

# GROWTH AND PLANNING FOR THE FUTURE IN CORNELIUS, NC



# DISCUSSION OUTLINE

- **Planning for future growth**
  - *Land Use Plan 2014 Overview*
  - *Single family*
  - *Multi-family*
  - *Non-residential*
- **Development Review Process**
- **Pipeline Projects**

# COMPREHENSIVE MASTER PLAN



## Navigate Cornelius: Charting Course into the Future

*Cornelius is a vibrant and inclusive small community on Lake Norman dedicated to promoting the highest quality of life for all residents.*



# NAVIGATE CORNELIUS

## Phase 3: Dream

3 month process for community input:

- Preferred build-out
- Validate facts/themes from Phases 1-2



# Strategy 5: New Land Use Recommendation

- Provide a detailed fiscal analysis for future land use to understand the impact of land use decisions.
- Hold public workshops to allow citizens the opportunity to review and comment on proposed land use.
- Develop new criteria for the Land Use Plan and the Land Development Code for all Zoning Districts to reinforce the adopted map.
- Update Land Use Plan every five years.
- Create standards to encourage redevelopment of declining areas or vacant areas for infill.
- Evaluate current plans for consistency with the Land Use Plan and coordinate with property owners for potential modifications.

# 2014 Land Use Plan Update

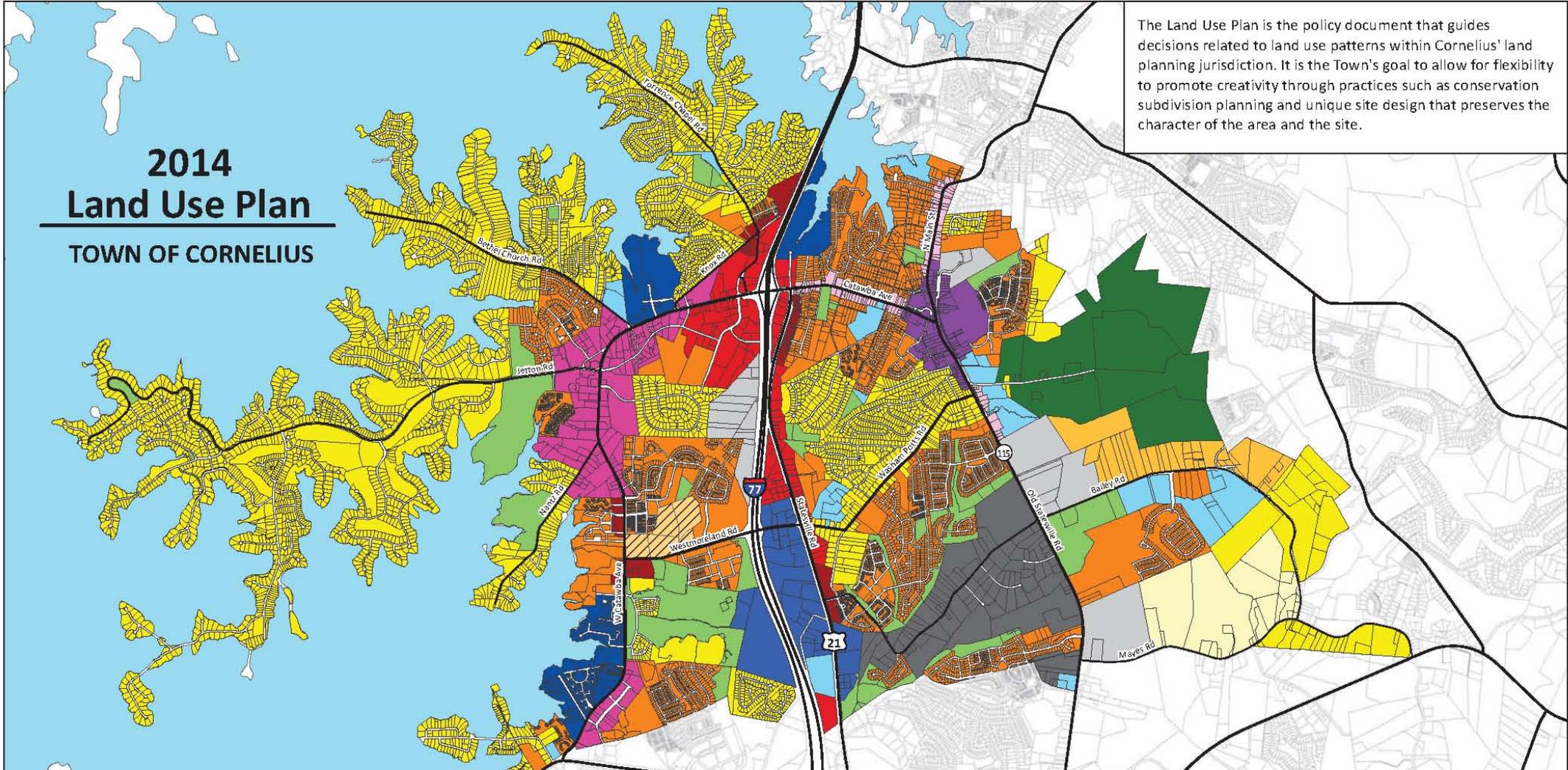


**Town of Cornelius**  
Adopted January 6, 2014

# 2014 Land Use Plan

## TOWN OF CORNELIUS

The Land Use Plan is the policy document that guides decisions related to land use patterns within Cornelius' land planning jurisdiction. It is the Town's goal to allow for flexibility to promote creativity through practices such as conservation subdivision planning and unique site design that preserves the character of the area and the site.



0 0.25 0.5 1 Miles



### Land Use Categories

|                             |                                   |                      |            |
|-----------------------------|-----------------------------------|----------------------|------------|
| Low Density Single Family   | Neighborhood Commercial           | Village Center       | Industrial |
| Rural Conservation          | Medium Density Single Family Only | Town Center          | TBD        |
| Public Parks and Open Space | Medium Density Residential        | Corporate Office     |            |
| Low Density Rural           | Civic/Institutional               | Waterfront Mixed Use |            |
|                             | Highway Commercial                | Business Campus      |            |
|                             | Urban Mixed Use                   |                      |            |



