

# Prosperity Hucks Area Plan Community Workshop

September 16-23, 2014      Summary Memorandum

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## Background

The Prosperity Hucks Area Plan is intended to establish a community-supported vision and provide detailed policy direction to shape the character and pattern of development for this growing area of Charlotte. The plan area is described more thoroughly in the Existing Conditions section of the Draft *Prosperity Hucks Area Plan* (December 2013).

A community dialog process focused on the Activity Center began in March 2014 with a meeting organized by residents with specific concerns about recommendations in the Draft *Prosperity Hucks Area Plan*. Following that meeting, staff organized a series of public meetings and activities intended to understand the points of view of area residents and to identify specific refinements to the Draft Area Plan. The process concluded with the Community Workshop in September 2014. The workshop included small group work sessions, an open house, and a public Summary Presentation.

Community discussions centered on key areas of concern. These include:

- Design characteristics of development;
- Type and form of retail and office development;
- Location, amount, and form of multi-family residential development; and
- Provision of open space in the Activity Center.

## Purpose of this Document

This document provides key land use and design recommendations for the Activity Center, based on the information reviewed and discussed at the Community Workshop. These recommendations will be the basis for refinements to the Draft Area Plan.

A revised draft of the Area Plan will be presented to the community for review at a public meeting later this year or in early 2015. It will then be taken through the adoption process, involving additional opportunities for public comment in front of the Planning Commission and Charlotte City Council.

## Supporting Information

Additional supporting information is available concerning the *Prosperity Hucks Area Plan*. It can be found at [charlotteplanning.org](http://charlotteplanning.org) in a link for *Prosperity Hucks Area Plan*; direct link: <http://charmec.org/city/charlotte/planning/AreaPlanning/Plans/Pages/ProsperityHucks.aspx>

Among the items on the web are:

- Community Workshop, September 2014
  - Small Group Work Maps
  - Summary Review Presentation
- Small Group Meetings, June 2014
  - Frequently Asked Questions
  - Presentation Maps
  - Comparable Village Centers
  - Meeting Comments
  - Community Inspiration Photos
- Draft *Prosperity Hucks Area Plan* document
- Presentations and comments from earlier community meetings

# Draft Land Use Refinements

The map on the adjacent page, and the accompanying table that follows, summarize the key land use and design recommendations resulting from the Community Workshop. Highlights of these recommendations include:

- Focusing the Activity Center more closely around the I-485 interchange.
- Limiting the areas where higher density residential is appropriate and enhancing the design guidance provided for these areas.
- Identifying areas for a mix of office and retail uses.
- Including parks and open spaces as part of all future development.
- Enhancing the community design guidance to help establish a sense of place for the community, focusing particularly on creating more walkable, connected places.

