



Comprehensive Plan Public Open House

Welcome to the Johnson County Comprehensive Plan Public Open House

Please be sure to sign in, pick up a comment sheet and visit each station to review and comment on the materials displayed. Stations are arranged by topics:

- Welcome to the Comprehensive Plan and Vision
- Background Information
- Alternative Concept 1
- Alternative Concept 2
- Alternative Concept 3

County officials, staff and consultants are here to assist you and answer any questions you have.

It is important to note that all materials and displays are DRAFT versions at this point in the process. Nothing is finalized and no recommendations have been made. These are concepts intended to illustrate a range of choices for the future and elicit your comments.



What is the Comprehensive Plan?

- Policy document guiding future land use and public investment decisions in the county
- Focuses on the physical layout of land use and compatibility of activities
- Includes analysis and recommendations based on the county's population, economy, housing, transportation, community facilities, environmental resources and land use
- Provides a foundation for development decisions, land use regulations, policies and programs to help achieve the vision laid out in the plan.

A Comprehensive Plan <i>IS...</i>	A Comprehensive Plan <i>IS NOT...</i>
... a guide for the future that recommends desired land use patterns	...a Zoning Ordinance or regulation of land
... a long-range community blueprint for the future	... a zoning map
... a tool to ensure logical and efficient growth	... a Transportation Plan or Parks and Recreation Plan
... county-wide	... property specific



Vision

Residents, leaders, and business owners from around the county worked together to develop a common vision for the future of Johnson County: The vision forms the foundation for the Comprehensive Plan.

*In 2030, Johnson County will be a distinctive place
where we honor traditions and plan for
tomorrow...*

*By creating a comfortable quality of life with
connected unique communities and cooperative
and efficient governments.*



Background Information

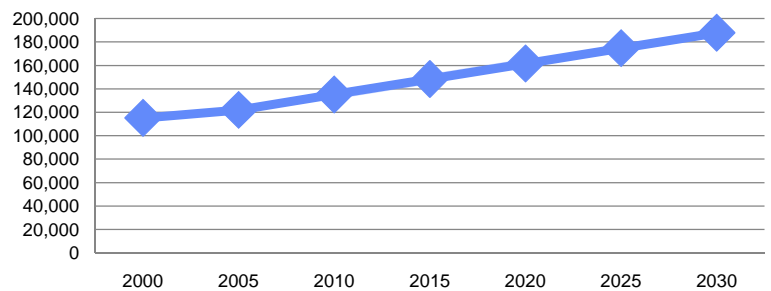
Population Projection

Indianapolis MPO

Johnson

2000	115,200
2005	122,000
2010	135,200
2015	148,400
2020	161,600
2025	174,700
2030	187,870

Population Projection - Indianapolis MPO
2000 - 2030



Current Population Estimates

	2008
Johnson County	139,158
Bargersville town	2,698
Edinburgh town	4,677
Franklin city	23,258
Greenwood city	47,720
New Whiteland town	5,809
Trafalgar town	1,125
Princes Lakes town	1,612
Whiteland town	4,464

Build-Out Analysis

Zoning District	Area (sq. ft.)	Gross Area (acres)	Assumed Roads & Inefficiencies	Net Area (acres)	Max. # of Units	Estimated Population	Dwelling Units/Acre
AGRICULTURE	4,374,728,003	100,430	20.00%	80,344	8,034	20,166	0.08
RURAL RESIDENTIAL	342,582,759	7,865	20.00%	6,292	6,292	15,792	0.80
SINGLE FAMILY	1,193,467,596	27,398	30.00%	19,179	67,294	168,908	2.46
ONE AND TWO FAMILY	6,567,196	151	30.00%	106	636	1,596	4.22
MOBLIE HOME	5,719,017	131	30.00%	92	806	2,023	6.14
MULTI-FAMILY	42,776,259	982	30.00%	687	9,628	24,165	9.80
PLANNED UNIT*	32,366,306	743	N/A	N/A	560	1,406	0.75
RESIDENTIAL TOTAL				106,700		314,692	

These figures represent the potential development and population that could be accommodated under the current zoning pattern. The calculation is only for unincorporated Johnson County. The build-out analysis does not include the areas within any municipality's extra-territorial jurisdiction.



