



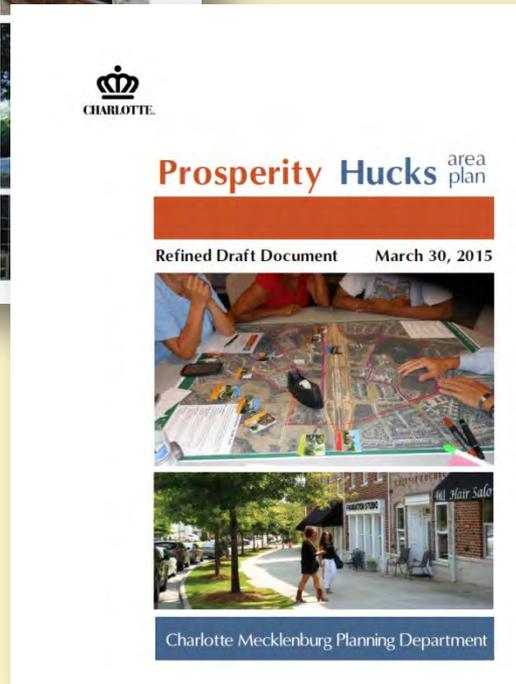
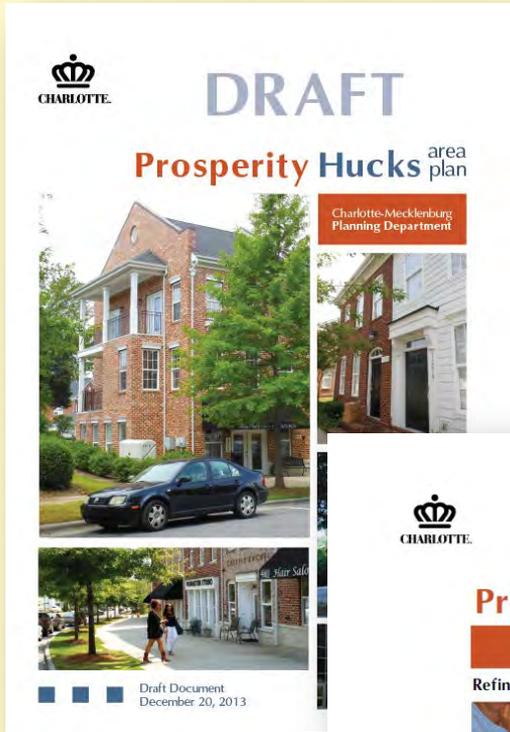
CHARLOTTESM

Prosperity Hucks Area Plan

Refined Plan Public Meeting

April 15, 2015

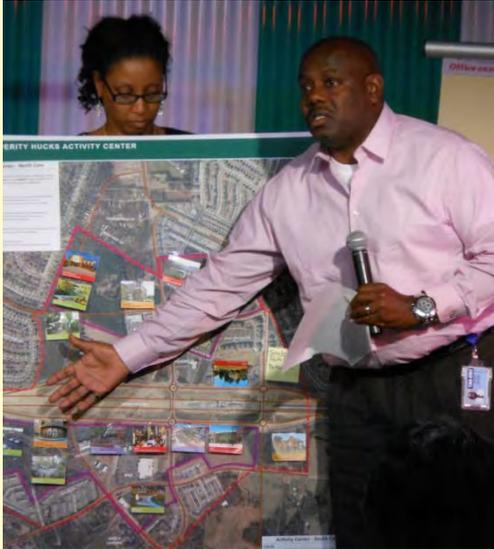
Presentation Outline



1. Background & Community Dialog
2. Activity Center Refinements & Recommendations
3. Illustrative Development Scenarios
4. Next Steps

Community Dialog

14 Teams... 70+ participants



Policy Plans

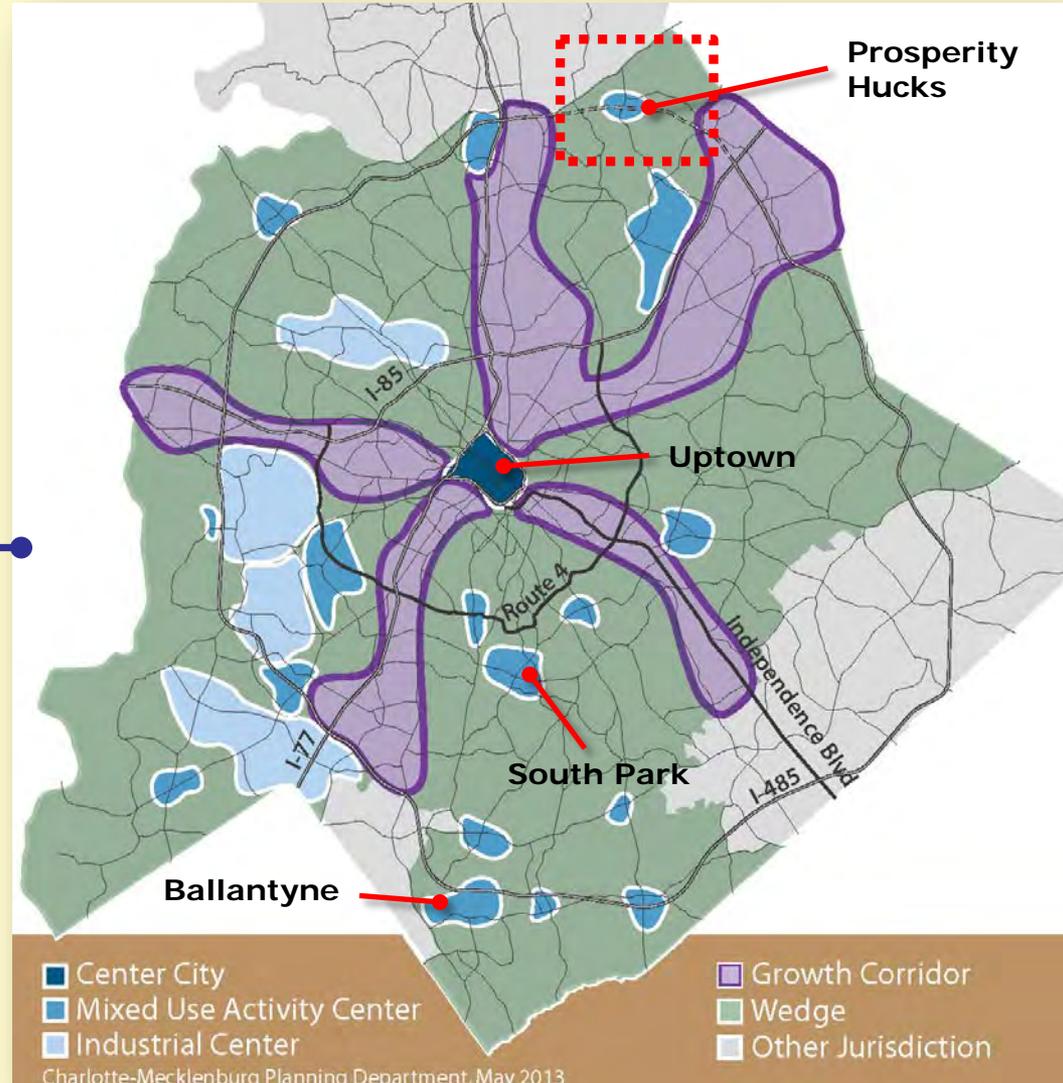
Centers, Corridors & Wedges
Growth Framework

