



Chapter 6

Residential Areas Plan

The Residential Areas Plan builds upon the existing residential pattern of the community. An overall objective of the Plan is to provide a variety of quality housing options that serve residents in all stages of life. New Carlisle's residential areas are composed of primarily single-family neighborhoods, but also include a variety of single-family attached and multi-family residential developments. The Residential Areas Plan strives to support existing residential neighborhoods while providing new housing options within the community.

RESIDENTIAL LAND USE & DEVELOPMENT POLICIES

The Residential Land Use Policies focus on enhancing the Town's overall residential character by improving existing residential areas and promoting new high-quality residential development in appropriate locations. The following policies will assist the Town in future decision making regarding residential land use throughout the Town.

- Preserve the character of the Town's single-family residential neighborhoods
- Locate new multi-family residential developments in appropriate locations within the Town, including mixed-use and transitional areas between single-family and business land uses.
- Seek opportunities to provide senior housing in appropriate locations that provide proximity and easy access to Town amenities as well as essential goods and services.
- Require the provision of basic neighborhood infrastructure, such as sidewalks, lighting, crosswalks and street trees.
- Consider the potential impacts of new residential development on service providers and municipal infrastructure
- Ensure that new neighborhood parks are a component of larger residential developments within the Town's growth areas.
- Ensure that an interconnected sidewalk and multi-use trail system is incorporated into new residential development within the Town's growth areas.
- Encourage connectivity to surrounding neighborhoods through street, sidewalk and trail networks.
- Require the design of new residential development to appropriately incorporate existing high-quality/valued environmental areas and features
- Prohibit monotonous housing development that provides no variation or local character.
- Integrate where appropriate and/or necessary non-residential uses, such as local commercial, small office and services, and community facilities.
- Encourage a mix of housing types within individual subdivisions that maximize access to parks and open space and provide variations in character and form.
- Preserve the character of existing neighborhoods by requiring infill development that is context-sensitive in terms of lot size, scale, setback, and basic massing elements.
- Promote mixed-use development, including multi-family residences, in key areas of Downtown New Carlisle.
- Employ traffic calming measures to discourage "cut-through" traffic in residential neighborhoods as necessary.
- Enforce property maintenance codes in residential areas.
- Ensure residential areas are adequately screened/buffered from adjacent non-residential uses and activity.

The Comprehensive Plan may suggest new residential zoning and uses. Some of those possible refinements could include the following.

SINGLE-FAMILY

New Carlisle's single-family neighborhoods are a large component of its overall development pattern and character. As additional growth occurs, it is anticipated that this use will create the bulk of the demand for land. It is therefore important to establish strategies that guide overall land use decisions, such as under what conditions new subdivisions should be permitted, and development-specific requirements, such as neighborhood design and character.

• NEIGHBORHOOD CONNECTIVITY

All single-family neighborhoods, existing and future, should be held to the same expectations in terms of; connectivity to surrounding neighborhoods and vital commercial and employment areas; comprehensive sidewalk systems, street lighting, and street trees; and localized parks that provide bike and pedestrian access to neighborhood residents and reduce traffic impacts related to access to centralized open space.

• NEW SUBDIVISIONS

New subdivisions should be subject to development policies that:

- Encourage stabilization and build-out of incomplete subdivisions prior to the platting and service provisions to new growth areas;
- Encourage a variety of housing types that meet broader market demand and create variations in character and design;
- Prohibit monotonous development that lacks a character representative of the New Carlisle community; and,
- Provide the flexibility to respond to local site conditions and integrate non-residential land uses into a development plan.

For example, clustering housing units on one portion of a site in order to preserve a stream corridor both creates a local character and makes the natural feature an amenity for residents. Similarly, since the Comprehensive Plan does not aim to predict exact patterns of development and transportation, areas that are currently planned for residential development may actually be appropriate locations for retail, office, or community uses. Subdivision policy should recognize this and allow for the appropriate integration of these uses so that all residents are granted close access to basic goods and services.

• SINGLE-FAMILY DETACHED RESIDENTIAL

An important objective of the Plan is to continue to protect and enhance the Town's single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods. Wherever possible, single-family neighborhoods should be buffered and protected from adjacent incompatible uses. In single-family detached areas, the scattered development of attached residential dwellings (e.g. townhomes or duplexes) may occur on a limited scale, but the overall single-family character should be retained.

