

<b>12.0</b>	<b>Final Concept Plan &amp; Development Scenarios</b>	<b>12-1</b>
12.1.	Introduction	12-1
12.2.	Concept Development	12-1
12.3.	Concept Evaluation	12-2
12.4.	Development Scenarios	12-2

## 12

## 12.1 INTRODUCTION

Though the many elements of the comprehensive plan have been examined individually to identify the specific issues the town is facing and the appropriate direction with regard to those issues, the consideration of all these elements simultaneously through this process has allowed the community to crystallize a vision for the future of Lake Lure. Further, it has allowed the community to identify the big ideas underlying this vision in an illustrative concept plan.

## 12.2 CONCEPT DEVELOPMENT

The steps toward developing this concept plan included the establishment of a baseline that reflects the future of the town based on recent trends. This concept, Concept A, also assumes build-out based on current zoning (see Figure #9). This concept is also known as the “trend line” concept. It offers a preview of the future of Lake Lure if existing conditions maintained their paths. The concept includes a continuation of non-residential commercial development, no additional shoreline protection that has recently been the subject of enforcement, limited park and recreational facilities, and no view protection. The outcome is not desirable as it does not respond to the community’s needs and desires and compromises the natural environment. The purpose of this concept is to provide the community with a benchmark for improvement. Therefore, each of the following concepts (Concepts B, C, & D) is capable of clearly illustrating improvements.

Next, assuming the trend line concept is not a reflection of community desires, a second concept, Concept B, was developed (see Figure #10). This concept is a conservative plan that balances the community’s future desires with an emphasis on existing conditions. The plan offers substantial consideration for the natural environment and the concentration of a range of uses in areas where development can be supported. Specific features of this concept include the following:

- Protection of land at higher elevations (above 1,500-foot elevation) and within viewsheds with the preservation of open space and limitations on development activity.
- Conservation of environmentally sensitive areas with alternative development techniques and open space preservation.
- Enhancement of water quality with the strengthening of buffers along the shorelines of most water bodies.
- Concentration of a mixture of land uses in key areas where the infrastructure is available and the impact to the environment is less.
- Circulation pattern that minimizes need for road widening (which would have an impact on the environment and the town’s

character) by incorporating a range of transportation options that include alternatives to vehicular travel.

A bolder concept that builds on the sound ideas of Concept B was then developed to illustrate the greater potential Lake Lure has, given the unique set of assets that exist within and near the town. This refined concept, Concept C (see Figure #11), includes all of the features of Concept B, but emphasizes the opportunity to distinguish Lake Lure from other mountain communities as a recreation and natural heritage destination. The natural features, such as unique vegetation, dramatic views of rock faces on the mountainsides, waterfalls, and scenic water vistas, combine with recreational opportunities, such as hiking, rock climbing, boating, golfing, and horseback riding, to strengthen the appeal and character of the town. By leveraging these assets, the town can establish an identity that is special in the region. This concept could guide discussions regarding growth and development that benefit residents while enhancing the experience for those who visit Lake Lure, and provide a basis for long-term economic development strategies. Some specific ideas that could support this concept include the addition of a special-use school that is environmentally- and/or sports-oriented, the expansion of the annual Olympiad sponsored by the town, and the attraction of specific groups throughout the year who would take advantage of key opportunities (e.g. a college rowing team training on the lake).

### **12.3 CONCEPT EVALUATION**

These three options were presented at the second community meeting. Participants were asked to evaluate the three concepts and identify the features of each that best reflect the overall vision for the future of the town. The vast majority of attendees supported Concept C and expanded upon the specific ideas expressed through that concept. Concept B, however, was viewed as a short-term means to reach Concept C. Following the meeting, the CPSC assisted the consultant in refining the vision in a fourth concept, the Final Concept Plan (see Figure #12), which acknowledges to the extent possible the recommendations set forth in sections 2 through 11. The Final Concept Plan is provided as a tool to guide decisions regarding future development and redevelopment. Each specific development / redevelopment proposal should be evaluated against it to determine if the proposal is consistent with the general intent of the Comprehensive Plan.

## 12.4 DEVELOPMENT SCENARIOS

Three areas of town are of great importance to the citizens of Lake Lure: the town center, the area described as the service commercial node along NC-9, and the undeveloped areas in the higher elevations and steeper slopes that are the targets for residential development in the near future. As a way of conveying the potential for each of these areas given the community's vision and plan recommendations, three illustrations, or "development scenarios," were prepared for discussion at the second community meeting. Each scenario is conceptual and represents simply one way in which development might occur in these areas in a manner consistent with the comprehensive plan. The following descriptions of each scenario highlight some exciting ideas expressed during the planning process.

