

Graphic provided by Conservation Design Forum

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|---|-----------------------------|---|---------------------------|
|  | Conservation Recreation |  | Towns and Villages |
|  | Rural Areas* |  | Developing Municipalities |
|  | Priority Growth-Residential | | |
|  | Priority Growth-Mixed Use | | |

CONCEPTUAL LAND USE MAP - ALTERNATIVE 4A

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3. FINAL LAND USE MAPS

Composite Hamilton County Map

The land use map is a combination of the concepts represented in the various alternatives and input received through the planning process. It is an attempt to prioritize growth and development to locations adjacent to existing development and/or served by regional roadways. The map identifies various land use categories for all of the area within Hamilton County's planning jurisdiction.

Two key recommendations of this plan are the location of various land uses and planning policy, that is, the descriptions of the various land use categories. One of the most important ways that the issues of sprawl and environmental degradation can be addressed other than the broad step of directed development to certain locations is to encourage conservation or low-impact development techniques and strategies within each of the land use categories.

These strategies are aimed at goals identified as priorities in Hamilton County—reduced land consumption, farmland preservation, reduced automobile dependence, promotion of pedestrian activity, improved air and water quality, improved habitat, and the provision of more livable, sustainable, enduring communities for people of all income levels. The land use categories are as follows:

1. Rural Areas- These areas are most remote from municipal services, roads, and other infrastructure. They are primarily in agricultural uses currently, and are anticipated to stay in agriculture, or be developed with extremely low density, scattered homesites and farmettes.

2. Priority Growth- Residential- These areas are accessible to roadway infrastructure and/or existing towns where new homes and related community infrastructure could be developed to accommodate the anticipated growth in population outside of the existing municipalities. This development should follow conservation practices to minimize environmental impacts and provide a high quality of life for residents.

3. Priority Growth- Mixed Use- These areas are adjacent to high-speed arterial roadways where mixed-use development includes homes and other uses such as schools, shops, businesses, churches, and other uses that benefit from the visibility and access these locations provide.

4. Highway Oriented Business Enterprise- These areas are visible and accessible from State Route 31 and provide the opportunity for business and uses other than agriculture. These sites should be developed in a way that supports the rural character of these portions of the county through setbacks, landscape approaches, signage, and building orientation.

5. Airport Business Enterprise- These areas are adjacent to and provide the unique opportunity of accessibility to Sheridan Airport. Certain business and other uses that would benefit from being served by small aircraft should be directed here.

6. Conservation/Recreation- These are large, contiguous areas where natural landscapes and water elements should be preserved and stewarded in perpetuity as an ecological system. They do not represent all of the areas that should be identified for parks and open space. There should be parks and open space associated within each neighborhood for additional recreation, habitat, and enjoyment.

The final plan reflects citizen input obtained through an initial public planning workshop, two series of planning presentation/workshops held in each of the three townships entirely within the County's planning jurisdiction, and through mail-in comments. The feedback varied from the participants from each of the three townships.

Adams Township- The participants from Adams Township wanted to continue the policy of encouraging highway-oriented business development along Route 31, as was the case with the previous plan. There is an airport-oriented business zone around the Sheridan Airport as well. This is intended to compliment the growth planned and occurring in the town of Sheridan. It is strongly recommended that there be continued dialogue with the Town of Sheridan to coordinate this development and the provision of services to this portion of the County.

White River Township- Most of the participants from White River Township were opposed to growth and land development, and preferred large parcel residential land use as is currently allowed in the unincorporated portions of the county. While most emphasized the desire to "remain as we are" in a rural, agricultural setting, most also were against land use controls that would limit sales and development of farmland.

Wayne Township (and a portion of Noblesville Township) - Most of the participants in these meetings also preferred to limit growth and development, and were opposed to any planned growth within the township. They also generally preferred large parcels as a strategy to limit growth. However, most people realized that Noblesville municipal boundaries already crossed the township line. The City of Noblesville has developed a draft land use plan for the entirety of Wayne Township, which most of the participants were very opposed to.

