



STEERING COMMITTEE MEETING #3

May 17th, 2022

GMC

AGENDA

- 1 PROCESS UPDATE
- 2 PUBLIC INPUT
- 3 WORKING PLAN

- 4 ZONING WORK PLAN
OUTLINE
- 5 MAPPING EXERCISE



PROCESS UPDATE

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PROCESS UPDATE



RESEARCH
& DATA

COMMUNITY
INPUT

DEVELOPING
ACTIONS

IMPLEMENTATION

OCT - DEC

COMMUNITY
MEETING #1

DEC - APR

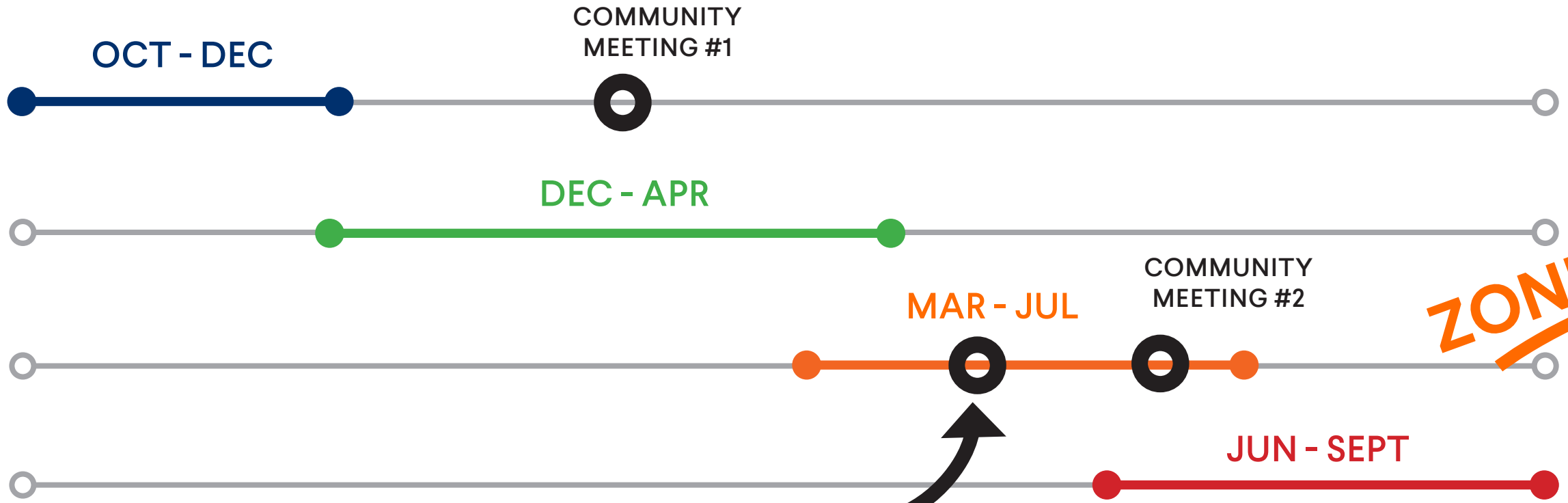
MAR - JUL

COMMUNITY
MEETING #2

JUN - SEPT

ZONING

TODAY





PUBLIC INPUT

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PUBLIC INPUT



Total People Involved

333

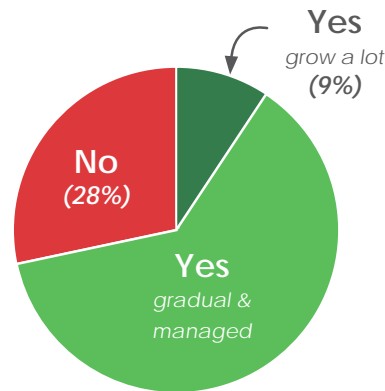
Methods of Engagement

Stakeholders | Online Surveys |
Website | Social Media | Meetings

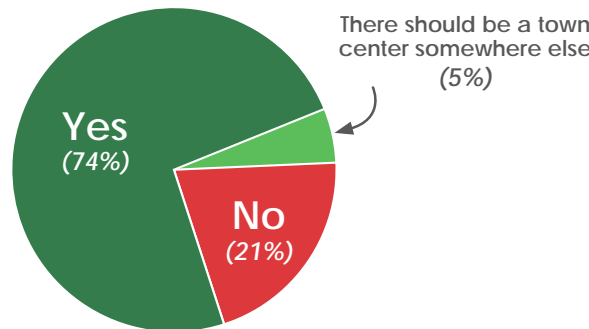
COMMUNITY INPUT

Future Growth & Development

Would you like to see continued population growth in Argo?



Would you like Argo to have a walkable town center on the Hwy 11 commercial corridor?