Background Information

Land Use Designations

Agriculture

This land use designation is intended to support modern agricultural practices on large tracts of land with minimal land use conflicts. It primarily encompasses those lands where farming is the principal use and can reasonably be protected from intrusion by incompatible land uses. This category includes crops, animal production and woodlands. Farmsteads and very low density non-farm single family residential uses, are also envisioned. Barns, stables, grain elevators, related agricultural buildings, agri-businesses and common accessory structures would be appropriate, as well. Cottage industries may also be desirable uses in the area.

Agriculture (Concept 3)

This category is intended to support rural lifestyles in conjunction with existing farms. It essentially encompasses all land presently zoned Agricultural in the county, some of which may not be actively farmed or even appropriate for farming. It would allow traditional farming, woodlands, barns, stables, grain elevators, related agricultural buildings, agri-businesses and common accessory structures. And it would permit very low density residential development, consistent with the county's current zoning practice of allowing one split per 10 acres of land with a minimum lot size of two acres.

Rural Residential

The rural residential designation is intended primarily to accommodate a "country" lifestyle, protect significant natural features, and retain the rural character and open spaces that many Johnson County residents seek. While they may also contain farms, these areas may be less conducive to long-term agriculture due to soil conditions, encroaching development or other factors. Single family residences should be permitted at a low density of less than one unit per acre, since these lands typically will not be served by municipal utilities and preservation of open spaces is desired. While most development is generally not in subdivisions, shared driveways and frontage roads should be used to limit driveway cuts on the county collectors and arterials where possible. Small farms and keeping of horses or similar animals would be appropriate, along with a range of other uses (golf courses, airstrips, etc.) that require large land areas and/or more rural settings.



Background Information

Land Use Designations

Suburban Residential

Suburban residential uses are generally in subdivisions, having a density of more than one unit per acre. These areas typify single family neighborhoods. They should be served by municipal sewers and have access to the county road network only through shared entrances (no individual driveways on a county road (collector or arterial). To the extent possible, subdivisions should connect to one another in a manner that facilitates both pedestrian and vehicular movement without using the arterial road network.

Commercial

Commercial development includes retail, office, and general business uses. Larger scale commercial development sites require transportation access and municipal services. Small scale commercial nodes, serving rural populations, may not need access to municipal services as long as they conform to health department and state regulations.

Mixed-Use

The mixed-use area is intended for a combination of commercial, residential, public/institutional, and possibly light industrial uses that may be appropriate at specific locations. Not all uses would be appropriate for each location. An interstate interchange may have office, hotel, restaurant, college campus, and a technology research center in the area. Crossroads of two arterial roads may have retail with residential above and some multi-family housing. The concept is that combinations of uses are appropriate at these locations, though the appropriate mix will be dependent on the transportation network, availability of municipal services, and other considerations.

Industrial

Industrial uses include manufacturing facilities, warehousing and distribution facilities, and other types of assembly or production uses. These uses generally require excellent transportation access and municipal services such as water, sewer, and fire protection.



Background Information

Land Use Designations

Institutional/Public

Institutional and public uses are those that are generally open and accessible to the public such as libraries, government offices, churches, schools, and government land. Individual future school locations, or locations of future churches or government offices are not shown on the future land use concepts, but the large portion of land dedicated to Camp Atterbury is shown as an institutional use.

Parks, Recreation, and Conservation

Areas designated for parks, recreation, and conservation are intended to be locations for county or community-based public park space, recreational trail connections, and places for the preservation of streams, wetlands, and other natural resources. These locations are not intended to be site specific and rather recommend a general area, or a corridor that should be used in this manner.



