



STEERING COMMITTEE MEETING #4

August 16th, 2022

GMC



PROCESS UPDATE

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PROCESS UPDATE



CURRENT FOCUS

- 2ND COMMUNITY MEETING
- P&Z COMMISSION



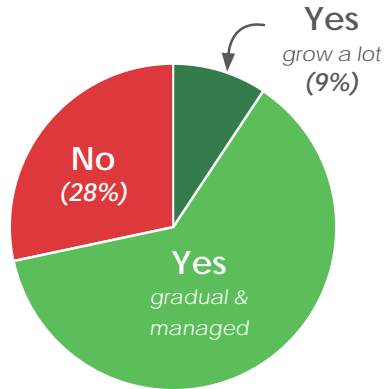
PUBLIC INPUT

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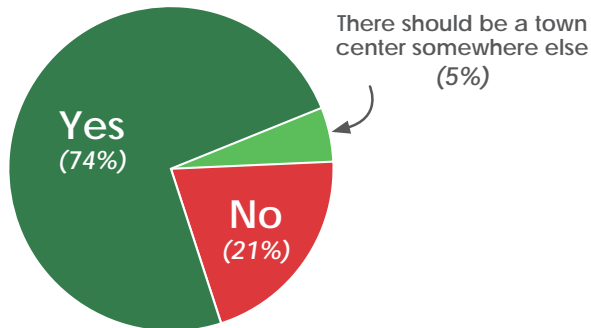
COMMUNITY INPUT

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

GMC

WORKING PLAN



**TRANSPORTATION
& CONNECTIVITY**



**EXPAND THE CITY'S
BUSINESS ENVIRONMENT**



**PROTECT & CULTIVATE
SMALL TOWN CHARM**



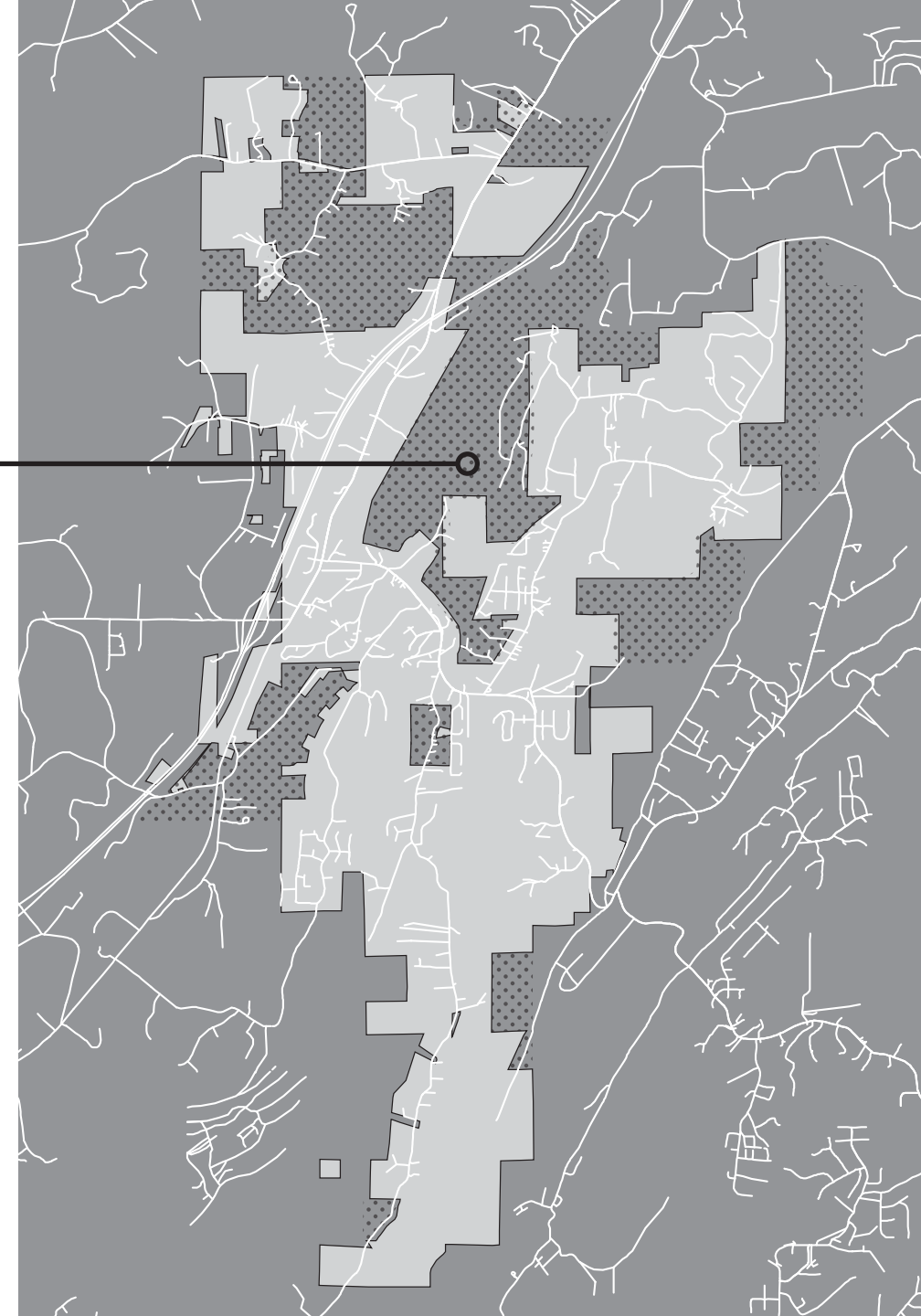
**DEVELOP A GROWTH
MANAGEMENT PLAN**

ANNEXATION POTENTIAL

Land that could potentially be annexed into the municipality

Understanding economic impact of annexation in your particular circumstances

- Water/Sewer
- Road Maintenance



FUTURE LAND USE

Activity Center

Retail, Restaurants, Office, Shops, Industrial

Traditional Neighborhood

Moderate Density Residential, Neighborhood Commercial

Suburban Neighborhood

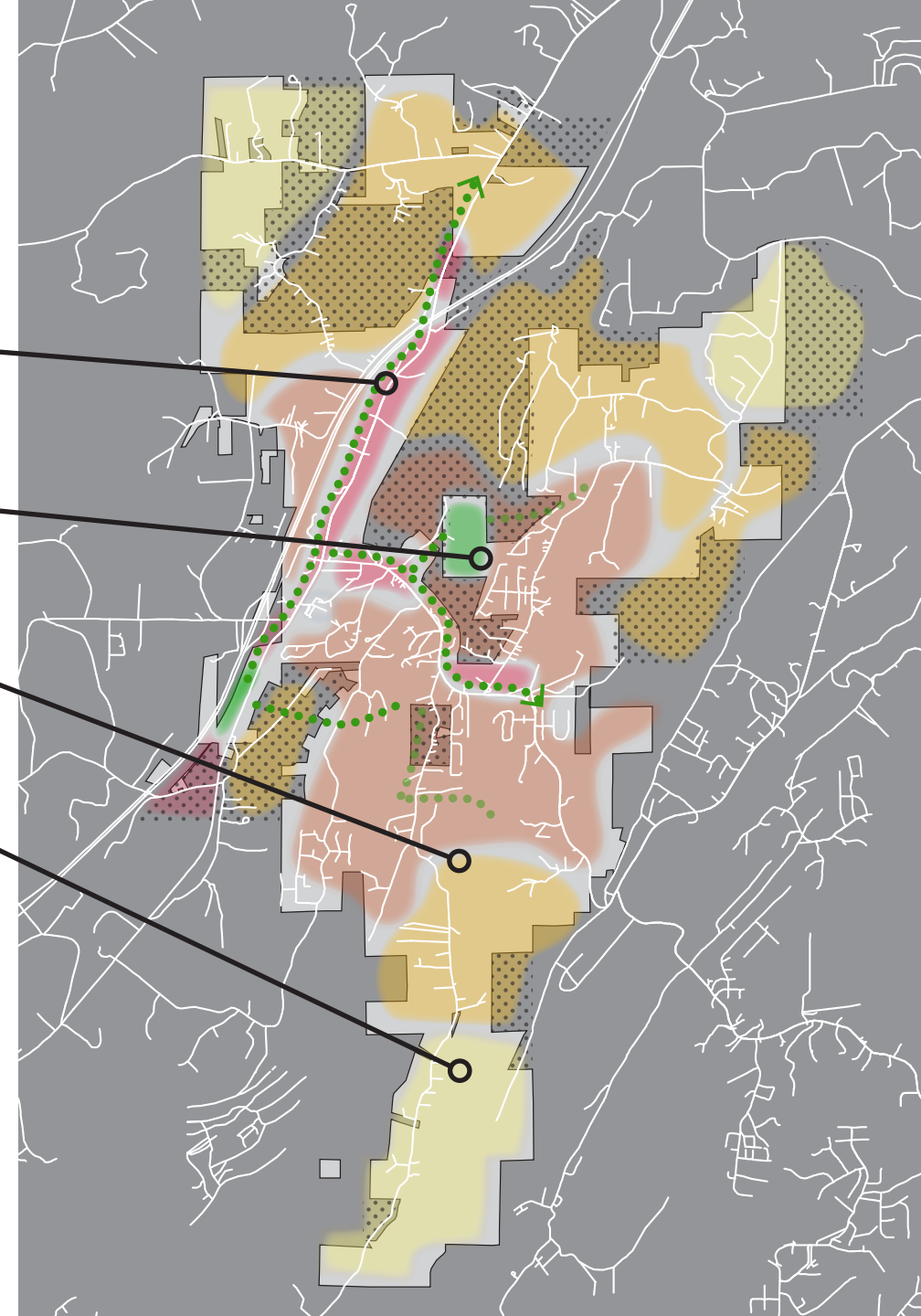
Low to Moderate Residential Density, Civic and Community Amenities