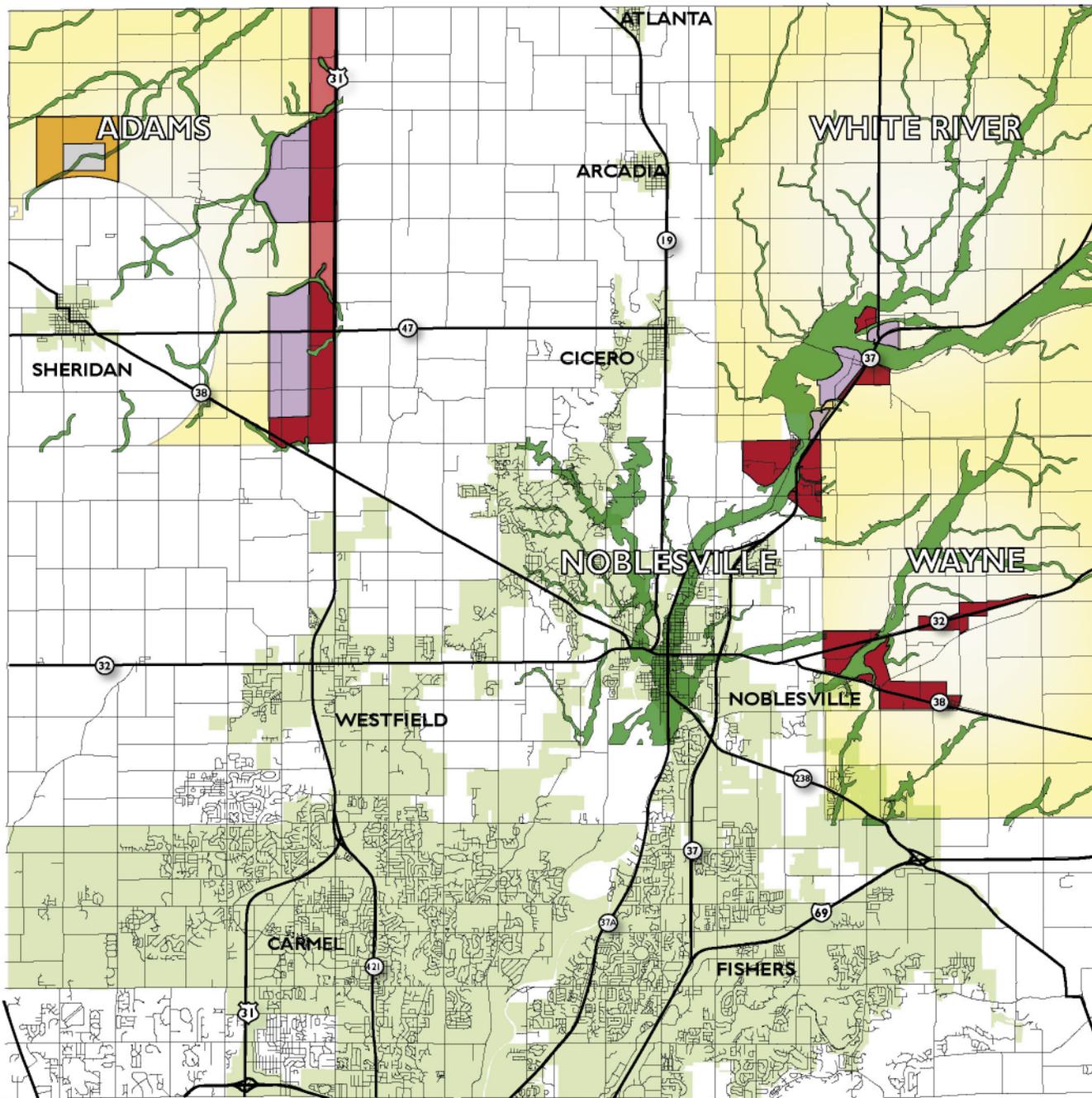
Summary

A ten-acre minimum parcel size was generally preferred in both White River and Wayne Townships, with the exception of existing lots that were smaller, or lot splits for family members, etc. While this was perceived as a way to avoid the impacts of growth, it could have the opposite effect to some degree, as homebuyers continue to spread north from the growing municipalities of Noblesville, Carmel, and Westfield. In rapidly growing regions such as Hamilton County, larger minimum lot sizes tend to spread the growth over a larger area, rather than limiting it.

In order to support a land use policy of limited development, but allow large parcel development, while being consistent with the County's stated goals and objectives relative to traffic, environment, green space, etc., it is essential to be proactive with ecological initiatives. The identification, protection, and maintenance of the County's valuable remnant resources including wetlands, prairies, and woodlands is critical. Building infrastructure, homes, and businesses in a way that contributes to the health of these systems is also imperative. Included as an appendix in this document is a Sustainable Development Toolbox, which illustrates various green development practices that have been used to great success in other locations. Land owners and developers should be encouraged to follow these practices, as well as the rapidly growing municipalities.

Ultimately, it is important to continue the planning dialogue with the municipalities and citizenry as has been Hamilton County's policy. The coordinated traffic planning and the unified stormwater management program are two examples of this. These and other initiatives should be pursued in order to ensure the provision of infrastructure, services, and the protection and enhancement of quality of life for all current and future residents of Hamilton County.

In order to more clearly illustrate the designated land uses, the land use map is shown by individual township as well. The current township zoning maps are also included.