Alternative Concept 1

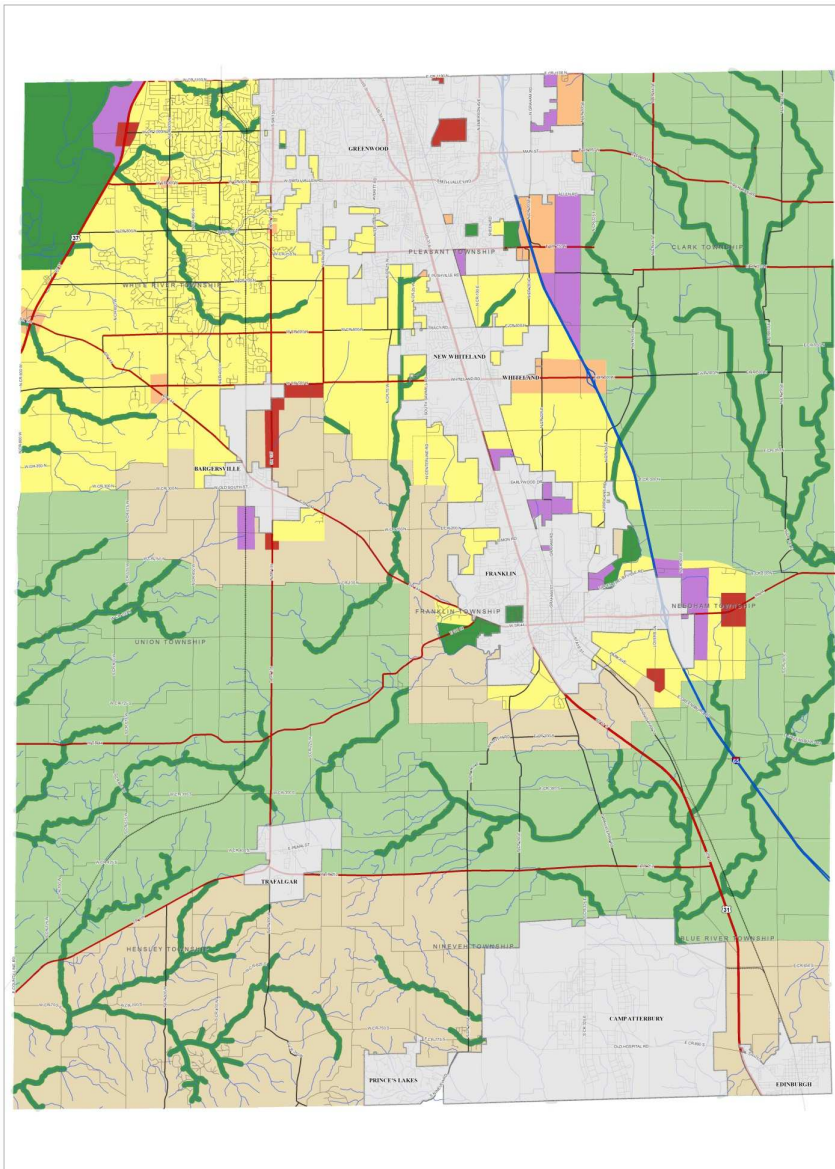
Description:

- Growth is managed to balance urban and rural needs
- Growth boundaries or utility service boundaries are defined around municipalities
- Urban/suburban development is served by municipal utilities
- Connectivity (including pedestrian) is promoted in the northwest corner of the county
- Public open space and recreation, also subdivision based neighborhood parks, recommended
- Provide enough land for reasonable growth
- Consideration for transit
- Conservation corridors

Pros	Cons
More efficient transportation pattern and transportation investment	Change in approach/philosophy
Facilitates more transportation options	Limited development options for some agricultural land owners
More efficient infrastructure investment	Revised regulations needed
Recognizes and supports rural character	Requires strong cooperation between municipalities and the county
Protects most prime agricultural land	Depends on utility provider cooperation
Concentrates growth, which should yield higher quality	
Natural resource protection/preservation	
Provides development choice	



Alternative Concept 1



<i>Future Land Use</i>	<i>Concept 1</i>
Agricultural	85,479
Commercial	985
Conservation	3,986
Industrial	2,804
Mixed Use	2,036
Rural Residential	38,165
Suburban Residential	33,590
TOTAL	167,045

