



Prosperity Hucks^{area} plan



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Prosperity Hucks^{area} plan

Charlotte-Mecklenburg
Planning Department

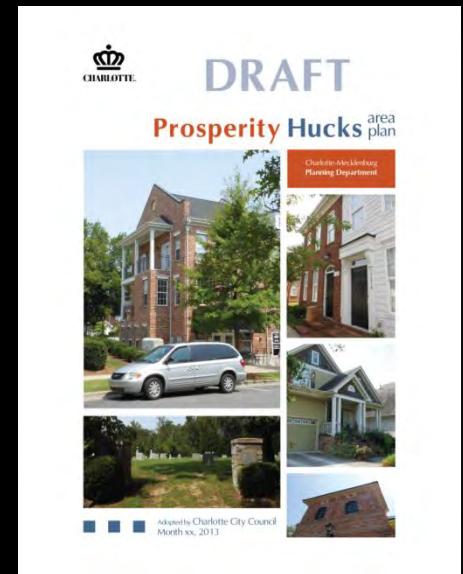


Adopted by Charlotte City Council
Month xx, 2013

Public Meeting
Final Recommendations
August 8, 2013

CHARMECK.ORG

1. Existing Conditions
2. Plan Building Blocks & Process
3. The Plan Policies
4. What we heard
5. Next Steps





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Existing Conditions



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Adopted by Charlotte City Council
Month xx, 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

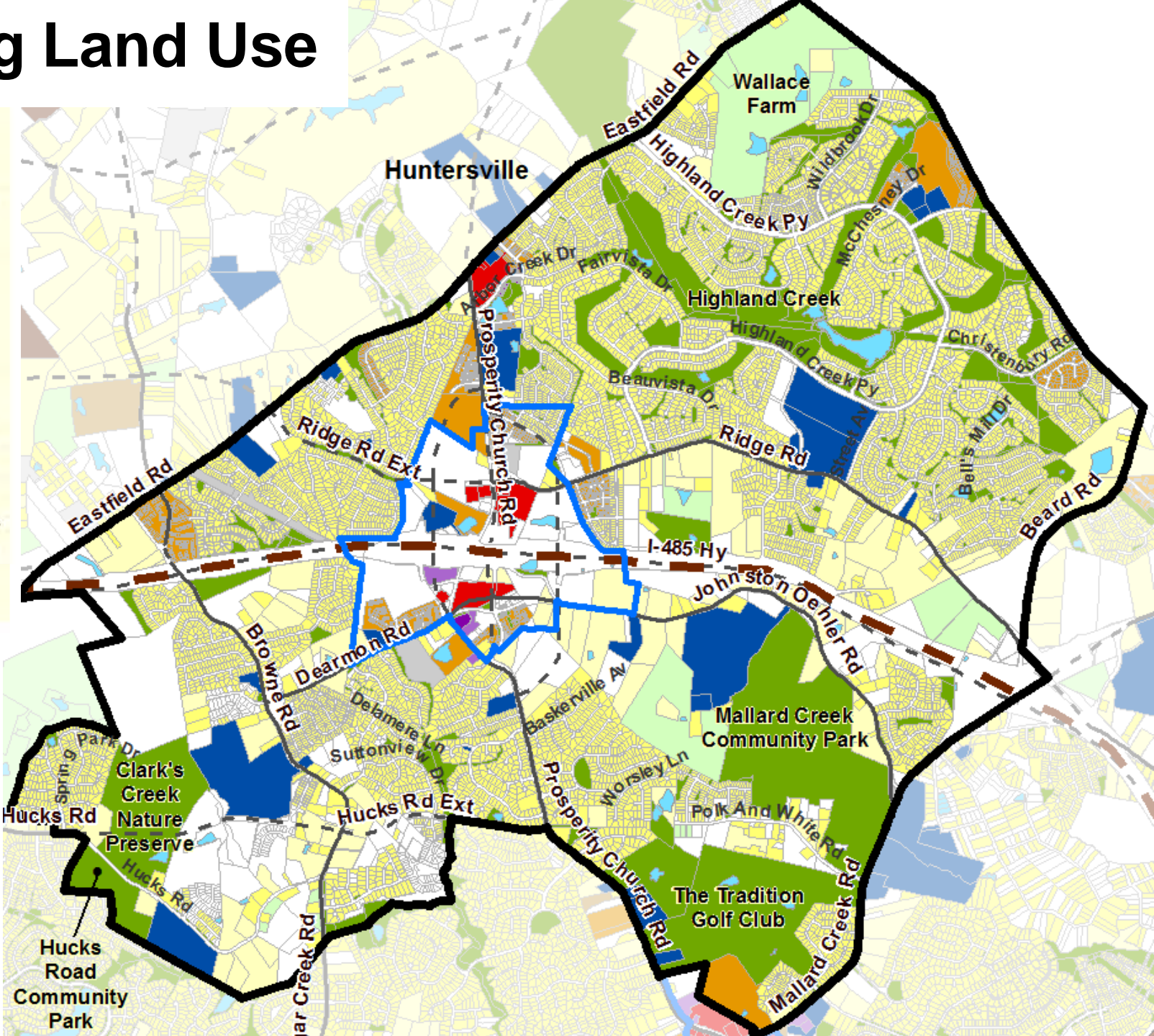
Proposed Thoroughfares

PlanBoundary: 9.7Sq Miles

Mixed Use Activity Center

Parcel Boundary

Ponds





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Freeway Construction



Single Family



Townhouses














Shopping Centers



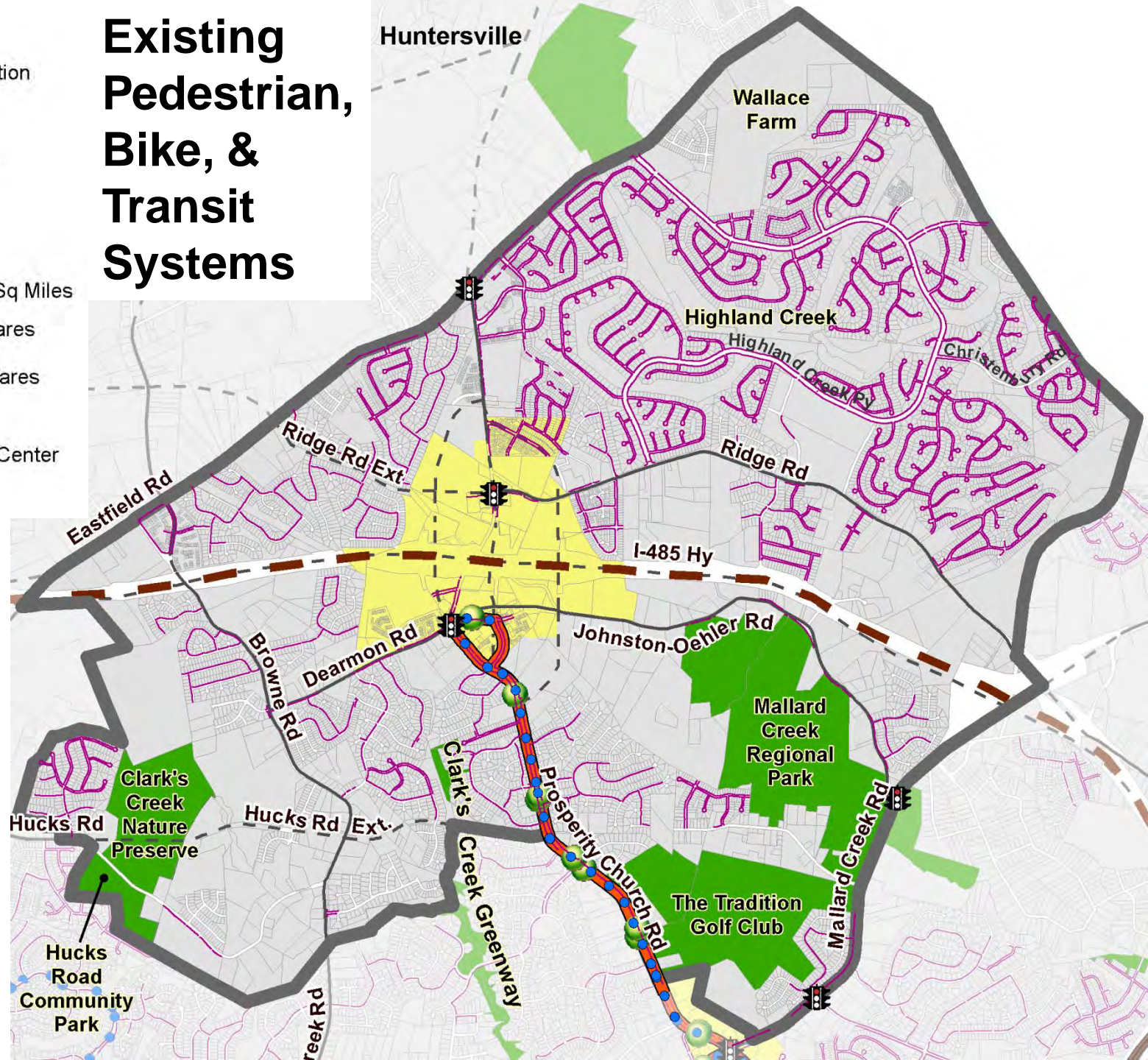
Emerging Village Center: Ridge Road Stub



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

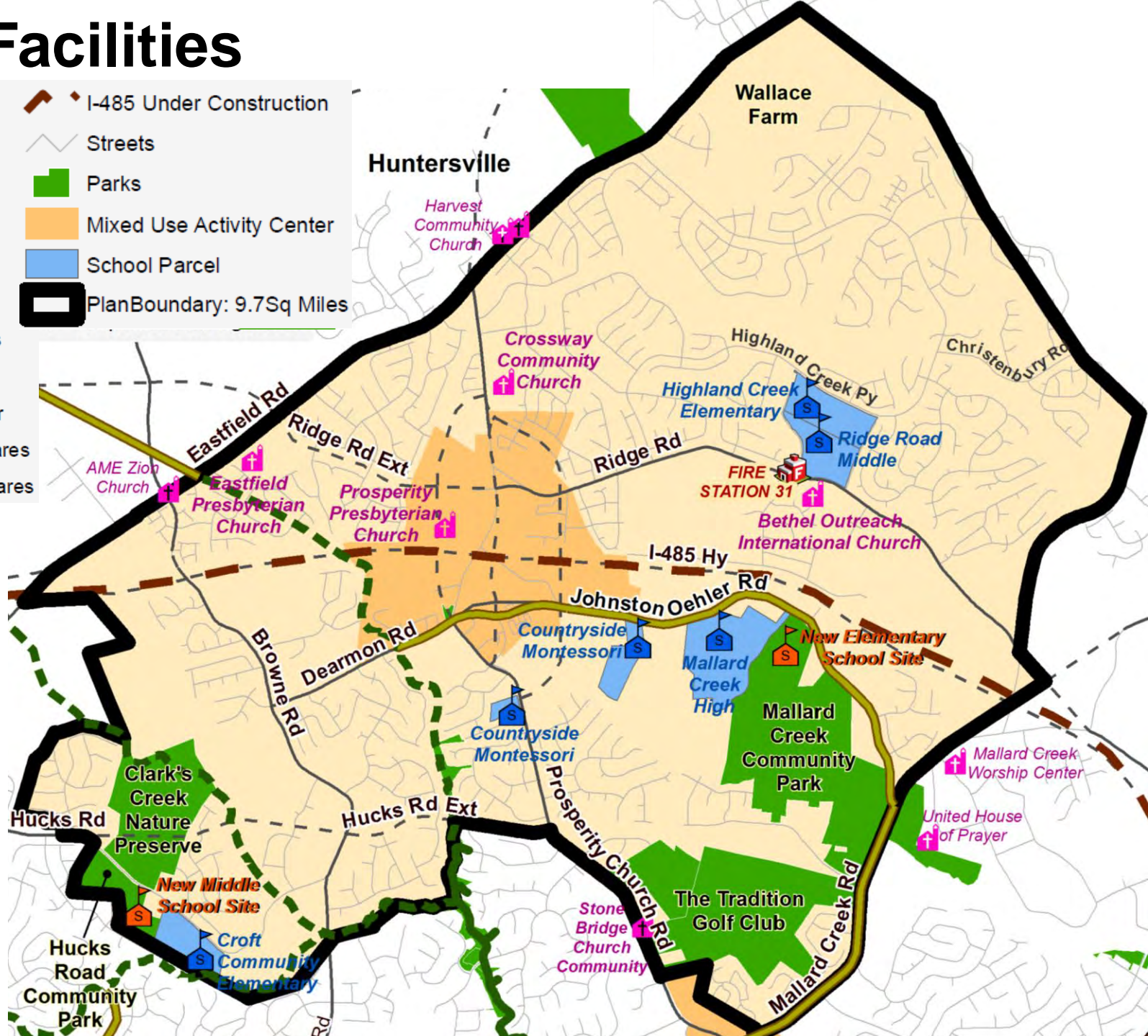
Existing Pedestrian, Bike, & Transit Systems



