FUTURE LAND USE MAP

Adopted December 11, 2017, as amended through March 23, 2020
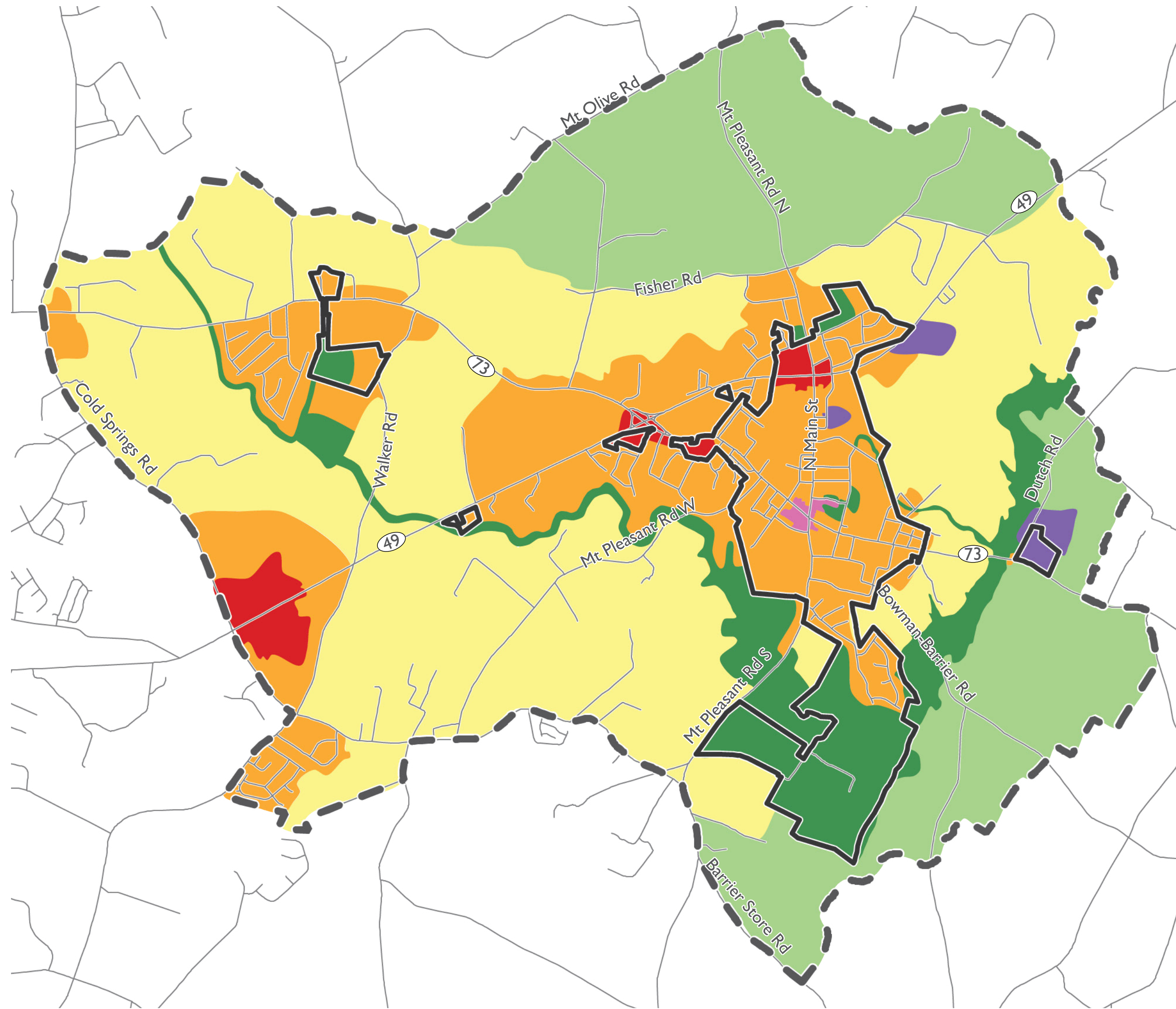
	ACRES	% OF TOTAL
Open Space / Recreation	1,141.6	9.2%
Rural	3,105.2	25.0%
Low Intensity	5,512.0	44.5%
Medium Intensity	2,354.9	19.0%
High Intensity	165.7	1.3%
Downtown Core	18.3	0.1%
Employment Center	106.7	0.9%
TOTAL	**12,404.4***	**100.0%**

* does not include R-O-W acreage

Legend:
- Recreational / Open Space
- Rural
- Low Intensity
- Medium Intensity
- High Intensity
- Downtown Core
- Employment Center
- – – – Planning Area Boundary
- —— Town Limits
- —— Roads

NORTH

1 MILE

FUTURE LAND USE CLASSIFICATION

OPEN SPACE/RECREATION

This land use classification is intended for large areas of floodplain, existing and proposed parks, recreation facilities, and large areas of common open space that can be used by residents and visitors. This category includes the Carolina Thread Trail and connecting spurs. Designated recreational areas include the Mount Pleasant Community Park at Town Hall, the Elementary School facilities, the Buffalo Creek Preserve, and a future East Cabarrus District Park.

RURAL

This land use classification is intended primarily for agricultural purposes and estate lot single-family residential development of less than one dwelling unit per two acres. Rural areas typically have limited or no access to infrastructure and a low probability of future utility extension.

LOW INTENSITY

This land use classification is intended primarily for low density single-family residential development of greater one dwelling unit per acre and no more than two dwelling units per acre. This classification would also include low impact uses compatible with surrounding development. Low intensity designated areas typically have limited access to infrastructure.

MEDIUM INTENSITY

This land use classification is intended for a variety of medium density residential uses of two to four dwelling units per acre and low to medium intensity civic, institutional, office, service, and retail uses designed to keep the impact on adjacent residential areas to a minimum. Medium intensity designated areas have easy access to utility infrastructure.

HIGH INTENSITY

This land use classification is intended to accommodate a wide variety of civic, institutional, retail, service, and office uses and high density residential uses of between 4 to 8 dwelling units per acre. These areas are immediately adjacent to major transportation corridor intersections where utility infrastructure is readily available.

DOWNTOWN CORE

This land use classification is intended to protect and promote the vitality and character of Downtown Mount Pleasant. The Downtown Core is the central hub of the Town and eastern Cabarrus County, including civic activities, tourism, arts, entertainment, restaurants, events, small-scale specialty retail, and professional services, in a pedestrian-oriented setting.

EMPLOYMENT CENTER

This land use classification is intended for existing industry, development for light industry, and major employers. These areas typically have readily available or easily extended or improved infrastructure to accommodate industry. Areas designated as Employment Center can also include the adaptive reuse of large sites or buildings that previously provided larger scale employment.

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TOWN OF MOUNT PLEASANT
COMPREHENSIVE PLAN