

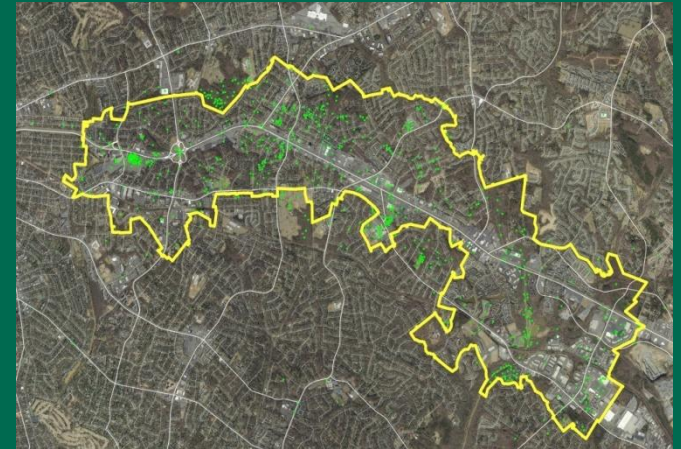
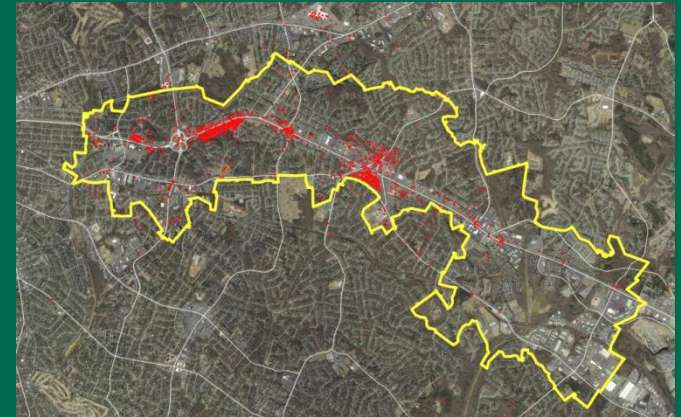