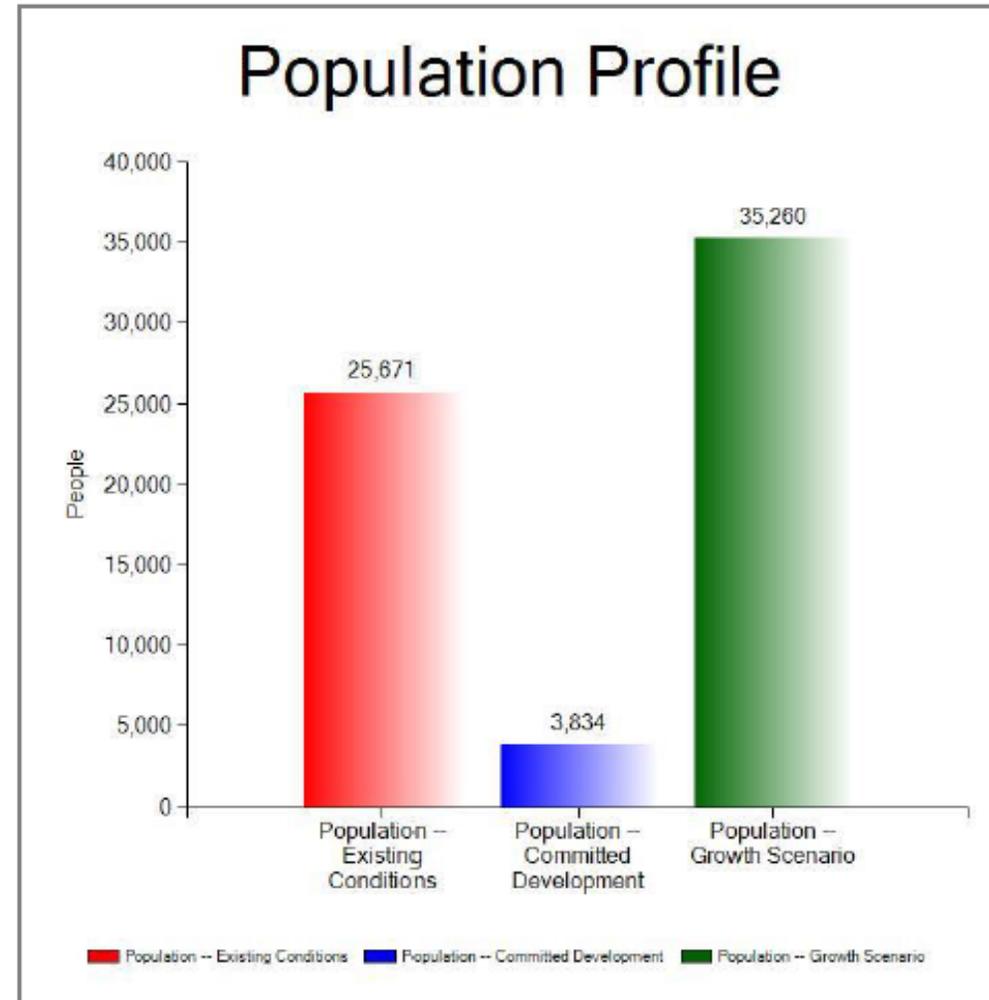
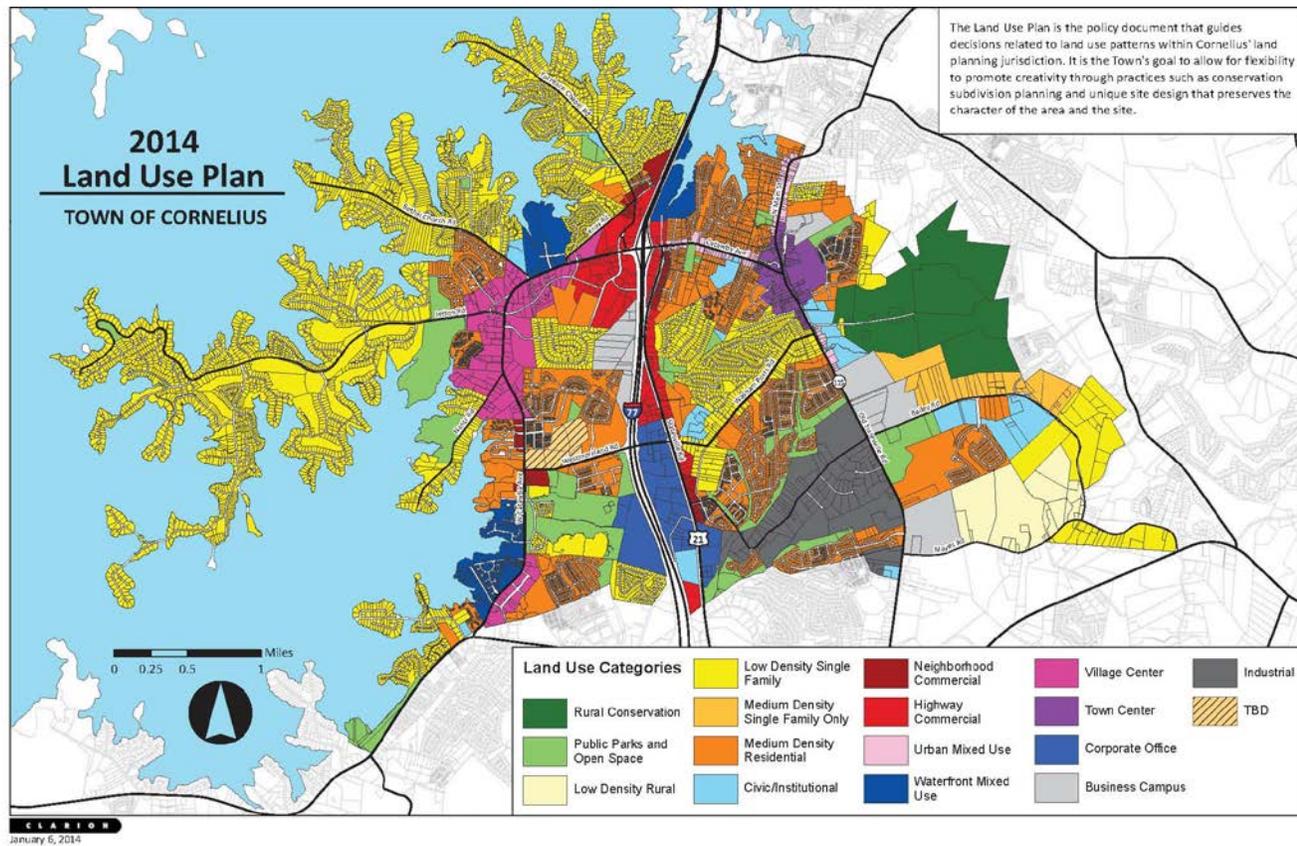
# 2014 Land Use Plan

