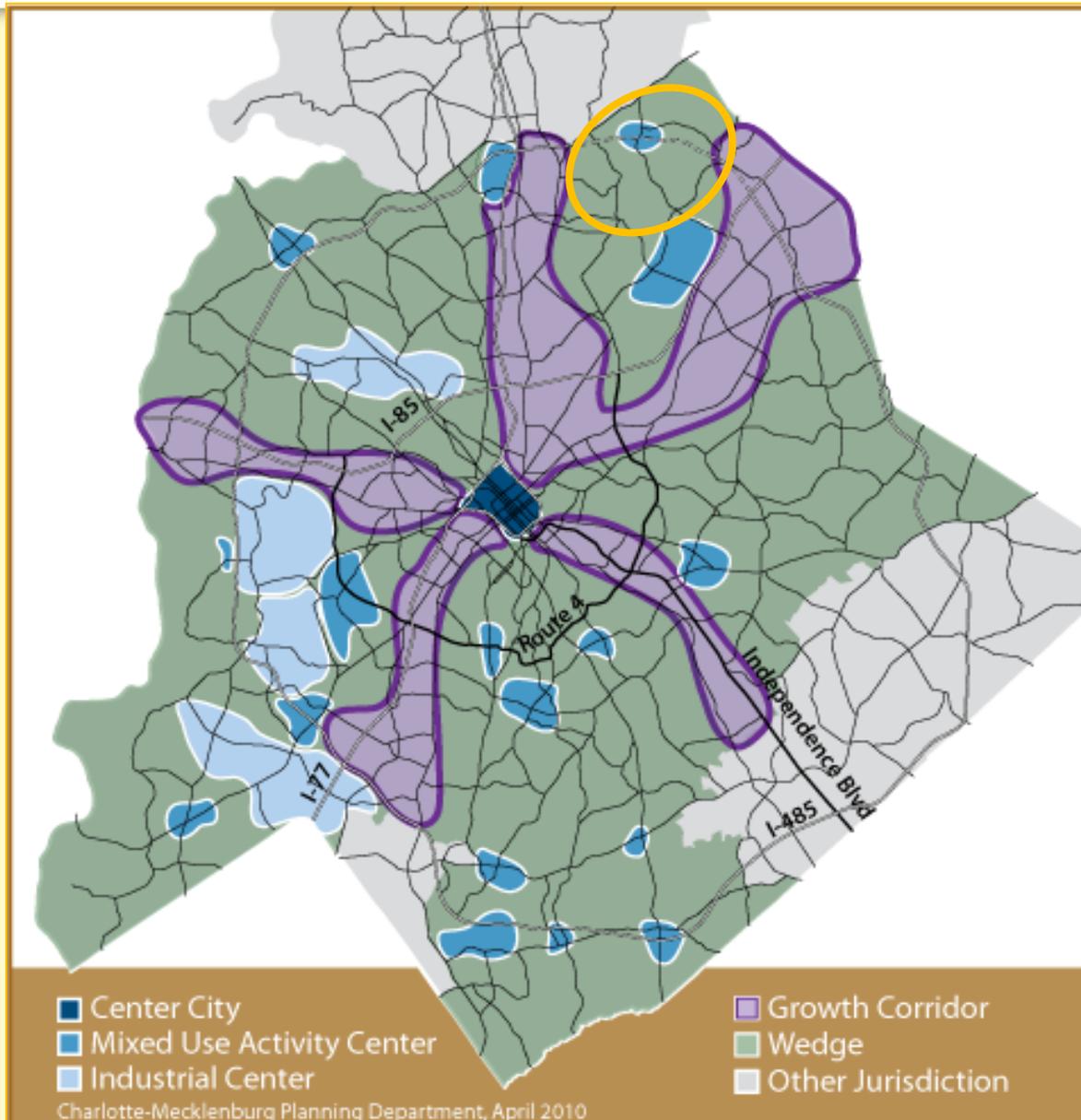
- High-quality, context-sensitive community design
- Protection of established neighborhoods

