

Western Growth Area

Limestone County is new frontier for the City of Madison, and the spread of subdivisions on rural two-lane roads is a testament to the speed and newness of growth to the west. Compared to the established neighborhoods in East Madison, there is still significant room to grow - and add housing stock - in Limestone County, even if the City stopped annexation in the area. For many who live out west, however, the Growth Plan represents an opportunity to avoid the mistakes of development patterns to the east.

Much of the input from the public meetings and on-line surveys was geared toward getting in front of growth, and making sure that it both preserves some of the low-scale rural character and looks for specific opportunities to provide community amenities like shops, parks, and schools. It also seeks to solve traffic issues before they become issues by pre-identifying, and attempting to implement, routes for a more comprehensive and better-connected street and path network. The Western Growth Area is setting out to prove that preservation and development can not just coexist, but cooperate.



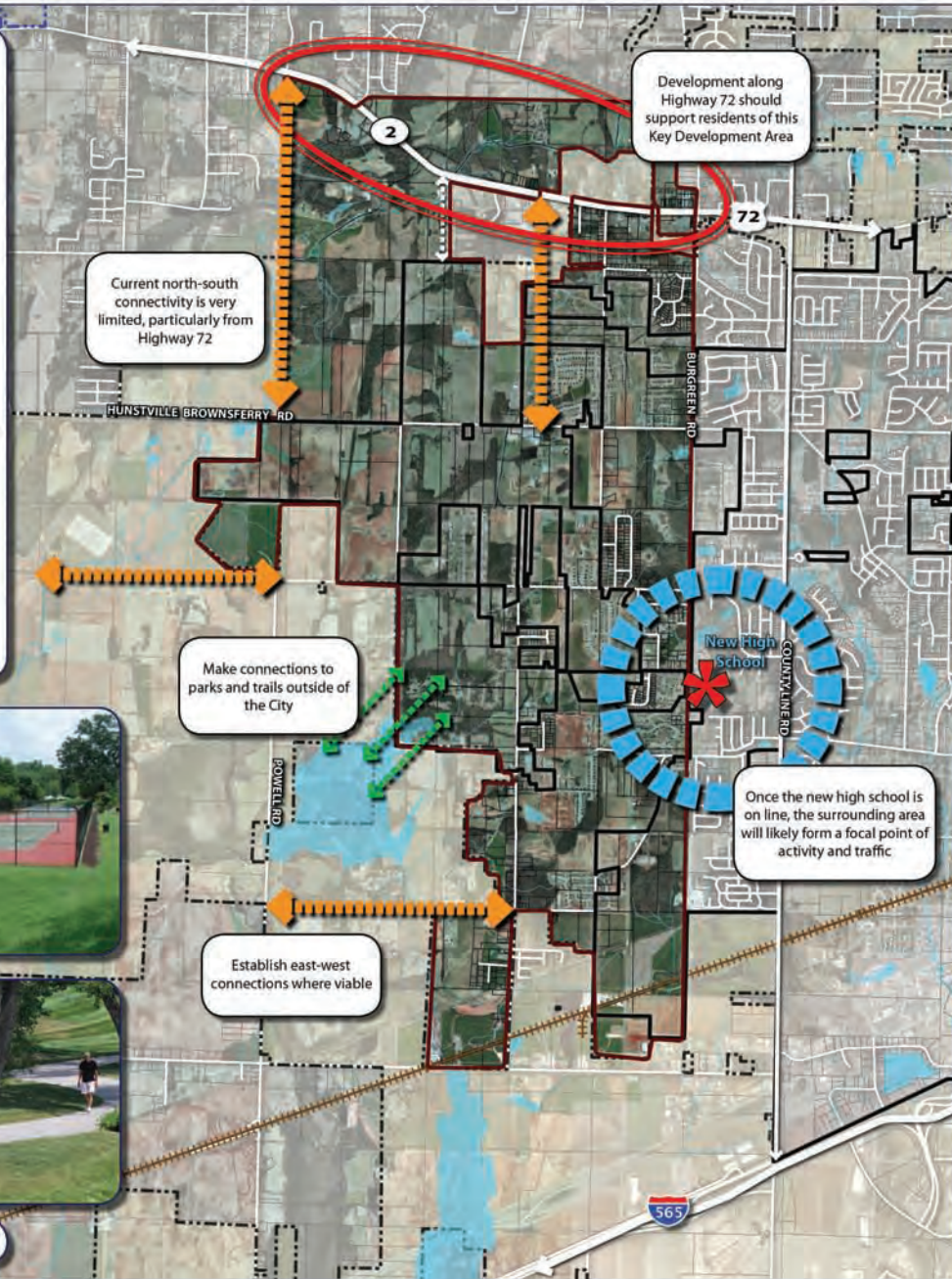
Role within Madison: *Region for growth, primarily residential with minor supportive commercial*

