

LAND USE PLAN

1. PLANNING JURISDICTION

Three maps have been included to help communicate critical issues relative to land use planning in the Hamilton County Plan Commission jurisdiction.

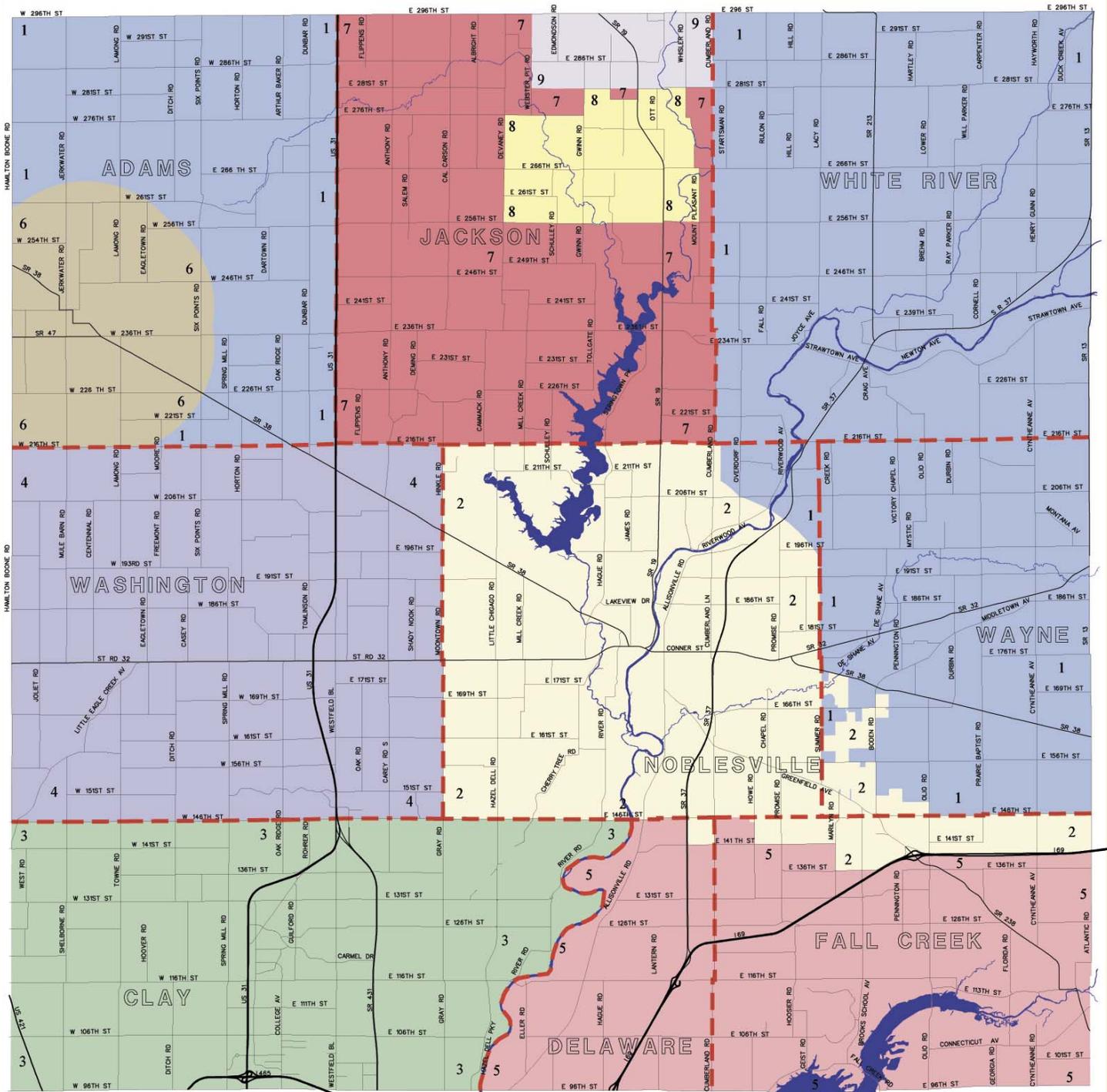
Planning Jurisdiction- This map is the latest Hamilton County Municipal Boundaries map, and depicts the portions of the county that are within the County's planning jurisdiction - portions of Adams Township, White River Township, Wayne Township, and a small portion of Noblesville Township.