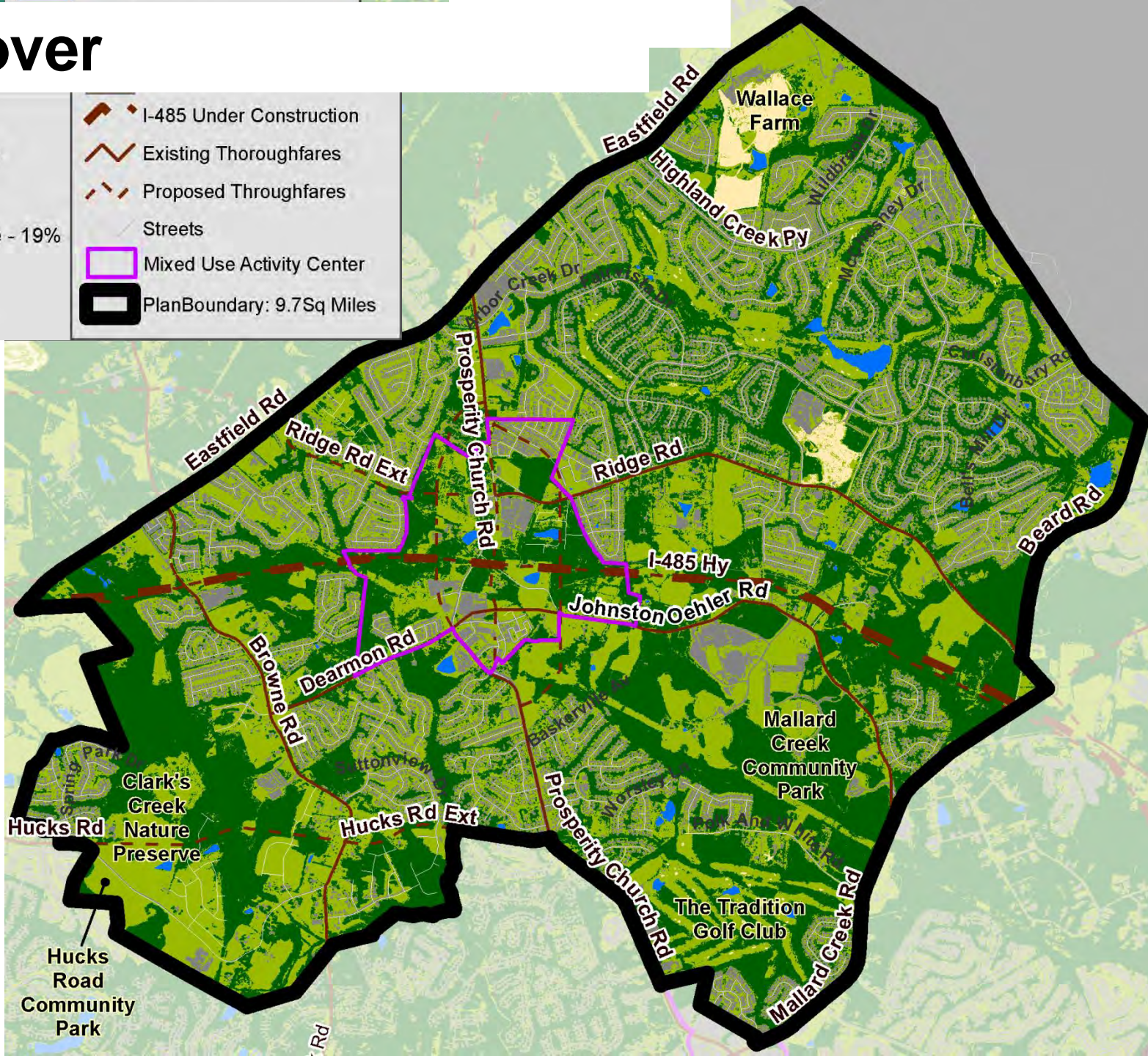
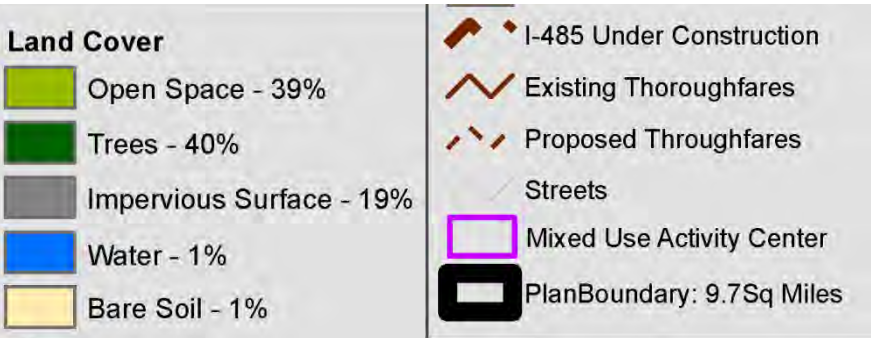
Public Facilities

- Schools
- Future School Site
- Churches
- Fire Stations
- Post Office
- I-485 Under Construction
- Streets
- Parks
- Mixed Use Activity Center
- School Parcel
- PlanBoundary: 9.7Sq Miles

- Existing Greenways
- Future Greenway
- Overland Connector
- Existing Thoroughfares
- Proposed Thoroughfares



Land Cover





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Plan Building Blocks and Process



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Planning Department



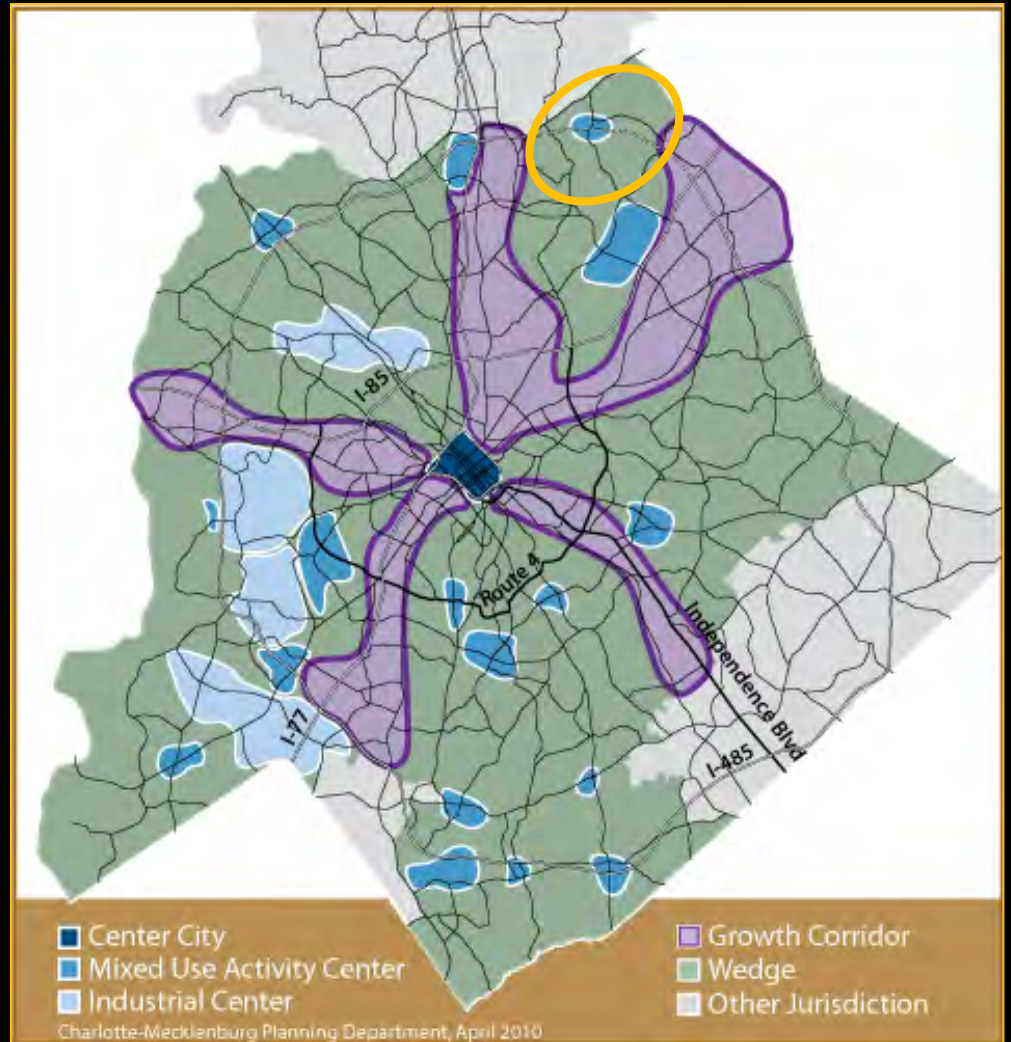
Adopted by Charlotte City Council
Month xx, 2013

Centers, Corridors & Wedges Growth Framework

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

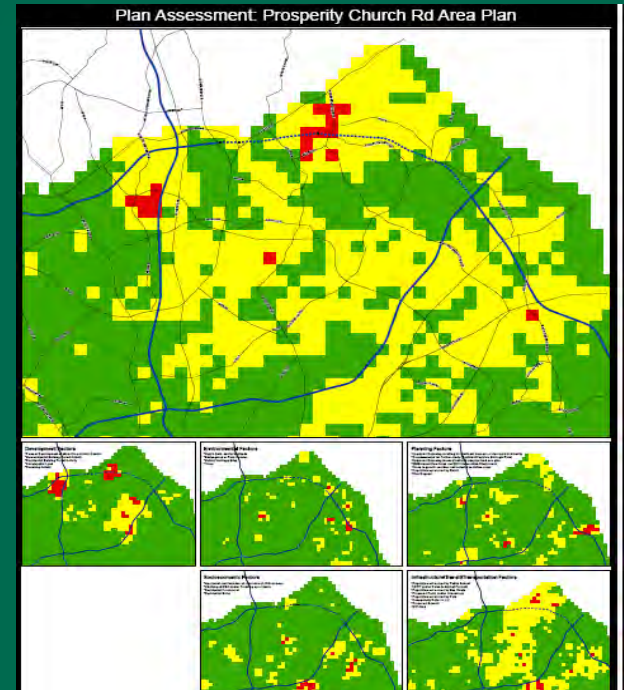
Growth Corridors are priority locations for new growth, but may include specific neighborhoods for preservation.

Wedges are predominantly low density residential with limited higher density housing and neighborhood serving commercial uses.



Plan Assessment Hot Spots

- ❖ Mixed Use Activity Center
- ❖ Amount of recent development inconsistent with adopted plans
- ❖ Development pressure
- ❖ Transportation projects
- ❖ Poor connectivity
- ❖ Impact of I-485 Interchange
- ❖ Opportunity to better integrate transportation and land use planning
- ❖ Environmentally sensitive areas





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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

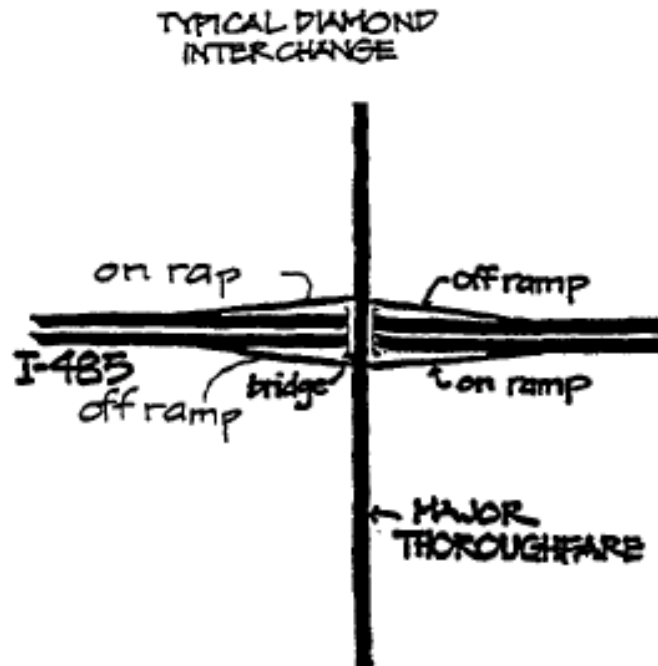
Charlotte-Mecklenburg Planning Commission
Mecklenburg County Engineering Department
Charlotte Department of Transportation