Graphic provided by Conservation Design Forum



LEGEND

- | | |
|--|---|
|  Municipal Boundaries |  Airport |
|  Rural Areas |  Conservation/Recreation |
|  Priority Growth - Residential |  Major Roads |
|  Priority Growth - Mixed-Use | |
|  Highway Oriented Business Enterprise | |
|  Airport Business Enterprise | |

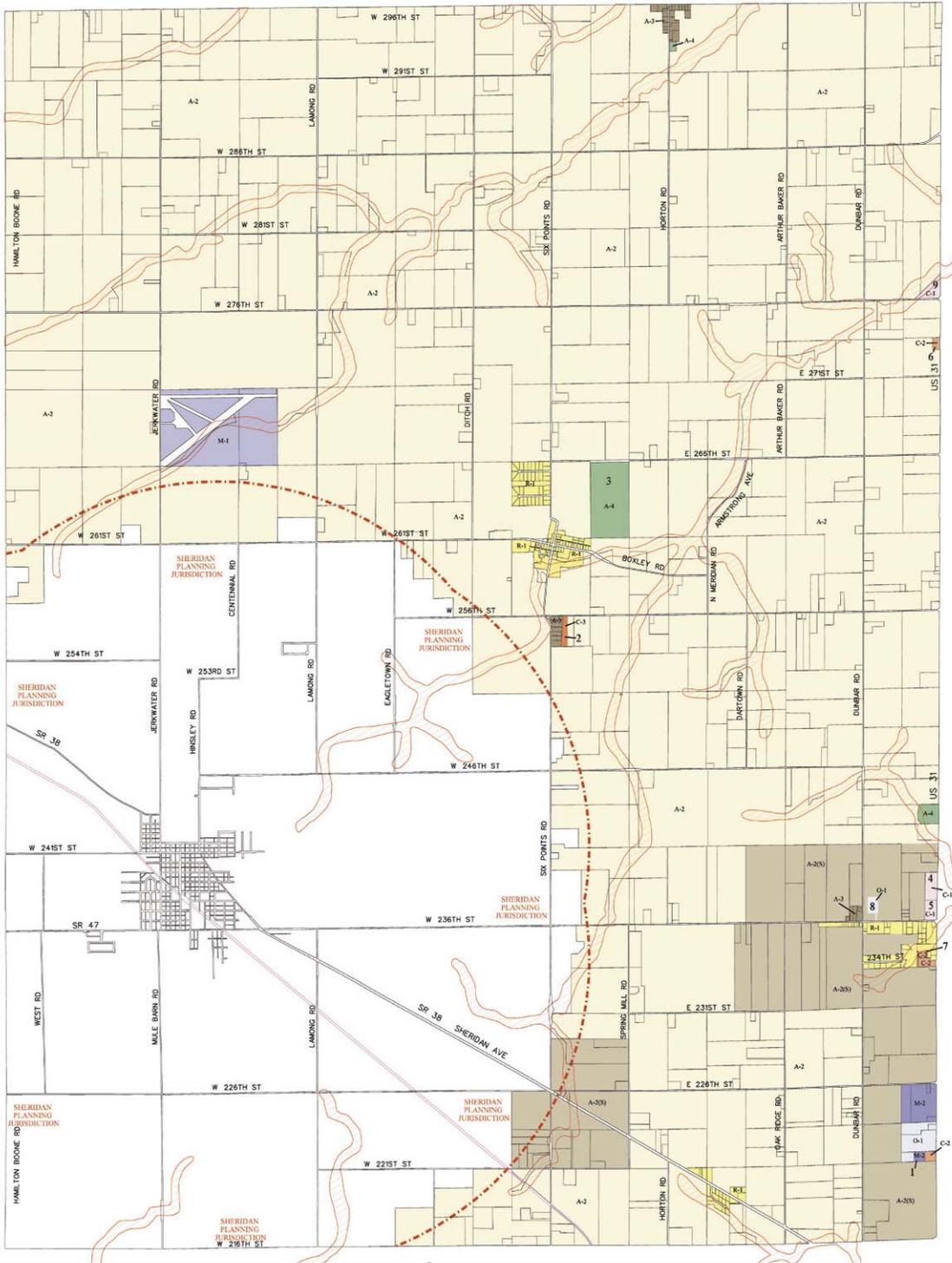
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CONSERVATION DESIGN FORUM

LAND USE PLAN UPDATE



ADAMS TOWNSHIP ZONING MAP

(Hamilton County Plan Commission Jurisdictional Area)

A-1	CONSERVATION & PRESERVATION *	R-2	RESIDENTIAL - MEDIUM DENSITY SUBURBAN DISTRICT *	C-1	COMMERCIAL DEVELOPMENT - RESIDENTIAL CHARACTER - MINIMAL COMMUNITY IMPACT
A-2	AGRICULTURAL DISTRICT	R-3	RESIDENTIAL - MEDIUM HIGH DENSITY VILLAGE DISTRICT *	C-2	COMMERCIAL DEVELOPMENT - MODERATE COMMUNITY IMPACT
A-2S	AGRICULTURAL SUBDIVISION DISTRICT	R-4	RESIDENTIAL - HIGH DENSITY VILLAGE DISTRICT *	C-3	COMMERCIAL DEVELOPMENT - MAJOR COMMUNITY IMPACT
A-3	AGRICULTURAL RESIDENTIAL COUNTRY DISTRICT	M-1	MANUFACTURING DEVELOPMENT - MODERATE COMMUNITY IMPACT	O-1	OFFICE DEVELOPMENT - RESIDENTIAL CHARACTER
A-4	AGRICULTURAL BUSINESS DISTRICT	M-2	MANUFACTURING DEVELOPMENT - MAJOR COMMUNITY IMPACT	O-2	OFFICE DEVELOPMENT - GENERAL *
R-1	RESIDENTIAL - LOW DENSITY SUBURBAN DISTRICT	M-3	MANUFACTURING DEVELOPMENT - MINERAL EXTRACTION & PROCESSING *		

