



Prosperity Hucks Area Plan

Transportation and Planning Committee

May 28, 2015

Presentation Outline



Prosperity Hucks area plan

Refined Draft Document

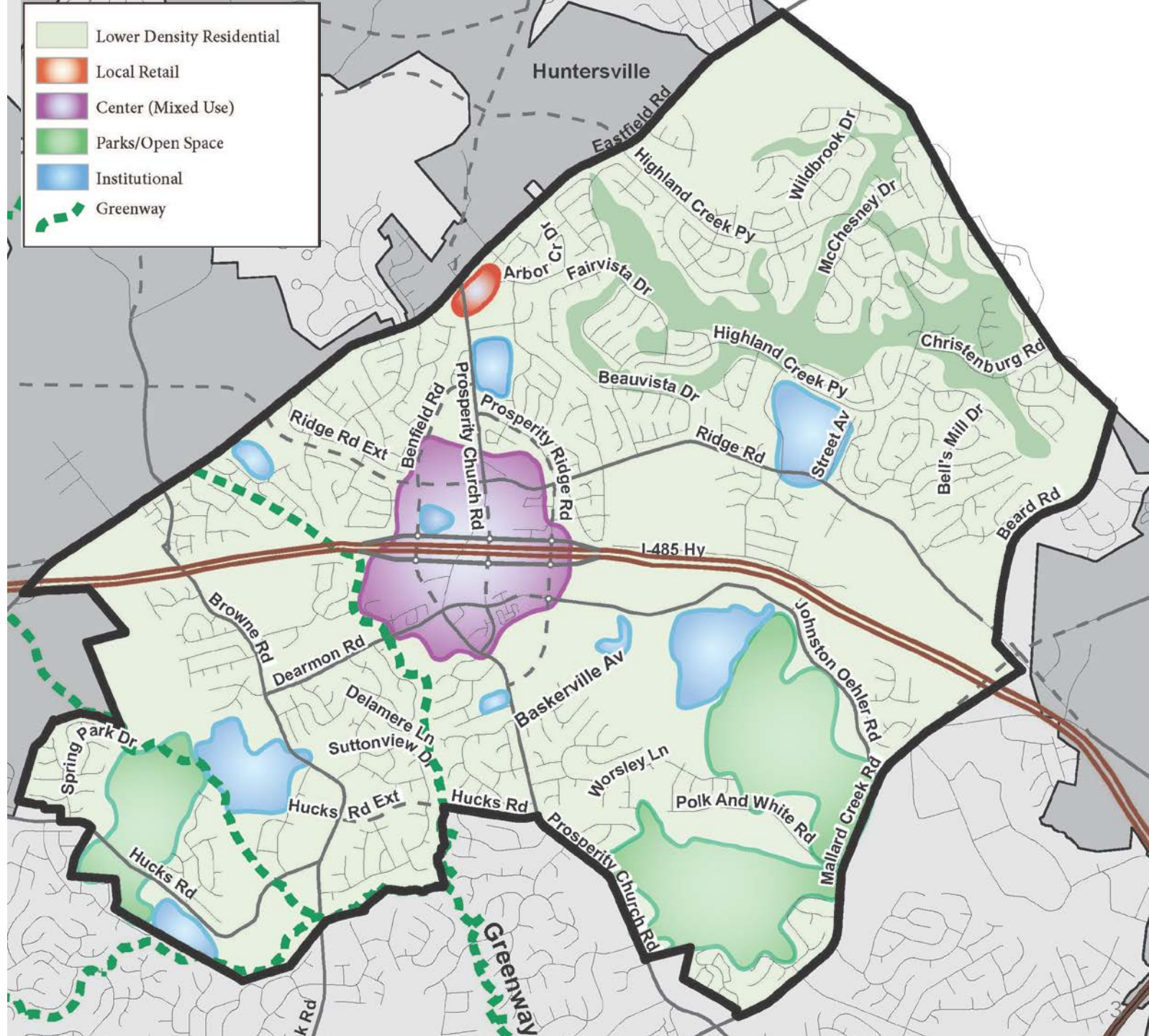
March 30, 2015



Charlotte Mecklenburg Planning Department

1. Background & Recap from Last TAP Committee Meeting
2. Planning Committee Public Comments
3. Plan Implementation
4. Answers to Questions
5. Next Steps