# 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.



# Prosperity Church Road Villages Plan 1999

\$1.00

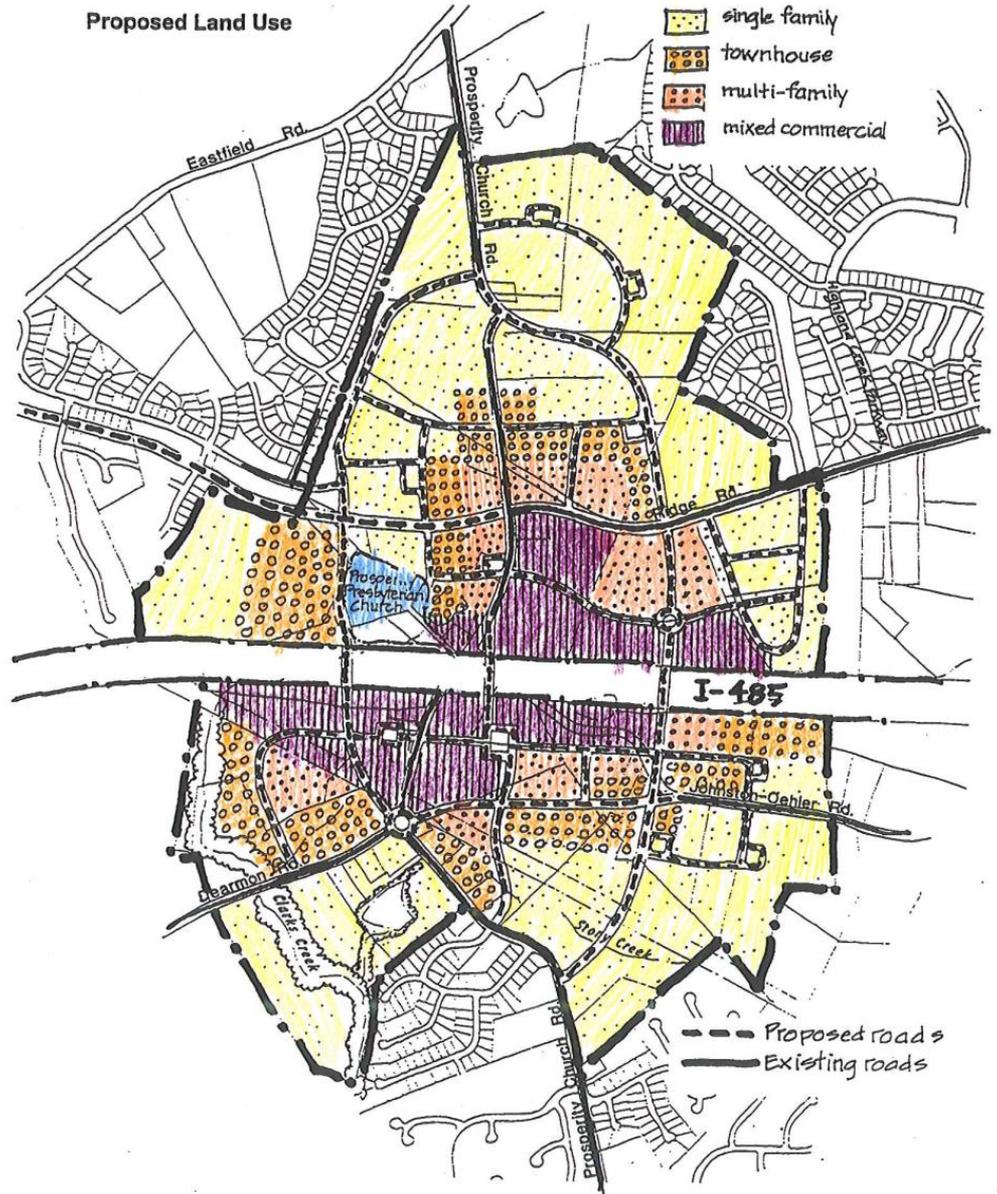
## PROSPERITY CHURCH ROAD VILLAGES

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

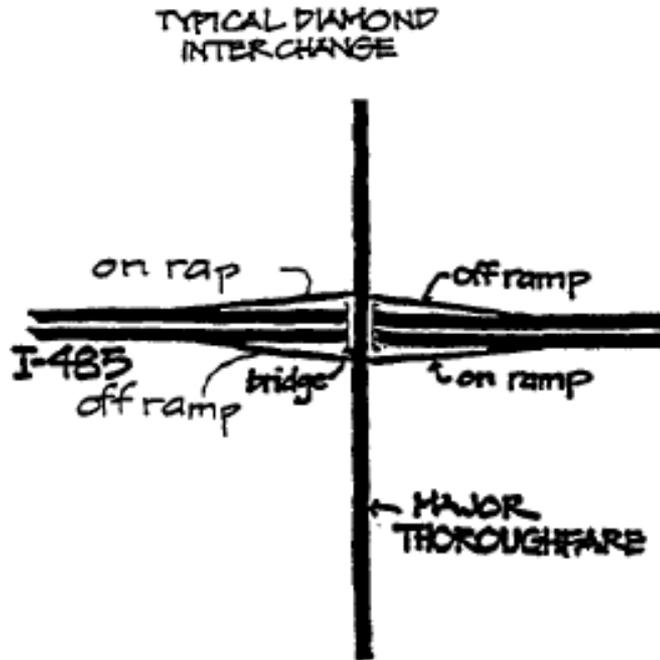
Prepared by

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

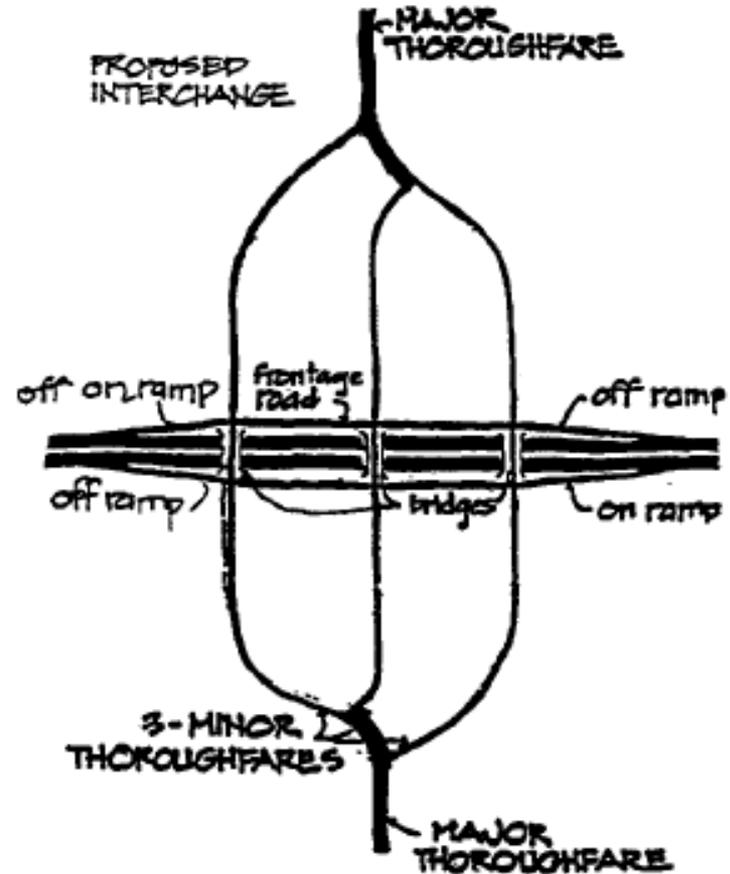
Adopted by Mecklenburg County Board of County Commissioners  
March, 1999



# Expressway Interchange Concept



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

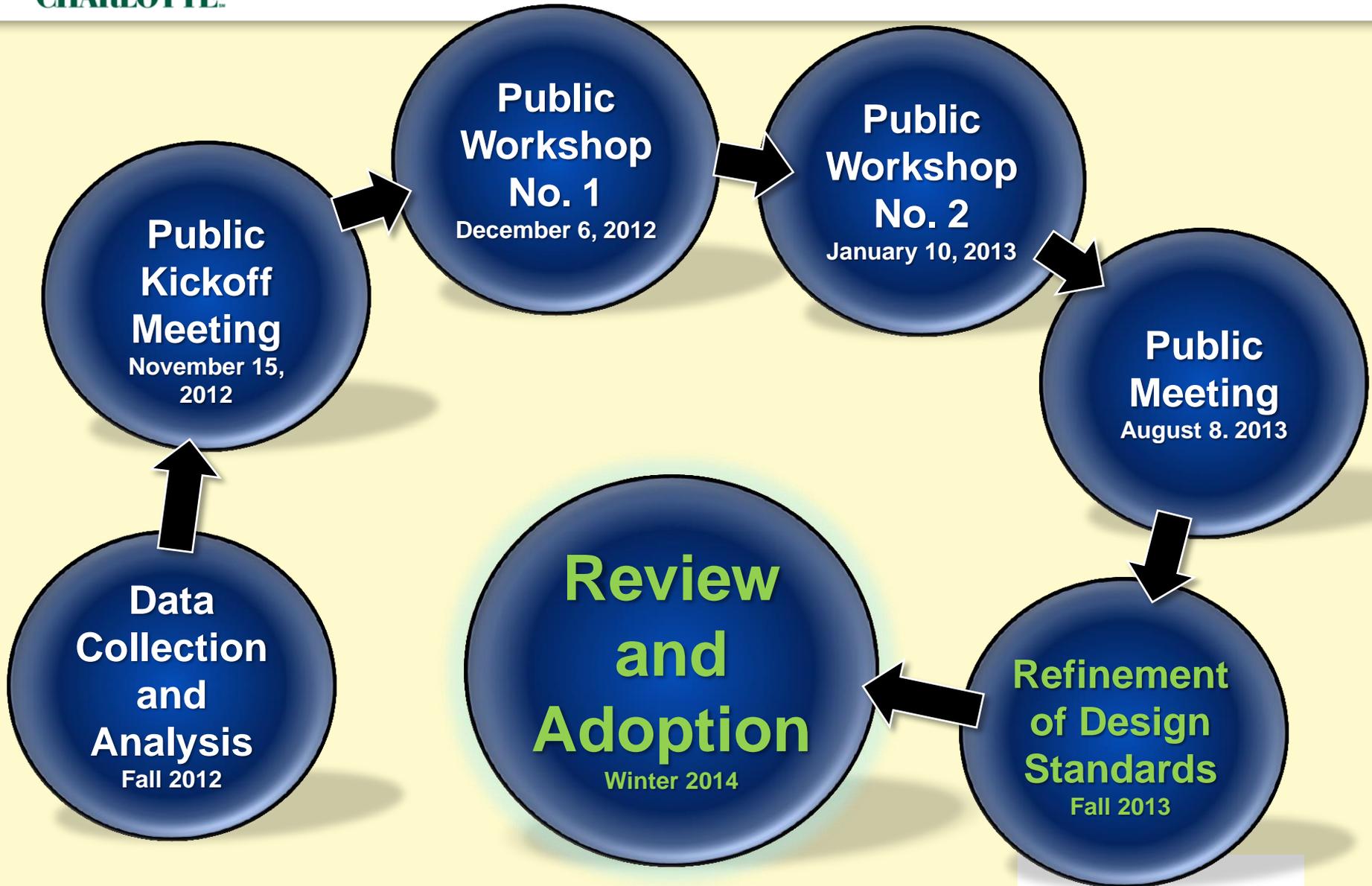


- Expands opportunity for coordinated, mixed-use development
- traffic dispersed among 3 pedestrian oriented streets with 3 bridge crossings
- provides greater connectivity across I-485

# Freeway Construction



# Plan Development Process



# Recent Activities

- Thu, Aug 8 PUBLIC MEETING  
CrossWay Community Church
- Thu, Dec 12 Neighborhood Meeting,  
Transportation Issues  
Oehler's Barbecue Barn
- Late Dec Area Plan Draft posted on web
- Tue, Jan 14 PUBLIC OPEN HOUSE  
CrossWay Community Church
- Tue, Jan 21 Planning Committee Public Comment



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# The Plan Policies



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# DRAFT

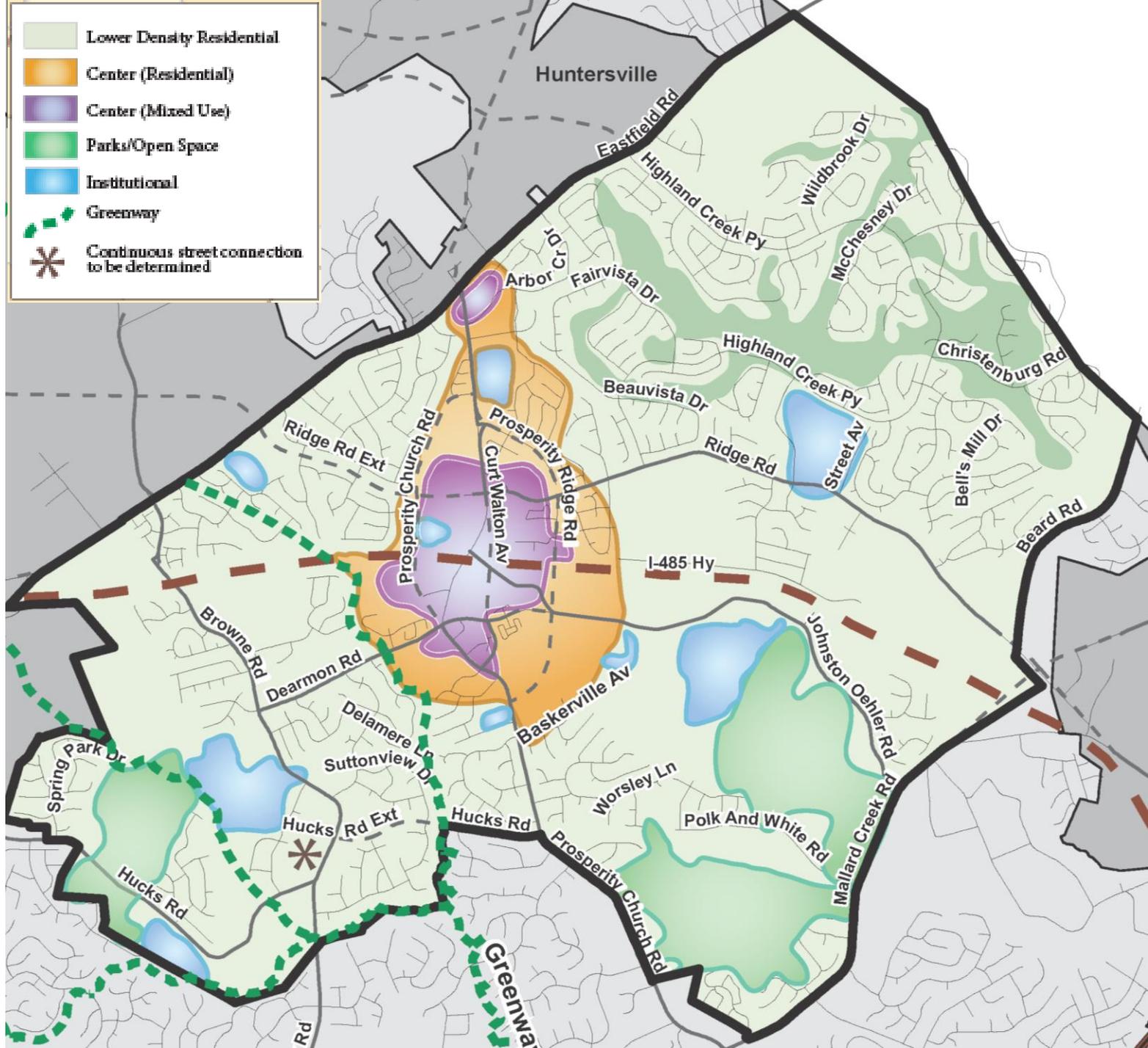
## Prosperity Hucks <sup>area</sup> plan