DIAGRAM

FACING PAGE, *Hamilton County Building, Zoning, and Planning Jurisdictions map provided by the Hamilton County Plan Commission*

HAMILTON COUNTY

BUILDING, ZONING, AND PLANNING JURISDICTIONS



Zone 1 Hamilton County Plan Commission Jurisdiction Adams Twp. 2 miles away from Sheridan Town Limits, NE corner of Noblesville Twp., White River, and Wayne Townships

Zone 2 City of Noblesville and area 2 miles from Noblesville City Limits, Fall Creek Township, part of Wayne Township and parts of Delaware Township

Zone 3 City of Carmel and Clay Township

Zone 4 Town of Westfield and Washington Township

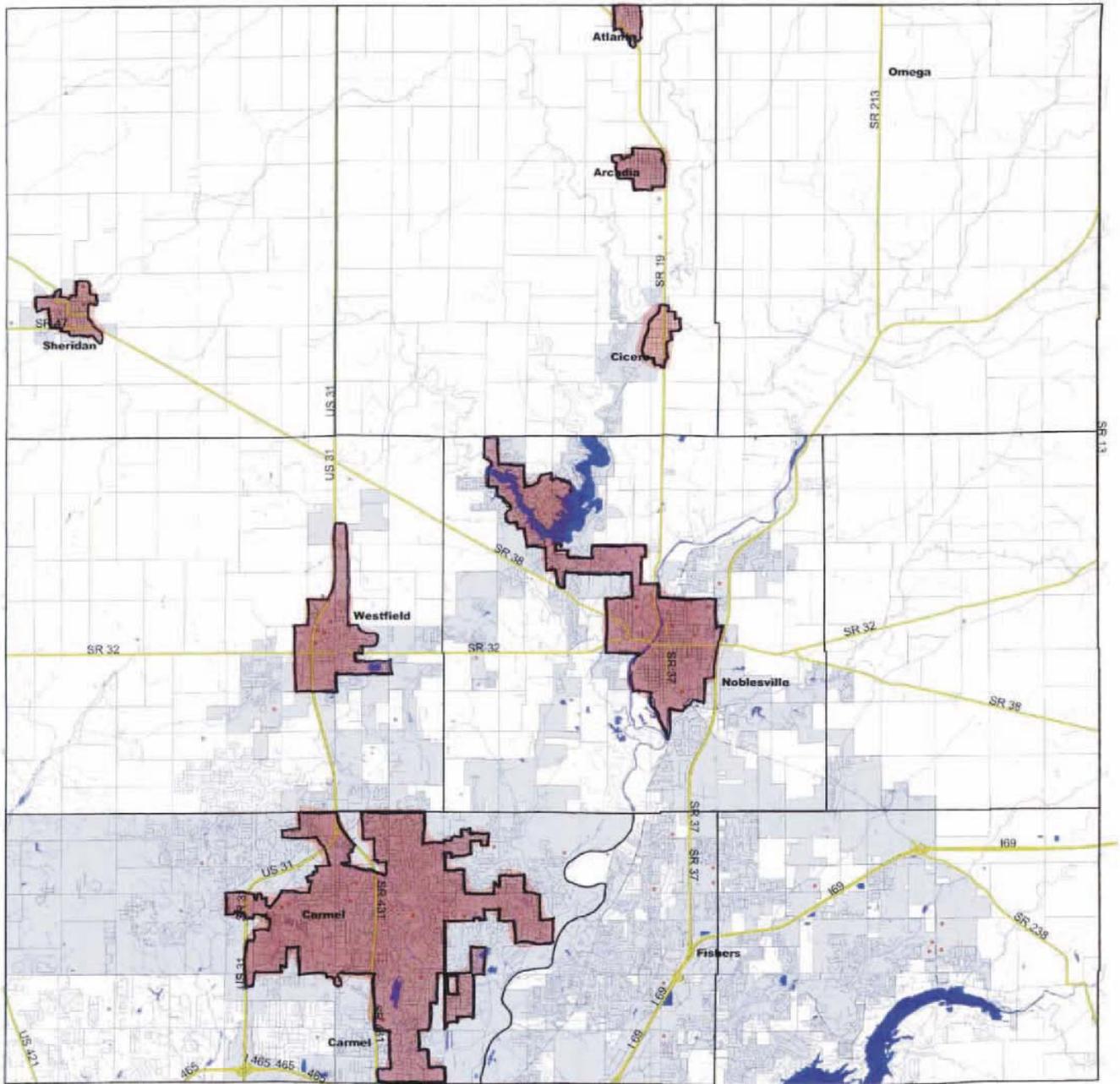
Zone 5 Town of Fishers

Zone 6 Sheridan and area 2 miles beyond Sheridan Town Limits.