Plan Area



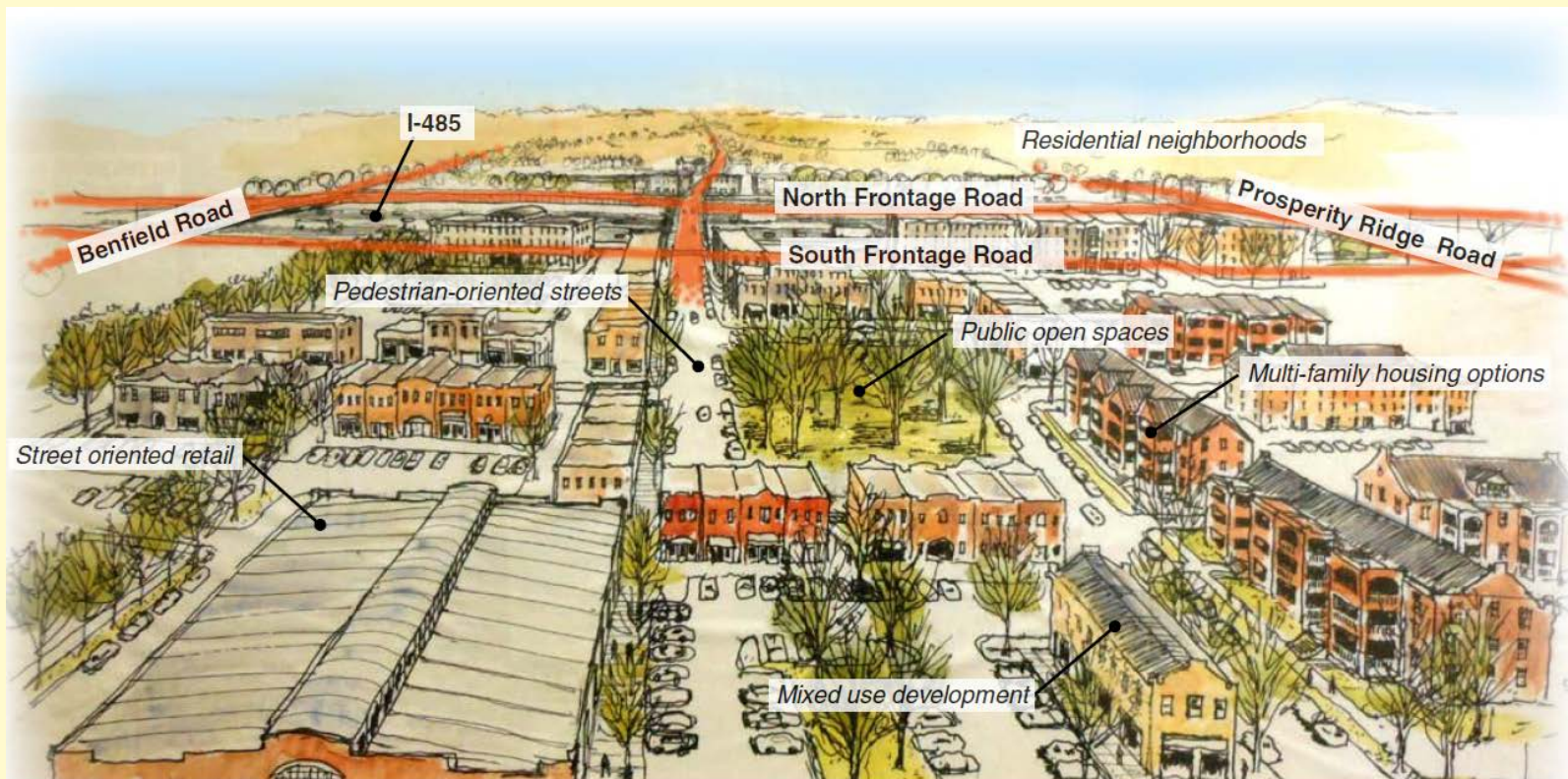
Process Background

- Began public process to develop the plan in November 2012. Draft Plan completed in December 2013.
- Draft Plan brought to TAP Committee in January 2014. Committee referred plan to Council for public comment.
- Just prior to City Council public comment, significant concerns arose in community:
 - **Extent of multi-family development**
 - **Location and type of retail uses**
 - **Level of detail in design guidance**
 - **Provision of open space**
- Staff undertook an intensive Community Dialog process during the Spring and Summer 2014 to address concerns.
- New “**Refined Draft**” Plan addresses community concerns; provides greater detail in recommendations and design standards.