Rural

Agriculture, Low-Density Residential

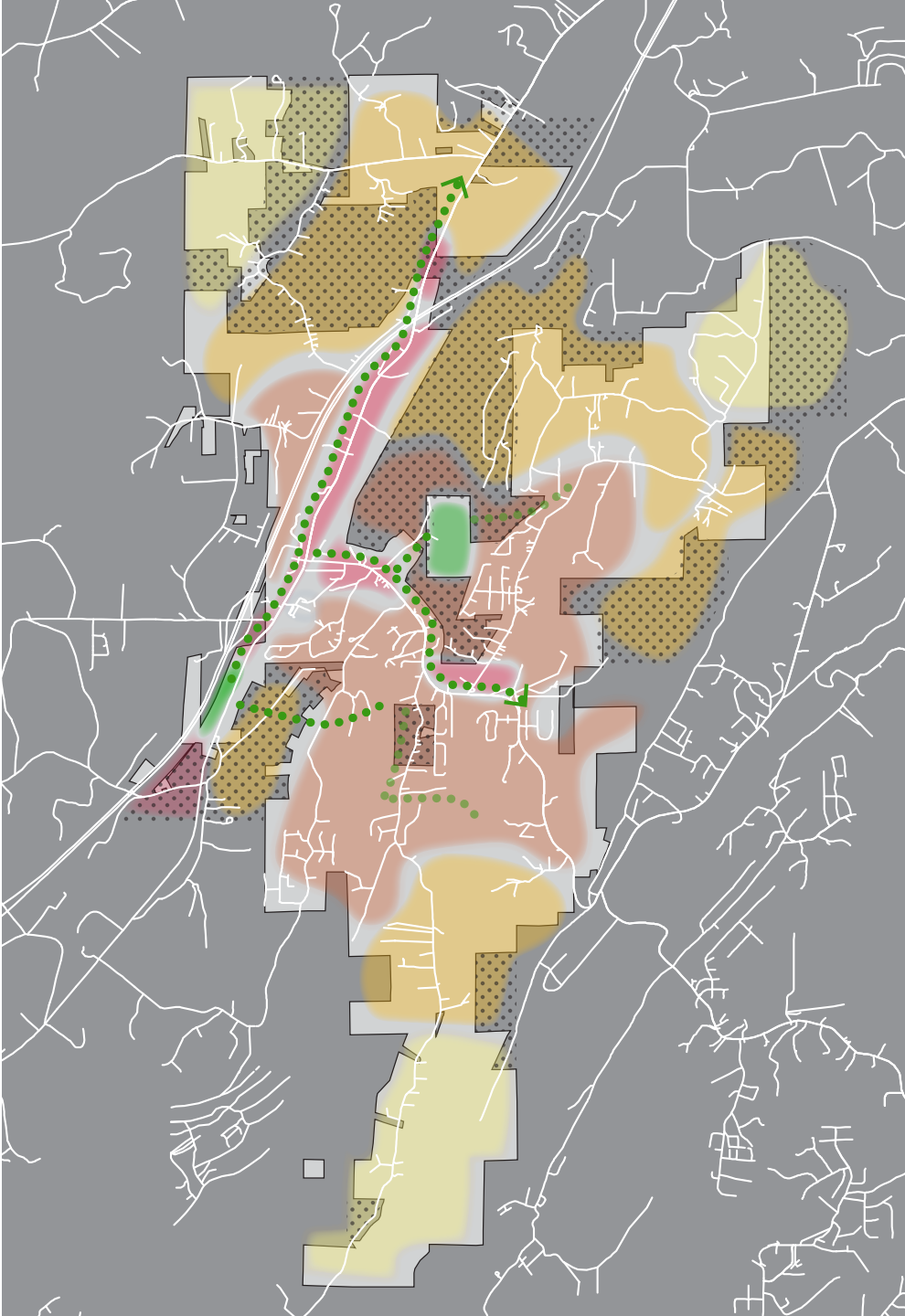
Natural/Open Space

Undeveloped, Parks



FUTURE LAND USE

Zoning Districts (Implementation)	Natural/Park	Rural	Suburban Neighborhood	Traditional Neighborhood	Activity Center
RE Estate Residential		✓	✓		
RL Low Density Single Family Residential		✓	✓		
RM Medium Density Single Family Residential			✓	✓	✓
RH High Density Single Family Residential				✓	✓
RP Planned Unit				✓	✓
AG Agricultural		✓			✓
NC Neighborhood Center Commercial				✓	✓
TC Town Center Commercial					✓
HC Highway Commercial					✓
SC Special Commercial					✓
NI Neighborhood Institutional			✓	✓	✓
CI Community Institutional	✓				
I-1 Light Industrial					✓
I-2 Heavy Industrial					✓
I-3 Mining and Manufacturing					✓
U-P Present Use	✓	✓			
MH Manufactured Home		✓	✓		