Land Use Concept 1

Johnson County, Indiana Comprehensive Plan



DRAFT: June 10, 2009

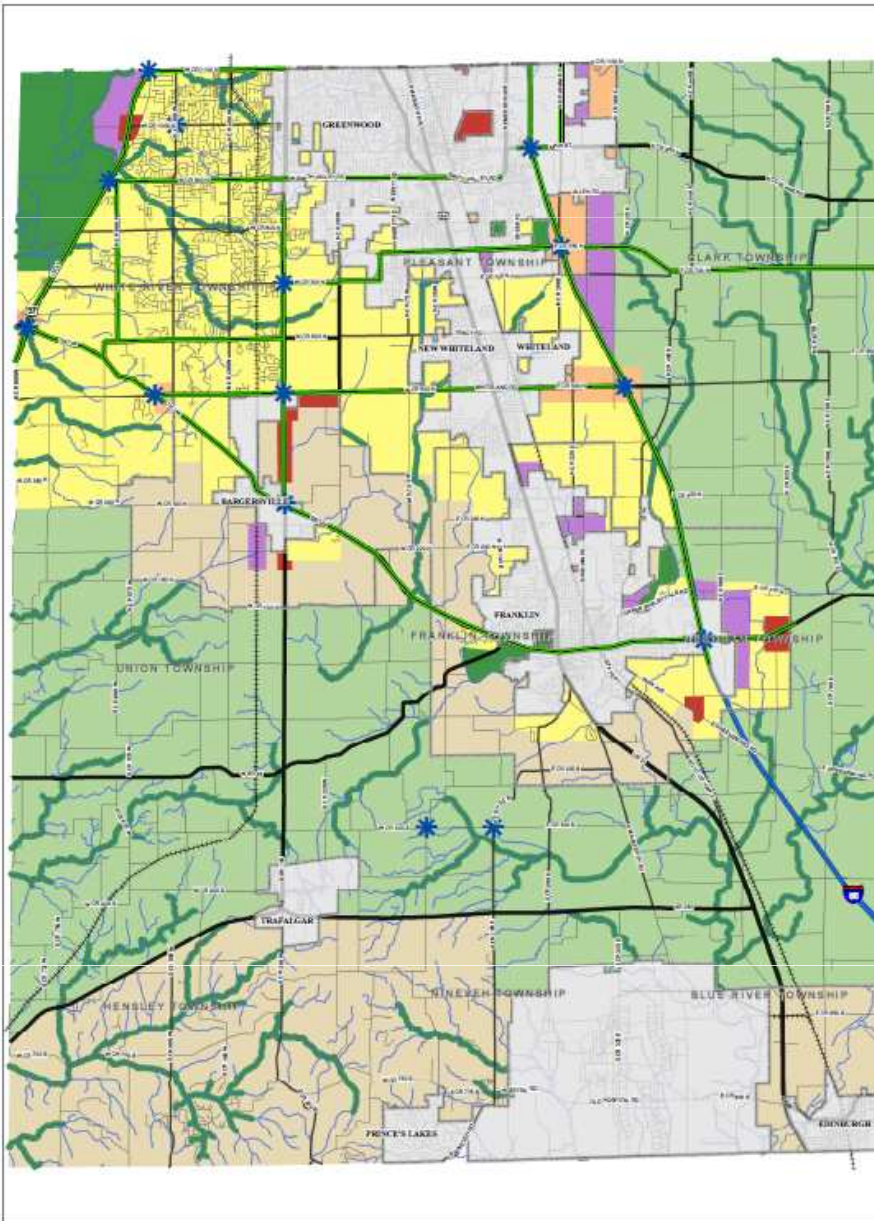
Source: Johnson County Geographic Information Systems Department



Planning & Economic Services, Inc.



Alternative Concept 1



Concept 1 - Proposed Transportation Improvements

Johnson County, Indiana Comprehensive Plan

- | | | |
|--------------------------------|-----------------------|-----------------------------------|
| Extra-Territorial Jurisdiction | Commercial | Signal or Interchange Improvement |
| Incorporated Community | Industrial | |
| Agricultural | Mixed Use | |
| Rural Residential | Conservation | |
| Suburban Residential | Proposed Improvements | |