- Projected areas for new commercial, office and residential development.
- While our goal was to diversify our tax base and promote non-residential development, the plan laid out a fair and balanced growth pattern that included residential.
- Residential numbers were reduced based on adopted density averages in the various land use categories. The Community Viz analysis was utilized to show projected build out population and tax base impacts.
- The only parameter discussed to delay residential approval was potential traffic impacts and the possibility of delaying approvals until planned road improvements were completed. It was determined we would continue to utilize TIA analysis on a project by project basis to evaluate impacts.

# Prepare for Growth

- How big do we want to be?
- Where do we want to grow?
- Are we growing sustainably?
- Can we pay for our growth?
- Are we still proud of where we live?
- How do individual projects contribute to the vision?

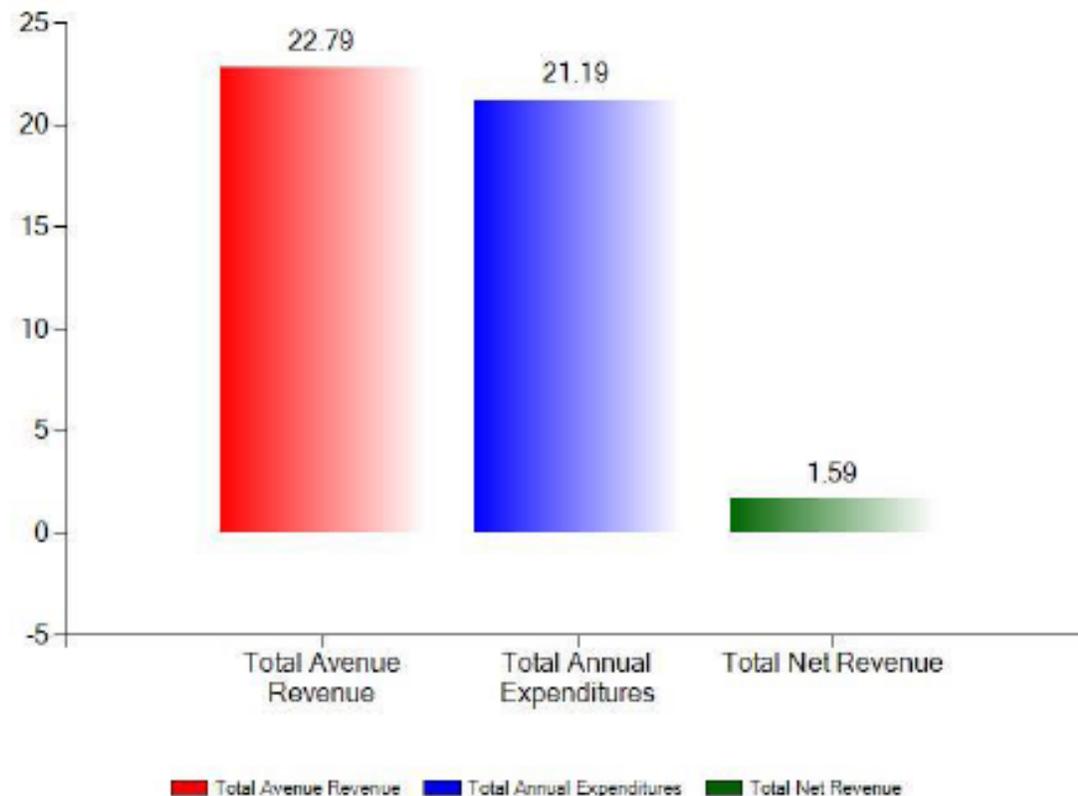




FYI (CMP)... 25,671      3,252      37,703

# Fiscal Impact Analysis

## Annual Operating Revenue vs Expenditures



FYI (CMP)... 20.81 20.77 0.05

# Important Things to Consider

- The Town is largely built-out, hard to move the needle
- High quality development will be very important for ad valorem tax revenue
- Expect changes in the results if service delivery standards change
- Capital investment projects? Debt service?
- Principal-based planning exercise, numbers indicate which way the compass is pointing





