



Prosperity Hucks^{area} plan



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Prosperity Hucks^{area} plan

Charlotte-Mecklenburg
Planning Department

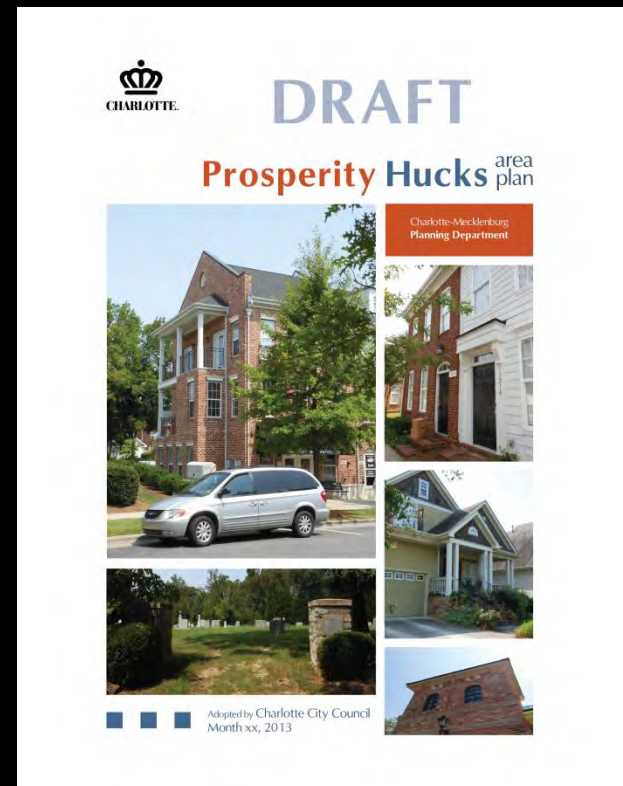


Adopted by Charlotte City Council
Month xx, 2013

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

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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



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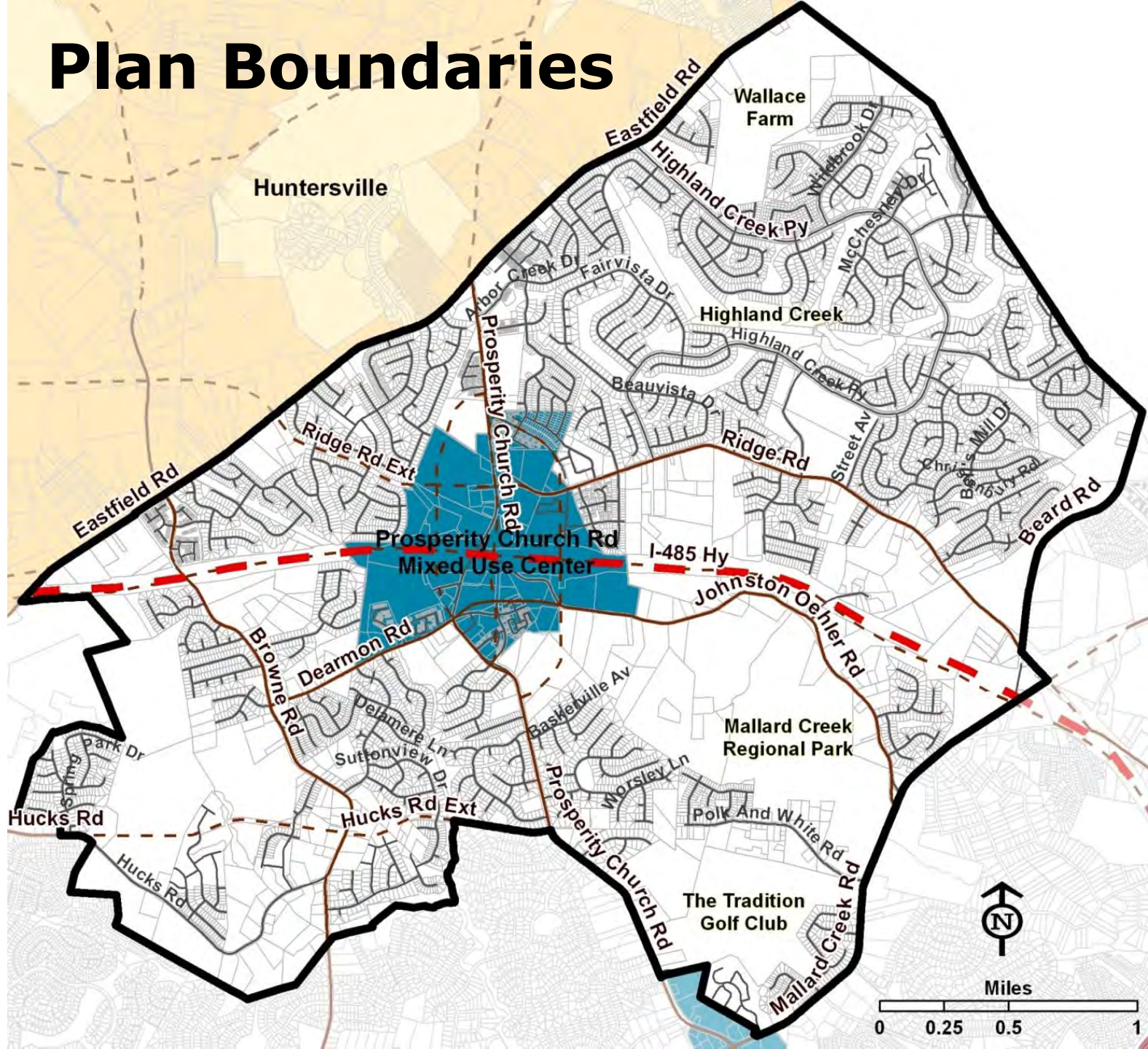
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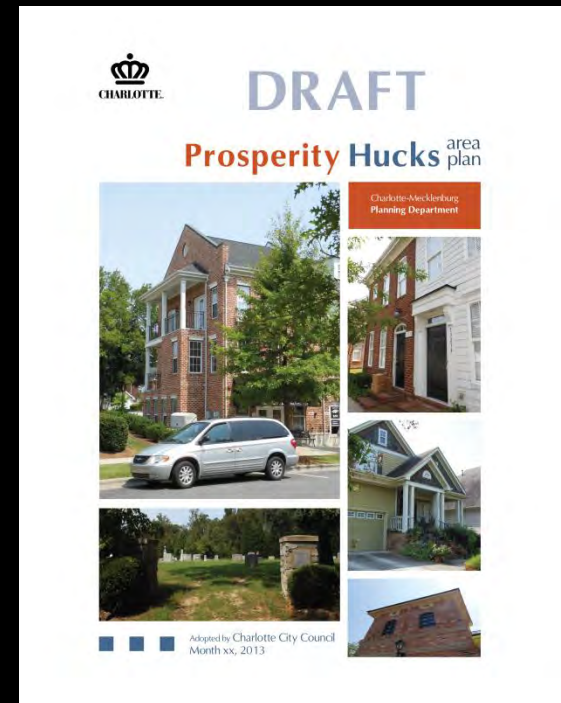
Plan Boundaries



- **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

Identify and provide policies to address development opportunities and issues

But not . . .

Create regulations or laws

Identify public and private investments needed to achieve vision

But not . . .

Provide funding and implementation means overnight

Possibly recommend zoning changes in appropriate locations

But not . . .

Rezone property

Guide more appropriate development

But not . . .

Halt development



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Critical Points



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Highland Creek Master Plan 1990's

ORIGINAL DATA TABLE IS PROVIDED FOR INFORMATION ONLY.

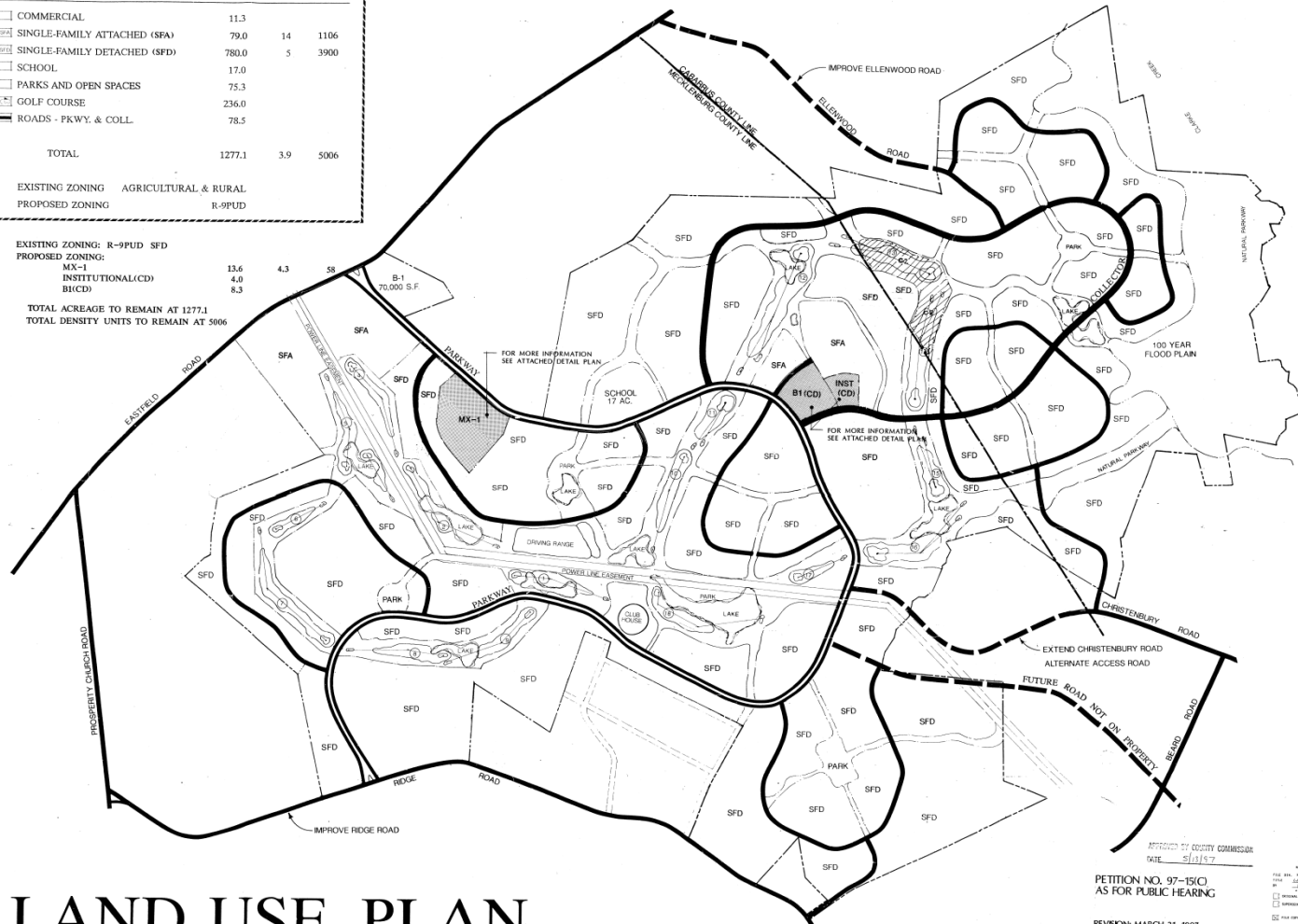
LAND USE	ACRES	DU/AC	DU
COMMERCIAL	11.3		
SINGLE-FAMILY ATTACHED (SFA)	79.0	14	1106
SINGLE-FAMILY DETACHED (SFD)	780.0	5	3900
SCHOOL	17.0		
PARKS AND OPEN SPACES	75.3		
GOLF COURSE	236.0		
ROADS - PKWY. & COLL.	78.5		
TOTAL	1277.1	3.9	5006
EXISTING ZONING	AGRICULTURAL & RURAL		
PROPOSED ZONING	R-9PUD		

EXISTING ZONING: R-9PUD SFD

PROPOSED ZONING:

MX-1 13.6 4.3 SR
INSTITUTIONAL(CD) 4.0
BI(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 COMMISSION
DATE: 5/11/97
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

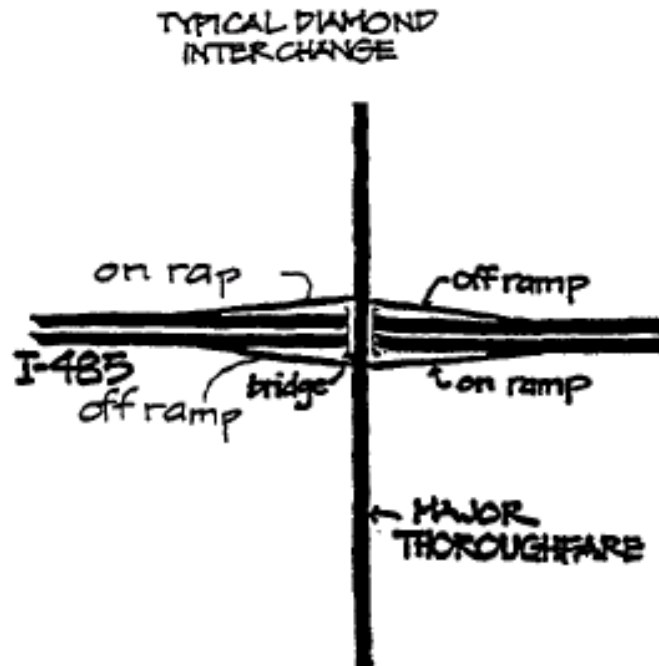
Charlotte-Mecklenburg Planning Commission
Mecklenburg County Engineering Department
Charlotte Department of Transportation