Infill development within existing neighborhoods and the completion of unfinished residential subdivisions should be prioritized over expansion into the Town's growth areas. In areas where future single-family residential neighborhoods are designated, necessary community facilities such as schools, parks and open space should be incorporated where appropriate. Infrastructure and basic services should be extended in a logical and cost efficient manner, so as to accommodate growth while preventing leap frog development and the premature conversion of farmland.

Single-family residential densities vary from a range of 2-3 dwelling units per acre on the low side to 5 units per acre on the high side. These density ranges are not exact and exceptions can occur with particular lots; however, these density ranges provide a sound characterization for the types of lot sizes anticipated throughout the Town and its growth areas. The

residential densities are generally consistent with the established densities of developed areas.

- **SINGLE-FAMILY ATTACHED / SMALL LOT RESIDENTIAL**

This land use consists of small lot single family homes, townhomes, rowhomes, and duplexes and provides additional housing options within the community. Small lot single-family and single-family attached residences are typically used as a buffer between lower density single-family detached residential areas and more intense land use areas such as commercial, industrial, multi-family residential, or as a buffer along the frontage of major traffic corridors. The Land Use and Development Plan supports existing and approved townhome and duplex developments already established within the Town and identifies transition areas surrounding more intense uses within New Carlisle’s growth areas.

- **MULTI-FAMILY**

Although the Plan designates the majority of residential uses in the Town as single-family, the Plan also recognizes the importance of providing multi-family developments in key locations. Multi-family residential typically includes condominium and apartments uses, but can contain components of townhomes, duplexes, and rowhomes. Multi-family developments are often designated for transitional areas that may serve to buffer single-family residential areas from non-residential uses such as proposed commercial areas or areas generally fronting arterial streets. The Town’s continued use of tools such as design standards is encouraged to ensure multi-family residential areas in the Town are well-maintained and attractive, reflecting of the Town’s overall desired character.

Although mixed-use development is preferred within the Downtown area, “stand alone” multi-family development can also be appropriate, provided the residential development is not located on a prime commercial/retail location and the design of the residential development is consistent with and contributes to the overall mixed-use character and function of the area.

ESTATE RESIDENTIAL

The Land Use and Development Plan designates agricultural and undeveloped properties that would be suitable for new estate residential development in the future. These areas can generally be described as the areas along or near the environmental corridors that are recommended for preservation and those agricultural areas far removed from existing development.

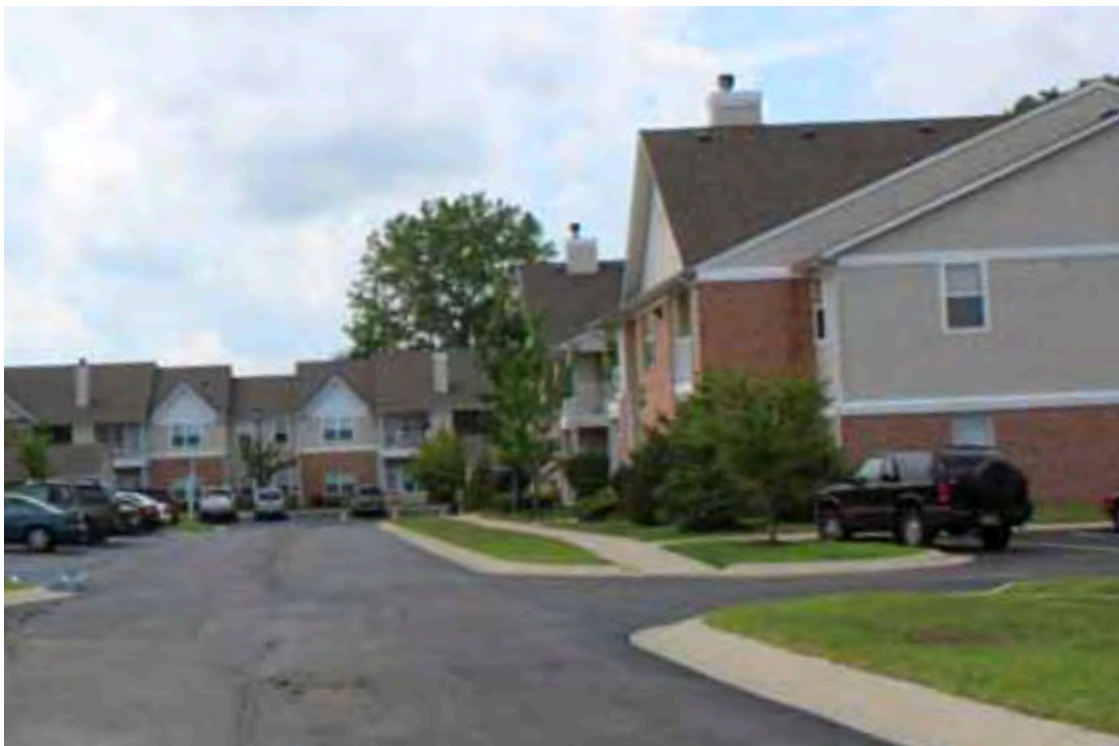
More specifically, Estate Residential is proposed for in the northern and southern portions of Olive Township where protecting and preserving conservation corridors and associated wooded areas have been identified as community priorities. Estate Residential areas should develop at an overall gross density of 1 dwelling unit, or fewer, per acre. Gross density calculations include the entire land area for a development, including open space requirements and right-of-way.