Zone 7 Cicero and most of Jackson Township

Zone 8 Arcadia and Surrounding area

Zone 9 Atlanta and surrounding area

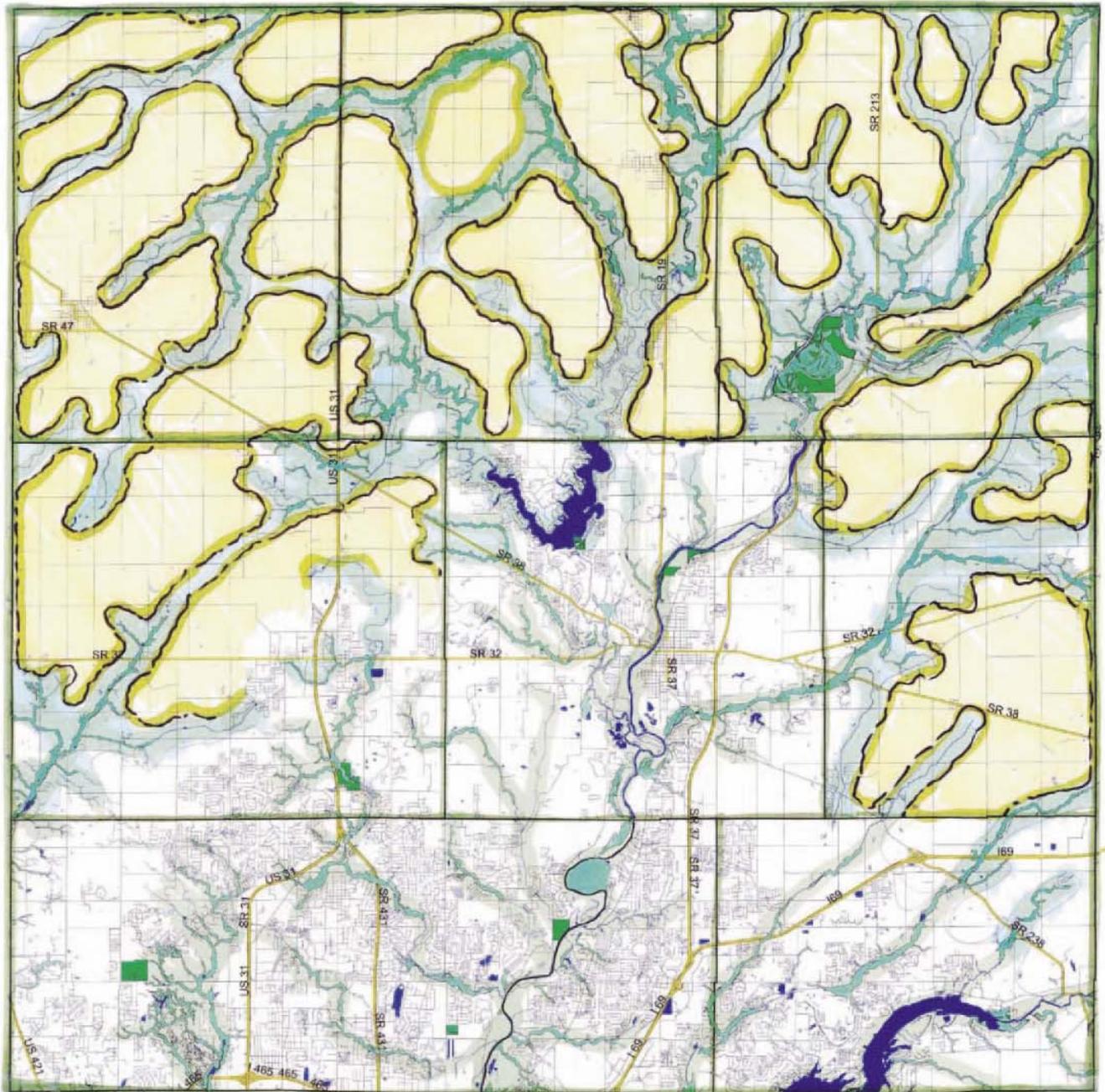


Graphic provided by Conservation Design Forum

- Municipal Lands as of 1990 (includes Rural Villages)
- Municipal Lands as of 2004

HAMILTON COUNTY MUNICIPAL PLANNING BOUNDARIES

This map exhibits municipal boundaries in 1990 and in 2004 and illustrates the portion of the County that has been annexed and developed to accommodate the vast majority of the population increase. In addition to population growth figures that depict Hamilton County as one of the ten most rapidly growing counties in the country, the amount of land used to house this growing population is expanding at an ever-increasing rate - primarily the conversion of agricultural land to housing, shopping, schools, and businesses.



Graphic provided by Conservation Design Forum

- Green Infrastructure
- Land Use and Development Areas

HAMILTON COUNTY GREEN INFRASTRUCTURE

The second map, Green Infrastructure, identifies at a broad scale the ecologically significant natural features and networks in the undeveloped portions of the County. This network includes waterways, streams, wetlands, the White River, and hydric (wet) soils. An understanding of the water system of the County should be taken into account when any land is considered for development. Making the connection between the land use and development practices on a particular parcel and the relationship to the overall health of the County water ecology is a fundamental cornerstone of this document.

2. CONCEPTUAL LAND USE MAPS

This Comprehensive Plan Update relies upon the inventory and analysis work performed in the 1990 Comprehensive Plan. The assumption was made that existing conditions, including natural resources, are generally unchanged, with the exception of the rapidly developing areas adjacent to Noblesville, Fishers, Carmel, and Westfield.

In concert with the First Principles, the Comprehensive Plan Land Use Map Update will graphically illustrate the general intended arrangement of future land uses, primary transportation elements, and other desired community features. A series of three alternative land use concepts were presented during public information sessions in November and December of 2004. Based upon input received, the alternatives were revised slightly, and a fourth alternative was developed.

