

Charting Course into the Future:

Town of Cornelius Comprehensive Master Plan



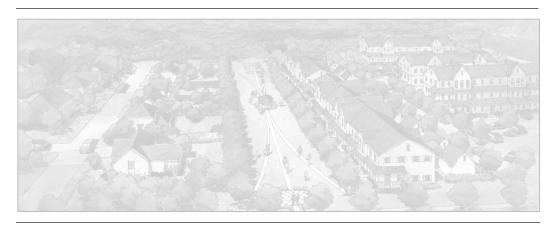
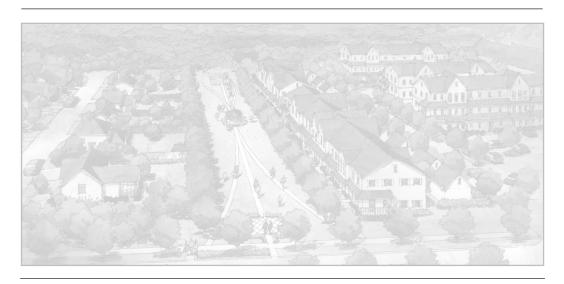


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Section A:
Introduction

Place Type Summary Document

Section A - Introduction

n March 2010, Town officials began Navigate Cornelius: Charting Course into the Future, a community-wide initiative to develop the Town's first comprehensive master plan. The project provides residents, business owners, and elected officials the opportunity to contemplate competing growth visions, their trade-offs, and alternative futures.

Ultimately, the comprehensive master plan will become the official blueprint for long-term, sustainable planning initiatives in the Town's planning jurisdiction. And recommendations in the plan will guide future updates to the local land development code and a new capital improvements plan.

The place type summary document for Navigate Cornelius will be a resource throughout the planning process. It introduces the concept of place types, which are used to generalize various development categories that describe, measure, and evaluate the built environment. Place types also capture preferred development types, patterns, and intensities in the Town's general development map, adopted as a component of the comprehensive master plan.

Study Area

The study area for Navigate Cornelius includes all land within the corporate limits or the designated future growth area (i.e., sphere of influence). The Town exercises planning, zoning, and subdivision powers over the entire study area.

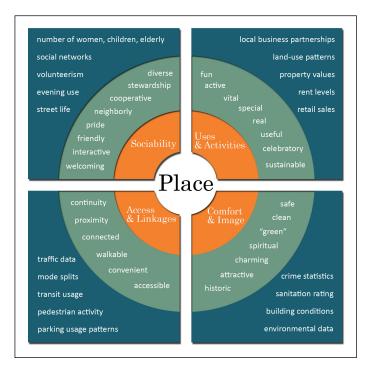
What Makes a Place?

Every place leaves an impression on those who live, work, or visit in it. This impression is referred to as 'sense of place', and captures the unique combination of land uses, development patterns, or visual qualities that define the place and give it a distinct identity. Physical features associated with a single development and the interaction between different place types throughout the study area contribute significantly to the community's image. Deliberate actions to improve the experience of place in the study area will fulfill stated goals to link development with high quality-of-life, and improve community cohesiveness and economic vitality.

Categorizing the study area by place type measures a community's consistency, and identifies what is typically a natural progression from rural to suburban to urban. Physical attributes that reinforce sense of place are traditionally regulated through the community's comprehensive plan, land development code, or architecture design standards.

Place Typology

Many cities and towns throughout the nation are switching from conventional land use designations to place types when developing their long-term growth strategies (as opposed to general land use categories). This change is driven by a renewed interest in the relationship between land use and urban design for creating memorable places. General development characteristics used to describe different place types include: general development pattern (e.g., mixed or standalone uses), residential density, non-residential intensity, prevailing building height, typical block size, open space elements, setback requirements, parking



condition). The business-as-usual scenario will be used for measuring the tradeoffs of alternative development scenarios contemplated for Navigate Cornelius in subsequent phases of the project.

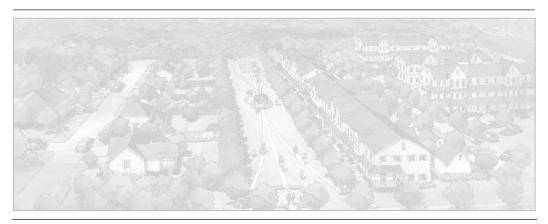
What Makes a Great Place?



configuration, and street pattern. Equal emphasis on land use and urban design in each place type description guides future decisions about growth and development, land preservation, resource protection, and the provision of community facilities and services.