Adopted by Mecklenburg County Board of County Commissioners
March, 1999

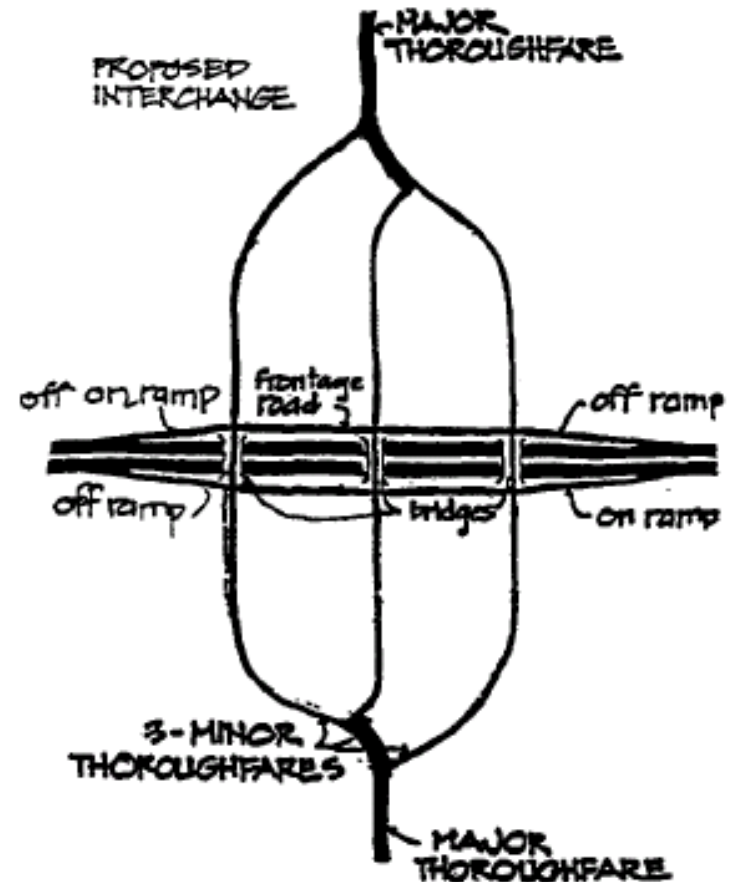




Expressway Interchange Concept



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

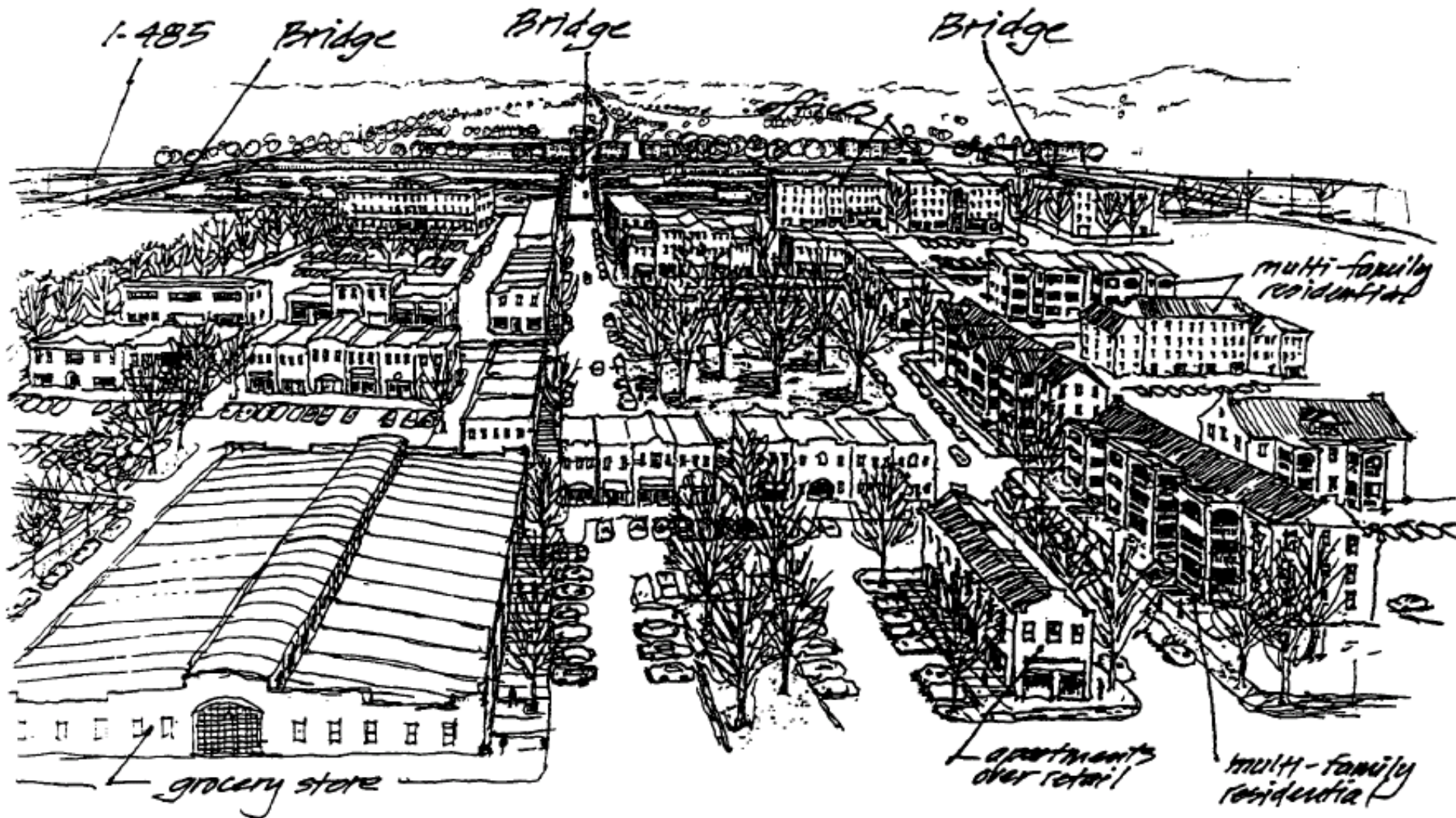


- Expands opportunity for coordinated, mixed-use development
- traffic dispersed among 3 pedestrian oriented streets with 3 bridge crossings
- provides greater connectivity across I-485



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Village Center Concept



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

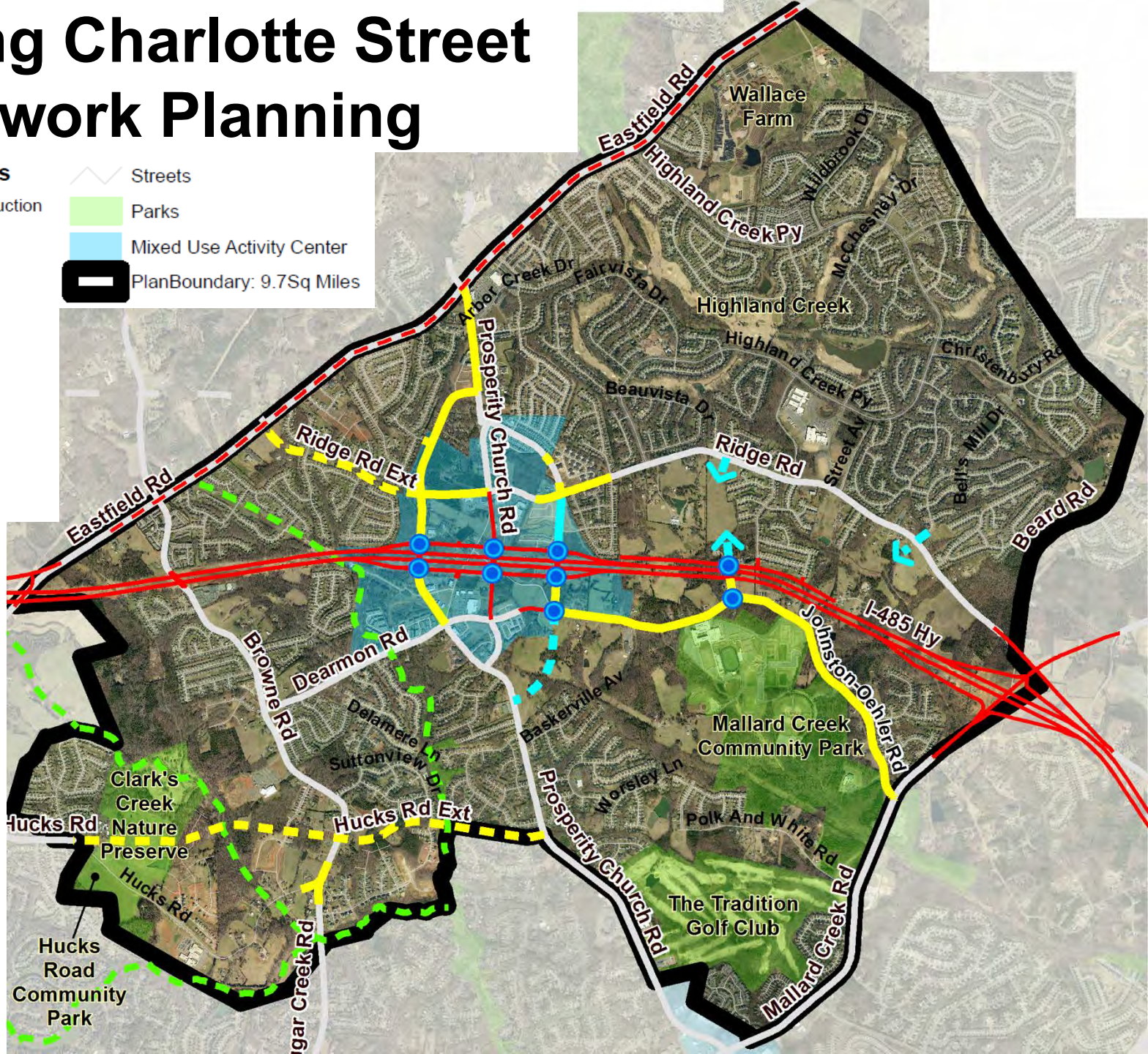
Proposed Thoroughfare

Streets

Parks

Mixed Use Activity Center

PlanBoundary: 9.7Sq Miles

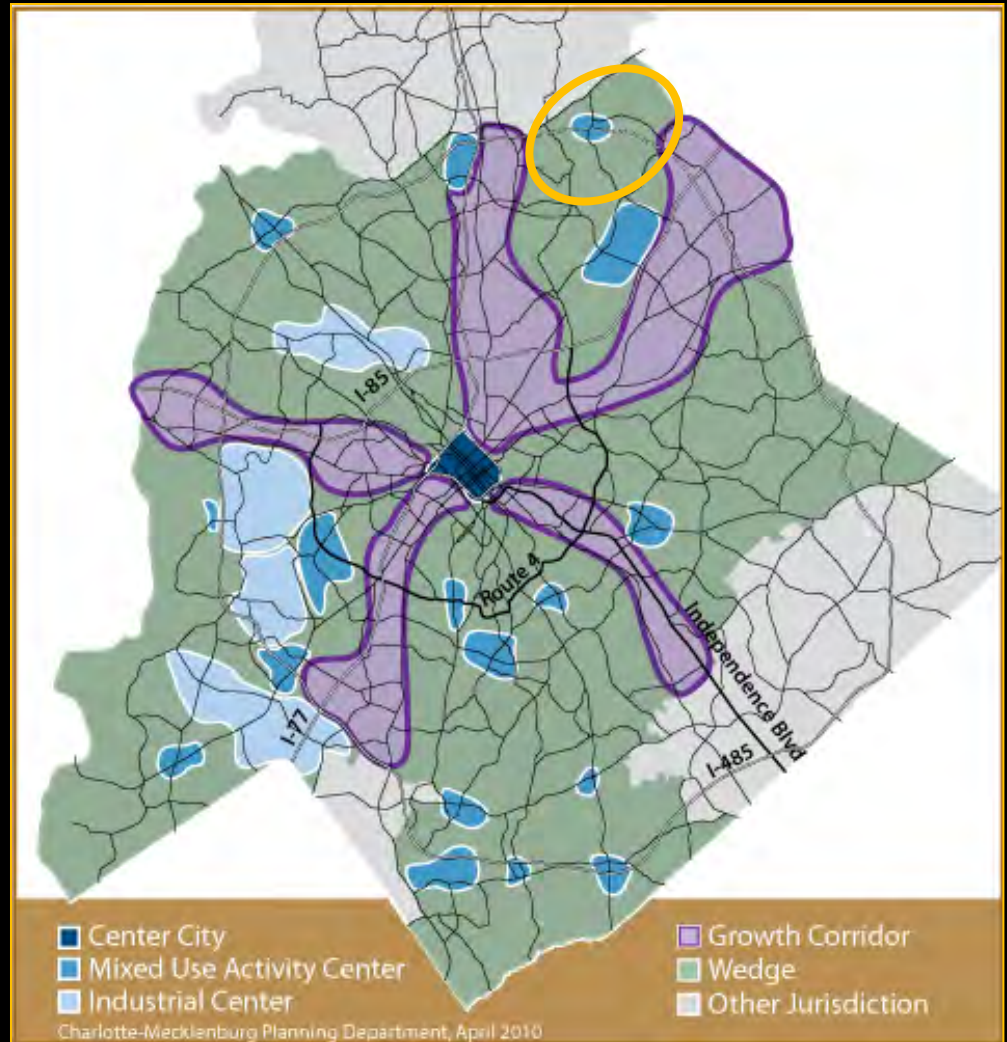


Centers, Corridors & Wedges Growth Framework

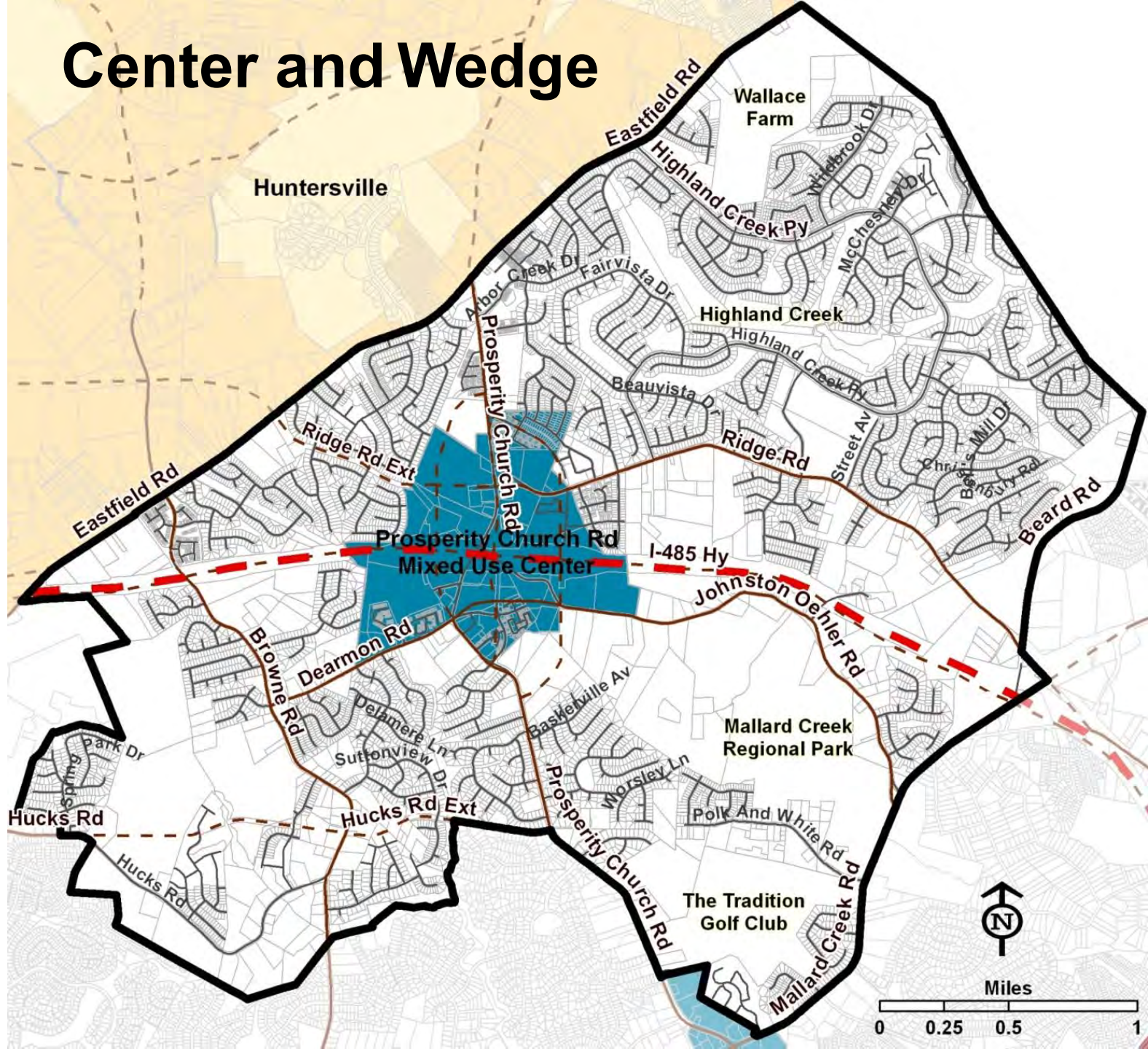
Activity Centers are generally appropriate for new growth, with generally increased intensity of development.