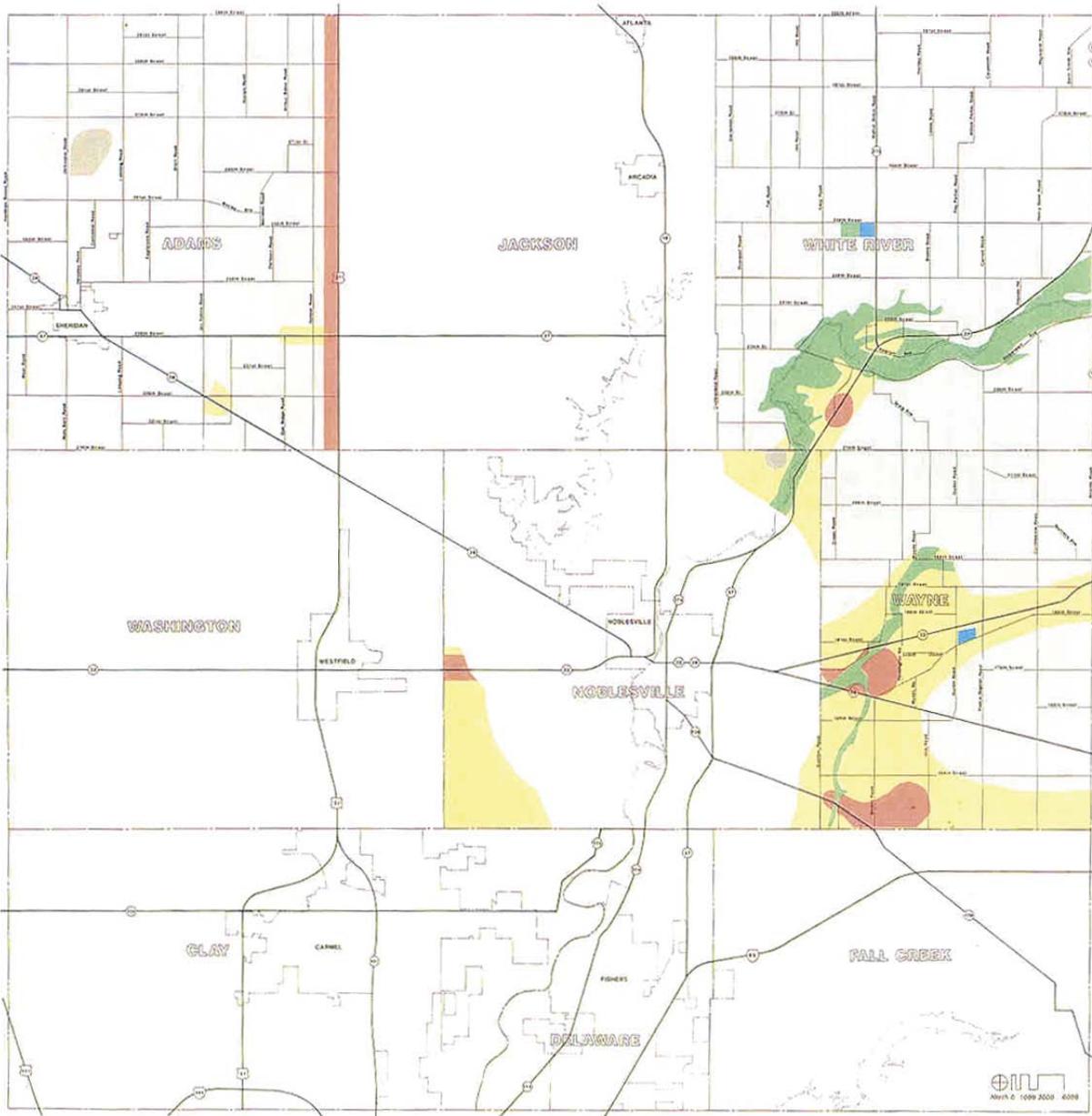
See pages 33, 35, and 37 for alternative land use concepts

The land use map alternatives represent a range of planning ideas and approaches and are meant to stimulate discussion and progress towards a final land use scenario; they are not necessarily complete solutions. Similar to the previous Hamilton County planning process, the final plan may be an amalgamation of two or several concepts, based upon public input and the decisions of the Planning Commission.

See page 39 alternate 4 land use concept

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DIAGRAM

FACING PAGE, 1990 Land use Plan, provided
by MSE Landscape Architecture



LAND USE PLAN

- Agricultural
- Residential
- Commercial
- Industrial
- Recreation/Conservation
- Public