Adopted by Mecklenburg County Board of County Commissioners
March, 1999

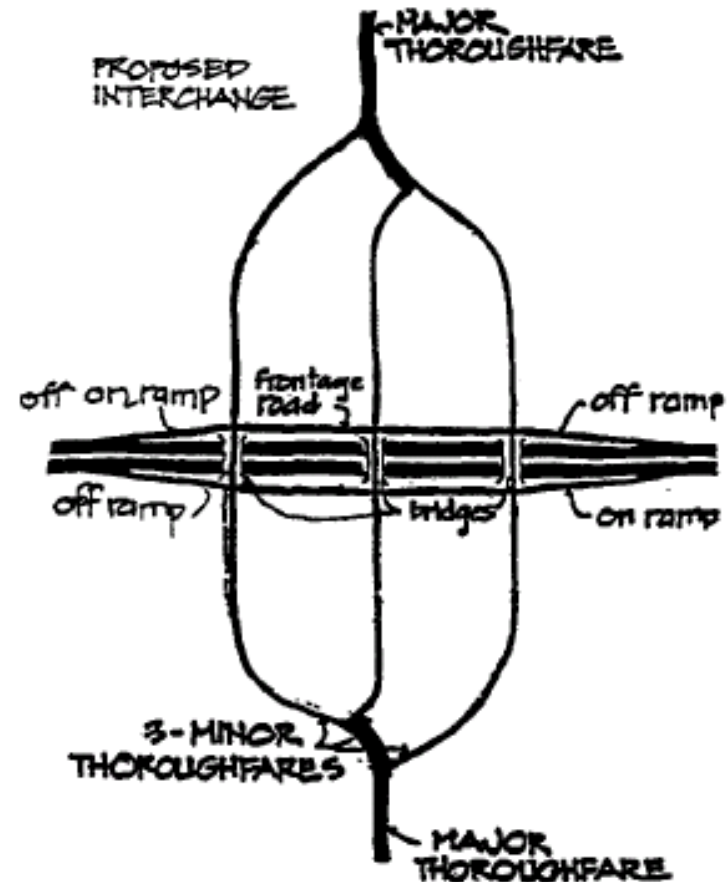




Expressway Interchange Concept




- 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


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

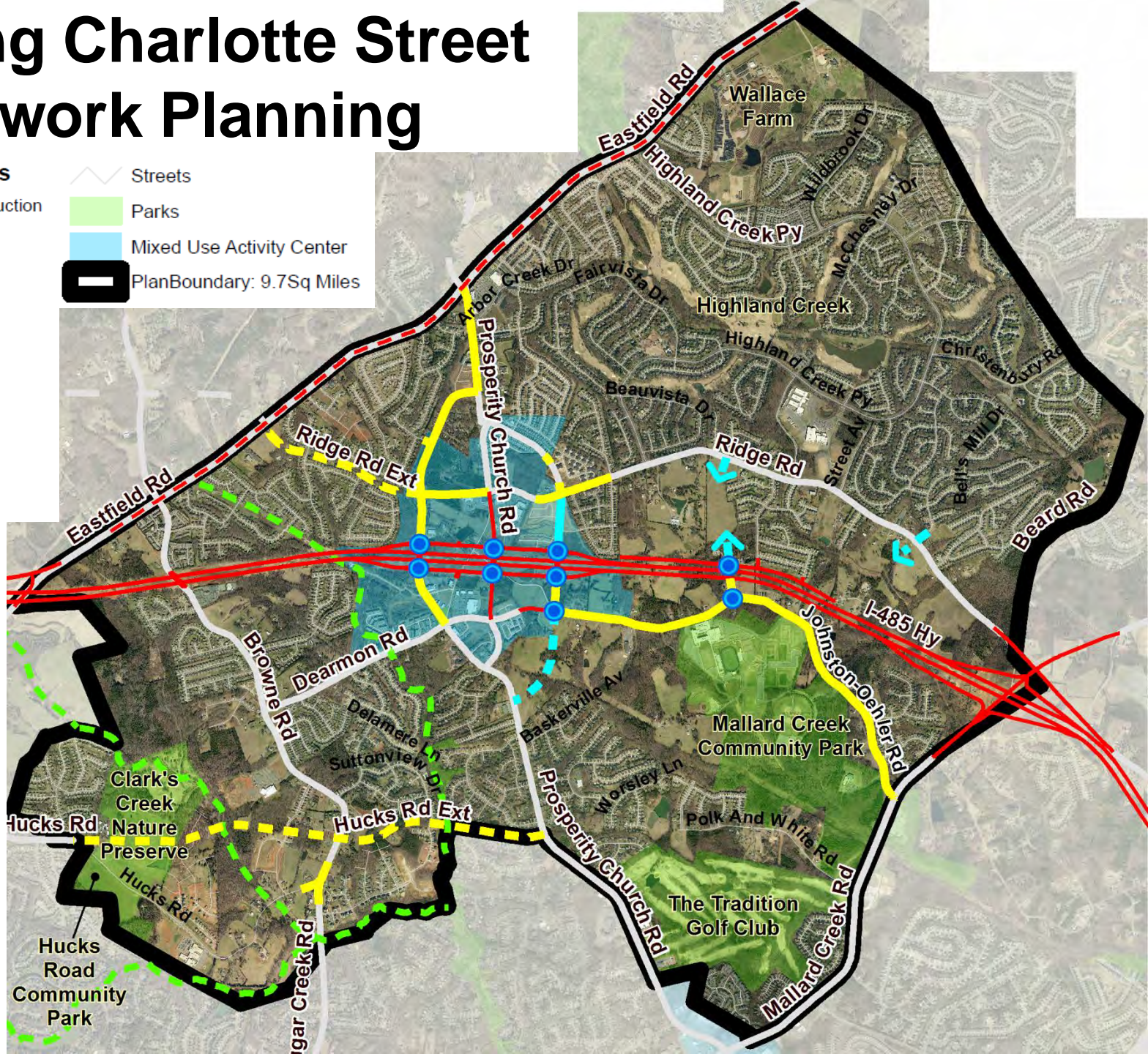
 Proposed Thoroughfare

 Streets

 Parks

 Mixed Use Activity Center

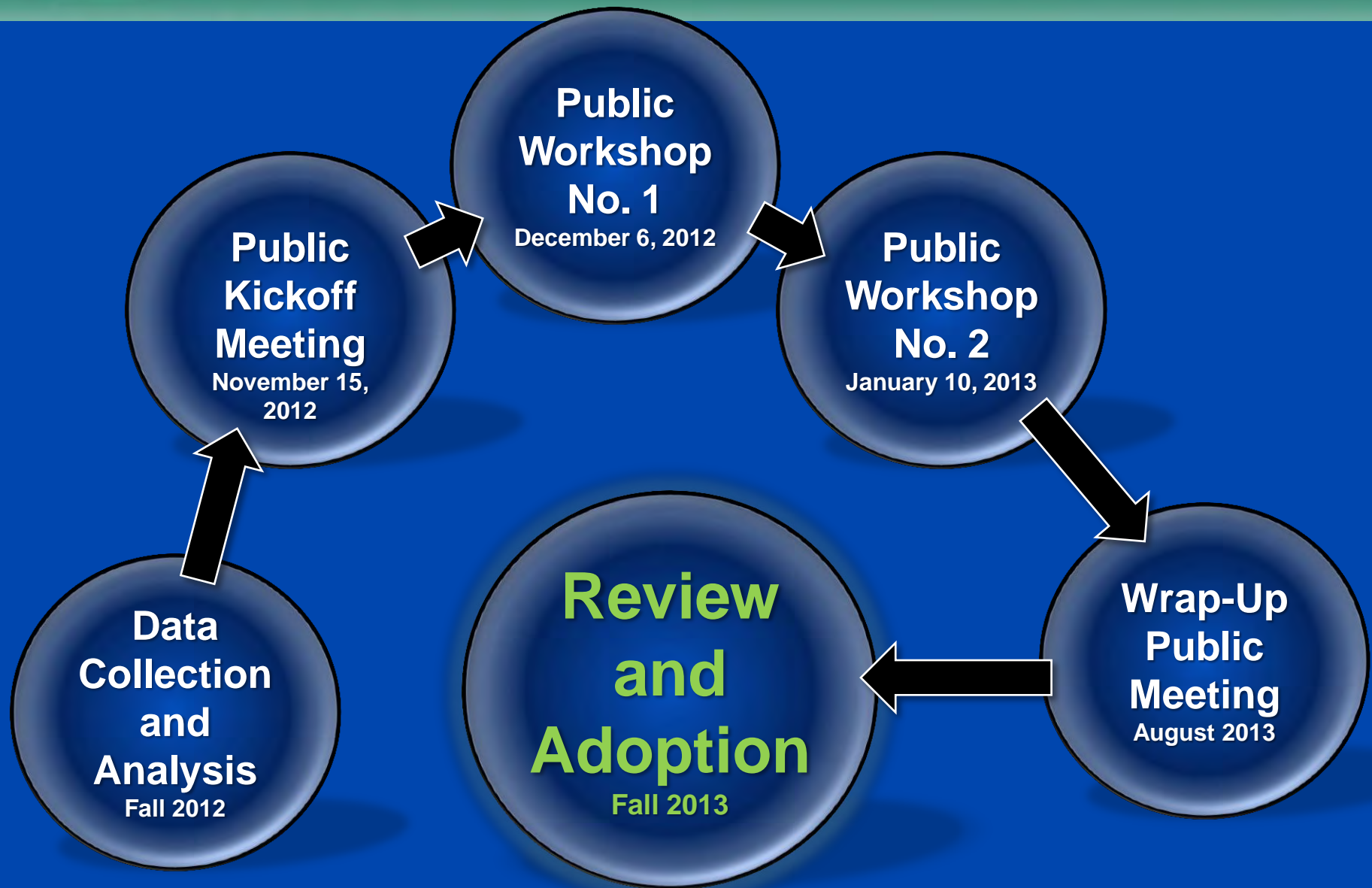
 PlanBoundary: 9.7Sq Miles





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Plan Development Process





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The Plan Policies



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Prosperity Hucks area plan

Charlotte-Mecklenburg
Planning Department



Adopted by Charlotte City Council
Month xx, 2013



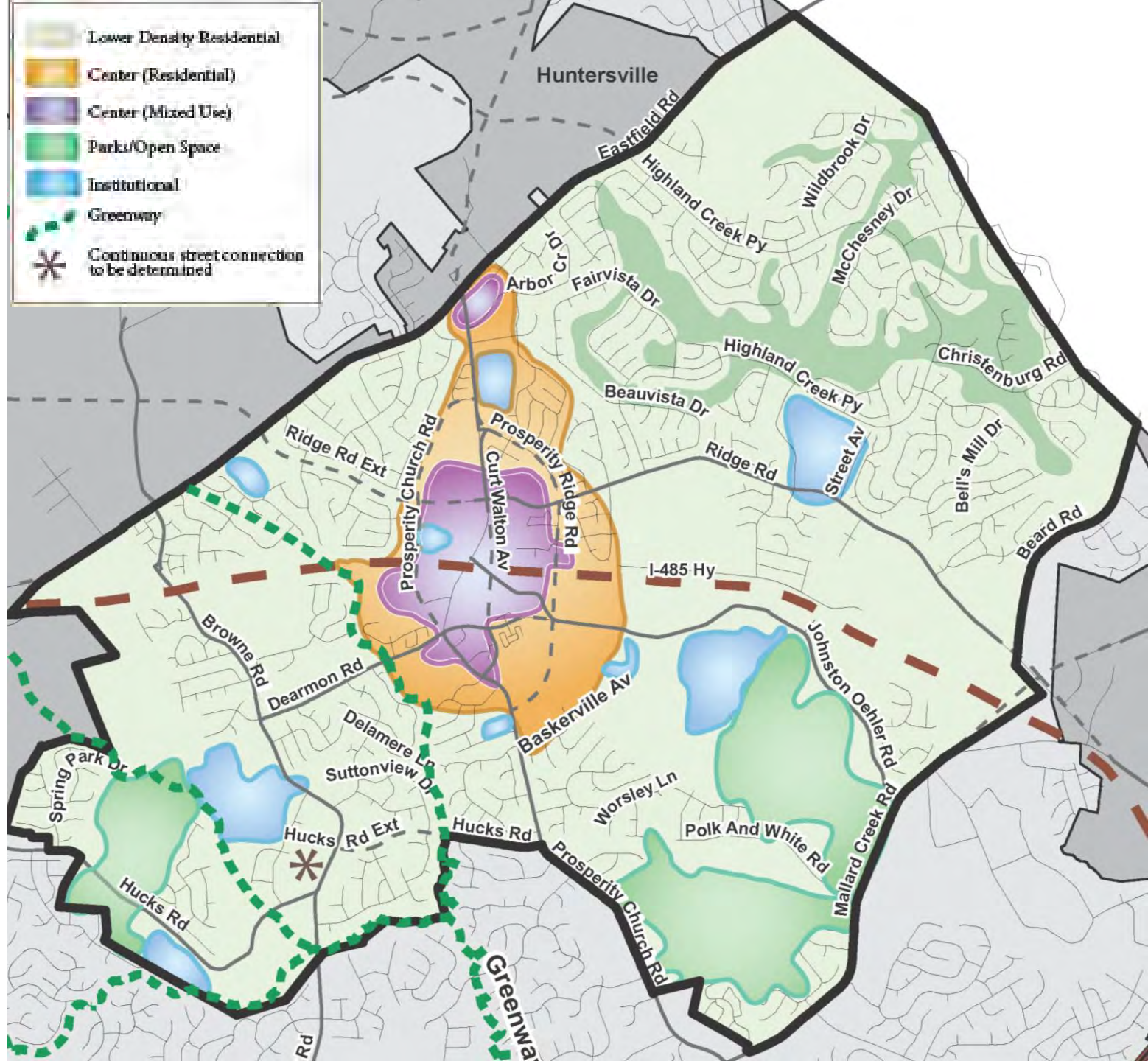
Developing the Vision

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:

- **Village Center ...**
- **Neighborhoods ...**
- **Transportation ...**
- **Open Space ...**

Concept Plan

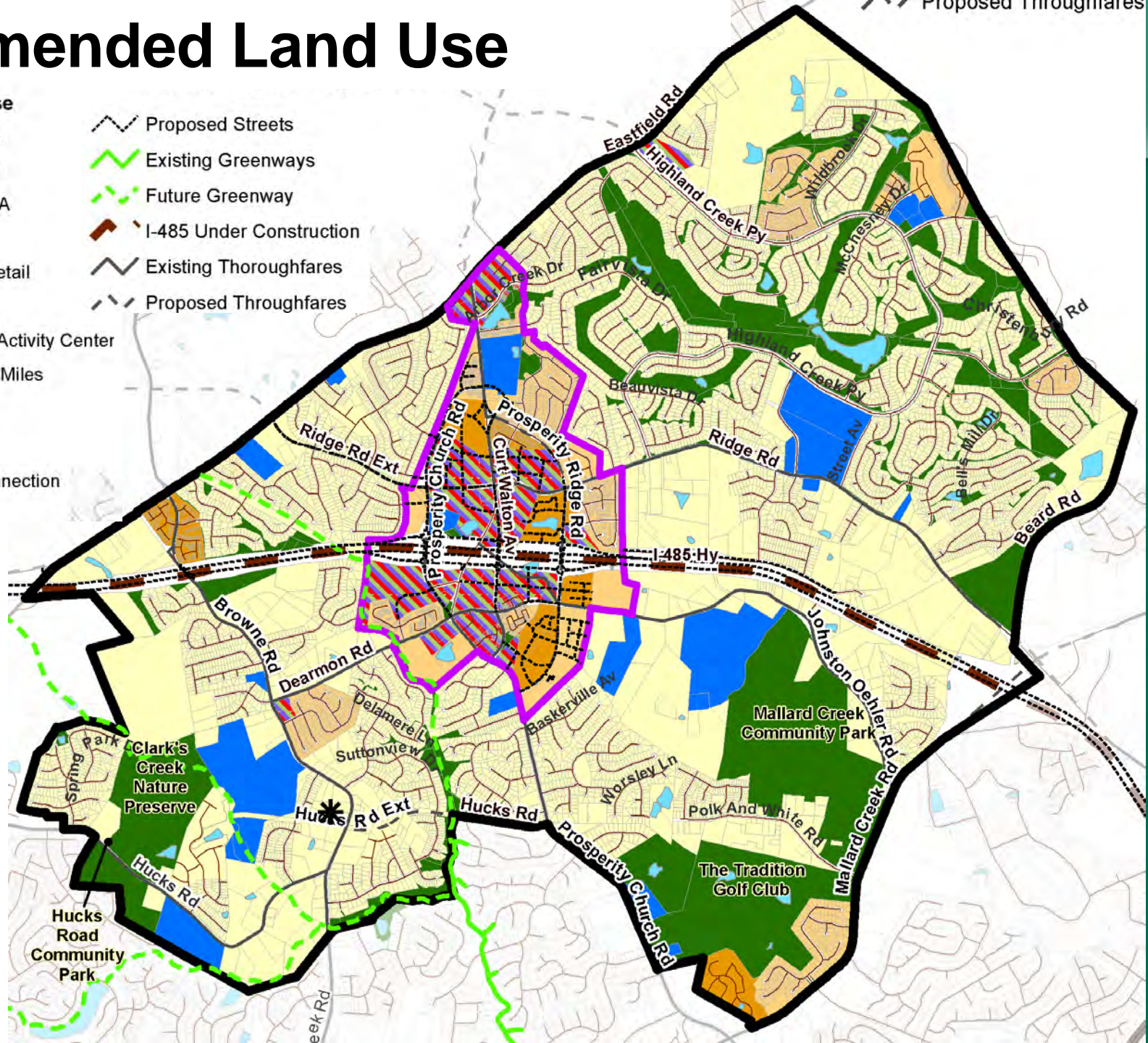


Recommended Land Use

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
- Continuous street connection to be determined.

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





Developing the Vision

Village Center will be a neighborhood serving mixed-use activity center complementing and enhancing the surrounding neighborhoods; with a rich variety of retail, office, entertainment and multi-family residential uses in a well-designed and appropriately scaled form.



Village Center Concept



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



Active street-level uses and pedestrian-scaled streetscapes create a vibrant urban environment.



Walkable streets that encourage a range of travel modes and pedestrian-oriented mixed-use development.

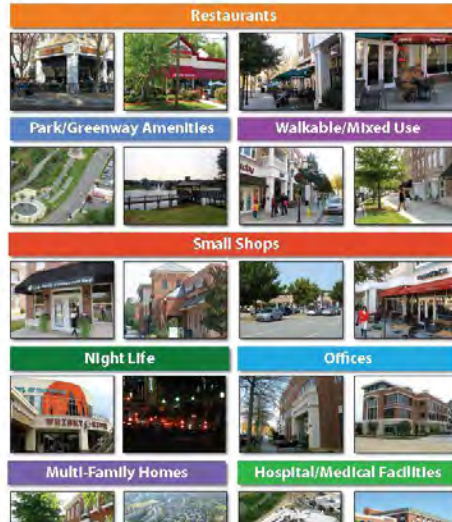
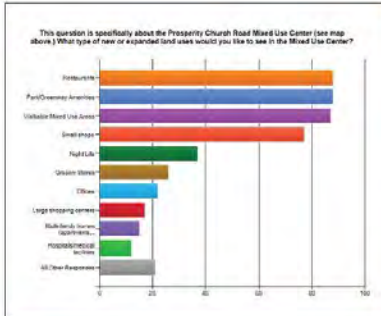


Parks and public spaces enhance quality of life and provide places for public gatherings and festivals.