General Development Policies
Guidance on Community Design

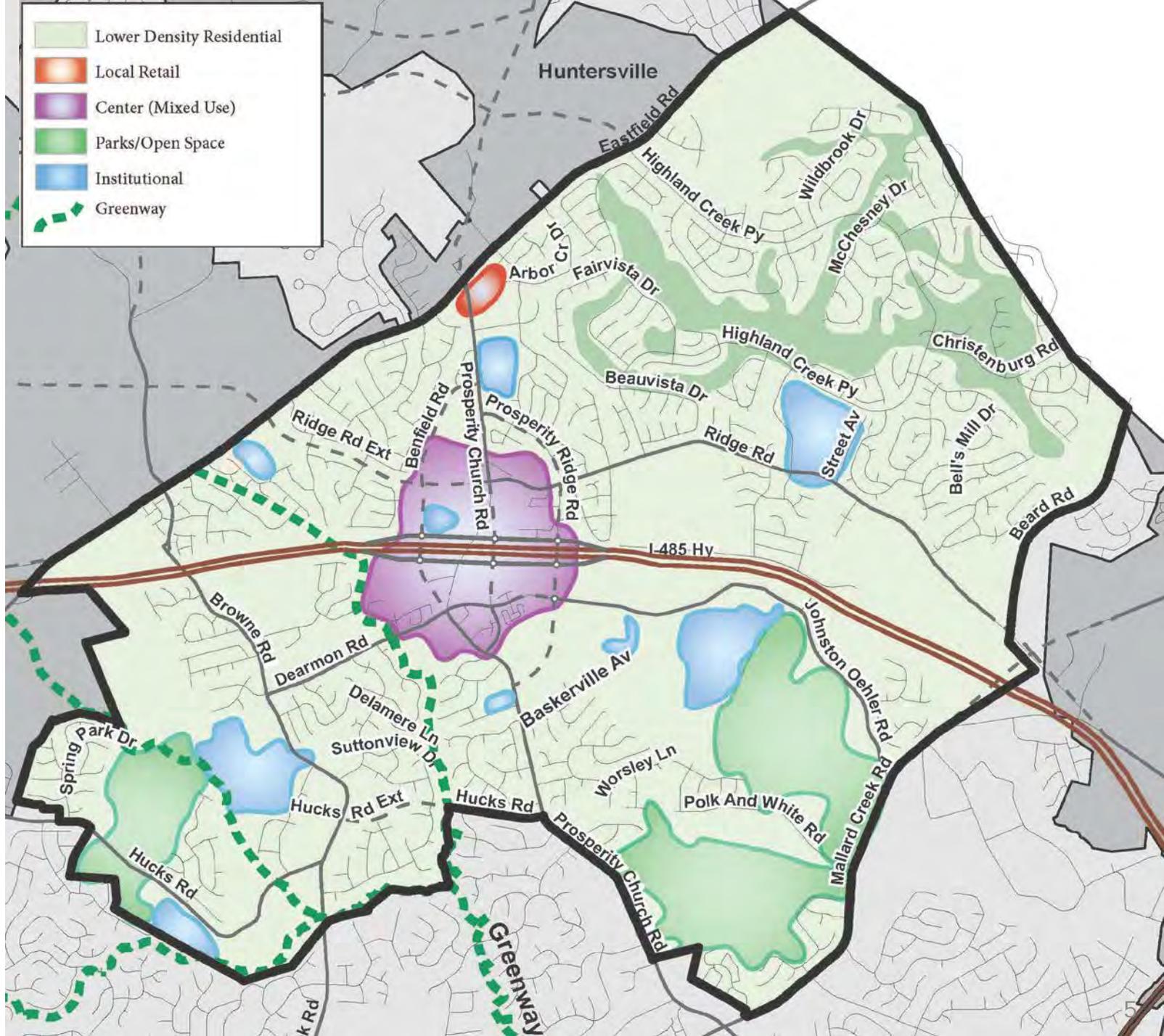
Area Plans
Parcel specific Future Land Use

Mixed Use Activity Centers:

- Focal point of community activity (live-work-play)
- Mix of use (retail-housing-office-civic)
- Cohesive pedestrian-oriented core
- Surrounded by lower density residential



Plan Area



Transportation Plan

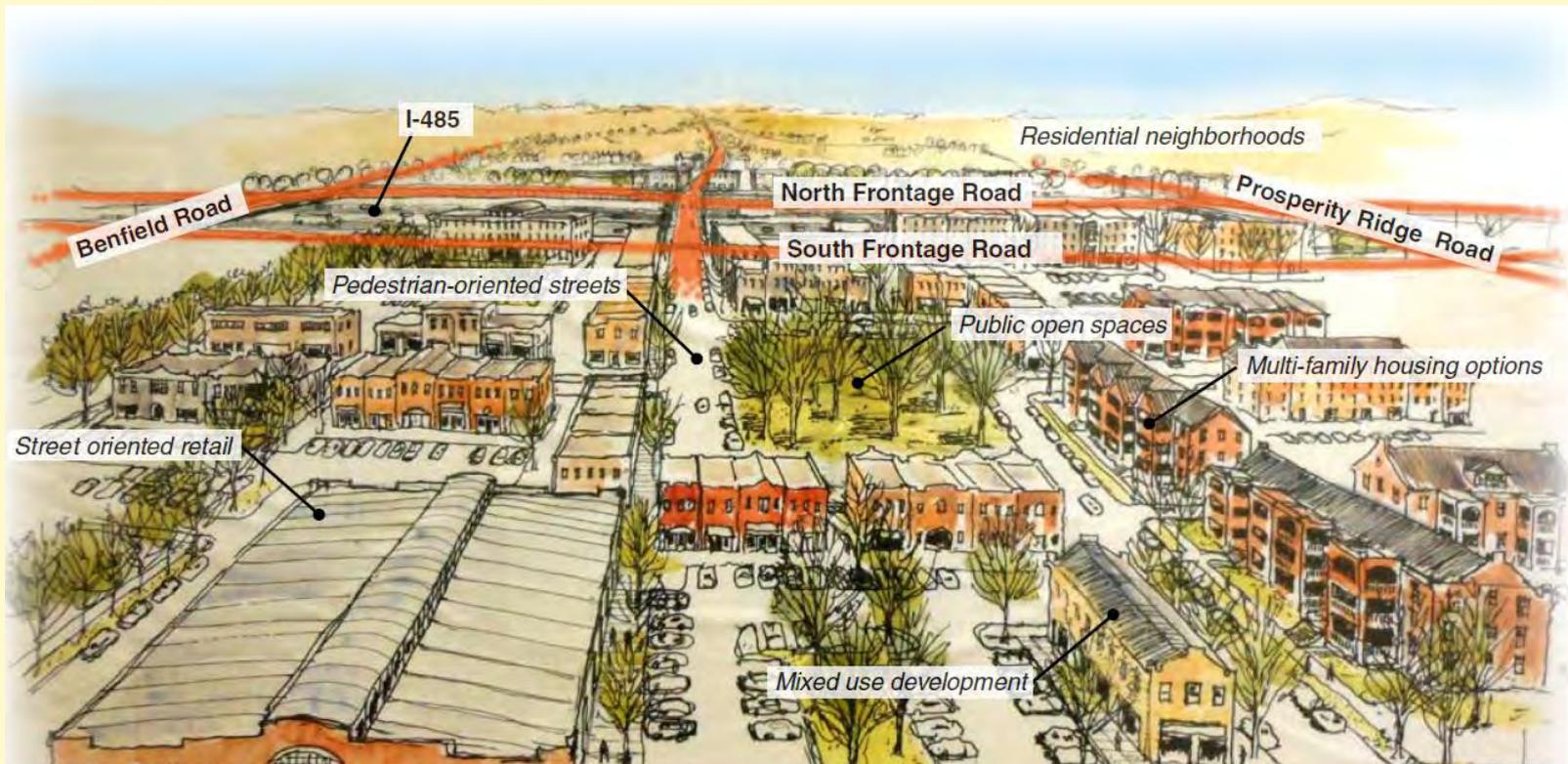


Major Street Network (parts still under construction)

- Envisioned in the 1999 Villages Plan
- I-485 Interchange
- Benfield Road
- Prosperity Ridge Road
- Ridge Road
- Johnston Oehler Road

Vision for the Activity Center

Activity Center will be a community serving Mixed Use place complementing and enhancing the surrounding neighborhoods; with a rich variety of retail, office, entertainment and residential uses in a well-designed and appropriately scaled form.