Charlotte-Mecklenburg  
Planning Department



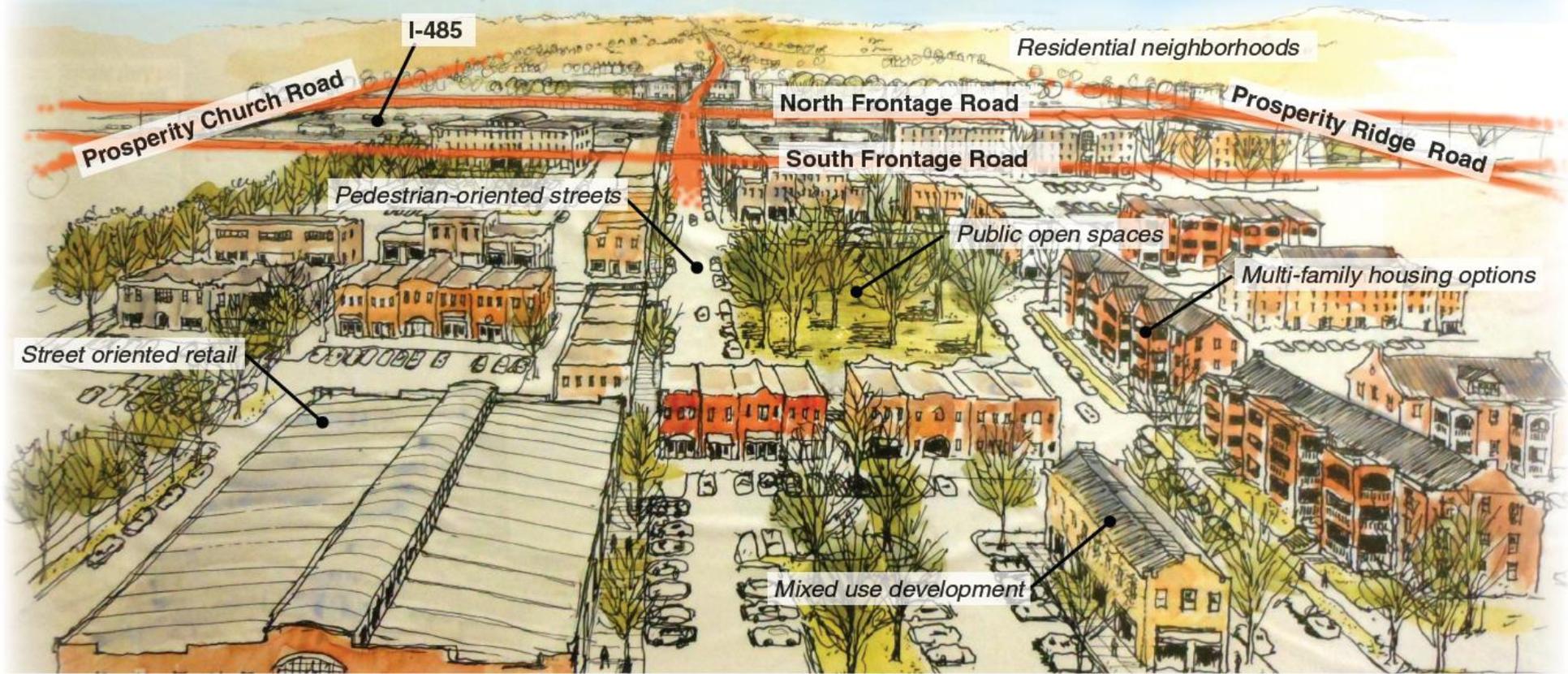
Draft Document  
December 20, 2013

- Lower Density Residential
- Center (Residential)
- Center (Mixed Use)
- Parks/Open Space
- Institutional
- Greenway
- ✱ Continuous street connection to be determined



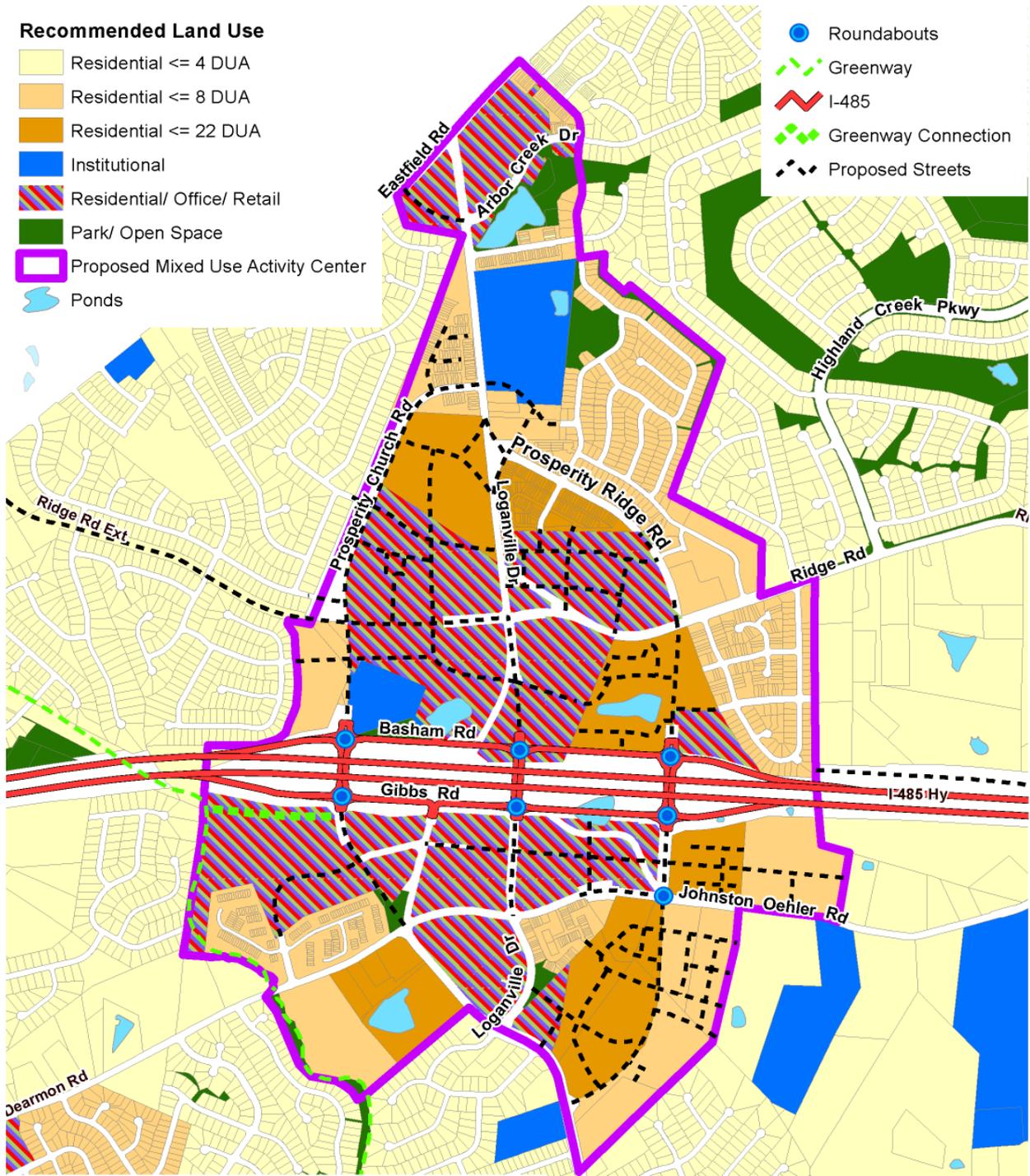
# Concept Plan

# Village Center Concept



*The vision for Prosperity Hucks is centered on a walkable urban village that supports the surrounding neighborhoods.*

# Village Center Recommended Land Use



# Illustrative Urban Design Vision



*Changes to the names of streets within the Village Center are under consideration in a process separate from this Area Plan.*

### Key Components of the Vision

Key urban design components of the vision are explained with enlarged graphics and accompanying text. These components are critical to carrying the plan forward to success and are applicable regardless of where the development is located within the Village Center. For additional design guidance, refer to the summary of *General Development Policies* and other design policies in the tables on the following pages.



**Building Orientation:** Buildings should be placed directly behind the sidewalk to allow direct pedestrian access. Wider sidewalks may be appropriate to allow for outdoor dining or retail sales.

