



Newsletter for the Update of the Indianapolis-Marion County Comprehensive Plan

December 2005

It's Official: A New Indianapolis is In Sight for Six of the Nine Townships that Make Up Marion County!

Indianapolis' new Comprehensive Plan is now two-thirds official. Plans for six of the nine township planning areas that make up *Indianapolis Insight: the Comprehensive Plan for Marion County, Indiana* have been adopted by the Metropolitan Development Commission.

The plans for the six townships were each presented for public hearing before the Commission. Testimony was given and each segment of the Plan voted on. Adoption began with Pike Township in August and proceeded with Center Township in September, Washington Township in October, and Lawrence and Warren Townships in November. Decatur Township's Comprehensive Plan was split into two portions. The larger portion was adopted in December.

Each township plan consists of four parts, the Environmentally Sensitive Areas map, the Recommended Land Uses map and the Critical Area text. The first part of the plan, the Community Values Component, was adopted by the Commission in February of 2002. The Community Values Component sets out the county-



The Decatur Township Comprehensive Plan was presented to the MDC by Dave Hirschle on December 7th.

wide framework for development of the land use plan by establishing values, goals, and mapping standards.

Upon adoption by the Commission, the plans are available for use to property owners, neighbors and neighborhood organizations, City staff, the Metropolitan Development Commission, the Boards of Zoning Appeals and others in making land use decisions.

Adoption of the plan does not change the zoning of any property. The plan is implemented over

time by the decisions of individual property owners as they consider how to develop or redevelop their properties.

As part of their development process, property owners may need to seek rezonings and variances. This is where the Commission and the Boards of Zoning Appeals make use of the plan. By Indiana Code the members of these citizen boards must consider the recommendations of the Comprehensive Plan in making

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Small Town Feel Promoted In Historic Villages

One of the most exciting new concepts in Marion County's new Comprehensive Plan is a land use category called Village Mixed-Use.

Village Mixed-Use has been used in the new plan for existing, historically rural, small towns that wish to continue as neighborhood gathering places. The Village Mixed-Use category has also been used in several semi-developed areas where the establishment of a village-style development has been deemed desirable.

This land use category allows a wide range of small businesses, housing types, and public and semi-public facilities. It envisions a mixed-use core of small, neighborhood office/retail nodes, public and semi-public uses, open space and light industrial development. Residential development densities vary from compact single-family residential development and small-scale multi-family residential development near the "Main Street" or "Village

Center" and progress to lower densities outward from this core.

Potential development in these areas should focus on design issues related to architecture, building size, parking, landscaping and lighting to promote a pedestrian-oriented "village" or "small town" atmosphere. Strip commercial development (integrated centers set back from rights-of-way by parking areas), large-scale freestanding retail uses and heavy industrial development are generally inappropriate within this land use category.

So far the Village Mixed-Use category has been used for the historic villages of New Augusta, Oaklandon, West Newton, and Millersville. This designation was also used to encourage village-style redevelopment of Fort Harrison and Eastgate Mall.

As the Wayne, Perry and Franklin township plans are adopted, it is anticipated that the list of Village Mixed-Use areas will grow to include Clermont, Main

Streets in Speedway and Beech Grove, Southport, Glens Valley, Wanamaker and Acton.

Although many of these areas were developed around the same time period and thus have many similarities, each is unique. The Village Mixed-Use category is intended to preserve these unique qualities. Within the Comprehensive Plan, the Village Mixed-Use areas are considered Critical Areas. This allows a more detailed description of the area and its preferred preservation, development or redevelopment options.

With adoption of the plan, the Comprehensive Planning staff will be available to work with these villages to further flesh out the Village Mixed Use concept. The Plan's premise for Village Mixed-Use is communities where new development conserves the best of the current and historic character to create a viable, vibrant future.

Its Official Continued...

their decisions.

Adoption of plans for Franklin, Perry and Wayne Townships is anticipated in early 2006. Adoption of the remaining portion of Decatur Township is also expected in early 2006.

The adopted plans are available online at the Indianapolis Insight website (www.indygov.org/indianapolisinsight) and the Indianapolis Division of Planning website (www.indygov.org/dmdplan) and at the offices of the Division of Planning, Room 1821 of the City-County Building.



New Augusta in Pike Township is an example of where a mix of residential, commercial and industrial uses work together well to form a village.

Advisory Committees Review and Improve Plans

A Citizens Advisory Committee was formed in each township to review and comment on the Land Use Plans, Environmentally Sensitive Areas and Critical Areas, and then provide a verbal and/or written report to the Metropolitan Development Commission.

