


Northlake Area Plan
Comment Sheet Responses
Summary

Number of Comment Sheets Received: 108

Number of Comments Received: 433

How Comments Were Categorized

Staff reviewed all 433 comments and grouped identical comments together with a number for how many times the comment was made. The comments were then categorized into “issue areas,” with each issue area being broken down further to describe the categories of comments further.

Issue Areas

Community Safety and Services

1. Need a police station, more police patrols, a fire station, post office and better planning for schools.
2. Need better availability of city/county services and follow-up (make sure grass planted as part of utility construction grows).

Design

1. Need better planning with landscaping, walking trails and pedestrian-friendly shopping (more like Birkdale Village and less like the University area).
2. Need a better sense of community with spaces that bring people together (outdoor dining, high quality development, better lighting).

Environment

1. Need a more planned balance between growth and green space.
2. Need for groundwater protection and stormwater run-off management.

Land Use

1. Encourage a mixture of business and neighborhood.
2. Need to balance residential and commercial development.
3. Encourage “New Urbanism” style development in the Center, industrial development along the Old Statesville corridor and higher density residential near transit stations.
4. Need for farmland/open space preservation.

Park and Recreation

1. Need for greenways and more greenspace.
2. Need for active recreation facilities (pool, playground, ball courts).

Transportation

1. Need a sound barrier for 485.
2. Need for traffic management.
3. Need for road facilities improvements to support growth in the area.
4. Need for traffic operations enhancements (stoplights, turn-lanes, traffic lights).
5. Need for transportation choices and better transit improvements.
6. Need for sidewalks and bicycle facilities.

Other

1. Need to protect/increase property values.



2. Need to maintain quiet, safe, clean environment.
3. Need to maintain appearance of development.
4. Need to slow down development.
5. Need to restrict rental properties.

Opportunities

1. Has good location, highway access and mix of neighborhood and business.
2. Community that is close to the highway and Uptown, but still has a rural feel.
3. Farmland.
4. Trees, access to greenways.
5. Access to 485.
6. Transit.
7. Relatively quiet and safe.
8. Area is growing, offering new services but still maintaining a rural feel.

Transportation received the most comments, and most of those comments were related to Road Facilities. After Transportation, Land Use received the most comments followed by Design, Environment, Park and Recreation and Community Safety/Services. Comments that did not fit into the typical issue areas addressed by an area plan were grouped into the “Other” category.

What Happens Next?

As part of our next steps in the area plan process, the issue areas and specific issues will be used to frame work on developing a vision, goals and objectives and, ultimately, recommendations. The recommendations in area plans are usually centered around the issue areas identified above.