DRAFT: June 17, 2009

Source: Johnson County Geographic Information Systems Department

0 0.5 1 2
Miles



Alternative Concept 2

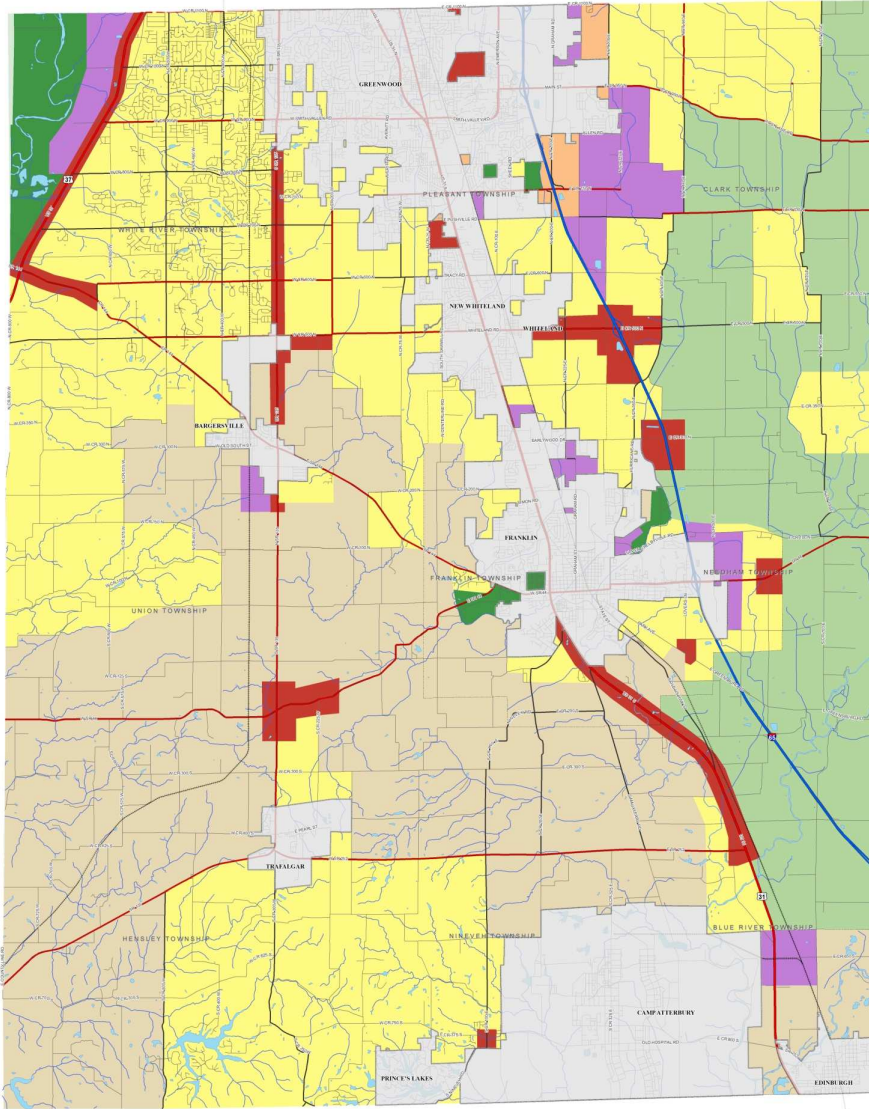
Description:

- Continues current development trends
- Scattered subdivision development, limited coordination/connectivity between subdivisions
- Greatest choice for property owners in determining land use
- React to growth pressure, rather than proactively direct growth
- Market-based
- Transportation infrastructure “catches up” with development
- Continued northern growth pressure from Bargersville
- Growth pressure east from Greenwood and Franklin
- Clusters of residential uses in rural and agricultural areas
- Commercial development along SR 135
- Limits agricultural land remaining in county

Pros	Cons
Market-driven	Infrastructure inefficiencies
Residential choices	More costly for services
Limited restrictions on development type	County government playing a suburban government role; jurisdictional confusion
Follows existing patterns	Dispersed development limits transit feasibility
Less change, limited government role in development	Impact on agricultural land and loss of rural character
Freedom of choice	Limited, if any, connectivity
Rural subdivision options	Reactive, rather than proactive
	Parks are development based
	Scattered commercial development, impact on existing business districts
	Diminished quality of life
	Natural areas, floodplain, or water quality not protected
	Limits future opportunities to manage growth
	Conflicting land uses



Alternative Concept 2



<i>Future Land Use</i>	<i>Concept 2</i>
Agricultural	28,176
Commercial	5,800
Conservation	3,492
Industrial	4,869
Mixed Use	1,050
Rural Residential	56,614
Suburban Residential	67,041
TOTAL	167,042

Land Use Concept 2

Johnson County, Indiana Comprehensive Plan

- Extra-Territorial Jurisdiction
- Incorporated Community
- Agricultural
- Rural Residential
- Suburban Residential
- Commercial
- Industrial
- Mixed Use
- Conservation