Vision for the Activity Center

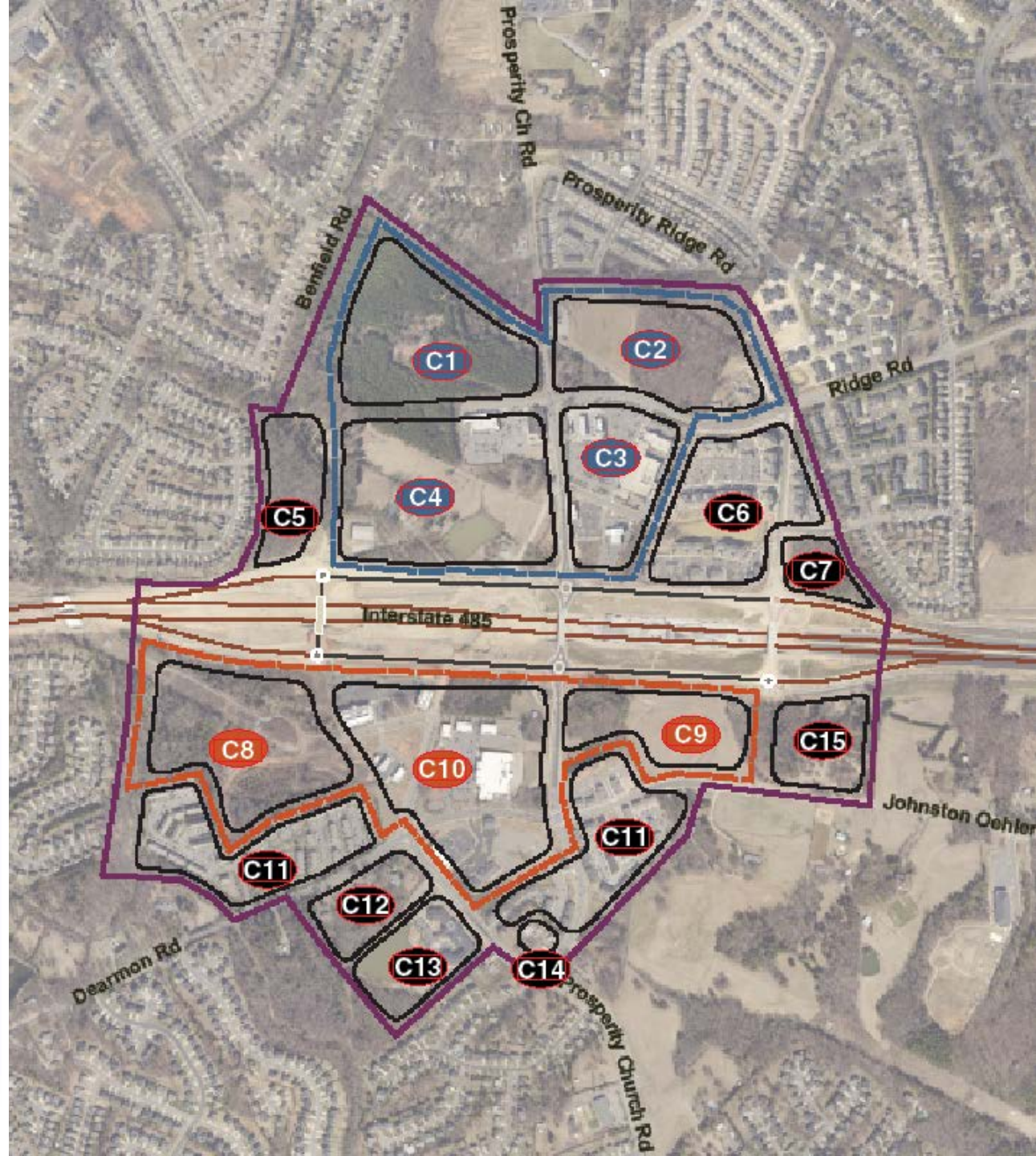
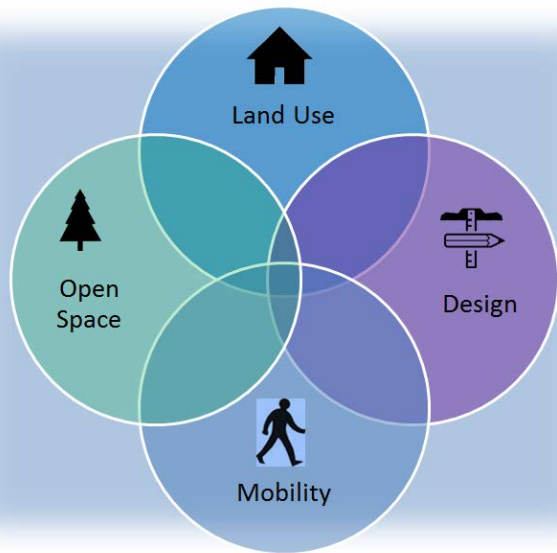
Activity Center will be a community serving Mixed Use place complementing and enhancing the surrounding neighborhoods; with a rich variety of retail, office, entertainment and residential uses in a well-designed and appropriately scaled form.



