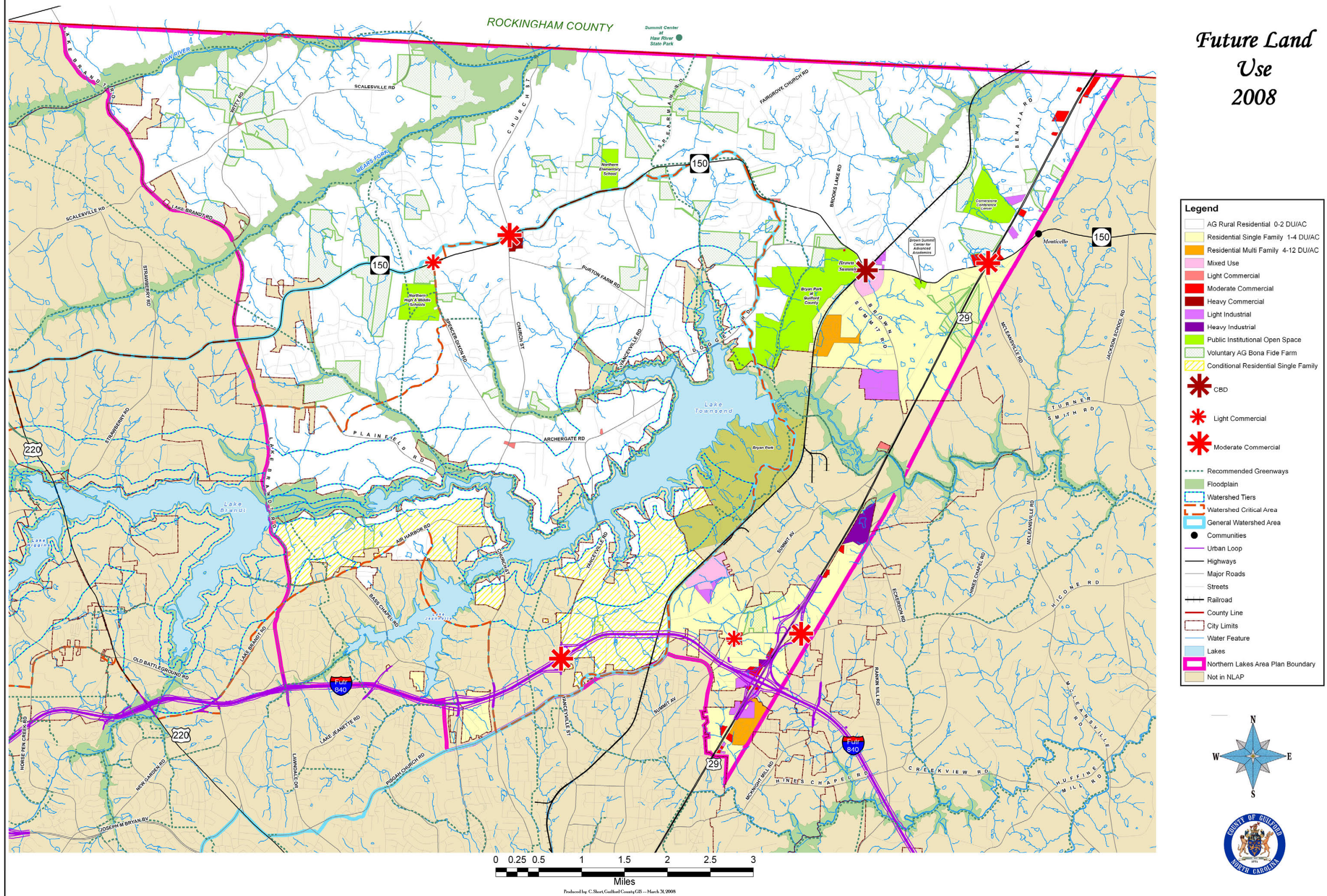


Northern Lakes Area Plan

Adopted by the Guilford County Board of County Commissioners on March 6, 2008



NORTHERN LAKES AREA PLAN

VISION STATEMENT

The Northern Lakes will be an area that continues to grow responsibly, by seeking a balance between new residential and commercial growth, while at the same time embracing its agricultural and natural heritage. New commercial development will provide the goods and services demanded by a growing population, but will be developed with attractive design standards. New residential development will incorporate green space into neighborhood designs, and will be adequately buffered from active farmland. Impacts on the existing transportation system will be mitigated by increased roadway connectivity and by providing sufficient facilities for non-motorized transportation. Finally, by balancing new growth with conservation and preservation efforts, the rural character and quality of life of the Northern Lakes will be protected.