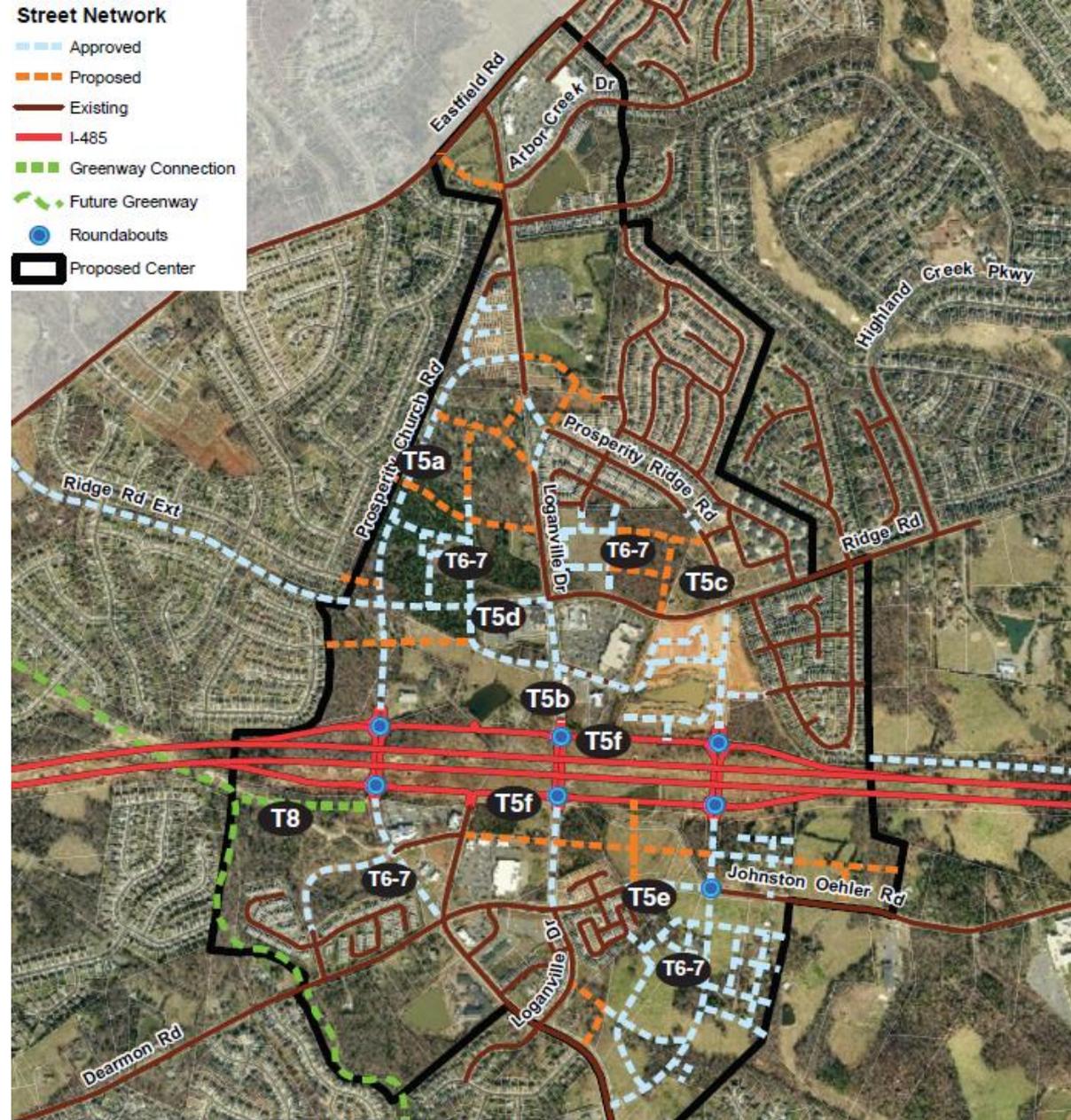


**New and Extended Streets:** Streets that safely accommodate drivers, pedestrians, bicyclists, and transit users should be arranged in a network of blocks typically no more than 500 feet in length, aligned with existing streets to form a seamless network.



**Parking Location:** Parking generally should be located behind buildings or to the side. Parking to the side of a building typically should comprise no more than 35% of the parcel's street frontage. Parking typically should not be permitted between the building and the street. On-street parking is encouraged wherever possible.

# Village Center Street Network



Note: Proposed streets on this plan are based on existing street stub locations, approved conditional zoning plans and in general a 500-foot block spacing. However, more streets and connections should be provided than shown using a spacing of 300-400 foot block. These higher standards should be used wherever possible in the Village Center.

Data Source: City of Charlotte, Mecklenburg County, data as of January, 2013  
 Produced By: Charlotte-Mecklenburg Planning Department

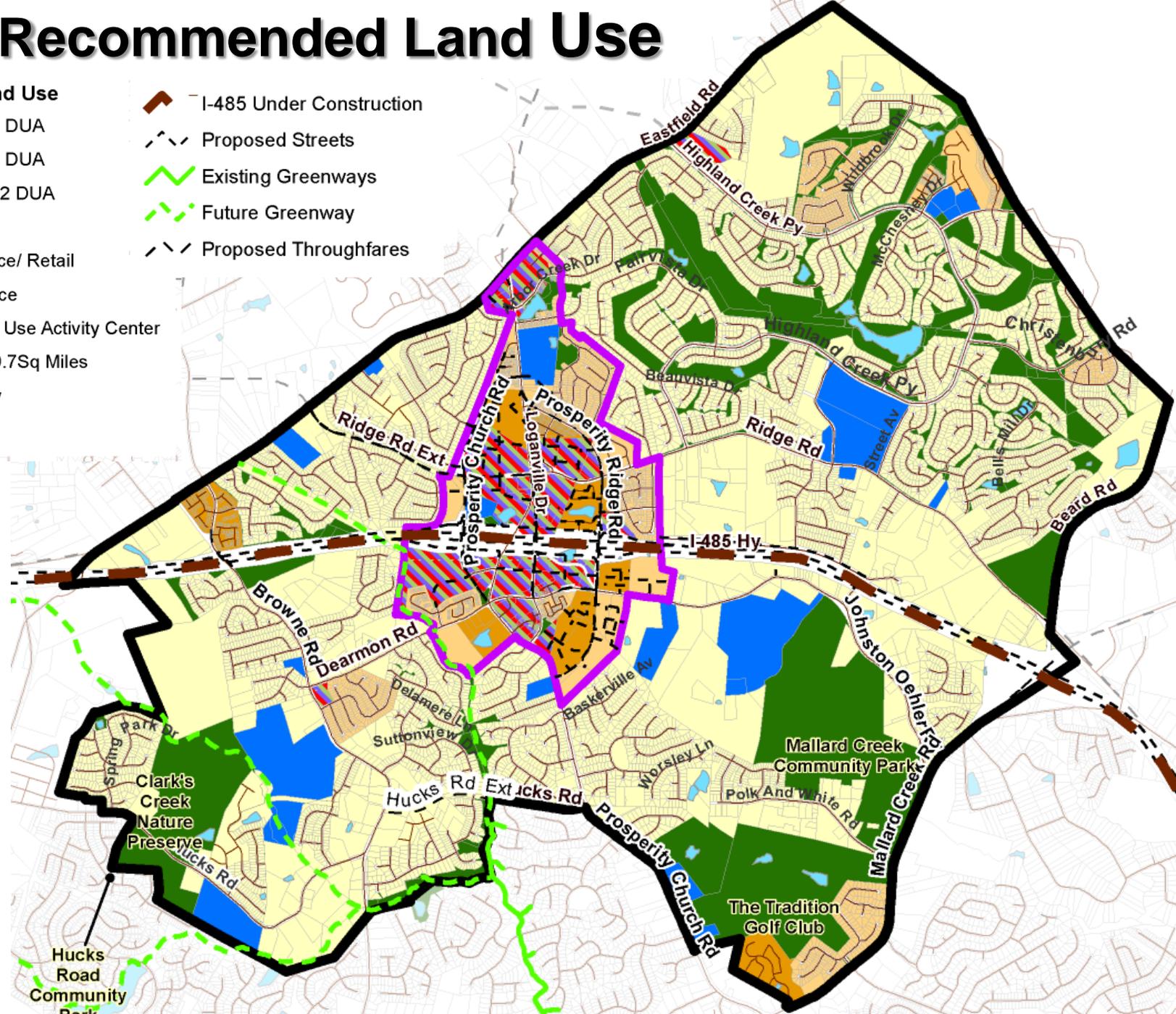
*Changes to the names of streets within the Village Center are under consideration in a process separate from this Area Plan.*