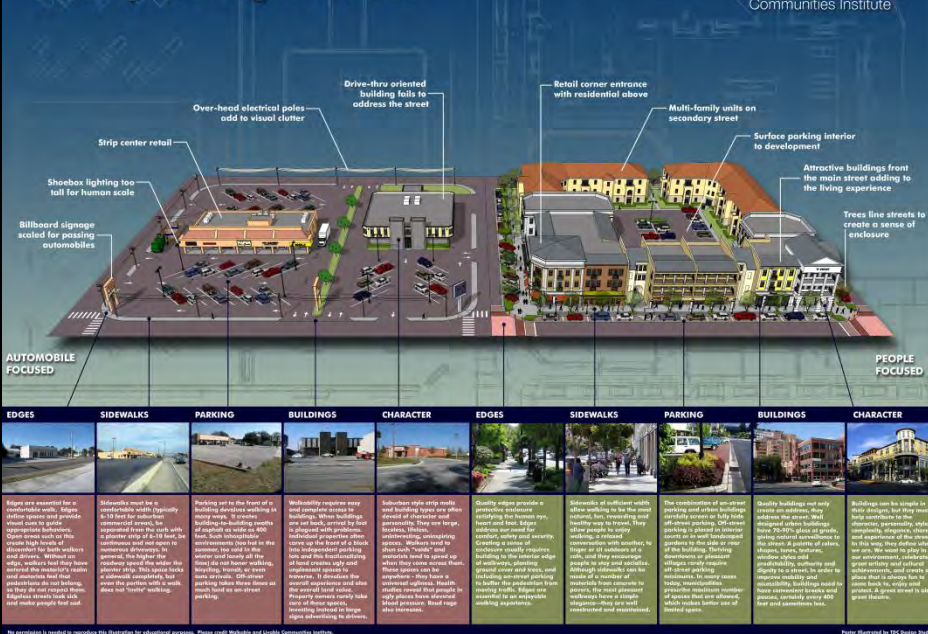


A range of housing options within the village center provide walkable lifestyle choices.

What type of new or expanded land uses would you like to see in the Mixed Use Center?



TOWN MAKER'S GUIDE: Healthy Building Placement



Reaffirm Public Preferences

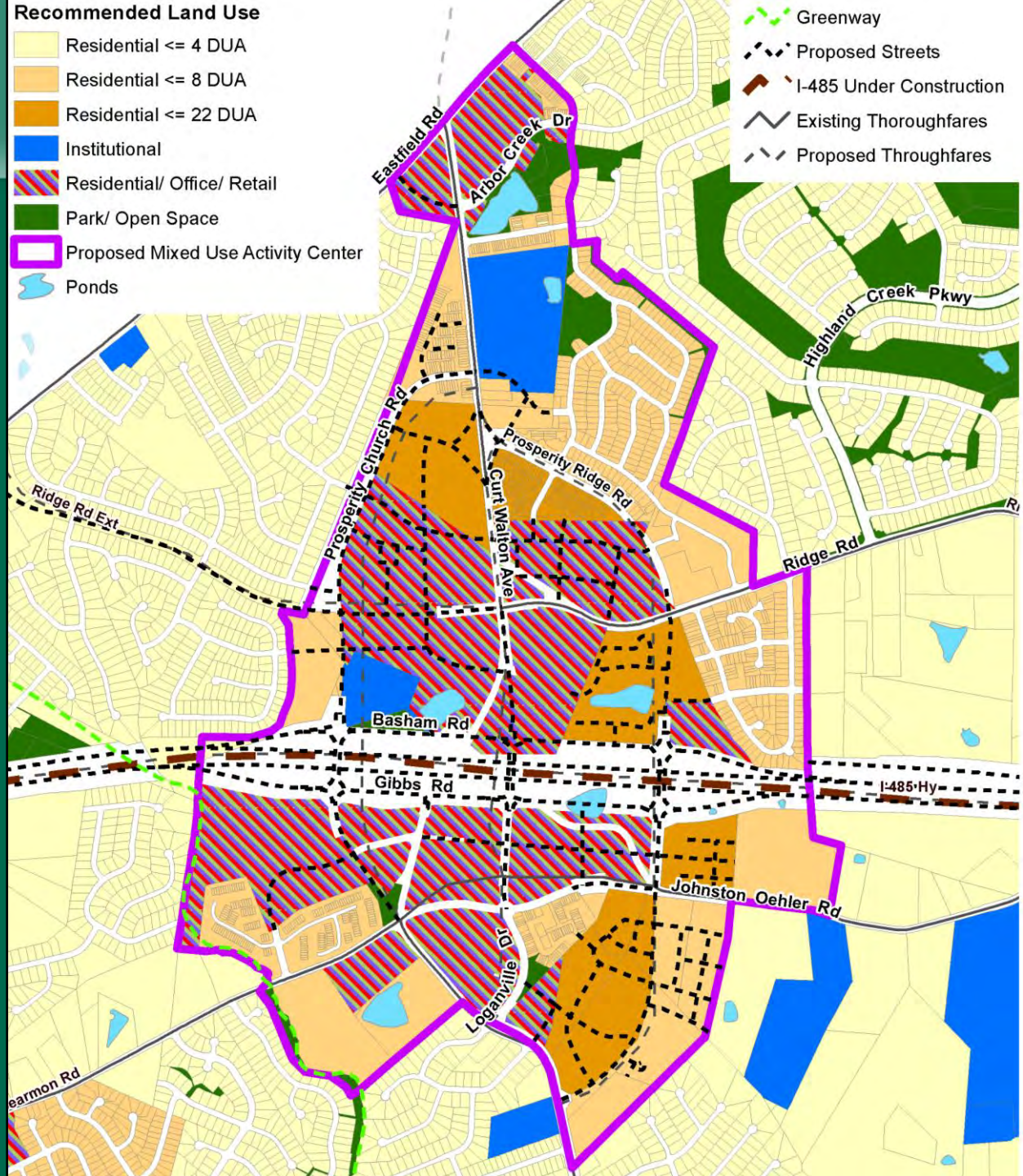
The online survey and comments at community meetings indicate a preference for:

- Walkable, mixed-use areas
 - Small shops
 - Restaurants
 - Parks and greenways
- more than:
- Large shopping centers
 - Multi-family homes/apartments



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Village Center Recommended Land Use





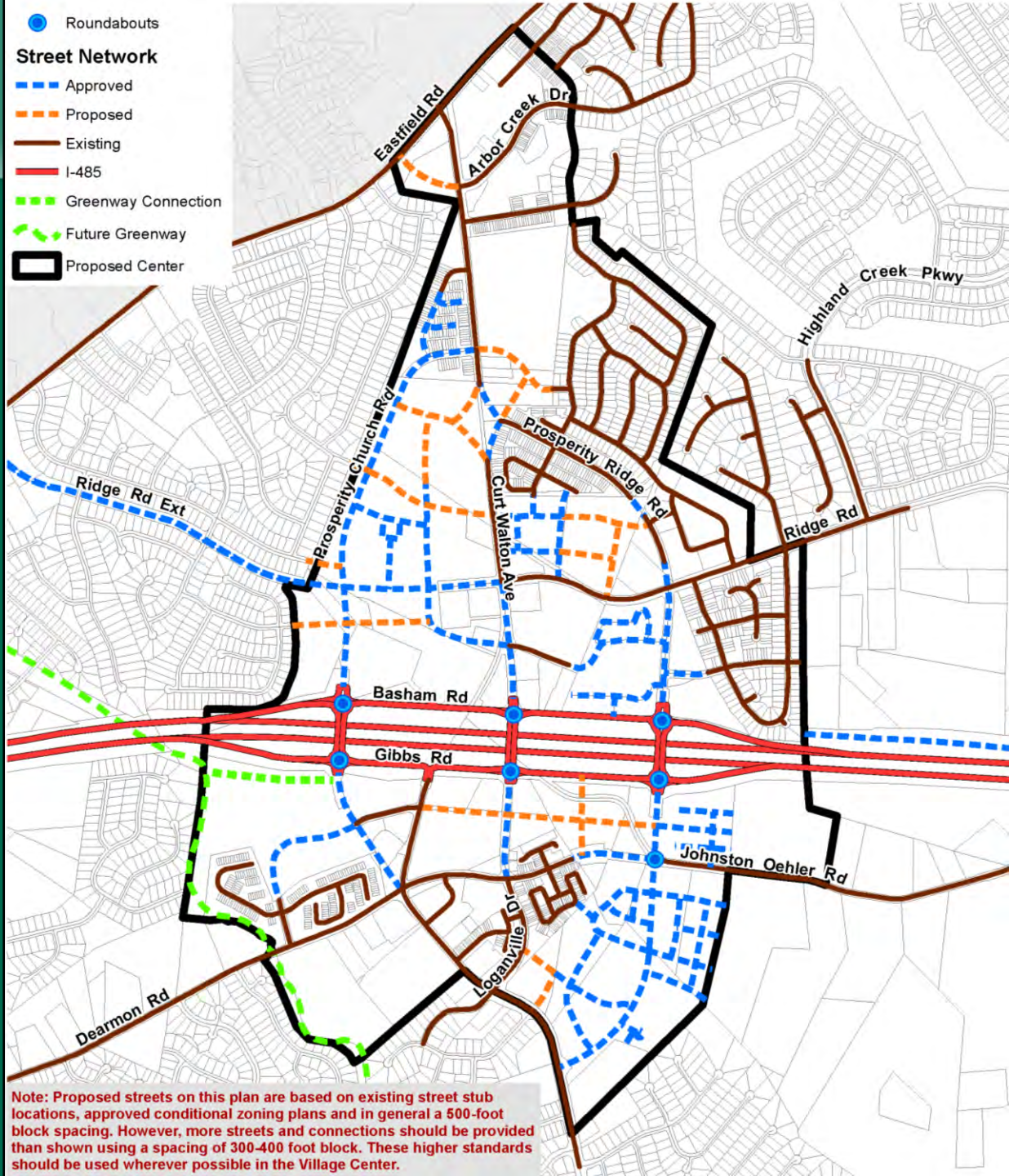
Developing the Vision

Transportation infrastructure will be developed to connect neighborhoods, Activity Center and other destinations within and beyond the plan area; it should safely accommodate pedestrians, bicyclists, transit users, and motorists.



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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.



Developing the Vision

Neighborhoods are the backbone to the stability of the area and will be essential in preserving the distinctive character of the community.

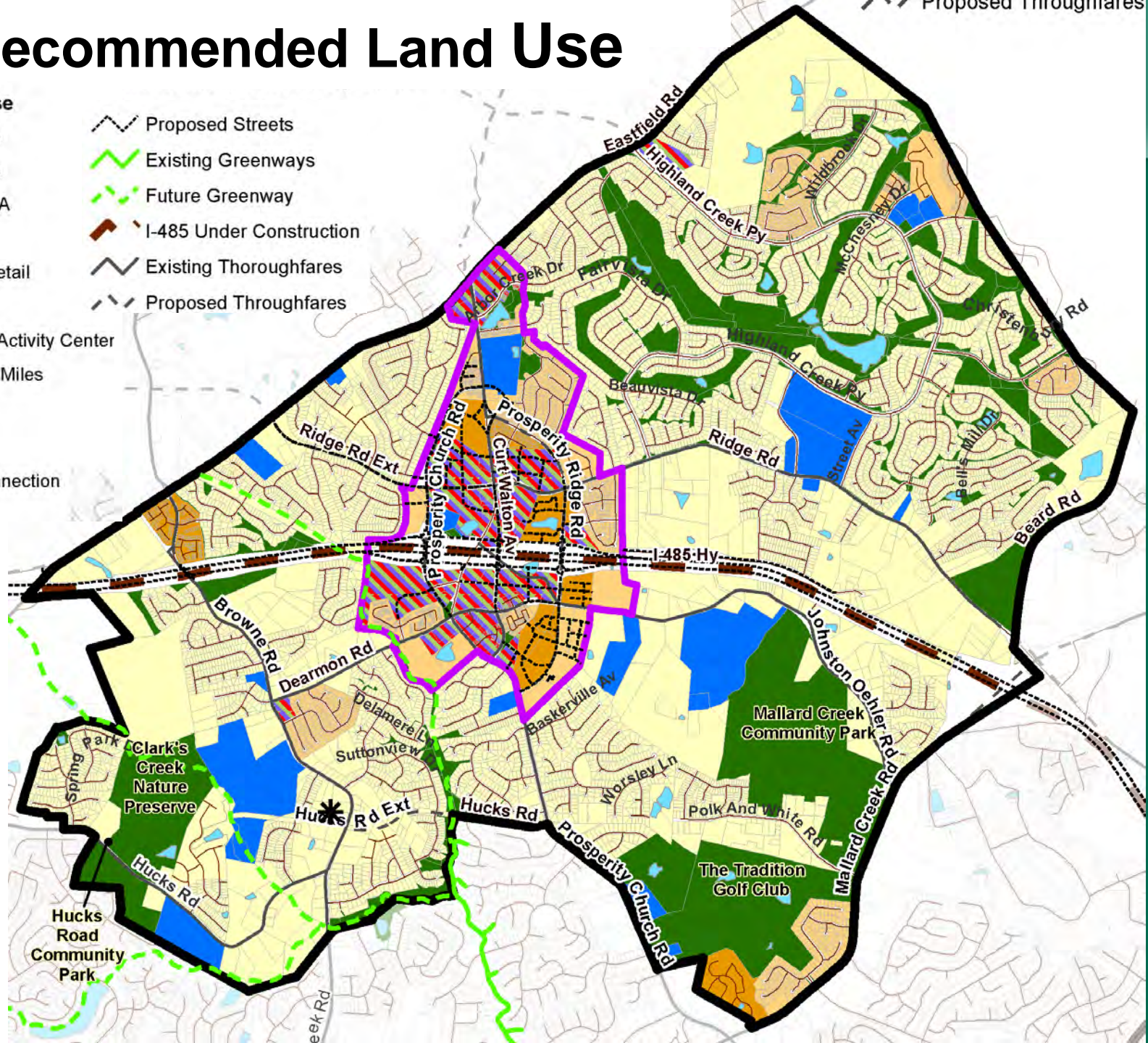
Continuing development in and around the neighborhoods will take into account its impact on the quality of life of area residents and protect the tree canopy.

