



Chapter 5

Land Use and Development Plan

The Land Use and Development Plan is based on several factors and influences, including the Vision, Goals and Objectives identified for the New Carlisle community; market and demographic analysis; and an assessment of existing conditions including the established developed areas and infrastructure of the Town and its planning jurisdiction. The Plan provides a general guide to the land use and development assessment needed to meet the needs of the community over the long-term.

The Land Use and Development Plan builds upon the existing land use pattern in the Town and its larger planning area. In general, the plan strives to promote a compatible land use pattern that prevents the premature conversion of agricultural land and open space, while focusing upon infill and redevelopment opportunities. The Plan also emphasizes the protection of residential neighborhoods, the provision of community facilities, the enhancement of existing commercial corridors, and the expansion of commercial/industrial and jobs-related development that leverages New Carlisle’s regional position.

A goal of the Land Use and Development Plan is to assist elected and appointed officials, Town staff, residents, and businesses in making future land use and development related policy decisions. While the Land Use and Development Plan is specific enough to provide guidance on land use decisions, it is also flexible enough to allow for individual negotiations and the consideration of creative approaches to land development that are consistent with the overall policies and guidelines included in the Comprehensive Plan.

The Land Use and Development Plan is broken into three different chapters – Residential Areas Plan; Business Areas Plan; and Growth Areas Plan. In addition, four key focus areas of the Town and its future growth areas are further explored in Chapter 13 Key Focus Area Plans. Subsequent chapters of the Plan will address land uses related to community facilities, parks and open space, and specific sub-areas of the community. In total, twelve (12) distinct land use classifications have been established, including:

- » Estate Residential/Growth Area
- » Single-Family Detached Residential (Low Density)
- » Single-Family Attached/Small Lot Residential (Medium Density)
- » Multi-Family Residential (High Density)
- » Neighborhood Commercial
- » Corridor Commercial
- » Mixed-Use Downtown
- » Research & Development
- » Manufacturing / Industrial
- » Transit-Oriented Development
- » Parks and Open Space
- » Public/Semi-Public

RESIDENTIAL

Four types of residential land uses are classified on the Land Use and Development Plan: Single-Family Detached, Single-Family Attached, Multi-Family, and Mixed-Use Downtown.

Each residential type is described below and presented in more detail in the next chapter of the Comprehensive Plan.

• ESTATE/GROWTH AREA RESIDENTIAL

Areas identified as Estate/Growth Area Residential areas provide for low-density residential development that should strive to maintain the rural atmosphere that currently exists within the outlying areas of New Carlisle. Development in these areas should preserve open space and natural resources where possible, including existing wooded areas, waterways and wetlands, natural topography, wildlife habitat/corridors, and view sheds. The clustering of homes should be promoted in areas where it can be used as a method of preserving environmental features and natural resources.

• SINGLE-FAMILY DETACHED (LOW DENSITY)

Areas designated as Single Family Detached provide for traditional single-family detached subdivisions with densities ranging from 2 or 3 units per acre up to 5 units per acre. Although it may be appropriate for these areas to include a small amount of duplexes or other single-family attached dwelling as a component of a larger development, single-family detached dwellings should be the predominant housing type of these areas of the Town.

• SINGLE-FAMILY ATTACHED / SMALL LOT RESIDENTIAL

Areas designated for single-family attached / small lot residential development include compact single family home development on small lots, duplexes, townhomes and rowhomes. Attached dwelling types provide direct access to each unit and generally lack common interior spaces such as lobbies or shared hallways. Densities for single-family /small lot residential development generally range from 7-12 dwelling units per acre.

• MULTI-FAMILY RESIDENTIAL

Areas designated for multi-family residential development consist primarily of apartments and condominiums. The majority of multi-family residential areas in the Land Use and Development Plan reflect existing developments and infill opportunity sites in primarily developed areas of the Town. Only a few areas designated for multi-family exist within the designated growth areas. Multi-family residential development can typically range on the low end from 7-12 units per acre, but can often include development of even higher densities. Areas designated for multi-family residential development can easily accommodate a variety of dwelling types, including senior and affordable housing.

COMMERCIAL

Successful commercial and retail areas are important to the Town to provide property tax and sales tax revenue, while providing shopping, dining, service, office, and recreation opportunities for residents. The Land Use and Development Plan designates four types of commercial land uses: Neighborhood Commercial; Corridor Commercial; Regional Commercial; and Mixed-Use Downtown.

• NEIGHBORHOOD COMMERCIAL

Areas designated as neighborhood commercial are intended for smaller-scale retail and services commercial areas geared toward providing for the daily shopping, service, and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses.