# Wedge Recommended Land Use

## Recommended Land Use

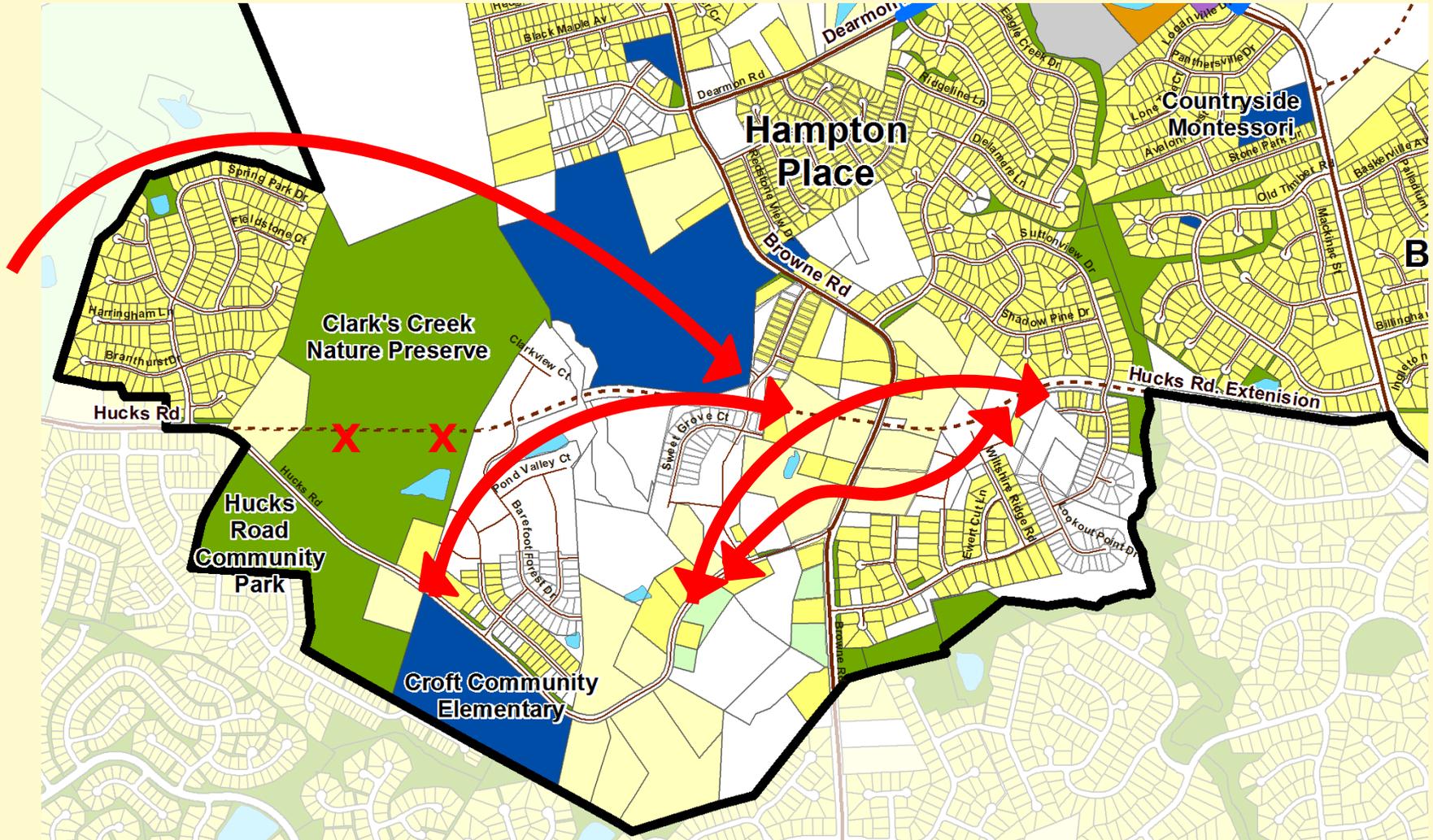
- Residential <= 4 DUA
- Residential <= 8 DUA
- Residential <= 22 DUA
- Institutional
- Residential/ Office/ Retail
- Park/ Open Space
- Proposed Mixed Use Activity Center
- Plan Boundary: 9.7Sq Miles
- Parcel Boundary
- Ponds

- I-485 Under Construction
- Proposed Streets
- Existing Greenways
- Future Greenway
- Proposed Throughfares



# Hucks Road Connection

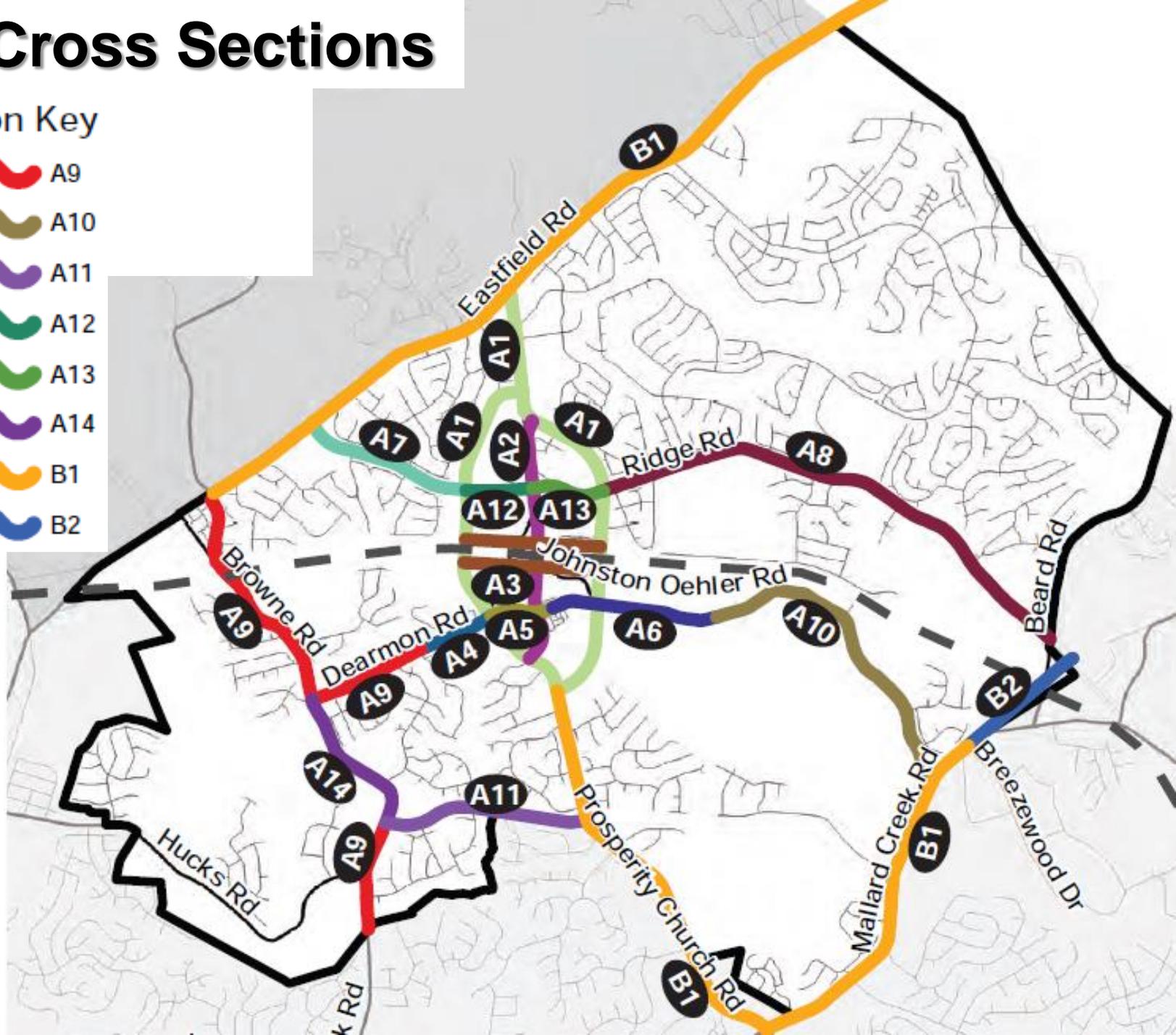
With the elimination of the Hucks Road connection through Clark's Creek Nature Preserve, seek a feasible continuous route for Hucks Road across Browne Road.