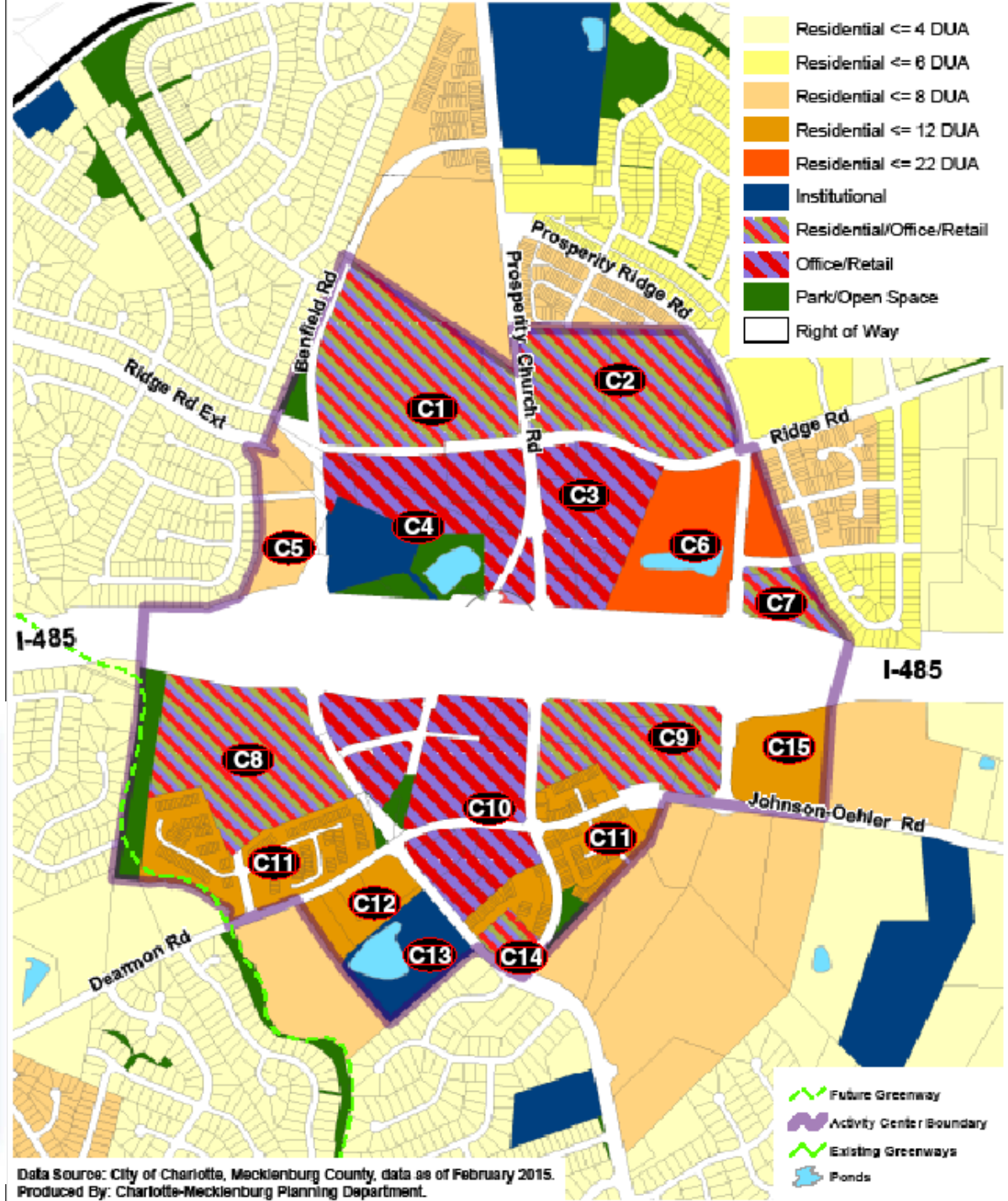
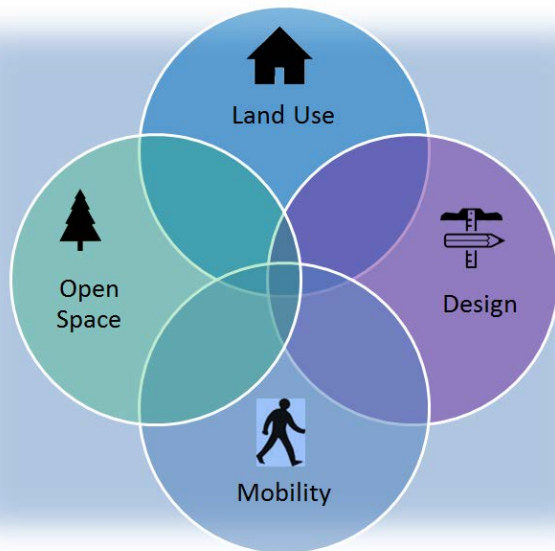
The vision for Prosperity Hucks is centered on a walkable Activity Center that supports the surrounding neighborhoods.