The vision for Prosperity Hucks is centered on a walkable Activity Center that supports the surrounding neighborhoods.

Activity Center Boundary



1. Focus on Interchange

- Small area similar to original Village Plan
- Tied to new roads

2. What's Outside the Center

- Single family homes
- Townhomes in select locations
- Institutional

3. What's Inside the Center

- Retail, office, institutional
- Parks & Open Space
- Apartments & townhomes (limited to select locations, with integrated design, community amenities, designed to support vibrant & walkable retail)

Focus on a Walkable Center

Where is the "Town Center"?

- Walkable, pedestrian-oriented
- Community gathering spaces
- Retail/restaurants
- Office
- Residential
- Institutional

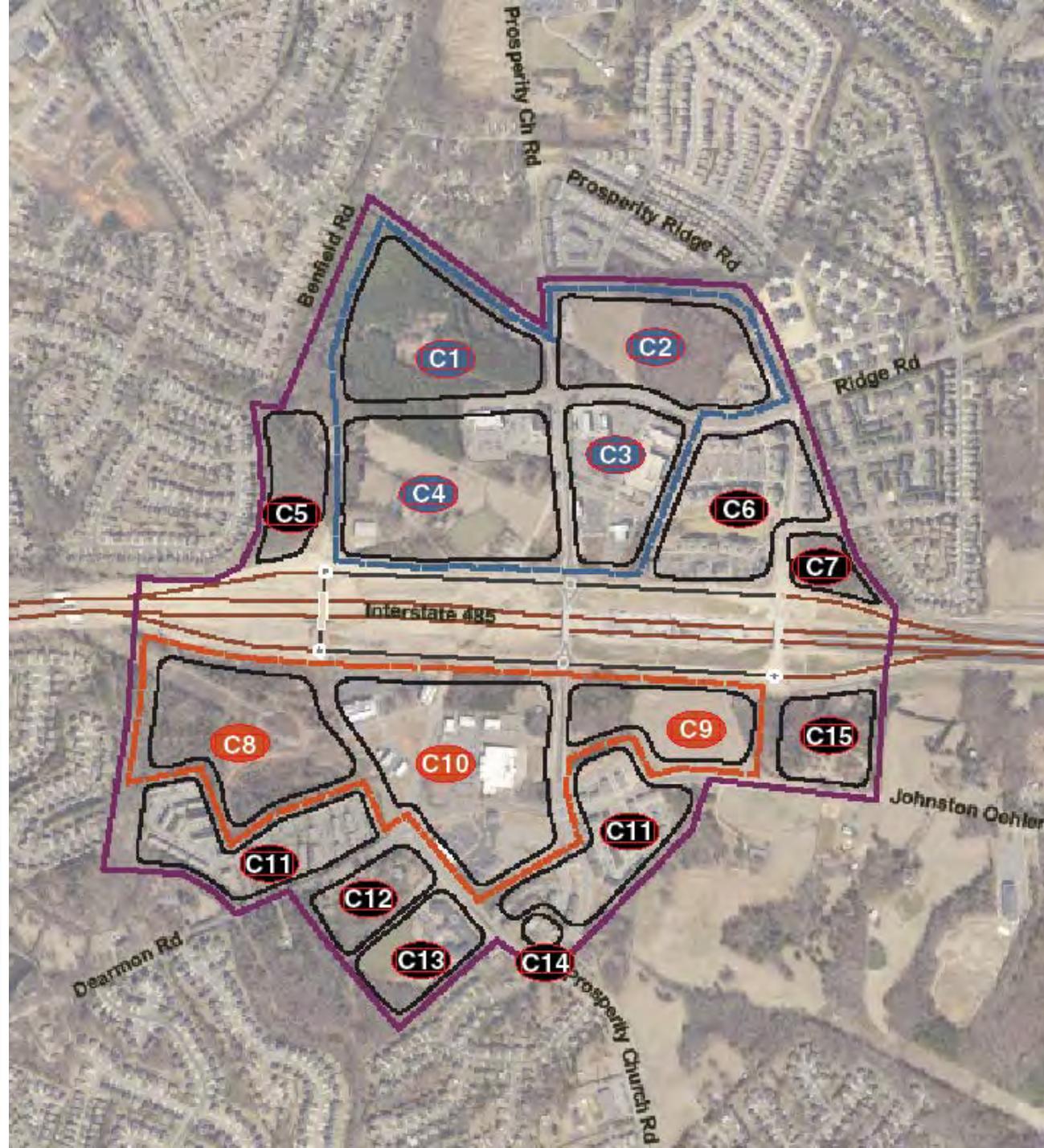
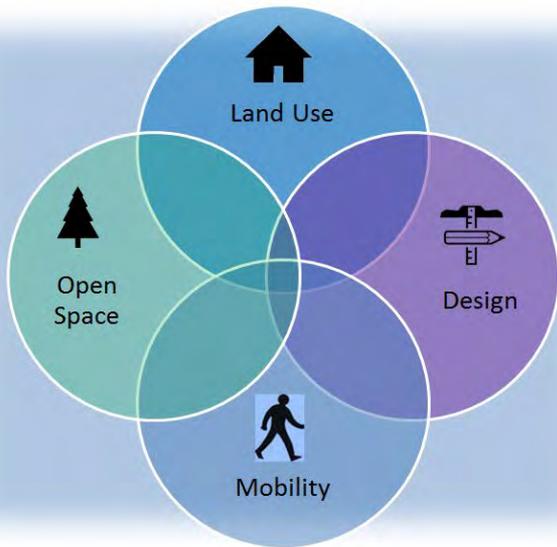
Comparable:

- Birkdale Village
48 acres
- Phillips Place
35 acres
- Downtown Davidson
35 acres