Place Type Assignments

Place types were assigned to parcels in the study area using the Town of Cornelius Land Development Code and the accompanying Land Development Map. Validation of these assignments occurred through fieldwork in the study area. The general development map in Section D of the document depicts the assignment of place types based on current land development controls administered in the study area (i.e., business-as-usual or trend



Section B:

Place Type Palette

Place Type Summary Document

Section B - Place Type Palette



place type palette was created for Navigate Cornelius to identify and describe different development patterns, types, and intensities prevalent in the study area. The intent of the palette is to include enough diversity between place types to describe the natural and built environments. The palette is not intended to be an exhaustive list of every potential place type possible in the study area and efforts were made to minimize the number of categories to allow for a meaningful comparison between development scenarios.

Detailed descriptions for all fifteen place types are provided on the following pages.

Place types created for Navigate Cornelius include:

- preserved open space
- rural living
- large-lot residential neighborhood
- small-lot residential neighborhood
- multi-family neighborhood
- mixed residential neighborhood
- suburban commercial center
- suburban business center
- light industrial center
- civic & institutional facilities
- · working waterfront
- mixed-use neighborhood
- village center
- town center
- transit-oriented development

Preserved Open Space

Preserved open space includes active and passive land dedicated for permanent conservation. These areas are typically undisturbed and protected from development by government agencies or by public, private,

and nonprofit organizations. In the study area, these areas include community parks, permanent conservation areas, golf courses, small lakes, cemeteries, and dedicated open space within residential neighborhoods.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- · community park
- natural area
- golf course

Secondary Land Uses

- small lakes
- cemetery
- greenway
- dedicated open space within residential neighborhoods

Form & Pattern Table

General Development Pattern	Separated Uses
Residential Density	N/A
Non-Residential Intensity	N/A
Prevailing Building Height	N/A
Transportation Choices	Automobile, Walking, Bicycle
Typical Block Length	N/A
Setback or Build-To Line	N/A
Open Space Elements	Natural Areas/
	Greenways/
	Stream Corridors
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	N/A
Typical Street Cross Section	Rural



There are several examples of preserved open space throughout the study area. Notable sites include Ramsey Creek Park, Jetton Park on Lake Norman, Peninsula Club Golf Course, and dedicated open space within residential neighborhoods.





Rural Living

Rural living areas are characterized by large lots, abundant open space, and a high degree of separation between buildings. Residential homes and small farms are scattered throughout the area; often blending into the natural landscape. The lot size and separation between buildings decreases approaching areas with greater development densities.

Development near the edge of most rural areas is generally oriented toward the street with direct access to the street via a private driveway.

More dense development in the place type may take the form of farmhouse cluster developments, which leave larger areas for permanent open space and uninterrupted views of the surrounding countryside.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- single-family residence
- manufactured home
- small farm
- farmhouse cluster subdivision

Secondary Land Uses

- natural areas
- community center

Form & Pattern Table

General Development Pattern	Separated Uses
Residential Density	0.00-0.20 D.U.'s*/ Acre
Non-Residential Intensity	N/A
Prevailing Building Height	I-2 stories
Transportation Choices	Automobile
Typical Block Length	N/A
Setback or Build-To Line	Setback Requirements
Open Space Elements	Lake/Pocket Parks
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveways
Typical Street Cross Section	Rural

^{*}D.U. = Dwelling Unit



Rural living areas are located in the eastern extreme of the study area. Many people choose to live in these places as a result of their connection to agriculture, proximity to natural areas for scenic views, or the enjoyment of living in a natural setting.





Large-Lot, Residential Neighborhood

Large-lot residential neighborhoods are generally formed as subdivisions or communities, with a relatively uniform housing type and density throughout. Homes are oriented interior to the site and typically buffered from surrounding development by transitional uses, water bodies, or vegetative areas. Large blocks, curvilinear streets, and

cul-de-sacs make the neighborhoods traditionally auto-dependent.

Large-lot residential neighborhoods are found in close proximity to suburban commercial and suburban office centers, and provide the rooftops necessary to support the commercial and office uses within the centers.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

single-family residence

Secondary Land Uses

- natural areas
- community center
- pool and amenities

Form & Pattern Table

General Development Pattern	Separated Uses
Residential Density	0.00 - 0.50 D.U.*/ Acre
Non-Residential Intensity	N/A
Prevailing Building Height	I - 2 Stories
Transportation Choices	Automobile
Typical Block Length	N/A
Setback or Build-To Line	Setback Requirements
Open Space Elements	Natural Areas/
	Greenways/
	Stream Corridors
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Private Driveway
Typical Street Cross Section	Rural

^{*} D.U. = Dwelling Unit



Large-lot, residential neighborhoods provide low-density housing options to Town residents. Most are located north and west of Catawba Avenue and Knox Road; adjacent to Lake Norman. Other neighborhoods, like Magnolia Estates and Willow Pond, are located in close proximity to the Interstate 77 Corridor. Large-lot, residential neighborhoods are traditionally auto-dependent, with low street connectivity and an abundance of cul-de-sacs.





