



**Clarion Associates**

919.967.9188

101 Market Street, Suite D

Chapel Hill, NC 27516

www.clarionassociates.com

## **MEMORANDUM**

[Transmittal to Planning Board]

TO: Rawls Howard, Director of Planning and Community Development, Town of Mooresville

FROM: Leigh Anne King and David Henning

DATE: July 31, 2019

RE: Public Input on Draft OneMooresville Plan and Recommended Plan Adjustments

---

In preparation for review and consideration of the OneMooresville Comprehensive Plan at the August 8<sup>th</sup>, 2019 Mooresville Planning Board Meeting, this memorandum provides:

1. A list of issues raised at the joint Board of Commissioners and Planning Board Workshop held July 10, 2019.
2. Project team recommended changes to the draft plan.

### **Joint Board Workshop Issues Listed**

The following issues were raised for consideration at the joint Board of Commissioners and Planning Board workshop held July 10, 2019:

- Check Brawley School Road overlay and small area plan policies for conflicts with the OneMooresville Comprehensive Plan.
- Community concerns on Doolie Road/Oak Tree Road connector bridge included in the Perth Road Strategic Corridor.

### **Recommended Plan Changes**

Based on review of these items, the project team recommends the following changes to the OneMooresville Comprehensive Plan. All recommended plan changes refer to material and page numbers from the "Public Review Draft V.2. Technical Edits" document dated July 2019. Recommended changes also include revision of the table of contents and cross reference page numbers as necessary.

#### *Recommended Change #1: Remove Active Plan Area Policies List*

Upon further consideration with the project team, including language from legacy area plans that remain active outside of the OneMooresville document complicates plan use by raising the possibility of inconsistency and requiring simultaneous amendment for any future adjustments to the active area plans. Text of individual policies for Brawley School Road, the Cascade Redevelopment Plan, and the Downtown Master Plan (all three plans that are set to remain "active") are recommended for removal and instead incorporated by reference. Any specific policy changes to these area plans can be taken up independently of the comprehensive planning process.

The following headings and associated text are recommended for deletion in their entirety:

- Brawley School Road (p. 78)
- Cascade Redevelopment Plan (p. 78-79)
- Downtown Master Plan (p. 79-80)

The following changes to plan text are recommended. Underlined text is to be added. ~~Strikethrough~~ text is to be removed.

**Under the heading, “Application of Area Plans” (p.76)**

Over the course of the last two decades, the Town of Mooresville has developed numerous small area plans that include area specific land use and design policies to guide development and redevelopment. The development of this comprehensive plan included an assessment of each of these plan policies and action items for their continued relevancy and their geographic application. Policies and actions that are appropriately applied to all areas of the community have been incorporated in the Guidance for Decisions sections of the plan. Those that are more appropriately applied to specific geographies are noted in this section. The geographies or areas are divided into reference plan areas and active plan areas. Relevant policies from reference plan areas are listed in this section. Active plan areas are the subject of separately maintained guidance documents that predate the OneMooresville Plan (including any subsequent amendments) and are incorporated here by reference.

The map on the next page displays the study area for each area plan. The ~~following~~ policies following the map and in the active small area plans are applied within these geographic areas. When reviewing new plans within these areas, Town planners should consider and include in staff reports how a project will address ~~the following policies, as well as whether the plan is a reference plan that has been incorporated into OneMooresville or an active plan that still has separate action items and require closer review~~ the policies of both types of legacy area plans that are applicable.

**Under “Policy 3-1-3 Retain Existing Land Use Plans as Guiding Documents” (p.82)**

The following “reference plans” should be considered incorporated into this plan (Legacy Plans section). Review of the independent documents may be useful to decision makers as historic guidance and context:

- Alcove Road Corridor Small Area Plan
- Cornelius Road Small Area Plan
- Mount Mourne Master Plan
- NC3 Corridor Study
- US-21 Corridor Small Area Plan

The following plans should be considered still actively in use, or “active plans.” ~~Though their overarching policies are integrated into this plan, there are still actions specific to the area to be completed or regulatory features of the plan that are relevant. These planning documents are maintained and updated separately.~~ Review of the independent documents is strongly recommended to decision makers:

- Brawley School Road Small Area Plan
- Cascade Redevelopment Plan
- Downtown Master Plan

## *Recommended Change #2: Reduce the Perth Road Strategic Corridor, Removing Portions South of NC-150*

Recognizing robust community feedback and the preliminary nature of any preexisting recommendation, the portion of the Perth Road Corridor south of NC-150, including the Doolie Road / Oak Tree Road connector bridge, is recommended for removal from the plan. This would include removing intersection improvements to intersections no longer on the revised corridor.