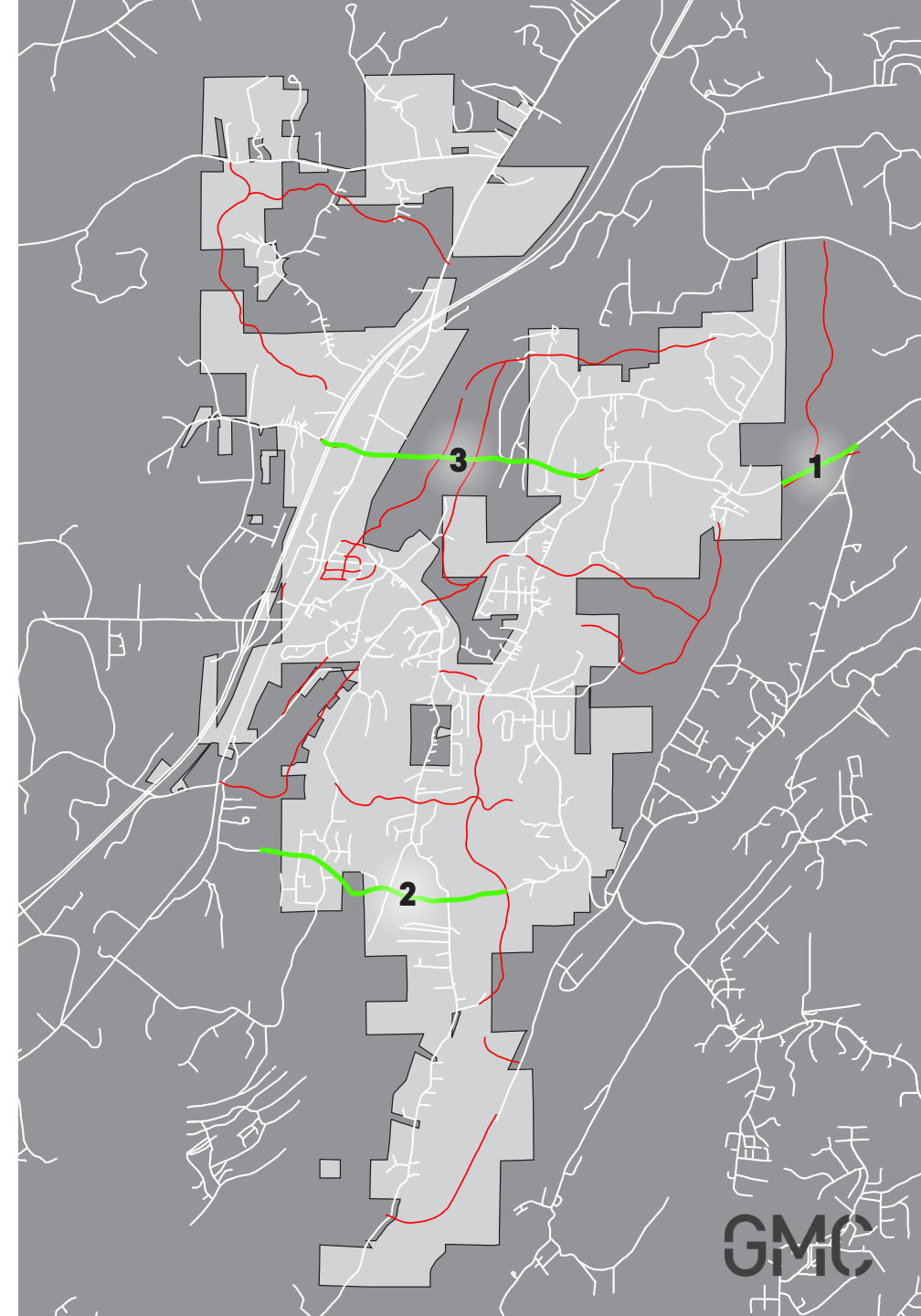
FUTURE CONNECTIONS

Creating effective networks benefits the town in many ways:

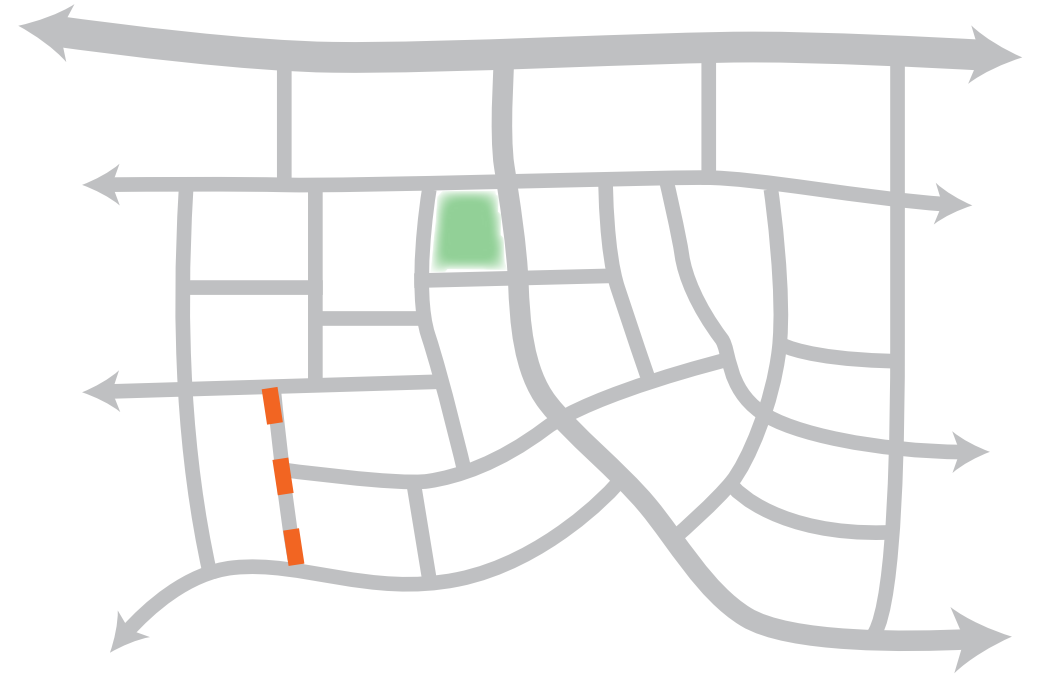
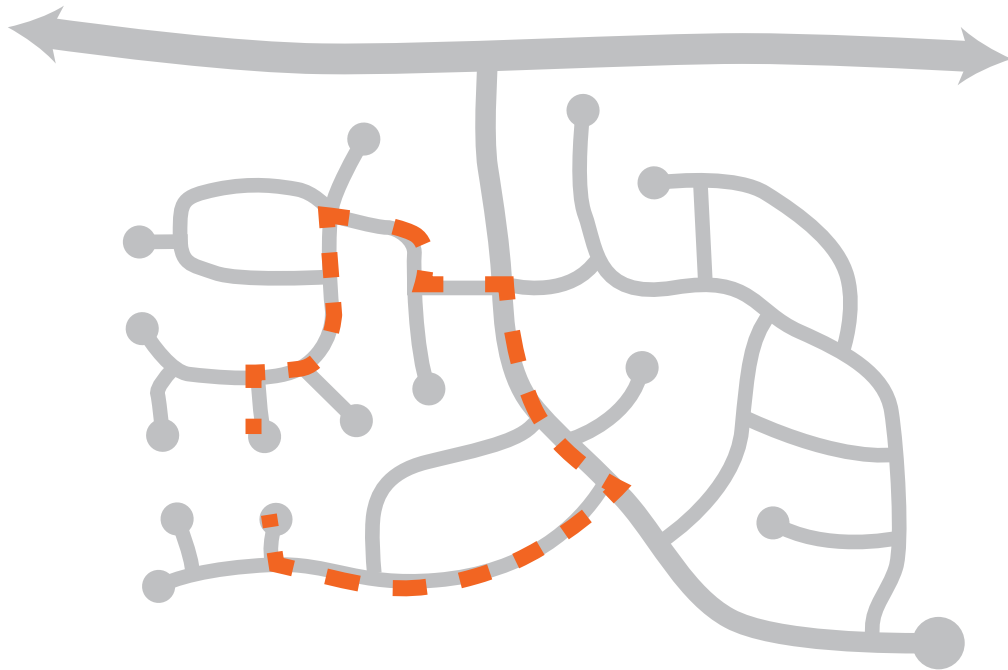
- They reduce the strain on heavily used roads
- They provide alternate routes to destinations
- They provide safer routes for pedestrians and bikers
- They reduce travel time by creating more direct routes

Top 3 Connectivity Improvements:

1. Connect Roulain Road to St. Clair County Road 12 (Main Street)
2. Create a southern bypass route by connecting Venable Road to Ridge Crest Lane to Crestview Circle to Jenny Wren Lane
3. Create a northern bypass route by connecting Roulain Road to Freeze Mountain Drive to Hidden Valley Drive to Bush Lane to Will Keith Road