Development Priority Rank

1. Improve roads as Argo continues to grow.
2. Proactively recruit retail businesses.
3. Encourage growth while protecting Argo’s charm.
4. Expand the city’s job market.
5. Improve the “look and feel” of Highway 11.
6. Protect strategic natural/ agricultural land.
7. Develop a strategic annexation strategy.
8. Expand the city’s water and sewer infrastructure.
9. Expand parks and recreation in the city.
10. Develop walking trails in the city.

Recreational Needs

Walking / biking / hiking trails
Parks / greenspace
Splashpad

Business Needs

Grocery
Dine-in Restaurants
Healthcare Services

Road Priorities

Blackjack Road
Roulain Road
Highway 11



WORKING PLAN

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WORKING PLAN



**TRANSPORTATION
& CONNECTIVITY**



**EXPAND THE CITY'S
BUSINESS ENVIRONMENT**



**PROTECT & CULTIVATE
SMALL TOWN CHARM**



**DEVELOP A GROWTH
MANAGEMENT PLAN**

TRANSPORTATION & CONNECTIVITY



Develop Road Improvement and Maintenance Plan

Outline Connectivity Improvement Strategy

Develop Connectivity Requirements in Subdivision Regulations

Targeted Implementation Plan



PROTECT & CULTIVATE SMALL TOWN CHARM



Outline Enhancements Through Land Use

General Landuse

Overlay Districts

Signage Guidelines

Building Guidelines

Develop Beautification Improvement Plan

Key Intersection Landscaping

Key Corridor Landscaping

Key Gateway Improvements

Develop Quality of Life Improvement Plan

Community Space and Park and Recreation Strategy

Sidewalk Plan



EXPAND THE CITY'S BUSINESS ENVIRONMENT



**Outline Improvements of
Existing Commercial Areas and
Opportunities**

**Develop St. Clair County Economic
Development Coordination
Strategy**

**Proactive Business Recruitment
Outline**



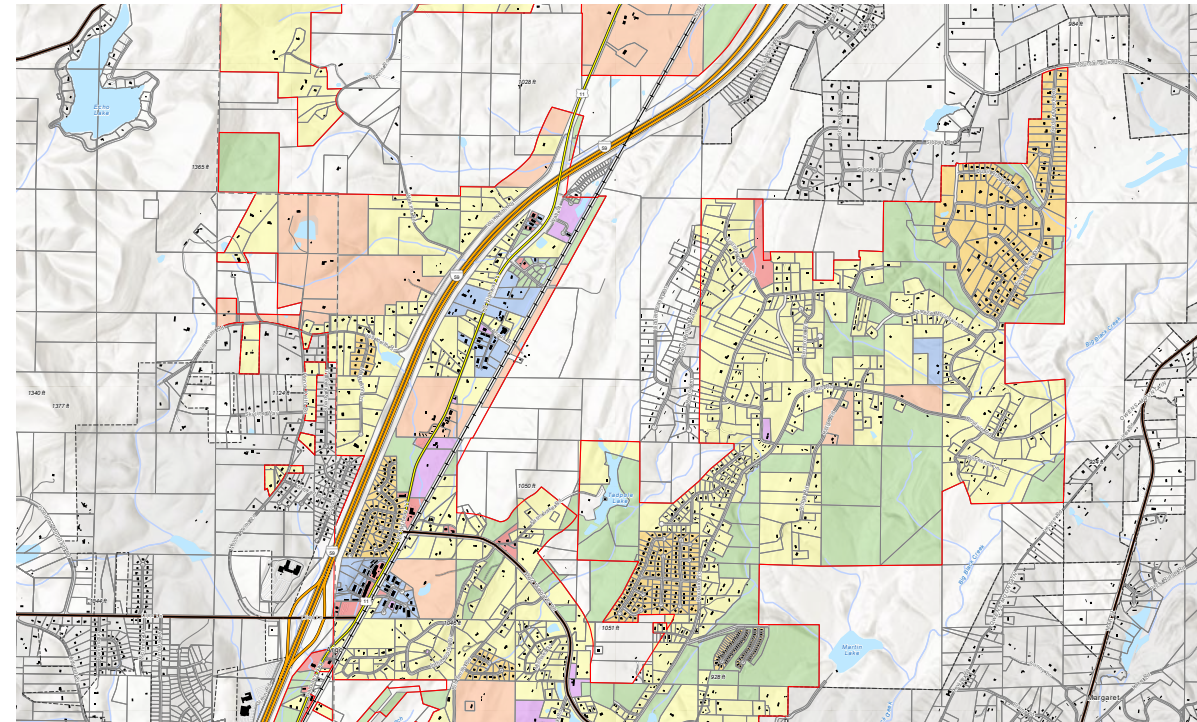
DEVELOP A GROWTH MANAGEMENT PLAN



Landuse Plan for Quality Growth

**City Services and Facility
Alignment Outline**

