



*Cornerstone 2005
A Vision for the Future*

*Floyd County
Comprehensive
Land Use Plan Update*

ACKNOWLEDGEMENT

The County would like to acknowledge the many citizens who participated in the Cornerstone 2005 process. The comprehensive plan update would not have been possible with the dedication of the Citizens Advisory Committee and their interest in helping to shape the future of Floyd County.

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Executive Summary

Cornerstone 2005 – A Vision for the Future is an update of the Floyd County Comprehensive Plan. The overall purpose of the update is to understand the present land development conditions and trends being experienced in Floyd County. The update is intended to adjust the community’s land development goals to meet the opportunities and challenges of the future.

Developed as a medium-range plan, the Cornerstone 2005 project was designed to respond to the anticipated growth in the County by 2020. The plan seeks to address the community’s vision about its immediate future. The plan represents a concentrated effort to gauge the public’s interests and balance these interests with the necessity to accommodate the growth anticipated to occur in the community.

Cornerstone 2005 has been designed around four key themes. These themes serve as the cornerstone to the community planning effort in Floyd County.

Cornerstone 2005 – Guiding Principles

- *Preserving the community’s rural character and protecting its natural beauty/resources*
- *Accommodating for the anticipated growth projected for the community’s future*
- *Directing development towards existing and adequate infrastructure systems*
- *Development of effective and efficient land use development policies and regulations*

The plan embodies the factual realities of current land use development activities, patterns and trends. It also was designed to provide a strong platform for citizen’s involvement in its development. Through a myriad of public participation opportunities, the plan’s goals incorporate the values and standards of the community. From public meetings, public preference surveys, citizen advisory committee meetings, public input and participation has been in the forefront of the development of the plan.

In essence, the Cornerstone 2005 – A Vision for the Future comprehensive plan update is a starting point to the community’s land use development future. In creating this document, the development of land use needs and population scenarios developed to identify the future land use demands. Both scenarios illustrated either a twelve (12) or twenty (20) percent increase in population in the near future.

Land use demands have determined the community will be faced with land use changes in the range of 4,000-5,000 acres to accommodate the residential, commercial and employment needs of the community. It is imperative that the community anticipate this

potential growth and begin to develop the needed tools to manage the growth in the most efficient and effective manner.

As stated above, a comprehensive plan is the starting point for a community to manage the community development process. Other tools are needed to fully implement the community's vision. These tools include the enactment of a revised zoning ordinance to implement a set of land use regulations, and a capital improvement plan for public projects.

The first section of this plan update illustrates the present land use conditions. This data provides a baseline for examining the current land use conditions and demographic data in order to identify future development trends. From this review, development trends can be identified and measured.

In the community goals and policies section, community values, interests, and standards were defined through public participation vehicles such as public meetings and the public preference survey results. These values and standards were combined with future land use allocations to create a series of community goals and policies. An implementation matrix was created to determine the steps needed to be taken and the performance milestones. The final section of the plan is the identification of the development and non-development areas. In this process, the community land use principles will be incorporated to manage the anticipated land use needs.

I. Floyd County Statements of Policies

Per Indiana Code IC 36-7-4-502 a community's comprehensive plan must include statements of policy for land use development, future public facilities and community land use goals. This statement of policy for land use development is the formulation of the principles that the community views as important in land use development. The Floyd County Statement of Policy reads as follows:

“Statement of Policy for Land Use Development”

Development, redevelopment, or change in the use of land within Floyd County shall be considered on the basis of its immediate and future impact on the public health, safety, welfare, population density and whether the proposed development furthers the interests of the Comprehensive Plan.

This consideration includes the relation of the development, redevelopment or change in land use to the following factors: (the list below does not restrict the general)

- *Nuisance potential to existing or planned future land uses*
- *Proximity to existing like-use development*
- *Population density*
- *Proximity to supporting land uses*
- *Traffic patterns and thoroughfare plan*
- *Public safety systems including fire protection and law enforcement*
- *Water and sanitation systems*
- *Public school system*
- *Topographic and geologic characteristics*
- *Preservation of natural characteristics including sight-lines*
- *Site drainage*
- *Loss of agricultural usage*
- *And any other factor reasonably related to protect the health, safety and general welfare of the public or further the interests of the Comprehensive Plan*

Intensity and type of development shall be limited by the ability of infrastructure proposed and existing to service the new development without materially decreasing the level of service to the existing development or creating safety concerns or materially harming the environment.

Actual or reserved internal linkages between new and existing development shall be encouraged and strip development of all kinds shall be discouraged to minimize unsafe traffic patterns, promote recreational trail development, and to prevent the elimination of developable land from being locked out by frontage development

Access to single lots shall be provided whenever possible on local internal streets or by easements provided or required across adjacent unrelated lots, development of land which fronts on a county, state, or federal public way shall reserve through access to land parcels which may be locked out from access to a public way by operation of the development, development of unimproved land shall reserve the most logical connection for pedestrian and bike pathways to link with existing or proposed developments or in conformance with any pathways plan adopted under the Comprehensive Plan, and incremental subdivision of land requiring single lot access to county, state, or federal roads shall be discouraged

Steep slopes, forested areas, drainage, and flood ways, wetlands and other non-developable areas shall be preserved as open space and shall be inter-connected where feasible through easements across potentially developable areas. Development, redevelopment, or change in use of land within Floyd County shall preserve the natural characteristics and scenic quality of the land to the greatest extent possible.”

The second required component of the comprehensive plan is a statement of policy regarding the development of public ways, public places, public structures, and public utilities.

“Statement of Policy regarding Development of Public Ways, Places, Structures and Utilities”

“Floyd County deems the development of public ways, places, and structures an intricate component of the land use and community development process. Floyd County will proceed with the development of these public ways, places and structures in an efficient and effective manner for the betterment of the community’s interest as a whole.”

II. Development Conditions and Trends

The first step in the Cornerstone 2005 planning process was an evaluation of the present land use development conditions and demographic trends in the County. In this process, key development conditions were identified and measured to establish a baseline data source for the county. This data collected was from the New Albany Township Assessor’s Office, Floyd County Assessor’s Office, Floyd County Recorder’s Office and the Floyd County Plan Commission Office, United States Census Bureau, Federal Emergency Management Agency, and the United States Department of Agriculture.

Due to the nature of the present Floyd County Zoning Ordinance, the present zoning ordinance has one zoning classification, agricultural/residential, land classification land data was collected through the aforementioned County offices. The land classification data was used to present as accurate as possible overview of the current land uses and land development conditions in the county.