**Town Center** – The focal point of the community, the town center is situated in an area that could serve as a unique trailhead marking an entry into the future state park. In this location, and building on the existing uses, the town center is ideally suited for infill development that would include a mixture of complementary uses, particularly recreation-oriented retail. The hotel and arcade building provide a context for the creation of a compact, vibrant center of activity. Organized around a formal green that can be utilized for community gatherings, new and existing development would enhance this area and compliment the beach (See Figure #13 in Appendix E).

**Mixed-Use Node** – This area that encompasses the recently constructed Ingles grocery store is an ideal location for a variety of residential and commercial uses. With access from a number of arterial roads serving the town, this area could easily locate retail, office, healthcare, and recreational uses with more compact residential development. The pattern illustrated calls for seamless integration of uses that is an alternative to strip commercial development, a possible pattern that could emerge along NC-9 under current circumstances. This area might also serve as an entrance into the proposed special-use school (See Figure #14 in Appendix E).

**Residential Development** – Several areas in town, even some once thought to be undevelopable, are now the areas where new residential development is being proposed. Conventional subdivisions are having an impact on the very features that contribute to the quality of the environment and the uniqueness of Lake Lure. This scenario demonstrates an alternative to conventional subdivision: conservation subdivision, which aims to preserve a portion of a site for open space. Typically, this alternative limits development to a portion of the site by encouraging smaller lots sizes. While the developed portion results in a more compact form than the conventional approach would, the gross

density allowed by zoning is maintained. In some cases, the gross density may be exceeded slightly to create an incentive for developers to choose this option. The benefit is in the trade-off: protection of important lands that are valued for environmental purposes (See Figure #15 in Appendix E).