GOALS AND POLICIES

1. Transportation Goal: Ensure new road construction and development-related improvements are adequate and timely, thereby minimizing traffic congestion that can result from development.

Transportation Policies:

- 1.1 Encourage shared access points for new commercial developments in order to minimize the number of driveways on major roadways.
- 1.2 Construct sidewalks or multi-use paths during the development of sites that are in close proximity to pedestrian generators or destinations, such as schools, higher-density residential neighborhoods, and commercial or institutional land uses.
- 1.3 Advocate for the completion of the northern section of the Urban Loop as a priority.
- 1.4 Incorporate the future Urban Loop, US 29 interchange improvements, and the future I-785 corridor into land use decisions, to recognize that higher-intensity commercial, residential, and mixed uses can be appropriate along these corridors and near interchanges.
- 1.5 Request multiple points of access for large residential developments if warranted by site characteristics and surrounding land use patterns.

3. Rural Character and Agricultural Preservation Goal: Balance the need for new commercial and residential development with the desires to conserve natural areas and minimize growth pressures on active farms.

Rural Character and Agricultural Preservation Policies:

- 3.1 The size and scale of new residential and commercial development should reflect existing development patterns.
- 3.2 Encourage the use of innovative residential subdivision designs such as clustering, conservation subdivision design, and planned unit developments in order to maintain open space areas.
- 3.3 Protect the viability of active farmland by requiring new residential and commercial developments to provide a thirty-foot natural or landscaped buffer equivalent to a Type B landscape yard along property lines that abut working farms.
- 3.4 Encourage enrollment of new farms and retention of existing farms in the Voluntary Agricultural District Program.

4. Residential and Commercial Needs and Design Goal: Uphold a high standard for new commercial development and seek compatibility between new residential and commercial development and existing land uses.

Residential and Commercial Needs and Design Policies:

- 4.1 Establish architectural standards endorsing the use of brick, stone, glass, stucco, wood, and like products; and discouraging the use of unfinished block, steel, and aluminum; as exterior wall finishes in new commercial construction.
- 4.2 Encourage new residential and commercial developments to utilize LEED and other green design standards.
- 4.3 Encourage the use of native species for project landscaping.
- 4.4 Focus new and expanded commercial development in areas served by adequate transportation infrastructure, such as the intersections of major thoroughfares, highway interchanges, and established commercial nodes or community centers.
- 4.5 Designate appropriate locations for higher-density residential development and moderately priced housing while preserving the integrity of lower-density neighborhoods.

This plan greatly benefited from the diligence, commitment, and hard work of the following committee members:

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2. Recreation and Quality of Life Goal: Promote the preservation of green-space and incorporation of private community recreational amenities in new developments, and provide for public recreational sites that can serve the area's growing population.

Recreation and Quality of Life Policies:

- 2.1 Include open space and recreational activities in residential developments and multi-use trails in large developments contiguous to stream corridors.
- 2.2 Work collaboratively with other jurisdictions to support the continued growth and development of parks and greenspace in the Northern Lakes area, including Bryan Park at Guilford County, the Haw River State Park, the Mountains to Sea Trail, and the conservation and land stewardship efforts of public agencies and private not-for-profit organizations.
- 2.3 Encourage greenway development and on-road bicycle facilities in accordance with the Greensboro Urban Area Bicycle, Pedestrian, and Greenway Master Plan, to foster safer and more accessible bicycle and pedestrian travel in the Northern Lakes area.

CONSERVATION SUBDIVISION DESIGN



Randall Arendt, Conservation Design for Subdivisions, Island Press, 1996.