Table 1.1 Baseline Land Use Conditions

Land Use	Acreage	Total
Floyd County Plan Commission Area	73,974	100%
Agricultural	51,805	70.0%
Residential	17,461	23.6%
Commercial	376	.5%
Industrial	292	.4%
Semi-Public	4,040	5.5%

** Information gathered from Floyd County and New Albany Township Assessor's Office records

According to the Floyd County and New Albany Township Assessor's records, the highest percentage of land use assessed in the jurisdiction of the Floyd County Plan Commission was deemed agricultural in nature and use. The second highest land use assessed was residential followed by semi-public uses. Semi-public land uses range from land used by utilities to cemeteries to government-owned lands. The land uses with the lowest amount of assessed acreage was commercial and industrial.

Agricultural Land Uses

The data shows that 51,805 acres or seventy (70) percent of the total land uses in Floyd County Plan Commission jurisdiction has been assessed as agricultural. While this figure would suggest a very high amount of agricultural activity in Floyd County, data from the 2002 Census of Agriculture illustrates a clearly picture of Floyd County's relationship with active agricultural uses.

The 2020 United States Census of Agriculture shows Floyd County had 299 farms and 24,048 acres in farmland production. The average size of a farm in Floyd County is 80 acres. In comparison with other counties in the State of Indiana, Floyd County ranks 86th in the total number of farms, 89th in land in farm production and 91st in average size of farm.

In terms of percentage of land used for agricultural use, Floyd County uses 25.4 percent of its total acreage in active agricultural use in relationship to its neighboring counties. Clark County uses (41.9 percent), Harrison (51.6 percent) and Washington (54.8 percent) use their total lands respectively. Of the top five counties in the State in terms of agricultural farmland in use, Benton County has the highest acreage percentage at 95.4 percent in farmland, Randolph and Montgomery Counties have percentages of 89.1 and 84.7 respectively. Jasper County has approximately 72.7 percent in farmland production and Allen County has 67.6 percent.

In total numbers of acres in cropland, the county ranked above only Marion County in terms of farmland in crop production. The Census of Agriculture definitions for each of these measurements is included in the Cornerstone Technical Appendix. One aspect for

the community to consider in land use development is the location and percentages of prime farmland still available for production.

Prime farm land is defined by the United States Department of Agricultural as “land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is available for these uses.” In the Floyd County Plan Commission jurisdiction, 18,838 acres have been identified as prime farmland still in agricultural usage or vacant

In relationship to the amount of prime farmland in Floyd County, the total amount of acreage in Floyd County identified through the USDA Soils Survey. Below is a breakdown of prime farmland in each township which has not been converted to other land uses.

Table 1.2
Prime Farmland Acres in Agricultural Uses

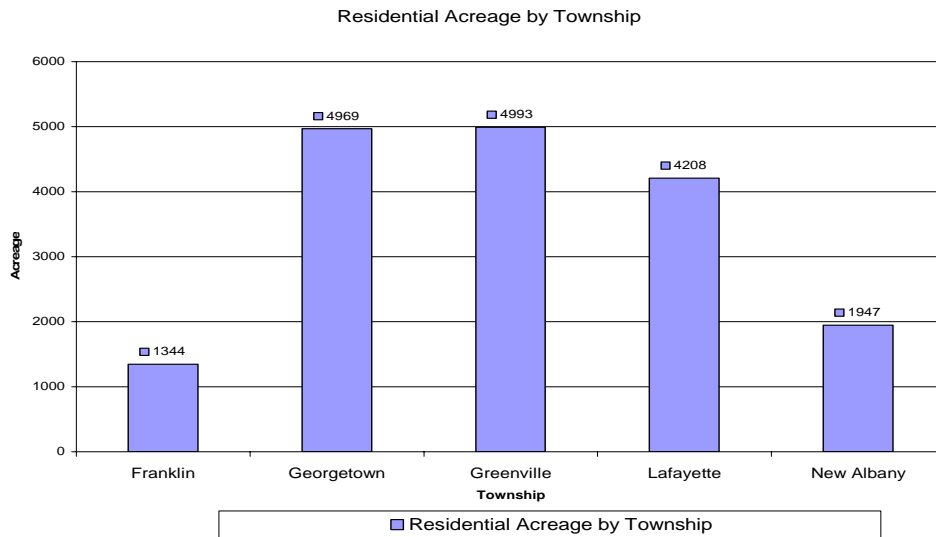
Franklin Township	2,185
Georgetown Township	3,808
Greenville Township	6,923
Lafayette Township	4,247
New Albany Township	1,675

** Prime Farmland soils definition from Natural Resource Conservation Service, Soil Market

Residential Land Uses

In addition to the generalized land use data collected through the Floyd County and New Albany Township Assessor’s Offices, the land use data sets were collected at the township level for each land classification. In terms of residential uses, the following was collected which offers a greater detail at the township level data in terms of acreage being used for residential usage.

Chart 1.1 Total Residential Acreage by Township



Residential development is primarily widespread across the county’s townships with the exception of Franklin Township. The highest residential acreage can be found in Greenville Township. Georgetown and Lafayette Townships are close behind. Due to the small amount of land under the plan commission jurisdiction, New Albany Township has a smaller portion of residential acreage. The township with the least amount of residential acreage is Franklin Township.

In terms of location of residential units in the county, a review of the records of the Floyd County Plan Commission and Floyd County Recorder’s Office provided the following data. As can be seen by the Table 1.3, a majority of the residential units within the county are on un-platted (non-subdivision) acreage.

The highest concentration platted or subdivision lots occur in New Albany Township. 71.6 percent of the residential units were located within a platted subdivision. The second highest concentration of subdivision lots occur in Lafayette which had 46.4 percent of residential units located within platted subdivisions. Greenville and Franklin Townships have the lowest subdivision lots percentages in the county. Using the following housing unit data and residential land use data at the township level, an average dwelling unit per acre analysis can be created for each of the townships.

**Table 1.3 Residential Units
Platted vs. Unplatted Parcels**

Township	Non-platted Residential Units	Platted Residential Units	Total
Franklin	562	25	587
Greenville	1,738	874	2,612
Georgetown	1,756	1278	3,034
Lafayette	1,650	1433	3,083
New Albany*	609	1537	2,146
Total Floyd County	6,315	5,147	11,462

** Information gathered from Floyd County Assessor's, New Albany Township Assessor's and Floyd County Recorder's Office

An average residential dwelling unit per acre size in Lafayette Township is one dwelling unit per 1.36 acres. For Georgetown Township, the average dwelling unit per acre is one unit per 1.65 acres. New Albany has the lowest average residential dwelling unit per acre .90 per acre. Franklin Township has 2.25 acres per dwelling unit and Greenville has a dwelling unit average at 1.91.

Besides the average dwelling unit per acre, another important factor in land use development is the population density. Typically, population density is determined by using the population of a specific area and dividing it by a specific land amount. In the Cornerstone 2005, the population density figure has been produced at the United States block group level and at the township level.