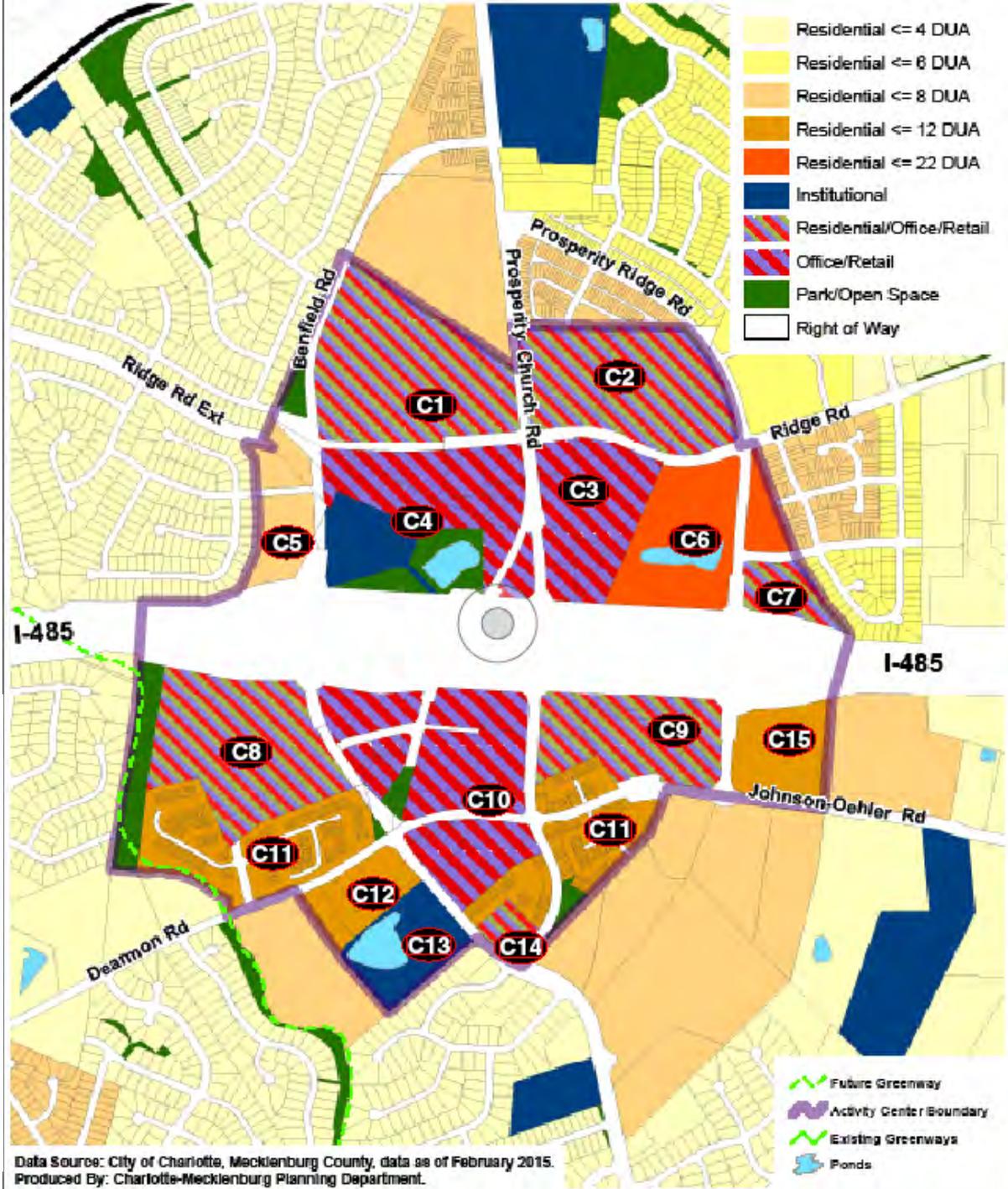
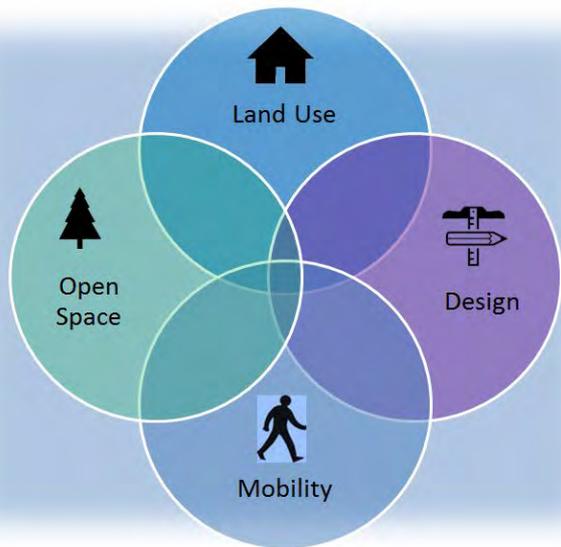


Activity Center Policy Areas

- 15 Policy Areas
- Specific Policy Guidance
- Greater detail



Activity Center Recommended Land Use

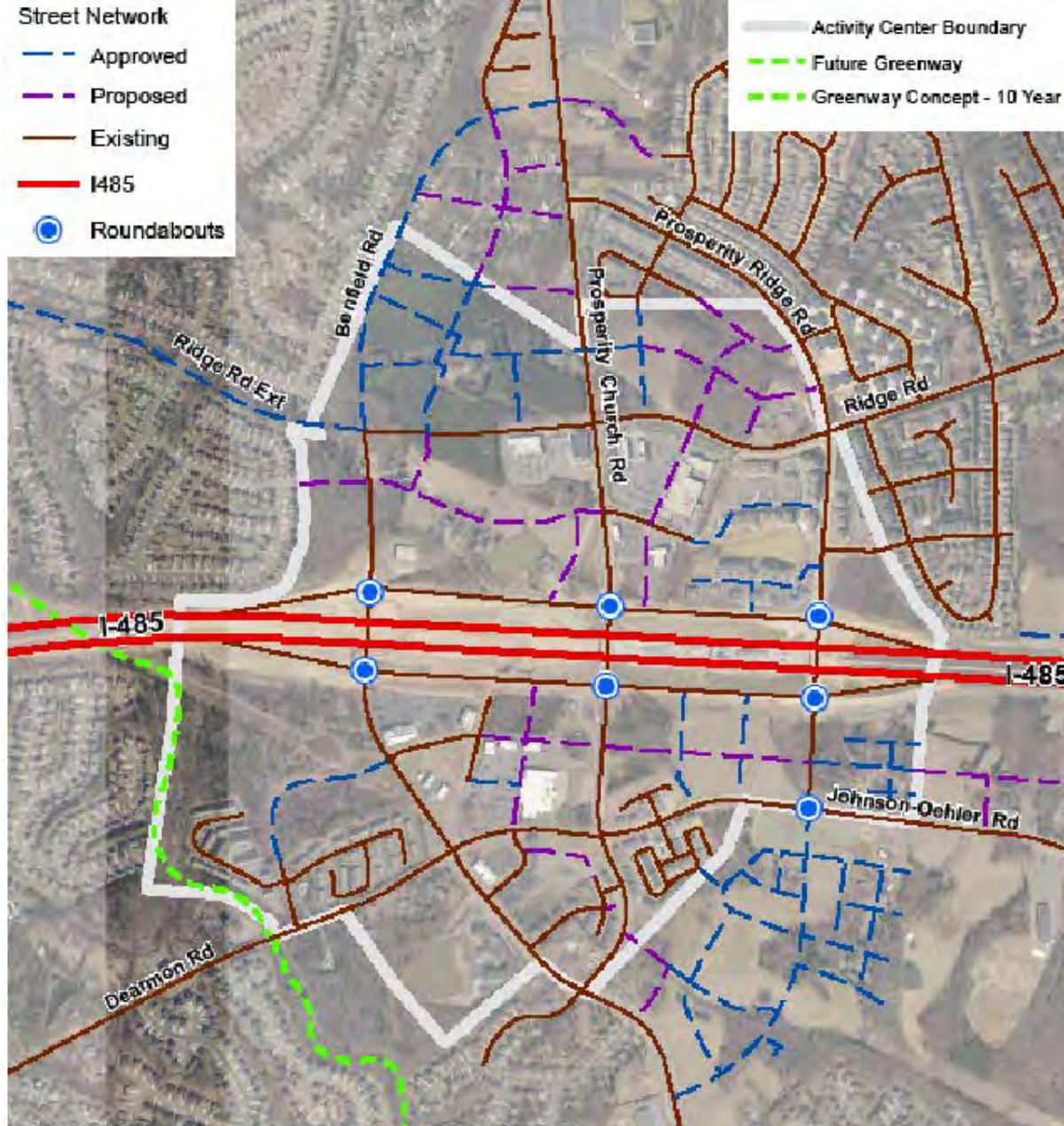


Data Source: City of Charlotte, Mecklenburg County, data as of February 2015.
 Produced By: Charlotte-Mecklenburg Planning Department.