NEIGHBORHOOD CONNECTIONS



ROAD TYPES



Highway 11



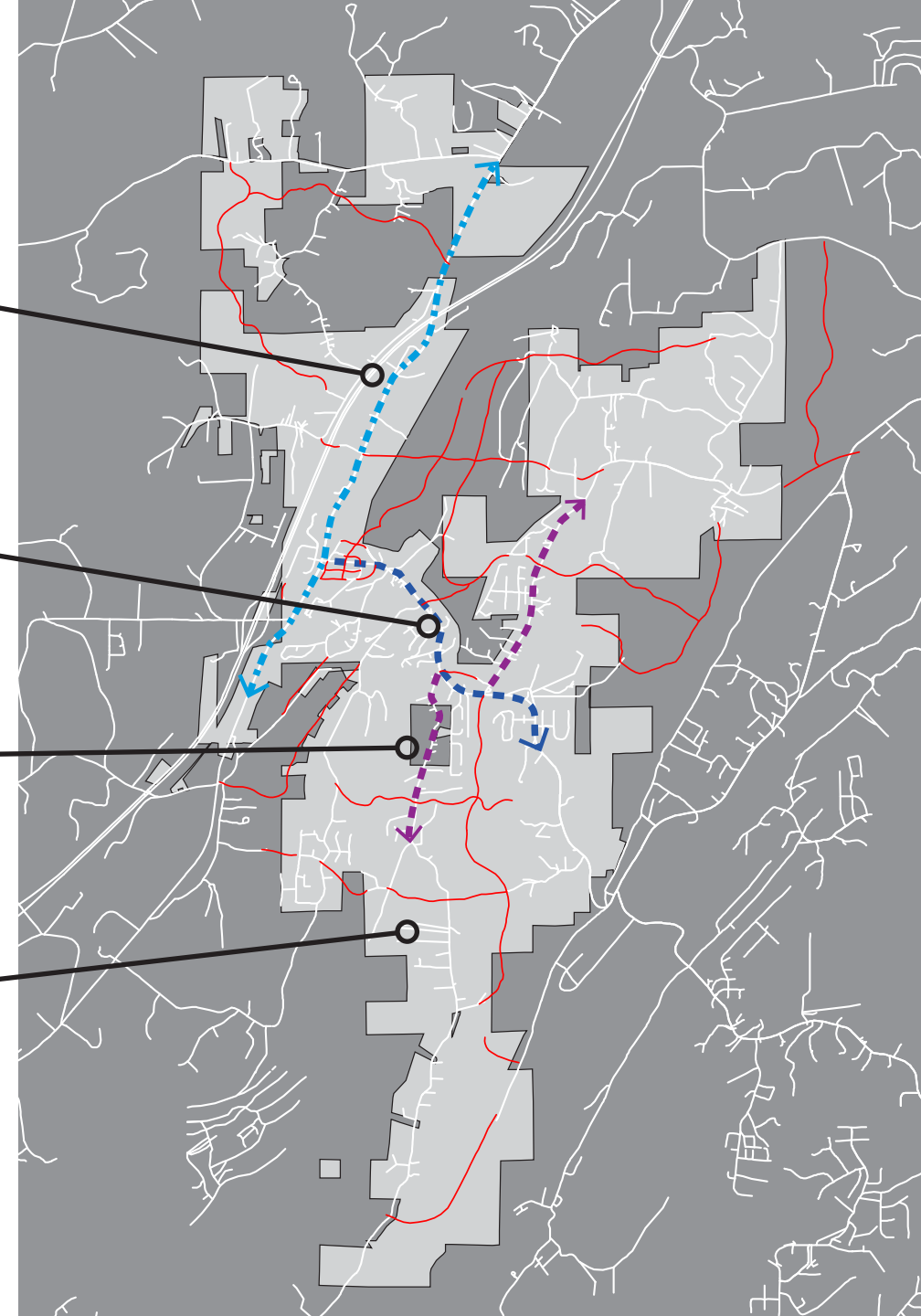
Argo-Margaret



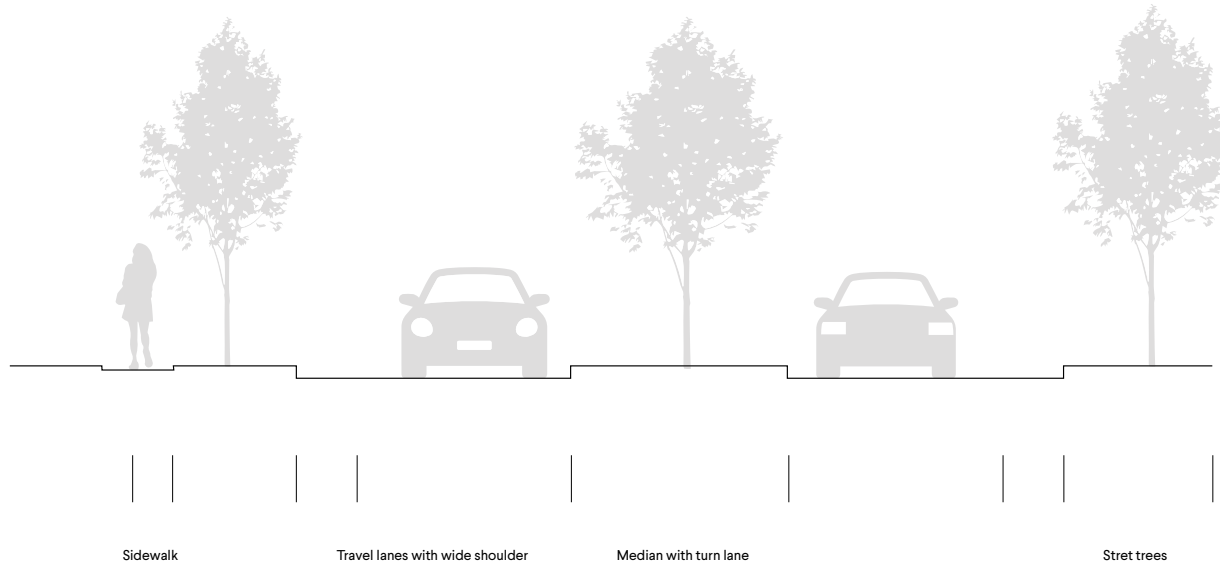
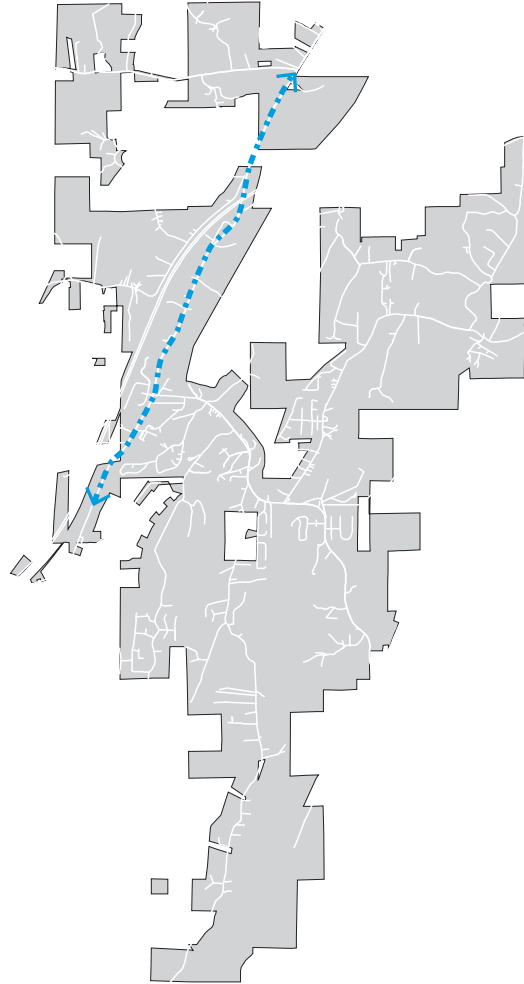
Collector



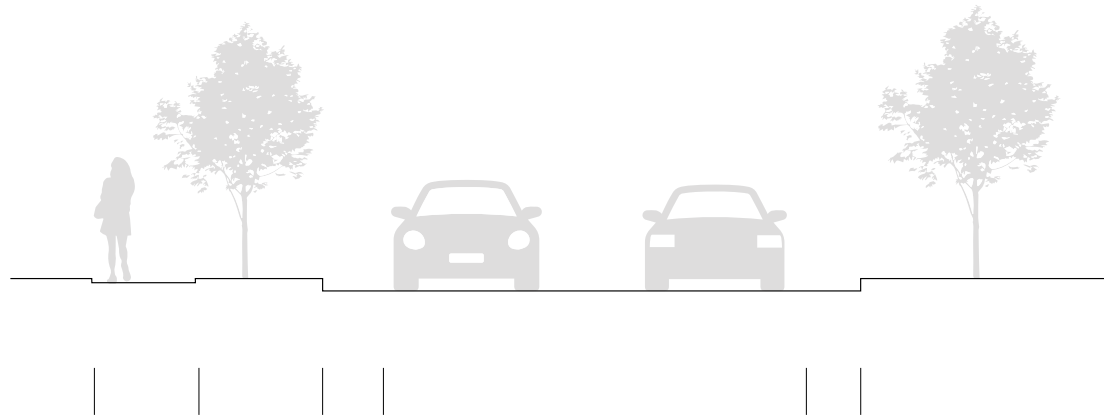
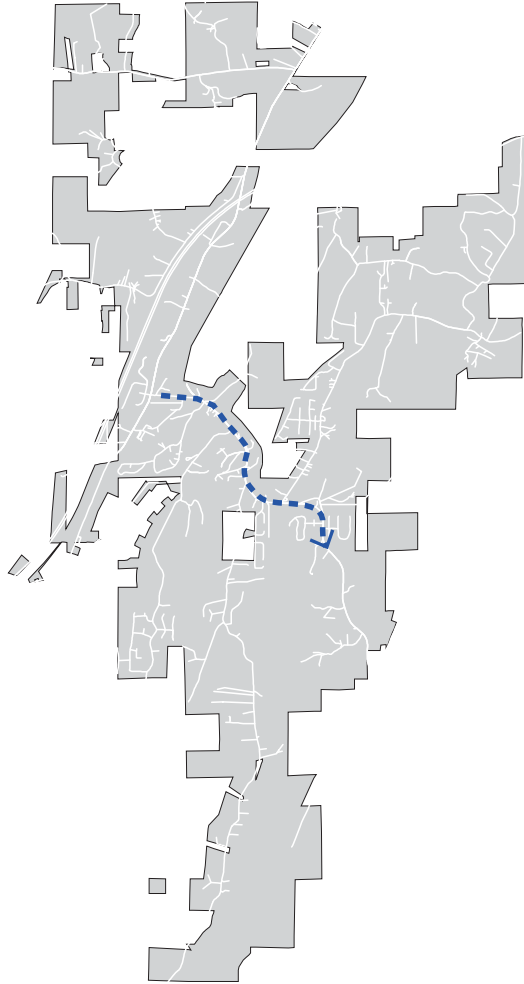
Neighborhood