Activity Center Policy Areas

- 15 Policy Areas
- Specific Policy Guidance
- Greater detail



Activity Center Recommended Land Use



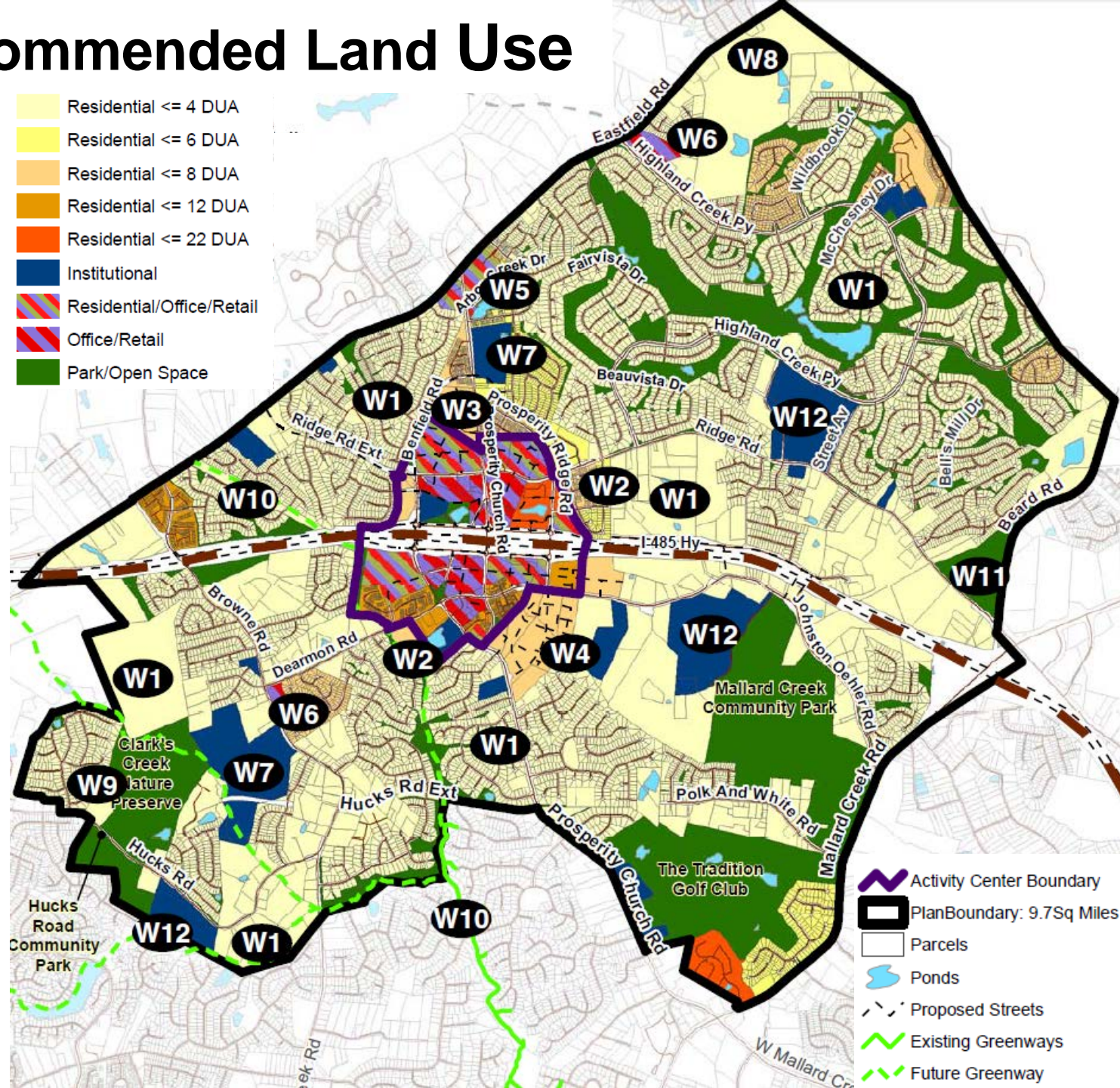
Vision for the Wedge

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.



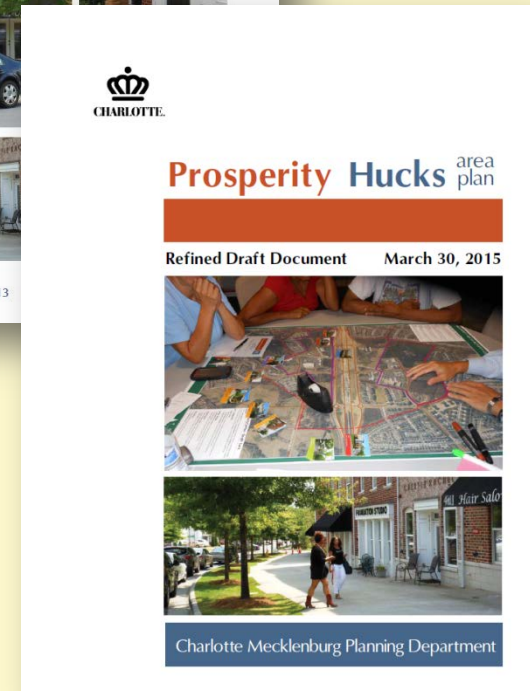
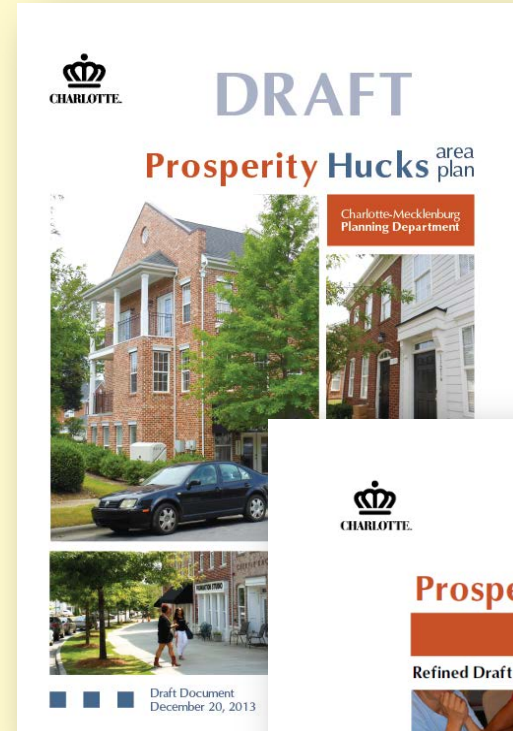
Wedge Recommended Land Use

- Few concerns expressed.
- Changes mainly to cover areas removed from Activity Center.
- Largely built out, but with scattered remaining parcels.
- Primarily single family residential with provision for small nodes of commercial or slightly higher density.