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# SINGLE FAMILY

- Available lots 631
  - Of the 631 total, 450 have been approved since January, 2013:
  - Bailey Springs March 7, 2016 13 lots
  - Forest at Bailey's Glen II February 15, 2016 103 lots\*
  - Jetton Cove @ Charlestown August 17, 2015 20 lots
  - Mt. Zion Senior Campus August 3, 2015 24 lots\*
  - Art Sabates single family March 21, 2016 2 lots
  - Beverly Subdivision March 2, 2015 39 lots
  - Bailey's Glen II January 5, 2015 72 lots\*
  - Avery Park June 16, 2014 85 lots
  - Courtyards @ Nantz June 2, 2014 67 lots\*
  - Courtyards of Cornelius February 18, 2013 25 lots\*
  - TOTAL 450 lot (\*293 age restricted)
  
- Average density 2 du/acre
  - Normally, 3-6 du/acre



# Single Family

- New single family residential permit numbers pulled from our database, with subdivisions with the most permits noted in parenthesis:
- 2013: 228 (Antiquity, Bailey's Glen, Robbins Park)
- 2014: 227 (Antiquity, Bailey's Glen, Robbins Park, Bethelwood Estates)
- 2015: 217 (Antiquity, Bailey's Glen, Robbins Park, Avery Park, Courtyards at Jetton/Cornelius)



# Multi-family

- 329 units currently under construction in Antiquity. Approved as part of 2000 Conditional District Transect Document.
  
- Approved units, yet to be built:
  - Alexander Chase market rate condos(1999) 24 units
  - Bailey Glenn age restricted condos(2006/2015) 96 units\*
  - Mt. Zion age restricted apartments(2015) 80 units\*
  - TOTAL 200 UNITS (\*176 age restricted)



# Development Review Processes

## Administrative Review

- Minor Site Plans/Amendments
- Minor Subdivisions
- Construction Documents
- Minor Architectural Variations
- Minor Site Plan Amendments



# Development Review Processes

## Town Board Review

- Master Plans
- Text Amendments
- Standard Rezoning
- Conditional Zoning - CZ
- Vested Rights
- Major Amendments to Site Plans

## Process:

- Formal Submittal of application
- Review by Planning Staff
- Review by other boards/committees (TRC, ARB, etc.)
- Community Meeting (CZ only)
- Planning Board
- Town Board – public hearing

Conditional Zoning is typically 4-6 month process

# Pipeline Projects

## Watermark Condos

### (formerly Kunkleman Condos)

- 48-unit multi-family complex
- 19800 Kunkleman Drive
- Current Use: Vacant
- Current Zoning: Village Center
- Proposed Zoning: Conditional Zoning