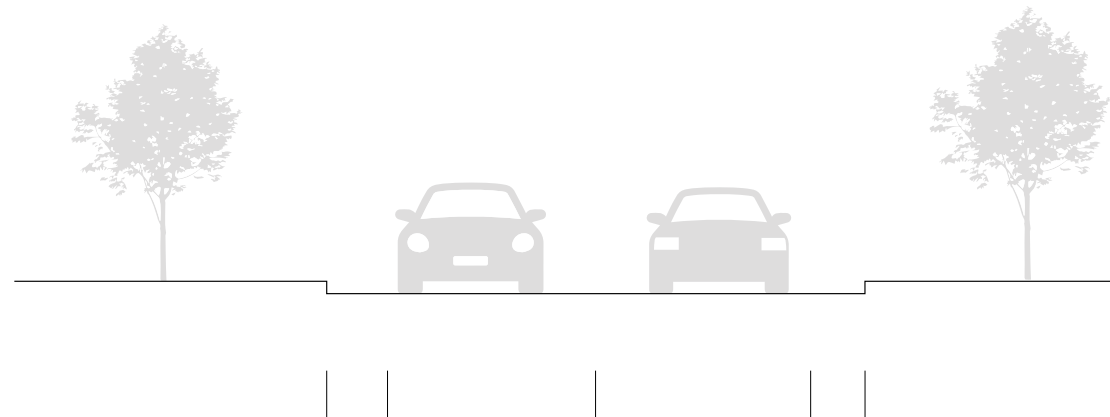
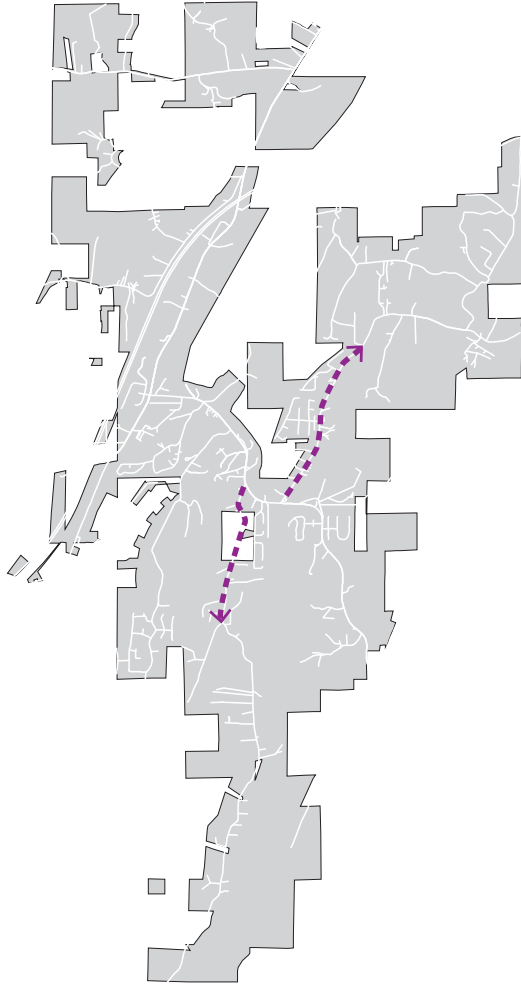
HWY 11



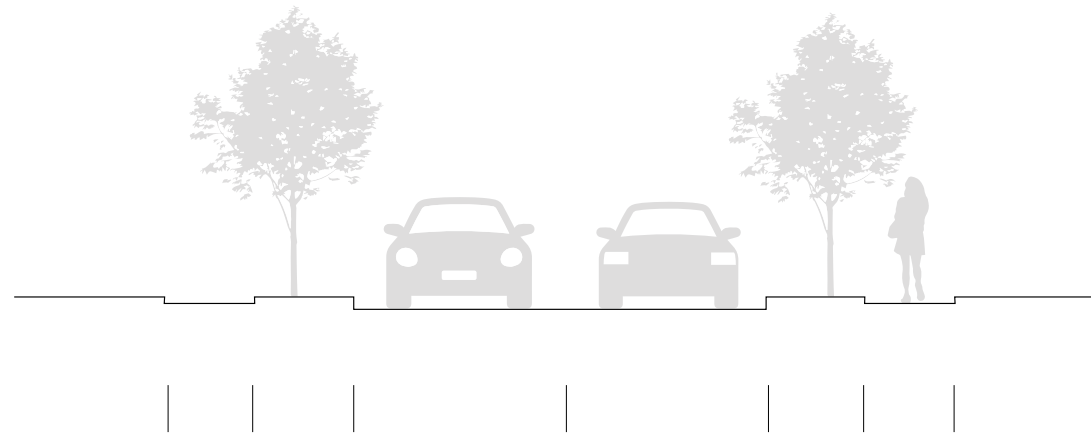
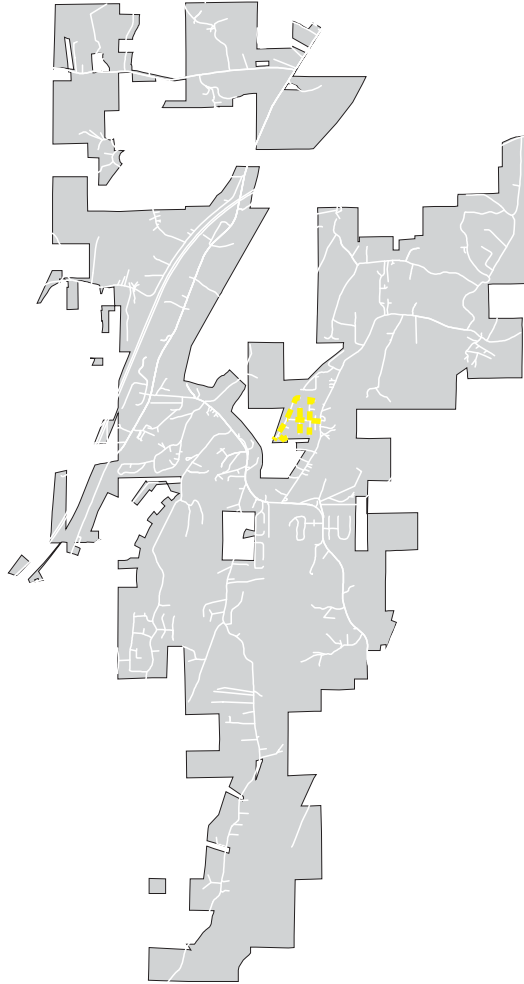
ARGO-MARGARET



COLLECTOR



NEIGHBORHOOD



DEVELOPABLE LAND

Developable land listed as any land currently undeveloped in the city that is not constrained by slope or flood plains.

