

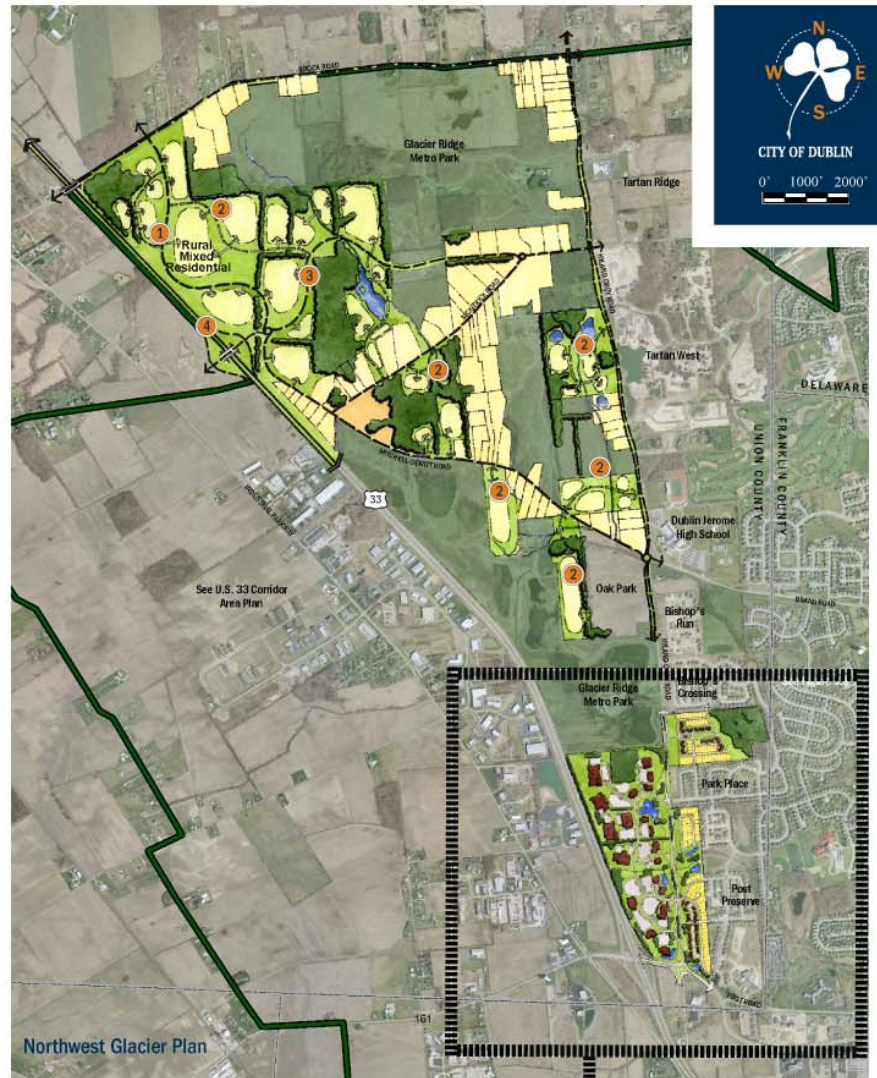
Northwest/Glacier Ridge Area Plan



Planning Challenges and Issues

- Preserve rural character and natural features
- Create high quality residential areas with a mix of housing types
- Create employment opportunities adjacent to the highway

Conceptual Interchange Office Development



Residential infill along Hyland-Croy Road



Design Recommendations

Northwest Glacier Plan:

- 1 Future north-south connection to Brock Road
- 2 Implementation of residential conservation developments to maximize open space and views
- 3 New McKittrick Road extension to future interchange
- 4 Future interchange improvements at U.S. 33 and Mitchell-Dewitt Road (As noted on Union County Thoroughfare Plan and I-270 MIS)
- 5 Utilization of Conservation Design principles to preserve wooded area and desired 150- to 200-foot setback along Hyland-Croy Road
- 6 Integration of existing woodland as park
- 7 Creation of visual corridor between woods and Hyland-Croy Road
- 8 Low-impact architecture along U.S. 33 adjacent to metro park (one- to two-story)
- 9 Transitional architecture along Hyland-Croy Road adjacent to neighborhoods (two-story)
- 10 Variable median to provide additional landscaping and rural character
- 11 Preservation of stream corridor
- 12 Implementation of curvilinear streets to provide residential character
- 13 High quality, signature architecture adjacent to interchange (2 to 3+ stories)
- 14 100- to 200-foot setback along Hyland-Croy Road to vary with median
- 15 Future interchange improvements
- 16 Future roundabout construction and potential public art location and gateway feature
- 17 150-foot setback along Post Road/SR 161
- 18 Single-family lots to provide transition for existing neighborhood
- 19 Entrance road removed as part of interchange design requirements for limited access rights-of-way

Post and Highland-Croy Detail:

- 5 Utilization of Conservation Design principles to preserve wooded area and desired 150- to 200-foot setback along Hyland-Croy Road
- 6 Integration of existing woodland as park
- 7 Creation of visual corridor between woods and Hyland-Croy Road
- 8 Low-impact architecture along U.S. 33 adjacent to metro park (one- to two-story)
- 9 Transitional architecture along Hyland-Croy Road adjacent to neighborhoods (two-story)
- 10 Variable median to provide additional landscaping and rural character

General Notes:
Focus to be provided on safe pedestrian access to school and Metro Park.

Planning Goals

...To protect the rural and natural character of the area and the Glacier Ridge Metro Park by encouraging residential conservation development near the park and maintaining high quality employment uses near the Post Road interchange.