Wedge Recommended Land Use

Recommended Land Use

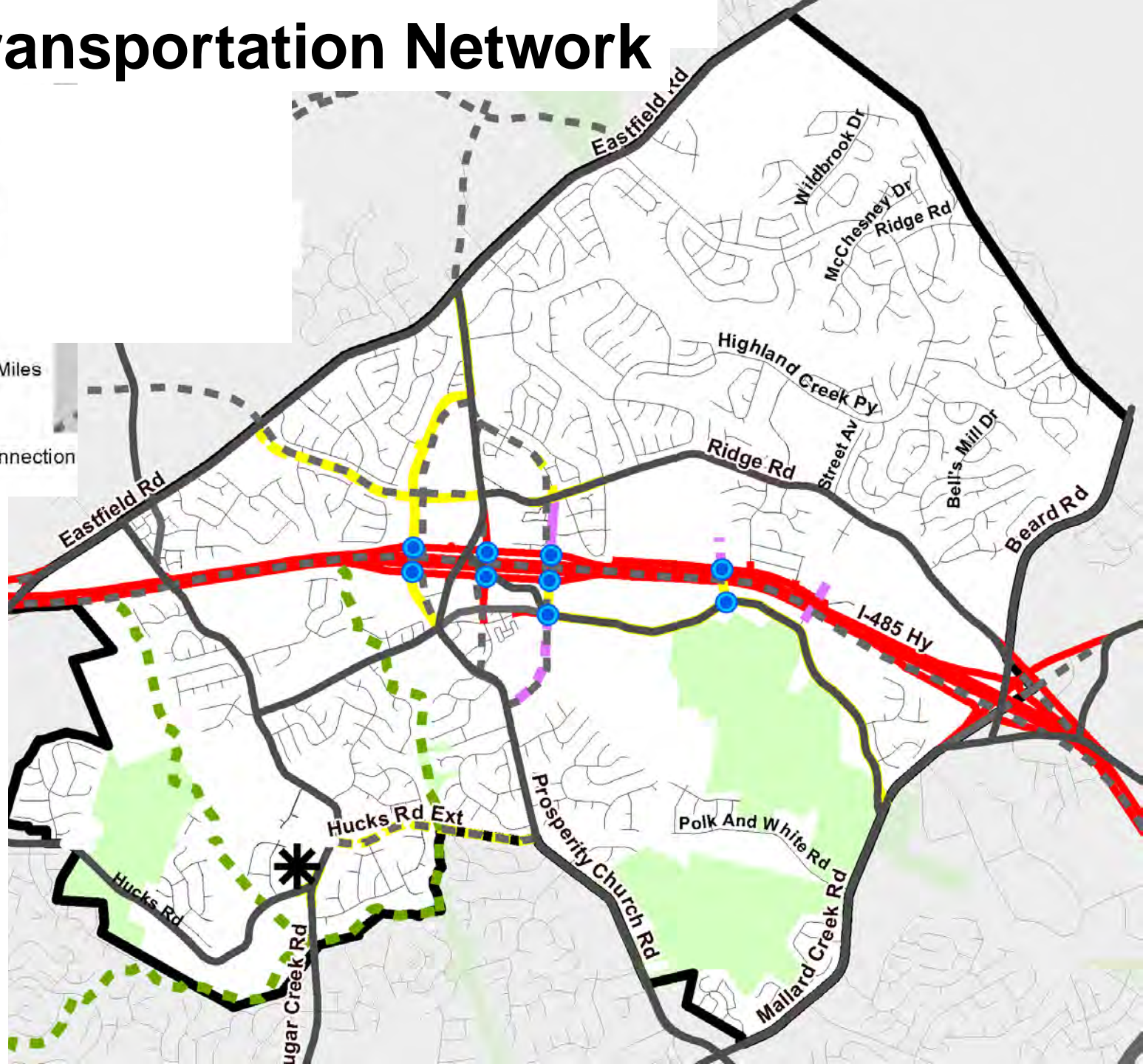
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- Proposed Streets
- Existing Greenways
- Future Greenway
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- Existing Thoroughfares
- Proposed Thoroughfares



Future Transportation Network

-  Roundabouts
-  NC DOT, Funded
-  Developer, Funded
-  Developer, Unfunded
-  City, Funded
-  City, Unfunded
-  Future Greenway
-  PlanBoundary: 9.7Sq Miles
-  Parks
-  Continuous street connection to be determined.

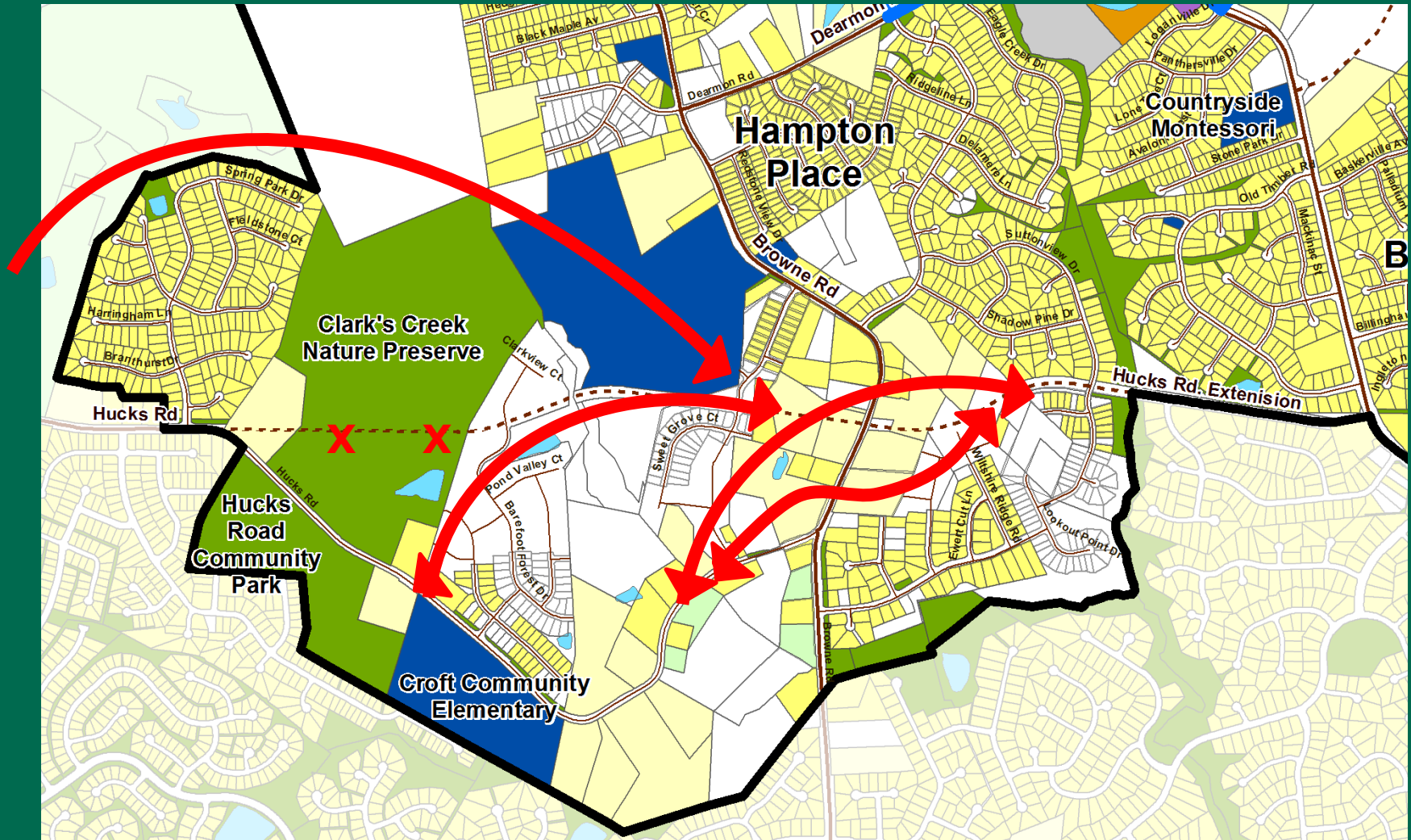




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Hucks Road Connection

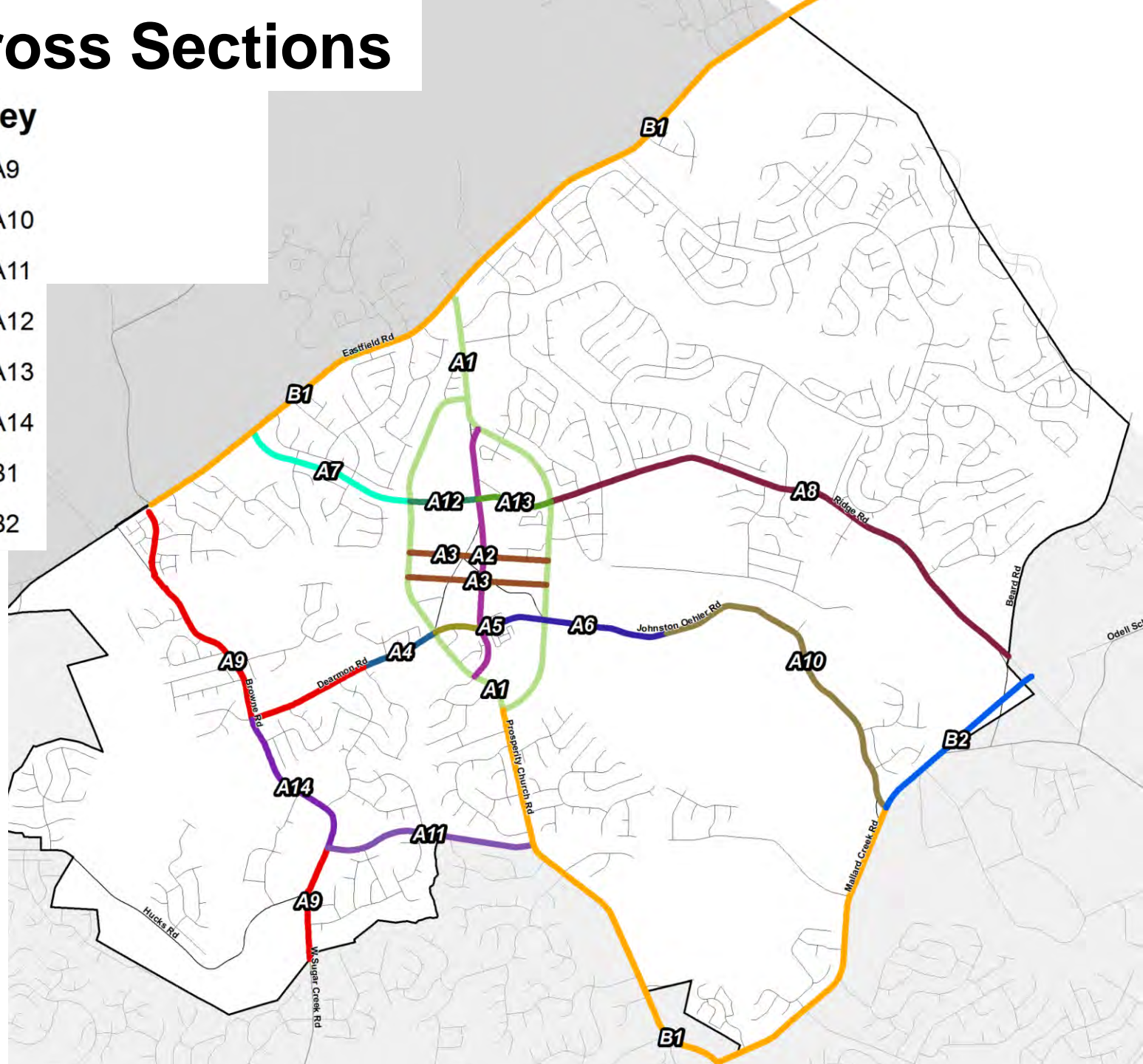
With the elimination of the Hucks Road connection through Clark's Creek Nature Preserve, seek a feasible continuous route for Hucks Road across Browne Road.



Street Cross Sections

Cross Section Key

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



A diagram illustrating a two-lane road with trees and buildings. The road is shown with two lanes, separated by a dashed line. On the left side of the road, there is a tall building with three windows and a large tree. On the right side, there is a smaller building with two windows and another large tree. A smaller tree is located in the center of the road. Several cars are shown driving on the road, and a person is walking on the sidewalk on the right. The text "Avenues Two- & Three-Lane" is written at the top of the diagram.

	Sidewalk	Planting Strip	Parking	Bike Lane	Travel Lane	Median	Travel Lane	Bike Lane	Parking	Planting Strip	Sidewalk
A1	Prosperity Church Road (Eastfield Road to Prosperity Ridge Road)										
A1	Prosperity Ridge Road										
	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										
A2	Loganville Drive/Curt Walton Avenue										
	6'	8'	7'	6'	10'	n/a	10'	6'	7'	8'	6'
A3	Basham Road; Gibbs Road (I-485 frontage roads with 1-way operation)										
	n/a	n/a	n/a	n/a	n/a	n/a	12'	6'	7'	8'	6'
A4	DeArmon Road (East of Clark's Creek)										
	6'	8'	n/a	5'	11'	10'	11'	5'	n/a	8'	6'
A5	Johnston-Oehler Road (Prosperity Church Road to Prosperity Ridge Road)										
	6'	8'	7'	6'	11'	n/a	11'	6'	7'	8'	6'
	Left-turn lanes allowed when needed										
A6	Johnston-Oehler Road (Prosperity Ridge Road to Countryside Montessori School)										
	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										

A diagram illustrating the layout of a four-lane and five-lane avenue. The street features a central median with a small tree. On either side of the median are two lanes for traffic. Large trees are planted along the sidewalks, and buildings are shown on the far left and right. Pedestrians and cars are depicted on the sidewalks and in the lanes.

	Sidewalk	Planting Strip	Parking	Bike Lane	Travel Lane	Travel Lane	Median	Travel Lane	Travel Lane	Bike Lane	Parking	Planting Strip	Sidewalk
VILLAGE CENTER													
A12	Ridge Road (Prosperity Church Road Arc to Curt Walton Avenue)												
	6'	8"	7'	6'	11'	11'	11'	11'	11'	6'	7'	8"	6'
Median or 5th lane allowed.													
* An 'amenity zone' or hardscape treatment may be considered with appropriate land use contexts													
A13	Ridge Road (Curt Walton Avenue to Prosperity Ridge Road)												
	6'	8"	n/a	5'	11'	11'	11'	11'	11'	5'	n/a	8"	6'
Median or 5th lane allowed.													
Parallel parking allowed if adjacent land use is appropriate. If parking is provided, adjust bike lane to 6'.													
* An 'amenity zone' or hardscape treatment may be considered with appropriate land use contexts													
WEDGE NEIGHBORHOODS													
A14	Browne Road (Hucks Road to DeArmon Road)												
	6'	8'	n/a	5'	11'	11'	n/a	11'	11'	5'	n/a	8'	6'
*11' left-turn lane at collector/thoroughfare intersections													
Source: Charlotte Department of Transportation (CDOT), 2013													

Boulevards

The diagram illustrates a boulevard cross-section. It features a wide street with multiple lanes, flanked by trees and buildings. The street is shown with several cars, and the trees are depicted with large, rounded canopies. The buildings are simple rectangular structures with windows. The overall scene is a stylized representation of a city street layout.