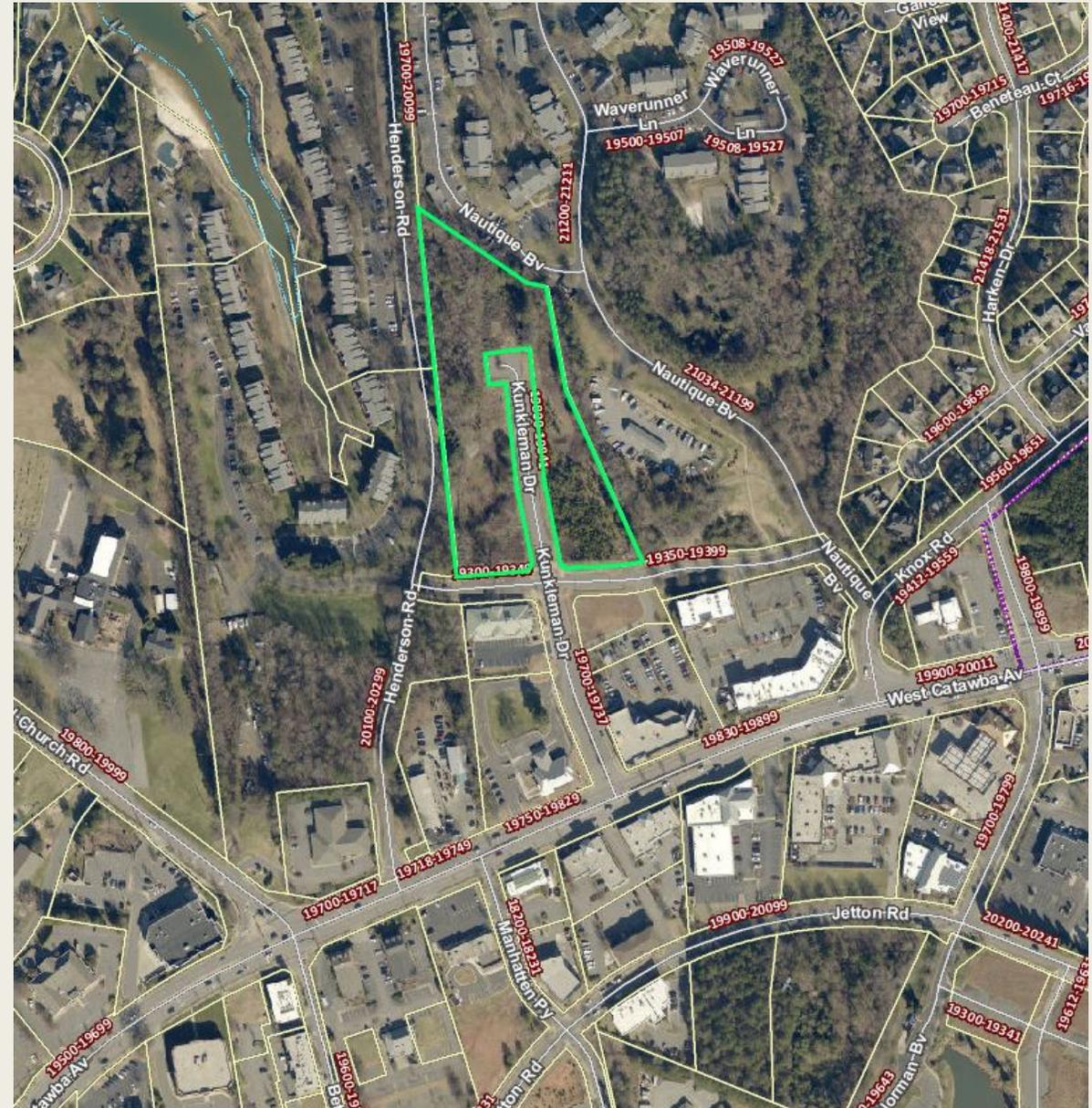
# Watermark Condos



  
**HensonFoley**  
 Landscape Architecture | Civil Engineering | Surveying  
 8712 Lindholm Drive, Suite 202A, Huntersville, NC 28078  
 p: 704.875.1418 | f: 704.875.0959 | www.hensonfoley.com