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.



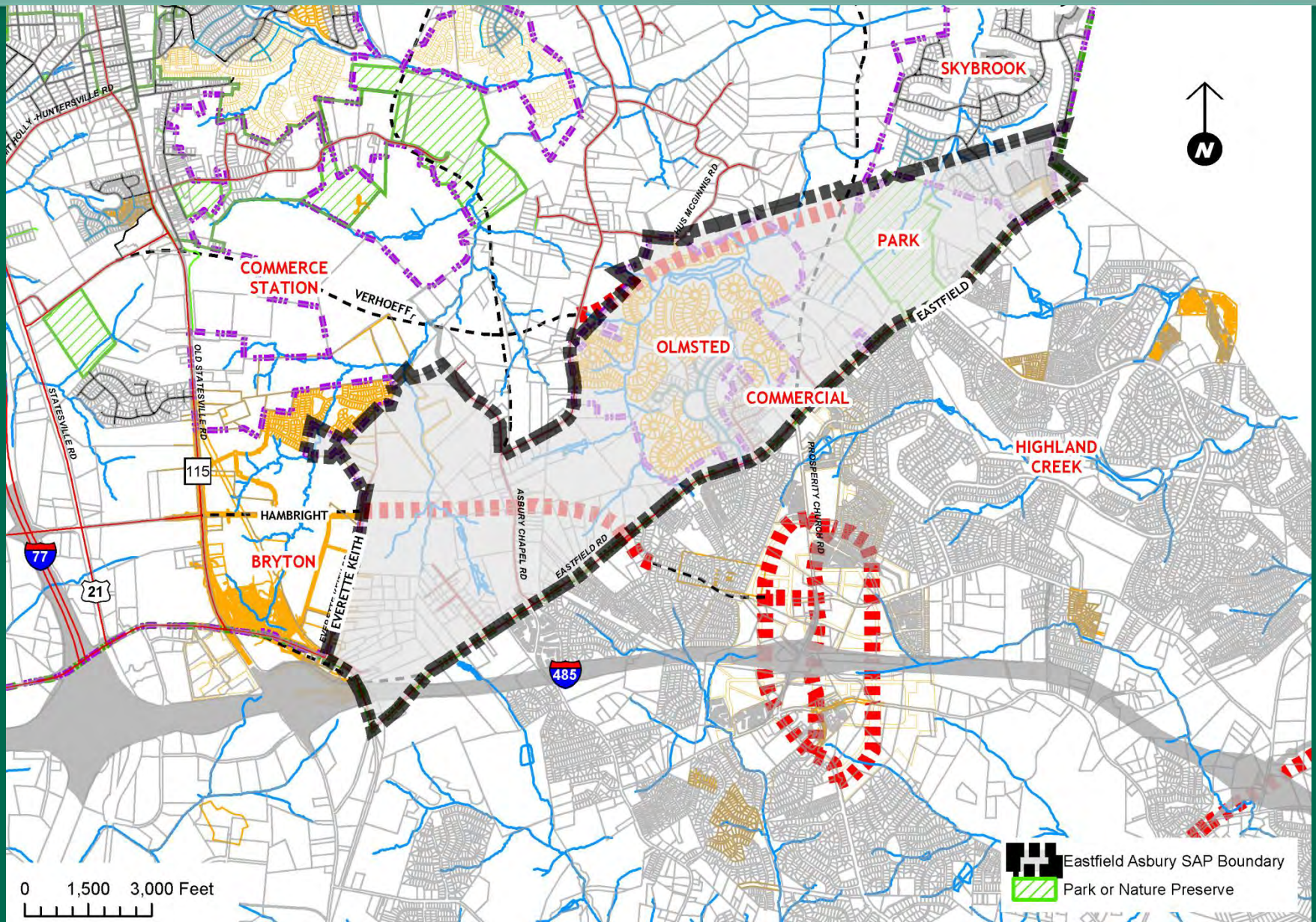
Center and Wedge





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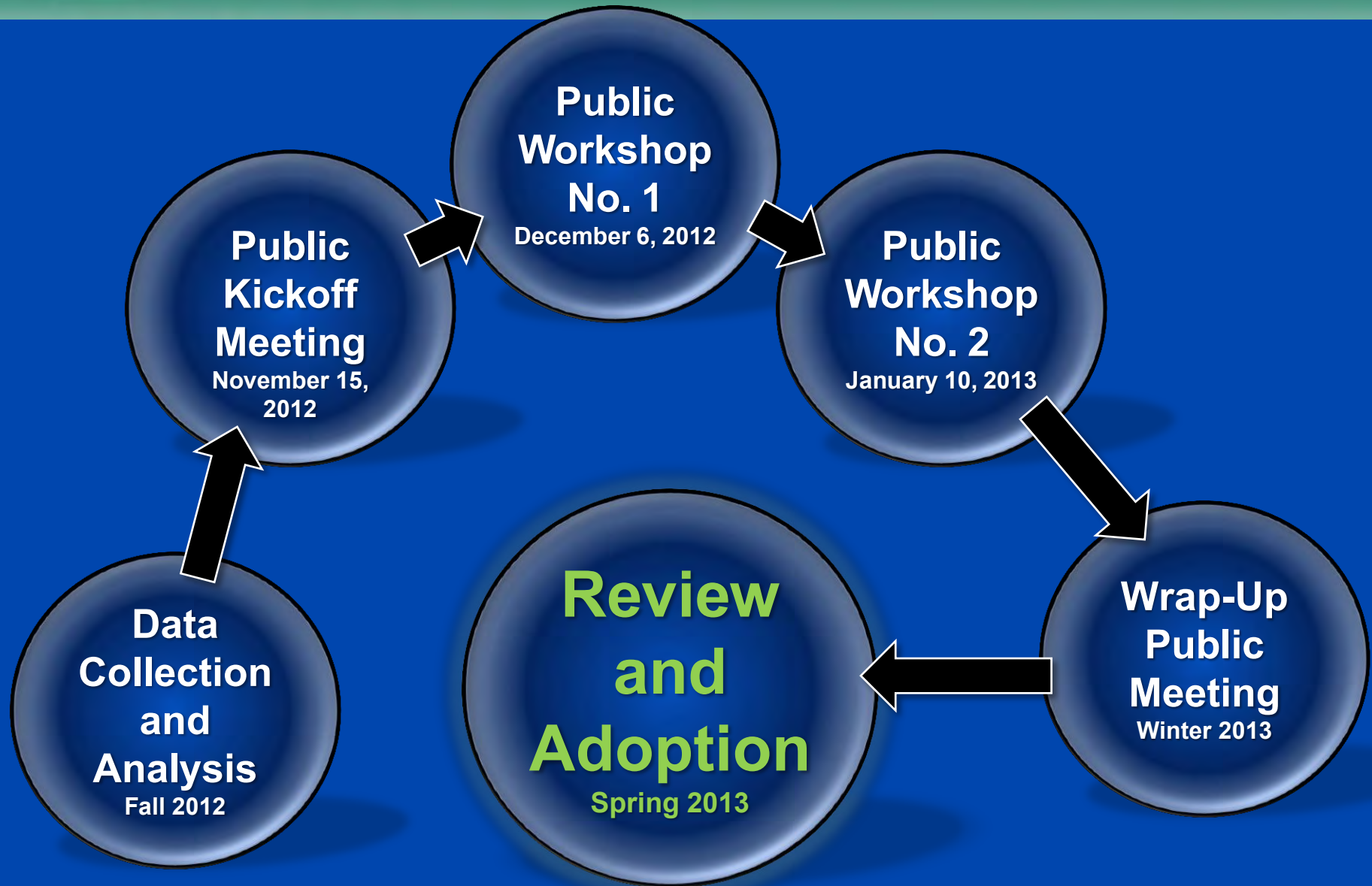
Eastfield Road Small Area Plan, Huntersville, underway





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Plan Development Process





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Tour of the Area



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Freeway Construction



Neighborhoods



Single Family



Townhouses





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Housing Variety



Shopping Centers



Street-front Shopping



Emerging Village Center: Ridge Road Stub



Large Lots: Future Development?





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Wallace Farm





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Existing Conditions



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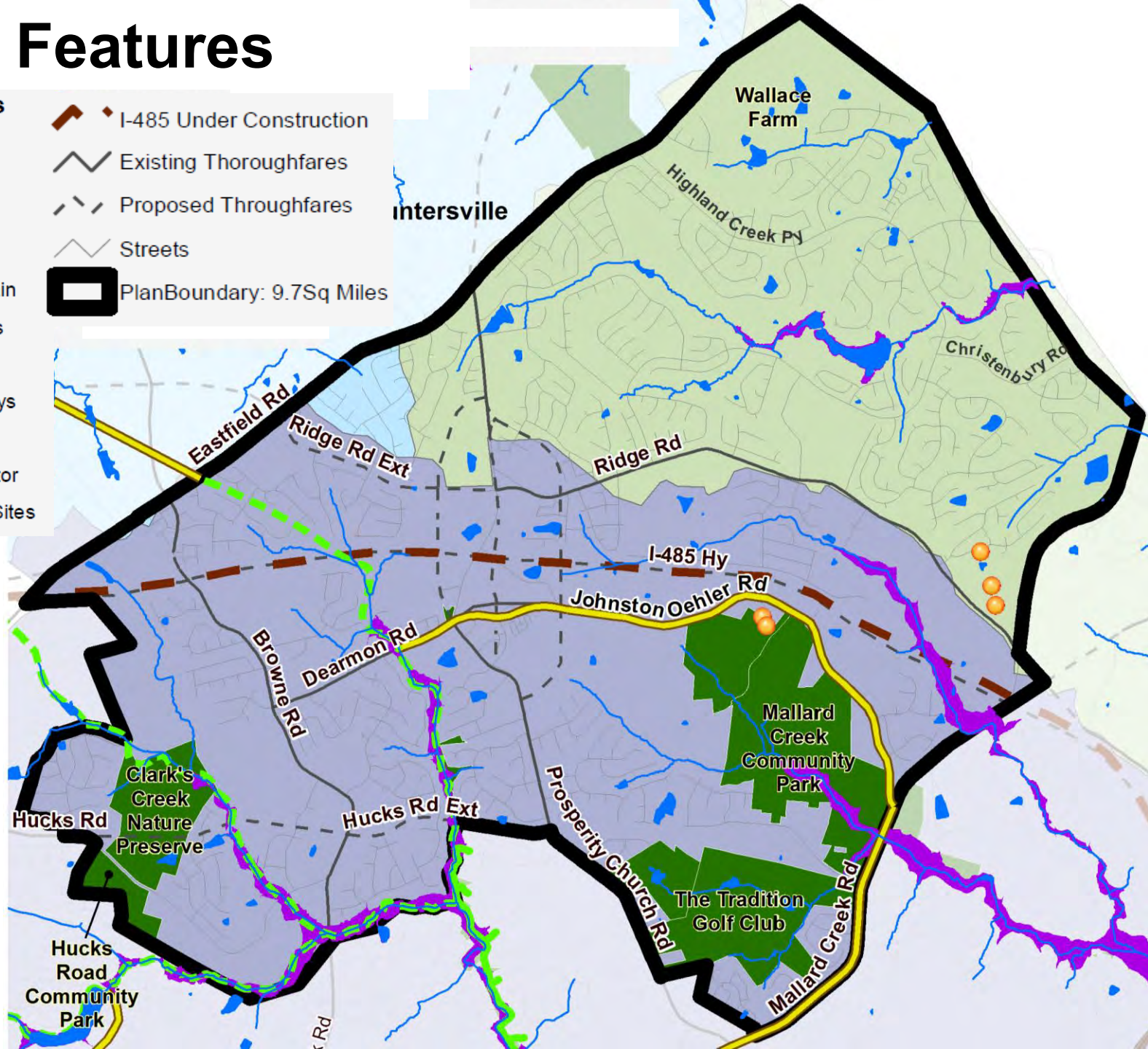
Adopted by Charlotte City Council
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Natural Features

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
- PlanBoundary: 9.7Sq Miles



