



**VERY LOW DENSITY RESIDENTIAL**  
This area is intended to remain predominantly rural in character while allowing residential uses to occur at very low densities (less than 2 units per acre. Conservation design is a common subdivision approach, allowing smaller units and lots provided gross density is not exceeded. Architecture is sensitively integrated into the landscape as valuable natural features are avoided.



**LOW DENSITY RESIDENTIAL**  
Characterized by low - to moderate density residential development (2 to 3 dwelling units per acre), single-family detached homes are complemented by natural areas as well as formal and informal open space amenities.



**MEDIUM DENSITY RESIDENTIAL**  
This area is comprised of predominantly single-family detached homes but may include attached single family units, such as townhomes and duplexes. The mix of housing types are intended to create neighborhoods with a density range of 3 to 4 dwelling units per acre. Improved open spaces are interspersed and the streetscape is more formal.



**HIGH DENSITY RESIDENTIAL**  
Accommodating a variety of age groups and lifestyle preferences, attached single family and multifamily units are intended for areas where access to the transportation network is high. Density ranges from 4 to 15 dwelling units per acre.



**OFFICE**  
While office may be a component of commercial areas, this use may be located in areas devoted to employment uses. Stand-alone and multi-tenant buildings provide a compatible transition to residential neighborhoods and open space areas.



**MIXED USE**  
This area encourages the blending of complementary commercial and higher density residential uses. Designed to facilitate walking and biking, mixed-use areas should also be located at key commercial nodes where access via the road network, greenways, and transit is feasible.



**HOSPITALITY**

Lodging is intended for areas with adequate road infrastructure, and may be provided to address demand created by tourism as well as business travel. Such uses, therefore, may be located with access to the US-29 corridor in close proximity to future entertainment, recreation, and business uses.



**ENTERTAINMENT / RECREATION**

Indoor and outdoor recreation facilities are suited to sites with adequate road infrastructure. Indoor sports arenas, family-oriented entertainment, and specialuse outdoor venues are examples of the types of uses that may comprise these areas.



**KEY INITIATIVES**

The following three initiatives have been identified as the top priorities for the Town. Early plan implementation efforts should be focused on these initiatives to ensure steps toward meeting the stated objectives are being taken.

**REZONING: PARCELS IN PLANNED UNIT DEVELOPMENT (PUD) DISTRICT**

The Town should facilitate development consistent with this Plan by initiating the rezoning of parcels in the Morehead West Area that were previously zoned to the PUD district.