Population Density

Population densities for the areas within the Floyd County Plan Commission vary in range from .46 acres person to 10.8 acres person through the Census Block Group data. Since United States Block Groups are smaller geographical units than townships, it presents a higher level of detail in terms of population density in specific areas of the community.

The United States Census Block Groups with the highest density levels are located in County Line Road-Charlestown Road corridor in eastern New Albany Township. The section of the county with the lowest population density is in the Franklin Township area. The block groups 1 and 2 in Census Tract 710.01 had the highest level of density. Census block Groups 1 and 2 in Census Tract 712 had the lowest level of density. At the township level, Franklin Township has a population density equal to one person per ten acres. For Georgetown and Greenville Township, the population densities for each are one person per two (2.0) acres and one person per three point seven (3.7) acres respectively.

Each of these figures did not include the incorporated towns of Georgetown or Greenville. Lafayette Township's population density is one person per two point five

(2.5) acres. The portion of New Albany Township within the Floyd County Plan Commission had the highest population density equal to one person for every three/quarters (.75) of an acre.

**Table 1.4
Township Population Density**

- Franklin Township 1 person per 10 acres
- Georgetown Township 1 person per 2 acres
- Greenville Township 1 person per 3.7 acres
- Lafayette Township 1 person per 2.5 acres
- New Albany Township 1 person per .75 acres

Commercial and Industrial Land Uses

Commercial uses are defined as “centers for cultural, entertainment, civic activities, as well as for trade.” Typically, commercial uses are approximately ten (10) percent of the land uses in a community according to the American Planning Association. These uses typically support the needs of the residential base of a community and provide employment opportunities as well. However, locational adjustments must be considered when communities are located in proximity to larger retail or commercial hubs. In the case of Floyd County, these regional hubs are located in the Clarksville and Metro Louisville areas.

Presently, commercial property represents less than one percent in of the total land uses in the Floyd County Plan Commission jurisdiction. The majority of the commercial uses are situated either along the State Road 150 or State Road 62/64 corridors. Minor commercial areas are located in the Galena, Floyds Knobs and Corydon Pike areas.



Photograph 1
Space Hardware Optimization Technology, Inc. located in Galena is an example of potential High Technology Industry in Floyd County.

The majority of commercial uses can be seen in terms of food establishments and gas stations. This would lend itself to the characteristic seen for most interchange commercial areas and illustrates a distinct level in hierarchical economic development pyramid. The following is a breakdown of the types of commercial uses in the main commercial areas.

**State Road 150 (Highlander Point Area)
Commercial Uses**

- **Sit-down Restaurants**
- **Professional Services**
- **Banks**
- **Gas Stations**

State Road 64/62 (Georgetown Interchange)

- **Gas Stations**
- **Food Establishments**
- **Hair Salons**

According to the data gathered through the Floyd County Assessor Office records the county has approximately 675,000 square feet in commercial retail use. The total office space square footage is approximately 170,000 square feet. The total commercial square footage which is combined for both subsections is approximately 845,000 square feet. This does not include any industrial type uses.

For Floyd County, the industrial sector with the highest percentage of employment is in the areas of educational and health care services. Approximately, 20.3 percent of the workforce for the county is employed in this sector. The second highest sector is manufacturing with 19.9 percent of the population employed in this sector. The third highest employment sector is retail trade which has employs 10.5 percent of the community's workforce. The remaining sectors of the economy employ between 7.9 and .4 percent of the county workforce according to the 2000 United States Census. In terms of present industrial uses, the county has approximately 292 industrial acres.

Floyd County industrial base is extremely small outside the municipality of New Albany. Smaller pockets of industrial use can be found on the western edge of the Floyds Knobs and in a small business park along State Road 62. Typically, industrial activities are spread out in the county.

Environmental Sensitive Areas

In determining the amount of available developable land, an environmental sensitive area audit was performed. Using the definitions of environmentally sensitive areas described in the present Floyd County's Comprehensive Plan, land use calculations were created

for areas with slope in excess of twenty-five (25) percent and flood-prone areas detailed by the Federal Emergency Management Agency's National Flood Insurance maps.



Photograph 2

Mount Saint Francis Church is one of the many historic resources located within the county.

Environmentally constraint lands equal twenty-three (23) percent of the total land available in the community. 17,194 acres of land in the Floyd County Plan Commission's jurisdiction have a slope in excess of twenty-five (25) percent or are designated as being flood prone. The largest of these areas in the "Knobs" area which represents the community's signature natural characteristic, but also serves as a visual cue to the transition from the more urban to rural areas of the county.

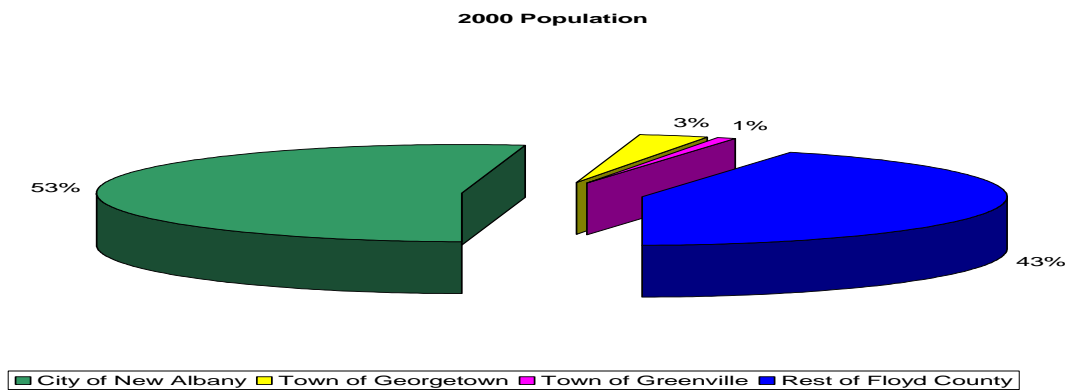
Defining and quantifying existing wetlands in the County has proven to date to be problematic, however, the planner's office is still attempting to work with United States Fish and Wildlife and Indiana Department of Natural Resources to identify and measure these areas. Site development within the community must also take into consideration the location of these wetlands and other natural resources.

In terms of Floyd County's Historic Properties inventory, the county has approximately 82 properties in the unincorporated portions of the county which have been measured as having some degree of historic significant. Additionally, Floyd County also has two historic/scenic by-ways that pass through the community. The historic properties inventory is extremely dated. The current inventory was completed in 1978. Efforts are underway to update the historic properties inventory for the unincorporated areas of Floyd County.

Population

Floyd County has experienced a 15.7 percent increase in population since 1980. In the 2000 United States Census, the total population of the County including its municipal units was 70,823 in comparison to the 1980 United States Census which had the county's population at 61,169. The largest municipal unit is New Albany, which also serves as the county's seat. The City of New Albany in 2000 had a population of 37,366. The next largest municipal unit is the Town of Georgetown with a population of 2,216. The Town of Greenville has a population of 620 residents during the last census.

