

RESOLUTION FCR-2012 - 1V

RESOLUTION OF THE FLOYD COUNTY BOARD OF COMMISSIONERS
APPROVAL OF AMENDMENT TO COMPREHENSIVE PLAN

WHEREAS, the Floyd County Plan Commission seeks to update the Floyd County Comprehensive Plan and the Floyd County Zoning Ordinance A67-4;

WHEREAS, the Floyd County Comprehensive Plan is approximately five years old and revisions are necessary to keep the document current and to insure the promotion and protection of the public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development;

WHEREAS, the Floyd County Plan Commission under IC-36-7-4-501 shall prepare the comprehensive plan for the County and;

WHEREAS, the Floyd County Plan Commission submits this amendment with a favorable recommendation to the Board of County Commissioners (8-0)

NOW THEREFORE, BE IT RESOLVED by the Floyd County Board of Commissioners Floyd County, Indiana that:

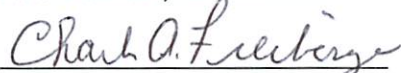
1. The Floyd County Plan Commission approves attached amendment regarding insertion of New Albany Two Mile Fringe Areas as part of the Floyd County Comprehensive Plan.

Adopted by the Floyd County Board of Commissioners, this 4th day of Sept, 2012, at 6:00 p.m.

BOARD OF COMMISSIONERS
COUNTY OF FLOYD


Stephen A. Bush, President


Mark Seabrook, Commissioner


Charles Freiburger, Commissioner

ATTEST: 
Darin Coddington, County Auditor

Amendment to Cornerstone 2020 Floyd County- Vision for the Future

The following amendment to the Floyd County Comprehensive Plan was developed as part of the County's effort to re-establish planning and zoning authority in an area of New Albany Township. This area has been under the control of the City of New Albany through its exercise of an the extraterritorial ability provided by the Indiana Code for municipalities to exert planning and zoning authority in what has been called the fringe area of New Albany.

The City of New Albany has exercised this control since 1972. On several occasions, the County Commissioners and County Plan Commission has fielded complaints and concerns from residents within the fringe that they were not being adequately represented or protected through the City's administration of the planning and zoning authority. These concerns and the updates to the County's Comprehensive Plan and Zoning regulations provided the County with the impetus for the development of this plan and to initiate the process for taking over control of the area.

The amendment to the Comprehensive Plan highlights the demographic, land use and topographic features of the New Albany Township area known as the fringe. Below is a detailed analysis of the fringe area, its current land uses and projected needs as it relates to the County's development plan.

General Data

The fringe area covers approximately 6,000 acres in New Albany Township. The area has three distinct sub-planning areas which will be addressed in this report. These areas have been identified as the following: SR111-South area, the foot of the Knobs area, and the Charlestown-Grant Line Road area.

The SR 111 South area encompasses approximately 1,156 acres and is located south to southwest of the municipal boundaries of the City of New Albany. The topography is a combination of steep slopes and floodplain area. With this combination of environmentally sensitive areas which is similar to the adjacent topography of Franklin Township which is under the authority of the Floyd County Plan Commission, this area is best suited to remain undeveloped or having low impact development. Potential land uses would be low density residential and agricultural development.

Located in this area are the Duke Gallagher Electrical Plant property and a medium size barge company along the Ohio River. Expansion of these activities could occur if the requested changes in land use properly meet all required environmental guidelines. Opportunities due exist for possible recreational usages such as hiking, fishing, and camping throughout this sub area.

The second area would be the area directly to the west and northwest of the municipal boundaries. This area can be characterized as the foot of the knobs. It is approximately 1549 acres. The area has steep slope and in areas is still heavily forested. Proposed development should be extremely limited in terms of impact due to slope. Low impact activities such as low density sparse residential development and some agricultural activities could take place on the property. Soils and slope would deter large scale residential development and extension of sewer service should only be considered in relationship to conservation design developments. Due to the nature of the topography, there is little or limited commercial or industrial ability. Any commercial development would be limited to the Corydon Pike corridor and be neighborhood serving in nature.

The final area is the area to the east and northeast of the City boundaries. This area encompasses the majority of the residential, commercial and industrial development in the fringe area. There are approximately 3,200 acres in this sub area. The topography is less severe and while there is floodplain areas in the subarea plan it is not to the extent of the coverage of the SR 111 area. The majority of the current land use is single family residential. There are pockets of duplex and multi-family dwelling scattered along primarily Grant Line.

While this area has seen unprecedented growth in the past two decades, the realization is that prime vacant greenfield areas are limited. With the exception of three large tracts, the majority of vacant or agricultural land available for higher density single family development is limited to small fifteen to ten acre tracts. This limited supply of available land will reduce opportunities for residential development in this area. Additionally, this area is void of any recreational outlets. According to the New Albany-Floyd County Parks and Recreation Department Master Plan, this area has the highest per capital population without an available park. The only park in this sub area is Herman Collier a small neighborhood pocket park.