INDEPENDENCE BOULEVARD AREA PLAN

**Economic Development & Planning
Committee
April 1, 2009**

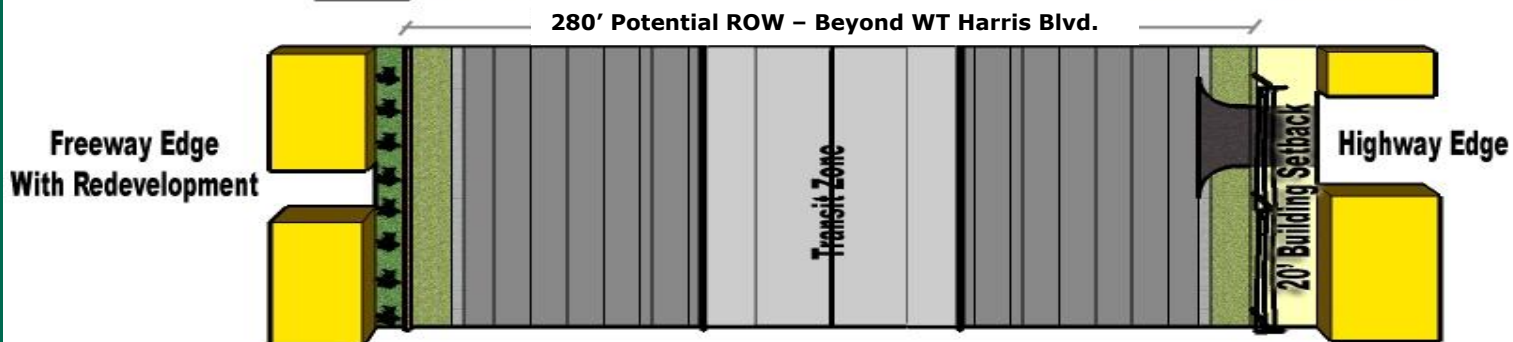
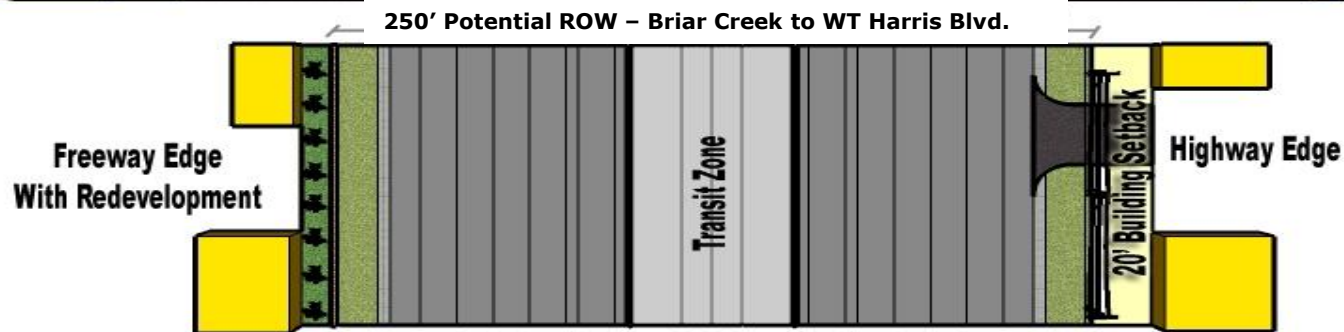
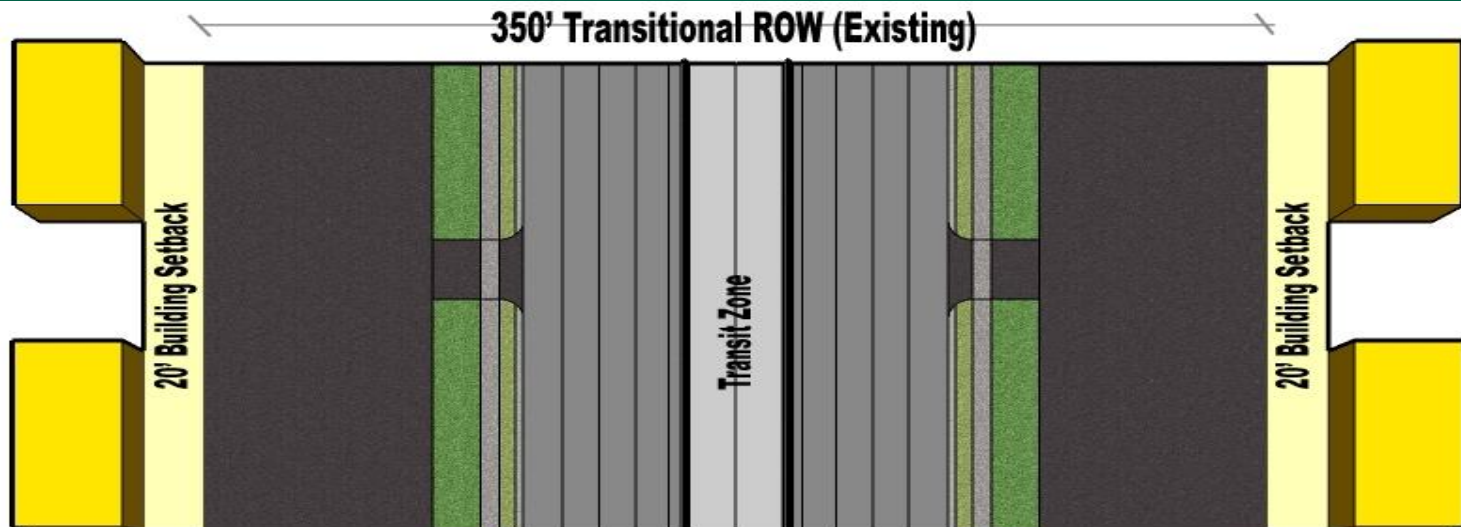
Area Plan - Guiding Principles

- | |
|--|
| 1. Strengthen and Build Neighborhoods |
| 2. Create Nodes |
| 3. Reclaim and Showcase Natural Systems |
| 4. Orient Toward Monroe and Central |
| 5. Leverage Opportunities |
| 6. Provide Choices |
| 7. Balance Neighborhood, Community, and Regional Needs |
| 8. Define U.S. 74 |
| 9. Implement the Plan |