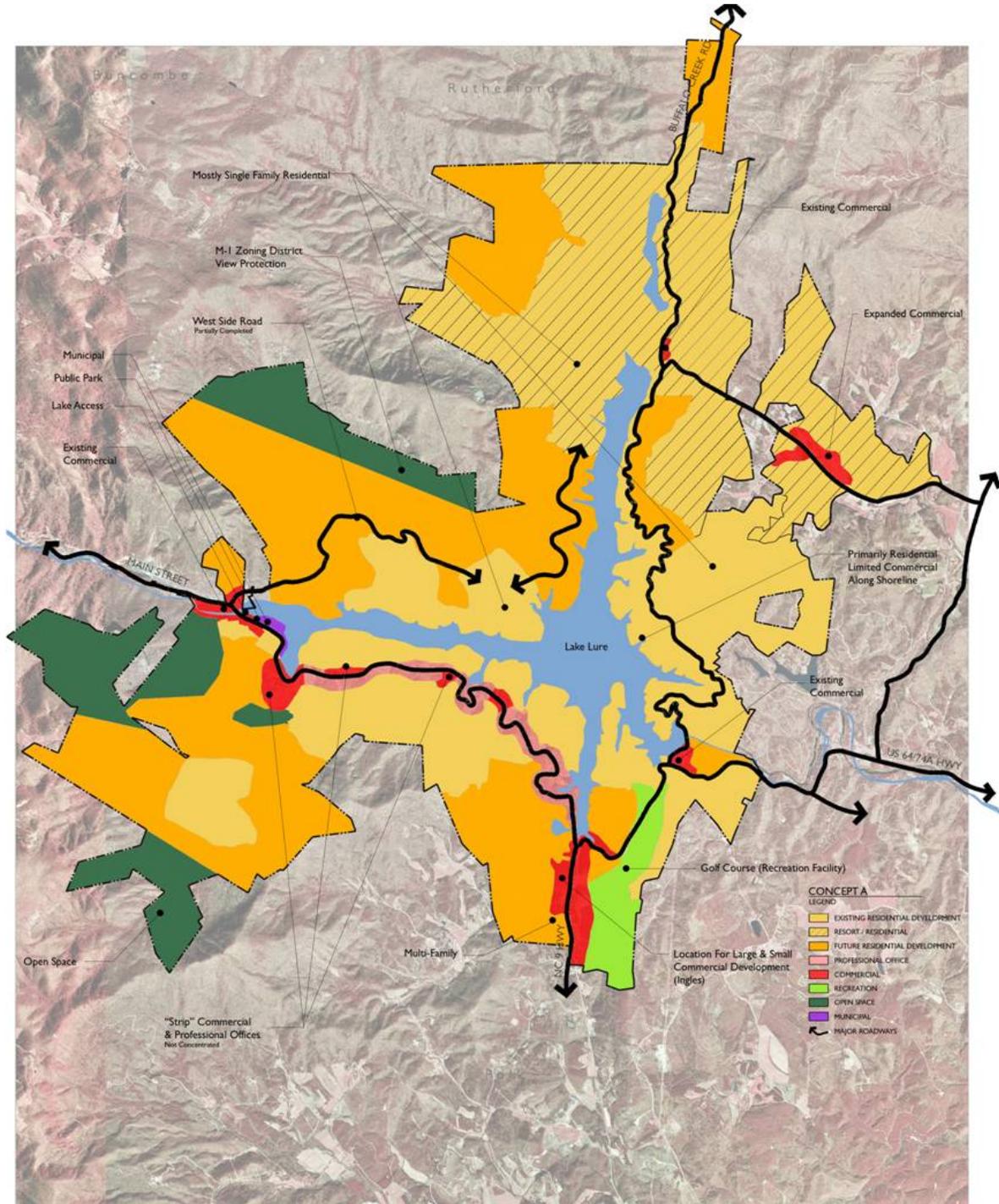


Figure 9 - Concept A

This map is a reduced version of a full-size map on display in the Lake Lure Town Hall.