Chart 1.2
Floyd County 2000 Census Breakdown



Of the total population growth, the unincorporated areas of Floyd County increased from 37 percent of the county's total population in 1980 to 43 percent in 2000. The total population increase was 8,555 for the unincorporated areas in the past twenty (20) years. In terms of township population, the township in the plan commission's jurisdiction with the highest population area was in Georgetown Township.

Georgetown Township has experienced a population growth rate of 36.7 percent since 1980. A portion of this increase can be seen in the sizeable increase in population in the Town of Georgetown, which population figures are included in the population data. This was the highest increase among the townships. Greenville Township experienced a thirty-three (33) percent increase while Lafayette Township experienced a twenty (20) percent increase in population. Franklin Township experienced an eight (8) percent increase during the same time period.

III. Community/ Public Involvement

A major component of the Cornerstone 2005 process was involving the citizens of Floyd County in the planning process. A comprehensive plan should represent the values of the community and mirror the community's interest and standards regarding community

development. Several different avenues were taken to increase awareness and seek public opinion regarding the future development of the community.

A series of public meetings were held throughout the community to provide an opportunity for comment and feedback on the plan. In addition to the planning forums, a citizen's advisory committee was formed to advise the planning office on key components of the plan.

Public Preference Survey

An additional public participation element was the development of a community-interest survey. The community survey was mailed to approximately 2,500 residents to gauge their opinions and preferences on land use development issues. The response rate for the survey was thirty-seven (37) percent or 914 residents returned the survey. A survey report detailing the survey instrument, analysis and methodology will be part of this update final report in the form of a technical report.

In accordance with Indiana Code, 5-3-1, a public hearing will be held to discuss the plan and its elements. Comments from the public hearing will also be part of the technical report upon final approval.

From the survey results, four strong themes emerged from the overall results.

- Residents in Floyd County are very satisfied living in Floyd County
- Residents want to maintain the rural setting or characteristics
- Residents want very strong zoning and regulations
- Residents appear to be willing to accept modest tax or fee increase for improvements for certain county services
- Sewer issue – While there is no strong consensus regarding sewer vs. septic in existing systems, the data suggests a preference for new development to be serviced by municipal sewer systems. There was a significant opposition to small private sewer facilities

From the series of questions, the survey illustrates the community's interests, standards, and values. The community sees itself as a rural community. The overall theme of the responses to the survey was maintaining the rural setting and characteristics of the community. In addition to the rural setting, the community's responses indicated a strong interest in having strong land use regulations and policies.

Of the most interest was the willingness of the community to consider modest fees or tax increases for the particular items. According to the community results, sixty-four (64) percent of the survey respondents would consider a fee or tax to assist in improving traffic flow and roads throughout the community. Sixty-three (63) percent of the respondents would be willing to consider a modest fee or tax to assist in preserving the natural resources. For fire, police, and ambulance services, sixty-two (62) percent were willing to consider a fee or tax. The respondent pool also indicated that fifty-eight (58)

percent were willing to consider with a fee or taxes programs to protect agricultural lands.

An interesting side note to these results is the amount of support by long-term Floyd County residents. On all four of the aforementioned questions, the residents living in Floyd County the over fifteen (15) years indicated at levels exceeding eighty (80) percent there willingness to support a fee or tax.

Community Meetings

In April and May, five community meetings were held. These meetings were held to offer a forum for the public to express their interests and concerns in the community. Approximately, 117 people attended these meetings. At community meetings held throughout the county, the overwhelming consensus was retaining or maintaining the rural character of the county. The theme of rural character and natural beauty was echoed in all of the community meetings and was evident in the results of the community survey. These values were reinforced through the survey results.

Again, the general themes of the public participation survey and the public meetings seem similar. There was strong consensus in the public meetings regarding protecting environmentally sensitive areas, improving traffic flow and roads, providing additional public safety services.

Preserving the natural resources and the rural character were deemed as the top community issue and received the highest rating in terms of willingness to fund activities to protect natural and historic resources. Interest in public services and infrastructure was deemed as high priorities from the community. A second series of public meetings took place in July and August. Over 40 people attended these public workshops regarding the land use planning process.

IV. Land Uses and Land Development Capacities

Population Projections

An important part of the Cornerstone 2005 – A Vision for the Future concept was determining the amount of growth that the county can anticipate during the next fifteen years. The population projection is a tool in developing the land use development capacities needed to service the projected population growth rate.

Creating a population projection for the community is an important task in the planning process. Taking into consideration the historic population trends, a data set was established and extrapolated into a projection for the next fifteen-year time period. It must be noted that a population projections do have limitations. Changes in the economic conditions or infrastructure capacity can effect the growth rate a community can experience. However, in the planning process, population projections are critical in determining the amount of growth a community can experience in the future.

It was deemed necessary due to these limitations to create two population projection scenarios for consideration. Scenario one was developed to project a population growth rate of 12.7 percent over the plan’s time horizon. The projected population for Floyd County by 2020 in this scenario would be 79,860. Scenario Two was developed to project a higher growth rate. The growth rate for Scenario Two was 21.7 percent or a projected population by 2020 of 86,025. The last twenty-year growth rate experienced by the community from 1980-2000 was the highest growth rate period experienced in the community during last fifty-years.

Future Land Use Demand Needs Analysis

From the development of the two population projection scenarios, a development capacity analysis can be determined for three land uses, residential, commercial and industrial. Semi-public lands are not placed in the analysis for land use. The primary reason is the inconsistency land use demands for semi-public lands. The first step in the future land demand process is the identification of environmental sensitive areas.

Environmentally sensitive areas generally are lands that are unsuitable for development. In removing these areas from development consideration, the plan can focus on areas suitable for development activities. 73,974 acres encompasses the boundary of the Floyd County Plan Commission jurisdiction. A majority of these lands are still being assessed in agricultural uses. Over twenty-three (23) percent of the land were determined to be undeveloped due to either being in an area of (25 percent or higher) slope or flood-prone areas.

In addition to the environmental sensitive areas, the county presently has 17,461 acres in residential use, 376 acres in commercial, 292 acres in industrial use and 4,040 acres in semi-public use. The remaining acreage is 34,611 acres which is presently being assessed as agricultural.

Residential Land Use Needs Analysis

Using the present residential density levels, a residential land use needs analysis was created. The residential land use analysis took into consideration elements such as present density levels, current zoning classifications, historic vacancy rates, and housing units. The analysis created a future land use needs allocation. The following table illustrates the residential needs analysis developed for scenario one and scenario two.