Activity Center Street Network

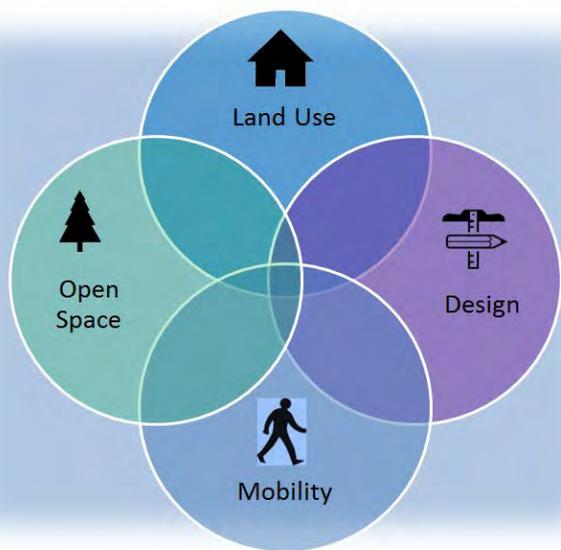
- Street Network**
-  Approved
 -  Proposed
 -  Existing
 -  I-485
 -  Roundabouts

-  Activity Center Boundary
-  Future Greenway
-  Greenway Concept - 10 Year



Note: Proposed streets on this map 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 Activity Center.

Data Source: City of Charlotte, Mecklenburg County, data as of March 2015.
Produced By: Charlotte-Mecklenburg Planning Department

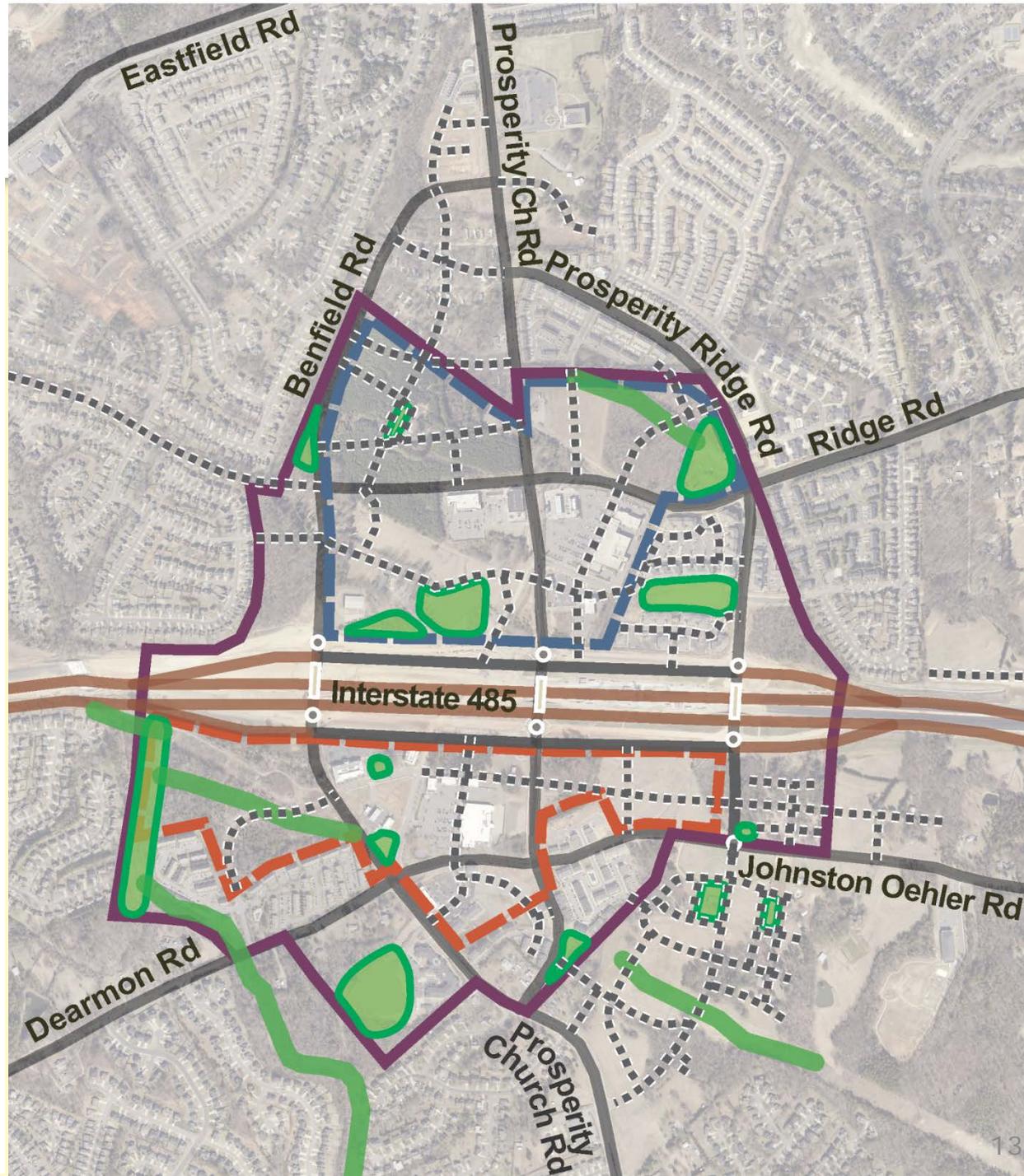


Activity Center Open Space Framework

Map shows some elements of a possible network:

- Existing open space,
- Approved site plan elements,
- Sensitive locations in Activity Center.

Map does not show all open space that could result through private development: an expectation of any and all development in Activity Center.



**Policy Area C4:
South of Ridge Road & West of
Prosperity Church Road**

Context:

Largely undeveloped site with pond and existing church.

Intent:

Connected and street-oriented retail, employment, and civic uses centered on the existing pond as a significant open space.

Land Use

1. **Future land use should be a mix of uses** – retail/ service, office, and institutional; (residential uses are only appropriate if vertically integrated with other uses). Larger development parcels (larger than about 5 acres) must include at least two of these uses, such that a single use does not dominate the area. The mix of uses may be vertical or horizontal, but must be designed and connected to create a unified walkable place.
2. **Retail development should include a variety of small shop space** for uses such as retailers, offices, and restaurants. No single retail tenant space should exceed 20,000 square feet on the ground floor.
3. **The existing pond should remain and be incorporated into a significant open space.** There could be small retail uses along a realigned McKay Road and the extension of Highland Shoppes Drive.
4. **The existing church facility is expected to remain.** In the event of redevelopment, appropriate uses would be the same as the remainder of this policy area.
5. **Surplus NCDOT right of way should be used as open space** in conjunction with land around the pond. This property is located along the I-485 frontage road and was left over from the construction of I-485.
6. **Additional land uses with drive-through facilities and/or gasoline pumps** are not appropriate at this location. The area in combination with area C1 is already well served by several drive-through facilities in place or approved.

Community Design

refer also to General Policies starting on Page 49

7. **Development should be compact, pedestrian-oriented, and well-connected internally, and to surrounding development.**



Policy Area Location



Policy Area Recommended Future Land Use



The existing pond should remain as a significant open space, with possible small retail uses on the perimeter. (Photo from residents' inspiration collection.)