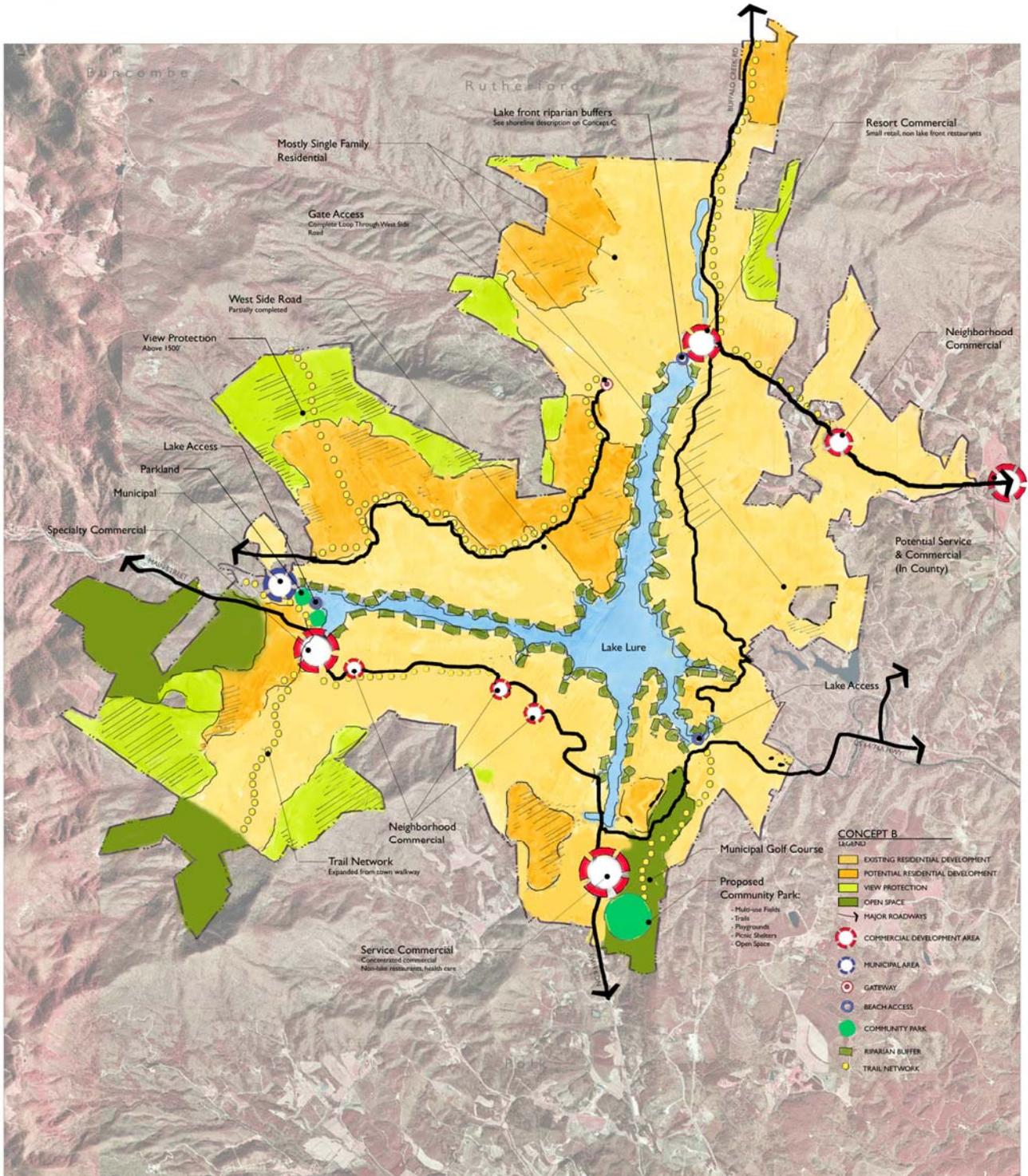


Figure 10 - Concept B

This map is a reduced version of a full-size map on display in the Lake Lure Town Hall.

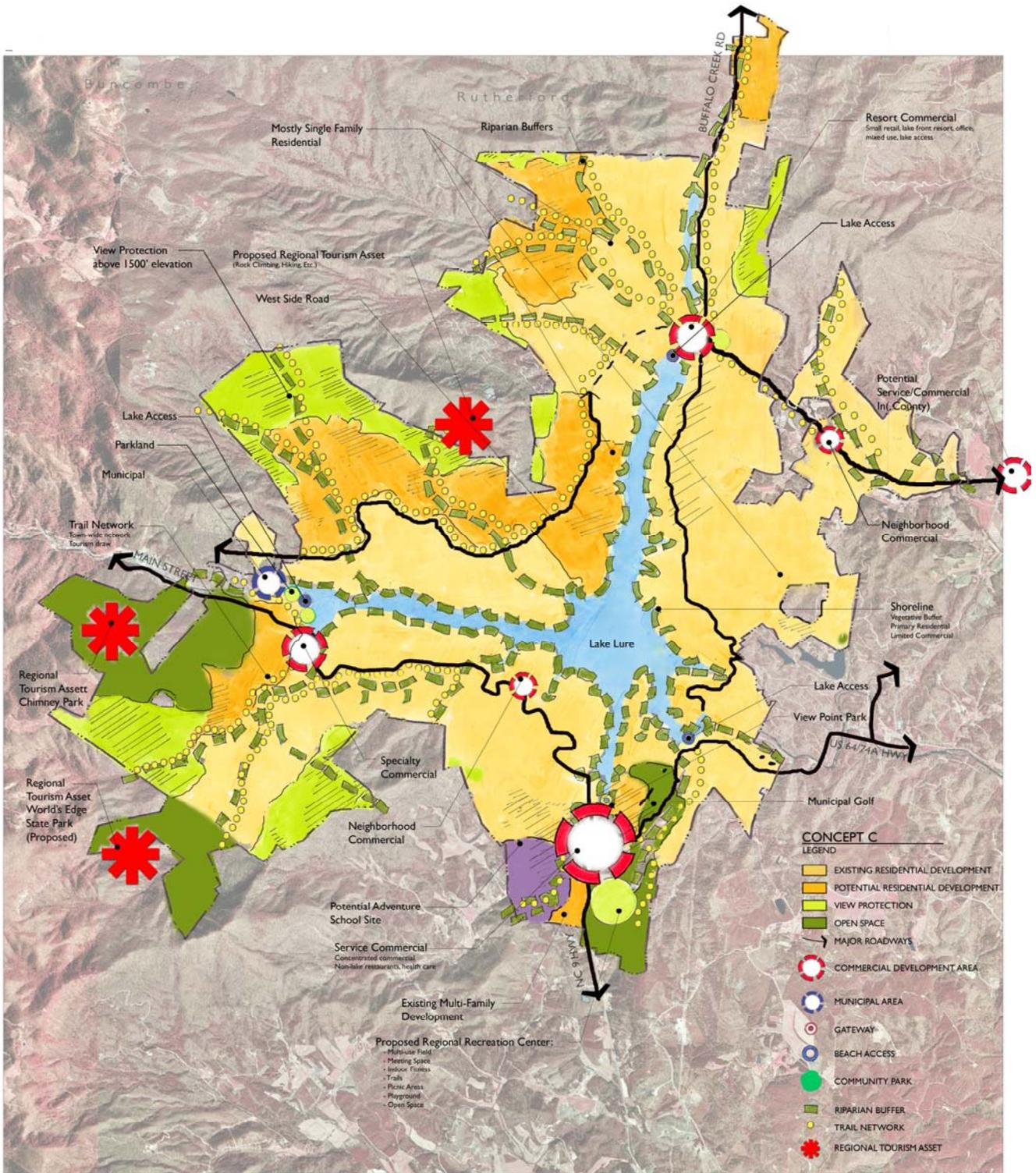


Figure 11 - Concept C

This map is a reduced version of a full-size map on display in the Lake Lure Town Hall.