While it is ideal to have one estate residential unit per acre, this may not always be possible due to open space requirements, environmental features, and site constraints. As a result, the precise size of lots, along with the development character, will be subject to review by the Town. The Town should consider open space requirements, the size and character of nearby existing and planned residential developments, and environmental conditions in the area in determining appropriate lot sizes that are proposed to be less than the desired 1 acre size.

SENIOR HOUSING

As shown in the Residential Areas Plan figure, the Town and adjacent areas of the community has several senior housing communities. Senior Housing is to become an essential component of the Town’s residential offerings and should be appropriately accommodated in select locations. The notion of “aging in place” is important, as it allows residents to remain in the Town as they progress through the different stages of life. The Plan underscores the importance of developing additional senior housing within the community to accommodate the Town’s existing and future senior population.

In general, senior housing can be accommodated in various types of residential development including single-family detached, attached, or multi-family dwellings. As locations are considered for accommodating senior housing, preference should be given to proximity of community services and amenities, transit, good, and services. The ability to walk to restaurants, shops, transit, entertainment, and facilities is often important to seniors as it reduces their dependence on the automobile for daily needs.



GROWTH AREA RESIDENTIAL

Substantial residential development in the unincorporated growth areas should be discouraged until vacant and/or under-utilized residential properties are developed within the Town’s existing boundary. When residential development does occur in the unincorporated growth areas, it should occur in areas immediately adjacent to existing developed areas so as to prevent “leap frog” development, the premature conversion of agricultural areas, and the resulting costs and burdens of unnecessarily extending infrastructure systems in an inefficient manner.

The growth area, as represented by the shaded areas within the Residential Areas Plan, should be developed to include a mix of estate residential, single-family detached residential and other uses that support future residents including high-quality multi-family and commercial uses. These areas should also be planned in a manner that utilizes context sensitive design practices that incorporate and protect natural open space and environmental features where appropriate. New development within the growth area should also be designed to provide necessary community facilities (including parks, schools, fire stations, police stations, infrastructure, well sites, etc.). Further discussion of growth area residential development can be found in Chapter 9: Growth Areas Plan.

COMPREHENSIVE PLAN REASSESSMENT

The growth area designation identified in the Residential Areas Plan primarily represents New Carlisle’s existing agricultural areas may experience development pressure over the expected life of the Comprehensive Plan but only with a defined development strategy. Today, many of these areas consist of farms, farmsteads, and single family homes on large lots that utilize well and septic systems and are not serviced by the Town. While the potential may exist for new growth to occur in these more remote areas of the Town its planning area, growth should first occur in areas already within the Town limits or immediately adjacent to it.

INSERT GRAPHICS AND PLAN OF THE RESIDENTIAL AREAS PLAN