**Table 4.1
Residential Land Allocation Scenarios**

Residential Land Allocation	2020 Projections
Scenario One	3,824 Acres
Scenario Two	4,626 Acres

Scenario One anticipates a growth rate for 2020 to equal 12.7 percent. Using historic data for dwelling units per specific acreage, a total projected amount of residential acreage needed to meet the housing demands for the scenario one project would be 3,824 acres. For Scenario Two which estimates a growth rate for 2020 to be 21.7 percent, the amount of acreage needed to meet the residential demands would be 4,626 acres.

Commercial Land Use Needs Analysis

Estimating the commercial land use needs, the current amount of commercial retail and office space was calculated. With the current commercial status and the population projections, a series of planning factors are developed to take into consideration parking, landscaping, building heights, and historic vacancy rates. The final product is the development of the commercial land use needs for the community. An additional notable factor is the absence or predominance of commercial development in an area or community. National land use ratios indicate a national average of ten (10) percent dedicated to commercial uses throughout the nation.

Two contributing factors must be considered in this commercial needs analysis. One is the predominance of the commercial development in neighboring Clark County and Metro Louisville. The emergence of the Clarksville area as a regional commercial district is a limiting factor for Floyd County’s commercial ratio. Additionally, it must be noted that the community’s viewpoint according to the public meetings and survey stated an interest in limiting commercial development. However, the community must be willing to accommodate a level of commercial and industrial development to enhance the county’s tax base and meet the future growth needs.

Below is the table, which illustrates the anticipated future land demands for commercial areas.

**Table 4.2
Commercial Land Allocations**

Commercial Land Allocation	2020 Projections
Scenario One	45 Acres
Scenario Two	60 Acres

Industrial Land Use Analysis

In determining the future land use needs for industrial/ employment centers, employment data from the United States County Business Patterns, United States Census Bureau was used. A data set was developed to create an employment density factor. The density factor was used to create an industrial land future need projection.

Both commercial and industrial development was deemed as a concern in the public meetings and survey results. The community expressed deep reservations regarding the rapid expansion of either land use. Buffering of land uses between these types of uses and residential uses were deemed an important element of the plan. One aspect mentioned in the different public meetings was the need for an economic development strategy or identification of economic development “niche” markets.

The general consensus of the community was to limit the amount and type of industrial uses. Any overall economic development strategy must take into consideration the external factors such as the prominent economic clusters in Metro Louisville and the expansion and development of the former Indiana Army Ammunition Plant located in Clark County. Again, future land use and tax base needs must be considered as well as community’s preference for maintaining rural character in the development of industrial or employment centers.

**Table 4.3
Industrial Land Allocation**

Industrial Land Allocation	2020 Projections
Scenario One	261 Acres
Scenario Two	429 Acres

Future Land Demand Summary

Table 4.4 Future Land Allocation forecast illustrates the total land use needs projections for Floyd County. During the fifteen-year time period, an estimated 4,130 acres has been forecasted for residential, commercial and industrial uses using scenario one. For scenario two, the total estimated acres needed for residential, commercial and industrial uses is 5,115.

**Table 4-4
Future Land Allocation**

	2020 Residential Projections	2020 Commercial Projections	2020 Industrial Projections	2020 Total Land Allocation
Scenario One	3,824 acres	45 acres	261 acres	4,130 Acres
Scenario Two	4,626 acres	60 acres	429 acres	5,115 Acres

V. Cornerstone 2005 - Land Use Plan Goals and Community Policies

Cornerstone 2005 is the five-year update of the Floyd County Comprehensive Plan approved by the County in 1999. The purpose of the update is two-fold. It is to determine the present condition and future trends that will effect the development activities in the county and revise the county's land use development goals accordingly.

The purpose of the plan is to proactively manage the anticipated growth of the community and retain the important rural characteristics stated by the community. The following goals have been created to develop a balanced approach to accommodating the anticipated growth in the community and retain its signature rural characteristics.

The plan has developed a series of goals and policies. These policies have been created to address stated values of the community and also manage the growth expected to occur. The core elements of the plan take into consideration the guiding principles of smart growth and planning location principles.

Smart Growth Principles

Smart growth is a planning theory designed towards the "efficient use of land resources and existing urban infrastructure." An actual definition of the smart growth principles is as follows:

"Smart Growth is a proposed development pattern that makes efficient use of limited land, fully utilizes our urban services and infrastructure, promotes a wide variety of transportation and housing options, absorbs and effectively serves a significant portion of the future population growth, protects the architectural and environmental character of the County through compatible, high quality, and environmentally-sensitive development practices."

Several smart growth planning organizations have developed a series of guiding principles associated with the smart growth definition. These ten principles are the foundation for community's interested in building smart growth communities. As guiding principles, these ten statements may or may not be applicable to each community's situation. A community should choose the elements of the smart growth policies that best represents the current land use development conditions and trends being experienced.

Smart Growth Principles

1. Mixing Land Uses when appropriately sized and designed
2. Take Advantage of Compact Building Design
3. Create a range of housing opportunities and choices
4. Create Walk-able Communities
5. Foster Distinctive, attractive communities with a strong sense of place

6. Preserve open space, farmland, natural beauty and critical environmental areas
7. Strengthen and direct development towards existing communities
8. Provide a variety of transportation options
9. Make development decisions predictable, fair and cost-effective
10. Encourage community and stakeholder collaboration in development decisions

Of the ten guiding principles of smart growth, the three paramount principles for Floyd County to meet the stated community values and manage anticipated growth over the next decade are the following:

- Preserve Open Space, farmland, natural beauty and critical environmental areas
- Strengthen and direct development towards existing communities
- Foster distinctive, attractive communities with a strong sense of place

Preserving open space, farmland, natural beauty and critical environmental areas is the main components of the public's interests expressed through the public participation process. An underlying theme of the public meetings and public preference survey was retaining and maintaining its rural character. In order to accomplish this object, the community must also determine priority areas to maintain these characteristics.

Strengthen and directing development towards existing communities' principles is based on the premise of placing development in areas where the infrastructure system is in place to handle the development. In directing development towards existing communities, the county is assisting in the preservation of open space and farmland. Fostering distinctive, attractive communities with a strong sense of place is a principle that is interconnected with directing development towards existing communities while maintaining the rural character.

The Goals section of the Plan has been divided into two parts. The first part illustrates the guiding goal for the community. These goals are general statements for land use policy. Each goal has a set of community policies deemed necessary for the prescribed goal to be achieved.

The second segment is implementation plan matrix. This matrix outlines more specific tasks associated with the goals and policies. The matrix also has a section that illustrates the parties responsible for the implementation of the action step and a proposed timeframe for the step to be taken.

From this matrix, a series of performance measurements can be established and used as guideposts to insure the implementation of the planning goals and policies. The matrix has been developed in a fashion to allow for flexibility, but also allow for the measurement of planning tasks on an annual basis. Annual reviews of the plan's process will allow the county the ability and opportunity to measure the level of performance of the plan against the proposed time-frame. Qualitative measurements can also be

developed to indicate the level of success in the efforts to accomplish the planning objectives.