- **CORRIDOR COMMERCIAL**

Corridor commercial land uses are typically organized in a linear fashion and include a blend of neighborhood-oriented commercial retail, offices, smaller regional commercial retail, service uses and multi-family uses. The Land Use and Development Plan identifies areas appropriate for corridor commercial uses including areas along the gateways into the Town.

- **MIXED-USE**

Areas designated as mixed-use should primarily consist of commercial/retail uses on the ground floor with residential and/or office uses located on the upper floors. The primary objective is to provide an appropriate mix of uses by locating retail and restaurant uses on the ground floor to create a more interesting and engaging pedestrian experience, while accommodating service-oriented uses on upper floors. These areas should be characterized by uses and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment.

INDUSTRIAL/ EMPLOYMENT

Having industrial /employment uses in a community is a tremendous asset. As a distinct land use, these areas can provide significant employment opportunities, tax revenue generation, and if developed correctly, can help establish a positive community image. Gone are the days when “industrial” automatically conjured images of smoke belching factories. Instead, industrial and business park areas are increasingly populated with research and office uses, light assembly and “tech” industries, and distribution and storage businesses. Although they typically require larger land areas, convenient transportation system access, and separation from residential areas, industrial/business park uses play a strong role in the Town. Logistics related uses are also important employers in the Town and should continue to be accommodated within the community with appropriate buffers in place.

- **RESEARCH & DEVELOPMENT**

Areas designated for light industrial/business park are intended to accommodate a variety of uses ranging from light assembly, distribution facilities, low intensity fabrication operations, research and “tech” industry applications, intense commercial service uses, and more. These areas are generally located along or near arterial roadways and exist primarily in the eastern areas of the Town, with new areas designated along portions of Indiana Enterprise Center’s transportation system.

- **MANUFACTURING**

Manufacturing areas are major, regional employment areas of concentrated manufacturing and industrial land uses which cannot be easily mixed with other types of uses. Areas identified as manufacturing should be reserved for industry and related uses. The provision of adequate public facilities and services, including sufficient access to the region’s transportation system is critical to the success of manufacturing/industrial centers. Light industrial, business parks, offices, retail uses should be discouraged within these areas, however neighborhood commercial uses providing convenient uses to employment centers may be appropriate in some locations.

- **TRANSIT-ORIENTED DEVELOPMENT**

Transit Oriented Developments are the exciting fast-growing trend in creating vibrant, livable, sustainable communities. Also known as “TOD”, it’s the creation of compact, walkable, pedestrian-oriented, mixed-use communities centered around high-quality train systems. This makes it possible to live a lower-stress life without complete dependence on a car for mobility and survival. Transit oriented development is regional planning, city revitalization, suburban renewal, and walkable neighborhoods combined. TOD is rapidly sweeping the nation with the creation of exciting people places in city after city. The public has embraced the concept across the nation as the most desirable places to live, work, and play. Real estate developers have quickly followed to meet the high demand for quality urban places served by rail systems.

Transit oriented development is also a major solution to the serious and growing problems of climate change and global energy security by creating dense, walkable communities that greatly reduce the need for driving and energy consumption. This type of living arrangement can reduce driving by up to 85%.

The potential development of a new South Shore Train station in the New Carlisle area would possibly serve as a catalyst for a TOD on the Town's northern area (north side of the rail lines). A TOD in this area would contribute to the residential growth demands in the future while providing a unique mix of housing and mixed use developments attracting various demographics and markets.

- **PARKS AND OPEN SPACE**

Parks, open space and environmental features contribute significantly to the community's overall quality of life and character. The Parks and Open Space designation in the Land Use and Development Plan includes parks, golf courses, natural areas and other areas of open space. These areas along with environmental features (including wooded areas, wetlands, streams and water features) recommendations are identified and presented in more detail in Chapter 12: Parks, Open Space and Environmental Features Plan.

- **PUBLIC/ SEMI-PUBLIC**

This land use designation includes a variety of uses that are typically classified as public or semi-public and include municipal facilities, other government facilities, schools, religious institutions, and more. These uses provide essential facilities and services to the community and are scattered throughout the Town. Many public and semi-public uses are compatible with residential areas, but some are more intense (such as various utility / infrastructure needs) and may require location within or adjacent to commercial or industrial areas. These uses are generally shown on the Land Use and Development Plan, but are presented in more detail in Chapter 11: Community Facilities Plan.

INSERT LAND USE MAP – TO BE COMPLETED IN PHASE TWO

Below is an illustration of a conceptual land use plan that has been discussed with the Steering Committee as a part of the phase one planning. This concept will be further discussed and will probably have refinements applied that will be used as part of this study.