* There are no areas of this classification located on this map.

REVISIONS

1. 04/10/04 PC#06001076 (13 ACRES) ORD NO. 8-0706

2. 04/10/04 PC#06001076 (13 ACRES) ORD NO. 8-0706

3. 02/10/04 PC#06001076 (13 ACRES) ORD NO. 8-0706

4. 02/10/04 PC#06001076 (13 ACRES) ORD NO. 8-0706

5. 02/10/04 PC#06001076 (13 ACRES) ORD NO. 8-0706

6. 02/10/04 PC#06001076 (13 ACRES) ORD NO. 8-0706

7. 02/10/04 PC#06001076 (13 ACRES) ORD NO. 8-0706

8. 02/10/04 PC#06001076 (13 ACRES) ORD NO. 8-0706

9. 02/10/04 PC#06001076 (13 ACRES) ORD NO. 8-0706

10. 02/10/04 PC#06001076 (13 ACRES) ORD NO. 8-0706

FLOODWAY

100 YEAR FLOODPLAIN

FLOOD INFORMATION

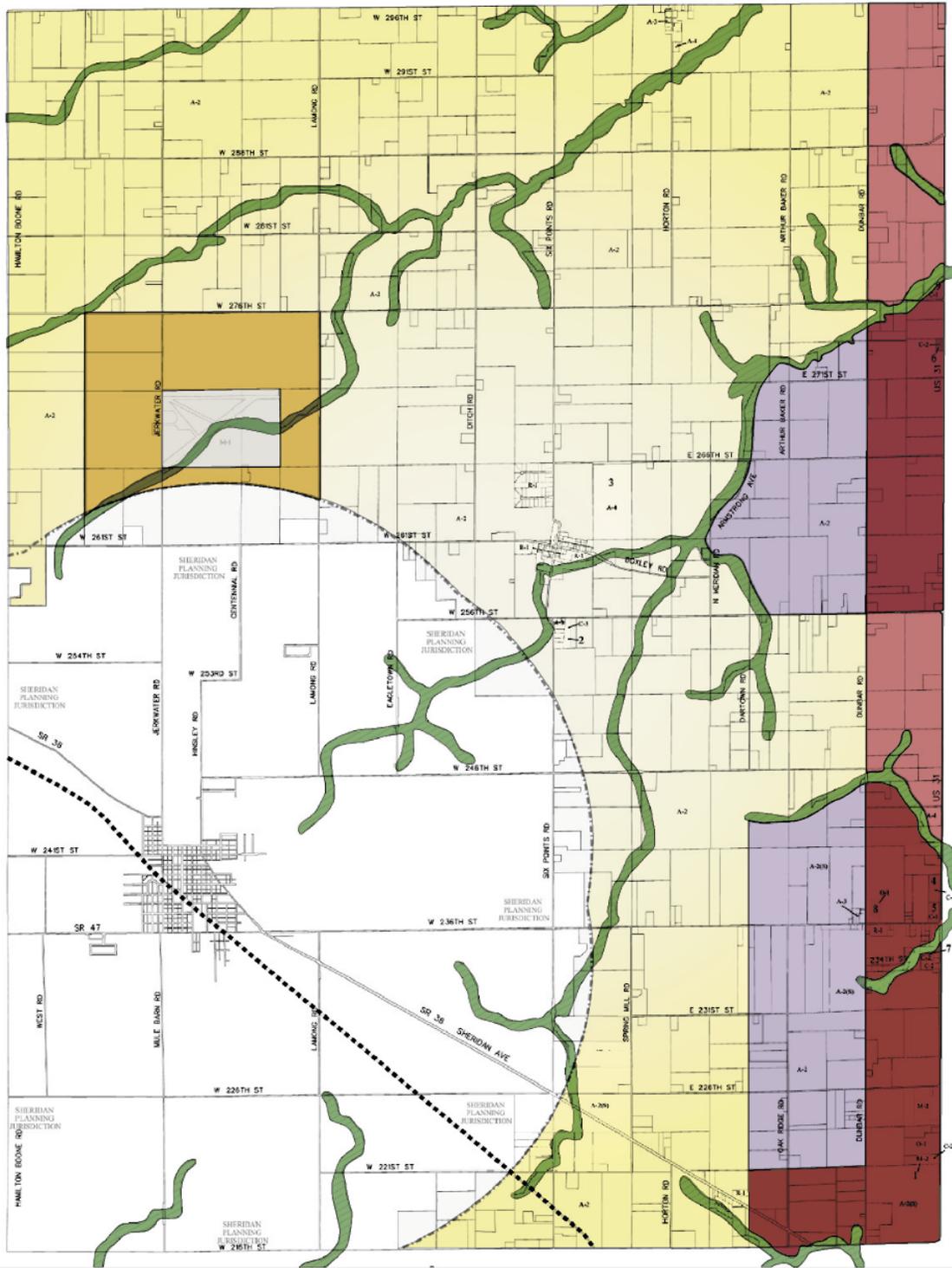
This map conforms to the most up-to-date information of the F.D.A.A. February 15, 2007 Flood Data. It is not to be used as the reference map for flood insurance or other flood-related activities.