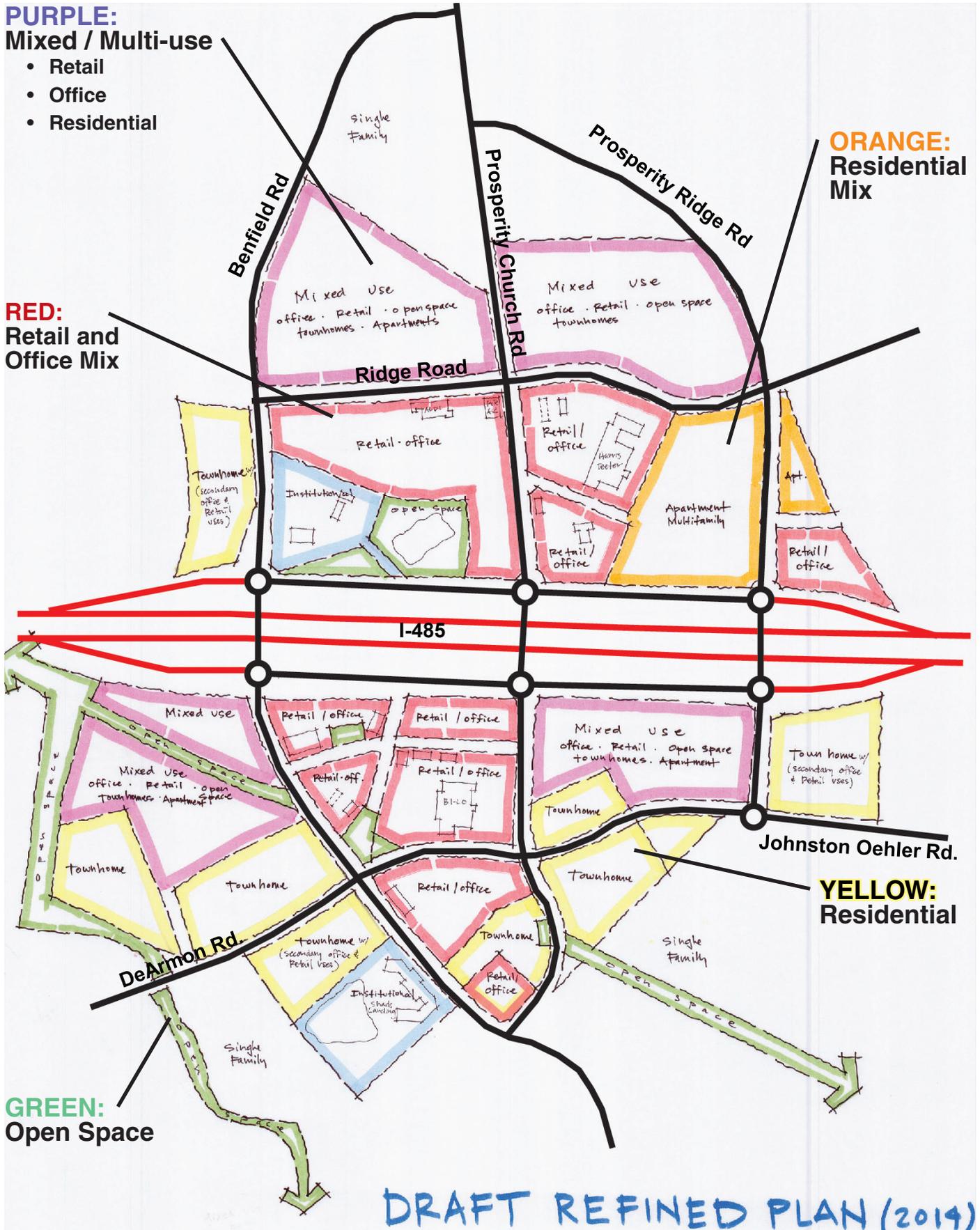
**PURPLE:**  
Mixed / Multi-use

- Retail
- Office
- Residential

**ORANGE:**  
Residential Mix

**RED:**  
Retail and Office Mix

**GREEN:**  
Open Space



	Mixed/Multi-Use	Retail and Office Mix	Residential Mix (up to 22 units per acre)	Residential (up to 8 units per acre)
<b>Intent</b>	<i>Highly integrated and walkable places with a mix of uses</i>	<i>Connected and street-oriented retail and employment uses</i>	<i>Residential development up to multi-unit residential buildings</i>	<i>Residential development up to attached townhome style buildings</i>
<b>Land Use &amp; Development</b>	<ul style="list-style-type: none"> <li>• <b>Future land use should be a mix of uses</b> – retail/service, office, institutional, residential, and must include at least two of these uses balanced so that no single use is predominant.</li> <li>• <b>Retail uses should</b> provide a mix of type to include street-oriented shops and restaurants, with limited big box retail and drive through uses.</li> <li>• <b>Parks and open spaces should be included</b> as part of all developments. The intent is to have open spaces throughout to accommodate a range of community activities.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Future land use should be a mix of uses</b> – retail/service, office, institutional (no residential, unless vertically integrated with other uses) and must include at least two of these uses.</li> <li>• <b>Retail uses should</b> provide a mix of type to include street-oriented shops and restaurants, with limited big box retail and drive through uses.</li> <li>• <b>Parks and open spaces should be included</b> as part of all developments. The intent is to have open spaces throughout to accommodate a range of community activities.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Future land use should be residential</b> at an intensity no greater than 22 dwelling units per acre (such as a 2-4 story apartment building).</li> <li>• <b>The intensity</b> of residential development should transition to the surrounding single family and townhouse areas.</li> <li>• <b>Parks and open spaces should be included</b> as part of all developments.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Future land use should be residential</b> at an intensity no greater than 8 dwelling units per acre (such as an attached townhome style building).</li> <li>• <b>The intensity</b> of residential development should transition to the surrounding single family areas.</li> <li>• <b>Parks and open spaces should be included</b> as part of all developments.</li> <li>• <b>Retail and office uses</b> may be appropriate in identified strategic locations when designed and integrated with residential uses.</li> </ul>
<b>Community Design</b>	<ul style="list-style-type: none"> <li>• <b>Residential uses should include a mix</b> of building types such as: detached single-family homes, attached single-family homes, townhomes, live/work buildings, and multi-unit residential buildings.</li> <li>• <b>In the northeast quadrant of Prosperity Church Road and Ridge Road</b> multi-unit residential buildings such as apartments are not appropriate unless vertically integrated with other uses.</li> <li>• <b>The various uses should be well connected</b> so that the development is pedestrian-oriented, compact, and architecturally integrated.</li> <li>• <b>Parks and open spaces should be oriented toward building entries</b> and strategically located near pedestrian walkways to create desirable gathering destinations. Plazas, gazebos, courtyards, fountains and play areas are examples of the types of open spaces that could be appropriate as part of a mixed/multi-use development.