Small-Lot, Residential Neighborhood

Small-lot, residential neighborhoods support a mix of moderate- to high-density housing options. The neighborhoods are relatively compact, and may contain single family and two-family residences. Homes are oriented interior to the site and typically buffered from surrounding development by transitional uses or landscaped areas. Rear alleyways serve some small-lot, residential neighborhoods in the study area.

Small-lot residential neighborhoods are found in close proximity to suburban commercial and suburban office centers, and provide the rooftops necessary to support the commercial and office uses within the centers.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- single-family residence
- two-family home

Secondary Land Uses

- natural areas
- community center
- pool and amenities
- small scale commercial (in transitional residential overlay district)

Form & Pattern Table

General Development Pattern	n Separated Uses
Residential Density	0.5- 4.0 D.U.'s*/ Acre
Non-Residential Intensity	0.15 - 0.25 FAR (in TROD)
Prevailing Building Height	I - 2 Stories
Transportation Choices	Automobile
Typical Block Length	400 - 1,000 LF*
Setback or Build-To Line	Setback Requirements
Open Space Elements	Neighborhood Park/
	Greenways/
	Stream Corridors
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	Surface Lot/ Private Driveway
Typical Street Cross Section	Suburban

^{*} D.U. = Dwelling Unit

LF = Linear Feet



Small-lot, residential neighborhoods are found throughout the study area. Examples include Heritage Green, Greens at Birkdale, Westmoreland, and the Smithville Community.





Multi-Family Neighborhood

Multi-family neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the study area, and may contain one of the following housing types: condominiums, townhomes, senior housing, or apartments. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses

or landscaped areas. Large parking lots and low street connectivity are common in multi-family neighborhoods.

Multi-family neighborhoods are found in close proximity to suburban commercial and suburban office centers, and provide the rooftops necessary to support the commercial and office uses within the centers.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- apartment
- townhome
- condominium
- senior housing

Secondary Land Uses

- community center
- pool and amenities
- natural areas

Form & Pattern Table

General Development Pattern	Separated Uses
Residential Density	4 - 12 D.U.'s*/ Acre
Non-Residential Intensity	N/A
Prevailing Building Height	I - 3 Stories
Transportation Choices	Automobile
Typical Block Length	200 - 400 LF*
Setback or Build-To Line	Setback Requirements
Open Space Elements	Neighborhood Parks/
G	reenways/ Stream Corridors
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	Surface Parking Lot
Typical Street Cross Section	Suburban

^{*} D.U. = Dwelling Unit

IF = Linear Feet



Multi-family neighborhoods are found throughout the study area. Examples include Bexley, Twin Oaks, Windward Condominiums, Preston at the Lake, and Silver Quay.





Mixed Residential Neighborhood

Mixed residential neighborhoods are characterized by a variety of housing types and residential densities organized into a cohesive, well-connected community. Neighborhoods are generally designed to promote a wide range of housing choice in the study area. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses or landscaped areas. Small

blocks and a grid of streets support multiple modes of transportation.

Mixed residential neighborhoods are found in close proximity to suburban commercial and suburban office centers, and provide the rooftops necessary to support the commercial and office uses within the centers.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- single-family residence
- townhomes
- condominiums
- apartments
- duplexes

Secondary Land Uses

- natural areas
- community center
- pools and amenities

Form & Pattern Table

General Development Pattern	Mix of Housing Types
Residential Density	4 - 12 D.U.*/ Acre
Non-Residential Intensity	N/A
Prevailing Building Height	I - 3 Stories
Transportation Choices	Automobile/ Walking
Typical Block Length	200 - 400 LF*
Setback or Build-To Line	Setback Requirements
Open Space Elements	Neighborhood Parks/
	Greenways/
	Stream Corridors
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban

^{*} D.U. = Dwelling Unit

LF = Linear Feet

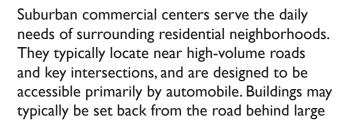


Mixed residential neighborhoods provide housing options throughout the study area. Examples include Baileys Glenn, Caldwell Station, Oakhurst, and Alexander Chase.