Developable Land: 3,460 acres

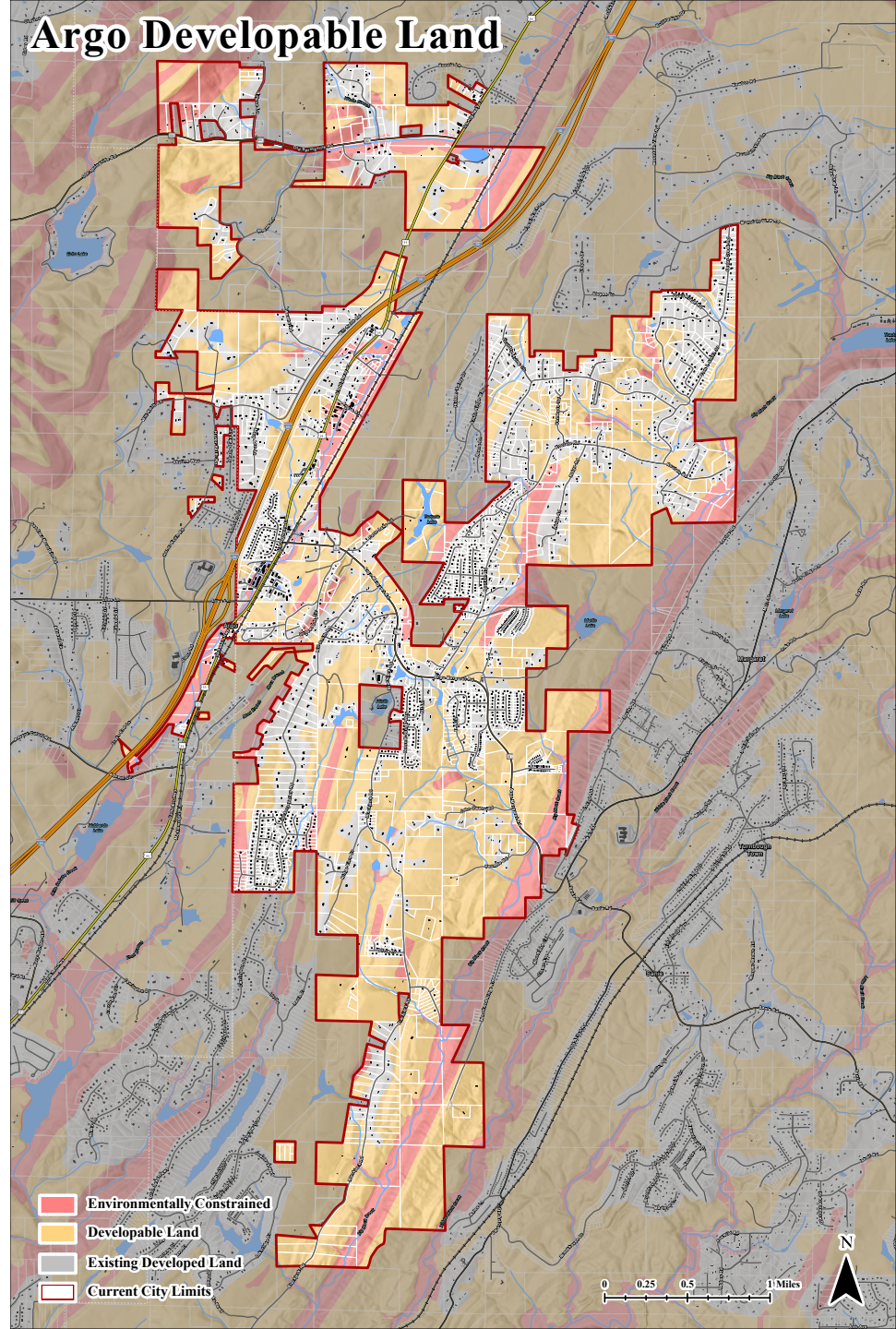
Build out scenario

Number of new houses: 18,115

Projected population: 60,525 (+ 56,157)

City services and utility discussion

STEERING COMMITTEE MEETING #4

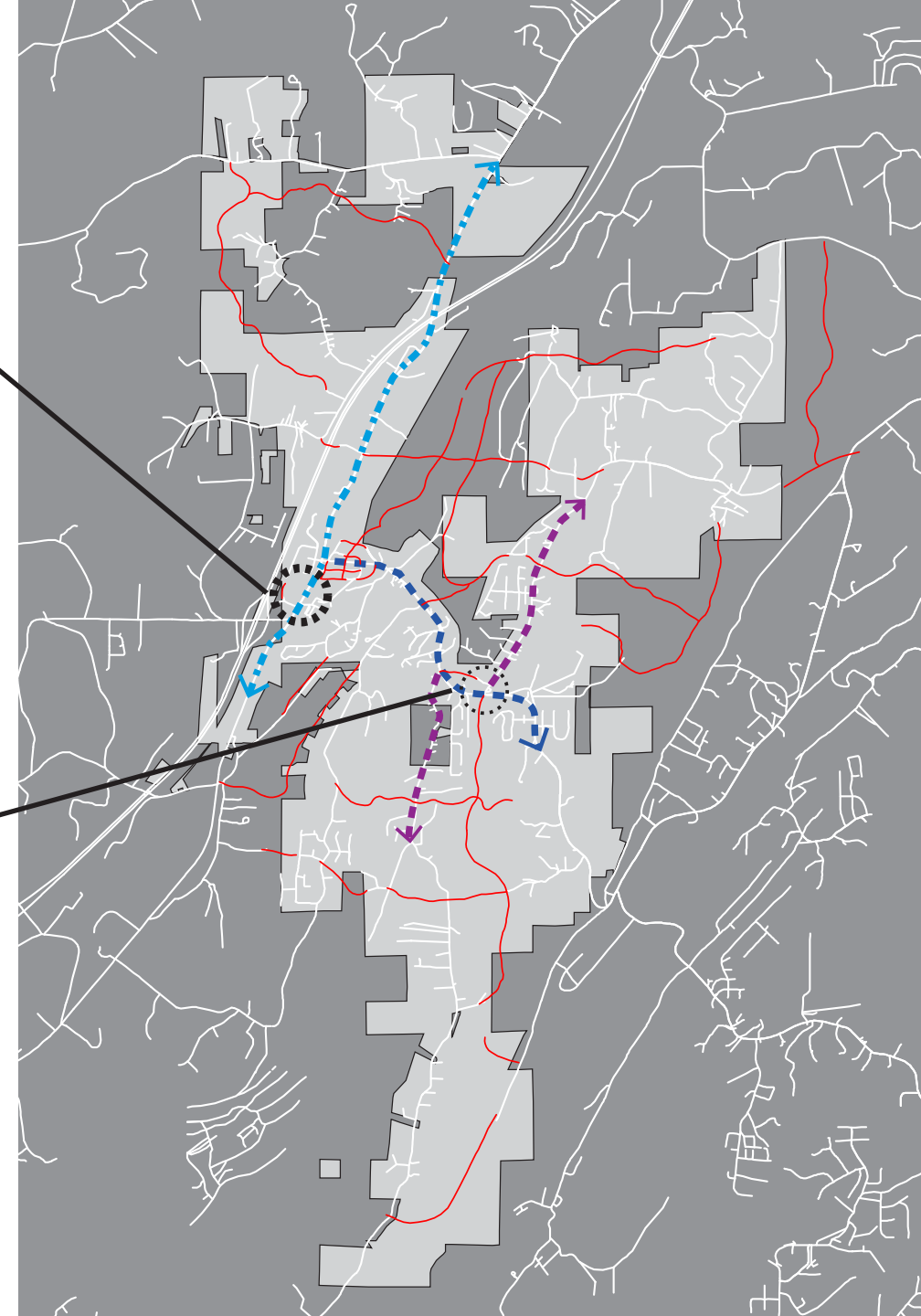


TOWN & NEIGHBOHOOD CENTERS

Trussville Downtown Development
Town Center
Scale Example



Mount Laurel, AL
Neighborhood Center
Scale Example



Parks

Acres of parkland per
1,000 residents:

0.9

Using a 15 min walking
radius, Argo's park serves
a small portion of the
developed area within
city limits

NRPA

Acres of parkland per
1,000 residents:

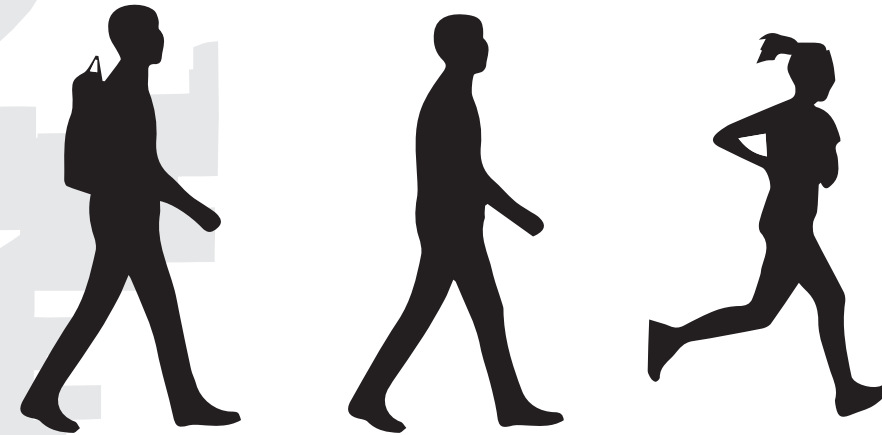
10.4

**There is typically
one park for every
2,300 residents**

Programming

Argo has one playground and walking loop, but no nature parks, or sports fields

1



Key programming activities:
special events, social recreation
events, team sports, fitness classes,
and health and wellness education.

