

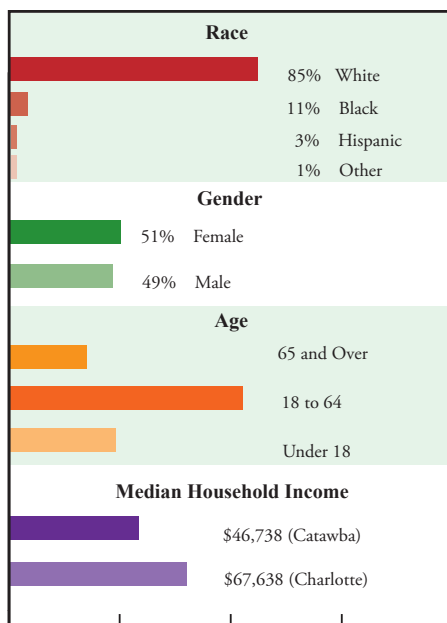
Catawba area plan

Quick Facts

The Catawba Area Plan study area is approximately 4,800 acres located in the western portion of Mecklenburg County. The area is bounded by the Catawba River to the west, I-85 to the south, I-485 to the east, and Mount Holly Road to the north.

Demographics

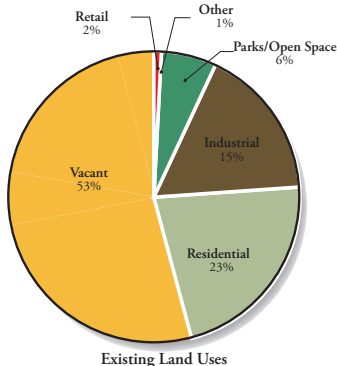
According to the 2000 U.S. Census and building permit data, the Catawba study area is home to approximately 3,300 residents and 1,300 households.



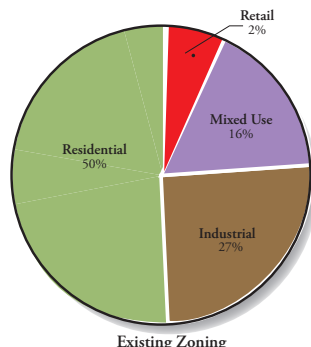
Source: ESRI and Charlotte-Mecklenburg Planning Department, 2008

Existing Land Use and Zoning

Current tax parcel data shows that 53% of the total study area is currently vacant or undeveloped. Approximately 44% of this vacant land, or 1,116 acres, has been designated for undeveloped projects. Existing land use and zoning patterns are illustrated below.



Source: Charlotte-Mecklenburg Planning Department, 2008



Source: Charlotte-Mecklenburg Planning Department, 2008

Transportation

Planned Transportation Improvements:

- Whitewater Center Parkway (under construction)
- Belmeade Drive Extension (partially complete)

Public Facilities

The map below illustrates five major public facility projects planned for the study area.



1. Long Creek Greenway
2. Belmeade Drive Extension
3. Whitewater Academy
4. Regional Wastewater Treatment Plant
5. US National Whitewater Center

Environment

All 4,795 acres within the Catawba Area Plan study area are impacted by the Class IV Catawba River Water Supply Watershed. One third of that acreage is categorized as critical watershed; the remaining two-thirds are categorized as protected watershed. In addition to these watershed and buffer regulations, there are floodplain areas along both the Catawba River and Long Creek that limit development potential and/or require special construction practices.

2008 Study Area Watersheds

Type of Watershed	Acres	% of Total
Critical	1,560	32.3%
Protected	3,245	67.7%
Total	4,795	100.0%

Source: CMPD, June 2008