Community Issues

- How do we preserve greenspace in the face of development?
- How do we identify and utilize opportunities for new Parks and Open Space? Where can we locate trails and recreation facilities?
- The City needs to develop and define clear annexation policies, for both external and internal parcels.
- For this area in particular, close coordination with the City of Huntsville is important, especially with regard to the adjacent Industrial and Conservation areas.
- Develop a connectivity network for this area, before development fills out the available land.
- Address potential aesthetic concerns (overhead utility lines, billboards) before they become more problematic.



Preferred Images from Kickoff Meeting



Development along Highway 72 should support residents of this Key Development Area

Current north-south connectivity is very limited, particularly from Highway 72

Make connections to parks and trails outside of the City

Establish east-west connections where viable

Once the new high school is on line, the surrounding area will likely form a focal point of activity and traffic



LEGEND

- Madison City Limits
- Key Development Area
- Roads
- Railroads

0 1500 3000 6000 Feet

Figure 2.37 - Western Growth Area Framework Plan

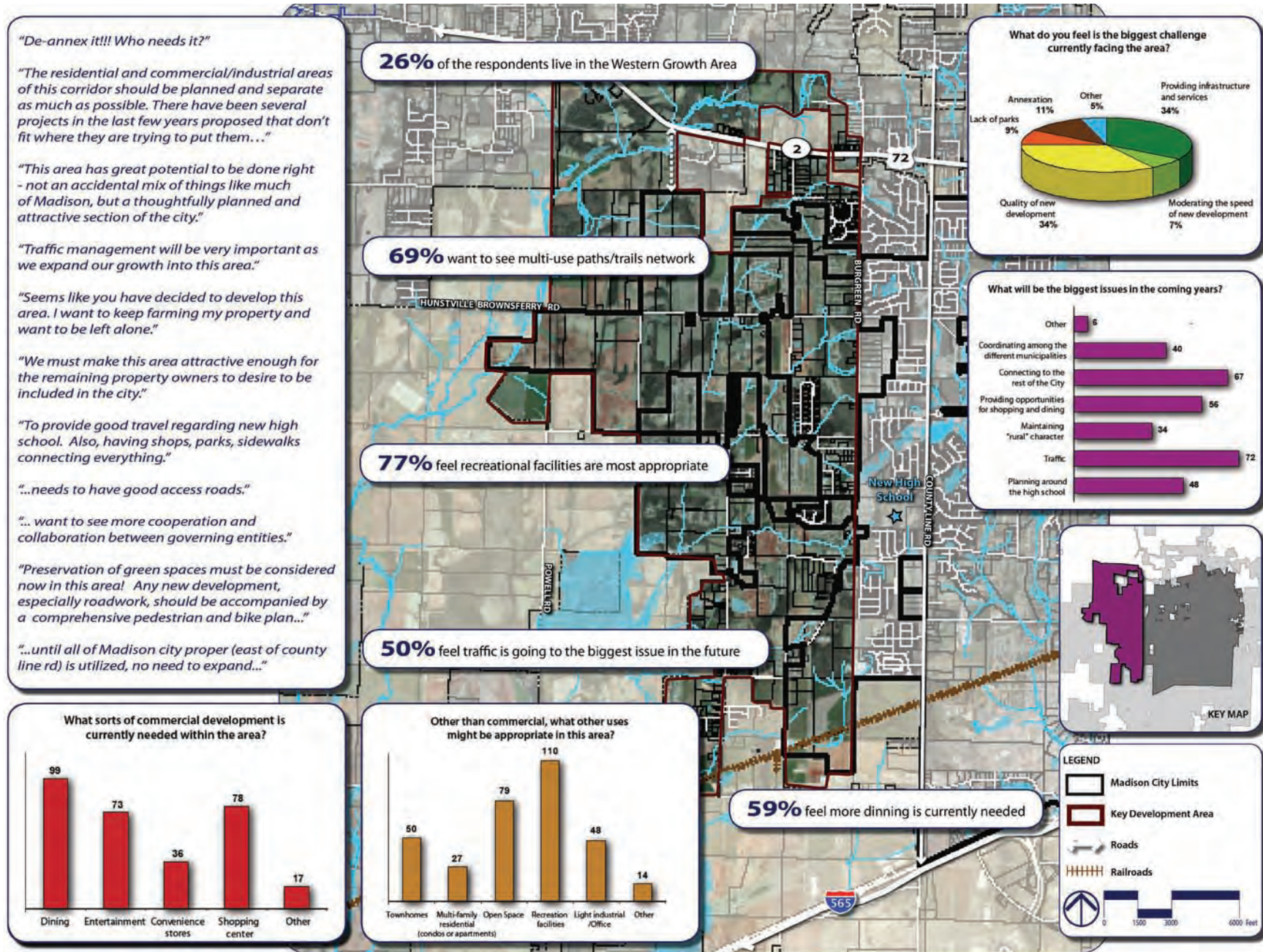


Figure 2.38 - Western Growth Area On-Line Survey Results



FRAMEWORK & GROWTH PLANS

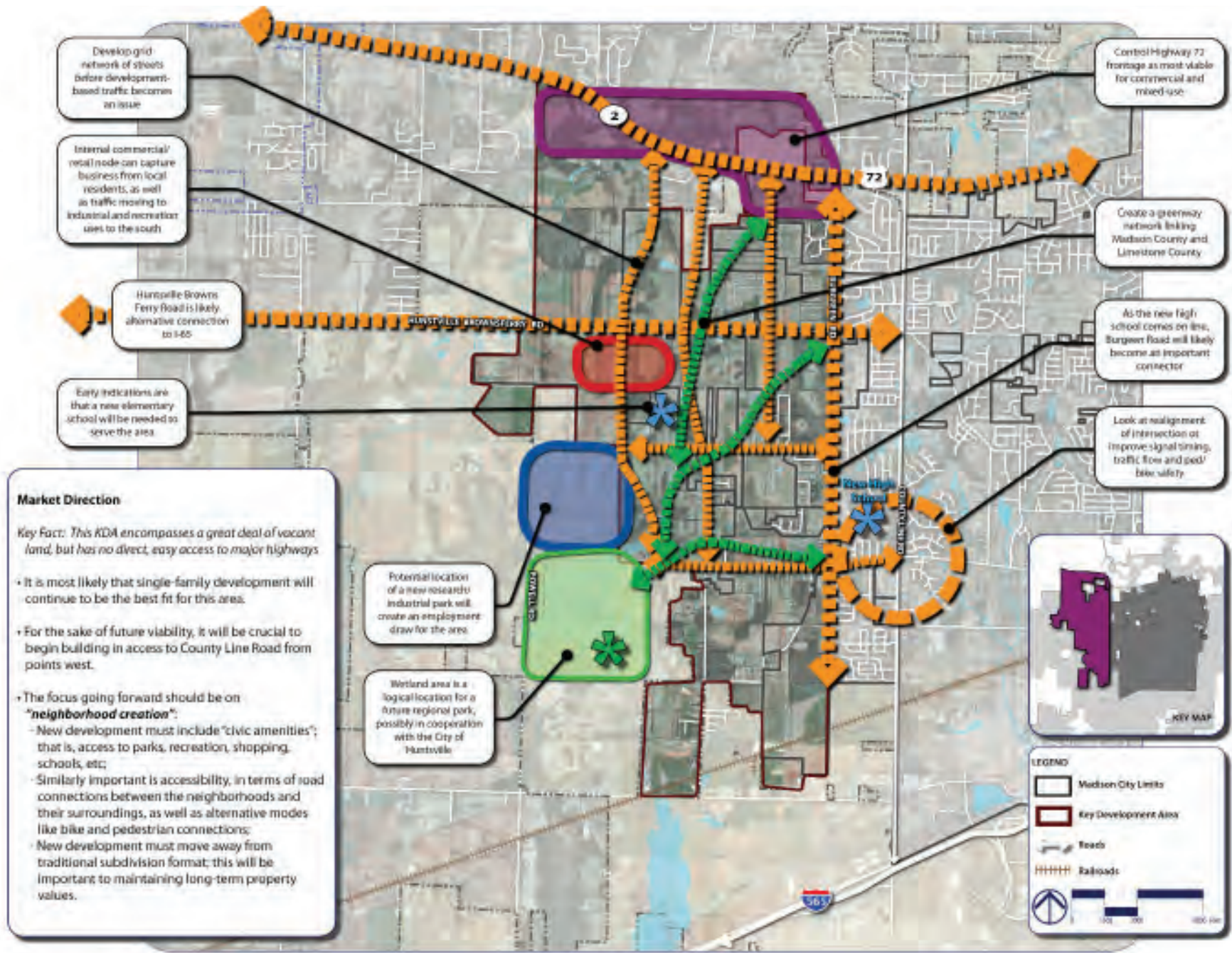


Figure 2.39 - Western Growth Area Master Plan Diagram