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HAMILTON COUNTY
INDIANA

The information shown on this map has been acquired from various departments within Hamilton County and is believed to be the most accurate data at the time of plotting. It is continually updated as new and more accurate information is received, but is not warranted by the County as being without error.

Last Revision: March 16, 2005rs



Base map provided by the Hamilton County Plan Commission
 Graphic provided by Conservation Design Forum

LEGEND

- Rural Areas
- Priority Growth - Residential
- Priority Growth - Mixed-Use
- Highway Oriented Business Enterprise
- Airport Business Enterprise
- Airport
- Conservation/Recreation
- Major Roads
- Proposed Monon Trail Corridor Extension

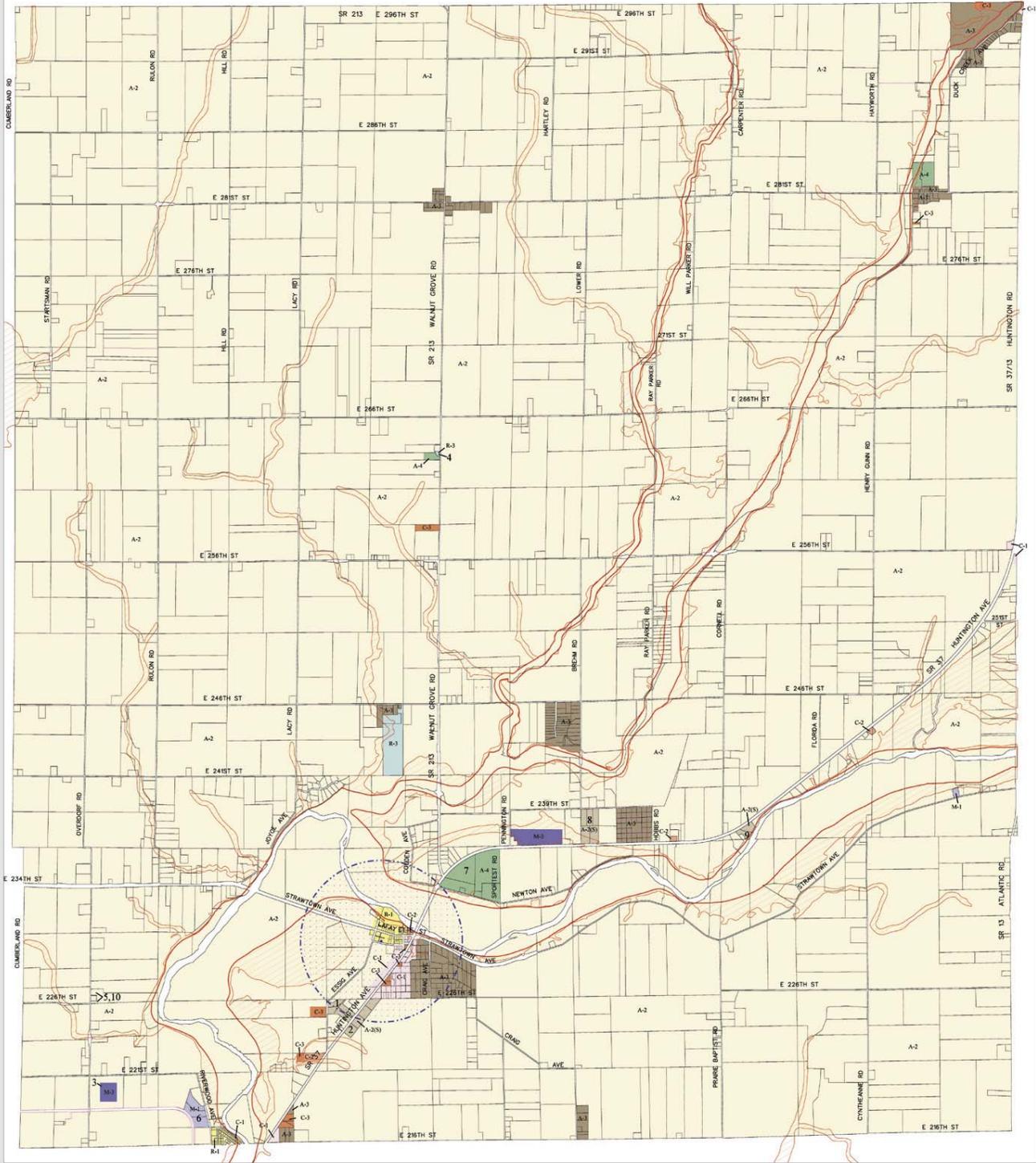


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ADAMS TOWNSHIP LAND USE

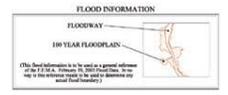
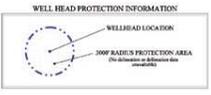


