

BN **Buffaloe/ New Hope**

The Buffaloe/ New Hope plan creates a constructive vision for future development that addresses community concerns regarding impacts while allowing for viable development opportunities. The study area focuses on three undeveloped lots totaling 22 acres in two quadrants bisected by Buffaloe Road east of North New Hope Road. Over 28,000 cars pass through this intersection each day, making it a practical location for new commercial development.

The area surrounding the intersection is primarily composed of single family detached homes, townhouses built at low to moderate density, and institutional uses such as houses of worship. When the plan was adopted, the current zoning for the vacant parcels was R-6. The parcels southeast of the intersection have been rezoned conditionally to Neighborhood Mixed Use, in accordance with the Future Land Use map, the Growth Framework Map and the Area Plan. In addition to guiding future development the plan recommends transportation improvements that will make the intersection better accessible to pedestrians and cyclists.

Policy AP-BN 1 **Building Height**

Buildings that are developed on vacant parcels adjacent to the Buffaloe New Hope intersection should be limited to three stories and 50 feet in height.

Policy AP-BN 2 **Neighborhood Transitions**

If redevelopment occurs as a more intensive use buffering and transition areas between higher intensity uses and single family residential areas should exceed the standards in Article 3.5 of the Unified Development Ordinance.

Policy AP-BN 3 **Mitigating Light and Noise Impacts**

Light and noise impacts should be mitigated at the intersection to protect surrounding single family residences. This could include prohibiting uses that are associated with late night activities limiting hours of operation; and/or altering the height, placement, or type of lighting that will be utilized.

Policy AP-BN 4 **Frontage**

If redevelopment occurs at the Buffaloe–New Hope intersection, a Parking Limited frontage should be implemented to accommodate pedestrian activity.

Policy AP-BN 5 **Improving Safety, Accessibility, and Connectivity for all Transportation Modes**

Transportation projects implemented at the Buffaloe-New Hope intersection and in its vicinity should take into consideration the needs of all transportation modes, including pedestrians, bicyclists, and vehicles.

Policy AP-BN 6 Future Land Use Designations

The Future Land Use designation for the vacant parcels at the Buffaloe-New Hope intersection should remain Neighborhood Mixed Use (NMU).

Action AP-BN 1 Unified Development Ordinance (UDO) Text Change

Pursue a text change to make vehicle fuel sales a limited use in the Neighborhood Mixed Use zoning district, as well as study additional requirements for retail uses in the NX category

Action AP-BN 2 Pedestrian Improvements

Partner with the private sector and NCDOT to encourage the installation of pedestrian signals, crosswalks, and other improvements as development occurs.

Action AP-BN 3 LED Street Lighting

Install and upgrade LED street lights in the vicinity of the intersection of the Buffaloe - New Hope intersection.

Action AP-BN 4 Sidewalk Repair

Repair sidewalk damage along Buffaloe and New Hope Road.

Action AP-BN 5 Landscaping and Sidewalk Obstruction

Evaluate existing landscaping on city-owned lots and abandoned right-of-way for sidewalk obstruction and perform maintenance if required; notify other property owners of violations

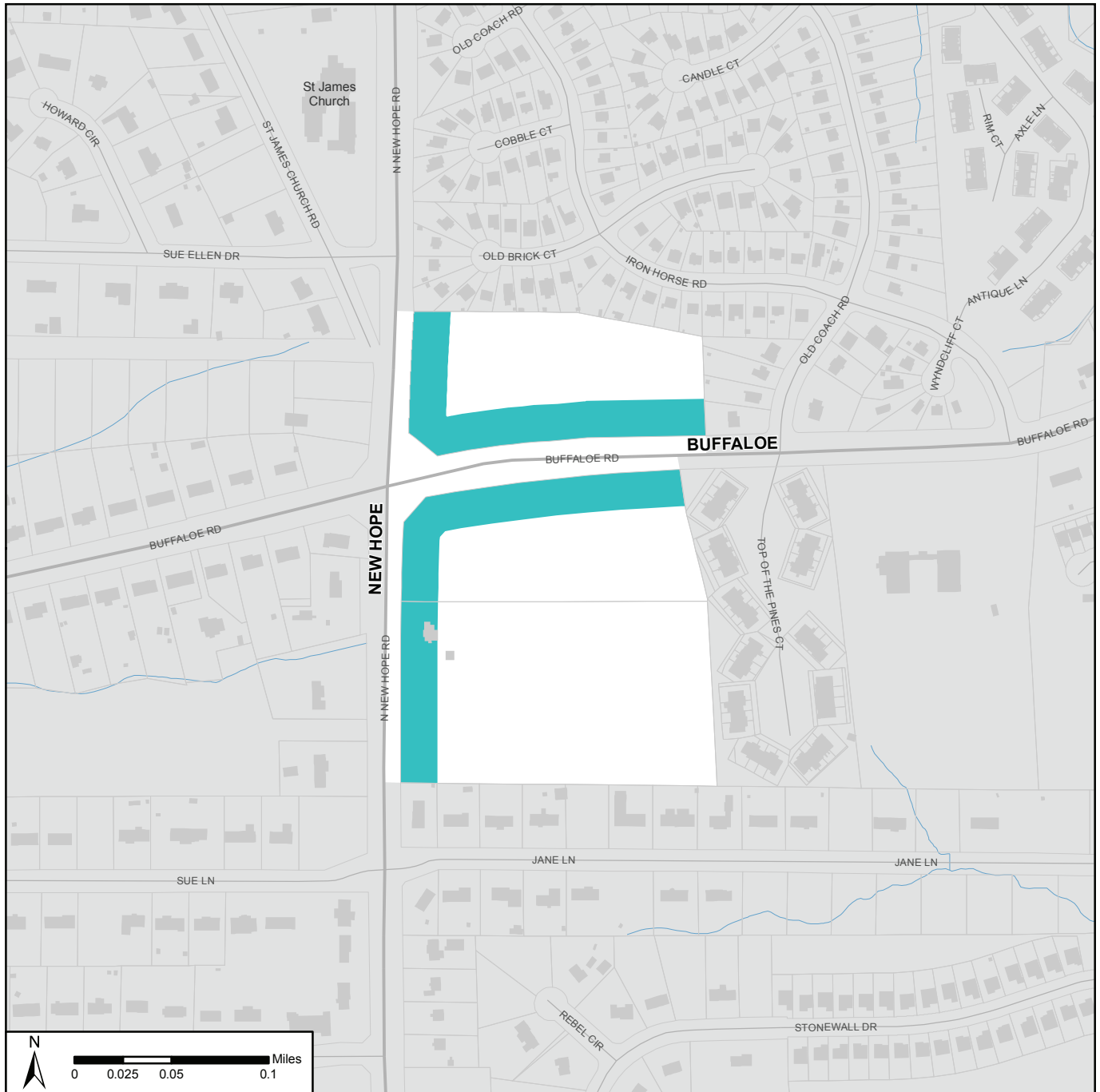
Action AP-BN 6 Safety Improvements

Partner with NCDOT to conduct a safety analysis of the intersection of Buffaloe Road and New Hope Road, as well as determine if improvements are needed.

Action AP-BN 7 Safety Improvements

Complete safety evaluations for these intersections: Top of the Pines Court/Buffaloe Road, Jane Lane/ New Hope Road, Sue Lane/ New Hope Road, Old Coach Road/Buffaloe Road, Iron Horse Road/ Buffaloe Road

AP-BN1: Buffaloe-New Hope



 Proposed Parking Limited Frontage