HAMILTON COUNTY
COMPREHENSIVE PLAN
HAMILTON COUNTY PLAN COMMISSION

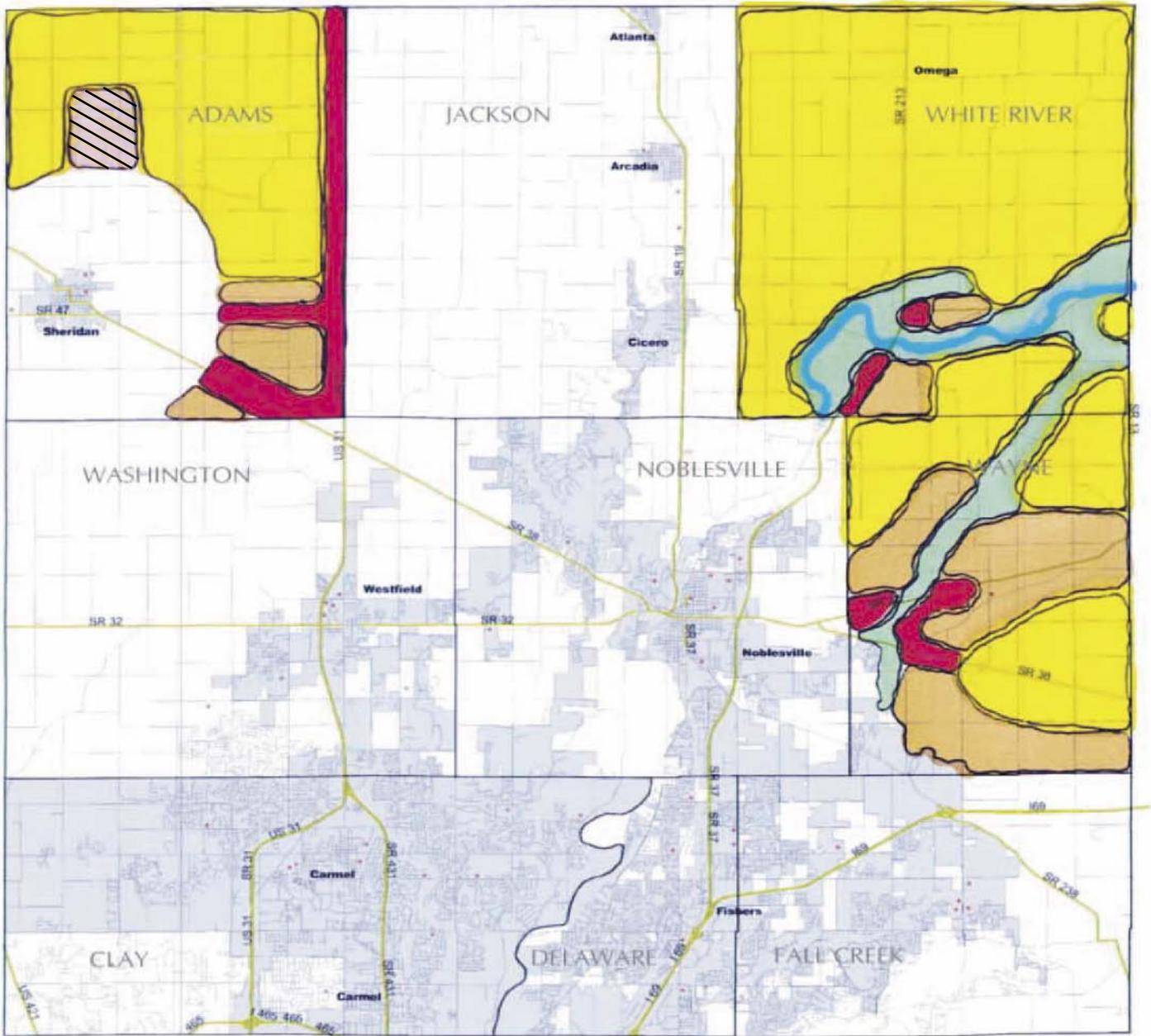
Figure 17

WRS Landscape Architecture
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Alternative 1a

This concept represents the basic approach of the 1990 land use plan and has been updated to reflect recent annexations and developments. This alternative is the most costly with respect to traffic congestion and future road building and maintenance costs. It incorporates several fundamental elements:

1. There are five general land use categories. Conservation/Recreation is indicated along the White River corridor, and in another major ecological zone in Wayne Township.
2. Commercial land use is indicated along US Route 31 and State Route 38 in Adams Township, along State Route 37 in White River Township, and along both State Route 32 and 38 in Wayne Township.
3. Residential areas are indicated adjacent to the commercial zones with access to primary state highways.
4. An industrial area is indicated in conjunction with the Sheridan Airport. This area is also shown as residential, with the thought that it could provide a location for a residential community oriented to flying, both as transportation and as a hobby. Similar developments have been successful in other areas.
5. The remainder of the land is shown as Agriculture. The long-term viability of conventional agricultural practices has been discussed at length in several public meetings. The previous comprehensive plan indicates that Agriculture is intended to also be considered as a "holding ground for future development and should not be restricted from future development".
6. Only land that is under Hamilton County's planning jurisdiction is included in the planning map. All lands that are either annexed into one of the municipalities or within their planning jurisdiction are not illustrated with intended land uses