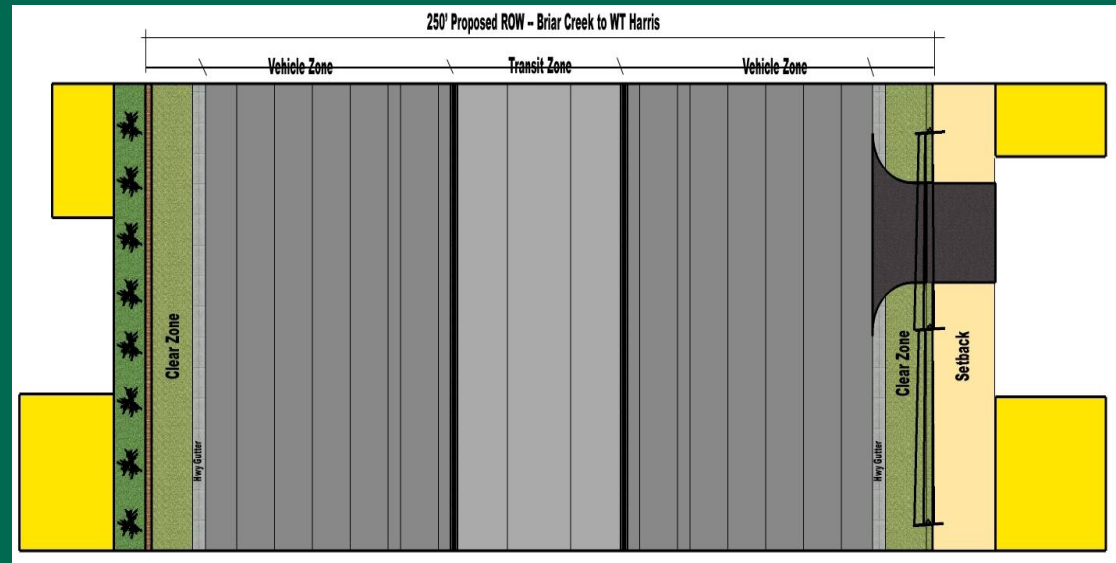


Comparison of Cross-Sections



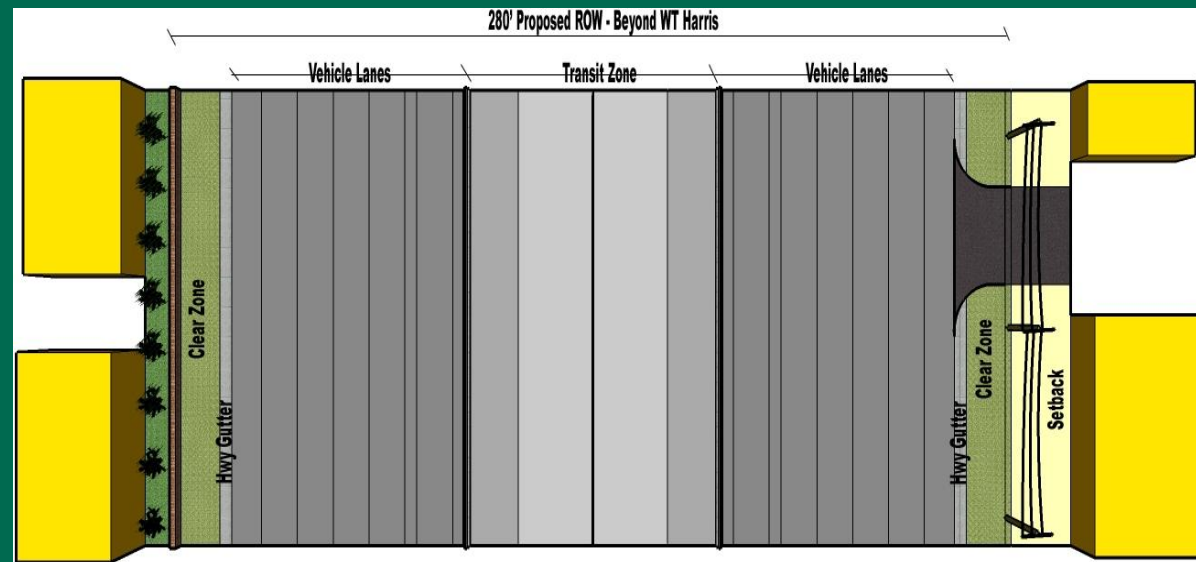
West of WT Harris - 250'

- Design exceptions needed to address physical constraints
- Stations without by-pass lanes (Briar Creek, Amity Gardens)
- Stations areas built by NCDOT with by-pass lanes (Sharon Amity, Conference)



East of WT Harris -280'

- Design flexibility (beyond committed project)
- Greater potential for station location to shift
- Interchanges not yet designed



- Known issue for businesses and residents
- Staff has identified a preferred cross section
 - Public input to be completed in April – June
- Draft plan complete this summer, adoption will follow
- Text amendment for city wide transitional setback considered on April 20
- We can advance text amendment for Independence separately

Tentative Schedule for Plan

April 2nd - Citizen Advisory Group Meeting # 4

- Receive citizen input on potential cross-sections
- Share strategy for addressing transitional setback

April 30th - Citizen Advisory Group Meeting # 5

- Share draft plan recommendations and key implementation strategies

June/July - Transitional Setback Text Amendment

- Alternate Text Amendment to address the Transitional Setback along Independence Boulevard

June - Public Meeting on Draft Plan

- Receive feedback on draft plan and key implementation strategies

Summer/Fall - Plan Review and Adoption

Schedule Options for Trans. Setback Text Amendment

- June 15th Public Hearing & July 20th Decision; or
- July 20th Public Hearing & Sept 21st Decision; or
- Public Hearing & Decision at Same Meeting

NOTE: Council's Economic Development and Planning Committee voted on April 1 to recommend that the Council take one of two actions at its April 13 meeting to do the following:

Option 1: Direct staff to file a City sponsored zoning and subdivision text amendment reducing the transitional setback on Independence Boulevard (US 74) and hold the public hearing on June 15, 2009, or

Option 2: Indicate intent to consider implementing reduction in the transitional setback along Independence Boulevard through the zoning and subdivision petition 2009-038 scheduled to be heard on April 20, 2009, but recommended for deferral to April 27, 2009.