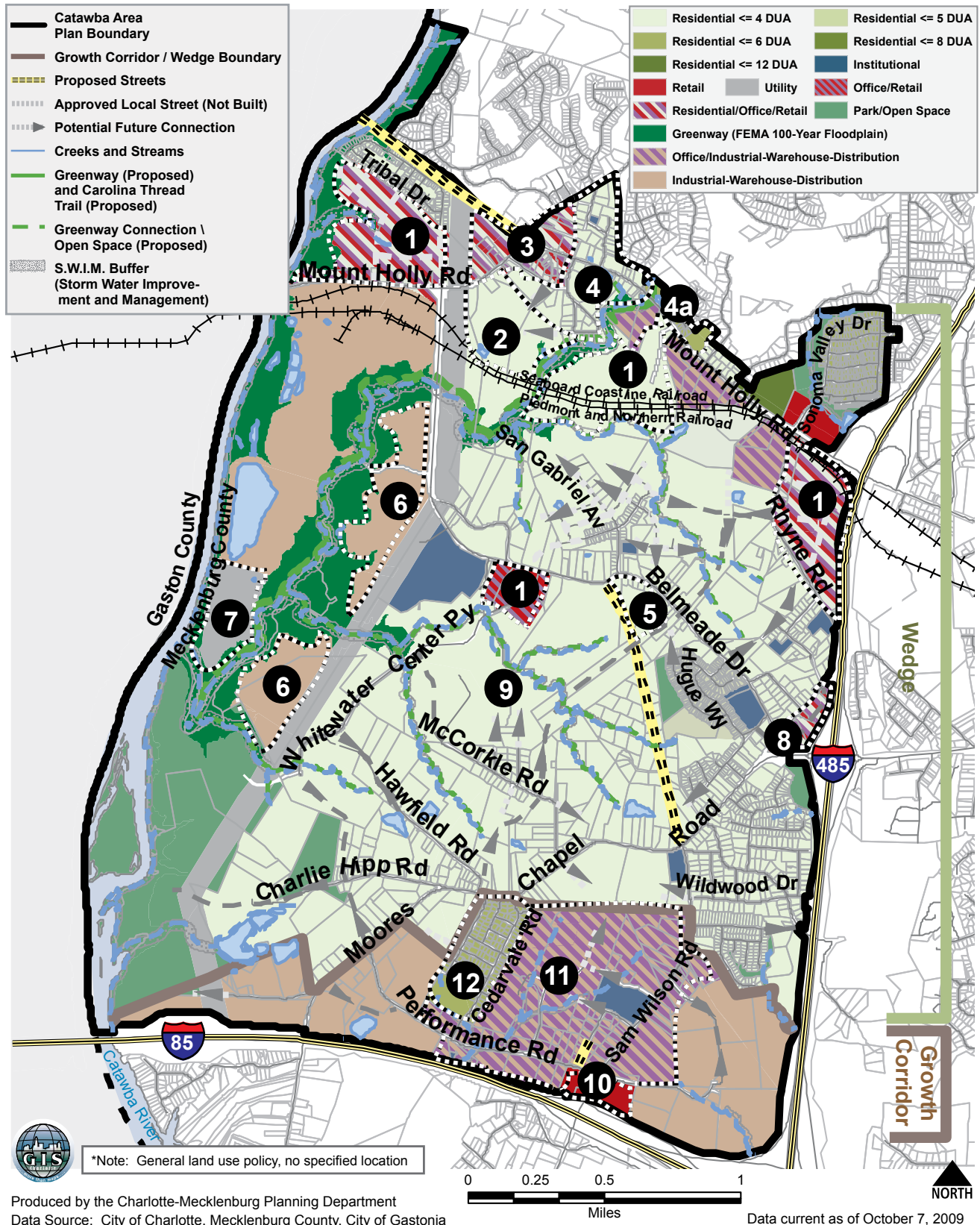


Catawba Area Plan

Recommended Future Land Use

Map 3



Recommended Future Land Use Table

Refer to Map 3 . (See text for complete land use policies beginning on page 14.)

	Area	Recommended Land Use Policy	Additional Land Use Details
Wedge	1	Residential, Office and/or Retail	Limit land uses and intensities to that approved on existing site plans.
	2	Residential up to 4 dwelling units per acre (dua), and Park/Open Space	Refer to Residential Design Guidelines in plan for guidance. If area does not redevelop parcels should be correctively rezoned to R-4 to be consistent with existing land use.
	3	Residential, Office and/or Retail	One or any combination of these uses is appropriate, however office and retail uses are limited to Neighborhood Size Center as described in the General Development Policies which limits office and retail to: <ul style="list-style-type: none"> • 30,000 square feet office • 100,000 square feet retail Non-residential and/or mixed use developments should provide an appropriate transition to abutting lower density residential, and be limited to 4 stories in height. Residential as a single use should be limited to up to 12 dua
	4	Residential up to 4 dua, and Park/Open Space	Recognize the existing residential; however if area redevelops residential density up to 12 dua may be appropriate if parcels are assembled and alternative access to Mt. Holly Road is provided.
	4a	Residential up to 6 dua	Recognize the existing residential density
	5	Residential up to 4 dua	Residential up to 8 dua would be considered if new Sam Wilson Rd. extension, and new proposed street connections are built.
	6	Industrial/Warehouse Distribution and Park/Open Space	Industrial uses are appropriate for this site considering the possibility to redevelop the former Clariant plant site. Class A buffers between residential, institutional and industrial uses are required (refer to zoning ordinance for specific details).
	7	Utilities, and Park/Open Space	Accommodate / recognize proposed wastewater treatment plant on this site.
	8	Residential, Office and/or Retail	Recommended land use mixture: <ul style="list-style-type: none"> • residential up to 6 dua • 12,000 square feet office • 25,000 square feet retail • Civic and/or cultural facilities are encouraged to be located in mixed-use areas and well integrated with surrounding areas. (see development scenarios, page 17)
	9*	Residential up to 4 dua Cluster Development	Encourage clustered development where appropriate, such as areas where the preservation of open space and/or environmentally sensitive areas is particularly important.
Growth Corridor	10	Retail	Interchange area with such retail uses as restaurants, gas stations, convenience stores and/or hotels. Landscaping and pedestrian network needs to be integrated throughout the site, with any drive-thru operations clearly separated from pedestrians.
	11	Office and/or Industrial-Warehouse-Distribution	One or any combination of these uses is appropriate.
	12	Residential up to 6 dua	If all parcels are assembled, this area may be considered for office / industrial land uses with a site plan addressing Design Guidelines in Community Design section.

* General land use policy, no specified location