DRAFT: June 10, 2009

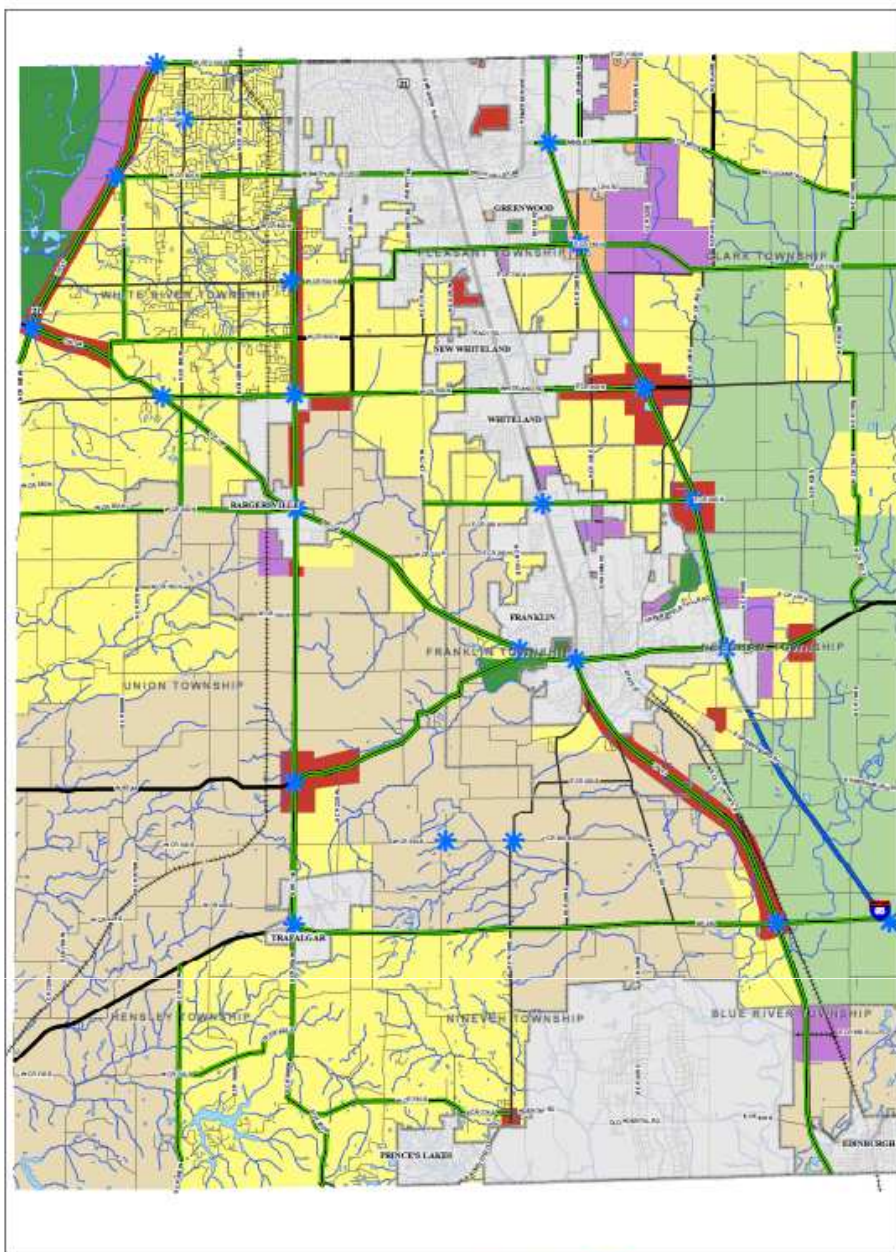
Source: Johnson County Geographic Information Systems Department

0 0.5 1 2
Miles





Alternative Concept 2



Concept 2 - Proposed Transportation Improvements
Johnson County, Indiana Comprehensive Plan

Extra-Territorial Jurisdiction	Commercial	Signal or Interchange Improvement
Incorporated Community	Industrial	
Agricultural	Mixed Use	
Rural Residential	Conservation	
Suburban Residential	Proposed Improvements	

DRAFT, June 17, 2009
Source: Johnson County Geographic Information Systems Department