Land Cover

Land Cover

Open Space - 39%


Trees - 40%

Impervious Surface - 19%

Water - 1%

Bare Soil - 1%

• I-485 Under Construction

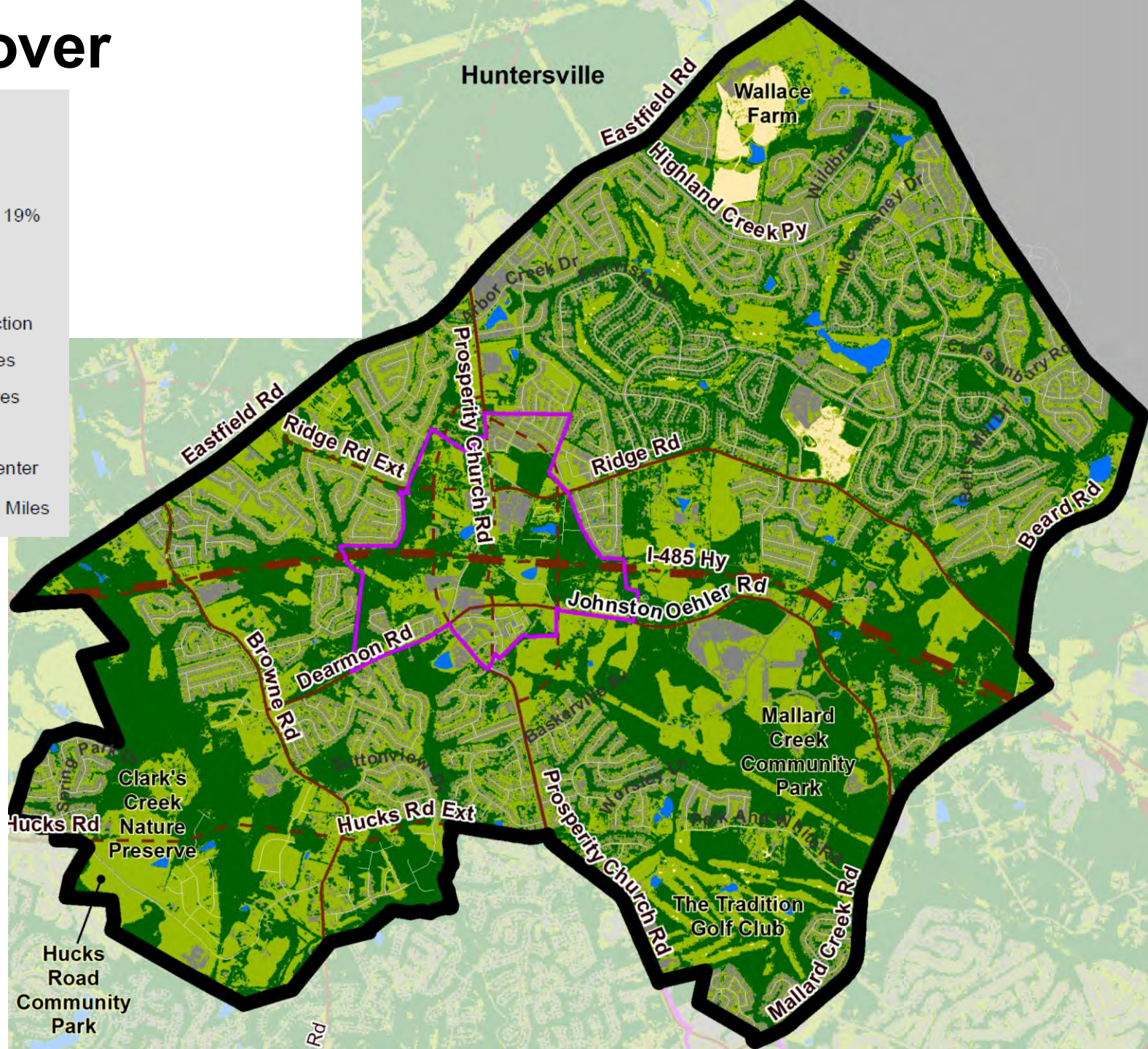
 Existing Thoroughfares

Proposed Throughfares

Streets

Mixed Use Activity Center

PlanBoundary: 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

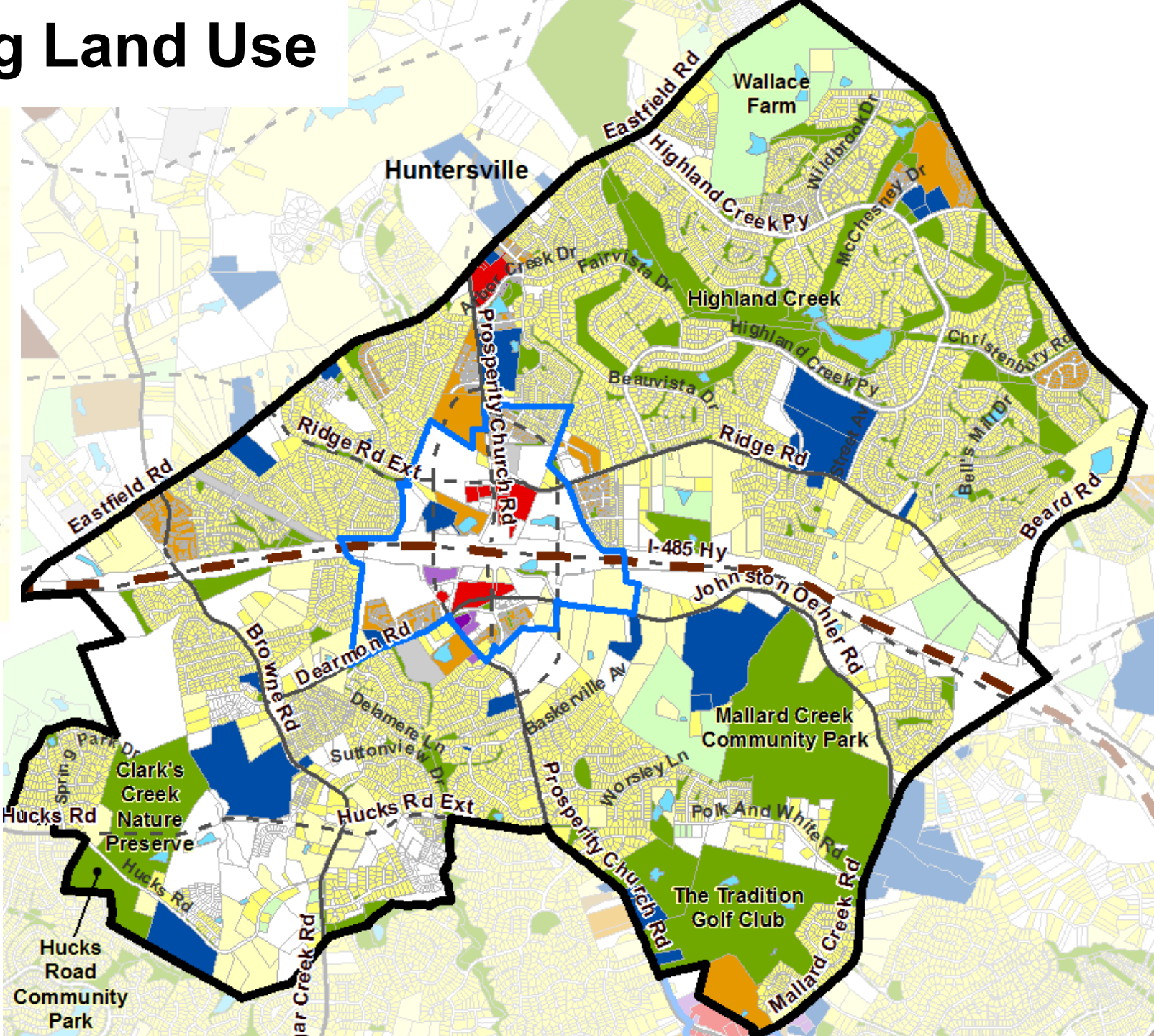
Proposed Thoroughfares

PlanBoundary: 9.7Sq Miles

Mixed Use Activity Center

Parcel Boundary

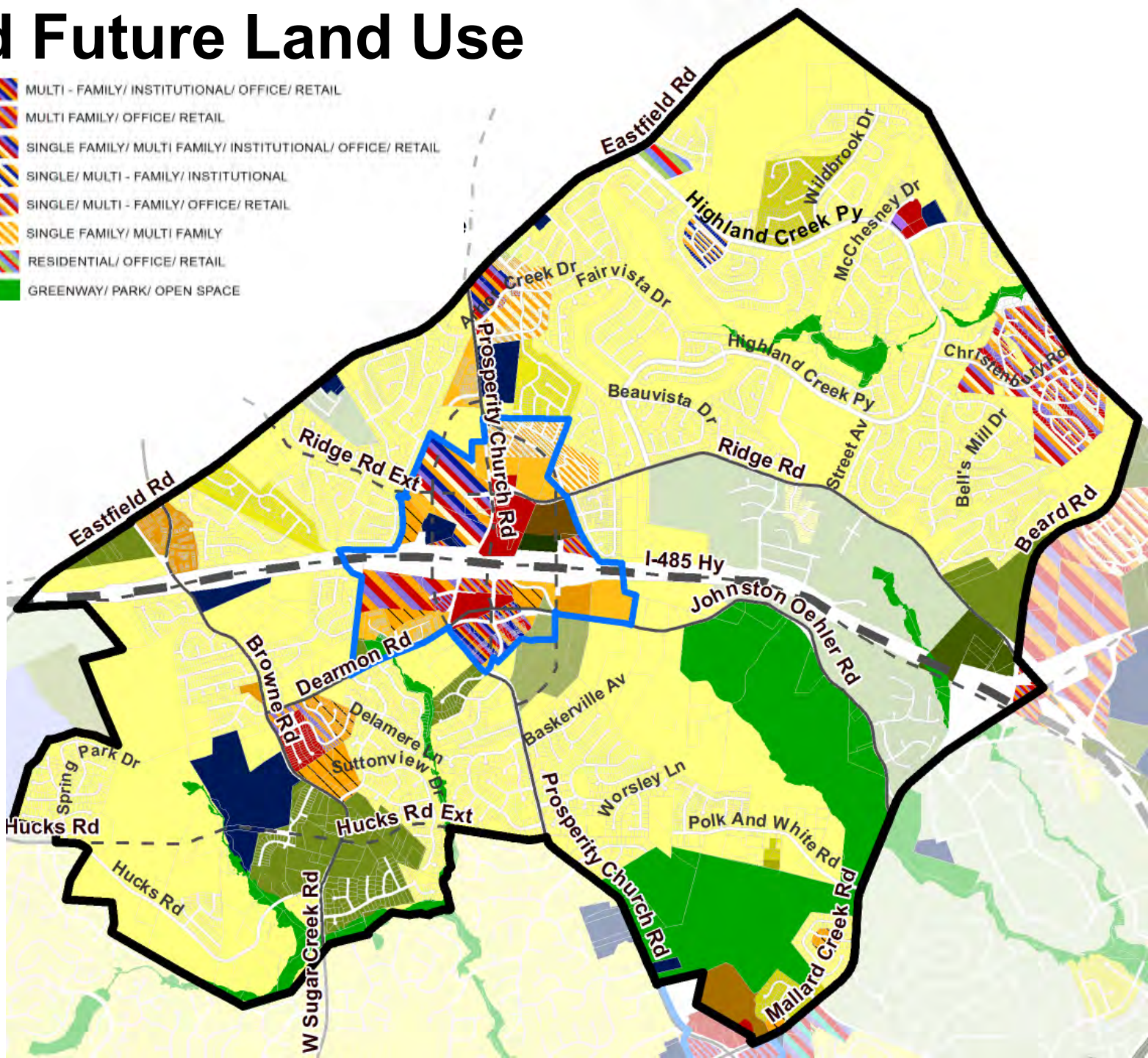
Ponds














Adopted Future Land Use

-  SINGLE FAMILY <= 3 DUA
-  SINGLE FAMILY <= 4 DUA
-  SINGLE FAMILY <= 5 DUA
-  SINGLE FAMILY <= 6 DUA
-  SINGLE FAMILY <= 8 DUA
-  MULTI FAMILY
-  MULTI FAMILY <= 8 DUA
-  MULTI FAMILY <= 12 DUA
-  MULTI FAMILY <= 17 DUA
-  MULTI FAMILY <= 22 DUA
-  RESIDENTIAL <= 4 DUA
-  RESIDENTIAL <= 6 DUA
-  RESIDENTIAL <= 8 DUA
-  RESIDENTIAL <= 12 DUA
-  RESIDENTIAL <= 17 DUA
-  OFFICE
-  RETAIL
-  INSTITUTIONAL
-  MULTI FAMILY/ OFFICE
-  OFFICE/ RETAIL

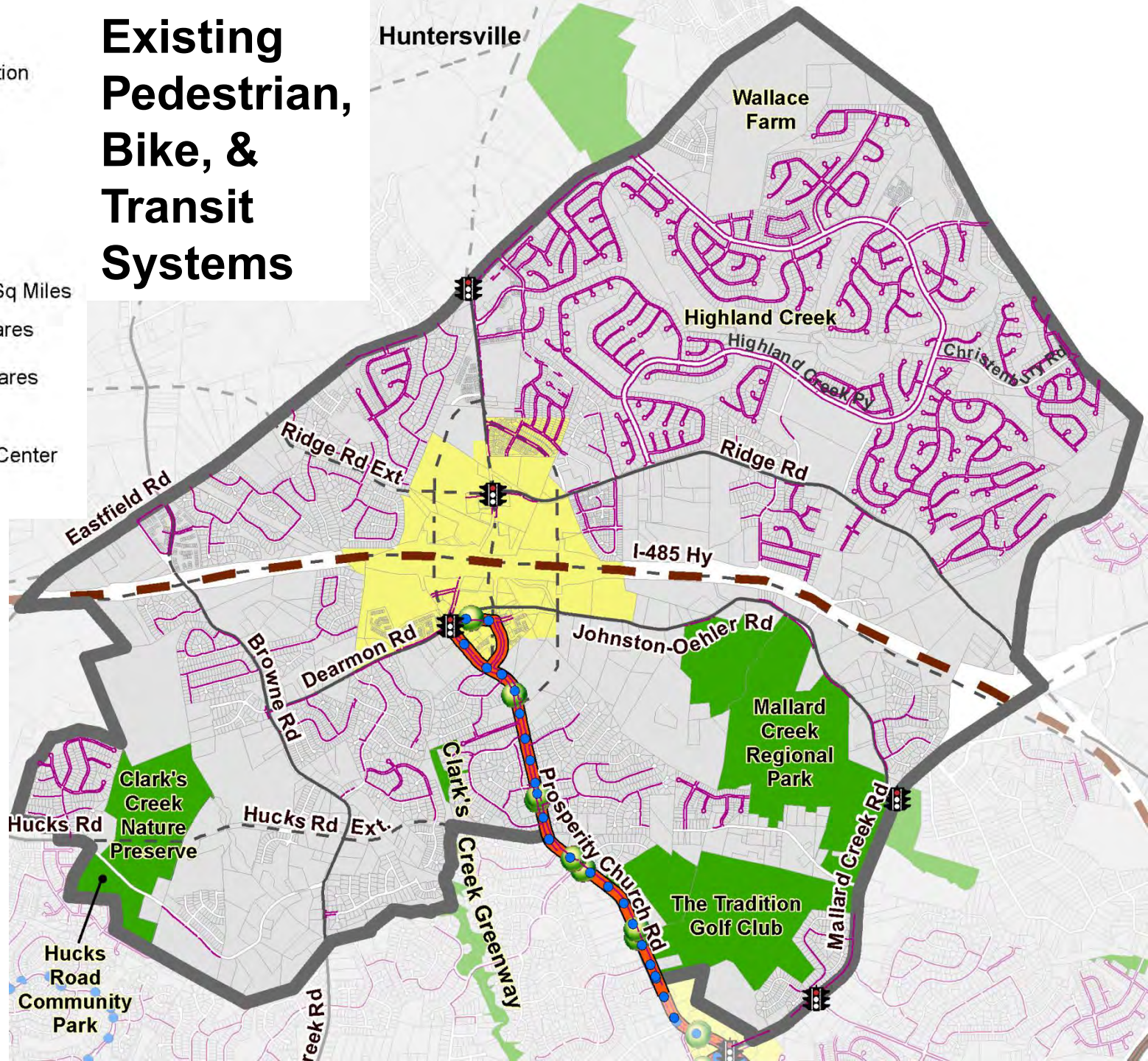
-  MULTI - FAMILY/ INSTITUTIONAL/ OFFICE/ RETAIL
-  MULTI FAMILY/ OFFICE/ RETAIL
-  SINGLE FAMILY/ MULTI FAMILY/ INSTITUTIONAL/ OFFICE/ RETAIL
-  SINGLE/ MULTI - FAMILY/ INSTITUTIONAL
-  SINGLE/ MULTI - FAMILY/ OFFICE/ RETAIL
-  SINGLE FAMILY/ MULTI FAMILY
-  RESIDENTIAL/ OFFICE/ RETAIL
-  GREENWAY/ PARK/ OPEN SPACE