WHITE RIVER TOWNSHIP ZONING MAP

(Hamilton County Plan Commission Jurisdictional Area)

A-1	CONSERVATION & PRESERVATION *	R-2	RESIDENTIAL - MEDIUM DENSITY SUBURBAN DISTRICT *	C-1	COMMERCIAL DEVELOPMENT - RESIDENTIAL CHARACTER - MINIMAL COMMUNITY IMPACT
A-2	AGRICULTURAL DISTRICT	R-3	RESIDENTIAL - MEDIUM HIGH DENSITY VILLAGE DISTRICT	C-2	COMMERCIAL DEVELOPMENT - MODERATE COMMUNITY IMPACT
A-2S	AGRICULTURAL SUBDIVISION DISTRICT	R-4	RESIDENTIAL - HIGH DENSITY VILLAGE DISTRICT	C-3	COMMERCIAL DEVELOPMENT - MAJOR COMMUNITY IMPACT
A-3	AGRICULTURAL RESIDENTIAL COEXISTENCE DISTRICT	M-1	MANUFACTURING DEVELOPMENT - MODERATE COMMUNITY IMPACT	O-1	OFFICE DEVELOPMENT - RESIDENTIAL CHARACTER *
A-4	AGRICULTURAL BUSINESS DISTRICT *	M-2	MANUFACTURING DEVELOPMENT - MAJOR COMMUNITY IMPACT *	O-2	OFFICE DEVELOPMENT - GENERAL *
R-1	RESIDENTIAL - LOW DENSITY SUBURBAN DISTRICT	M-3	MANUFACTURING DEVELOPMENT - MINERAL EXTRACTION & PROCESSING		

* There are no areas of this classification based on this map.