0 0.5 1 2 Miles



Alternative Concept 3

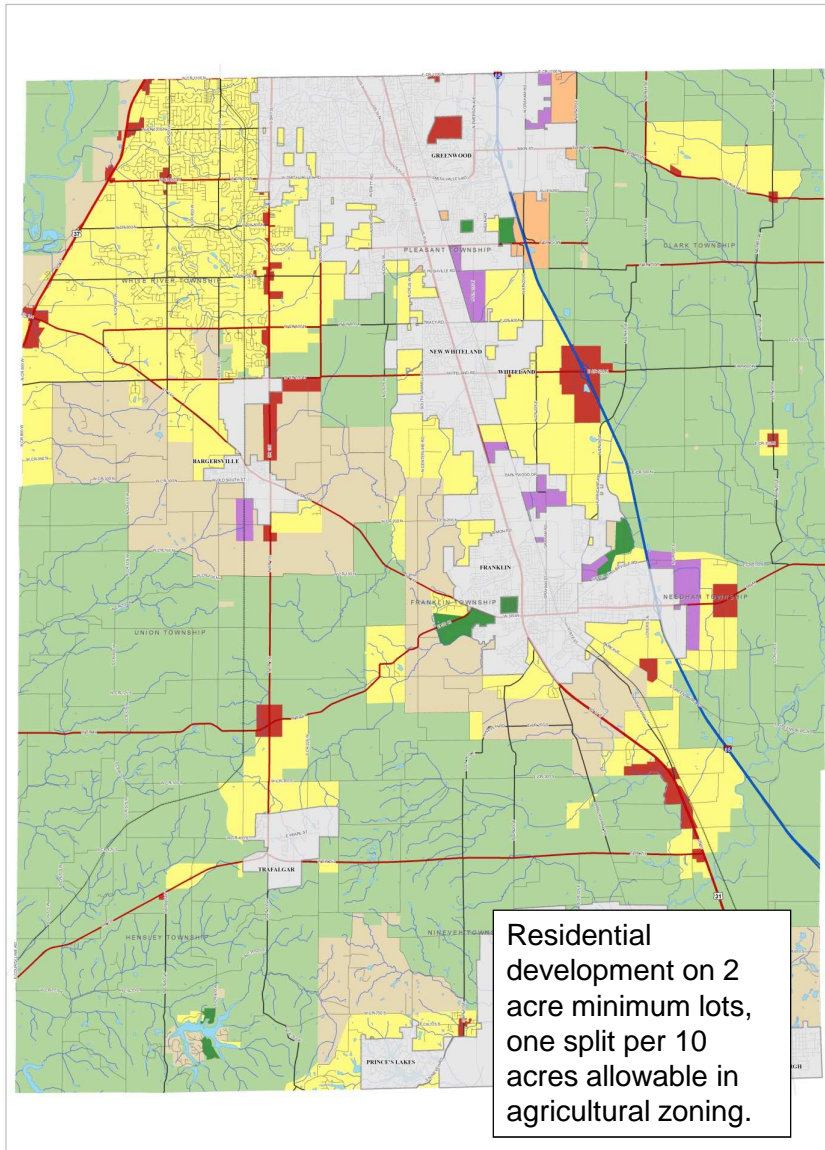
Description:

- Based on build-out under existing zoning
- Rural residential two acre lots on county roads, one split per 10 acres
- Corridor-focused commercial
- Full build-out of White River Township and Pleasant Township
- Commercial nodes at all key intersections

Pros	Cons
Minimal disruption/change	“Buffer” considerations
Many commercial development opportunities	Cost of services, particularly for strip commercial
Not a lot of infrastructure expansion – primarily maintain and upgrade	Lack of connectivity
People like commercial corridors	Growth driven by developers and land owners, not proactive public policy
	Coordination between jurisdictions is not as critical



Alternative Concept 3



<i>Future Land Use</i>	<i>Concept 3</i>
Agricultural	101,700
Commercial	2,809
Conservation	778
Industrial	1,562
Mixed Use	1,006
Rural Residential	23,038
Suburban Residential	36,150
TOTAL	167,043

Land Use Concept 3
Johnson County, Indiana Comprehensive Plan

Extra-Territorial Jurisdiction
 Incorporated Community
 Agricultural
 Rural Residential
 Suburban Residential
 Commercial
 Industrial
 Mixed Use
 Conservation

