

PUBLIC FORUM

Wednesday, April 15, 2015, 4 pm to 7 pm

(brief presentations at 4:30, 5:30, and 6:30)

Crossway Community Church - 6400 Prosperity Church Road

REFINED DRAFT PLAN: The Refined Draft *Prosperity Hucks Area Plan* is the result of a series of public meetings and workshops conducted from 2012 to 2015. It involved collaboration from the public, City, County and State agencies, consultants and others. This plan is a policy document that provides the framework for future growth and development in the area. It will serve as a guide for elected officials and staff when making land use decisions.

The **Refined Draft** includes considerable change from earlier drafts, in response to the Community Workshop held in the fall and other comments received to date. The plan has more specific detail for land use, design, mobility and open space for 15 policy areas within the Activity Center.

The entire document is available for review online at www.charlotteplanning.org (Click “Prosperity Hucks Area Plan” located on left edge of screen and then click “REFINED DRAFT PROSPERITY HUCKS AREA PLAN, MARCH 30, 2015”).

PLAN ADOPTION PROCESS: Charlotte City Council will make the final decision on adoption of the draft plan. Further changes to the draft plan are still possible. As the plan adoption process moves forward, public comments and proposed revisions will be recorded and given to City Council for their consideration. The text and map revisions will be incorporated into the final adopted version of the plan after it is approved.

- **PLANNING COMMITTEE PUBLIC COMMENTS:** As a part of the plan adoption process, the Charlotte-Mecklenburg Planning Committee will receive public comment on this plan. The public is invited to attend this meeting and anyone who wishes to speak may share their comments on the draft plan.

Tuesday, May 19, 2015 at 5 p.m.

Charlotte-Mecklenburg Government Center
600 East Fourth Street, Room 280

- **CHARLOTTE CITY COUNCIL PUBLIC COMMENTS:** Charlotte City Council will receive public comments on the draft plan this summer. Area property owners, neighborhood leaders and persons who have provided their contact information on meeting sign-in sheets will receive meeting notices.

You may also find out about future meetings by visiting www.charlotteplanning.org or by contacting:

**Refined Draft Plan
Frequently Asked Questions**

April 15, 2015

PLANNING OVERVIEW

1. What is the purpose of an area plan?

Area plans establish a vision for the physical development of a specific geographic area, and provide a detailed set of policies that are intended to guide the location, form and character of future development and redevelopment. Additionally, area plans help to inform future investments in infrastructure and public facilities.

2. Who decides the zoning for a parcel of land?

There is an existing zoning classification for every property in Charlotte's jurisdiction. When owners want to develop or use their property in ways that do not conform to their current zoning, they must apply for a change to their zoning classification, also commonly referred to as a rezoning. City Council makes the final decision on rezoning applications.

3. Who controls which specific shops (Starbucks, Target, etc.) come into a shopping center? Does the planning department have any influence over specific stores?

The identity of a specific tenant is negotiated by the owner/developer as a private sale or lease. The Planning Department is not part of these negotiations and does not differentiate between specific tenants.

GREEN SPACE

4. The description of the striped areas (Activity Center) states public and private use in addition to retail, residential and commercial. Does this also include larger green space areas?

Yes, the plan will permit development of larger open space elements within the Activity Center mixed use areas. This would likely occur if a donation or purchase agreement can be achieved. The plan also sets forth an expectation that future development include smaller open spaces that will not only help to preserve tree canopy but will begin to create a network of open spaces.

5. Can the planning department label a specific plot as "to be open green space"?

Property owners have the legal right to develop their property in accordance with existing regulations. To label a specific parcel as "open green space" on a land use plan is often seen as significantly limiting that right. Therefore the plan typically does not identify specific private property for open space use unless there is a reasonable expectation that funding and an agreement with the owner is at hand. Doing so places constraints on both the City/County and on the property owner in property negotiations.

6. When a developer wants to develop a parcel of land, can requirements be put into the plan that requires an amount of pedestrian friendly and usable green space? What are the limitations?

An area plan cannot make any requirements; however, the draft Prosperity Hucks plan does set an expectation that future development include usable accessible open space, preservation of at least 10% of trees on a site, and integration of a network of green space, and trails. A recommendation to dedicate a very large portion of a property might be deemed confiscatory and not permissible by law.

MULTI-FAMILY RESIDENTIAL

7. What is the definition of multi-family?

Building or buildings containing more than one dwelling unit placed one on top of another or side by side and sharing common walls or common floors and ceilings.

8. Is multi-family required to be all rental or can it be a mix of rent and own?

Multi-family can be all renter-occupied, all owner-occupied, or a mixture. Any type of dwelling can be owner-occupied or rented, just as a single family house may be rented.

9. If a location calls for 22 dwellings per acre, must it always meet 22 or can the developer opt for fewer units?

The maximum number of units would be 22, but fewer units are definitely allowed.

TRAFFIC

10. How are the active roadway projects in the Prosperity Activity Center being funded and who is responsible for building them?

The various roadway projects are funded by the North Carolina Department of Transportation (NCDOT) and the City of Charlotte. NCDOT is funding and managing the construction of I-485 and the roads that cross or are immediately adjacent to it. The City of Charlotte is funding and managing the construction of most of the remaining thoroughfare network in the Activity Center.

11. Who funds and builds the smaller proposed streets?

Streets within individual developments are generally constructed by the developer/builder at their expense. The builder/developer also is expected to make improvements to existing streets within or along the edges of their property to meet the needs imposed by their project. This includes providing sidewalks, planting strips and other amenities to current standards.

**Refined Draft Plan
Public Forum Comment Sheet**

April 15, 2015

Your comments on the *Refined Draft Prosperity Hucks Area Plan* are important to us. Please share your comments on the draft plan recommendations with us by completing and returning this form.

Name (optional): _____

Address (optional): _____

1. Activity Center Land Use and Urban Design Recommendations

Strongly Agree ___ Agree ___ Neutral ___ Disagree ___ Strongly Disagree ___

Comments:

2. Transportation/Street Network Recommendations

Strongly Agree ___ Agree ___ Neutral ___ Disagree ___ Strongly Disagree ___

Comments:

3. Wedge Area Recommendations

Strongly Agree ___ Agree ___ Neutral ___ Disagree ___ Strongly Disagree ___

Comments:

4. Overall/General Comments on Plan and Process

Strongly Agree ___ Agree ___ Neutral ___ Disagree ___ Strongly Disagree ___

Comments:

Please leave this form at the front table or send to:

Kent Main, Charlotte-Mecklenburg Planning Department, 600 E. 4th Street, Charlotte, NC 28202

Phone: (704) 336-5721; Fax: (704) 336-5123; E-mail: kmain@ci.charlotte.nc.us

Thank you for taking the time to