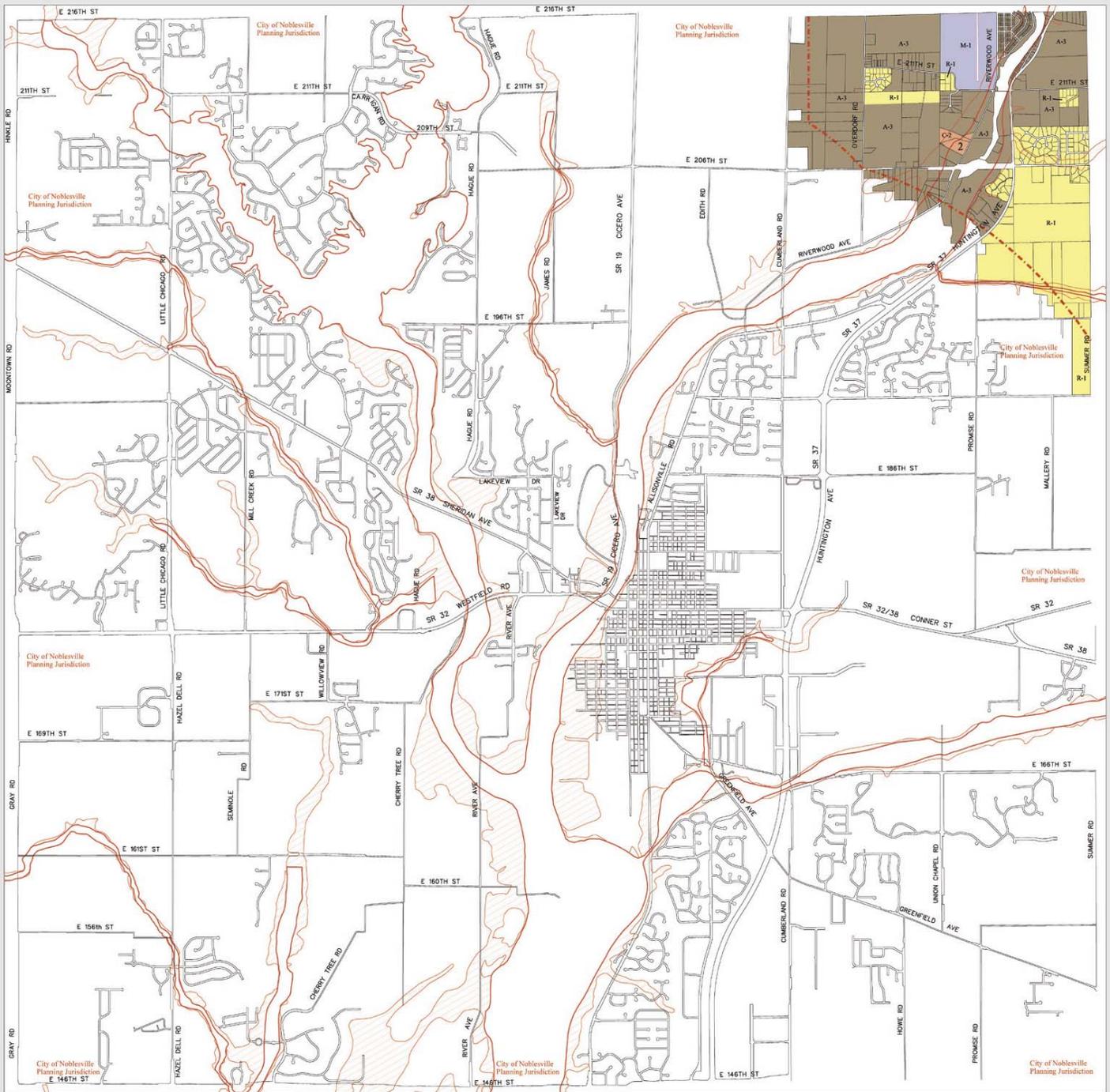


REVISIONS	1) A-2 TO A-2P PC-2-0605-04-91 (11.23 ACRES 4-4-91) ORD NO. 6-14-92-E	4) A-4 TO R-2P PC-2-0606-06-96 (2.52 ACRES 6-4-96) ORD NO. 6-24-96-A	7) C-1 TO A-4P PC-MAP AMENDMENT 3-3-98 ORD NO. 3-23-98-A	10) C-3 TO A-2 PC-REZONS-0605-08-2002 (2.70 ACRES 8-15-2002) ORD NO. 8-9-02-A
	2) A-2 TO A-2P PC-2-0605-05-91 (11.23 ACRES) ORD NO. 6-27-94	5) A-2 TO C-1 PC-2-0605-09-96 (2.52 ACRES 9-3-96) ORD NO. 10-14-96-B	8) A-2 TO A-2P PC-2-0608-12-2000 (19.88 ACRES 9-12-2000) ORD NO. 9-22-00-A	11) SHORROW FIBER WOVEN CLASSIFICATION FROM ALL RELATED ZONING CLASSIFICATIONS PER PC-ORD-AMEND-0805-05-2004*
	3) A-2 TO M-3 PC-2-0609-10-95 (19 ACRES 10-3-95) ORD NO. 10-22-95-B	6) A-2 TO M-1P PC-2-0605-07-97 (25.4 ACRES 3-4-97) ORD NO. 5-12-97-B	9) A-2 TO A-2P PC-REZONS-0801-05-2002 (6.88 ACRES 1-8-2002) ORD NO. 1-28-02-A	

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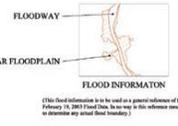
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 Last Revision: March 16, 2005brs



NOBLESVILLE TOWNSHIP ZONING MAP

(Hamilton County Plan Commission Jurisdictional Area)