In addition to the lack of park space, the area has issues with storm water drainage and lack of pedestrian or multi-modal transportation. The auto-centric development pattern of the last two decades has limited opportunities for multi-use trails or active outdoor recreation activity. Also, the lack of proper storm water run-off planning has caused issues of poor drainage and flooding in certain cases.

Along the western corridor of this sub area between Grant Line Road and the foot of the knobs, there is available land for potential industrial development. The City of New Albany has a large industrial park along Grant Line Road in its jurisdiction and started construction on another 40 acre tract for industrial development. With limited land remaining, the area west of the railroad tracks along Grant Line Road does lend itself to future industrial development. All efforts should be made to maintain these areas as viable industrial lands with the proper development of required infrastructure such as sanitary sewers and roads to enhance these future uses.

Commercial development has been centered in the Charlestown Road corridor. This area has developed into a small regional serving center due to accessibility to the Interstate and its proximity to like residential development in Clark County. This commercial node should be allowed to continue to expand to meet the current needs of the residents. As residential development slows due to build-out status, the need for additional commercial development will also wane. The land use recommendations would be to allow mixed use development with commercial aspects to develop at the Chapel Lane and Charlestown Road intersection, the Charlestown Road and St. Joe Road intersection. Commercial development along Grant Line road should be limited due to topography of the roadway and should be only considered as part of a mixed use development that provides higher density residential development in proximity to the road.

Population Analysis

A demographic review of the area was conducted. However, due to the large geographic nature of the fringe area the level of review was limited. As census data is released for smaller geographical areas a more detailed analysis regarding the area in relationship to the City and County as a whole would be desirable. Data from the New Albany Township is somewhat skewed in the fact that it also includes the City of New Albany data. This data is especially noticeable in the housing data review in which the Township owner occupied housing data is approximately 9 percentage points lower than the County as a

whole, but land use data would suggest a greater number of owner-occupied dwellings within the fringe area.

Population Projections

Using a linear model developed by Dr. John Ottensman, Indiana University-Purdue University at Indianapolis, the trend projection model can provide some sense of future population trends for the area. The model uses historic population data to provide an analysis of the future population expectations. In this modeling, three different models were reviewed. A linear, exponential and modified exponential model.

In this case, the City of New Albany Population was removed from the New Albany Township data to provide a figure of the population not within the municipal boundaries. Since a majority of the unincorporated township is under the planning and zoning jurisdiction of the City, this approach provides an insight into future land use projections. It must be noted that in the development of the model external factors were also considered. These factors included the availability of remaining vacant land, current land uses, and land limited by environmental considerations.

In the analysis, the model indicates in a linear format the population would increase in the township outside the City limits between 4.5 and 8.5 percent. In the past two decades, the model does show the area had an exponential growth rate, however, the reduction in available land and current economic factors would project a lower than expected growth rate for the township. This would leave future development efforts to focus on the mixed use development with a combination of housing densities, or center on possible re-development opportunities. Special consideration must be taken to ensure future stabilization of older subdivisions and housing units within each of the sub areas.

It would appear the area would see the need for approximately 120 acres of land to be consumed in order meet the proposed projection of 8.5 percent growth rate for 2020. This is under the assumption that the entire 442 households will be single family residential with a lot averaging 12,000 square feet.

Recommendations

From the analysis conducted, the following recommendations for the amendment to the Comprehensive Plan are as follows:

1. Development in the SR 111 and knobs area should be limited to single family residential on large lots. Particular care needs to take place in terms of development in environmental sensitive areas such as steep slopes and floodplains
2. Development in the Charlestown Road and Grant Line Road corridors should mirror existing development patterns. In-fill development should be properly sized and placed. Mixed Use development that has elements of higher density residential, commercial and lower density residential should be promoted along Charlestown Road. Development should blend itself with current housing types and structures to provide a more seamless appearance. The usage of landscaping and other amenities should be a key component of any development or re-development efforts.

3. Future Industrial development should be considered in the area west of Grant Line Road. Proximity of appropriate housing for this development should also be considered as a means of lessening traffic and providing a sense of work, live and play.
4. Carrying forward that sense, the County and New Albany –Floyd County Parks Department should deem its top priority regarding land acquisition to the Charlestown and Grant Line Road sub area. The lack of park land and the lack of pedestrian-bike oriented modes of transportation limited the overall quality of life for the area.
5. Any development will require adequate review to determine its effect on site for storm water management and its cumulative effect for the entire watershed area

BALLOT

The Floyd County Plan Commission at their meeting on August 20, 2012 held a public hearing and took public comment regarding the proposed amendments to the Floyd County Zoning Maps for inclusion of the New Albany Township area presently under the jurisdiction of the City of New Albany Plan Commission.

The Floyd County Plan Commission forwards to the Floyd County Board of Commissioners the following recommendation:

FAVORABLE

UNFAVORABLE

NO RECOMMENDATION

By a vote of 8 - 0

Voting in the Affirmative Motion

Conrad B. ...
Mark B. ...
Tom ...
Chad ...
John ...
Paul ...
Bob ...

Vote against the Affirmative Motion

Abstaining

Absent

Mr. Chris Lane

Certified by the Floyd County Plan Commission Executive Director, Linda Barksdale

Linda Barksdale