PARKS & TRAILS

Potential Town Center Parks

Activate the city, Provide retail and economic opportunity

Natural Land Parks

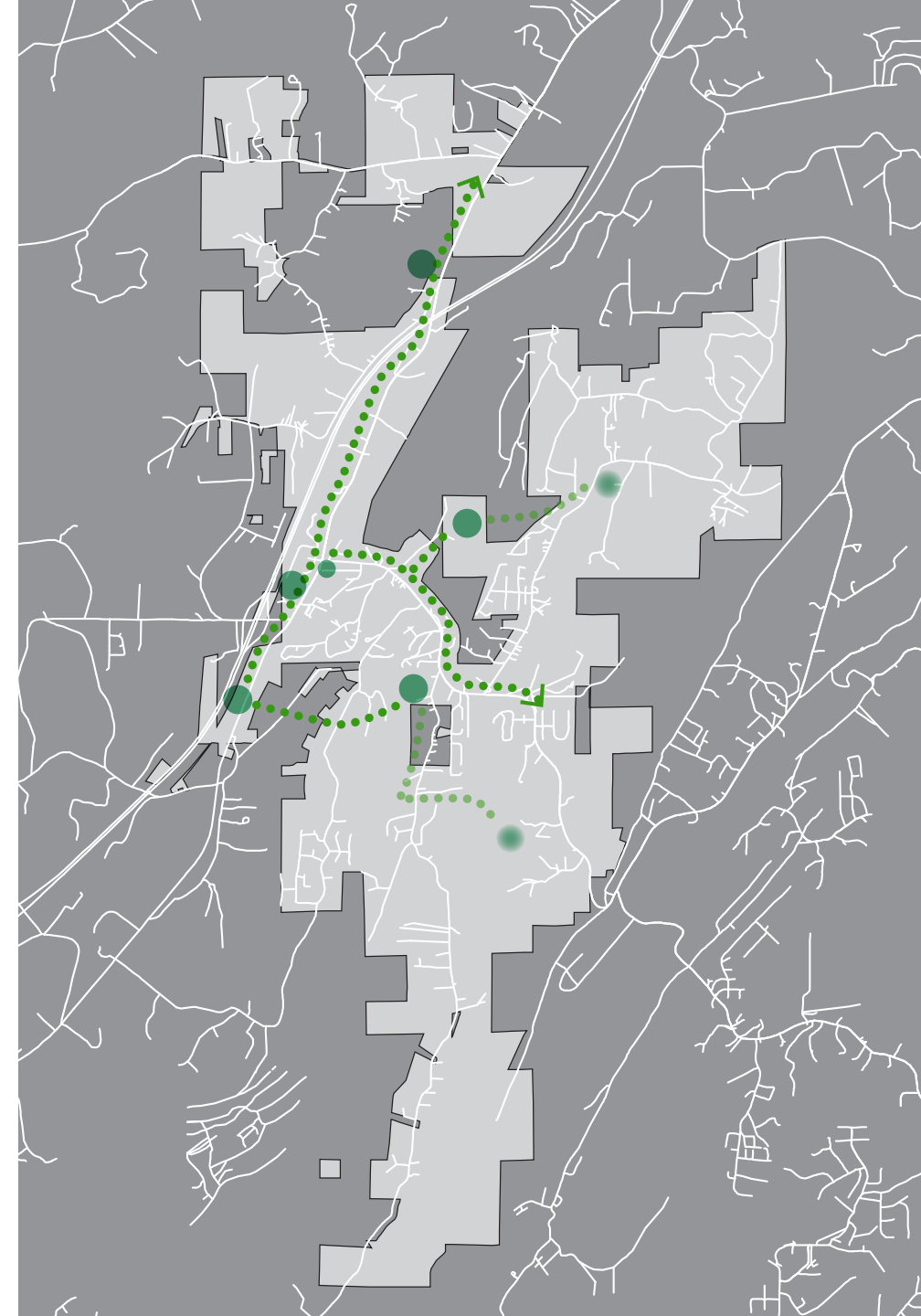
Currently undeveloped land, Passive recreation, Serves the larger city

Neighborhood Parks

Smaller sized parks that serve surrounding neighborhood

Trails and Greenways

Serve as pedestrian connections for people to parks, Provide easy access for citizens daily walking and biking exercises



HIGHWAY 11 CONCEPTS

Street trees

Sidewalks

Right turn lane

Placemaking

ARGO



TOWN CENTER GOALS

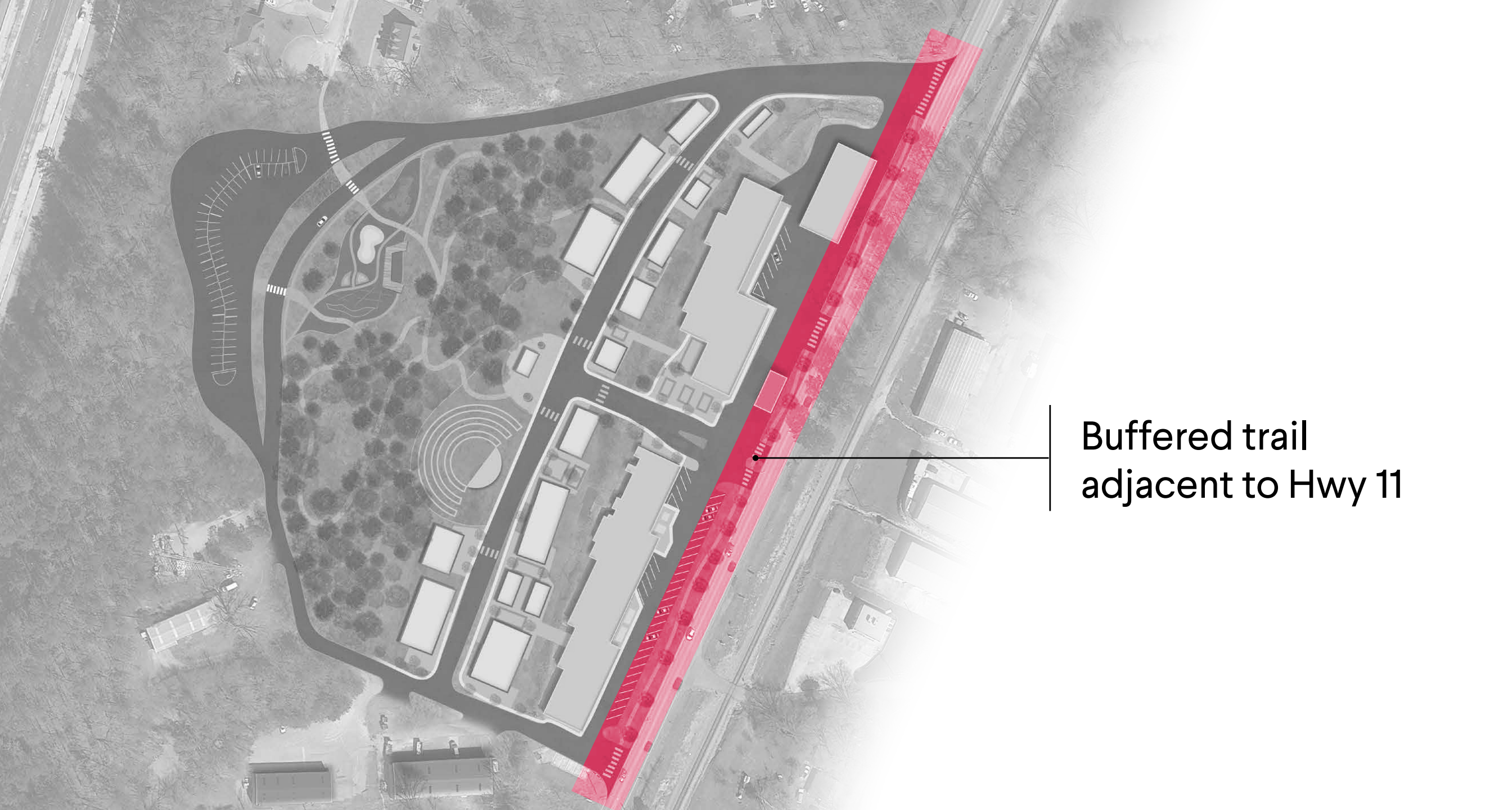
Expand and Improve Existing Commercial Area