	Sidewalk	Planting Strip	Bike Lane	Travel Lane	Travel Lane	Travel Lane	Median	Travel Lane	Travel Lane	Travel Lane	Bike Lane	Planting Strip	Sidewalk
VILLAGE CENTER													
There are no Boulevards located within the Village Center													
WEDGE NEIGHBORHOODS													
B1	Eastfield Road												
B1	Mallard Creek Road (Mallard Creek Church Road to Breezewood Lane)												
B1	Prosperity Church Road (Prosperity Ridge Road to Mallard Creek Road)												
	6'	8'	5'	n/a	11'	11'	17'	11'	11'	n/a	5'	8'	6'
	Existing segments of Prosperity Church Road include 4' bike lanes, to remain in place												
B2	Mallard Creek Road (Breezewood Lane to Cabarrus County Line)												
	6'	8'	5'	12'	12'	12'	17'	12'	12'	12'	5'	8'	6'
Source: Charlotte Department of Transportation (CDOT), 2013													



Developing the Vision

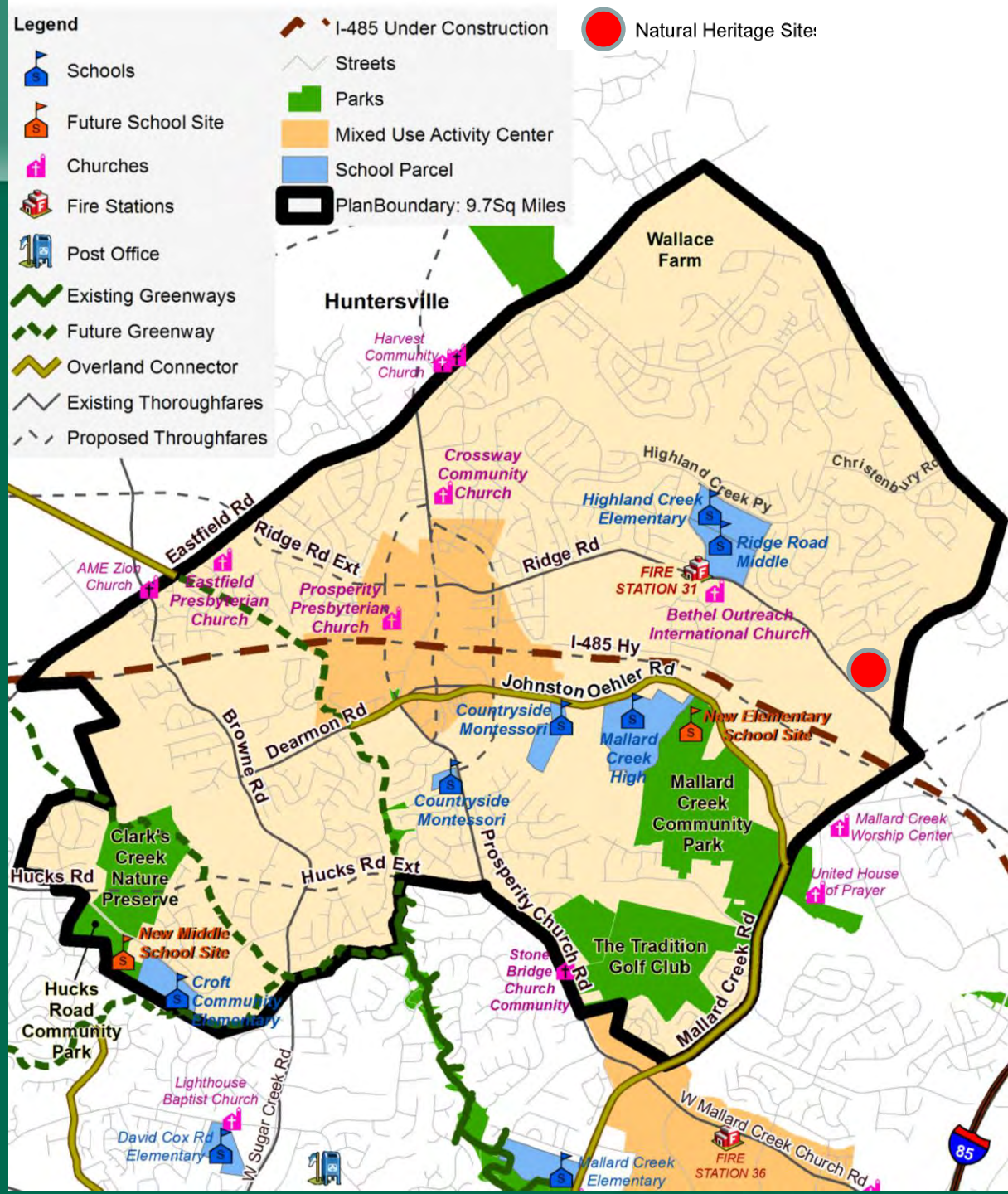
Open Space will be well integrated into the community, preserving elements of the natural landscape, becoming part of a meaningful, connected open space network of greenways, parks, and bike paths.



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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.



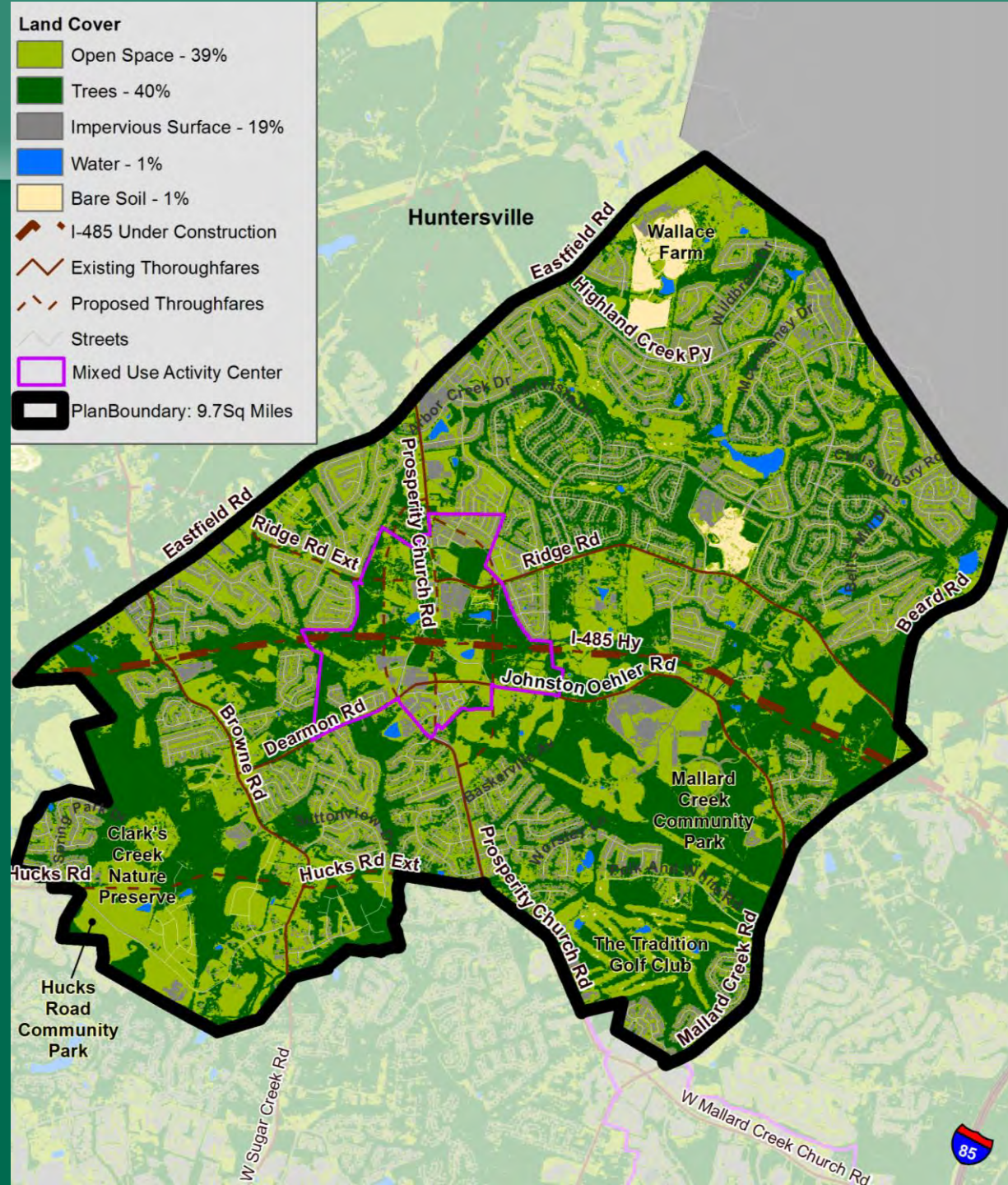


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Tree Canopy

Establish 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%**

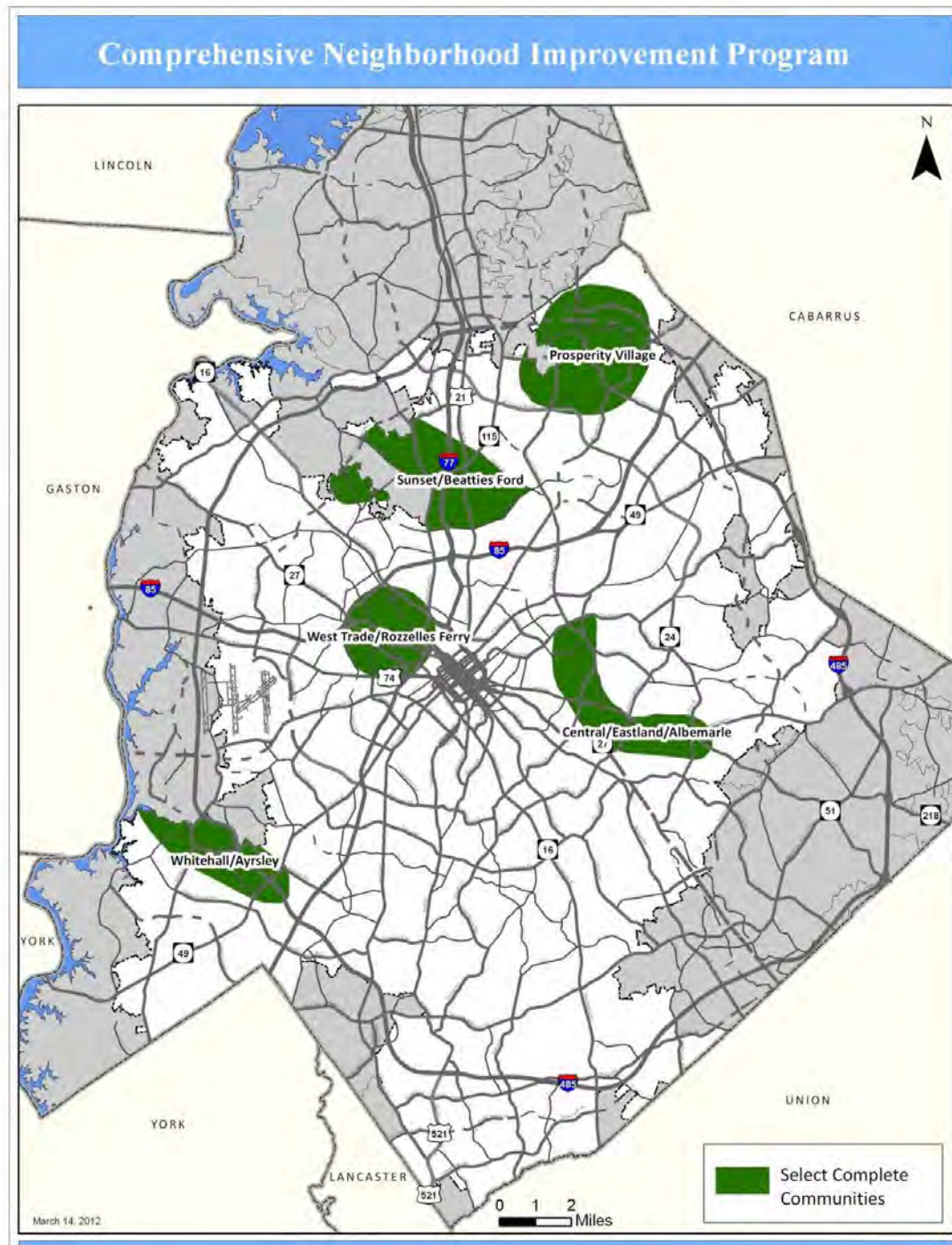




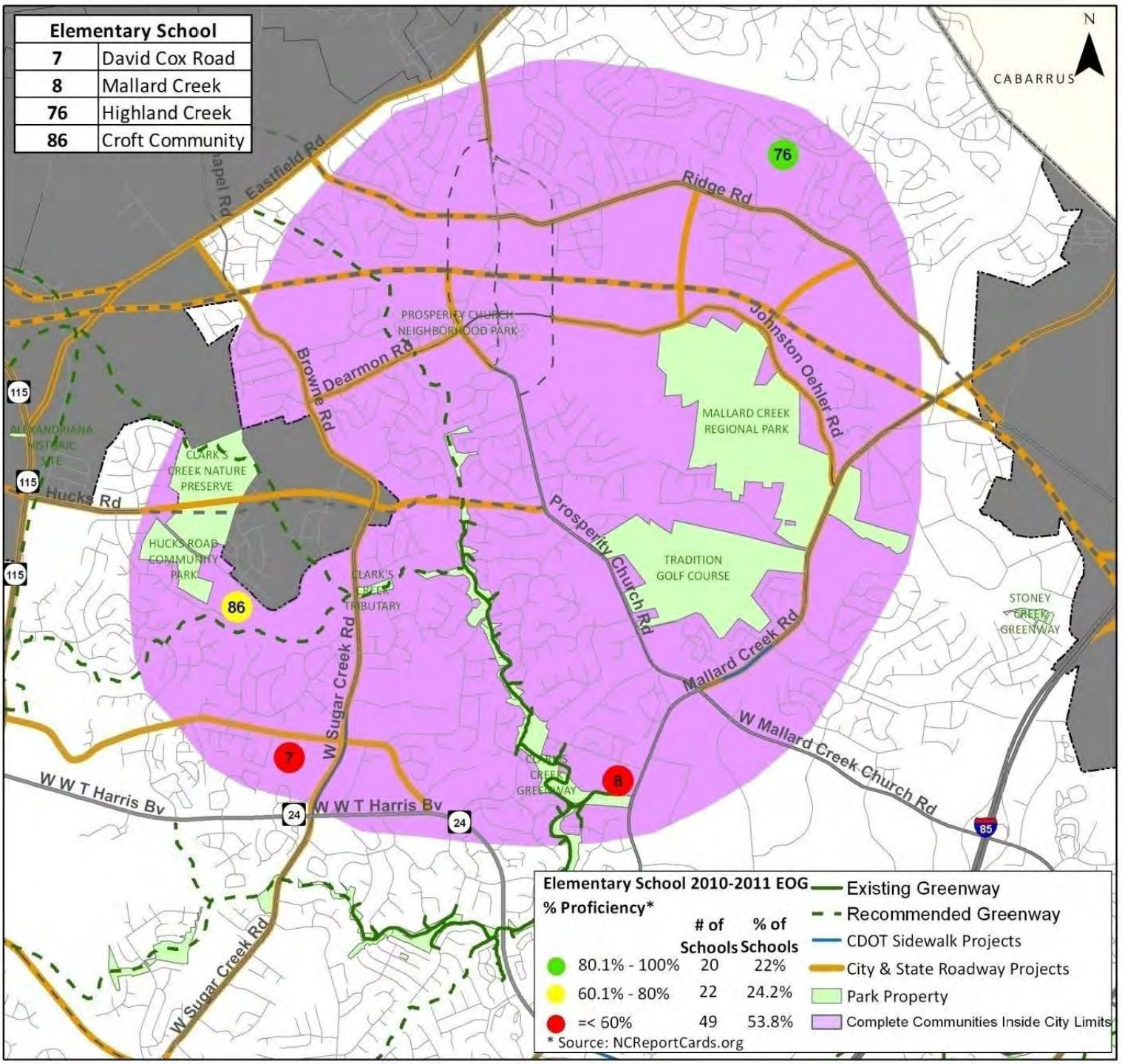
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Implementation Item

City Bond Package:
Comprehensive Neighborhood
Improvement Program (CNIP)
\$30 million budgeted for
Prosperity Hucks area.