<p>A-1 CONSERVATION & PRESERVATION *</p> <p>A-2 AGRICULTURAL DISTRICT *</p> <p>A-2(S) AGRICULTURAL SUBDIVISION DISTRICT *</p> <p>A-3 AGRICULTURAL RESIDENTIAL COUNTRY DISTRICT</p> <p>A-4 AGRICULTURAL BUSINESS DISTRICT *</p> <p>R-1 RESIDENTIAL - LOW DENSITY SUBURBAN DISTRICT</p>	<p>R-2 RESIDENTIAL - MEDIUM DENSITY SUBURBAN DISTRICT *</p> <p>R-3 RESIDENTIAL - MEDIUM HIGH DENSITY VILLAGE DISTRICT *</p> <p>R-4 RESIDENTIAL - HIGH DENSITY VILLAGE DISTRICT *</p> <p>M-1 MANUFACTURING DEVELOPMENT - MODERATE COMMUNITY IMPACT</p> <p>M-2 MANUFACTURING DEVELOPMENT - MAJOR COMMUNITY IMPACT *</p> <p>M-3 MANUFACTURING DEVELOPMENT - MINERAL EXTRACTION & PROCESSING *</p>	<p>C-1 COMMERCIAL DEVELOPMENT - RESIDENTIAL CHARACTER - MINIMAL COMMUNITY IMPACT *</p> <p>C-2 COMMERCIAL DEVELOPMENT - MODERATE COMMUNITY IMPACT</p> <p>C-3 COMMERCIAL DEVELOPMENT - MAJOR COMMUNITY IMPACT *</p> <p>O-1 OFFICE DEVELOPMENT - RESIDENTIAL CHARACTER *</p> <p>O-2 OFFICE DEVELOPMENT - GENERAL *</p>	<p>REVISIONS</p> <p>1) CITY OF NOBLESVILLE TOOK 3/30/2003 JURISDICTIONAL CONTROL OVER THE SOUTHWESTERN AND SOUTHEASTERN CORNERS OF NOBLESVILLE TOWNSHIP. EFFECTIVE ON JULY 1, 1996.</p> <p>2) A-3P TO C-4 PC-GA-402-1148 (7.65 ACRES 11-1-240). CORRECTION TO ERROR ON ZONING MAP.</p> <p>3) DELETED THE "P" CLASSIFICATION FROM ALL RELATED ZONING CLASSIFICATIONS PER PC-000-4000-001-010-2007.</p>
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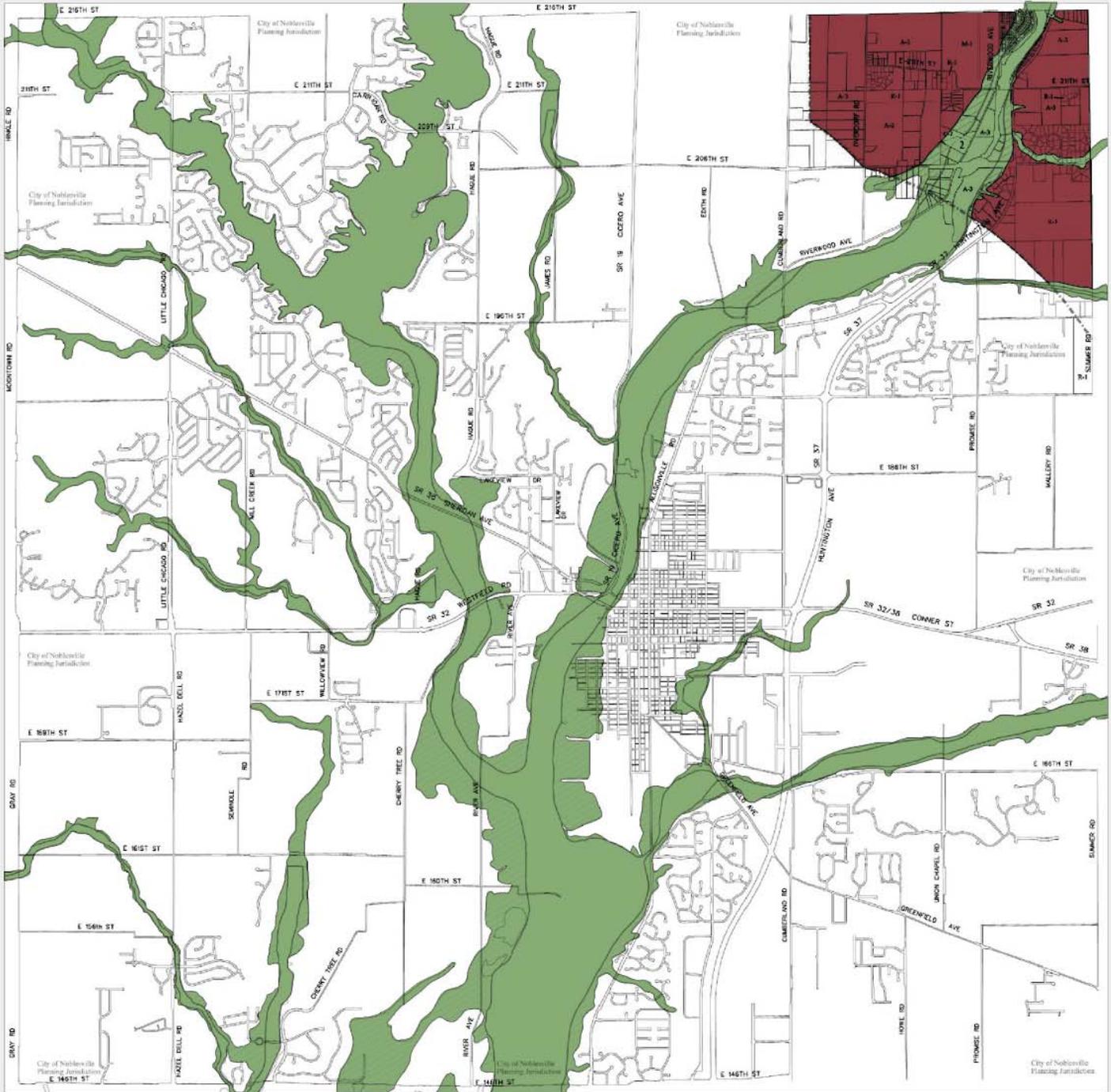
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LEGEND

- Priority Growth - Mixed-Use
- Conservation Recreation
- Major Roads



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