



## Chapter 8

# Growth Areas Plan

**The Town is surrounded** to the north, east and south by unincorporated portions of Olive Township that represent possible areas for growth and development. With the Town located on the LaPorte/St. Joseph County line the area to the west is in LaPorte County and includes the area of Hudson Lake. While these areas predominantly consist of undeveloped agricultural land that could accommodate future development, the Town should be mindful of the potential costs associated with annexing and servicing these areas. The Town’s ability to provide infrastructure and other municipal facilities in a cost efficient manner should be carefully studied before land is annexed and developments are approved. The desire is to have proposed development drive the need for infrastructure and annexation expansions.

The Growth Areas Plan provides additional considerations and recommendations and promotes a long-range plan for orderly growth and development. The Plan builds upon community input, existing and proposed land use and development patterns, and anticipated future needs of various Town services and departments and community service providers. To this end, it is recommended that the Town promote strategic and appropriate growth and development within New Carlisle’s growth areas as the Town expands beyond its current borders, discouraging leap-frog development and the premature conversion of farmland and being mindful of the cost of extending utilities and infrastructure and providing necessary community services.

## **GROWTH STRATEGY**

As growth and development occurs, it should be well controlled and take place in an orderly fashion, expanding into areas where adequate public facilities and services already exist, or can be provided in the most cost effective manner. This growth strategy provides policy recommendations that should be used as a general guide to assist the Town in planning and directing future growth and negotiating potential annexations and development proposals. New Carlisle’s growth strategy can be characterized by three types or locations of development: Infill, Primary Growth Area, and Secondary Growth Area. Each is described below.

### **• INFILL**

Before growth occurs within the agricultural areas of New Carlisle’s periphery, new growth should be focused within vacant and under-utilized parcels within the Town’s current limits. The majority of infill development will consist of the redevelopment of older under-utilized properties and the completion of partially completed subdivisions and commercial centers. Infill development should be encouraged in specific areas such as Downtown and the Town’s commercial corridors. Infill development should be less of a burden on community services and benefit from proximity to existing development and municipal infrastructure.

### **• PRIMARY GROWTH AREA**

Within areas identified as New Carlisle’s Primary Growth Area, the Town should encourage and promote adjacency and concurrency – meaning that the Town should grow outward from its existing corporate limits and discourage “leap- frog” development. Leap frog development occurs when development jumps to outlying and isolated areas, bypassing areas adjacent to public facilities and services. Typically, this occurs because the land is less expensive; however, the infrastructure costs (i.e. more streets and arterials, more pipe for sewer and water, etc.) and social costs (i.e. commuting times, school services, etc.) are much greater to serve the disconnected development.

The Growth Areas Plan strives to support balanced growth that incorporates a variety of land uses within the Primary Growth Area. Although single-family detached residential uses are recommended as the predominant use, other land uses are appropriate in the growth areas, including neighborhood commercial, parks and open space, and community services and facilities such as schools, lift stations, fire stations, etc. Single-family attached development, such as townhomes and rowhomes should be considered appropriate as a transitional land use between single-family neighborhoods and non-residential uses.

— **Annexations**

Annexations will be necessary for the Town to expand into the primary growth area. The Town should carefully consider each annexation, being mindful of costs associated with servicing the development. An analysis should be under-taken to provide an understanding of expected infrastructure costs, impact on municipal services and taxing districts, and location and proximity to adjacent communities.

— **Community Facilities**

Community facilities include a range of land uses that provide residents and visitors with a variety of services such as schools, Town facilities, and utilities. Although it is difficult to identify specific locations where utilities and public infrastructure will be needed, the Town should continue to work with other agencies and utility companies to ensure that necessary services can be provided in the community's growth areas.

A vital component of establishing community facilities such as schools, parks and emergency response facilities will be ensuring that land for future facilities is acquired and/or dedicated. Future community facilities should be located along arterials and collector streets. Wherever possible, pedestrian connections (sidewalks and/or trails) should connect residential areas with community facilities.

— **Parks and Environmental Features**

The New Carlisle Parks and Recreation Department should work with other Town departments and agencies to plan for and acquire parks and open space within the growth areas. New parks and open space should be acquired through developer dedications and developed as needed. Ideally neighborhood parks should be centrally located and within a half-mile walk of all homes.