Suburban Commercial Center



surface parking lots, with little or no connectivity between adjacent businesses. Common types of suburban centers in the study area include multitenant strip centers, big box stores, and retail outparcels.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- · general commercial services
- · sit down or fast food restaurant
- · multi-tenant commercial
- big box commercial
- bank
- hotel
- professional office
- · gas station

Secondary Land Uses

- natural areas
- community park

Form & Pattern Table

General Development Pa	ttern Separated Uses
Residential Density	N/A
Non-Residential Intensity	0.10 - 0.25 FAR*
Prevailing Building Height	I Story
Transportation Choices	Automobile
Typical Block Length	1,500 - 3,000 LF*
Setback or Build-To Line	Setback Requirements
Open Space Elements	Stream Corridors / Pocket Parks
Street Pattern	N/A
Street Connectivity	N/A
Parking Provisions	Surface Parking Lot/ On- Street
Typical Street Cross Sect	ion Suburban / Urban

^{*} FAR = Floor Area Ratio LF = Linear Feet



Suburban commercial centers typically locate near high-volume roads, key intersections, and highway interchanges; including Catawba Avenue, Statesville Road, and Main Street. Most sites are chosen to maximize vehicular access.





Suburban Business Center



Suburban business centers provide basic jobs and keep people in the study area during normal work hours. They typically locate near high-volume roads or major intersections and may include stand-alone businesses, office parks, medical office parks, corporate centers, or technology centers. Centers are buffered from surrounding development by transitional uses or landscape areas. One or more buildings in a

suburban business center often are surrounded by surface parking lots. Clusters of uses that support or serve one another are encouraged to locate in the same business center.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- multi-tenant professional office
- medical office
- corporate office
- call center
- research and development

Secondary Land Uses

- bank
- copy and printing services
- flex space
- general government services

Form & Pattern Table

General Development Patte	rn Separated Uses
Residential Density	N/A
Non-Residential Intensity	0.25 - 0.50 FAR*
Prevailing Building Height	I - 3 Stories
Transportation Choices	Automobile
Typical Block Length	1,500 - 3,000 LF*
Setback or Build-To Line	Setback Requirements
Open Space Elements	Pocket Parks/
	Stream Corridors
Street Pattern	N/A
Street Connectivity	N/A
Parking Provisions	Surface Parking Lot / On-Street
Typical Street Cross Section	Suburban / Urban

^{*} FAR = Floor Area Ratio

LF = Linear Feet



Suburban business centers are typically located near major thoroughfares or suburban commercial centers; including Catawba Avenue and Torrence Chapel Road. Accessibility to the regional transportation system is often an important site selection criteria for suburban business uses.





Light Industrial Center

Light industrial centers provide basic jobs and keep people in the study area during normal work hours. Each center supports manufacturing and production uses, including warehousing, light manufacturing, and assembly operations.

These areas are found in close proximity to

major transportation corridors (i.e., highway or rail) and are generally buffered from surrounding development by transitional uses or landscaped areas that shield the view of structures, loading docks, or outdoor storage from adjacent properties. Clusters of uses that support or serve one another are encouraged to locate in the same light industrial center.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- light manufacturing and assembly
- processing facilities
- laboratory
- warehouse
- distribution

Secondary Land Uses

- small scale commercial uses
- natural areas

Form & Pattern Table

General Development Pattern	Separated Uses
Residential Density	N/A
Non-Residential Intensity	0.10 - 0.30 FAR*
Prevailing Building Height	I Story
Transportation Choices	Automobile, Trucks
Typical Block Length	2,000 - 3,000 LF*
Setback or Build-To Line	Setback Requirements
Open Space Elements	Stream Corridors/
	Landscaped Buffers
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	Surface Parking Lot

* FAR = Floor Area Ratio LF = Linear Feet



Light industrial uses in the study area are limited to the North 77 Business Park on Bailey Road.





Mixed - Use Neighborhood

A mixed-use neighborhood offers residents the ability to live, shop, work, and play in one community. They include a mixture of housing types and residential densities integrated with goods and services residents need on a daily basis. The design and scale of the development encourages active living, with a comprehensive and interconnected network of walkable streets. Mixed-use neighborhoods support multiple modes of transportation.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- · single-family detached home
- condominium
- apartment
- townhome
- sit down restaurant
- · community-serving commercial
- professional office
- · government building