Goals and Policies

A key element of the Floyd County Comprehensive Plan update has been the development of the goals and policies section. This section is also a requirement of the comprehensive plan statute. The Goals and Policies section provides the County with a series of development related principles that articulate the most efficient and environmentally responsible manner for Floyd County to handle growth.

Floyd County is best served by managing growth through influencing location choices of future development. Directing development activities towards the infrastructure system, which have the capacity is a key principle of smart growth. It is also a concept viewed favorably by the community. By directing development towards existing infrastructure, the county can discourage encroachment into rural or environmentally sensitive areas. The following statements are the policy framework for the Cornerstone 2005- A Vision for the Future

Several of the proposed goals have been re-stated in the plan. Basically, these changes have been made to provide a greater detail in terms of functionality and geographic locations for the Plan goals. The proposed goals and policies establish a general statement of policy regarding the future intent of growth and development in the community. The proposed plan goals and policies will be used as a guide in the consideration of requests for future land use decisions and infrastructure development.

Goal 1 - Preserve and Protect Community's Nature Resources and Beauty

Community Policies:

1. Establish regulations limiting development activities in areas of steep slope and flood plains in order to protect natural features, wildlife habitats, unique flora and fauna, personal property, and enhance public safety
2. Establish regulations for the placement of telecommunication tower sites limiting sites effect on natural features and scenic viewscape
3. Establish regulations for the placement of signs and billboards sites within the county's jurisdiction placing an emphasis for regulation along designated State scenic by-ways
4. Develop a comprehensive county-wide watershed management approach for county streams and wetlands to protect county's water quality, assist in storm-water management and maintain wildlife habitats

5. Provide technical assistance in the creation of a private-public partnership to assist in preserving natural resources through the usage of land banking practices such as land conservation easements and land trusts
6. Conduct an environmental audit considering endangered species, flora and fauna in an effort to determine environmental sensitive areas.

Goal 2 – Retaining Rural Character and Development

Community Policies:

1. Establish regulations for an voluntary agricultural preservation zoning district and agricultural/residential zoning district to preserve Floyd County’s agricultural activities
2. Protect agricultural lands from higher intensity development in areas with highest concentration of agricultural uses and prime farmland soils
3. Maintain rural character and limit effects of residential development on areas designated as agricultural preservation zones shall have residential development densities at 1 dwelling unit per 10 acres. Establish an Agricultural/Residential district with residential densities at 1 dwelling unit per 2 acres.
4. Protect agricultural land uses from nuisance lawsuits through the development of regulations that are in accordance with the State of Indiana regulations
5. Implement land use planning processes and strategies that seeks to maintain rural character and limit development effects through critically reviewing re-zoning applications to either decrease densities in development areas or increase densities in agricultural/residential and agricultural preservation areas
6. Update county’s historic properties inventory and provide technical assistance in protecting historic resources such as buildings, scenic by-way designated roadways, farms and significant historical areas.

Goal 3 Managing the County’s Anticipated Growth

Community Policies:

1. Accommodate for the anticipate growth of the county plan commission jurisdiction by 2020 has been estimated to reach 79,860 or 12.7 percent growth rate.
2. Establish regulations for residential districts at different densities levels in areas having the infrastructure capacity and land suitability for the each of these uses and densities including conservation subdivision design. Density levels for single

family development should range from one dwelling unit per 1/3 (.33) acre to one dwelling unit per 2 acres.

3. Residential districts shall provide adequate internal traffic connections and designate traffic connection for future development. Residential districts shall provide for safe vehicular and pedestrian travel
4. Direct development especially higher density development to areas where the existing infrastructure systems such as roads, sanitary sewers, and water exist and has the capacity to support anticipated development
5. Explore concept of development impact fees in development areas to mitigate anticipated development activities impacts on existing community's infrastructure
6. Promote compatible mixed-use developments through the creation of a planned unit development regulation
7. Support efforts to encourage in-fill development for existing subdivision development through the identification of undeveloped areas in higher density areas.
8. Encourage the development of public facilities such as parks and fire protection services in development areas to meet projected needs

Goal 4 Enhancing Economic Activities

1. Establish commercial and industrial districts in areas where the existing infrastructure systems such as roads, sanitary sewers, and water exist and has the capacity to support anticipated development and is suitable for type and intensity of uses
2. Establish regulations regarding the buffering of commercial and industrial areas with residential areas that mitigate these effects of traffic, noise, light and odors
3. Create sub-area plans for prospective higher density residential, commercial and business/industrial areas to develop a comprehensive approach to mitigate potential development impacts with surrounding uses and community character.
4. Create Gateway Overlay zoning districts for US 150/Highlander Point Corridor, Paoli Pike and SR62-64 Corridor to regulate and enhance overall aesthetics and functionality of development activities in these areas
5. Develop an economic development strategy which utilizes the county's locational advantages for suitable economic development activities

6. Protect suitable industrial/business land from other land use conversion through critically reviewing re-zoning requests to change zones from commercial/industrial to residential uses
7. Create a community financial toolbox to offer technical/financial assistance opportunities for economic development

Goal 5 Securing Infrastructure and Service Capacity

1. Develop a major thoroughfare plan to address current transportation and traffic issues and anticipate capital improvements necessary to ensure adequate traffic circulation and flow for future development
2. Develop a capital improvement program designed to address the capital improvement needs of the county's public ways, places, structures and utilities
3. Encourage opportunities to explore multi-modal transportation opportunities such as park and ride options and the development of bicycle/pedestrian facilities near commercial corridors
4. Encourage the planning for park areas and greenways that will be accessibility near higher density development areas
5. Develop a level of service measurements that our appropriate for Floyd County services and infrastructure
6. Explore opportunities for the creation of a development impact fee associated with park improvements and development
7. Create a master plan for the development of pedestrian and bicycle trails in the community
8. Coordinate and collaborate when possible with other municipalities in areas of land use growth and development

VI. Development and Non-Development Areas

Generalized Land Use Principles

Sound land use planning takes into consideration a variety of planning methods, principles and concepts. One example of these types of principles was illustrated in the Smart Growth portion of this report. In addition to these principles, basic site development principles must also be adhered to for community's to avoid lessening the ability for effective, efficient transportation systems, accessibility to public services and endangering critical environmental areas.

In terms of residential uses, the community should strive to dedicate areas that have adequate accessibility to infrastructure systems, avoiding environmentally-designated sensitive areas, whose location does not prompt a strain on public services, and is compatibility with the surrounding land uses.

For commercial uses, the key component is having direct access to traffic and market areas. Areas deemed for commercial development should be outside of environmentally sensitive areas. These areas should have adequate water supply and access to a sanitary sewer system with commercial capacities. Commercial uses should be compatible and clustered with other existing commercial endeavors. A major consideration must be made in the ability to properly buffer these uses with residential border areas.