If needed, larger community parks should be located along arterials and collectors with pedestrian linkages. In addition to public parks and open space, existing environmental features should be preserved. Large wooded areas, creeks, and properties within floodplains should be preserved wherever feasible. Refer to **Chapter 12: Parks and Open Space Plan** for additional discussion on park land acquisition.



## • **SECONDARY GROWTH AREA**

The secondary growth area consists of the area located within Olive Township, but beyond the primary growth area. Much of this area comprises active agricultural fields with the area envisioned for long-term development. Given the secondary growth area's distant location relative to near term development opportunities, development in this area should be encouraged only after the infill and primary growth areas are substantially developed. This will discourage leap-frog development and reduce unnecessary Town infrastructure and service costs.

The secondary growth area should be developed similar to the primary growth area and include primarily single-family detached homes with commercial uses and community facilities that are necessary to support new residents and businesses in the area. As recommended in the primary growth area, careful analysis will also need to be undertaken to determine the costs and benefits of annexation. Growth in the secondary growth area may also be subject to potential annexation boundary agreements with neighboring municipalities.

The precise locations of collector and arterial streets within this area are somewhat flexible; however, as development projects are presented, Town staff should ensure that an interconnected street system is constructed. In addition to vehicular improvements, future multi-use trails should be planned for and constructed throughout this area.

### — **Context Sensitive Development**

While the majority of the Town's growth areas consist of undeveloped farmland, there are several residential subdivisions located within unincorporated Olive Township. Many of these residential neighborhoods can be characterized by large lot, estate residential development. As the Town expands and growth occurs in these areas, new development must be sensitive to the quality of life that residents living in these established rural neighborhoods have come to value.

### — **Matching Lot Lines**

Where higher density development is planned or permitted adjacent to larger lot subdivision, consideration should be given to requiring the lot dimensions of new residential development to match the dimensions of adjacent existing residential neighborhoods for lots sharing a rear property line. This technique will assist in transitioning density from new adjoining development that is denser and less rural in character.

### — **Buffering and Screening**

Screening and buffering is also an effective method to be sensitive to existing development. Within rural areas, areas of open space should be used to establish a buffer and horizontal separation between existing residential neighborhoods and new residential or commercial development. This also includes the industrial / research land uses of the potential development to the east of the Town. Landscaping elements can also be used to screen more intense residential and commercial uses from rural residential uses.

### — **Sensitive Natural Areas**

In areas located along or near sensitive environmental features, such as the wetlands area south of the Town (area around Timothy Road), the Town should promote the use of conservation design techniques, including clustering and naturalized drainage, to maintain and preserve wetlands, floodplain, large wooded areas, or other natural resources. These techniques will reduce the minimum lot areas, but should not reduce the gross density of a development. These techniques will allow new development to minimize the impact on quality natural areas, preserving them for public enjoyment while maintaining the rural character of the Town's growth areas.

## **BOUNDARY AGREEMENTS**

**INCLUDE HERE ANY BOUNDARY AGREEMENTS THE TOWN HAS WITH ITS ADJACENT NEIGHBORS / ENTITIES.**

## **TRANSPORTATION PLAN**

The Growth Areas Plan promotes a well-balanced transportation system that connects to existing roads which provide the key framework. The Town should improve its growth areas with a hierarchical system of arterials, collectors, and local roads that organizes the Town’s transportation system. A logical and organized system of roadways ensures that traffic is balanced among multiple streets and avoids concentrating a larger percentage of area traffic on a few key roadways. The combination of several road types will encourage the separation of through traffic from local roadways and minimize the need for large multi-lane intersections that divide neighborhoods.

### **— Local Street Systems**

Future development should also encourage neighborhood design that allows for a higher number of access points to the local roadway network. A more grid-like pattern, as opposed to more conventional curvilinear subdivision design, will organize land uses more efficiently, minimize the use of cul-de-sacs, and promote cross-access and pedestrian activity between commercial developments and residential neighborhoods.

**ADDITIONAL NARRATIVE WILL BE ADDED TO THIS SECTION.**