Committee members were appointed by four various entities: the Mayor (one appointee), the City-County Council (one), the appropriate Township Board (four) and the Metropolitan Development Commission (one).

The committees, working with the Planning staff, identified a number of changes to the plan in each township. Although the number of changes was modest, the impact on individual properties should be very positive. One of the most significant changes was the addition of a new Critical Area in Lawrence Township for the Mud Creek valley. Another major change was the lessening of land use intensity for several large, environmentally sensitive sites in northwest Pike Township.

The committees also highlighted other development issues that were important in their respective townships. The Pike Township report called for better pedestrian connections among land uses while the Washington Township Committee expressed concern over development in flood prone areas. The Warren Township Committee was strongly in favor of improved transit services including better bus stop conditions, more shelters, more frequent bus service and

improved service to employment destinations.

Township Committee members are:

□ **Center Township**

- Victoria Alexander
- Phyllis Carr
- Rachel Cooper
- George Farley
- Hazel Stewart
- Tommy Tabor
- Jay vanSanten

□ **Decatur Township**

- Pat Andrews
- Sue Ellen Collins
- Willie Mae Cooley
- Scott Fitzgerald
- Jerry Hibler
- Robert Frye
- Terry Sylvester

□ **Franklin Township**

- David Baird
- Cathy Burton
- Joseph Ermert
- Joseph McCullough
- Alan Retherford
- John Sullivan
- Becky Williams

□ **Lawrence Township**

- Tina Bussell
- Mike Farrar
- Michael Healy
- Emmajean Hines
- Ken Pendleton
- Kathryn Rietmann
- Ivan Wilson

□ **Perry Township**

- John Braun
- Frank Hogan
- John Houchin
- Michael Minglin
- Kathleen Peterson
- Evelyn Sayers
- Margaret Schattner

□ **Pike Township:**

- Cynthia Bowen
- Brent Clemmons

- Clinton Fultz
- Darlene Mezzetta
- Sandra Parker
- Jeanette Robertson
- Martin Wilkey

□ **Warren Township**

- Jacob Hall
- La Keisha Jackson
- Brian Mack
- Norman Pace
- Charlie Staples
- Ruth Ann Walker
- Andy Whitehurst

□ **Washington Township**

- Raymond Baker
- Penny Bigelow
- Francette Calvin
- George Haerle
- Alice Jenkins
- Lori Olivier
- John Werner

□ **Wayne Township**

- Merri Anderson
- Jackie Deppe
- Ron Doak
- Laura Martin
- Hilda Poole
- Gerri Spears
- (City-County Council Appointment pending)

The planning staff thanks the members of the Advisory Committees for their time and efforts in support of good future development in their respective townships and Marion County as a whole.

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www.indygov.org/indianapolisinsight



The View: Newsletter for the Update
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New Plan Available Online and On Paper

With the adoption of a new Comprehensive Plan covering six of Marion County’s nine townships, it’s time to update your map file. The newly approved portions of *Indianapolis Insight: the Comprehensive Plan for Marion County, Indiana* are available in two formats.

Paper copies of the Environmentally Sensitive Areas map, the Recommended Land Uses map and the Critical Area text may be purchased at the offices of the Division of Planning, Room 1821 of the City-County Building, 200 E. Washington Street. The set of maps and text sells for \$15.00. The maps measure approximately 32” by 40”.

The plan is also available

electronically at two locations: the Indianapolis Insight website at www.indygov.org/indianapolisinsight and the Indianapolis Division of Planning website at www.indygov.org/dmdplan. At the Division of Planning website pull down on the “Maps” menu and select “Land Use.”

The current versions of the maps available on the web are static pdf maps. Staff is working to provide “smart maps.” This format will allow users to click on a parcel and get plan information such as the recommended land use, the presence of environmentally sensitive aspects, and its presence in a Critical Area or Sub-Area Plan.

The website also provides a downloadable version of the Community Values Component. The document is available as a whole and by chapter.

PIKE ADOPTED: 08-03-05	WASHINGTON ADOPTED: 10-05-05	LAWRENCE ADOPTED: 11-02-05
WAYNE	CENTER ADOPTED: 09-21-05	WARREN ADOPTED: 08-03-05
DECATUR ADOPTED: 12-07-05	PERRY	FRANKLIN

Comprehensive Plans have been adopted in six of the nine townships.