# Street Cross Sections

## Cross Section Key

- A1
- A2
- A3
- A4
- A5
- A6
- A7
- A8
- A9
- A10
- A11
- A12
- A13
- A14
- B1
- B2



# Avenues Two- & Three-Lane

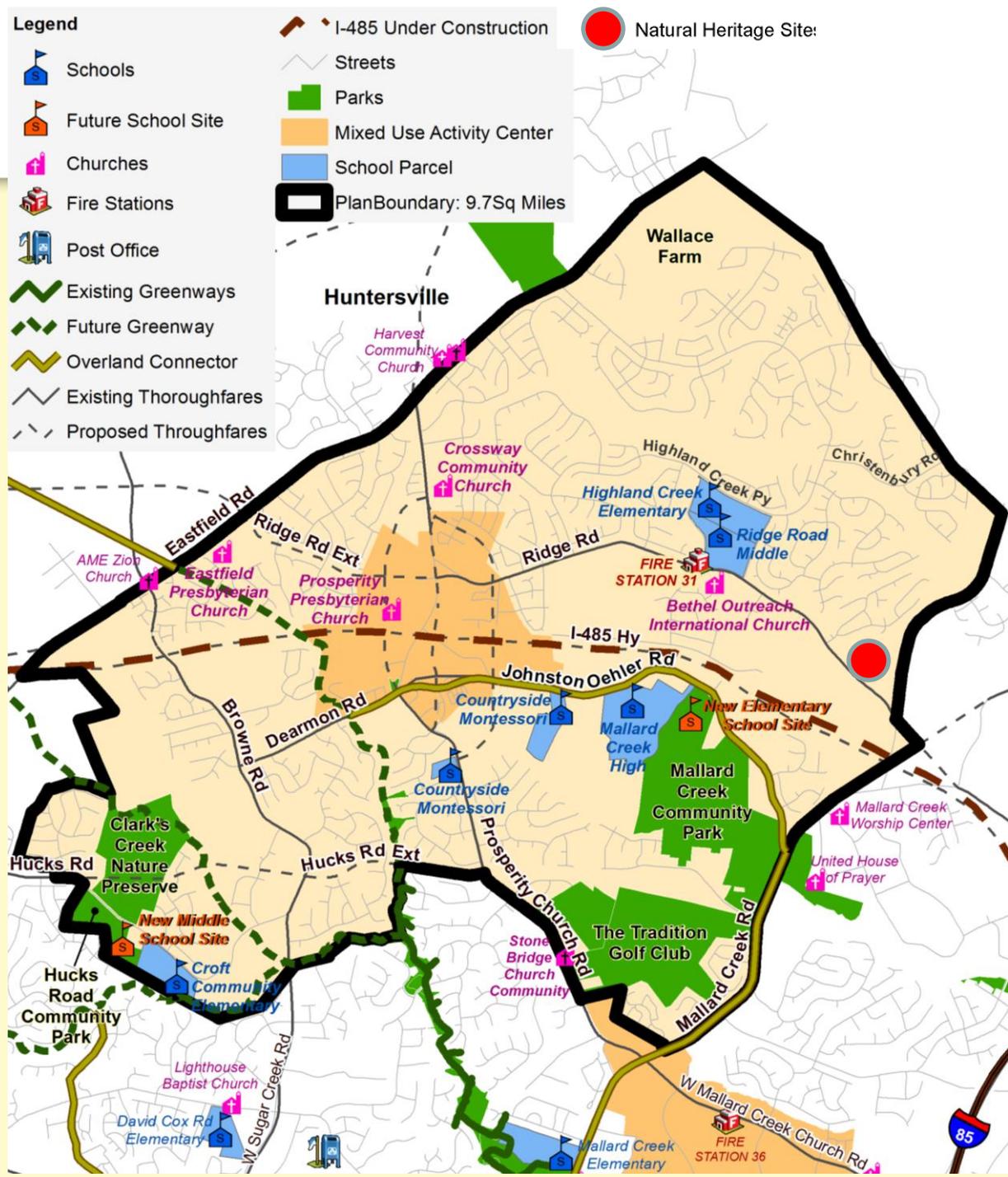


<b>VILLAGE CENTER</b>	<b>A1</b>	<b>Prosperity Church Road (Eastfield Road to Prosperity Ridge Road)</b>										
	<b>A1</b>	<b>Prosperity Ridge Road</b>										
		6'	8'	6**	6'	11'	n/a	11'	4'	n/a	8'	6'
		* Parking only on inner side of Village Center loop streets: East side of Prosperity Church Road; West side of Prosperity Ridge Road										
	<b>A2</b>	<b>Loganville Drive</b>										
		6'	8'	7'	6'	10'	n/a	10'	6'	7'	8'	6'
	<b>A3</b>	<b>I-485 Frontage Roads, North and South (within Village Center with 1-way operation)</b>										
		n/a	n/a	n/a	n/a	n/a	n/a	12'	6'	7'	8'	6'
	<b>A4</b>	<b>DeArmon Road (East of Clark's Creek)</b>										
		6'	8'	n/a	5'	11'	10'	11'	5'	n/a	8'	6'
<b>A5</b>	<b>Johnston-Oehler Road (Prosperity Church Road to Prosperity Ridge Road)</b>											
	6'	8'	7'	6'	11'	n/a	11'	6'	7'	8'	6'	
	Left-turn lanes allowed when needed											
<b>A6</b>	<b>Johnston-Oehler Road (Prosperity Ridge Road to Countryside Montessori School)</b>											
	6'	8'	n/a	4'	11'	n/a	11'	4'	n/a	8'	6'	
	Left-turn lanes allowed when needed											

*For all cross sections in the Village Center, an 'amenity zone' or hardscape treatment may be considered in lieu of a planting strip with appropriate land use contexts*

# Open Space

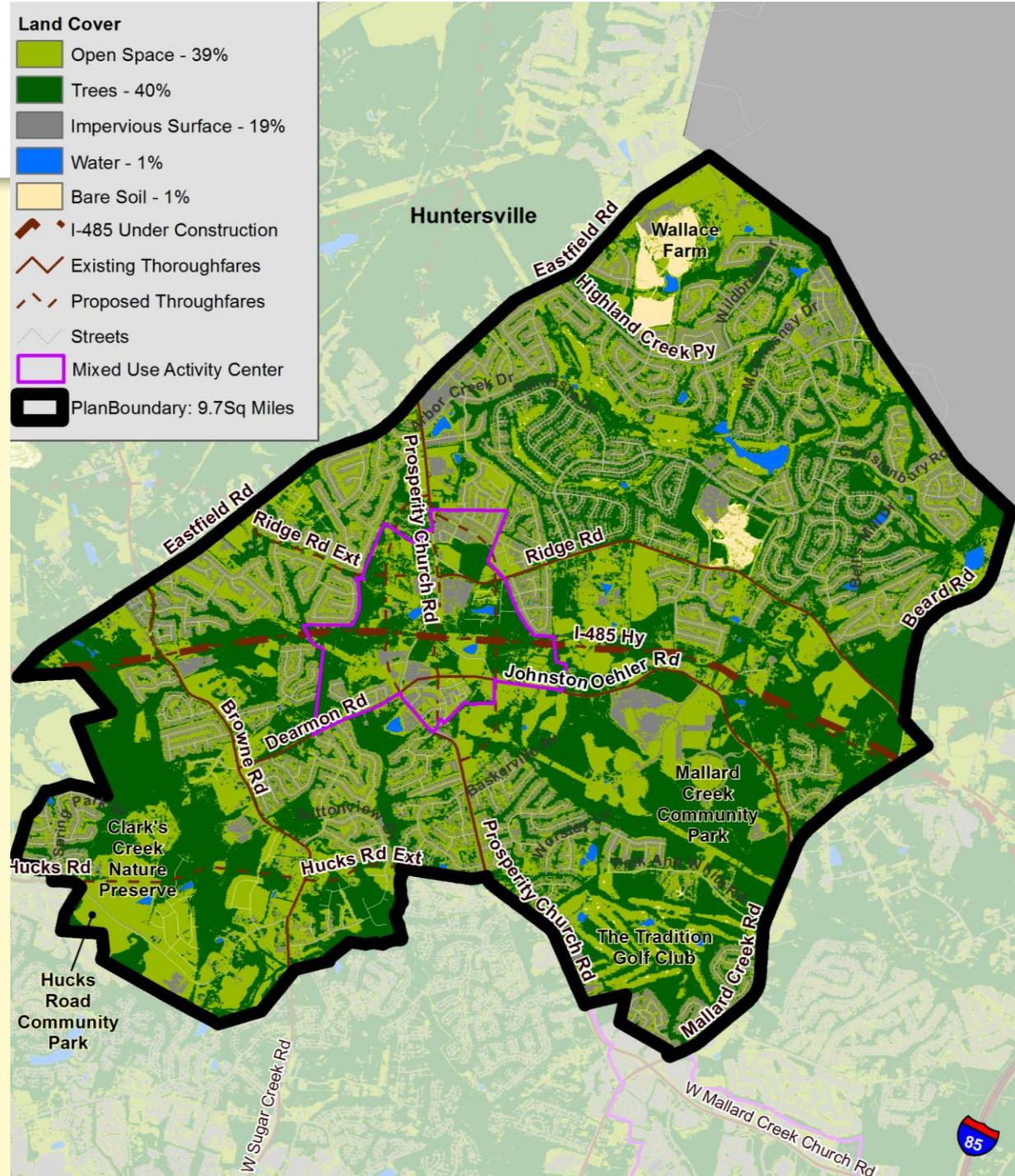
- Leverage Parks and Greenways to make connections to Village and neighborhoods.
- **Clarks Creek Nature Preserve:** Preserve trees and fields; no new road through it.
- **Natural Heritage Site, Beard Road:** Preserve and dedicate site.



# Tree Canopy

Achieve tree canopy goals for the plan area to support the City's 50% Tree Canopy Goal by 2050:

- **Wedge at 55%**
- **Village Center at 25%**



# What We Heard

Comments and Actions Taken

**Prosperity Hucks** area plan 

**Workshop 1 Comments**  
December 6, 2012

Name (optional): \_\_\_\_\_  
Address (optional): \_\_\_\_\_

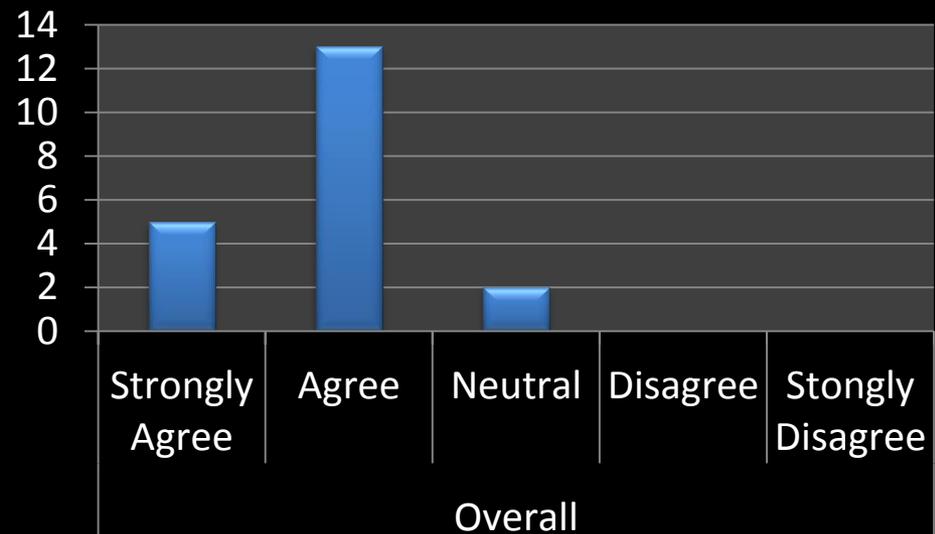
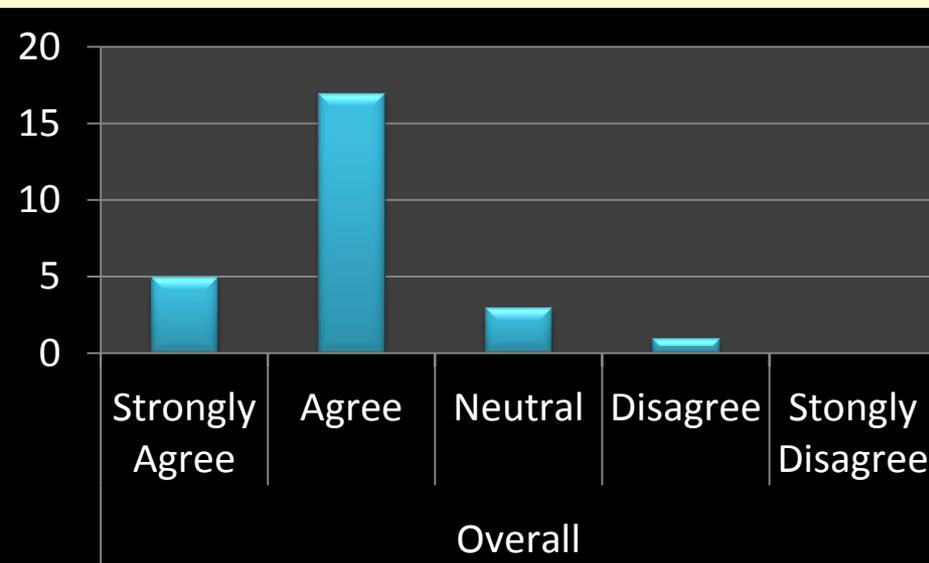
Based on the information presented and discussion at the meeting, what is your opinion of the following:

- 1. Draft Vision Statement**  
Strongly Agree \_\_\_\_\_ Agree \_\_\_\_\_ Neutral \_\_\_\_\_ Disagree \_\_\_\_\_ Strongly Disagree \_\_\_\_\_  
Comments: \_\_\_\_\_
- 2. Village Center Land Use Recommendations**  
Strongly Agree \_\_\_\_\_ Agree \_\_\_\_\_ Neutral \_\_\_\_\_ Disagree \_\_\_\_\_ Strongly Disagree \_\_\_\_\_  
Comments: \_\_\_\_\_
- 3. Wedge Neighborhoods Land Use Recommendations**  
Strongly Agree \_\_\_\_\_ Agree \_\_\_\_\_ Neutral \_\_\_\_\_ Disagree \_\_\_\_\_ Strongly Disagree \_\_\_\_\_  
Comments: \_\_\_\_\_
- 4. Transportation/Street Network Recommendations**  
Strongly Agree \_\_\_\_\_ Agree \_\_\_\_\_ Neutral \_\_\_\_\_ Disagree \_\_\_\_\_ Strongly Disagree \_\_\_\_\_  
Comments: \_\_\_\_\_
- 5. Parks, Open Space, & Community Facilities Recommendations**  
Strongly Agree \_\_\_\_\_ Agree \_\_\_\_\_ Neutral \_\_\_\_\_ Disagree \_\_\_\_\_ Strongly Disagree \_\_\_\_\_  
Comments: \_\_\_\_\_
- 6. Overall/General Comments on Plan and Process**  
Strongly Agree \_\_\_\_\_ Agree \_\_\_\_\_ Neutral \_\_\_\_\_ Disagree \_\_\_\_\_ Strongly Disagree \_\_\_\_\_  
Comments: \_\_\_\_\_

Please leave this form at the sign in table or send to:  
Kent Main, Charlotte-Mecklenburg Planning Department | 800 E. 4th Street | Charlotte, NC 28202  
Phone: (704) 336-5721 | Fax: (704) 336-5123 | kmain@cl.charlotte.nc.us  
Thank you for taking the time to complete this form.

# Overall Plan

- Very concerned about the traffic on Hucks Rd. Please find an **alternative route for the Hucks Rd extension** that was to cut through the nature preserve.
- Bicycle & Pedestrian friendly please!
- Make sure the **village concept is completed and that developers do not control** the progress.
- **Thank you** for providing a time for concerned citizens to voice their opinions and to be heard!
- **Wary of overdevelopment of apartments, big box stores.**



## Issues & Concerns

- Street Name Changes
- Traffic congestion and analysis of street connections
- Market Demand for new retail and residential
- Crime statistics
- Further development of Village design standards
- Specific parcel land use

# Street Name Changes



# Traffic Congestion

- CDOT and NCDOT conducted a meeting on December 12 with concerned neighbors to review traffic issues and street design, with about 150 in attendance. Specific questions were answered and additional short-term remedies discussed.
- Additional material was added to the Transportation section of the Draft Plan concerning the street network proposed.
- One element in making the future street network function is the provision of new street connections and extensions to provide multiple routes to most destinations.

# Market Viability

- The Market Analysis section of the Draft Plan (page 74) outlines strong expected demand as the recession comes to an end and new freeway access comes online.
- Additional material concerning the capacity of the Village Center to absorb expected demand was added; it indicates that there is sufficient market demand over the next 20 years for all the available vacant land within the Village Center.

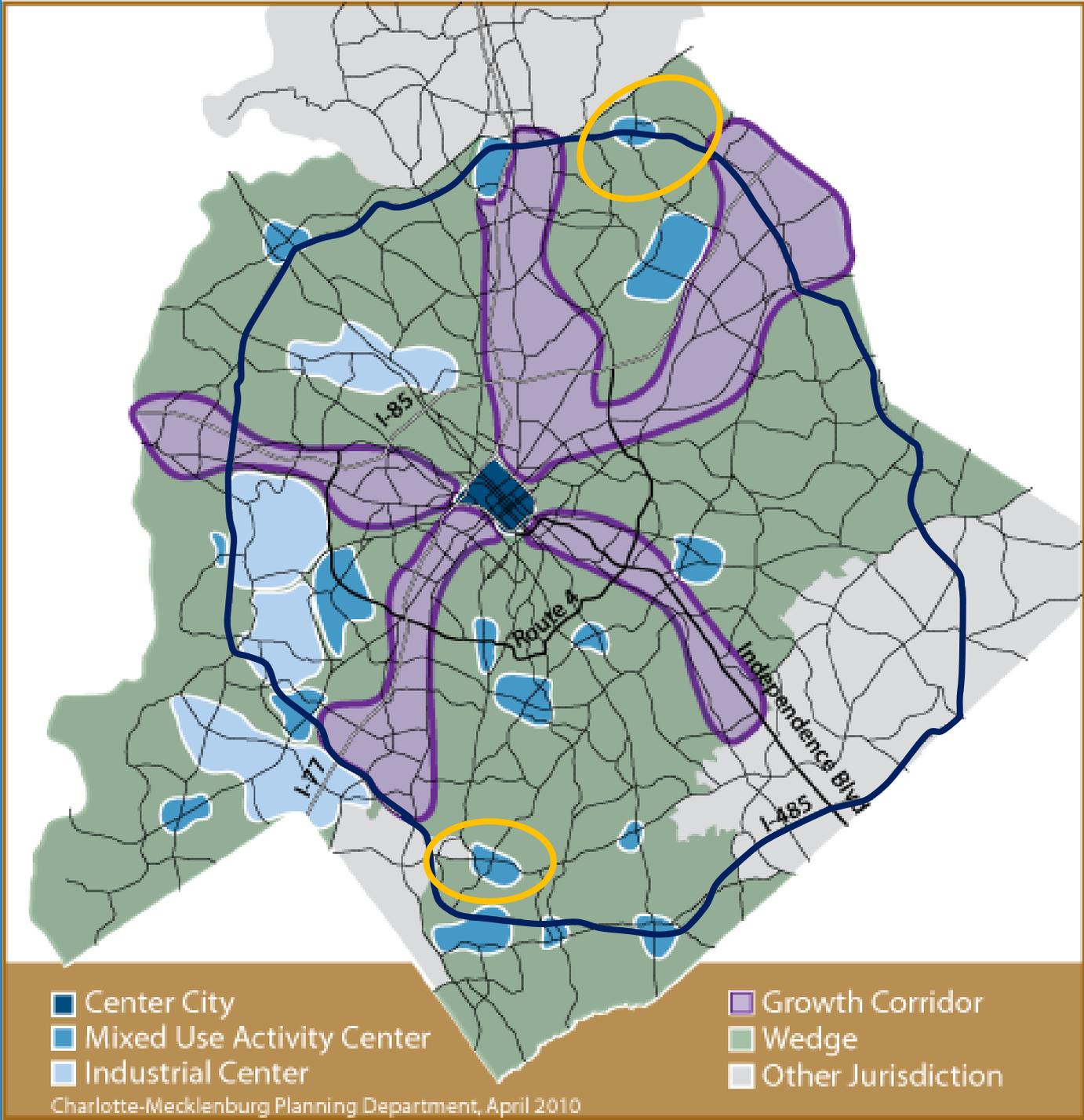
# CMPD Crime Statistics

## Prosperity Hucks Area

- Population 24,469
- Single Family 4,998 du (73%)
- Multi-family 1,857 du (27%)