Addressing the Concerns


- New “Refined Draft” Plan addresses community concerns:
 - **Extent of multi-family development reduced and defined more precisely**
 - **Location and type of retail uses specified by area, including appropriate locations for anchor uses, drive throughs, and uses with gasoline pumps**
 - **Level of detail in design guidance increased, and tailored to specific areas**
 - **Methods for provision of open space laid out in greater detail**
- Community was involved in the refined recommendations, and reception of the plan has been good to date.



Planning Committee

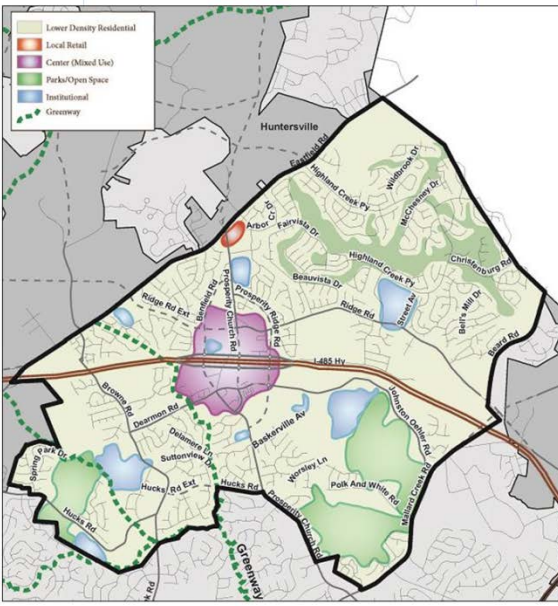
- Public Comment held May 19
- Six area residents spoke, all favorable
 - **Plan is stronger and more explicit; concerns mitigated; people can build from the plan.**
 - **Was part of Core group; very balanced plan.**
 - **New to area; had concerns; got involved in meetings; great experience.**
 - **Process very transparent; saw ideas from group actually included in plan.**
 - **Appreciative; saw intense concerns in group; made sure people were heard; satisfied with changes.**
 - **New to area; pleased with plan; still like to see help for Browne Road congestion.**