Preliminary CNIP mapping





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What we heard

Comments from the Workshops

Prosperity Hacks and 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:

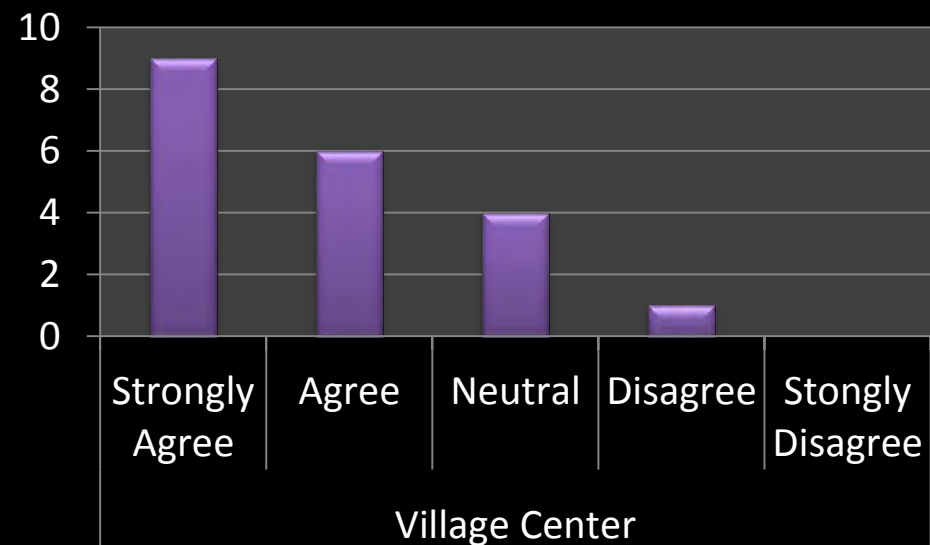
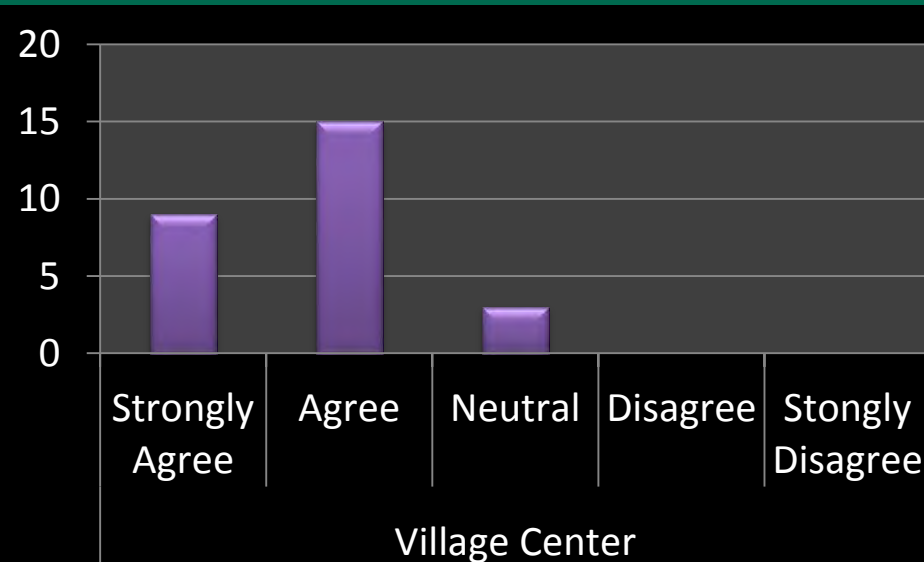
- 1. Draft Vision Statement**
Strongly Agree _____ Agree _____ Neutral _____ Disagree _____ Strongly Disagree _____
Comments: _____
- 2. Village Center Land Use Recommendations**
Strongly Agree _____ Agree _____ Neutral _____ Disagree _____ Strongly Disagree _____
Comments: _____
- 3. Wedge Neighborhoods 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 | 600 E. 4th Street | Charlotte, NC 28202
Phone: (704) 336-5721 | Fax: (704) 336-5123 | kmain@ci.charlotte.nc.us
Thank you for taking the time to complete this form.



Village Center

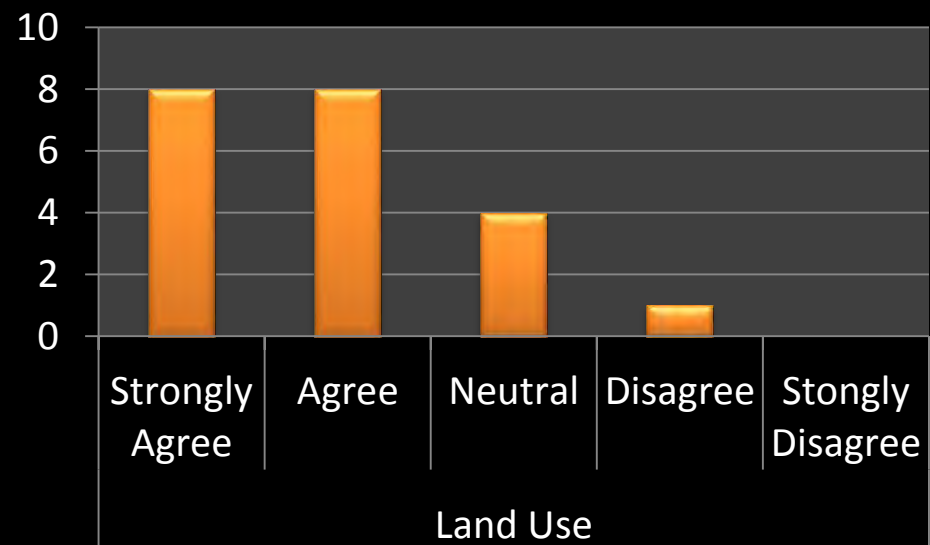
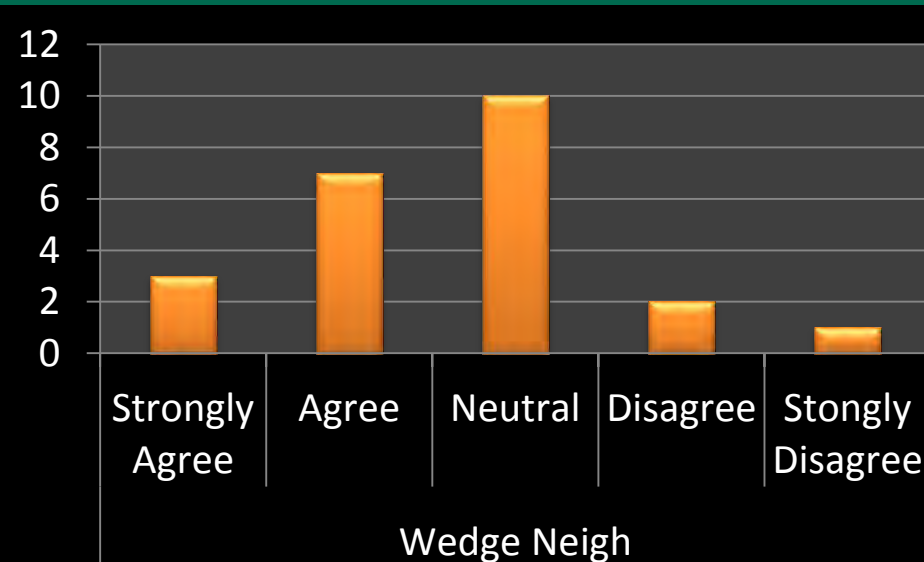
- Please **no fast food** restaurants. Love a Trader Joes/Fresh Market type grocery and restaurants like 131 Main.
- **Village center concept must be maintained**. Big Box stores & Housing Density should be controlled tightly.
- Like the style proposed that has shops around outside w/ parking in the middle. Would not like fast food going in.
- Create mixed use retail-residential on **corner of Dearmon & Prosperity**.





Land Use

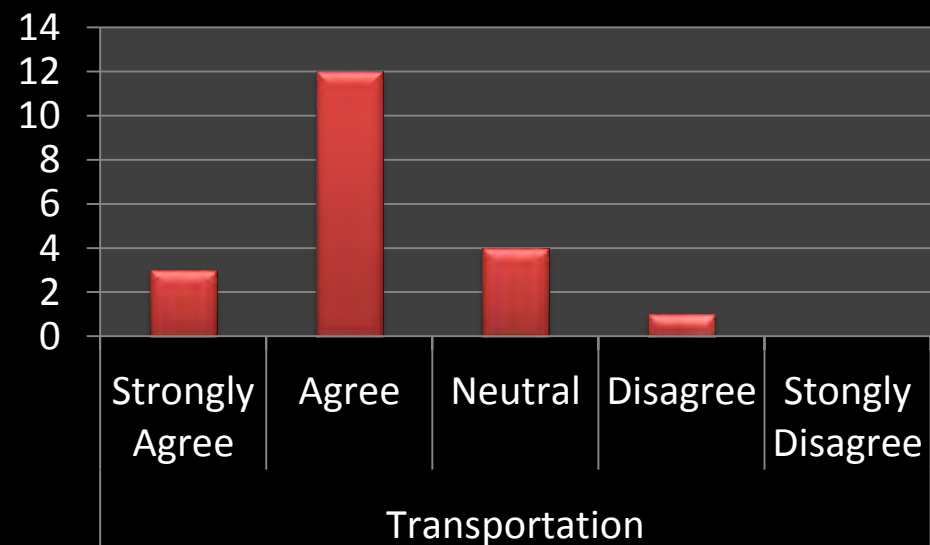
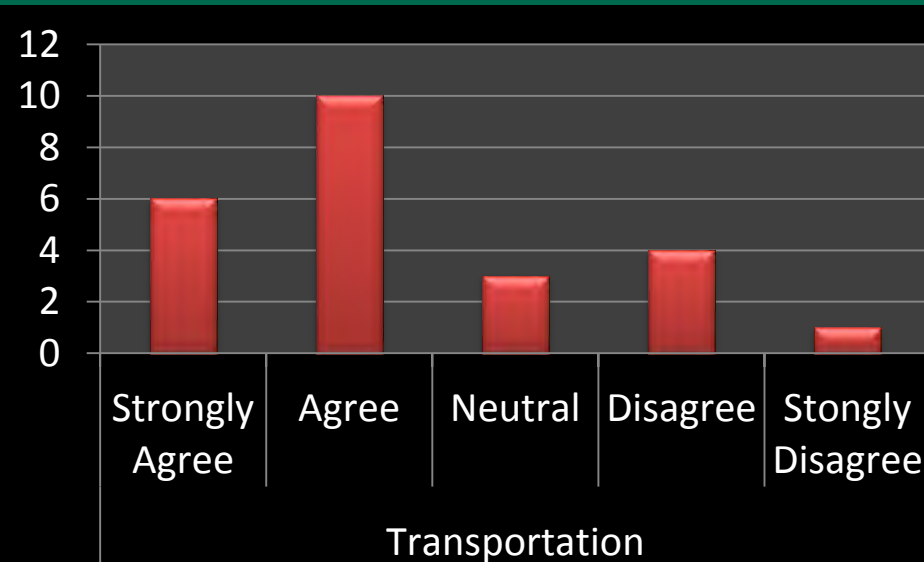
- Would like to see the existing farms & equestrian centers remain intact and not developed.
- Love **the mixed use....** Greenway connection to the Mixed Use area would be ideal!
- Like to see bike/hike trail along Dearmon.
- Would like to see **more mixed residential/commercial** development area.