**KUNKLEMAN CONDOS**  
**PRELIMINARY SITE PLAN**

SCALE:  
 1:100  
 DATE:  
 04/04/16  
 FILE:  
 215085



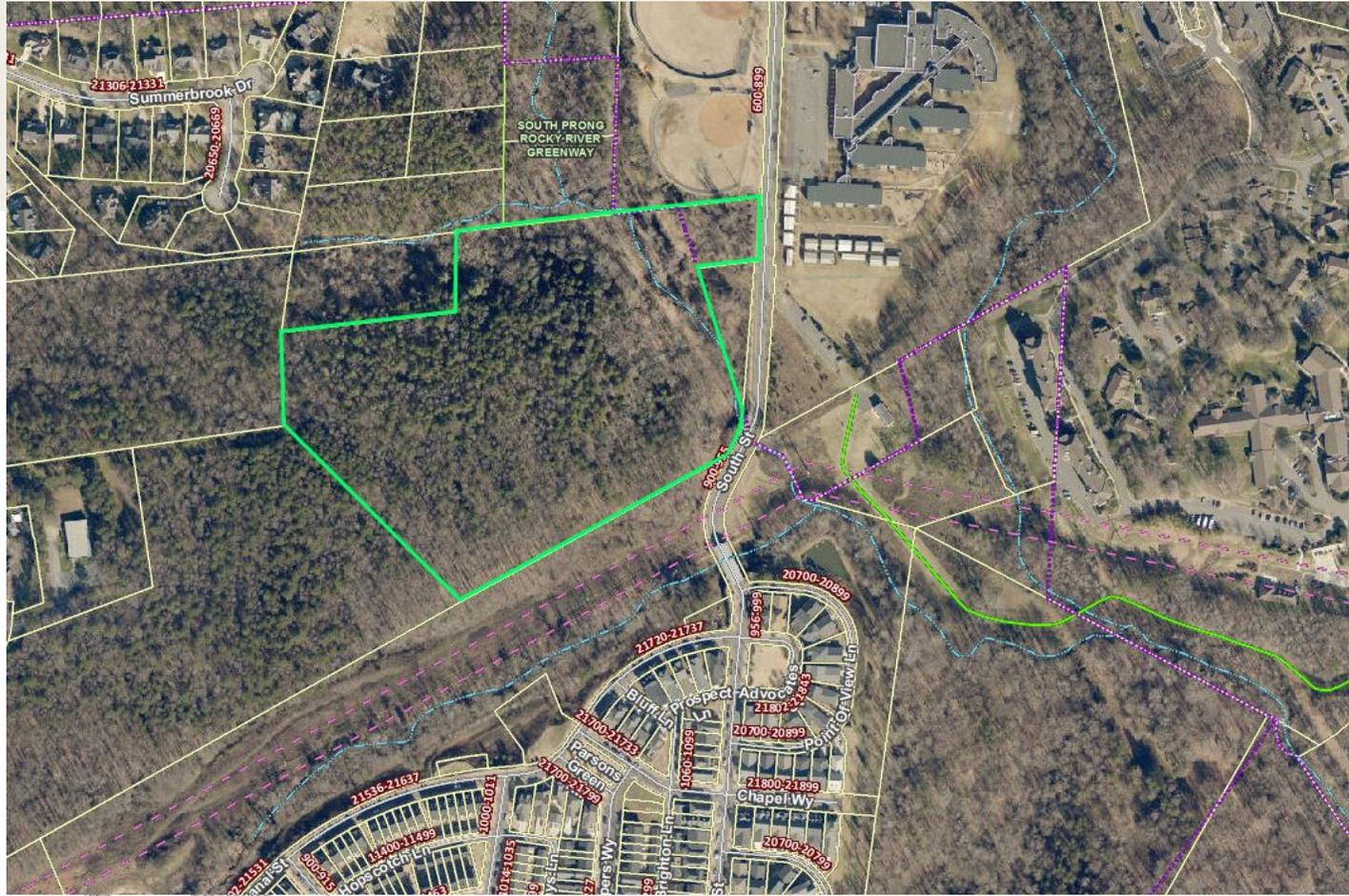
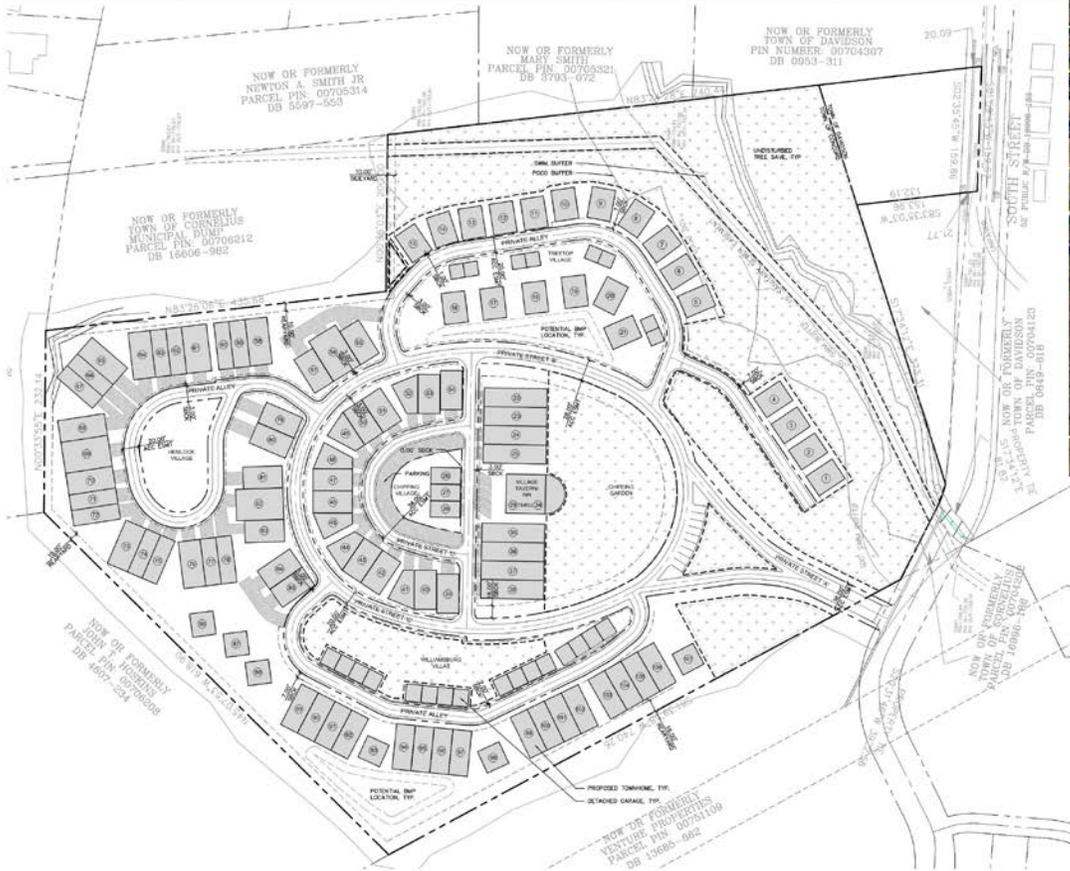
# Antiquity Woods