Industrial uses must have accessibility to transportation networks such as railroads, interstate road systems, and commercial grade broadband internet accessibility. Areas designated for industrial or business development must be appropriated size in terms of tracts and be in well-drained areas. Industrial areas like commercial areas must be outside environmentally sensitive areas. Prominent sites should be located along major transportation nodes and buffering to mitigate the intensity of the uses in terms of noise, odor, traffic, and lighting must be given high consideration in the development of these uses within the community.

A major part of the development of the Cornerstone 2005 plan update is defining future development and non-development areas. This process took the primary land use planning principles and goals previously described in the plan update and apply the principles to the current situation in the community. The designation of development areas was based on considerations of infrastructure and public service capacities, land suitability and compatibility of other existing uses. Map 1.1 indicates a generalized land use map.

The development areas are designed as part of the on-going process to accomplish the Goals and Policies related to managing growth in relation to infrastructure, public services, environmental constraints and suitability of land for development. The development areas are classified for residential, commercial and business/industrial uses.

As the community continues to develop, the plan needs to have the flexibility to adjust to the changes in demographics, transportation, economy, and environment.

Residential Uses

Directing higher residential density development towards areas within proximity of adequate infrastructure and public services is a key component for the plan update. High density single family residential should be considered as one dwelling units per 1/3 (.33) of an acre and should be located in close proximity to both sanitary sewers and be in close proximity to primary arterial transportation corridors.

Where appropriate, higher density multi-family dwellings and patio-style housing should be considered in areas close proximity to main commercial areas. Multi-family development should be considered at levels of five dwelling units per acre due to multi-modal transportation options limitations within the county. Reservations for open space must a consideration in any high density level, single family or multi-family development. Development planning for this multi-family style density should consider including components of mixed land uses and exhibit a pedestrian-friendly environment.

As the higher density development areas occur, an important consideration for the County will be to explore the feasibility of development impact fees to offset cost associated with mitigating any direct or indirect impact of the new development. Another factor will be the development of a planned unit development zoning classification, which offers the community the flexibility to consider conservation subdivision developments where clustering of home sites in combination with open space reservations and other types of development activities. Map 1.2 indicates the location of generalized residential land uses in the county.

Moderate-level residential development with a minimum density of one dwelling unit per .85 acre should occur in areas outside the highest residential development areas. A main planning component regarding densities level in this transitional development area is proximity to the county's major collector roads, avoiding environmentally constrained areas, and within proximity to public services.

Transitional residential development areas should be readily accessible for the delivery of emergency public services. Transitional areas should take special consideration in terms of soils suitability for on-site wastewater treatment. All sites must have the ability for placement of a redundant lateral field system.

In terms of low-density, Agricultural-Residential areas should have density levels not to exceed one dwelling unit per two acres. Due to the high concentrations of prime farmland soils, environmentally constrained land and compatibility agricultural-residential uses, these areas shall be considered for low density development. Also, the development of a voluntary agricultural preservation district should be considered as a tool to assist in the protection of agricultural uses. Densities in these areas should not

exceed 1 dwelling unit per 10 acres per voluntary agreements with participating land owners.

Commercial Uses

Following the commercial land use principles outlined previously, Floyd County has two main commercial areas. These corridors can be defined as the Highlander Point corridor and the State Road 62/64 corridor. Having accessibility to adequate infrastructural system and compatibility uses, these commercial corridors lend themselves to future commercial development. One of the primary commercial goals and policies is the planned development of these corridors. Map 1.4 indicates commercial areas.

As stated in the goals and community policies section, these areas present the two primary gateways into the county. Special considerations and development standards must be part of the future development of these areas to ensure the creating an area that blends into the rural characteristics of the community. Through the establishment of gateway overlay districts, the community can develop a series of standards to ensure the quality of development along these corridors. Map 1.5 indicates these commercial areas and the proposed sub-areas to be part of the Gateway Overlay District.

The community also has several smaller commercial areas. These areas provided local commercial needs for residents. These areas include the Navilleton Road/US 150, Charlestown Road/County Line Road, Paoli Pike/Scottsville Road, and Corydon Pike. Small commercial activities presently occur in these vicinities and should continue. Renovation or revitalization efforts should be focused in areas experiencing decline, however, these areas should not be seen as primary commercial areas and development should be directed to the previously mentioned primary corridors whenever possible and feasible.

Industrial Uses

As part of the plan update, the development of an economic development strategy is primary goal in determining the possible development areas. The economic development strategy will entail the types of employment clusters that the community should pursue in terms of economic development. These potential development areas could possible serve the business/industrial needs of the community. Any future business/industrial development areas will need immediate access to the necessary infrastructure especially transportation systems and municipal sanitary sewer systems.

Non development areas

The main components for the identification of non-development areas are proximity of environmentally constrained lands and areas with the highest concentration of agricultural uses and prime farmland soils. Through the identification process of areas such as steep slope and flood-prone areas, the community is meeting a primary land use

principle associated with land use planning. Additionally, the identification of agricultural uses and prime farmlands outside the proximity of infrastructural capacities protects the community's agricultural endeavors and protects its natural resources and beauty. Map 1.3 indicates generalized environmental sensitive areas.

Implementation Matrix

Part of the medium range plan is an implementation framework for the proposed community goals. This implementation framework has been designed to provide a timeframe and indicate the parties involved. The measurement component of the matrix is purely subjective in terms of success.

Establishment of regulations like zoning ordinance can be measured in terms of implementation or passage of the ordinance; however, it would be difficult to quantify the success rate on certain planning goals. A better standard would be the development of a series of community indicators to quantify the success of the community's policies and measure the community's quality of life. The implementation matrix is incorporated in Appendix One of this report.

Goal 1 - Preserve and protect community's nature resources and beauty

<i>Community Policy:</i>	<i>Implementation Steps</i>	<i>Responsible Parties</i>	<i>Time frame</i>	<i>Measurement of Success</i>
Establish regulations dealing with steep slope and flood-prone areas	Draft new ordinance for new zoning overlay district	County Plan Commission, County Commissioners County Planner	Fall 2005	Passage of new zoning districts
Establish regulations dealing with Telecommunication Towers	Develop a telecommunication site inventory Draft a new ordinance dealing with telecommunication uses, types and placement	County Plan Commission County Commissioners County Planner	Spring 2006	Passage of new zoning regulations regarding Tele-communication
Establish regulations for the placement of signage and billboards	Draft a new ordinance for signage/billboards	County Plan Commission County Commissioners County Planner	Fall 2005	Passage of a new zoning ordinance regulations regarding Signage/ Billboards
Development of County-wide Watershed Management Plan	Develop a watershed condition inventory Development of Best Management Practices and Watershed Management Plan	County Commissioners County Planner	Spring 2008**	Watershed Inventory Watershed Management Plan Development of Best Practices for Watershed Management