Prosperity Hucks area plan

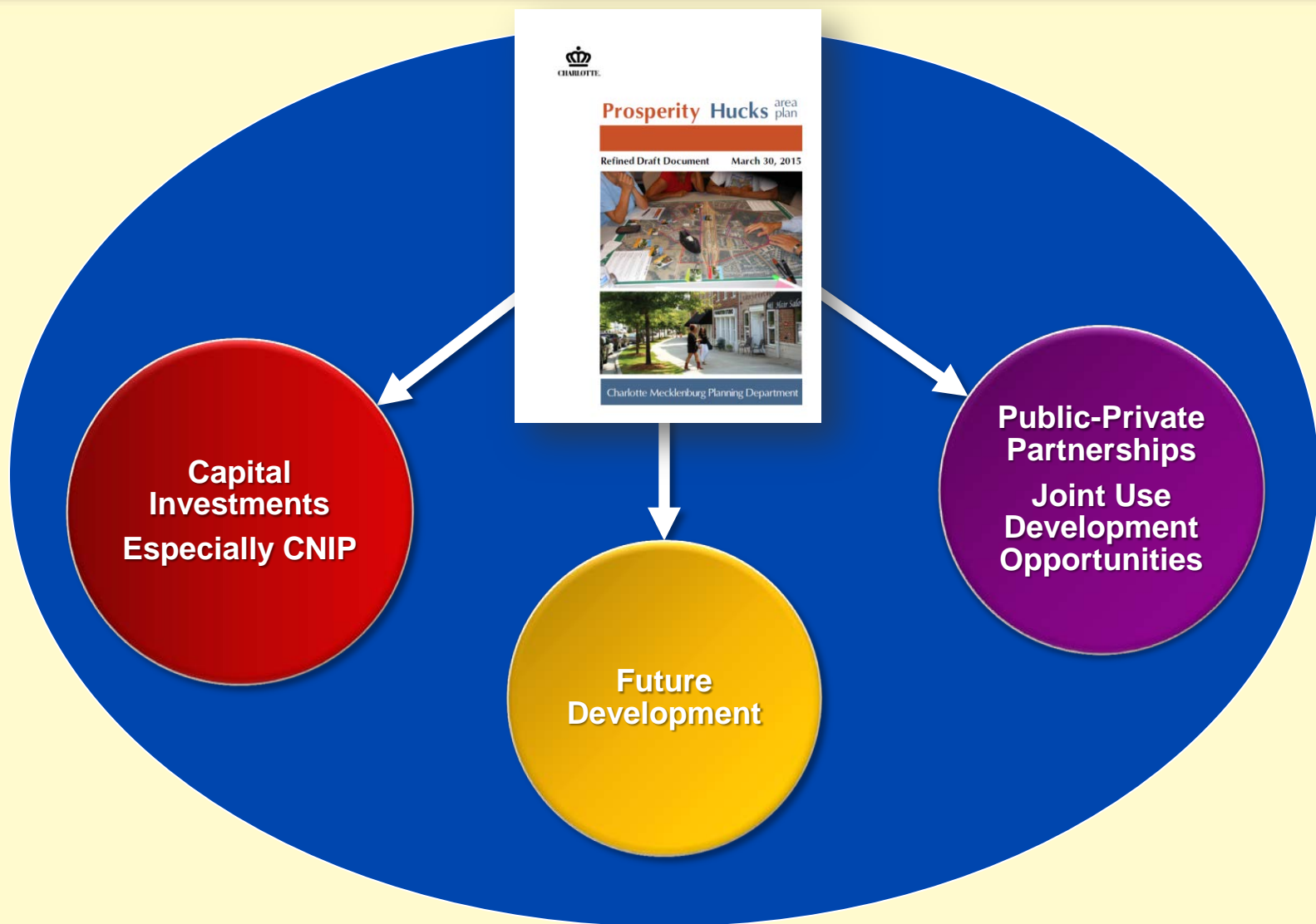


Public Review of Draft Plan: Wednesday, **April 15**, Drop in 4 to 7 pm
 at Crossway Community Church, 6400 Prosperity Church Road
 Brief presentations at 4:30, 5:30, and 6:30 pm

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



Plan Implementation



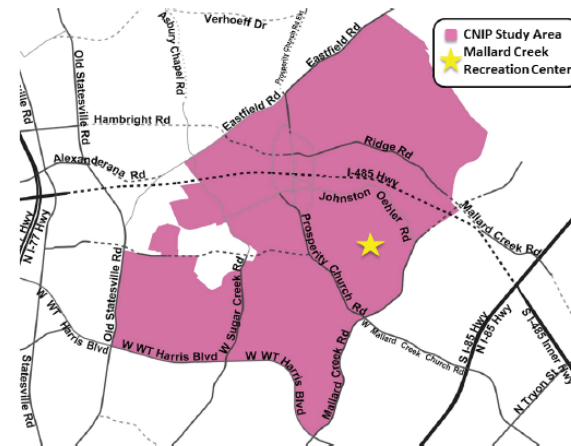
Do YOU have an idea
to improve YOUR
community?

Let's talk.

May 2, 2015 • 9 a.m. - 12 p.m.