8. **New buildings should be oriented toward streets,** with the majority of parking located to the side or rear of buildings. Shared parking and/or structured parking is encouraged.
9. **The ground floor of buildings should be designed to activate streets and open space** through a combination of design techniques that may include: Non-residential ground floor uses with clear glass windows and prominent entrances with operable doors allowing access from the sidewalk; and/or Building corners that feature prominent entrances and distinctive architectural design. Multi-story buildings are encouraged.
10. **Landscaping, architectural features, materials and other techniques should be used to tie development together to establish a sense of place.**
11. **Development should recognize the existing pond as a key open space element.** Any additional required open space should build upon this unique amenity, and ground floor uses should orient to it or to the adjacent street.
12. **Parks and open spaces should be oriented toward building entries and strategically located near pedestrian walkways to create desirable gathering destinations.** Consolidation of required open space is encouraged.
13. **Complete improvements to Prosperity Church Road, Benfield Road, and Craven Thomas Road** (the I-485 service road), to include planting strips or amenity zones, sidewalks, on-street parking, and bike lanes.
14. **Build a network of local streets** as development occurs. Block spacing should be 500 feet or less.
15. **Extend Highland Shoppes Drive** through the site to connect to Benfield Road as a local public street, and make a street network connection north to Ridge Road.
16. **Provide for the relocation of McKay Road** to intersect with the Highland Shoppes Drive extension and to align with the Aldi/Rite Aid Driveway. Consider an enhanced extension north to Ridge Road in the event of redevelopment.

Open Space

refer also to General Policies starting on Page 73

17. **Incorporate open space** such as plazas, gazebos, courtyards, fountains, and play areas, into new development. Design these spaces to maximize common or shared access and to encourage outdoor dining socializing and larger community gatherings.
18. **The existing pond should remain and be incorporated into a significant open space.** This could include passive open space, walking trails, and community amphitheater, as well as potential small scale, well integrated retail/ commercial/ restaurant uses that take advantage of water orientation.
19. **Surplus NCDOT right of way should be used as open space** in conjunction with land around the pond.
20. **When feasible, connect open space to existing and planned greenways and other open space amenities to establish an area-wide network.**

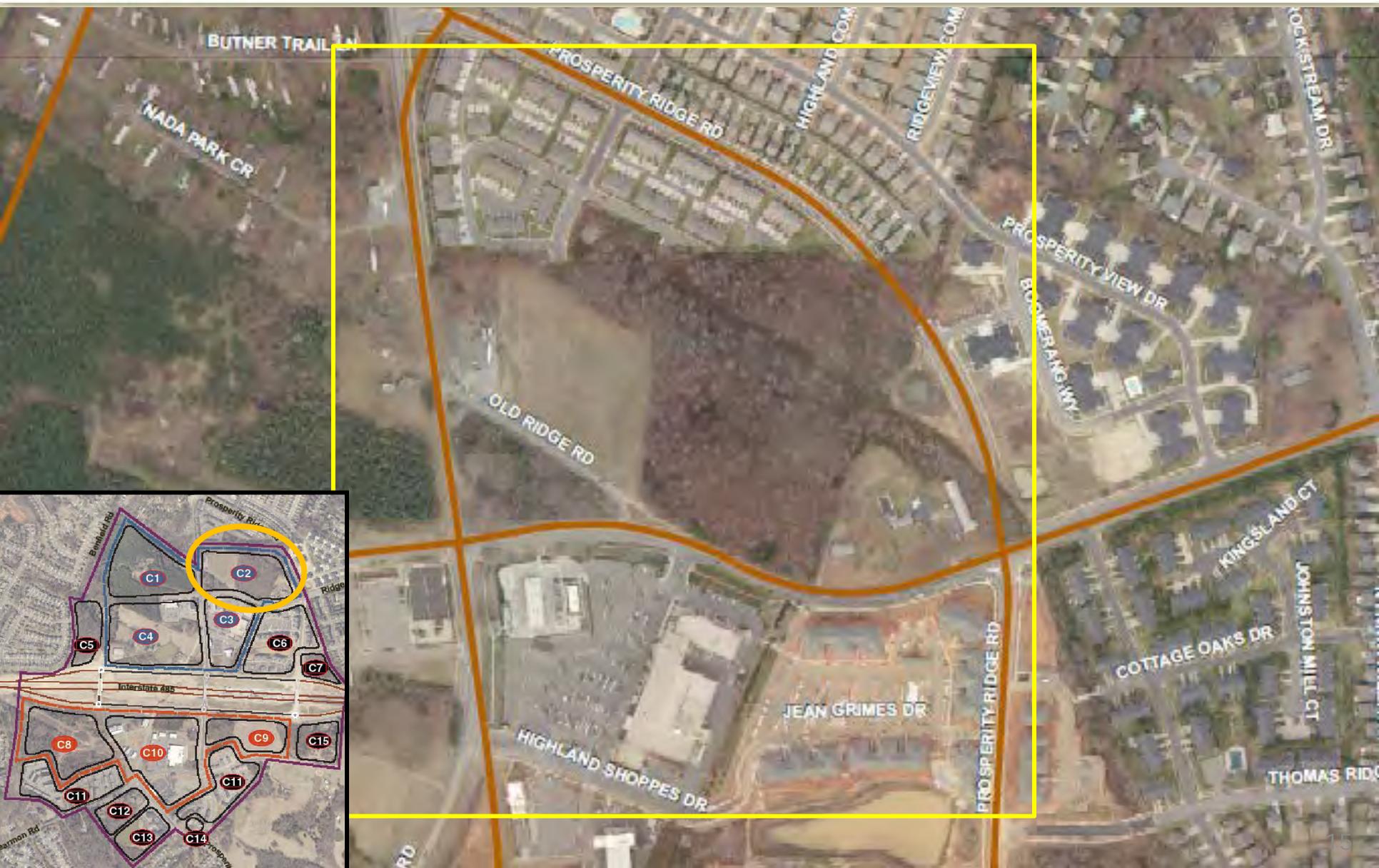
Mobility

refer also to Transportation Policies starting on Page 60



Sketch showing the extension of Highland Shoppes Drive through the policy area to Benfield Road, and the relocation of McKay Road. The pond is shown as a significant open space in this illustrative development scenario.

Policy Area C2: Northeast of Ridge and Prosperity Church Roads



Policy Area C2: Northeast of Ridge and Prosperity Church Roads



Policy Area C2: Northeast of Ridge and Prosperity Church Roads



Townhomes

Extends and completes existing form

Retail/Office Uses

Built up to the street edge, with parking to the side or rear

Retail Shops

Built up to the street edge to hold the corner, with any automobile uses away from the public right of way

Townhomes

Extension of existing residential form for seamless connection

Open Space

Use of natural topography and stormwater feature for use as an amenity

Retail Anchor

Sited along street edges so as to help frame a walkable street network, with parking to the side

Parking

Located behind buildings,
off main pedestrian spines

Retail/Office Uses

Built up to the street edge,
with parking to the side or rear

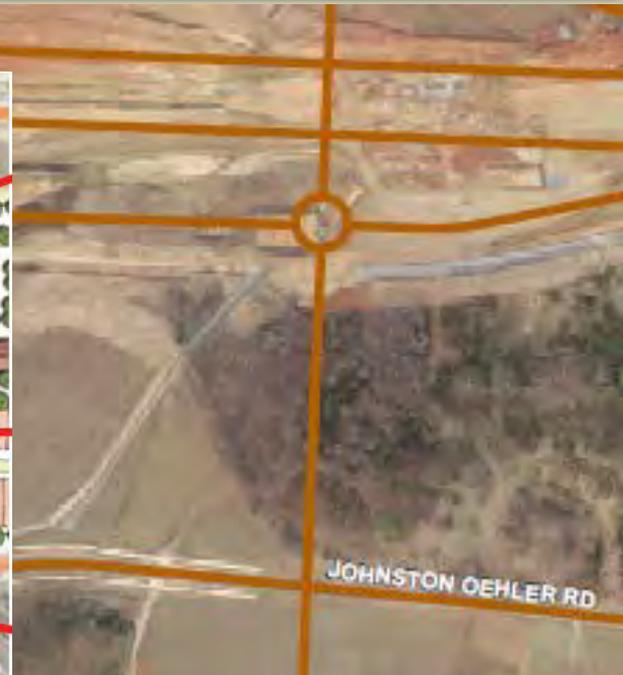


Open Space

Use of natural topography and storm-
water feature for use as an amenity

An aerial perspective view of the above Community Design concept.

