



COMPREHENSIVE LAND DEVELOPMENT PLAN

MEBANE BY DESIGN

GROWTH STRATEGY OVERVIEW

A growth strategy map was developed to provide a broad planning context for the more specific land development vision, goals and policies. The map shows the location of expected growth areas. The growth area descriptions on pages 2 & 3 provide general policy goals for how growth may occur in these locations, what types of growth and uses and where there may be constraints to growth. The areas that are expected to have a higher intensity of growth over the next 5 years are listed as G-1, G-2 or G-3 (1 being highest) and the areas expected to have a lower intensity of growth are listed as G-4. Conservation areas are locations with high natural resource value.

Primary Growth Area (G-1) - The areas with prime access to existing City infrastructure and urban services. There are a mix of proposed uses with this expected intensity of growth depending on the location in Mebane. Suitable development sites within Primary Growth Areas should be given encouragement over the next 5 years. The following locations have been identified in this G-1 category.

- -1- Downtown Mixed Use
- -2- NC-119 Bypass/US-70 Mixed Use
- -3- Cameron Lane Area Mixed Use
- -4- NCCP Industrial

Primary Growth Area (G-2) - The areas with prime access to most existing City infrastructure and urban services. Additional roadway, sewer or other services may need to be built to fully utilize these areas. Suitable development sites within Primary Growth Areas should be given encouragement over the next 5 years. If additional public utilities or roads are required, adopt policies to fund the cost through the development process. The following locations have been identified in this G-2 category.

- -5- Part of BEDD Industrial
- -6- Jones Drive & S Mebane Oaks Rd

Primary Growth Area (G-3) - The areas with prime access to some existing City infrastructure and urban services. Additional roadway, sewer or other services may need to be built to fully utilize these areas. Suitable development sites within Primary Growth Areas should be given encouragement over the next 5 years. If additional public utilities or roads are required, adopt policies to fund the cost through the development process. The following locations have been identified in this G-3 category.

- -7- NC-119 & Bypass

Secondary Growth Areas (G-4) - Areas with access or potential access to City infrastructure and urban services or that are already developed. Suitable development sites within Secondary Growth Areas should be given a moderate level of encouragement for mid- to long-range development over the next 5 to 10 years. The cost of new infrastructure and services to these areas should be strongly considered before approving large scale development, redevelopment or rezoning in Secondary Growth Areas. The G-4 or secondary growth areas make up the balance of Mebane's study area, once the G-1, G-2, G-3 and Conservation Corridors are removed.

Conservation Area & Corridors - Areas that should be given a high level of encouragement to remain in a natural state, open space, recreation, greenways or be maintained in very low-density, rural uses over the next 15 years. Cluster residential development should be strongly encouraged or required within Conservation Areas, and non-residential development should be encouraged in other locations. This also includes conservation areas along creeks, streams and rivers, and within areas containing floodplains, steep slopes, and/or severe soil limitations. Property owners should be encouraged to locate new land development outside of conservation areas and corridors as much as possible. Development credits should be provided for additional contiguous conservation areas protected.

Growth Strategy Area Descriptions

Directions: See map on page 4 for the boundary of growth areas. The ID locates the corresponding growth area on the map.

G-1 Downtown Mixed-Use (ID-I) *Location: Downtown*

Summary: The downtown mixed-use area extends the opportunity for mixed use development beyond the existing CBD.

Uses: Allow current mix of uses and encourage live work units up to ___ stories. Allow vertical or horizontal mixed use and building reuse.

Lot sizes: Continue no minimum lot sizes.

Walkability/Natural Resources: Make sure to promote walkability and natural resource preservation where possible. The downtown should be safely connected via pedestrian crossings to historic neighborhoods, existing and planned parks. Wayfinding should be provided to help visitors locate the heart of the downtown area.

G-1 Mixed-Use (ID-II) *Location: NC 119 and US 70*

Summary: This area will be an entrance and gateway to Mebane when the NC 119 bypass is complete, insure that it is aesthetically pleasing and connected to other parts of Mebane.

Uses: Allow mix of uses north or US 70, south of US 70 will be a transitional zone between residential, mobile home park and industrial land uses.