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

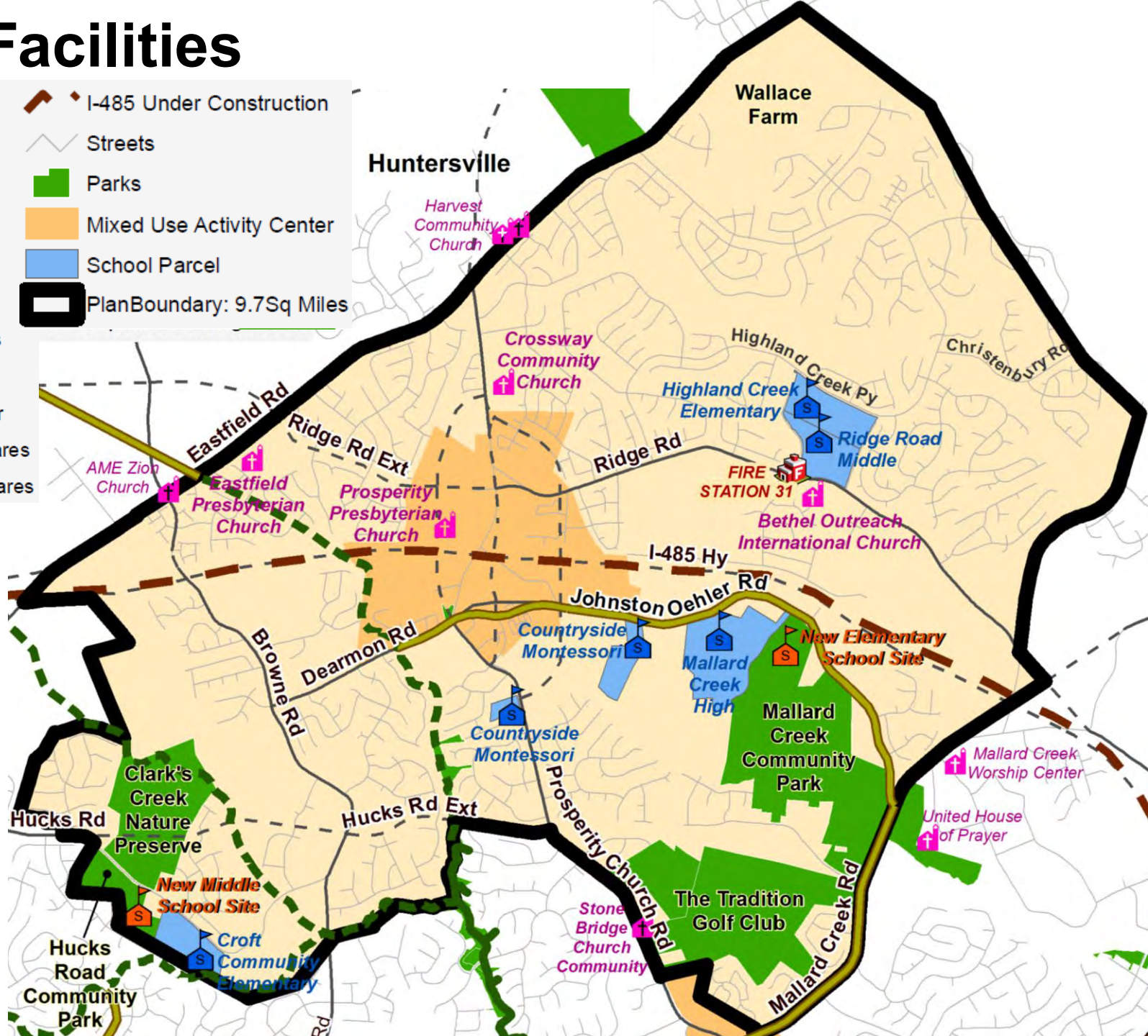
Existing Pedestrian, Bike, & Transit Systems



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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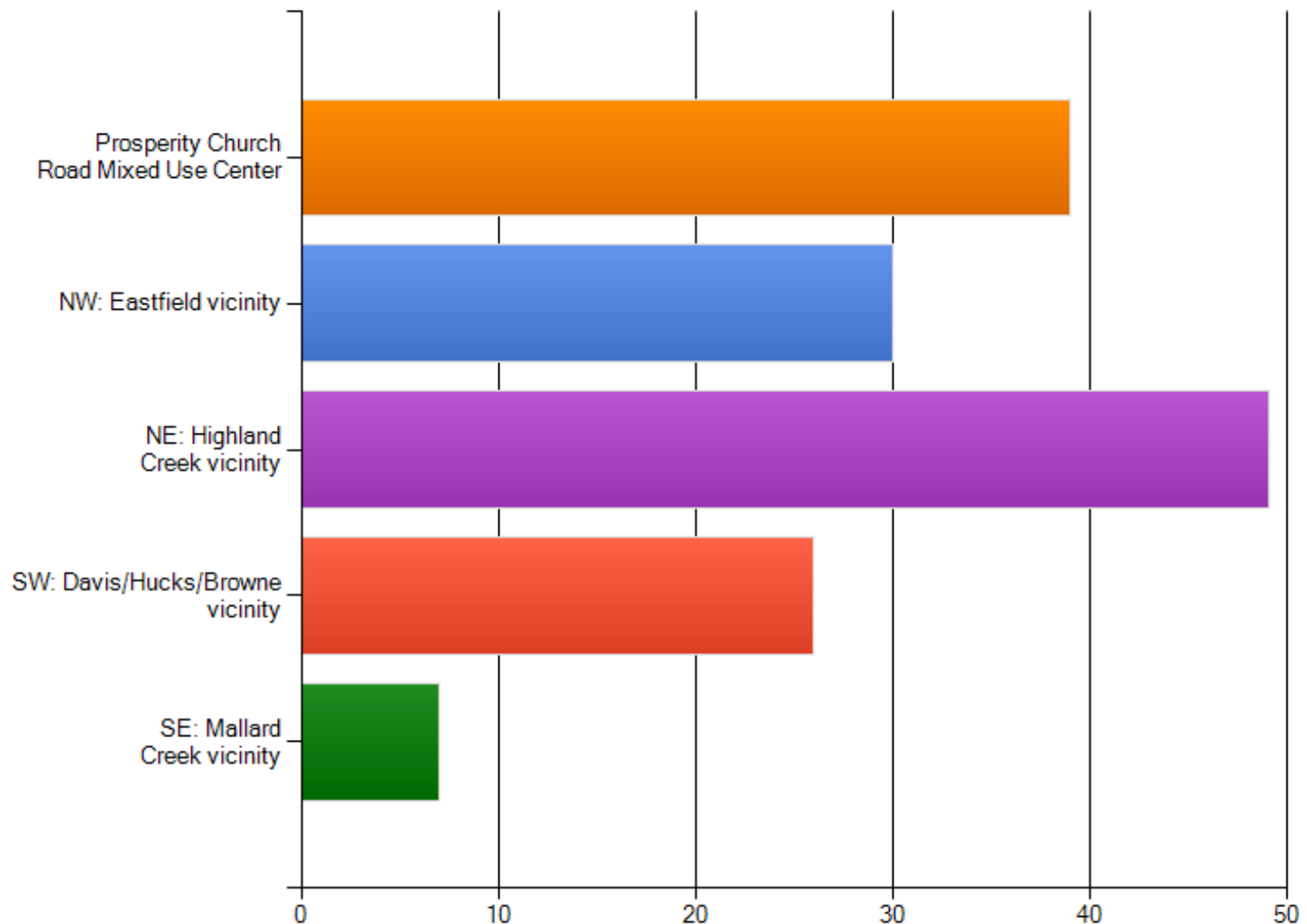
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Planning Department



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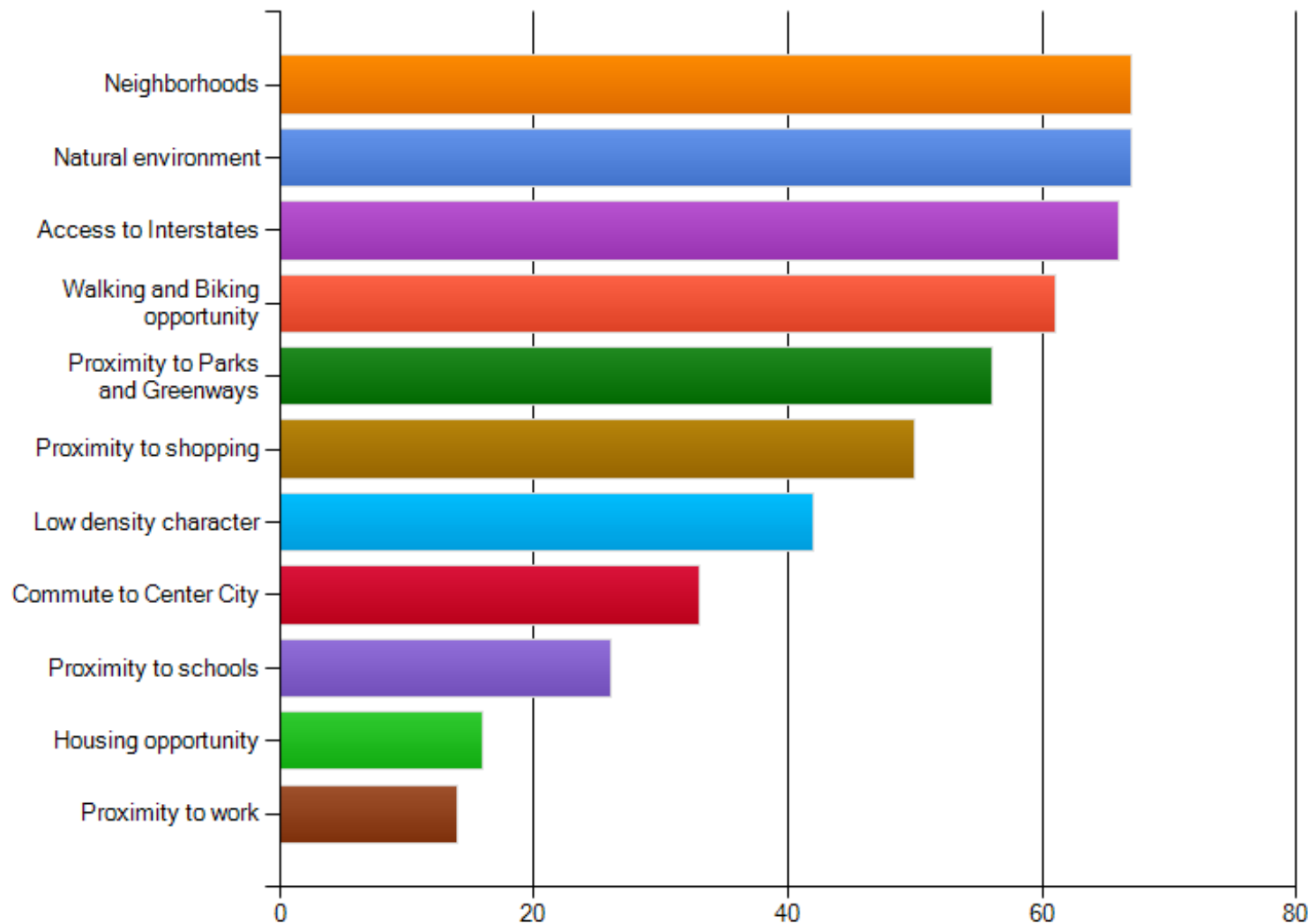


Which neighborhood is your particular area of interest (see map above)?



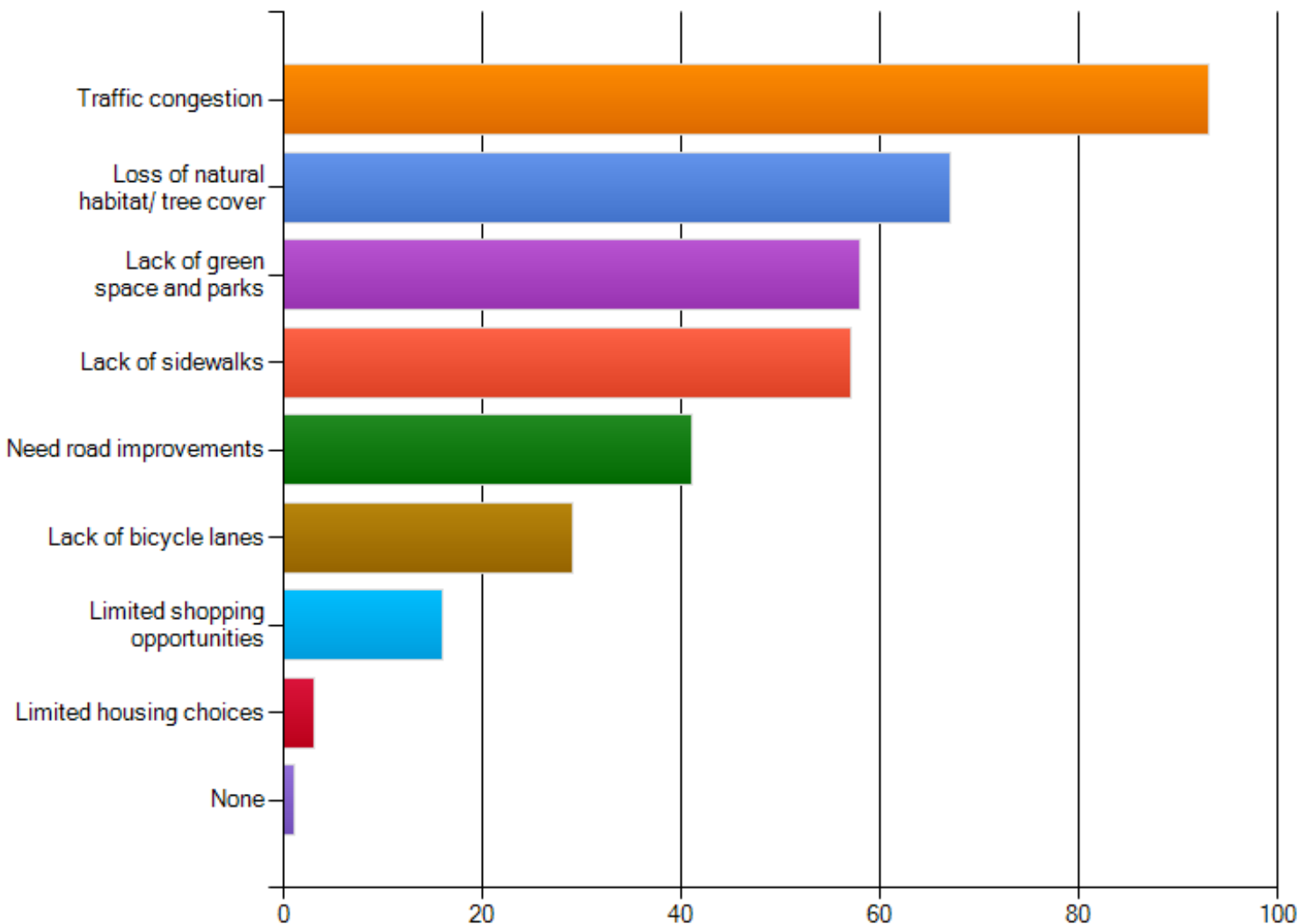


What do you value most about the plan area? (Check all that apply)