Provide technical assistance to promote public outreach efforts on land conservation and land banking issues	Development of an Annual public outreach program with appropriate third-parties for land conservation issues	County Planner	Fall 2006; Annually	Public Forums Public Workshops
Conduct environmental audit for endangered species, flora and fauna	Create environmental inventory to determine secondary environmental sensitive areas	County Planner	Fall 2007	Environmental Inventory Tool

Goal 2 – Retaining Rural Character and Development

<i>Community Policy:</i>	<i>Implementation Steps</i>	<i>Responsible Parties</i>	<i>Time frame</i>	<i>Measurement of Success</i>
<p>Establish regulations dealing for a voluntary agricultural preservation zone</p> <p>Maintain rural character limit residential development to 1 dwelling unit per 10 acres for voluntary agricultural district</p> <p>Maintain residential densities at 1 dwelling unit per 2 acres for agricultural-</p>	Draft new ordinance for new zoning districts	County Plan Commission County Commissioners County Planner	Fall 2005	Passage of new zoning district

<p>residential district</p> <p>Protect Agricultural land uses from nuisance lawsuits</p> <p>Minimize development in areas with highest concentrations of prime farm land soils and agricultural activities</p>				
<p>Implement land use processes and policies that seeks to maintain rural character through critical review process of re-zoning applications to either increase densities or change uses in agricultural areas</p>	<p>On-going review process</p>	<p>County Plan Commission County Board of Zoning Appeals County Commissioners County Planner</p>	<p>On-going review process</p>	<p>On-going process</p>
<p>Update County Historic Properties Inventory and provide technical assistance to public on historic preservation issues</p>	<p>Implement County review of Historic Properties Interim Report</p>	<p>County Commissioners County Planner</p>	<p>Fall 2005**</p>	<p>Updated Historic Properties Report</p>

Goal 3 Managing the County's Anticipated Growth

<i>Community Policy:</i>	<i>Implementation Steps</i>	<i>Responsible Parties</i>	<i>Time frame</i>	<i>Measurement of Success</i>
Accommodate anticipated growth rate of 79,860 or 12.7 percent by 2020	On-going process dealing with comprehensive plan, zoning ordinance, subdivision control ordinance and capital improvement plan	County Plan Commission County Commissioners County Planner	On-going	On-going
<p>Establishment of residential districts at different densities in areas suitable to for each use and density.</p> <p>Residential districts shall provide adequate traffic connections and designate traffic connections for future</p> <p>Direct development towards areas where existing infrastructure has capacity to handle anticipated growth</p>	Draft new residential districts for new zoning ordinance	County Plan Commission County Commissioners County Planner	Spring 2006	Passage of new zoning ordinance

Promote compatible mixed-use developments through the creation of a planned unit development use				
Explore concept of development impact fees in development areas to mitigate anticipated development activities impacts on existing infrastructure	Prepare preliminary study to view feasibility of impact fees per requirement of Indiana Code (need code reference)	County Commissioners County Planner	Spring 2007	If financially feasible and effectively developed, implementation of development impact zones and fees
Support efforts for in-fill development where appropriate	On-going process	County Plan Commission County Board of Zoning Appeals County Commissioners County Planner	On-going	Part of zoning appeals process

Goal 4 Enhancing Economic Activities

<i>Community Policy:</i>	<i>Implementation Steps</i>	<i>Responsible Parties</i>	<i>Time frame</i>	<i>Measurement of Success</i>
Establish commercial and industrial districts in areas where existing infrastructure systems exist and has adequate capacity to support anticipated development and is suitable	Draft new ordinance for new zoning districts	County Plan Commission County Commissioners County Planner	Fall 2005	Passage of new zoning district

for type and intensity of use Establish regulations regarding buffering commercial/industrial areas from residential areas in an effort to mitigate effects of noise, traffic, light, and odors				
Create Gateway Sub-area plans and overlay zoning districts for community's main gateways (State Road 150 and State Road 64/62)	Develop a master plan for gateway areas Draft a new overlay zoning district with increased development standards	County Plan Commission County Commissioners County Planner	Spring 2006-2007	Creation of Zoning overlay district standards
Develop an Economic Development Strategy which utilizes the county's locational economic advantages	Develop an Economic Development Strategy	County Planner	Fall ** 2005	Economic Development Strategy
Protect suitable industrial/commercial land from other land use conversion through critically reviewing re-zoning requests to change zones from commercial/industrial uses to residential	On-going process	County Plan Commission County Board of Zoning Appeal County Commissioners County Planner	On-going process	On-going process

Creation of a community economic development financial toolbox to offer technical assistance to prospective economic development projects	Creation of financial toolbox to assist economic development projects such as Revolving Loan Fund	County Commissioner County Planner	Spring 2008	Economic Development Financial Toolbox
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Goal 5 Securing Infrastructure and Service Capacity

<i>Community Policy:</i>	<i>Implementation Steps</i>	<i>Responsible Parties</i>	<i>Time frame</i>	<i>Measurement of Success</i>
Development of Major Thoroughfare Plan to assist in identification of long-term capital thoroughfare projects	Develop a request for proposals for prospective engineering firms Develop funding applications to assist with production of plan	County Commissioners County Engineer County Planner	January ** 2006	Creation of a Major Thoroughfare Plan
Development of a Capital Improvement Plan	Review capital improvement projects Development Long-range Capital Improvement Plan	County Commissioners County Engineer County Planner	Spring 2007	Creation of a Capital Improvement Plan
Encourage opportunities for possible multi-modal transportation options such	Identify potential multi-modal functions and create feasibility study regarding	County Planner	Fall ** 2008	Creation of multi-modal feasibility report

as park/ride lots, pedestrian-bicycle networks	usage and facilities requirements			
Explore aspects of development impact fees and long-range park acquisition program	Prepare preliminary feasibility study per Indiana Code	County Commissioners County Planner County Parks and Recreation	Summer 2006	If feasible, implement ordinance for the creation of a development impact fees for parks
Develop a level of service capacities indicator for public services such as police, fire, and ambulance protection	Develop a series of community indicators to identify needs and level of public services being offered	County Planner	Fall 2008	Community Indicator Program
Encourage planning for additional park and greenway areas near proposed higher density developments/existing areas	Prepare greenway/park inventory sites Identification of possible funding sources to assist with development activities	County Planner County Parks and Recreation Department	Fall 2005	Greenways/Parks Site Inventory
Creation of a master pedestrian and bicycle plan	Develop plan for proposed pedestrian and bicycle trail networks	County Planner County Parks and Recreation Department	Spring** 2006	Master Pedestrian/Bicycle Plan

** Timeframe contingent on receiving grant funds to assist with the development of proposed project.