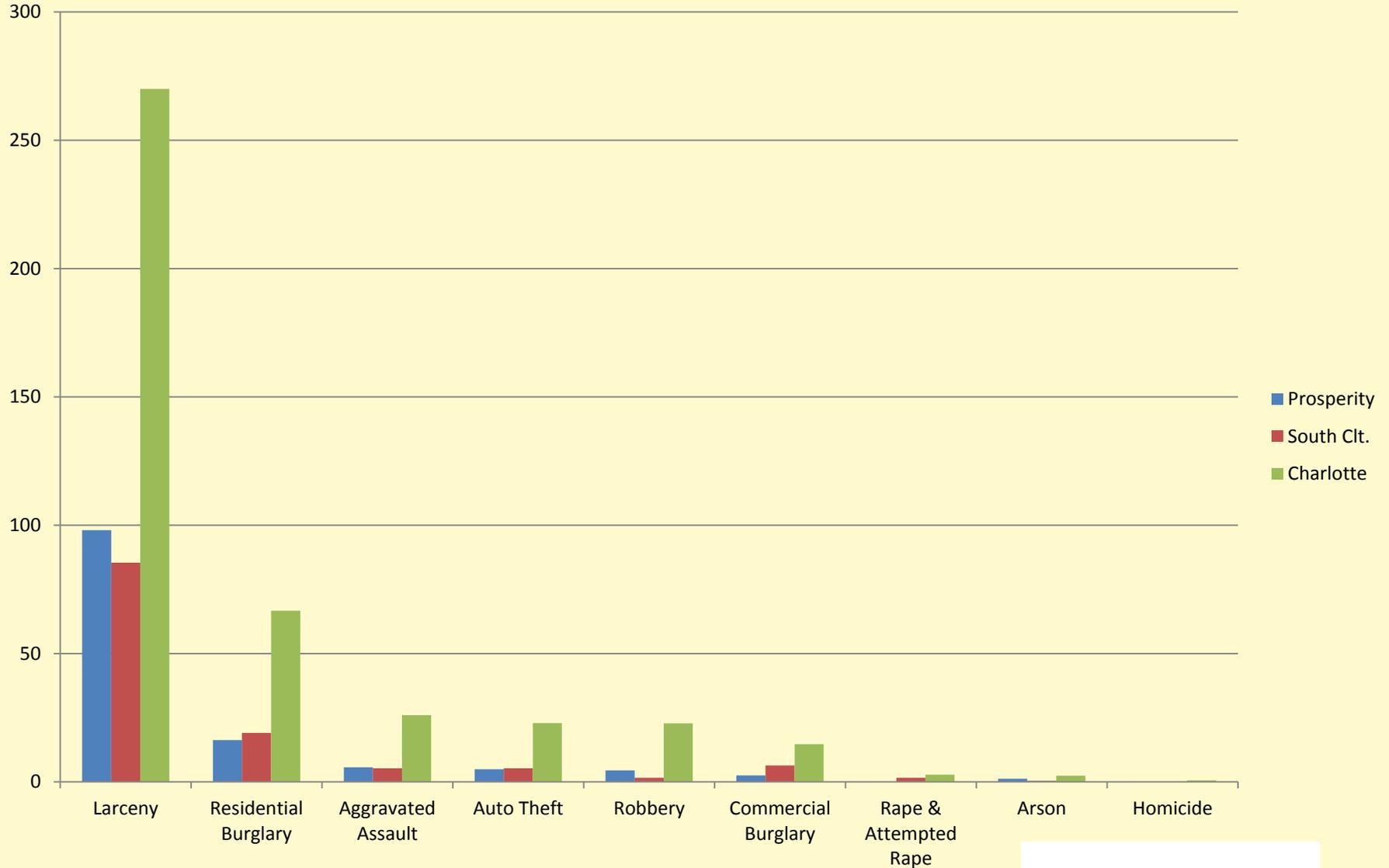
## South Charlotte (Carmel/Route 51) Comparison Area

- Population 18,849
- Single Family 4,279 du (48%)
- Multi-family 4,723 du (52%)





# CMPD Crime Statistics



# Illustrative Urban Design Vision



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# Next Steps



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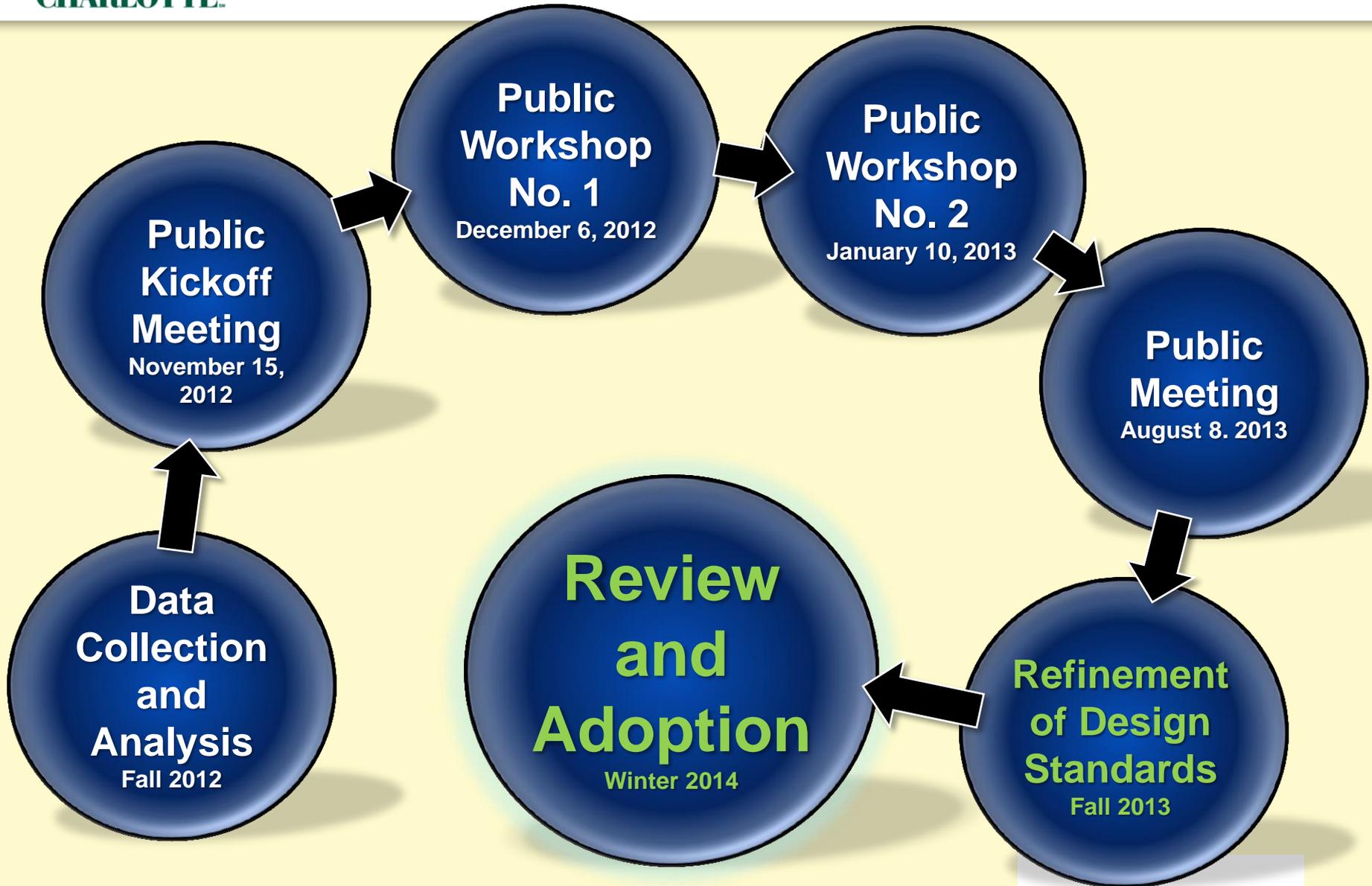
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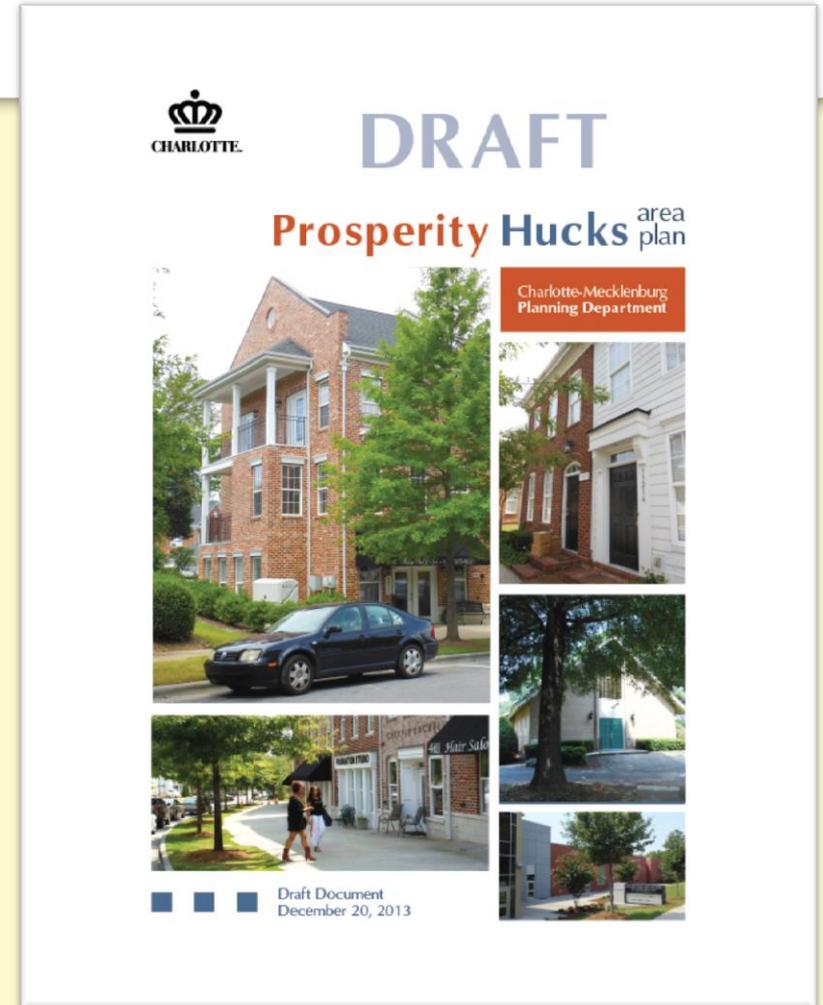
# Plan Development Process



# Next Steps

- Tue, Jan 21      **PLANNING COMMITTEE  
PUBLIC COMMENT**
- Tue, Feb 17      Planning Committee  
Recommendation
- Feb TBD          City Council Transportation & Planning  
Committee Introduction
- TBD                CITY COUNCIL PUBLIC COMMENT  
City Council Chamber

# Questions?



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**Prosperity Hucks** area plan

Charlotte-Mecklenburg Planning Department

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