**FEASIBILITY STUDY: CALDWELL ROAD EXTENSION**

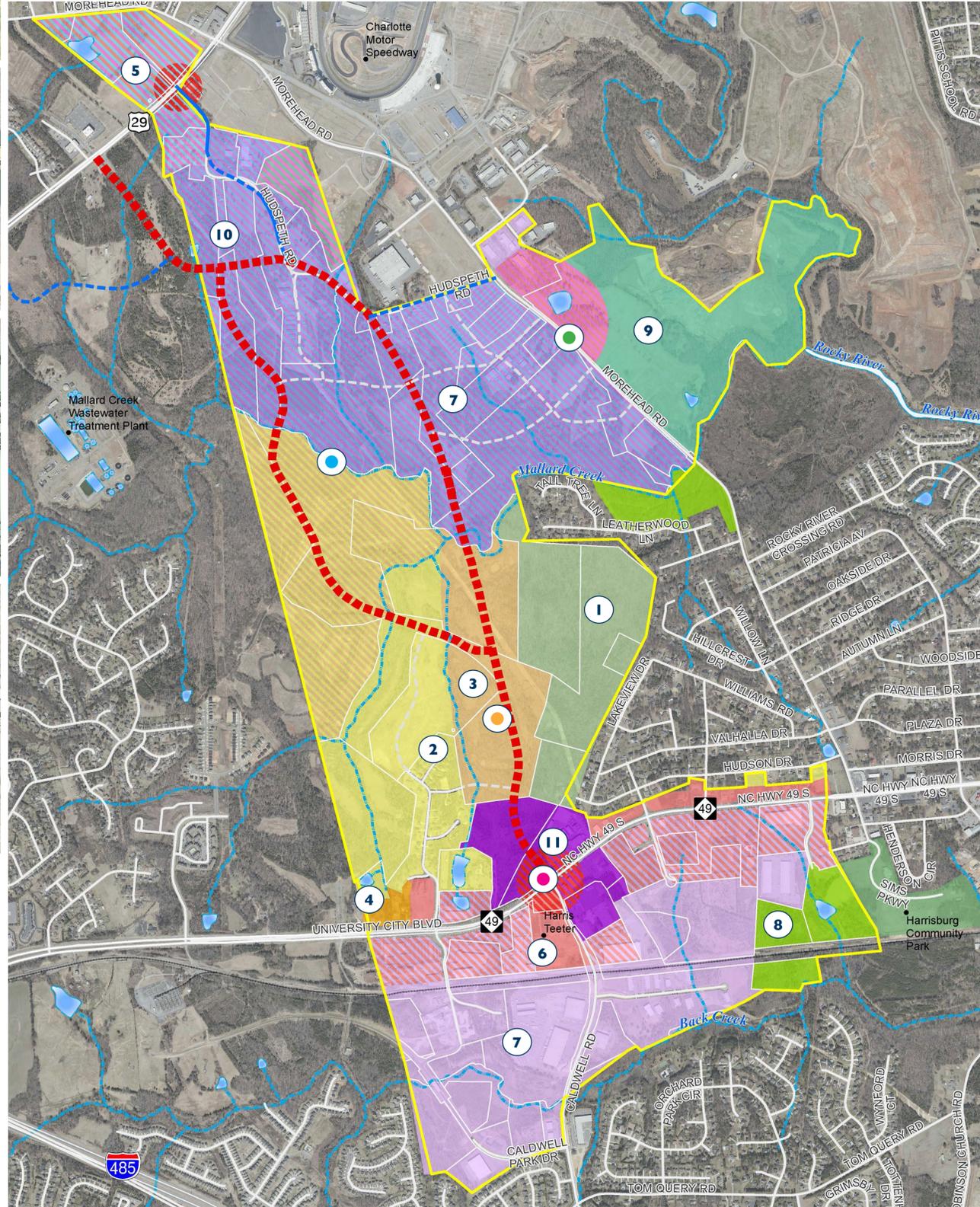
The extension of Caldwell Road north of NC-49 to connect to US-29 is important for the western area of Cabarrus County. In addition to making land in the Morehead West Area more accessible, better traffic flow could be accomplished. This Plan identifies two reasonable options for the extension. However, a more detailed feasibility study would be needed to more precisely and reliably estimate probable costs associated with proposed alignments.

**CORRIDOR PLAN: NC-49**

In collaboration with NCDOT and as part of a detailed study of the corridor through Harrisburg's jurisdiction, the Town should prepare a plan that addresses aesthetics and operations of NC-49. This study should examine a range of potential changes to reduce traffic congestion, improve safety, maintain the function of the roadway, and improve the appearance of the town's front door.

**PARKS AND RECREATION**

Various types of passive and active parks and other recreation facilities may be accommodated in all land use categories. Where depicted on the Future Land Use Map, such areas may be developed as community-serving facilities, such as public greenways or a regional recreation destination that could be privately funded, owned, and/or operated.



**FUTURE LAND USE**

- Future Land Use**
- Parks and Recreation
  - Private Recreation
  - Very Low Density Residential
  - Low Density Residential
  - Medium/High Density Residential
  - High Density Residential
  - Entertainment / Private Recreation
  - Office / Hospitality
  - Commercial / Ent. / Hosp. / Priv. Rec.
  - Commercial / Entertainment
  - Commercial
  - Commercial Node
  - Mixed Use
  - Light Industrial / Commercial
  - Office/Light Industrial
  - Light Industrial
- Proposed Roads**
- Arterial
  - Collector
  - Local

**COMMERCIAL**

Local-serving retailers, restaurants, professional offices, and service uses comprise these areas. Such uses may be vertically mixed in multi-story buildings. All such uses may be concentrated at key intersections to facilitate the creation of a walkable destination.



**LIGHT INDUSTRIAL**

With light industrial, office, and multi-tenant flex space, this area is intended to promote the concentration of employment-generating uses in an area with desirable access to highways (I-485 via NC-49). Limitations on use should serve to mitigate negative impacts on residential development, such as traffic congestion, noise, and light pollution.

**MOREHEAD WEST AREA PLAN**