Policy Area C10: Southwest of Prosperity Church Road and I-485



Policy Area C10: Southwest of Prosperity Church Road and I-485



Streetfront Retail/Office
fronting on extended Prosperity Crossing Road provides a pedestrian experience and street connectivity through the Core of the Activity Center.

Small Open Space
at strategic locations throughout the Activity Center improves the pedestrian experience.

Retail/Office Uses
built on available land serves to screen the existing grocery store loading area.

Open Space Element
added on former right of way of what is now Docia Crossing can become part of a network of connecting open space between parcels.

Sketch showing the extension of Prosperity Crossing Road, and streetfront mixed use development facing onto it. Small open spaces add to the pedestrian experience.

Policy Area C10: Southwest of Prosperity Church Road and I-485



Vision for the Wedge

Neighborhoods are the backbone to the stability of the area. Continuing development in and around the neighborhoods will take into account its impact on the quality of life of area residents and protect the tree canopy.

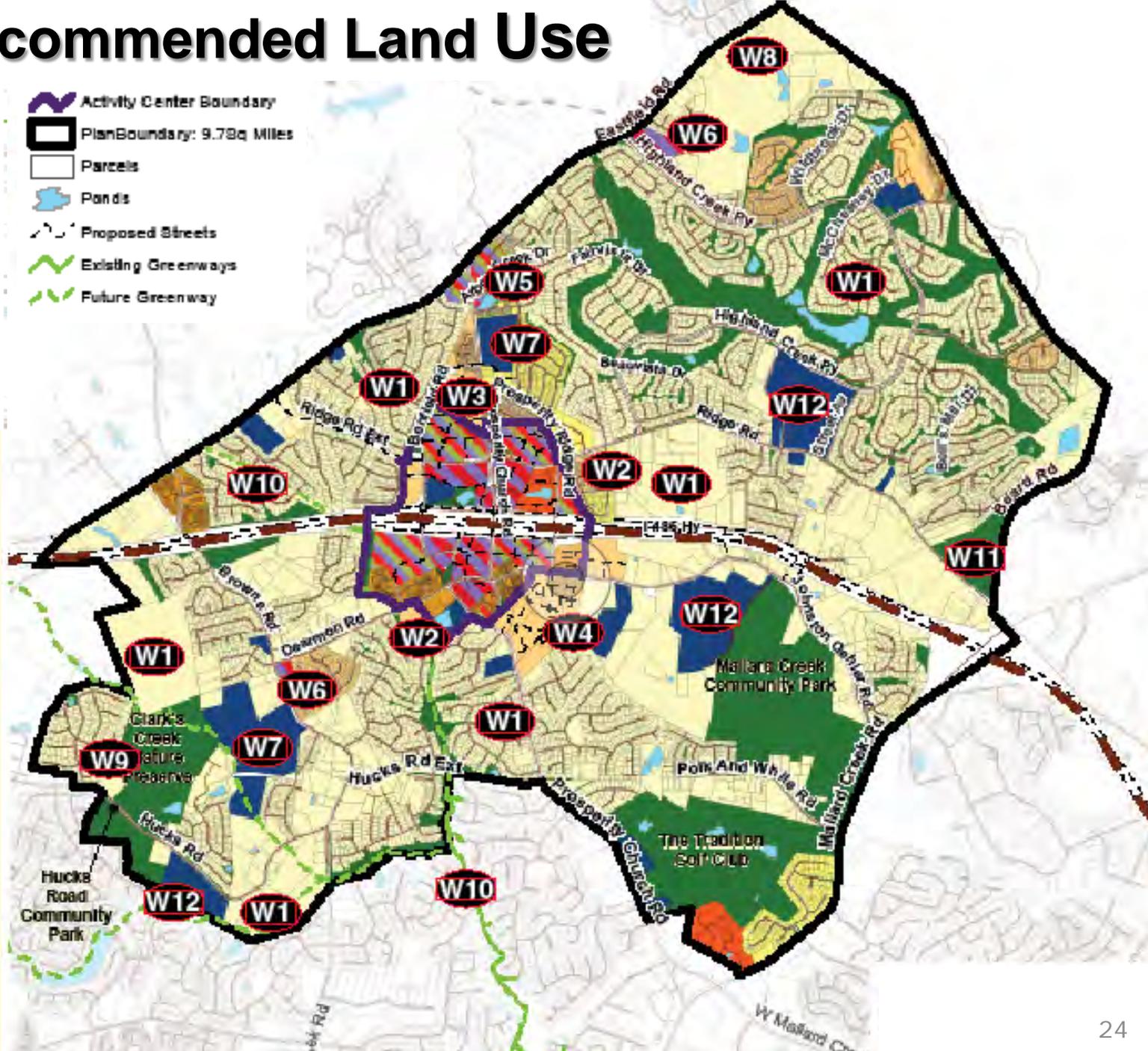


Wedge Recommended Land Use

Future Land Use

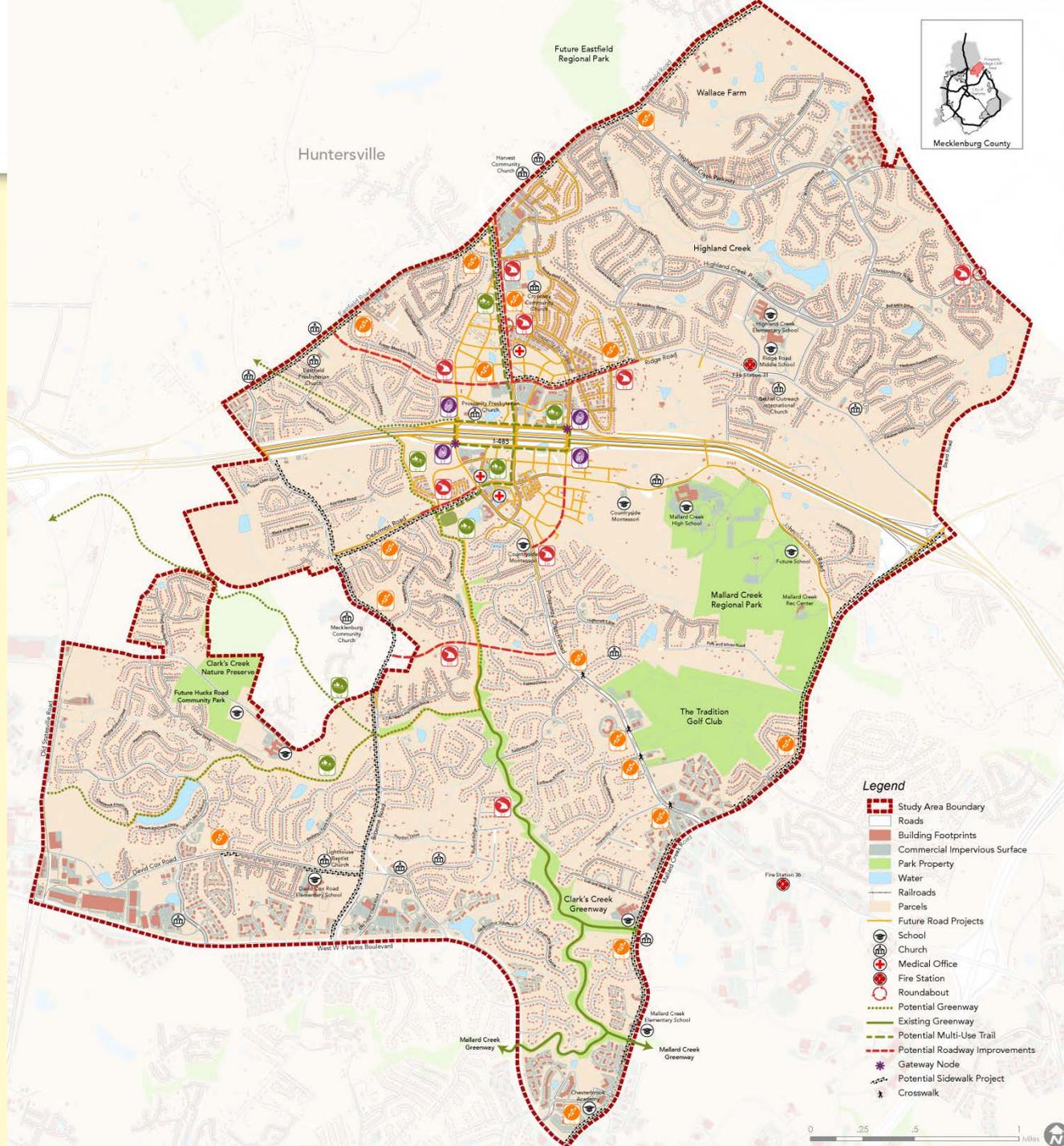
- Residential <= 4 DUA
- Residential <= 6 DUA
- Residential <= 8 DUA
- Residential <= 12 DUA
- Residential <= 22 DUA
- Institutional
- Residential/Office/Retail
- Office/Retail
- Park/Open Space

- Activity Center Boundary
- Plan Boundary: 9.78q Miles
- Parcels
- Ponds
- Proposed Streets
- Existing Greenways
- Future Greenway



CNIP: Comprehensive Neighborhood Improvement Program

\$30 million in funding for capital projects: Mapping of potential projects



Do YOU have an idea to improve YOUR community?

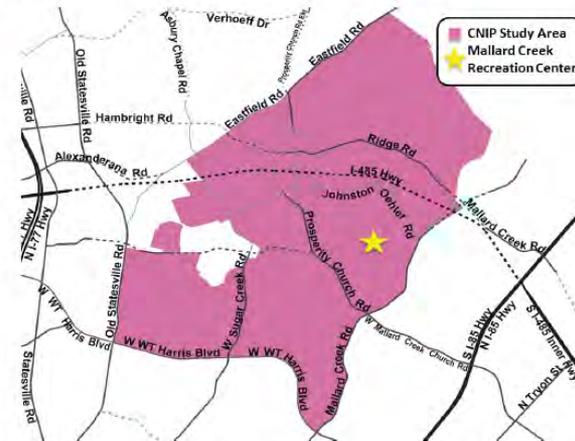
Let's talk.

May 2, 2015 • 9 a.m. - 12 p.m.

Mallard Creek
Recreation Center

2530 Mallard Creek Road

Comprehensive Neighborhood Improvement Program (CNIP):
*Prosperity Village area including neighborhoods along Ridge Road,
