

## **Town of Mount Pleasant Future Land Use Map Land Use Classifications**

***Town Residential:*** This classification is generally assigned to residentially developed areas within and adjacent to the current town limits. The primary goal of this classification is to preserve and enhance existing residential neighborhoods and facilitate compatible infill development of undeveloped properties at similar densities and intensities as surrounding development. Compatible uses within these areas include single-family and multi-family residential development, schools, churches, government offices and similar uses that, when properly designed and located, do not infringe on the residential character of the area.

***Commercial:*** This designation has been applied to the four primary commercial areas in Town - the East Franklin Street commercial area, the West Franklin Street commercial area, the Main Street / NC 49 commercial area and the area around the shopping center at the NC 49/73 interchange. The purpose of this land use classification is to facilitate the development and redevelopment of community oriented retail and service uses in these areas, with a focus on more intensive auto oriented/transient commercial uses focused around the Main Street NC 49 intersection and the NC 49/73 interchange, and less intensive uses along the Franklin Street corridor commercial areas. The application of this designation to a wide area around Main Street / NC 49 is also intended to prepare for the possibility of the redevelopment of the middle school property with a focus on commercial mixed use development in future years if the school is relocated.

***Town Center:*** This land use classification is intended to preserve and enhance a more dense and walkable commercial core area with restaurants, service uses and small scale local retail establishments. It is also intended to facilitate the development and redevelopment of vertically mixed use structures, preserve the historic character of the area, and enhance the aesthetic appeal of the downtown. The Town Center land use classification extends beyond the current boundaries of the Town's "downtown" zoning district in order to expand the amount of opportunity for "downtown" style growth along the corridors adjacent to downtown Mount Pleasant. Any expansion, in terms of the application of zoning changes to accommodate the changes proposed on the future land use map should be carefully considered to ensure that any area proposed for expansion (generally from residential to downtown commercial zoning) is "ripe" for change and does not lead to incompatible uses of property, leapfrog development or spot zoning.

***Community Service:*** The intent of this land use classifications is to provide a location for office, governmental and service uses that serve the needs of the local community as well as the surrounding area. The area shown on the map has been designated with this classification in order to continue the established development pattern and facilitate the development of similar compatible uses while prohibiting larger or more intensive commercial uses that are not compatible with the adjacent residential development pattern. This land use classification is

generally compatible with the Town's Office and Institutional district, which reflects the types of uses that are currently in place in this area.

**Rural Transition:** This land use classification is intended to facilitate the continuation of the low intensity mixed residential and agricultural development pattern that has been established in the areas shown on the map with this designation. The rural transition areas is intended to allow residential land use at a density of up to 1 dwelling unit per acre. This classification is also intended to serve as a buffer between more intensively developed areas and adjacent rural and agricultural areas, while allowing suburban expansion at densities that take into account the lack of full utility services and deficiencies in the ability of the road network to handle greatly increased traffic volumes.

**Eastern Growth Area:** The intent of this land use classification is to facilitate larger scale residential development on large undeveloped tracts of land immediately adjacent to the eastern town limits. It is anticipated that such development would be in the form of larger master planned communities developed as Planned Unit Developments (or similar) with inclusions of a variety of housing types at densities averaging 4 dwelling units per acre, along with the inclusion of some commercial development to serve the new neighborhoods. If development of this scale is to occur in this area, it will benefit from the presence of a good backbone of sewer infrastructure that is easily accessible, but will require some improvements to the water system, and will definitely require the construction of a transportation link between NC 73 and NC 49 to provide an alternative method of access due to the potential scale of the development that could occur. Given the level of investment required to achieve such a result and the size of the potential developments, this would likely require the adoption of one or more binding development agreements between the Town and eventual developer(s) to achieve the development vision for the area while ensuring the installation of the infrastructure that would be necessary to facilitate the more intensive development pattern.

**Mixed Use Employment Center:** The Mixed Use Employment Center land use classification is intended to facilitate the development of a diverse range of uses, including office, retail, service and residential uses within a well-integrated mixed use environment. The area to which this land use classification has been applied is a strategically important location in the Town's future growth area at the interchange of NC Highways 49 and 73, providing excellent access from the area to regional destinations including Charlotte, Harrisburg, Concord and Kannapolis. Its prime location provides the opportunity for the land in this quadrant of the interchange to be developed with a mix of uses that will serve a regional customer base while also providing employment growth and additional housing choices in the Mount Pleasant area. Given its prominent location, it will serve as both a gateway to Mount Pleasant and a catalyst for additional development in the *Western Growth Area*. Future development in this area should be designed in a manner that plans for the integration of adjacent land in the *Western Growth Area* into this area's development pattern, with particular emphasis on the integration of transportation and utility infrastructure. As both a gateway and future hub of commercial activity for this portion of the Town's planning area it is also crucial that the highest quality standards of development be implemented as this area grows, ensuring that the best face of the Town is presented to the public.

**Western Growth Area:** The purpose of this land use classification is to facilitate the establishment of a diverse mix of residential development at an average density of 4 dwelling units per acre, along with well-planned, compact and interconnected commercial development nodes in strategically concentrated locations along the primary corridors bounding this area. These commercial development nodes may only be established in areas that allow them to be designed and constructed in a manner that does not to reduce the capacity or function of the primary road network in the area. The designation of this area, primarily located between NC Highways 49 and 73, for this type of growth will allow for the greatest maximization of water and sewer infrastructure in the area, allowing the area to grow to its highest potential. It will also allow for the maximization of the benefits of the strong transportation links provided by NC Highways 49 and 73 and the local secondary roads (Walker and Cold Springs) that traverse the area linking the two highways. It is anticipated that this will be, perhaps, the most easily developed area for small to medium scale development projects given the ability to serve the area on gravity sewer and the lack of concern regarding traffic through town.

**Adams Creek Basin:** The purpose of this land use classification is to maintain a low density development pattern in this primarily rural area. This area, while having the potential to be developed with more dense residential development in the future, currently does not have access to an adequate sewer network or transportation network that would be required to facilitate higher density residential development. Aside from the lack of gravity sewer service in the area, Mount Pleasant Road West would not likely be able to handle any great increase in traffic volume without significant upgrades, and Mount Pleasant Road South, while up to standards, presents the significant challenge of funneling traffic to the Main Street/ NC 73 intersection, which is functionally deficient in its ability to handle large volumes of traffic. Therefore, due to the present constraints, the maximum development density in this area should be maintained at a level of 1 dwelling unit per acre, or less, for the foreseeable future. As transportation and utility improvements are planned and implemented, this area should be reassessed for its development potential, but in the interim, the area should retain its primarily rural characteristics.

**Agriculture:** The intent of this land use classification is to designate those outlying areas with the lowest potential for future development in a manner that will preserve the existing very low density development patterns throughout the agricultural fringes of the Town. To this end, areas which currently, or may in the future, fall within the Town's planning and zoning jurisdiction should be assigned a zoning classification that maintains an allowable residential development density of 1 dwelling unit per 2 acres or lower and regulates future development in a manner that does not interfere with the agricultural use of property in the area.

**Buffalo Creek Preserve:** The purpose of this land use classification is to recognize the important role of the recently created Buffalo Creek Preserve. The future use of this area, while undetermined as to the specific types of uses, may include a range of use types, including parks and recreational facilities, agricultural uses and/or a nature preserve. The future development of this approximately 400 acre area is restricted to those types of low impact and low intensity uses due to the presence of a conservation easement on the property.