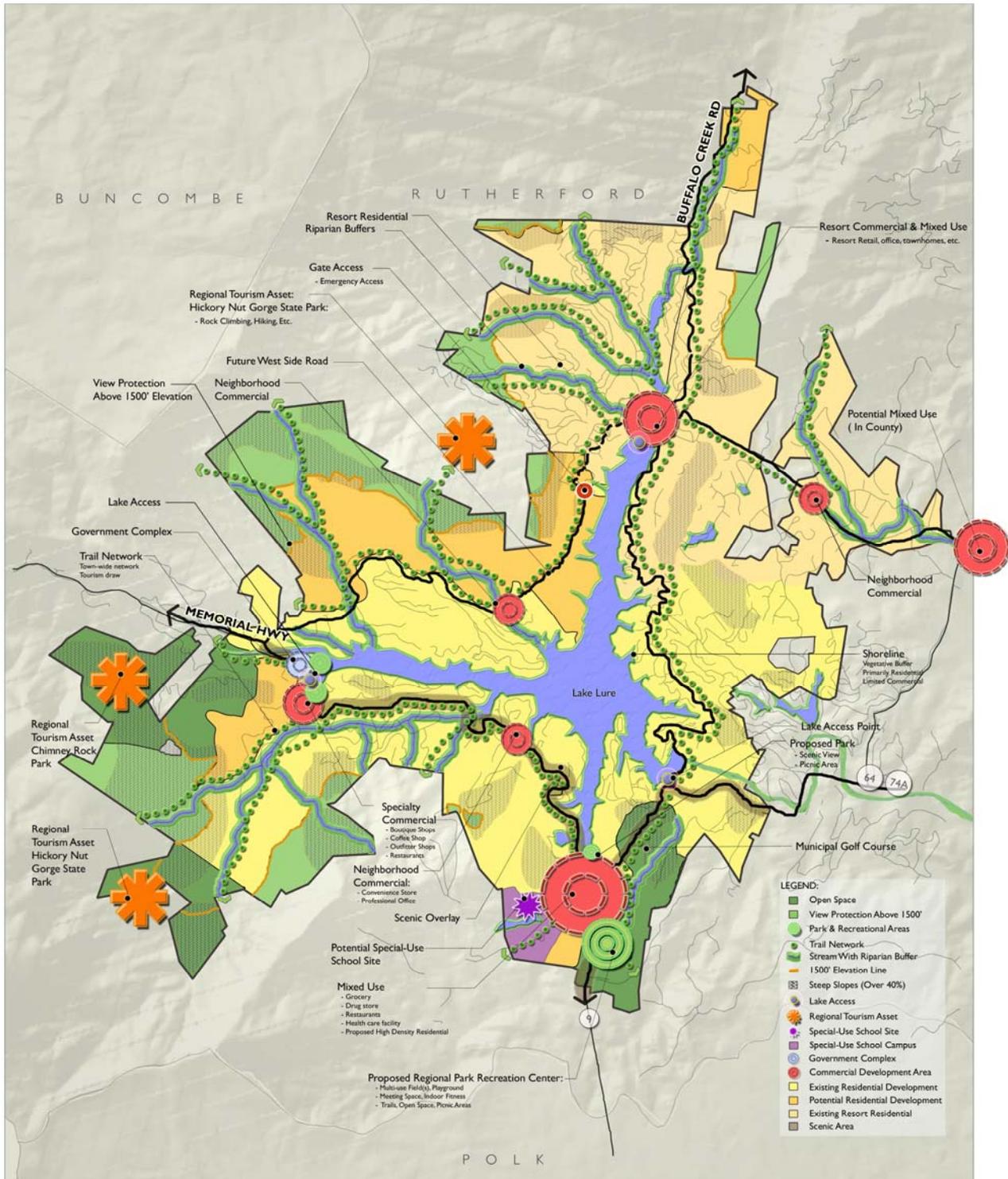


Figure 12 - Final Concept Plan

This map is a reduced version of a full-size map on display in the Lake Lure Town Hall.

*The Final Concept Plan is provided as a tool to guide decisions regarding future development and redevelopment. Each specific development / redevelopment proposal should be evaluated against it to determine if the proposal is consistent with the general intent of the Comprehensive Plan.*