**Growth Management
Implementation Strategy**



HWY 11 IMPROVEMENT GOALS

Improve traffic flow at key intersection

Provide “Placemaking” in strategic location

Define sense of community

Begin “Sidewalk Trail” Discussions



HIGHWAY 11 CONCEPTS

Street trees

Sidewalks

Right turn lane

Placemaking

ARGO



TOWN CENTER GOALS

**Expand and Improve Existing
Commercial Area**

**Highlight Park Opportunity
Adjacent to Retail district**

**Honor future of retail
Development (experience
based)**







ZONING WORK PLAN OUTLINE

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ZONING PROCESS REMINDER

Future Land Use Map

Finish Master Plan that Guides
Zoning (legally required)

Regulatory Guidance
Public meeting + Hearing
Guidance
Example Ordinances + resolutions

Ordinance Development
Review Master Plan + Old Zoning
Outline Zoning + Uses

Public Meeting

Prepare Ordinance Draft
Formalize Planning Commission
Technical Work Session

Legal Review

Adoption + Implementation

DEVELOPMENT CHARACTER

Existing Conditions

Existing Character Map

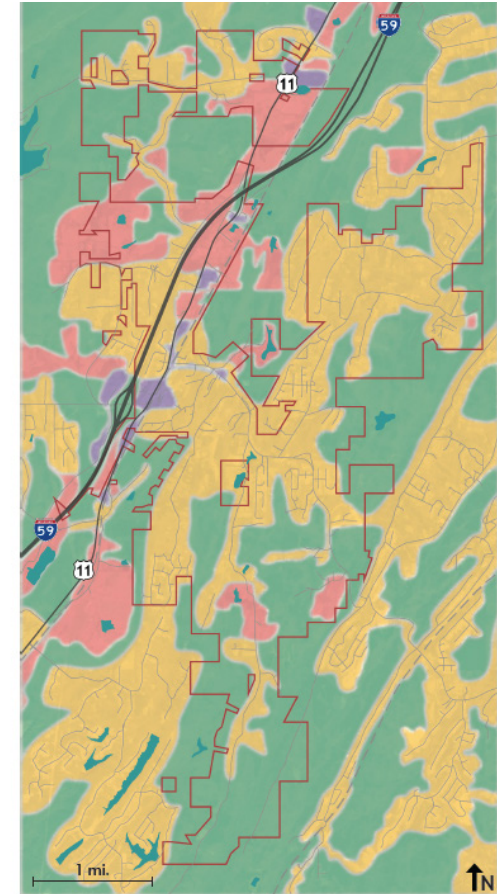
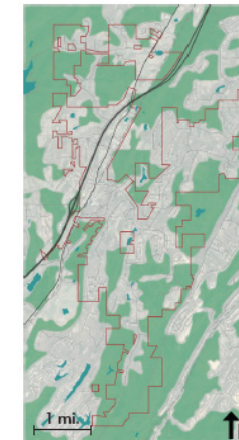
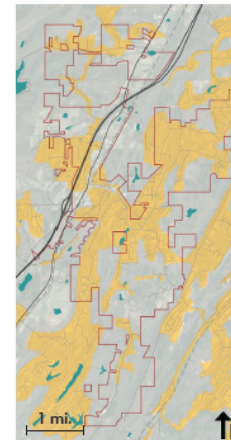
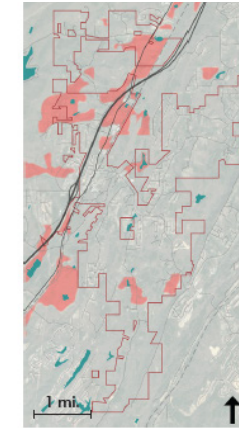
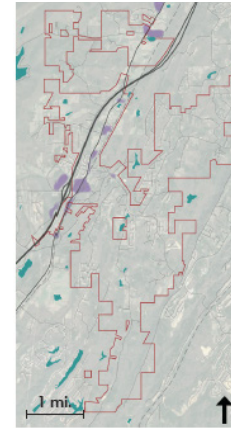
Community Input

Expand Commercial Areas and
Opportunities in the City

Promote Quality Growth
Keep a Small Town Charm

Land Use Map Exercise

Parcel Based Character Map





MAPPING EXERCISE

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EXERCISE 1

Map Long Term Potential Road Connections

EXERCISE 2

Map Existing Water / Sewer & Annexation Opportunites

EXERCISE 3

Map Future Land Use

Areas appropriate for future development – 10-15 years

Areas facing development pressure – Residential, commercial, industrial, other

Areas in need of redevelopment

Areas with unique characteristics

Areas In need of protection/conservation



THANK YOU!

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