

REQUEST FOR BOARD ACTION

Date of Meeting: October 13, 2025

5.A. 2050 Downtown Master Plan

To: Chair Bechtold and Planning Board Members

From: Rox Burhans, Planning Director

Action Requested:

A full draft of the Cornelius 2050 Downtown Plan has been completed, and is ready for review and a vote to recommend approval. This plan contemplates a bold new vision for Old Town Cornelius over the next 25 years, and was developed with the assistance of Kimley-Horn. This document, and associated appendices, are the culmination of a planning process that began in Summer 2024. The planning process included heavy engagement efforts, including 3 public meeting opportunities, a drop-in office hours opportunity, 2 virtual survey opportunities, "pop up" information opportunities, and a series of conferences with key property owners and downtown stakeholders.

This document analyzes existing conditions, and provides a cohesive vision for Old Town that includes:

- A reimagined transportation network that prioritizes multimodal users, recommends the preferred location of the future CATS Park and Ride, and reconnects the adjoining street grid for easier vehicular traffic flow;
- A series of land use typologies that identify preferred uses, development characteristics, and economic development catalyst sites throughout the larger study area;
- A redevelopment design and resulting implementation strategy for the core downtown catalyst area, including an analysis of current and future parking infrastructure;
- An emphasis on new art, branding, and placemaking opportunities that build upon existing assets like the Cain Center and improved gateway corridors; and,
- A detailed implementation strategy, high-level timeframe, and funding recommendations.

Following a recommendation vote, this plan will go to the Town Board of Commissioners for a final public hearing and adoption vote.

Manager's Recommendation:

Review and vote to recommend approval of the 2050 Cornelius Downtown Master Plan.

ATTACHMENTS:

[Cornelius 2050 Downtown Master Plan.pdf](#)
[Cornelius 2050 Downtown Master Plan - Exec Summary.pdf](#)
[Cornelius 2050 Downtown Master Plan - Appendix.pdf](#)
[PB Consistency Statement Downtown Plan.pdf](#)