Lot sizes: Instead of minimum lot size, create minimum density & encourage preservation of green space.

Walkability/Natural Resources: Make sure sidewalks connect to downtown along US 70 and the railroad corridor.

G-1 Mixed-Use (ID-III) *Location: Cameron Lane Area*

Summary: This area is receiving tremendous growth pressure and currently has several multi-family and commercial developments being proposed in the area.

Uses: Support neighborhood scale retail and commercial development, entertainment, all residential and office and medical uses. Discourage big box and industrial land uses.

Lot Sizes: Encourage vertical integration of land uses and allow density bonuses for providing amenities. Provide a plan for internal roadways and encourage park locations.

Walkability/Natural Resources: Provide carefully planned entrances and exits onto Mebane Oaks Road to encourage pedestrian safety. Provide transit stop amenities and bus shelters. A bridge or tunnel across Mebane Oaks Road may be needed to provide safe transportation alternatives. Look at enhancing the fee structure if amenities are not provided through the development process. Look at a multi-use trail connection along the NC 119 Bypass to connect to US 70 and then to downtown.

Other: Explore a stormwater facility that can serve the entire Cameron Lane area.

G-1 Industrial (ID-IV) *Location: Part of NCCP*

Summary: This area makes up a large part of the NCCP and is a quickly growing industrial area, surrounding by a growing residential area. Creating safe traffic flow, intersections and trail connections throughout the growth area will increase the attractiveness of the industrial park.

Uses: Support light industrial uses and a transitional zone where industrial meets residential land uses.

Lot sizes: Flexibility on lot sizes, but provide buffers where industrial meets residential.

Walkability/Natural Resources: Encourage trail connections and easement dedication along stream corridors and along lot lines to create a network of trails that support the developing light industrial land uses that develop in the industrial park. Create a linear park around the industrial park to help serve the developing area south of I-40 with no publicly accessible open space.

G-2 Industrial (ID-V) *Location: Part of BEDD and North of US 70 (Group 2)*

Summary: This area encompasses the western portion of the BEDD and also existing industrial uses and some existing residential areas.

Uses: Maximize for non-residential use and discourage single family development, but allow for some multi-family or workforce housing in close proximity to the current and future industrial land uses. Encourage clean industry and low water users.

Lot sizes: Provide flexibility on lot sizes depending on land use.

Walkability/Natural Resources: Where multi-family is proposed, encourage sidewalk construction and connectivity to industrial job locations or existing commercial development on US 70, where existing connections across the railroad

are provided (e.g. near Mattress Factory Rd & E. Washington Street intersection). Provide greenway easement connections when new industrial development is proposed that support alternative transportation to and from work.

G-2 Residential (ID-VI) *Location: Jones Drive and S. Mebane Oaks Rd*

Summary: This area includes some locations outside of the City of Mebane, but is seen as an area where future residential growth may be accommodated with water and sewer investment.

Uses: Encourage residential and light commercial, create a village concept here (e.g. Southern Village).

Lot sizes: Encourage conservation cluster and make water and sewer infrastructure investments wisely. Require conservation data with site plan.

Walkability/Natural Resources: Incentivize for larger stream buffers, build greenways in preserved open space and try to connect with the MST trail nearby in Orange County.

G-3 Mixed-Use (ID-VII) *Location: NC-119 & Bypass*

Summary: The NC 119 Bypass will intersect existing NC 119 at this location. Although not experience growth pressure now, the Bypass will allow shorter drive times to I-40 and other destinations south.

Uses: Encourage limited commercial growth south of Ms. Whites land and only residential or PUD developments north of Ms. Whites Lane. Discourage any industrial development.

Lot sizes: Encourage different lots sizes and densities as in Mill Creek.

Walkability/Natural Resources: Provide greenway easement dedication to make future trail connectivity to neighboring residential areas and schools. Encourage sidewalks, bike lanes and large stream buffer easements for wildlife corridors leading from the reservoir and the critical watershed areas that make the western boundary of this growth area.

City of Mebane: Comprehensive Land Development Plan