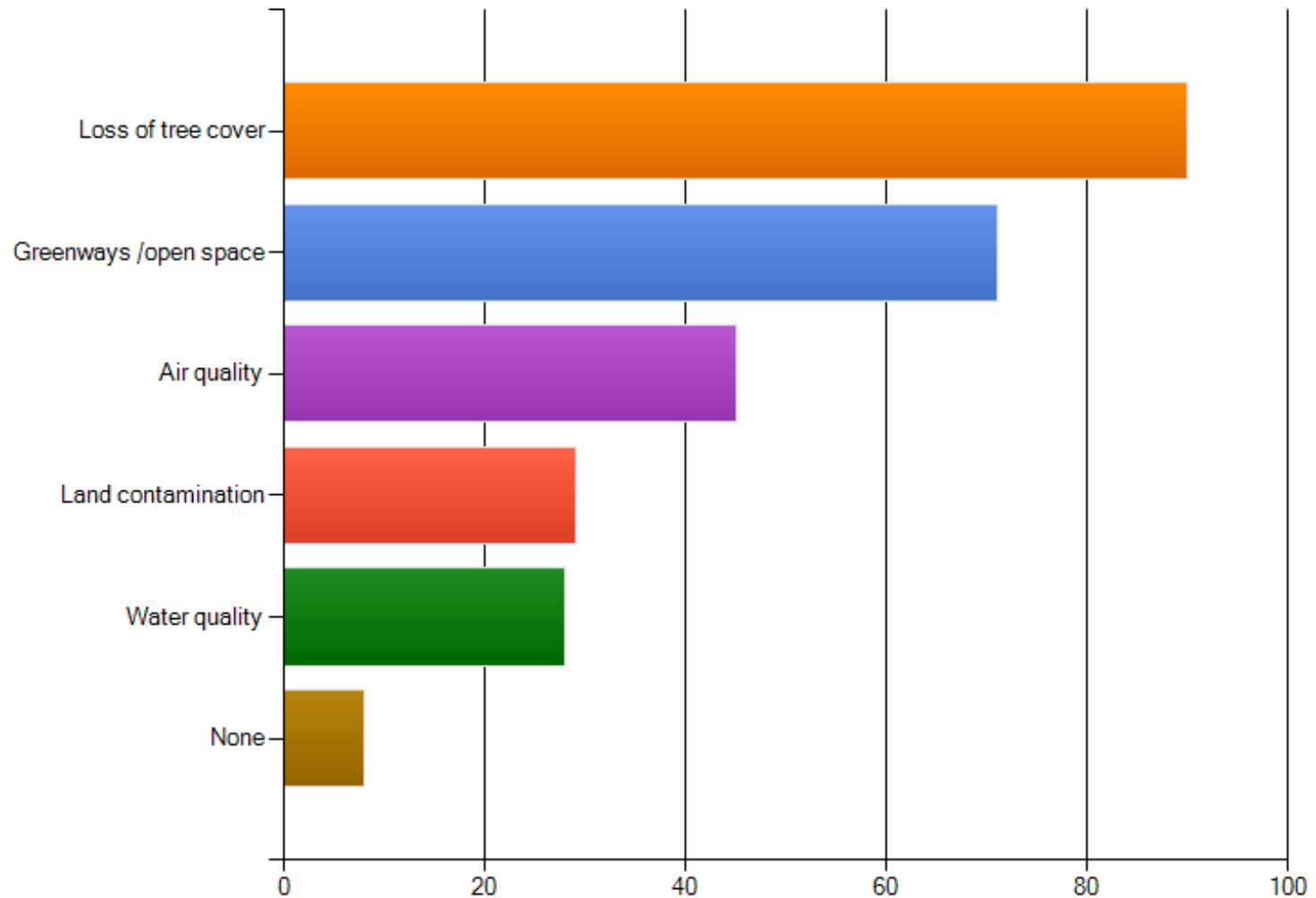


What concerns you the most about the plan area? (Check all that apply)



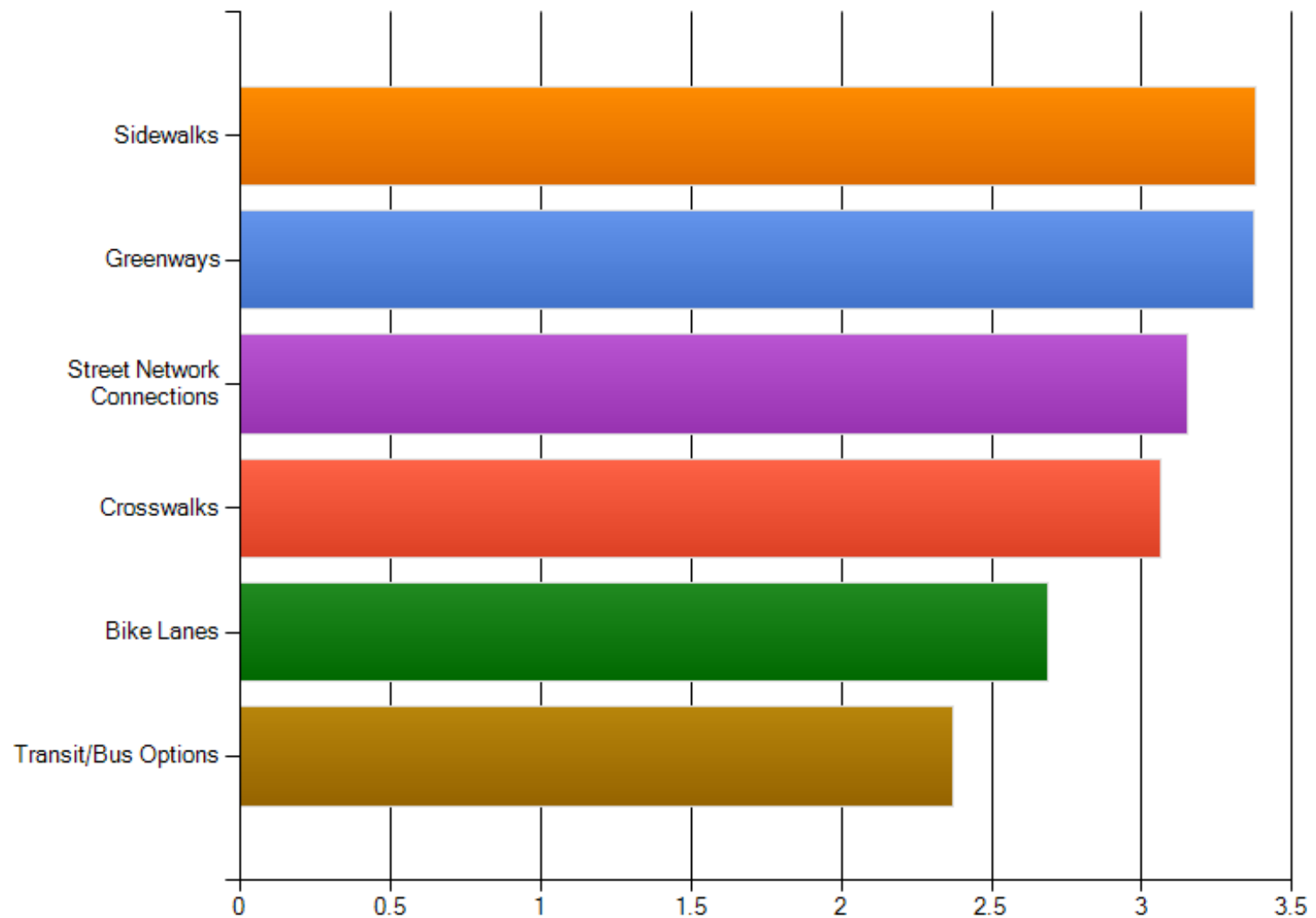


What environmental issues concern you the most about the plan area? (Check all that apply)



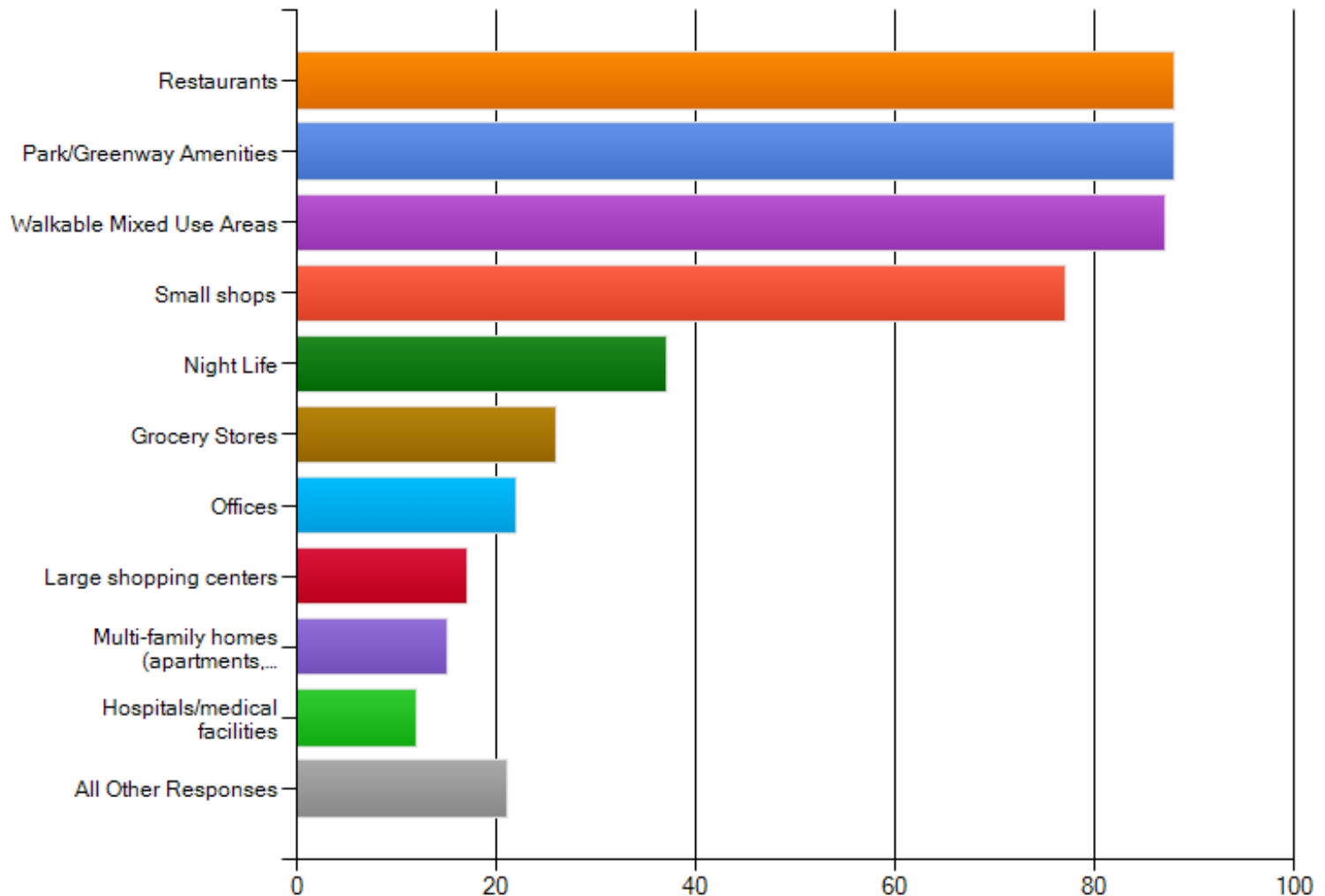


How important are improvement of the following transportation facilities to you?



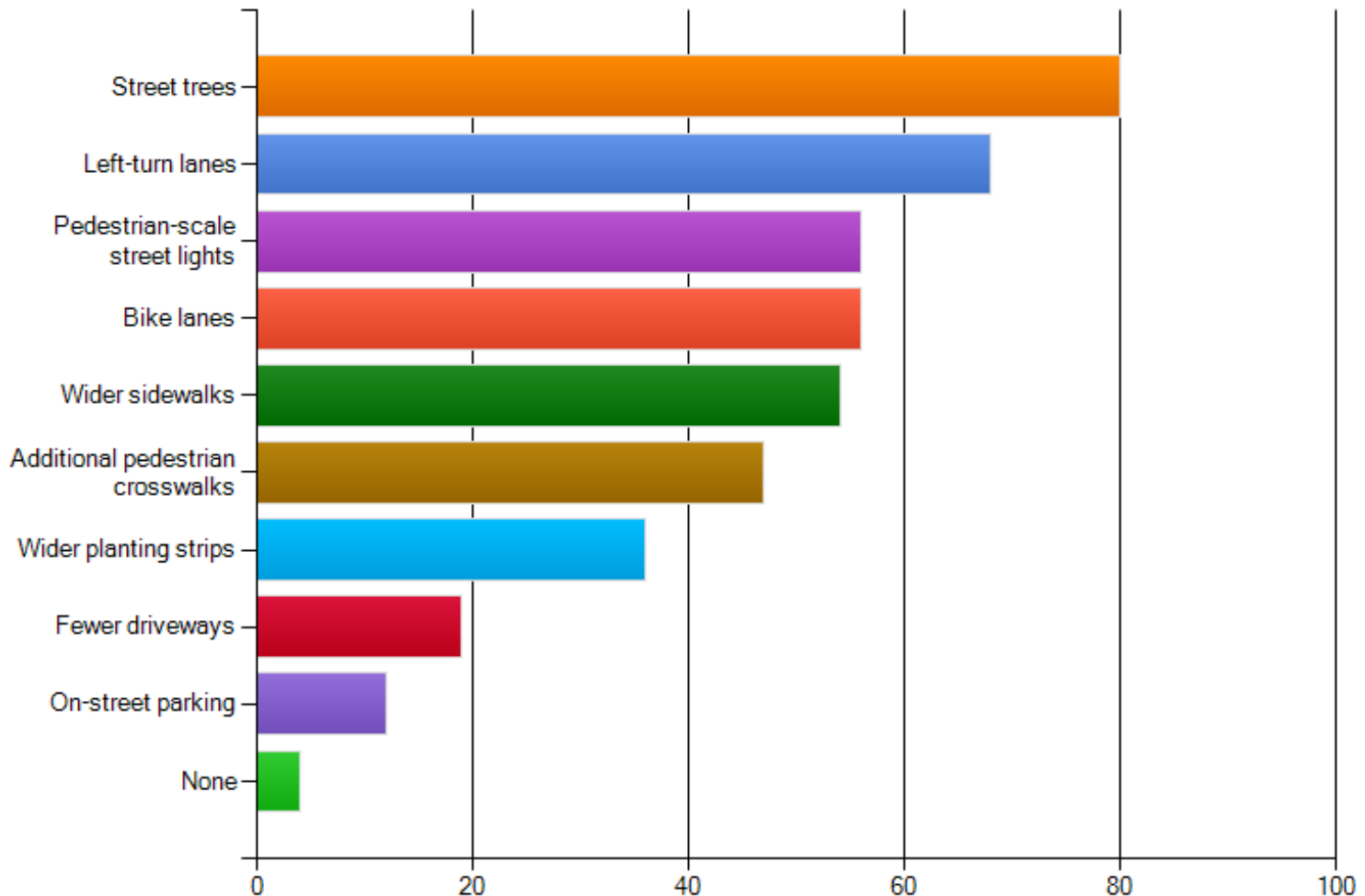


This question is specifically about the Prosperity Church Road Mixed Use Center (see map above.) What type of new or expanded land uses would you like to see in the Mixed Use Center?





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



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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.