Highlight Park Opportunity Adjacent to Retail district

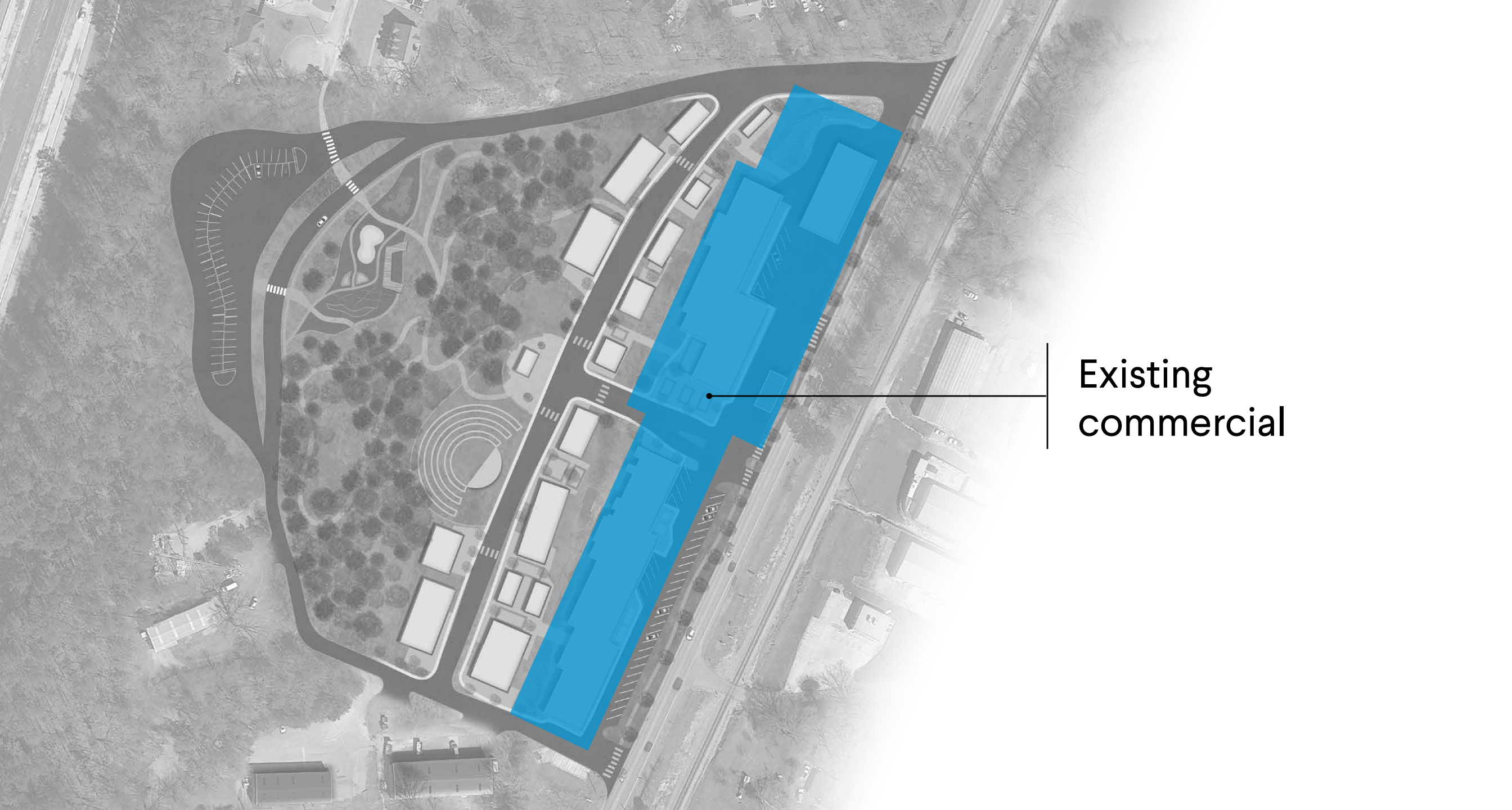
Honor future of retail Development (experience based)

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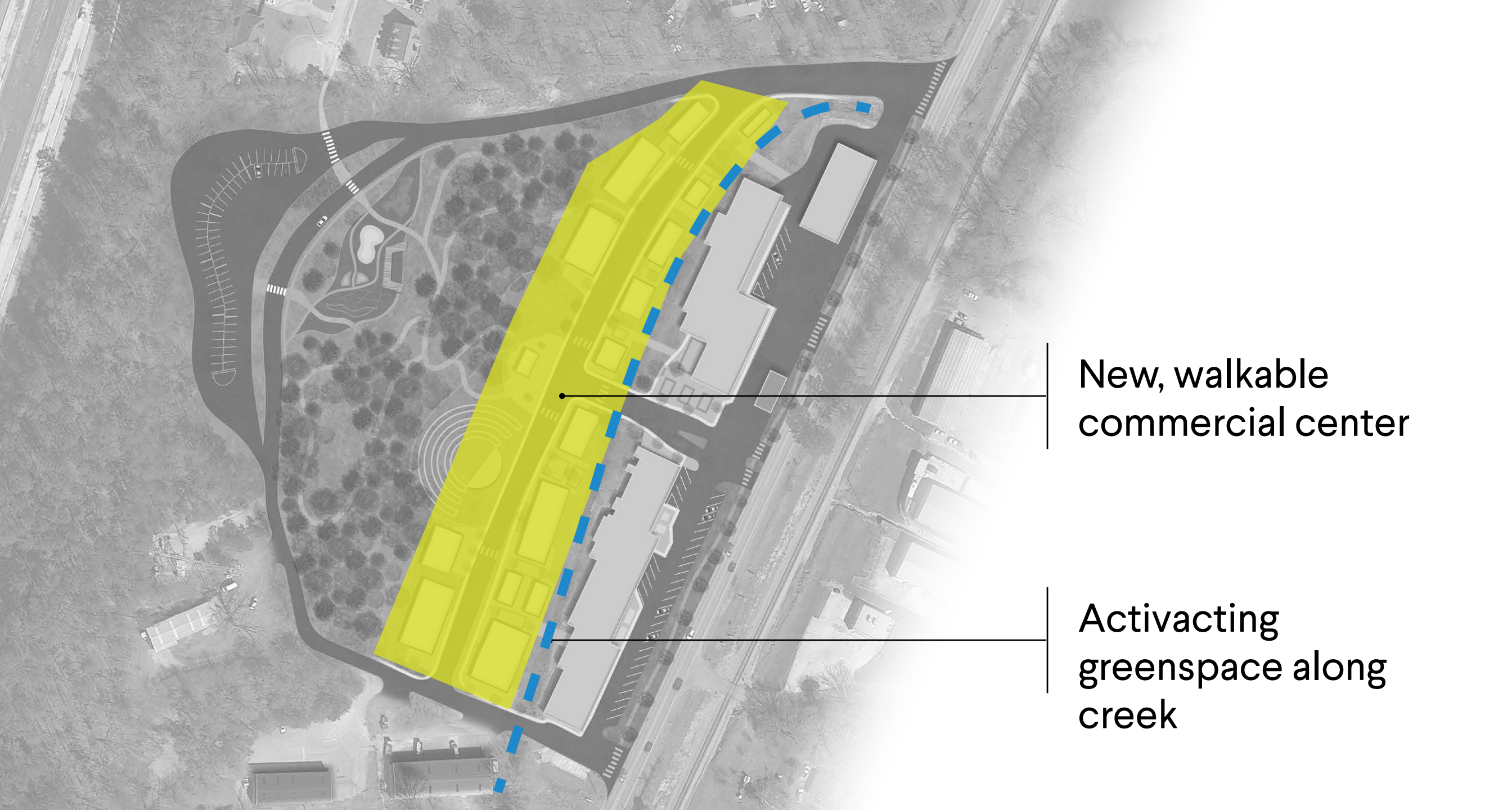




Buffered trail
adjacent to Hwy 11



Existing
commercial



New, walkable
commercial center

Activating
greenspace along
creek



Trail connection to
existing neighborhood

New park, trails, and
playground





NEXT STEP OUTLINE

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SPECIFIC PROCESS OUTLINE

City Council Update (SEPT)
Optional

2nd Public Meeting (OCT)
2nd or 3rd week of the month?

Complete Comprehensive Plan (OCT)
Legally required

Regulatory Guidance (NOV)
Public meeting
Hearing Guidance
Example Ordinances + Resolutions

Ordinance Development (NOV)
Complete Draft Ordinance

Zoning Public Meeting (NOV)

Complete Ordinance (DEC)
Formalize Planning Commission
Technical Work Session

Legal Review (NOV- DEC)

Zoning Adoption (DEC-JAN)



THANK YOU!

GMC