Mallard Creek
Recreation Center

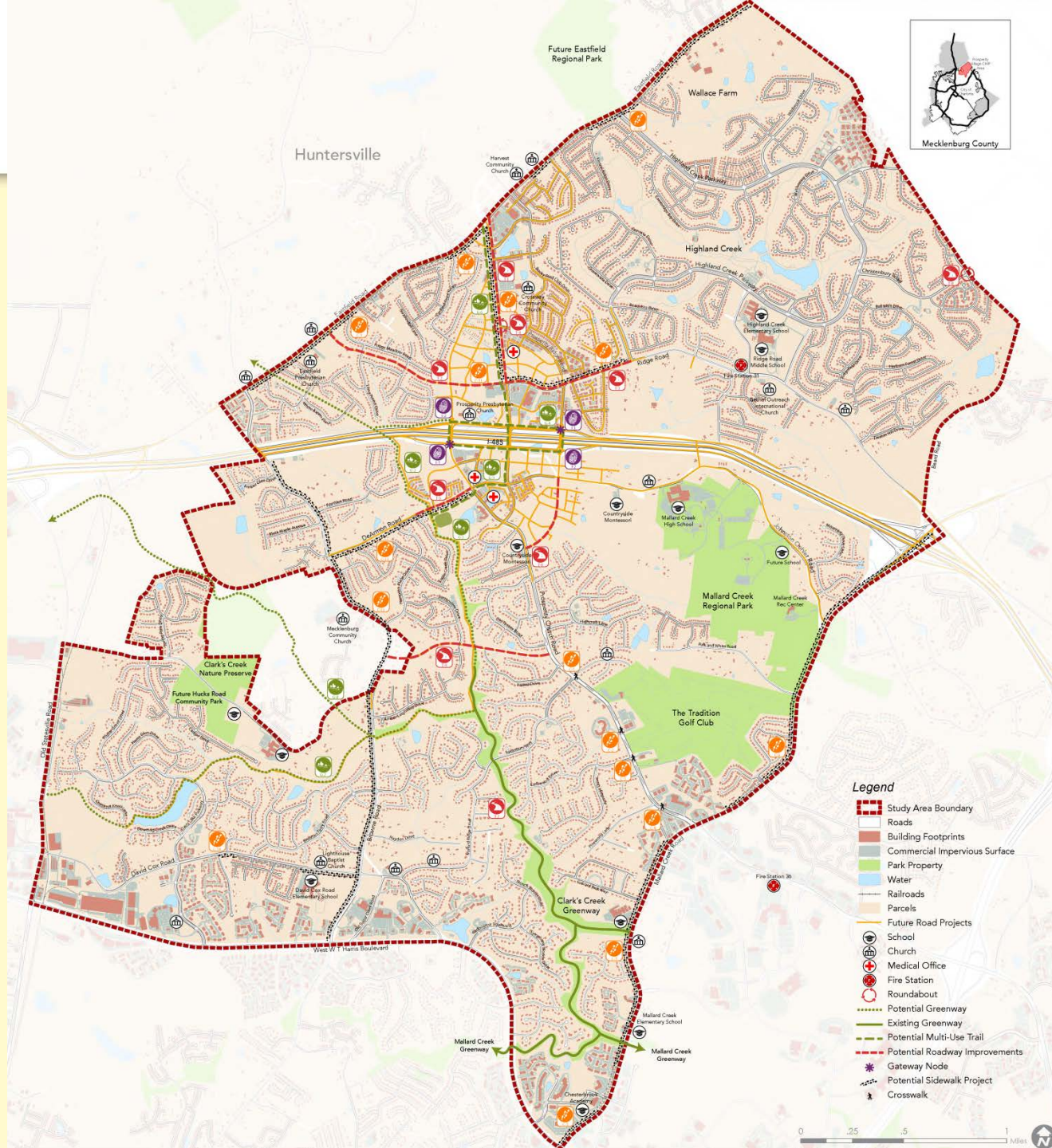
2530 Mallard Creek Road



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

CNIP: Comprehensive Neighborhood Improvement Program

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



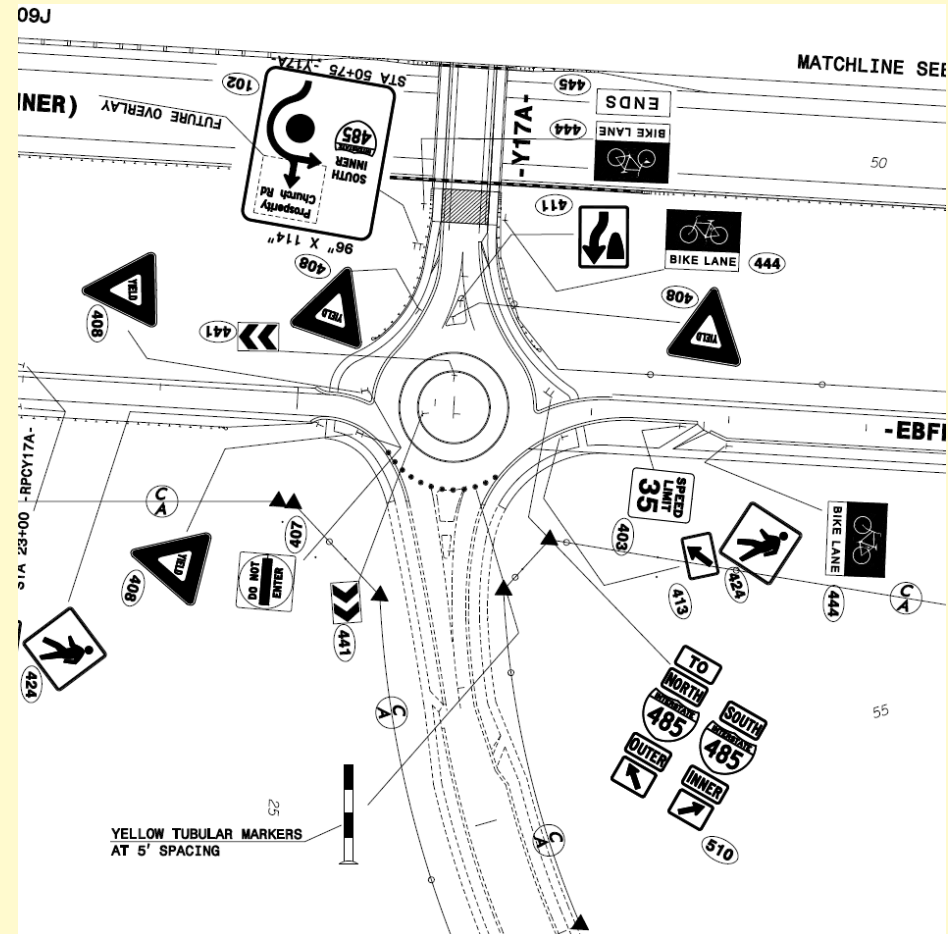
Answers to Questions

• Browne Road

- Existing Farm to Market Road, in need of improvements.
- Among projects under discussion in the CNIP program and other capital programs.
- Opening of I-485 interchange will provide further details on this and other area needs.

• Signage for I-485 Interchange

- NCDOT project includes an extensive signage package, now largely in place.
- Recent review by CDOT staff indicated that signage should be more than adequate.



Prosperity Hucks Area Plan

Next Steps - *Tentative*

2015

- ✓ April 15 – Public Meeting
- ✓ May 11 – TAP Committee introduction
- ✓ May 19 – Planning Committee public comment
- May 28 – TAP Committee: request referral to Council for public comment
- June 16 – Planning Committee recommendation
- June 22 – City Council public comment (Tentative)
- July 13 – TAP Committee recommendation
- July 27 or Aug 24 – City Council Action

On-going

Continue to work with community on concerns as they arise, track comments and propose revisions to document as appropriate.

Request for Committee Action:

Refer the
Prosperity Hucks Area Plan
to full City Council
for public comment.



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