- 16.196 acres bounded by The Curtis Screw Factory, Antiquity and the linear park greenway, the covered bridge, Davidson Elementary and McEver baseball field in Davidson. The neighborhood will be a combination of houses, townhomes, a central garden and the Village Tavern Inn, a mixed use building.
- Current Use: Vacant. Current Zoning: Neighborhood Residential. Proposed Zoning: Conditional Zoning.

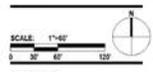


# Antiquity Woods

|                      |                           |                           |                           |                           |
|----------------------|---------------------------|---------------------------|---------------------------|---------------------------|
|                      |                           |                           |                           |                           |
| PRIVATE ALLEY 1'-20' | PRIVATE STREET 'D' 1'-20' | PRIVATE STREET 'C' 1'-20' | PRIVATE STREET 'B' 1'-20' | PRIVATE STREET 'A' 1'-20' |



|                        |                         |
|------------------------|-------------------------|
| FRONT SETBACK          | SEE PLAN                |
| MINIMUM SETBACK        | 4'                      |
| REAR YARD              | MINIMUM 20' MINIMUM 20' |
| OPEN SPACE             |                         |
| SITE AREA              | 18.26 AC                |
| PROPOSED UNITS         | 287                     |
| ANTICIPATED POPULATION | 1,111                   |
| OPEN SPACE             | 4% TO 10%               |



**RZ-100**

REVISIONS: THIS PLAN WAS PREPARED BY THE ENGINEER AND ARCHITECT OF RECORD AND IS SUBJECT TO THE REVISIONS AND CORRECTIONS OF RECORD AND THE SIGNATURE OF THE ENGINEER AND ARCHITECT OF RECORD. GARDNER & SMITH, P.A. IS A PROFESSIONAL CORPORATION.

# Robbins Park Hotel

- ~6.2 acres at the intersection of West Catawba Avenue and Waterview Drive.
- 302 guest suites, a convention center and amenities.
- Current Use: Vacant. Current Zoning: Neighborhood Residential & General Residential, Lake Norman Watershed Critical Area. Proposed Zoning: Conditional Zoning.