</li> <li>• <b>The ground floor of buildings should be designed to activate streets and open space.</b> Non-residential ground floor uses should be designed with clear glass windows and prominent entrances with operable doors allowing access from the sidewalk.</li> <li>• <b>Parking should be minimized</b> and located to the side or rear of buildings.</li> <li>• <b>Landscaping, architectural features,</b> materials and other techniques should be used to tie development together to establish a sense of place.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Infill development should be street-oriented</b> to improve walkability, connecting and integrating uses as redevelopment occurs.</li> <li>• <b>The various uses should be well connected</b> so that the development is pedestrian-oriented, compact, and architecturally integrated.</li> <li>• <b>Parks and open spaces should be oriented toward building entries</b> and strategically located near pedestrian walkways to create desirable gathering destinations and increase safety. Plazas, gazebos, courtyards, fountains and play areas are examples of the types of open spaces that could be appropriate as part of a retail/office development.</li> <li>• <b>The ground floor of buildings should be designed to activate streets and open space.</b> Ground floor uses should be designed with clear glass windows and prominent entrances with operable doors allowing access from the sidewalk.</li> <li>• <b>Parking should be minimized</b> and located to the side or rear of buildings.</li> <li>• <b>Landscaping, architectural features,</b> materials and other techniques should be used to tie development together to establish a sense of place.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Residential uses should include a mix</b> of building types such as: detached single-family homes, attached single-family homes, townhomes, live/work buildings, and multi-unit residential buildings.</li> <li>• <b>Buildings should be oriented to the street</b> and/or open space.</li> <li>• <b>Residential uses should provide a direct connection</b> from the buildings to the public sidewalk, with ample green space between the sidewalk and buildings.</li> <li>• <b>Parks and open spaces should incorporate amenities</b> such as plazas, courtyards, fountains, outdoor seating, and recreation areas; and should be designed and located to create desirable spaces.</li> <li>• <b>Parking should be minimized</b> and located to the side or rear of buildings</li> <li>• <b>Landscaping, architectural features,</b> materials and other techniques should be used to tie development together to establish a sense of place.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Residential uses may include a mix</b> of building types including but not limited to: detached single family homes, attached single family homes, townhomes, and live/work buildings.</li> <li>• <b>Buildings should be oriented to the street</b> and/or open space.</li> <li>• <b>Residential uses should provide a direct connection</b> from the buildings to the public sidewalk, with ample green space between the sidewalk and buildings.</li> <li>• <b>Parks and open spaces should incorporate amenities</b> such as plazas, courtyards, fountains, outdoor seating, and recreation areas; and should be designed and located to create desirable spaces.</li> <li>• <b>Parking should be</b> located to rear of buildings.</li> <li>• <b>Landscaping, architectural features,</b> materials and other techniques should be used to tie development together to establish a sense of place.</li> </ul>