Secondary Land Uses

- pocket park
- community park
- natural areas

Form & Pattern Table

General Development Pattern	Mix of Uses
Residential Density	4 - 12 D.U.'s*/ Acre
Non-Residential Intensity	0.20 - 1.00 FAR*
Prevailing Building Height	I - 2 Stories
Transportation Choices	Automobile, Walking,
	Bicycle, Bus
Typical Block Length	300 - 1,200 LF*
Setback or Build-To Line	Build to Line Requirement
Open Space Elements	Neighborhood Parks
	Pocket Parks /
	Greenways
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	Surface Parking Lot /
	On-Street Parking
Typical Street Cross Section	Urban / Suburban

^{*} FAR = Floor Area Ratio D.U. = Dwelling Unit

LF = Linear Feet



Mixed-use neighborhoods include a variety of residential and nonresidential uses in a walkable environment. Buildings are accessible to local populations by automobile, walking, and bicycling. Antiquity is an example of a mixed-use neighborhood in the study area.





Town Center

The traditional town center is a focal point of the study area. It is the hub of civic, cultural, and governmental activities for the entire Cornelius community. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings typically stand two or more stories in height. Residential units may

be found above storefronts. Parking is satisfied using on-street parking and shared rear-lot parking strategies.

The compact, walkable environment and mix of residential and non-residential uses in the town center support multiple modes of transportation.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Form & Pattern Table

Mix of Uses
8.0 -12.0 DUs/ Acre
0.50 - 1.00 FAR*
I - 3 Stories
Automobile, Walking,
Bicycle, Bus
400 - 1,000 LF*
Build to Line Requirement
Neighborhood Parks /
Pocket Parks /
Public Plazas
Modified Grid
High
Surface Parking Lot /
On Standat Poulsing
On-Street Parking

^{*} FAR = Floor Area Ratio D.U. = Dwelling Unit LF = Linear Feet

Primary Land Uses

- townhome
- condominium
- apartment
- sit down restaurant
- community-serving commercial uses
- professional office
- live/work/shop units
- post office
- government buildings
- fire station
- police station
- public plaza

Secondary Land Uses

- day care
- farmers market
- pocket park



The Cornelius Town Center located at Catawba Avenue and Main Street is a hub for civic, cultural, and government activities in the community. The mix of residential and non-residential uses support a more pedestrian-friendly environment.





Village Center

Village centers serve local economic, entertainment, and community activities. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings in the core of the village center may stand two or more stories. Residential units may be found above

storefronts. Parking is satisfied using on-street parking and shared rear-lot parking strategies.

A large-scale village center is typically surrounded by one or more mixed-use neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Form & Pattern Table

General Development Pattern	Mix of Uses
Residential Density	4 - 12 D.U.'s*/ Acre
Non-Residential Intensity	0.50 - 1.00 FAR*
Prevailing Building Height	I - 2 Stories
Transportation Choices	Automobile, Walking,
	Bicycle, Bus
Typical Block Length	400 - 1,000 LF*
Setback or Build-To Line	Build to Line Requirement
Open Space Elements	Neighborhood Parks /
	Pocket Parks /
	Public Plazas
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Parking Lot /
	On-Street Parking
Typical Street Cross Section	Urban

FAR = Floor Area Ratio D.U. = Dwelling Unit LF = Linear Feet

Primary Land Uses

- townhome
- condominium
- apartment
- sit down restaurant
- · community-serving commercial uses
- professional office
- live/work/shop units
- public plaza

Secondary Land Uses

- day care
- · farmers market
- pocket park



Village centers are concentrated mixed-use developments that serve one or more surrounding neighborhoods. Existing village centers in the study area are Kenton Place and Oakhurst Village.





Civic & Institutional Facilities

Civic and institutional facilities are focal points in the region. They typically include a building or complex of buildings that serve a public purpose, including a library, school, community

center, or church. Visual qualities of the building

and its surrounding grounds often make civic and institutional facilities a landmark within the study area.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- school
- church
- · government administration building
- library
- hospital
- · community center
- fire station
- police station

Secondary Land Uses

- neighborhood park
- other government buildings

Form & Pattern Table

General Development Patter	n Separated Uses
Residential Density	N/A
Non-Residential Intensity	0.10 - 0.30 FAR*
Prevailing Building Height	I-2 Stories
Transportation Choices	Automobile, Walking, Bicycle
Typical Block Length	N/A
Setback or Build-To Line	Setback Requirements
Open Space Elements	Stream Corridors/
	Pocket Parks/ Landscaped Buffers
Street Pattern	N/A
Street Connectivity	N/A
Parking Provisions	Surface Parking Lot
Typical Street Cross Section	Suburban

*FAR = Floor Area Ratio



Civic and institutional buildings are located throughout the study area, including schools, churches, and the Lake Norman YMCA of Greater Charlotte.