Transportation

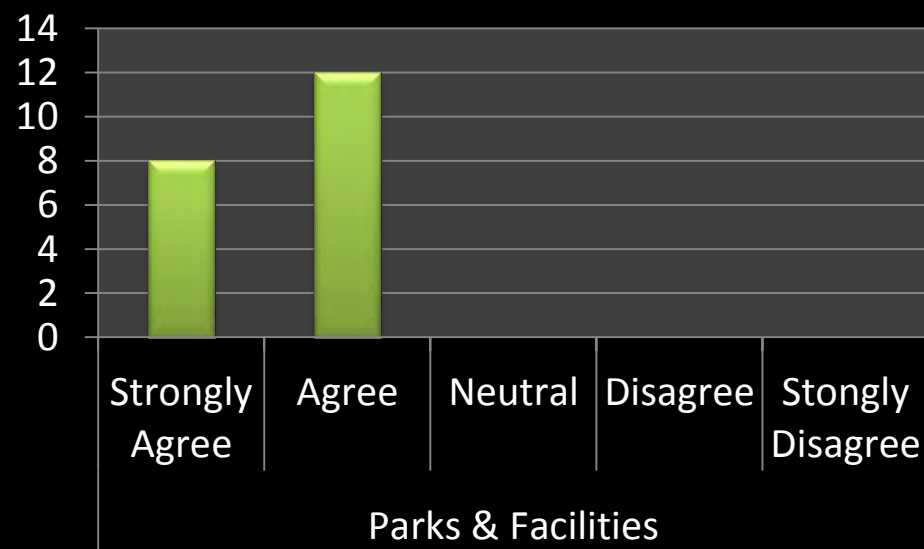
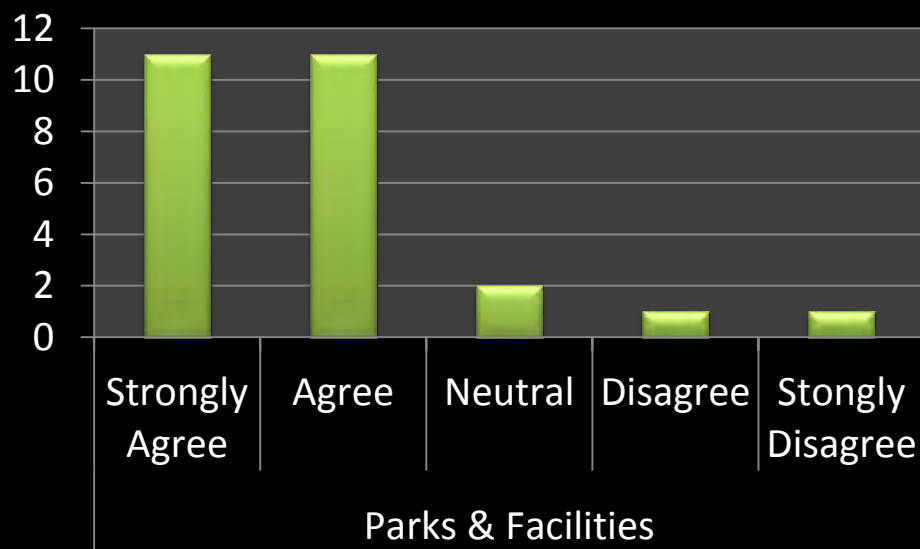
- Would love to see speed bumps/traffic cop/crossing at the school. Agree we need more bus routes.
- Concerned townhouses on Prosperity Ridge & Loganville.
- Make sure sidewalks & bike lanes are designed in upfront.
- Would love to see at least flashing lights for school zone and or a crosswalk, to Hucks Landing.
- Need bus service to: Downtown (#22 ride is too long, winding); UNCC.
- More streets means LESS congestion! Yay! Look fw to the new network!
- Want Hucks from Browne to Prosperity.





Parks & Facilities

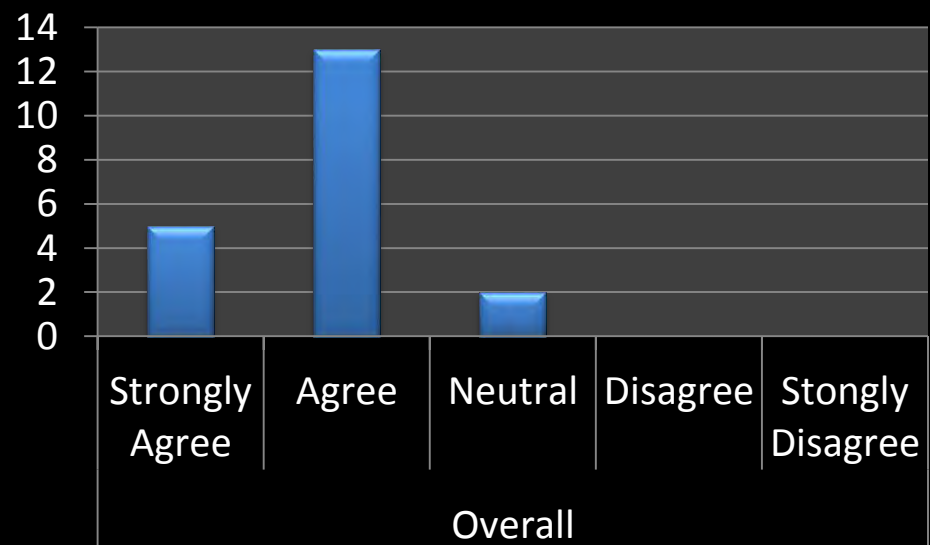
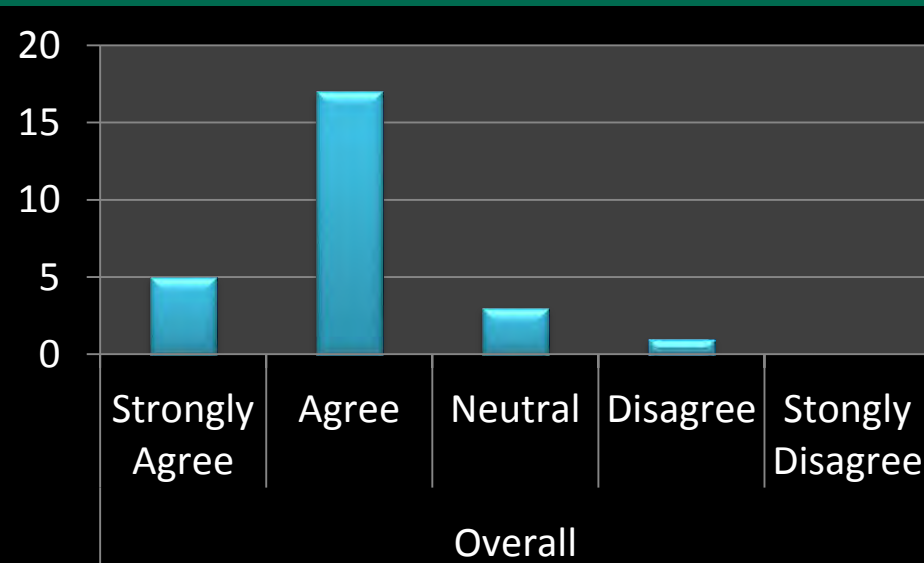
- Please **leave Nature Preserve untouched** on Hucks Rd.
- Would be amazing to **extend Greenway to Prosperity Ridge** mixed use. World class.
- Will write to County Commissioner. Would like to have greenway to Prosperity through/along golf to school.
- Extend and expand greenways.
- Need more greenway earlier.
- Want **access via: greenway, sidewalk, bike lanes.**





Overall Plan

- Very concerned about the traffic on Hucks Rd. Pls 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.**





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Next Steps



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Prosperity Hucks area plan

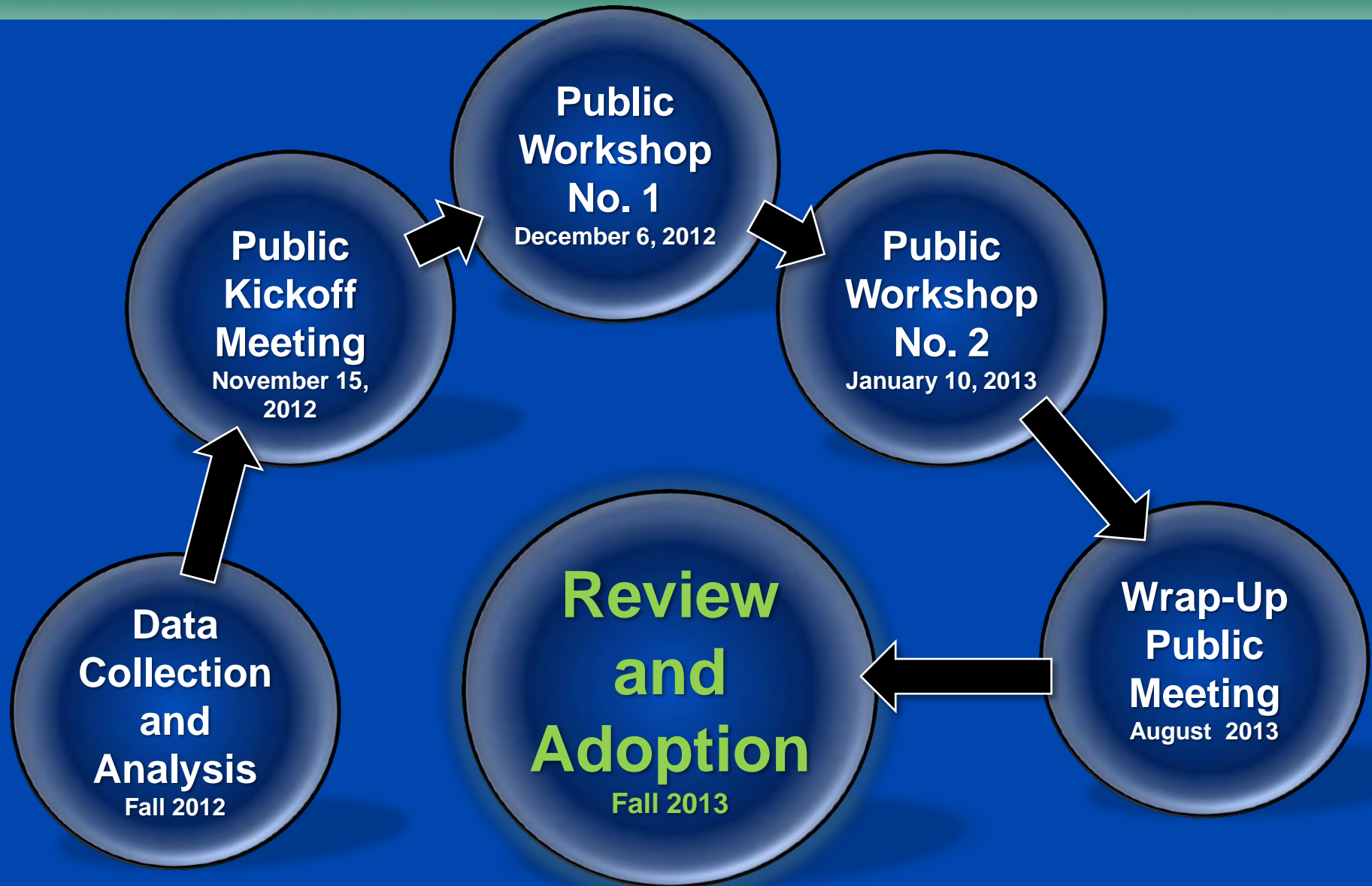
Charlotte-Mecklenburg
Planning Department



Adopted by Charlotte City Council
Month xx, 2013



Next Steps





CITY OF CHARLOTTE

- Survey responses will be used to make additional changes to the plan.

Prosperity Hacks and 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:

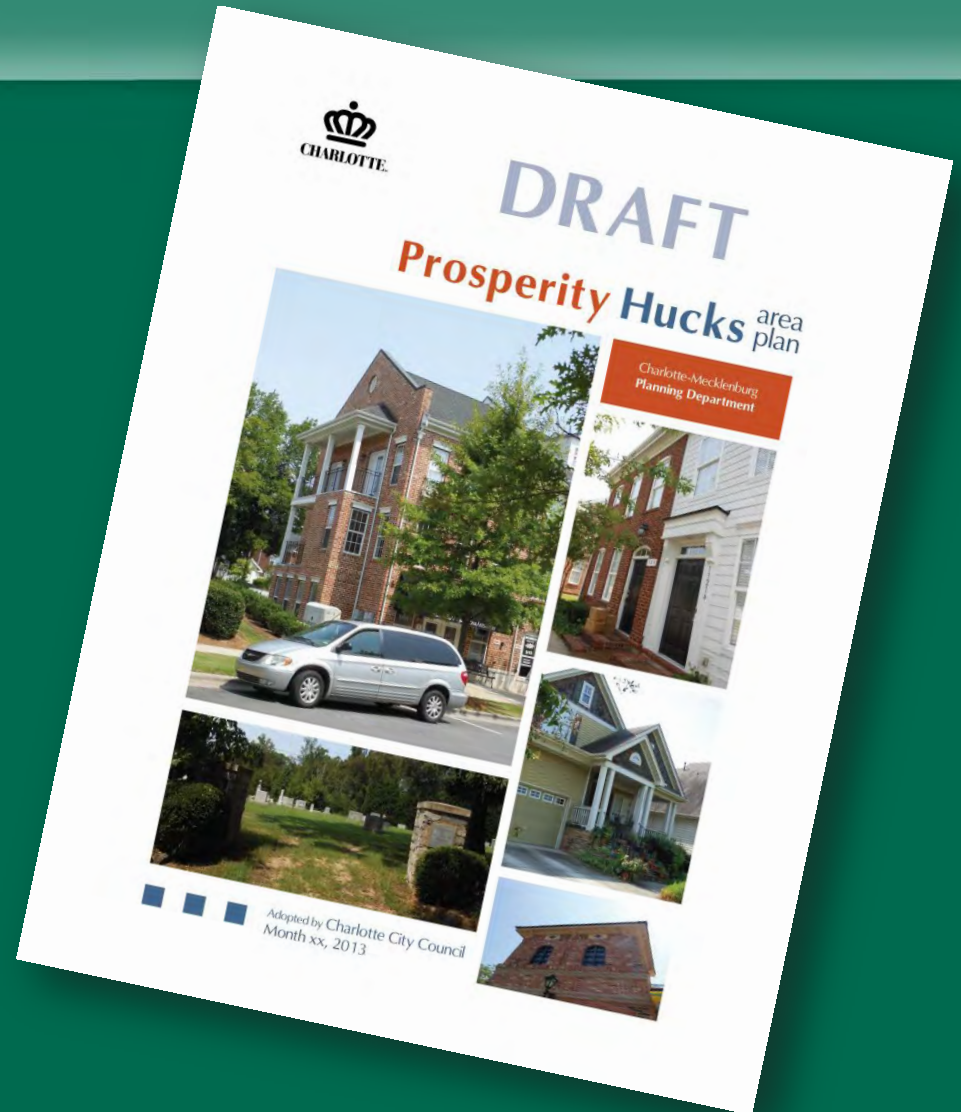
- 1. Draft Vision Statement**
Strongly Agree _____ Agree _____ Neutral _____ Disagree _____ Strongly Disagree _____
Comments: _____
- 2. Village Center Land Use Recommendations**
Strongly Agree _____ Agree _____ Neutral _____ Disagree _____ Strongly Disagree _____
Comments: _____
- 3. Wedge Neighborhoods 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 | 600 E. 4th Street | Charlotte, NC 28202
Phone: (704) 336-5721 | Fax: (704) 336-5123 | kmain@ci.charlotte.nc.us
Thank you for taking the time to complete this form.



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- Final Document to be posted on the Website as soon as it is available.



Next Steps

- Thu, August 8 PUBLIC MEETING
CrossWay Community Church
- Fall 2013 PLANNING COMMITTEE
PUBLIC COMMENT
Charlotte-Mecklenburg Government Center
600 East Fourth Street, Room 280
- TBD CITY COUNCIL PUBLIC COMMENT
City Council Chamber



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Questions?



DRAFT

Prosperity Hucks ^{area}plan

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