**The following changes to maps are recommended as described.**

- **Highway Map (p.95)**
  - “Boulevards, Recommended” line on Doolie Road will stop at the water.
- **Bicycle Map (p.97)**
  - “On-Road, Recommended” and “Shared-Use Path, Recommended” lines on Doolie Road will stop at the water.
- **Pedestrian Map (p.99)**
  - “Shared-Use Path, Recommended” line on Doolie Road will stop at the water.
- **Shared-Use Path Map (p.101)**
  - “Shared-Use Path, Recommended” line on Doolie Road will stop at the water.
- **Updated Strategic Corridors Map (p.113)**
  - Corridor 1 (Perth Road) will stop at the intersection of Perth Road and NC-150.
- **Corridor 1 (Perth Road) overview map (p. 114)**
  - Corridor 1 (Perth Road) will stop at the intersection of Perth Road and NC-150.
- **Corridor 1 (Perth Road) Corridor Recommendations map (p. 115)**
  - Corridor 1 (Perth Road) will stop at the intersection of Perth Road and NC-150.
  - The recommended multimodal crossing enhancement (orange circle) and the recommended intersection improvements (blue circle) at the intersection of Brawley School Road and Oak Tree Road will be removed from the map.
- **Corridor 2 (Cornelius Road) Corridor Recommendations map (p. 117)**
  - Corridor 1 (Perth Road), which is shown as area context on the left edge but is not the focus of the map, will stop at the intersection of Perth Road and NC-150.

The following changes to plan text are recommended. Underlined text is to be added. ~~Strikethrough~~ text is to be removed.

Under the Heading "Perth Road" (p.114)
<p>Overview</p> <p>West Mooresville and properties along Lake Norman are largely characterized by less-dense single-family homes. Due to the geography of the lake, and the peninsulas that reach out into it, there are limited travel routes from moving north-south through this portion of the Town. This corridor, which stretches along Perth Road, <del>Doolie Road, and Oak Tree Road can be the primary route for this kind of travel.</del> <u>is a significant route for north-south travel in the northwest part of Mooresville.</u> <del>A planned bridge connecting Doolie Road to Oak Tree Road is key to this connection, which would then connect Cornelius Road and north Mooresville all the way down to Brawley School Road, creating easier access to and across I 77 for residents. Furthermore, b</del><u>Because of the character of the area, it will be critical to provide ample multimodal transportation options for the community to utilize along the corridor.</u></p>
<p>Strategic Corridor Length</p> <p><del>6.1 Miles</del><u>3.6 Miles</u></p> <p>Recommended Street Type</p> <p>Boulevard</p> <p>Traffic Volumes (on existing roadway)</p> <p>13,000 (vehicles per day)</p>
<p>Key Features and Recommendations</p> <ul style="list-style-type: none"> <li>● <del>New bridge connecting Doolie Road and Oak Tree Road across Lake Norman. The bridge has long been identified as a needed improvement in the area. Additional coordination between the Town, Iredell County, and NCDOT will be necessary for implementation.</del></li> <li>● Residential friendly cross section with shared-use paths for biking and walking.</li> <li>● Center turn lane allows for safer access to neighborhoods along the corridor.</li> <li>● Recommended gateway enhancements at Fern Hill for travelers coming from Iredell County south into Mooresville.</li> <li>● Multimodal crossing enhancements at Cornelius, <u>and NC-150,</u> <del>and Brawley School.</del> These locations feature intersections of existing and planned multimodal facilities, as seen on the transportation network maps in this chapter.</li> <li>● Intersection improvements for safer and more efficient traffic flow recommended at Cornelius, <u>and NC-150,</u> <del>and Brawley School.</del></li> </ul>