Charting course into the future

B.2

Working Waterfront

A working waterfront offers the opportunity to activate the water's edge in almost fully developed areas along Lake Norman. A variety of water dependent, non-residential uses might be appropriate in a working waterfront; considering environmental impacts and design qualities. Development should maximize being near, seeing, and interacting with the

lake. Building architecture and site design should emphasize public over private uses and activities.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- marina
- sit-down restaurant
- hotel
- · general office

Secondary Land Uses

- · civic and institutional uses
- pocket park

Form & Pattern Table

General Development Pattern	Separated Uses
Residential Density	N/A
Non-Residential Intensity	0.25 - 0.50 FAR*
Prevailing Building Height	I - 2 Stories
Transportation Choices	Automobile
Typical Block Length	N/A
Setback or Build-To Line	Setback Requirements
Open Space Elements	Lake/ Pocket Parks
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Parking Lot
Typical Street Cross Section	Suburban

generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category.

The form and pattern table to the left inventories

^{*}FAR = Floor Area Ratio



Working waterfront areas represent small pockets of non-residential development along Lake Norman. Notable sites include Peninsula Yacht Club, Holiday Marina, and Kings Point Marina. All locations have direct access to the water's edge.





Charting Course into the Future

Transit - Oriented Development

Transit-oriented development (TOD) represents the concentration of mixed-use, dense development around a transit center. Uses and buildings are located on small blocks with streets designed to encourage bicycle and pedestrian activity. High density development is located primarily within ¼-mile of the transit station, with progressively lower densities

spreading out into neighborhoods surrounding the center.

TOD is credited with relieving traffic congestion on the surrounding street network by shifting automobile trips to transit trips and by capturing some trips on-site between complementary residential and non-residential uses.

Land Use Considerations

Primary and secondary land uses listed for the place type represent typical development in the category. They are not meant to be an exhaustive list of all permitted or conditional uses that would be allowed in the place type.

Primary Land Uses

- condominium
- apartment
- townhome
- sit down restaurant
- general commercial
- professional office
- live/work/shop units
- public plaza

Secondary Land Uses

- church
- school
- public plaza
- pocket park
- parking structure

Form & Pattern Table

General Development Pattern	Mix of Uses
Residential Density	8.0 - 16.0 D.U.'s*/ Acre
Non-Residential Intensity	0.50 - 1.50 FAR*
Prevailing Building Height	2 - 6 Stories
Transportation Choices	Automobile, Walking,
Bio	cycle, Transit (commuter rail)
Typical Block Length	400 - 1,000 LF*
Setback or Build-To Line	Build to Line Requirement
Open Space Elements	Pocket Parks /
	Public Plazas
Street Pattern	Grid
Street Connectivity	High
Parking Provisions	Surface Parking Lot /
	On-Street Parking
Typical Street Cross Section	Urban

* FAR = Floor Area Ratio D.U. = Dwelling Unit

LF = Linear Feet

The form and pattern table to the left inventories generalized development characteristics associated with the place type. Working together, these elements reinforce a sense of place and community brand important to distinguishing development in this category.



Transit-oriented development (TOD) is located exclusively along high frequency transit routes (i.e., commuter rail, light rail, or bus). TOD is not prevalent in the study area today; however, a commuter rail station is planned near Catawba Avenue and Main Street for anticipated service along the CATS Northeast Corridor.





Charting Course into the Future

B.31



Section C:
Special Conditions

Place Type Summary Document

Section C - Special Conditions

Some conditions for land in the study area warrant different development standards or design considerations than found throughout the place type as a whole. These conditions, present in one or more of the place type categories, may influence the type, pattern, or intensity of development where they are present. Underlying conditions were inventoried for building the scenario planning tools used to support Navigate Cornelius. Assumptions used in the scenario planning model were adjusted for build-out potential on a site based on the presence of one or more special conditions.

In the study area, special conditions were created for the following physical or policy conditions:

- transitional residential overlay districts
- watershed protection areas
- SWIM buffers
- floodplains

A summary of special conditions present in the study area is provided on the following pages. More detailed information may be found in the Community Inventory and Assessment Report for Navigate Cornelius, which is available from the Town of Cornelius Planning and Zoning Department.

Transitional Residential Overlay District

Transitional residential overlay districts are used to protect, preserve, and enhance residential areas in town while allowing commercial or office uses that are compatible with adjacent residential uses.

Existing structures renovated for non-residential purposes must retain their residential character and scale. New commercial or office uses along Catawba Avenue and Main Street must specifically preserve existing residential buildings in lieu of new construction. All non-residential uses in a district may be subject to additional requirements for compatibility with the surrounding neighborhood, including signage, outdoor display, lighting, deliveries, parking, hours of operation, and trash pickup.