Prosperity Church Road, David Cox Road and Mallard Creek Road*



Prosperity Hucks area plan



Charlotte-Mecklenburg
Planning Department
600 East Fourth Street
Charlotte, NC 28202

The Charlotte-Mecklenburg Planning Department will hold a public forum to review and receive comments on the Refined Draft Prosperity Hucks Area Plan
Wednesday, April 15, 2015

Drop in between 4:00 pm and 7:00 pm

Crossway Community Church, 6400 Prosperity Church Road
Brief presentations at 4:30, 5:30, and 6:30 pm

An area plan is a policy document that provides the framework for future growth and development and serves as guidance for elected officials when making land use decisions. This plan recommends changes in the future use of property located within the plan area. This Refined Draft is consistent with discussions at the Community Workshop this past fall. See the map on the reverse side for the plan boundary.

The Refined Plan document is posted on the web at CharlottePlanning.org.

As part of the official plan adoption process, the Charlotte-Mecklenburg Planning Committee will receive public comments

Tuesday, May 19, 2015 at 5 pm

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

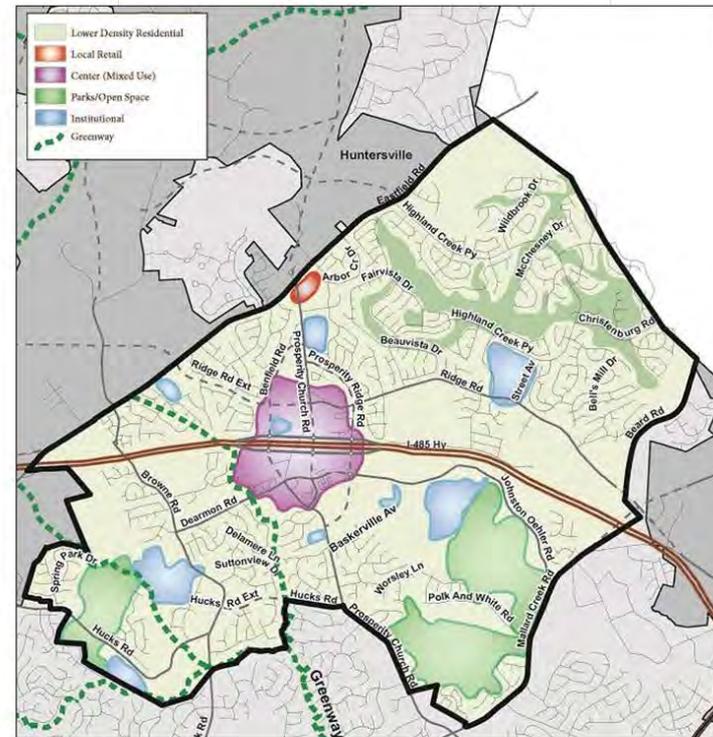
For more information, contact Kent Main at (704) 336-5721 or kmain@ci.charlotte.nc.us

Prosperity Hucks area plan



Public Review of Draft Plan: Wednesday, **April 15**, Drop in 4 to 7 pm
at Crossway Community Church, 6400 Prosperity Church Road
Brief presentations at 4:30, 5:30, and 6:30 pm

Planning Committee Public Comment - Tuesday, **May 19**, 5 pm
at Government Center, 600 East 4th Street, Room 280



2015

✓ April – **Public Meeting**

➔ May – **Planning Committee public comment**
– TAP Committee introduction

➔ June – Planning Committee recommendation
– TAP Committee referral to Council for public comment
– **City Council public comment**
– Planning Committee recommendation

July – TAP Committee recommendation
– City Council Action

Questions?



Prosperity Hucks area plan

Refined Draft Document March 30, 2015



Charlotte Mecklenburg Planning Department