

# *Comprehensive Plan - 2017 Update*

## *Outline*

### *1) Overview*

*a) Why do we plan?*

### *2) History*

*a) How did we get to where we are now?*

### *3) State of the Town*

*a) Demographics and other descriptive measures of the Town of Ellettsville*

### *4) Land Use*

*a) Current land uses/zoning maps/other current developments*

### *5) Parks, Trails and Open Space*

*a) Goals/Objectives/Policies*

### *6) Commercial & Economic Development*

*a) Goals/Objectives/Policies*

### *7) Infrastructure*

*a) Goals/Objectives/Policies*

### *8) Housing*

*a) Goals/Objectives/Policies*

### *9) Future Land Use/Focus Centers*

*a) Goals/Objectives/Policies*

### *Appendix A - Demographics*

# *Parks, Trails and Open Space*

## *Goals*

- a) To provide recreational activities for citizens and the surrounding areas.*
- b) To protect and preserve our natural environment and vulnerable properties.*

## *Objectives*

- a) Create a dedicated, separate zoning district specifically for these types of uses.
  - Currently we have three pseudo-park districts that are not well defined.**
- b) Create a map of future trails and link to the Karst Farm Greenway.*
- c) Develop a park plan for new parks and other recreational opportunities.*
- d) Plan for possible wetland development on Town owned property.*
- e) Clearly define floodplain areas and establish policies to preserve these areas from future development and promote environmentally friendly uses.*

# *Commercial & Economic Development*

## *Goals*

- a) West - To promote and foster a mixture of light industrial uses, with a minimal impact on the surrounding farmland.*
- b) Downtown - To encourage, revitalize and nurture both existing and future small businesses.*
- c) East - To continue to focus a mixture of light and general commercial uses along SR 46 as well as any other high intensity uses.*

### *Objectives - West*

- a) Develop specific plans for which areas would be best served by future development and which areas would be better served by continuing as agricultural land.*
- b) Develop a plan for the expansion of utilities into undeveloped areas.*
- c) Consider the possibility of a TIF district to pay for some/all of the infrastructure that will be necessary to develop this area to its highest potential.*

### *Objectives - Downtown*

- a) Strengthen the existing relationship with Ellettsville Main Street to provide opportunities for growth and development of our downtown.*
- b) Work with OCRA and other state and federal agencies on façade grants and other grant/loan programs to enhance the character of downtown.*
- c) Evaluate the potential of business incubators/pop-up shops in underutilized space.*

### *Objectives - East*

- a) Develop a plan for future development and for the expansion of utilities into the undeveloped/unincorporated areas.*
- b) Continually review regulations for developments and permitted uses to ensure that both new and remodeled projects are in accordance with the image of the Town.*
- c) Consider the possibility of a TIF district to pay for some/all of the infrastructure that will be necessary to develop this area to its highest potential.*

# Housing

## Goals

- a) *To provide housing that is affordable to all segments of the population.*
- b) *To provide housing that is accessible to all segments of the population.*
- c) *To preserve and maintain our historic housing stock.*
- d) *To encourage future housing to develop in appropriate locations with minimal impacts to the natural environment.*

## Objectives

- a) *Establish a stock of smaller, easily accessible homes for the elderly.*
- b) *Consider revising zoning regulations to allow some small scale office/retail uses in neighborhoods.*
- c) *Continued and enhanced enforcement of current zoning regulations to help maintain property values in neighborhoods*
- d) *Consider minimum property standards to help ensure houses are not allowed to fall into disrepair.*
- e) *Actively use the Historic Preservation Committee.*

# Infrastructure

## Goals

- a) *To provide the highest quality services for our citizens.*
- b) *To ensure the town is prepared for future growth.*
- c) *To provide the necessary infrastructure to control stormwater and prevent future floods.*

- d) *To ensure accessibility to Town facilities and services through the Americans with Disabilities Act (ADA) and Title VI of the Civil Rights Act of 1964.*

### *Objectives*

- a) *Create a plan for the placement of future street trees, sidewalks, parking and utilities, particularly within subdivisions.*
- b) *Prioritize which locations are most appropriate for expansion of Town utilities.*
- c) *Create and implement a plan to reduce the amount of stormwater runoff generated by future development.*
- d) *Create and implement a plan to effectively channel and retain excess water during heavy rain events.*

## *Future Land Use/Focus Centers*

### *Future Land Use*

- a) *Revise current zoning map to be more cohesive, reconcile areas with improper zoning and plan for desired use of land.*
- b) *Plan for future expansion of Town.*

### *Focus Centers*

- a) *Downtown/between the Ellettsville welcome signs (46 Split) - establishment of regulations and incentives to make this the center of Town activities*
- b) *Lenzy Hayes - rehabilitation of underused property*
- c) *Flood hazard areas - establishment a program to define, recognize, maintain and protect these lands*