Graphic provided by Conservation Design Forum

- Conservation Recreation
- Agriculture
- Residential
- Commercial
- Industry/Residential

CONCEPTUAL LAND USE MAP - ALTERNATIVE IA

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CONSERVATION DESIGN FORUM

Alternative 2a

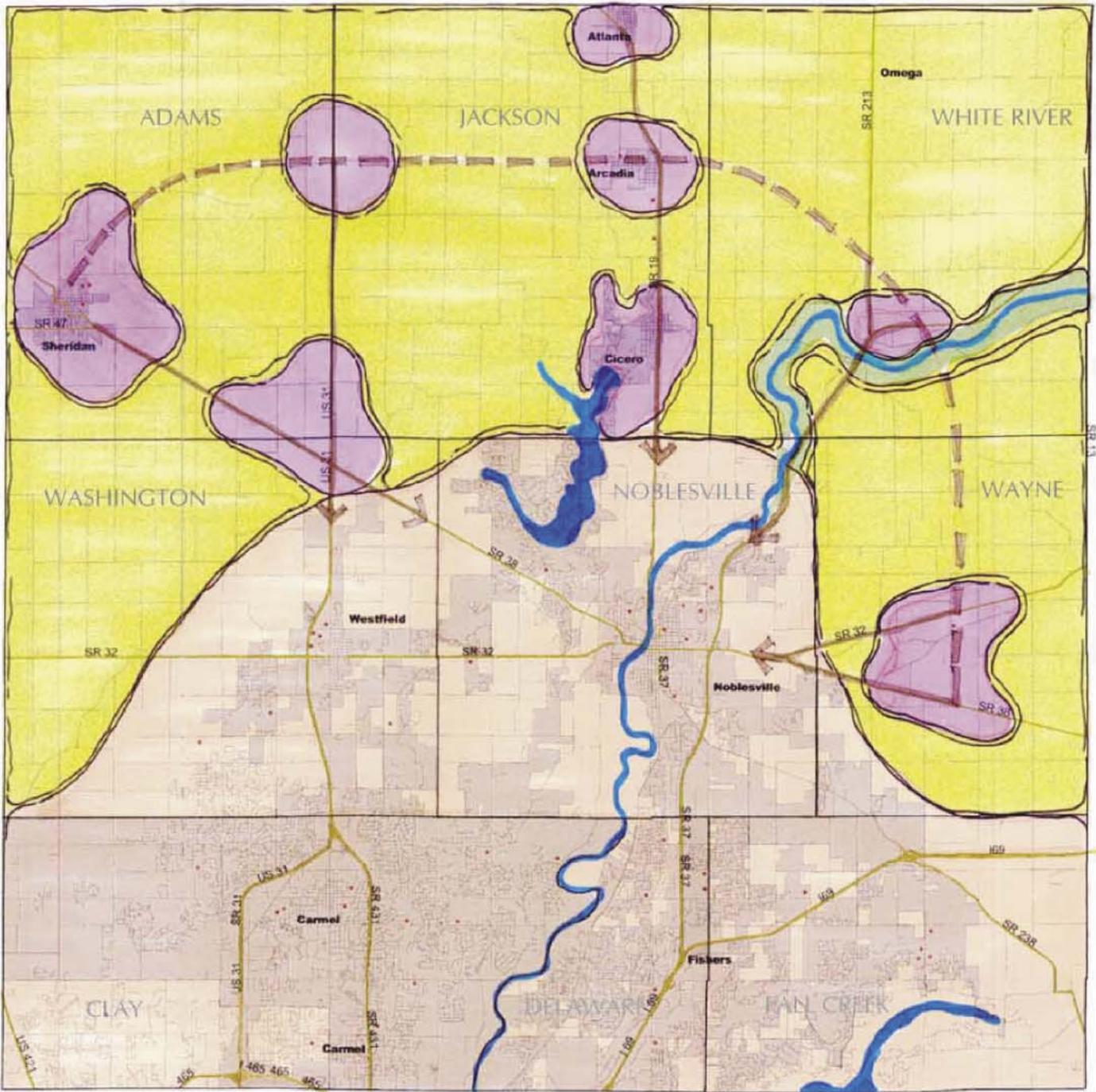
In response to many comments received through public meetings and surveys, this alternative is an attempt to establish a defined edge to growing municipalities and to preserve rural character in the northern portion of the County. It indicates a logical urban growth boundary and defines a "conservation development" zone where new homes and businesses could be planned and built according to conservation development practices and without annexation to one of the municipalities. This alternative will reduce roadway construction and maintenance costs, particularly in rural areas of the County. Characteristics of this plan include:

1. The White River corridor is indicated as Conservation/Recreation. While there are certainly many other areas worthy of preservation for ecologically-based uses and wildlife habitat, further study is needed to identify, prioritize, and justify the acquisition of these lands.
2. This concept indicates a zone around and contiguous to the municipalities of Noblesville, Fishers, Carmel, and Westfield that will continue to be built out with housing subdivisions, commercial centers, and office complexes in a similar pattern as each community is currently implementing.
3. The zone adjacent to this zone, the "Priority Growth Area", is where the County should focus its efforts on the development of new homes and businesses in a way that preserves the rural quality and characteristics of the northern portion of the County. Residential and Mixed Use zones are shown. The Mixed Use zone is located along major State Routes and US Route 31, where there are potential conflicts with certain residential development patterns.
4. The Mixed Use zones encompass the existing towns of Sheridan, Atlanta, Arcadia, and Cicero.
5. The Rural Area land use category is intended to include agricultural land uses, not only as a temporary land use until a development proposal is made. Since the open characteristic of the agricultural landscape is a widely appreciated quality, the county should consider ways to incorporate new land uses that retain much of the open, rural nature of Hamilton County.
6. This concept includes Jackson and Washington Townships, which suggests the possibility for a stronger planning dialogue to reach a consensus with these communities and achieve a common vision for all of Hamilton County. This would entail arriving at mutually agreed-upon goals and objectives in future planning sessions with each of these townships.

Alternative 3a

This is the most conservation-based (and therefore most unconventional) of the three alternatives. It is based upon the idea of establishing a "green infrastructure", which includes ecologically sensitive lands (wetlands, floodplains, streams, lakes, forests, etc.) and corridors linking them together. This approach establishes a resource-based context for both development and standard agricultural practices, which have similar ecological impacts. New homes and businesses would be located primarily in "conservation villages" and may include the expansion of existing rural villages and the establishment of several new villages. Development patterns would be located in more compact areas to maintain rural lands and to create the opportunity for a more diverse transportation system, which could include public transit. This alternative is the least costly with respect to roadway construction and maintenance costs and traffic congestion. Characteristics of this plan include:

1. The same municipal boundary expansion from Alternative 2a. This plan also assumes the inclusion of unincorporated lands in Washington and Jackson Townships.
2. The White River corridor is also indicated as Conservation/Recreation.
3. A land use entitled Towns and Villages includes the existing towns of Sheridan, Atlanta, Arcadia, and Cicero. Four additional areas are indicated as new towns—one in Wayne Township, one in White River Township, and two in Adams Township—with all of the components of town or village such as homes, businesses, schools, shops, parks, etc.
4. A "Potential Transportation Linkages" symbol is shown which connects Rural Towns from Wayne Township northwest to Adams Township. This could be any number of transportation components, including a roadway, a multi-use trail, light transit, or some other combination of elements. The idea is that the concentration of homes and businesses in Rural Towns and Villages provides the opportunity to support transportation alternatives, which will alleviate traffic on County roadways, and reduce the need for continued expansion of these roadways.
5. "Rural Areas" is indicated in the areas outside of the Towns and Villages.



Graphic provided by Conservation Design Forum

- Conservation Recreation
 - Rural Areas*
 - Towns and Villages
 - Developing Municipalities
- Potential Transportation Linkages

CONCEPTUAL LAND USE MAP - ALTERNATIVE 3A

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Alternative 4a

This concept is a combination of ideas from Alternatives 2a and 3a. It includes both Rural Towns and Villages and areas of conservation-based development in a Priority Growth zone adjacent to the growing municipalities.