Watershed Protection Areas

Watersheds in North Carolina are protected by the Water Supply Watershed Classification and Protection Act (N.C.G.S. 143-214.5), which was intended to safeguard the State's surface water drinking supply from non-point source discharge and pollution. The Lake Norman and Mountain Island Lake watersheds lie within the study area. The portion of the Lake Norman watershed in the study area is classified as a 'critical' area, while the portion of the Mountain Island Lake watershed is classified as a 'protected' area. Land development controls in the Town of Cornelius Land Development Code treat both watersheds identically.



Single-family residences in either watershed are allowed at a maximum of two dwelling units per acre, or a minimum lot size of 20,000 square feet excluding street right-of-way. All other residential and non-residential development is allowed at a maximum of 24% built upon area. Development restrictions in the watershed protection overlay district supercede all other provisions in the local ordinance with regard to density, open space dedication, or built upon area.

Surface Water Improvement and Management (SWIM) Buffers

Surface water improvement and management (SWIM) buffers are used to stabilize stream banks, reduce flood risks, and protect water quality along streams and creeks in Mecklenburg County and the six incorporated cities and towns. No development is allowed in the SWIM buffer area except for minimalist activities described in the Charlotte-Mecklenburg Stream Buffer Guidelines (e.g., road crossing, public or common open space,

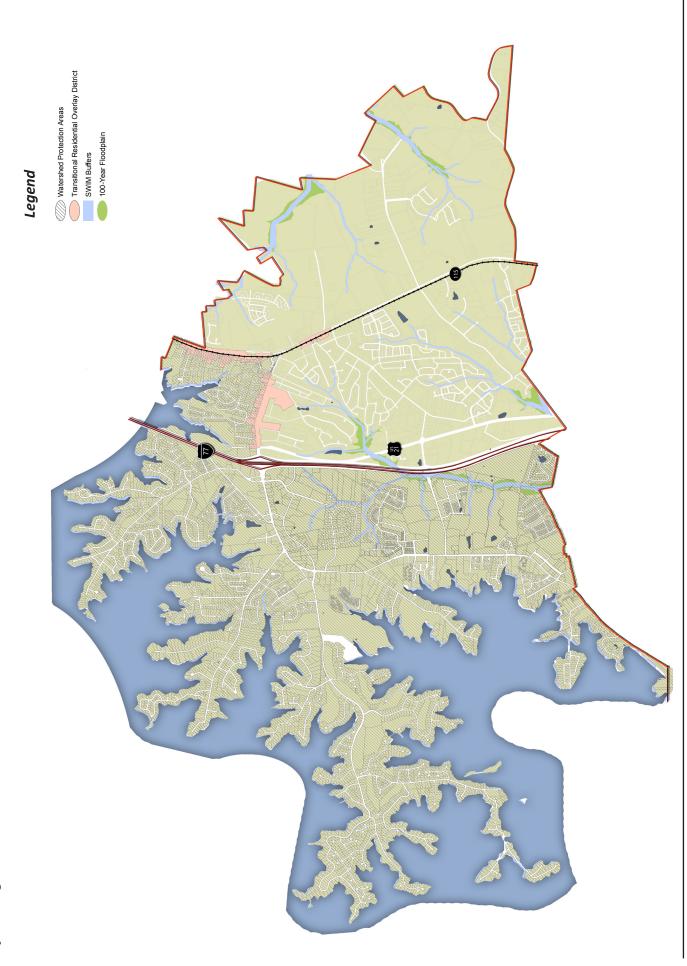
greenways, etc). Minimum stream buffer widths vary between 35 and 100 feet in the Town of Cornelius Land Development Code based on the location and size of the upstream drainage basin.

Floodplains

Floodplains represent the low-lying area adjacent to a lake, river, or stream that floods regularly with a significant rain event. FEMA designated 100-year floodplains in the study area were identified along Lake Norman, McDowell Creek, Caldwell Station Creek, and the South Prong of the Rocky River. Land development activities in a floodplain must be in accordance with provisions set forth in the Town of Cornelius Flood Damage Prevention Ordinance.

Map of Special Conditions

The map on the following page highlights the extents of special conditions considered for Navigate Cornelius.