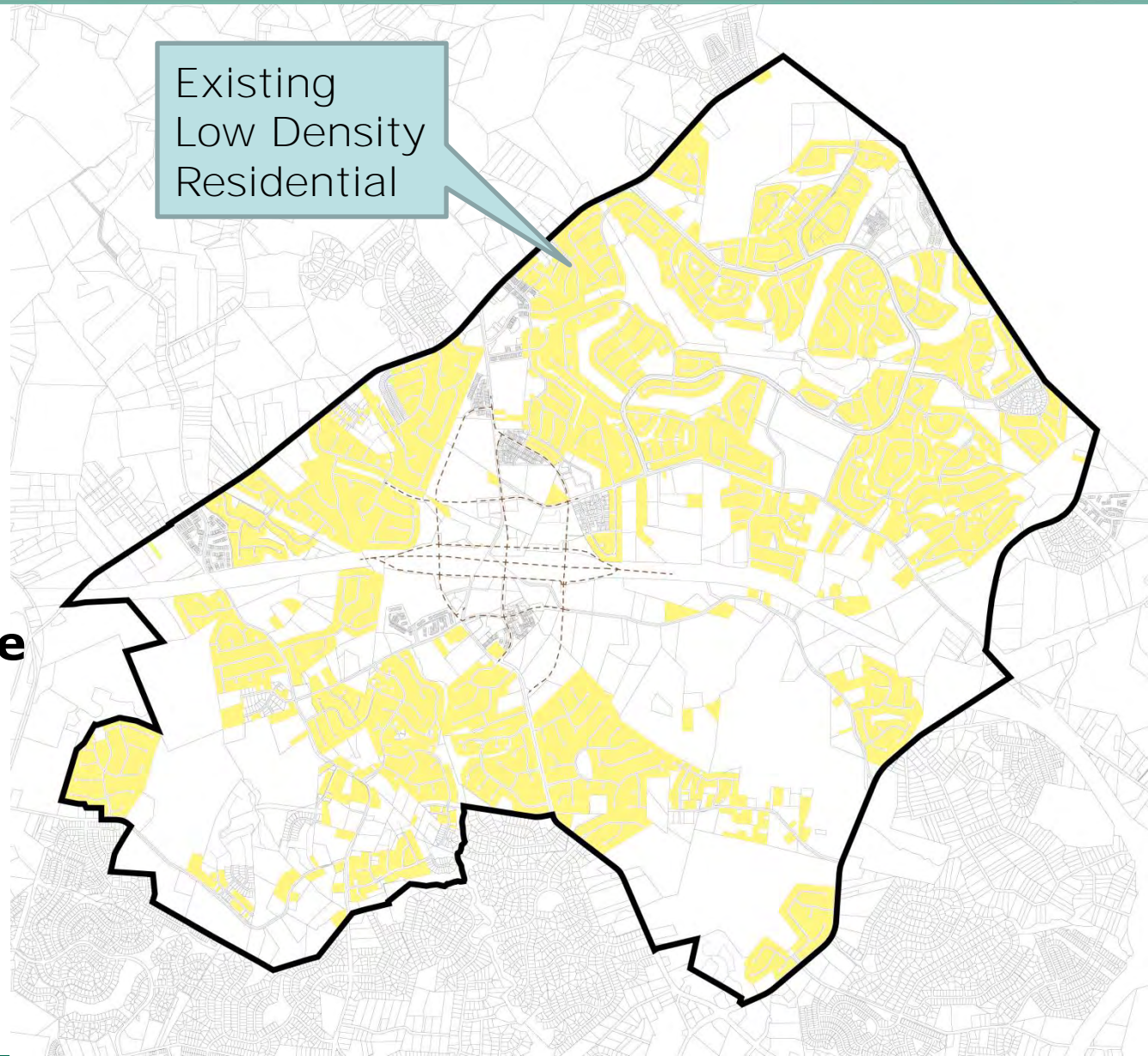
The vision incorporates the following elements:

- **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**



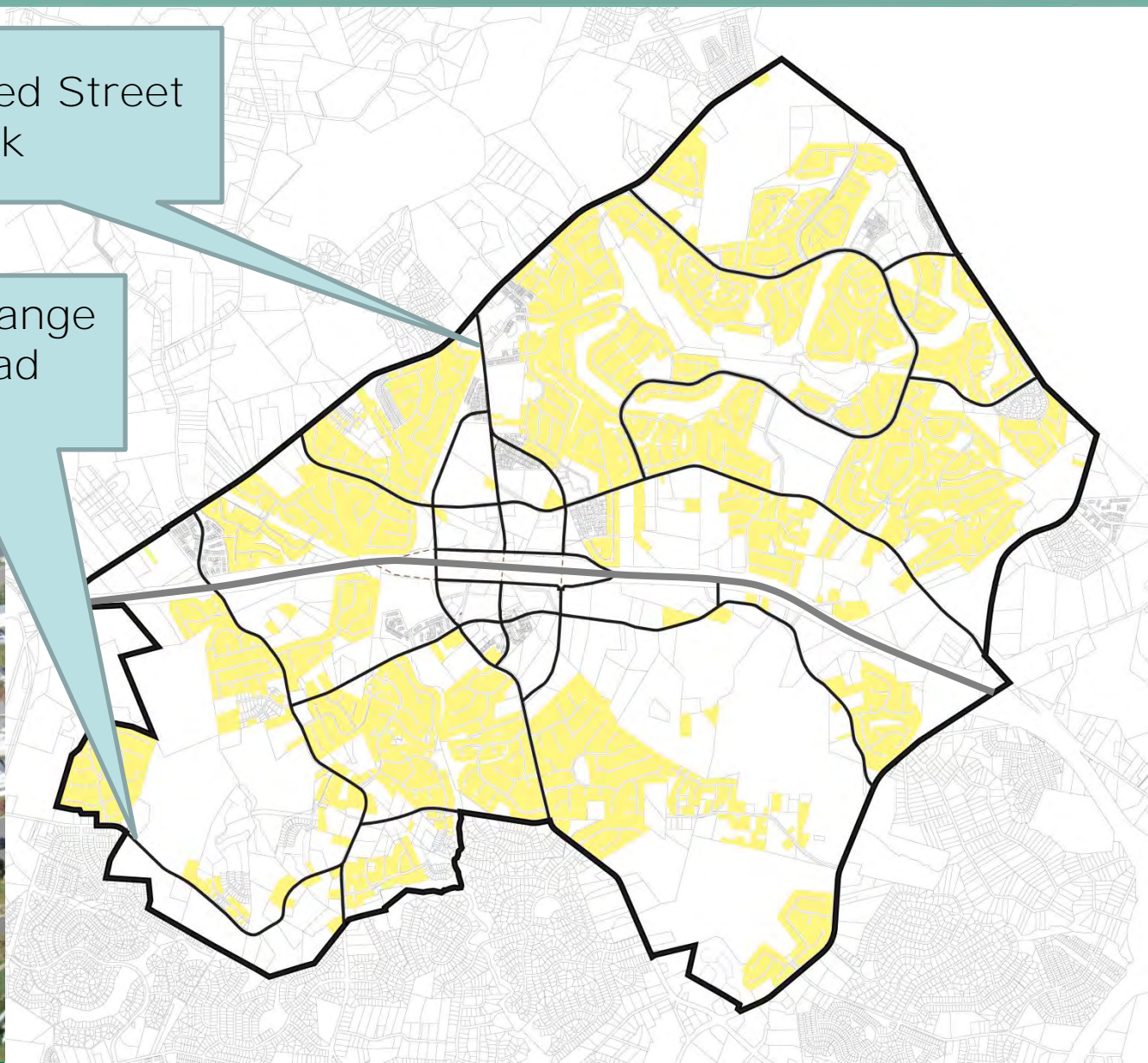


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A Draft Concept Plan

Proposed Street Network

Proposed change to Hucks Road alignment

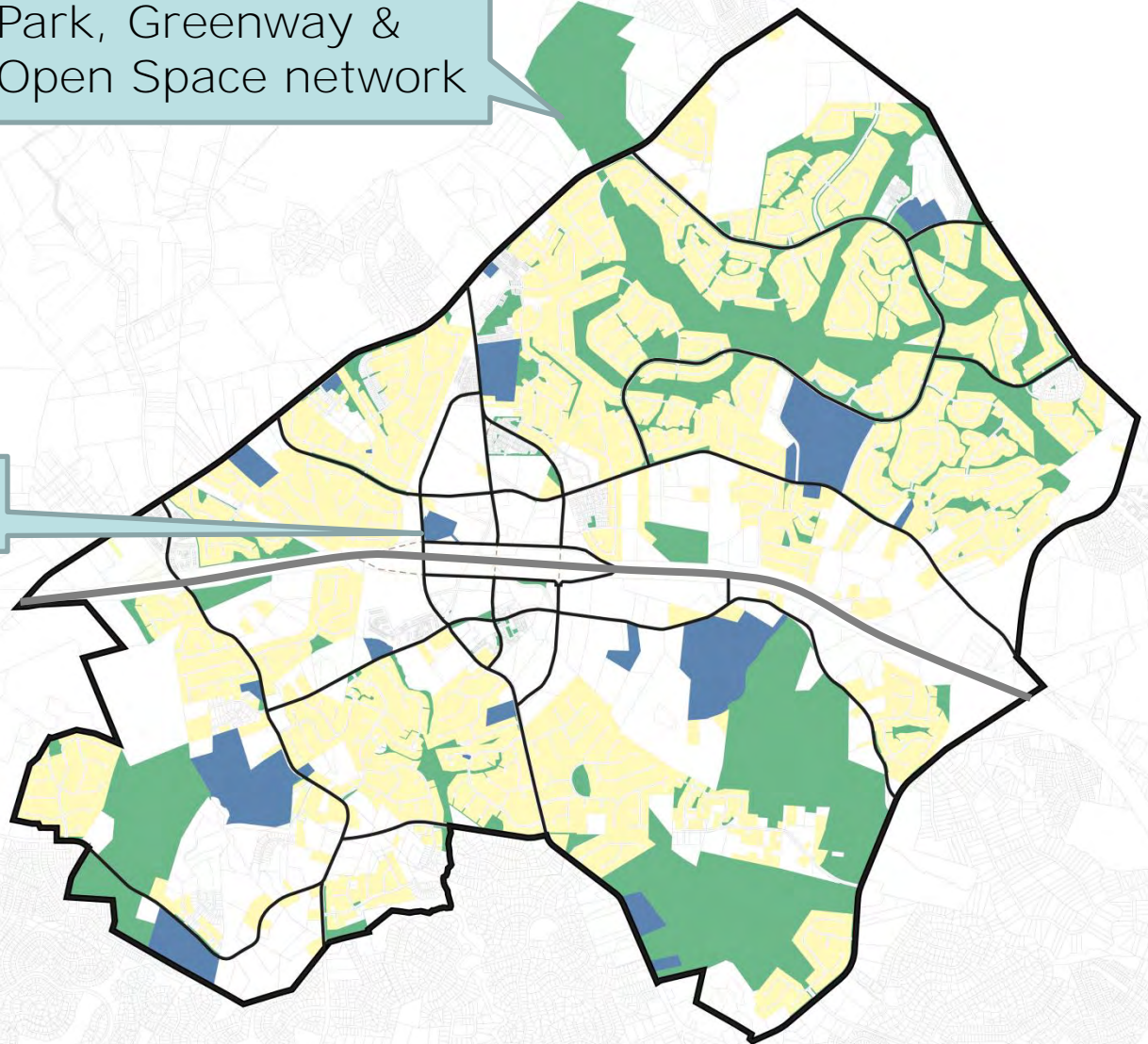


A Draft Concept Plan



Park, Greenway &
Open Space network

Institutional Uses

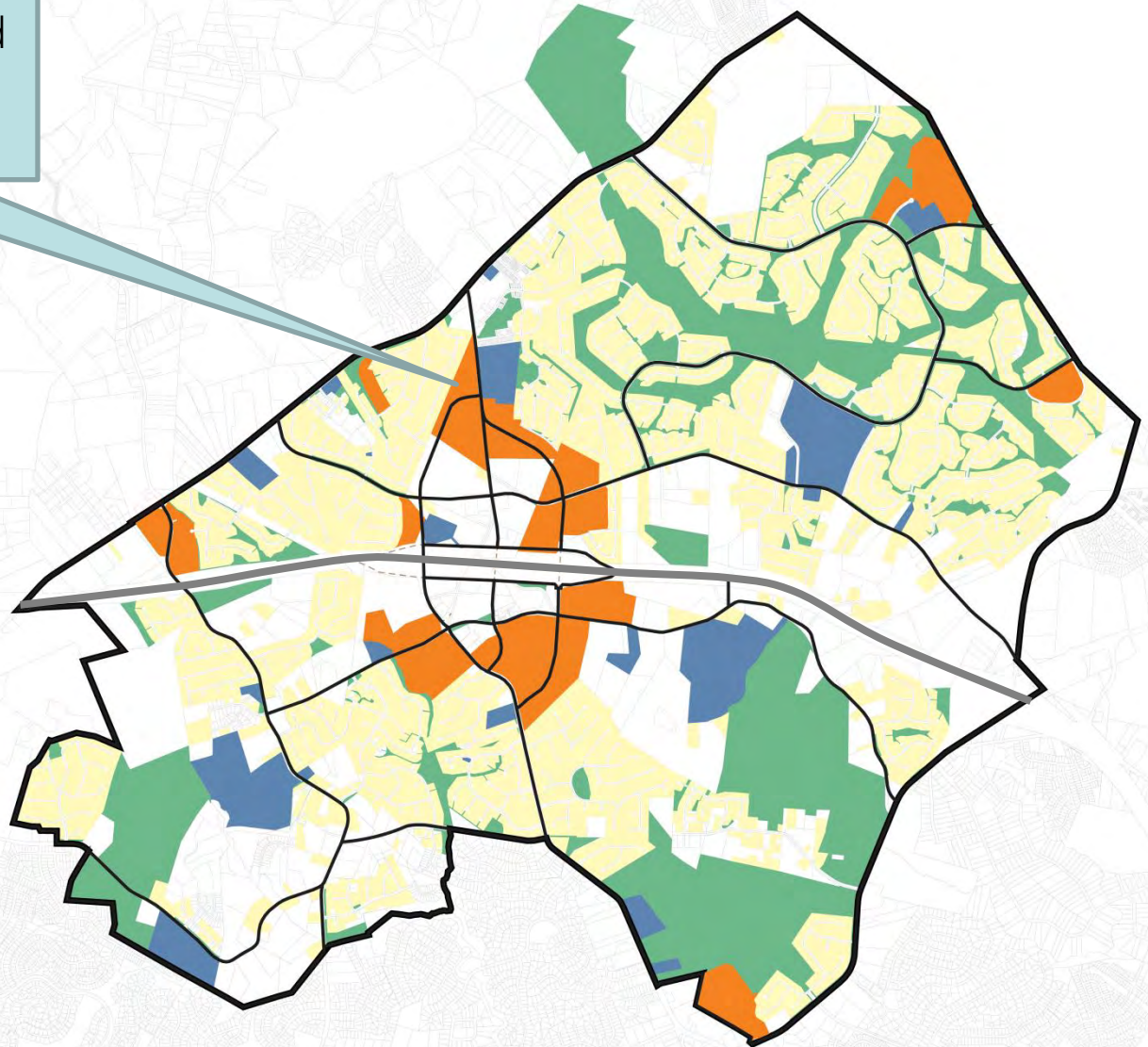




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A Draft Concept Plan

Existing & Proposed
Moderate Density
Residential

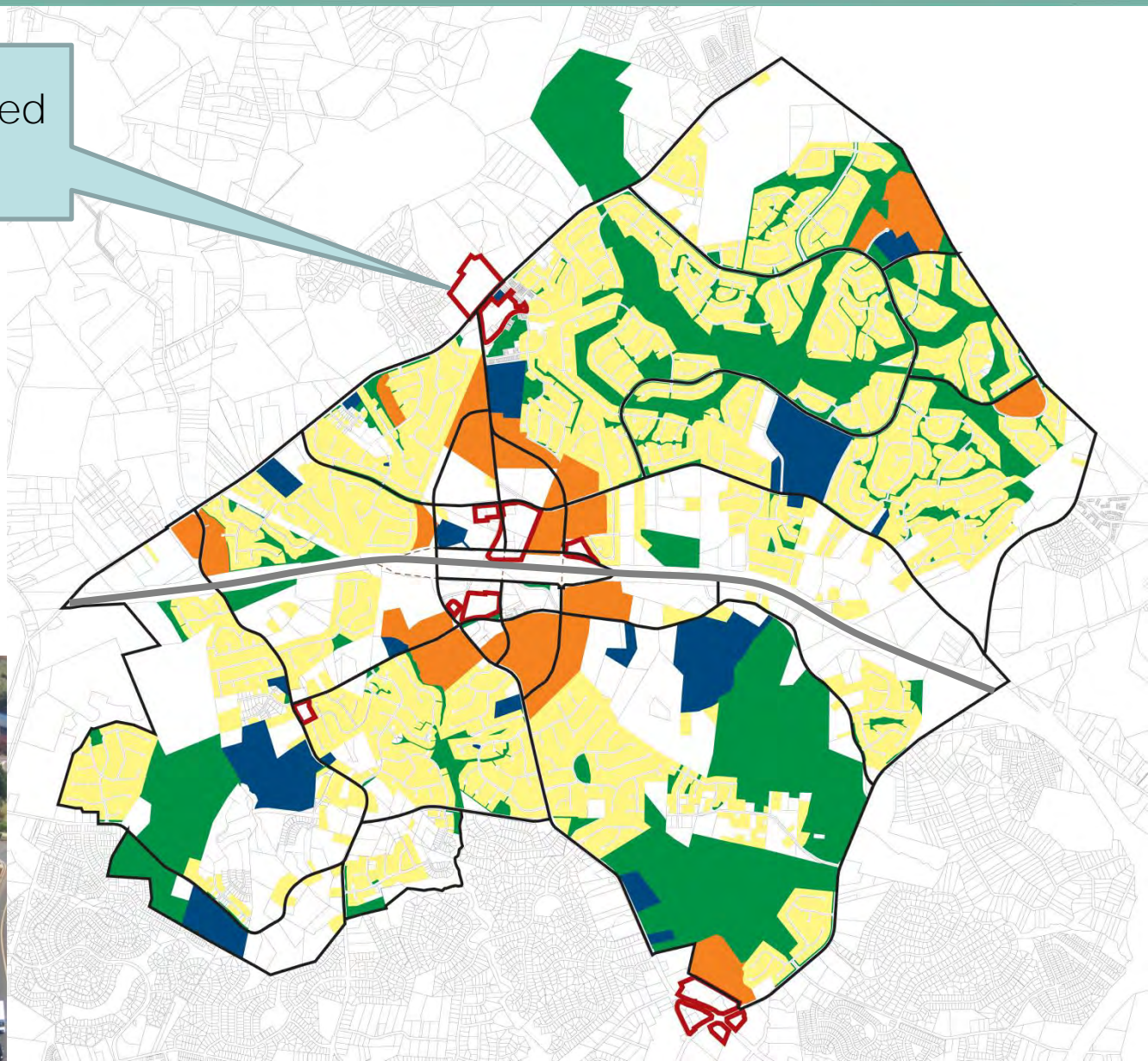




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A Draft Concept Plan

Existing & Approved
Retail Centers

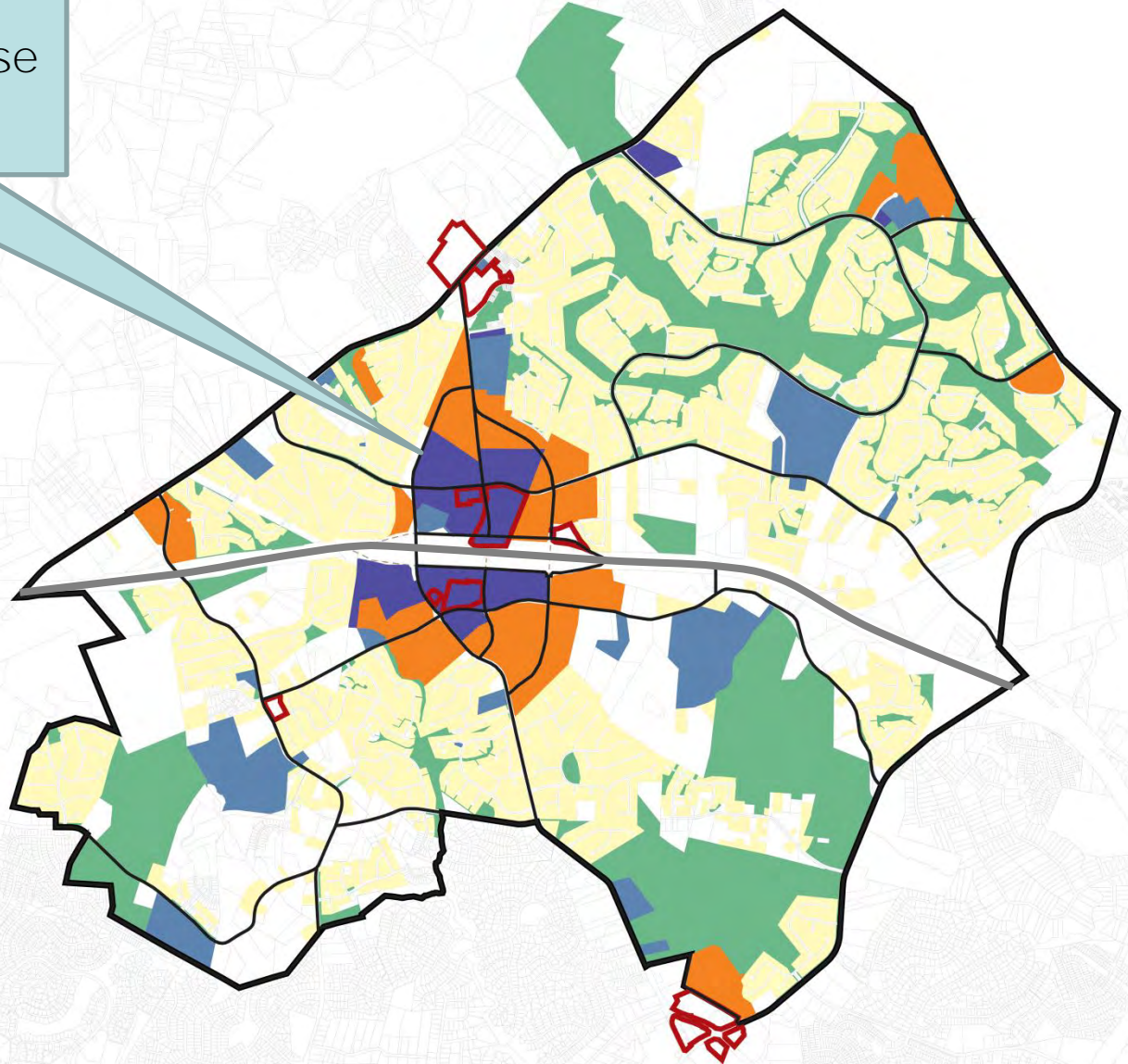




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A Draft Concept Plan

Proposed Mixed Use Center

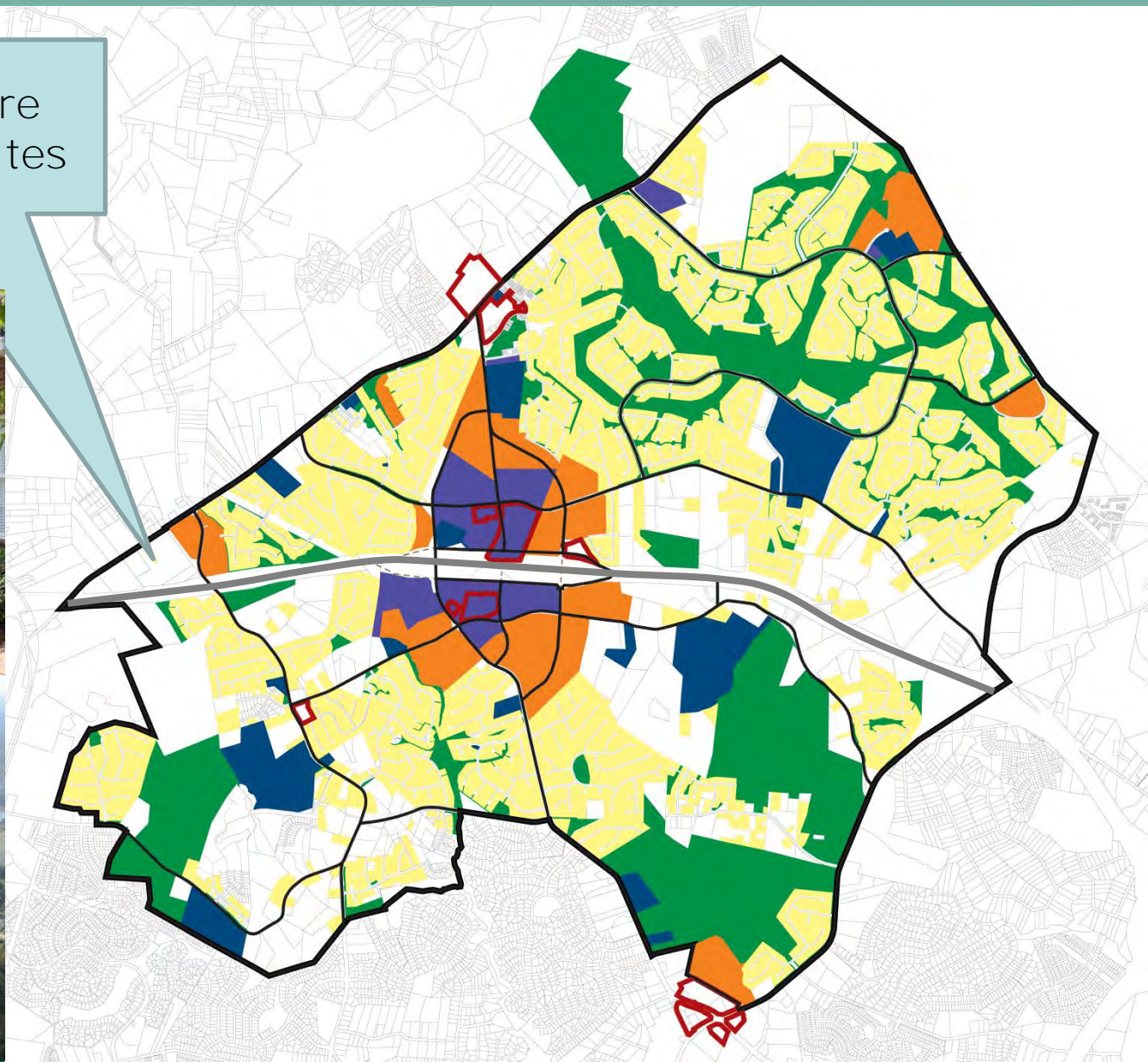




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A Draft Concept Plan

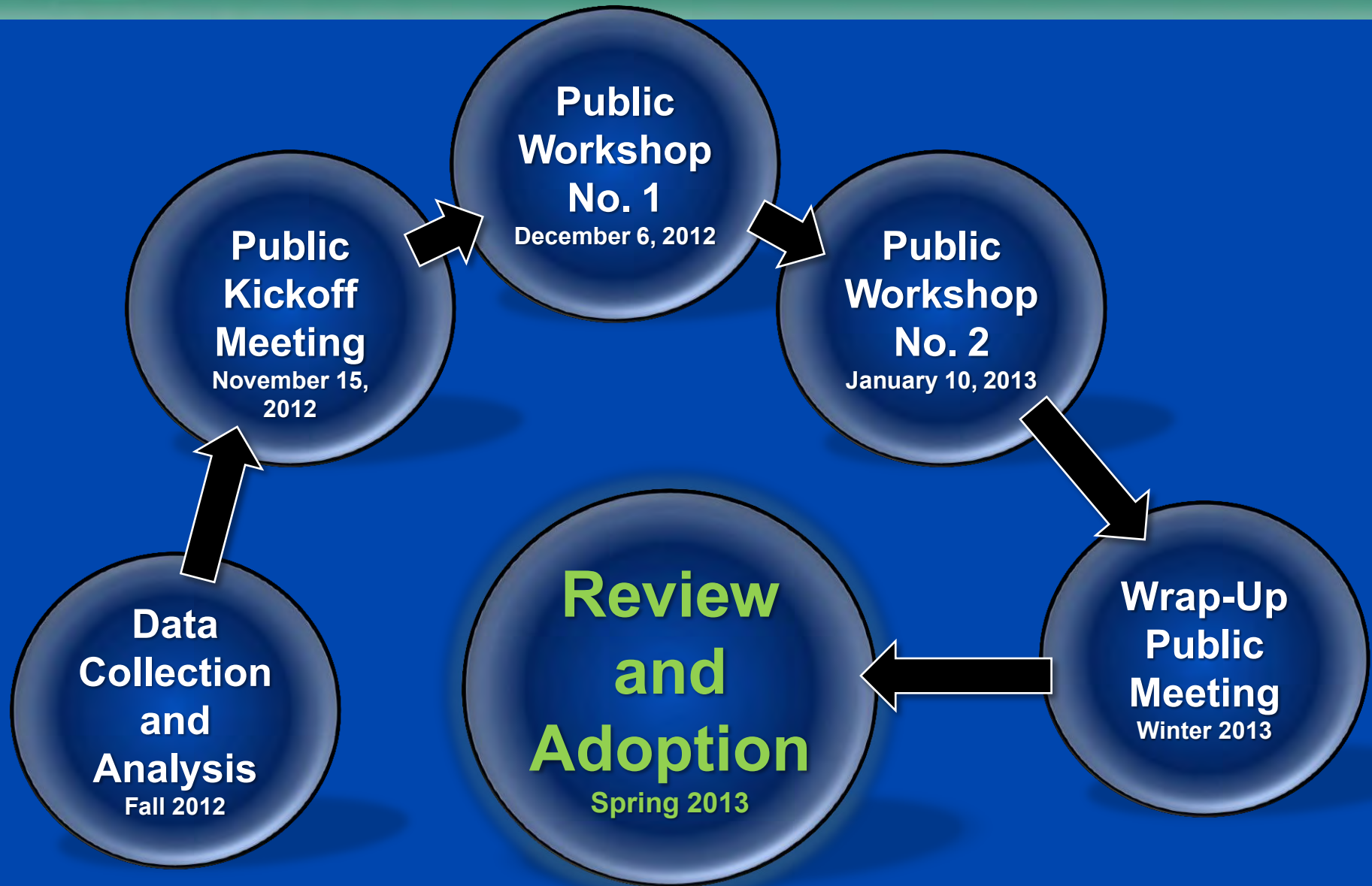
Expected Future
Development Sites





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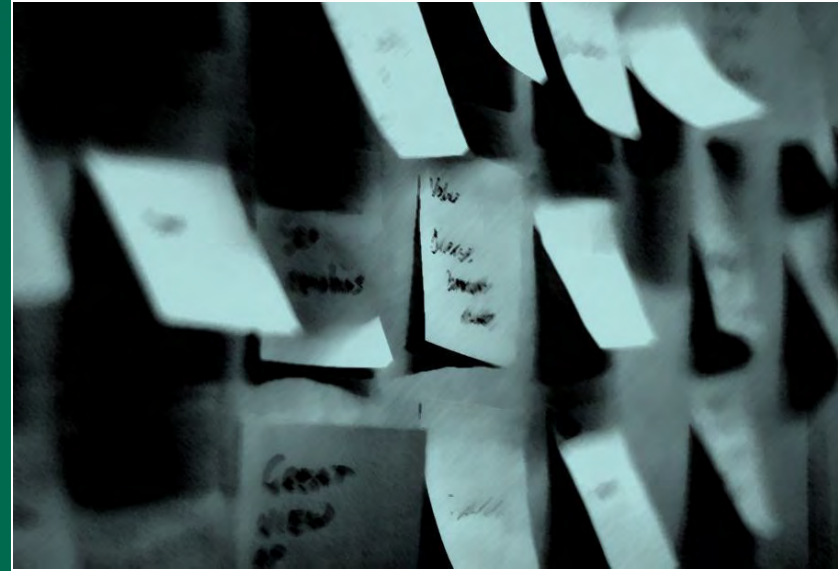
Plan Development Process



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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