Section D:

General Development Map

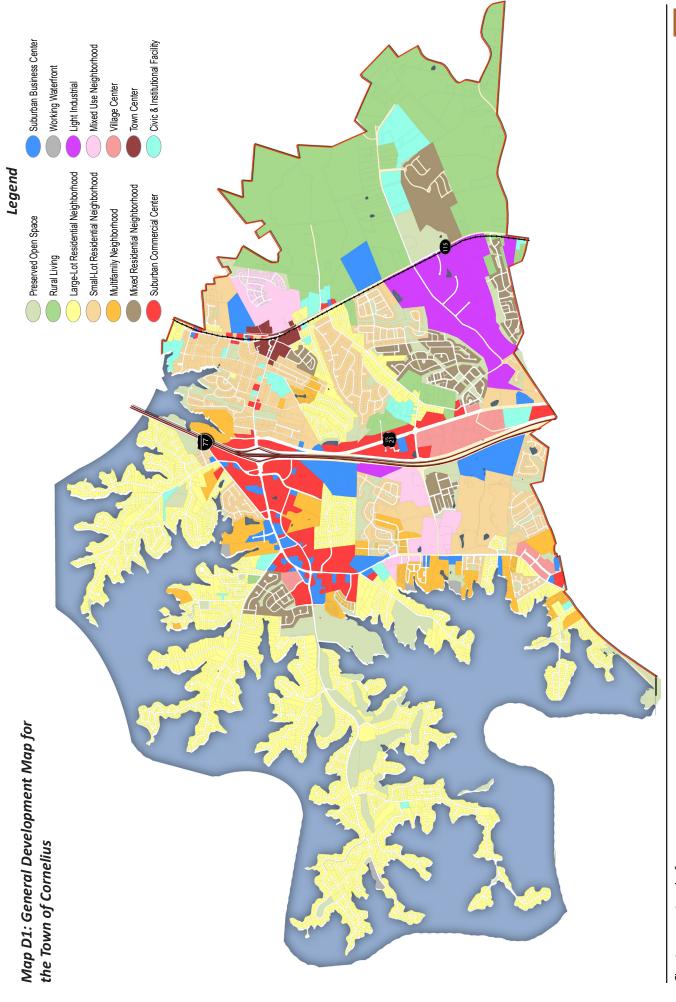
Place Type Summary Document

Section D - General Development Map

he general development map represents the distribution of place types created for Navigate Cornelius. It assumes continuance of adopted programs, policies, and ordinances currently administered by the Town (i.e., business-as-usual or trend conditions). Alternative development scenarios contemplated for the future will be compared to business-as-usual conditions.

Place types were assigned to the general development map using information in the Town of Cornelius Land Development Code and the accompanying Land Development Map. Specifically, zoning district categories in the ordinance were assigned a place type category using the classification matrix presented in Section E of this document. Minor adjustments to the place type assignments were made based on field verifications.

A general development map for the study area is presented on the following page.



Charting course into the future



Section E:

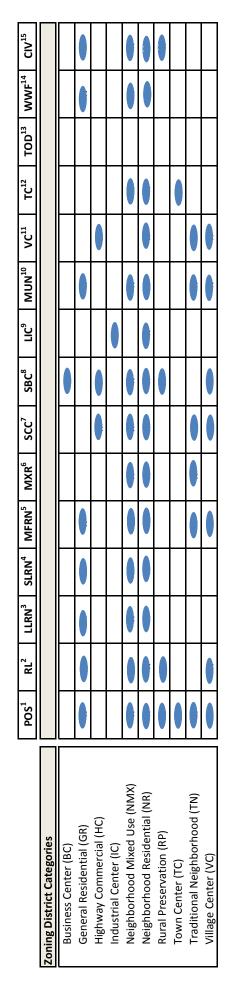
Place Type Classification Matrix

Place Type Summary Document

Section E - Place Type Classification Matrix

enerally, place types are considered analogous to zoning districts administered in the Town of Cornelius. Therefore, a matrix was created to translate zoning district categories into their corresponding place type. This translation was accomplished after careful review of The Town of Cornelius Land Development Code and the accompanying Land Development Map. Minor adjustments to the place tpe assignments were made based on field verifications.

Classification Matrix for Coding Place Types in Cornelius



Notes:

- 1 = Preserved Open Space
- 2 = Rural Living
- 3 = Large Lot Residential Neighborhood
- 4 = Small Lot Residential Neighborhood
 - 5 = Multifamily Neighborhood
- 6 = Mixed Residential Neighborhood

7 = Suburban Commercial Center

- 15 = Civic and Institutional
- 8 = Suburban Business Center 9 = Light Industrial Center
- 10 = Mixed-Use Neighborhood
- 11 = Village Center
- 12 = Town Center
- 13 = Transit-Oriented Development
- 14 = Working Waterfront