DRAFT: June 10, 2009
Source: Johnson County Geographic Information Systems Department

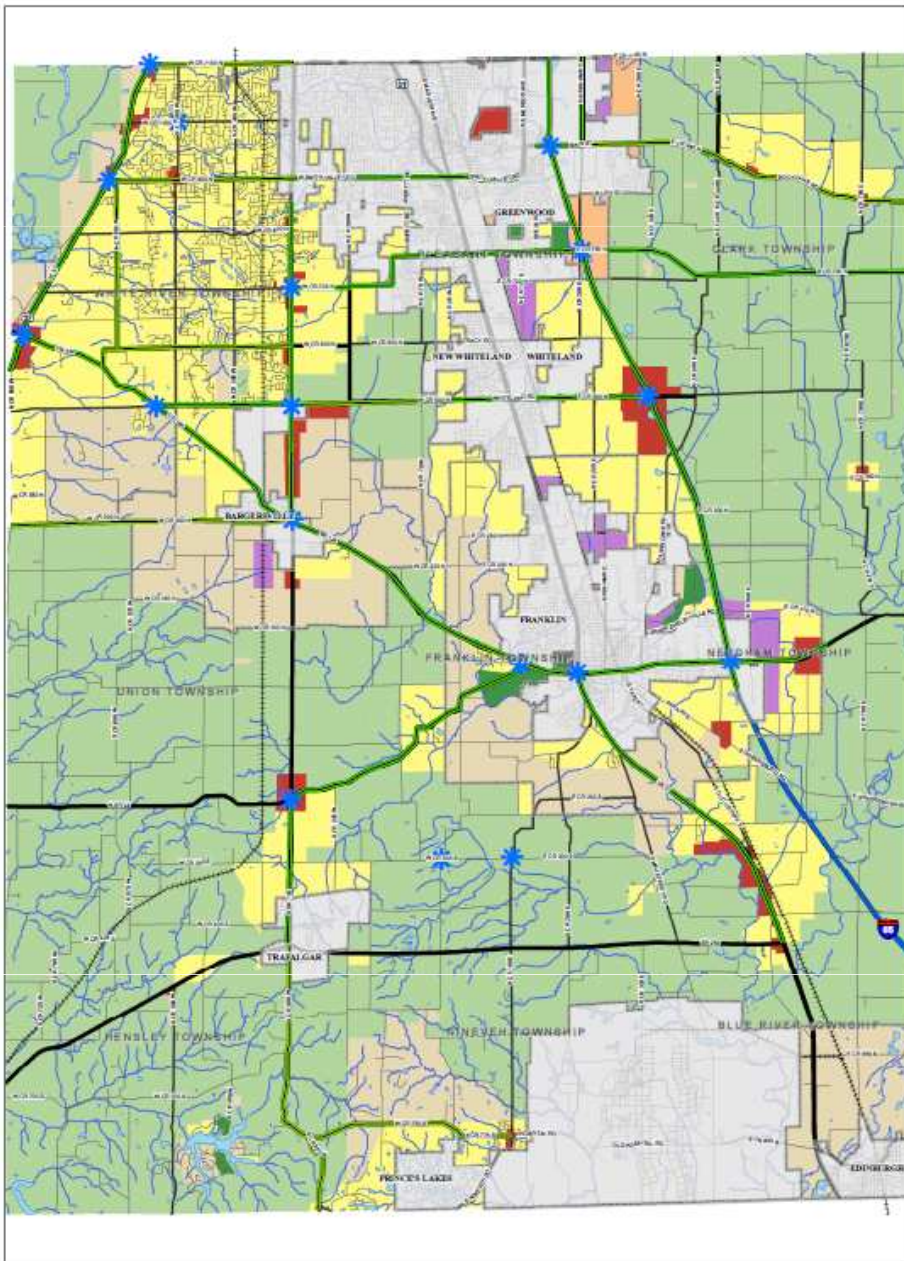
0 5 10 20 Miles

US Planning, Inc.

While based on the zoning build-out analysis, this concept includes land in municipal extra-territorial jurisdictions that is not included in the build-out analysis.



Alternative Concept 3



Concept 3 - Proposed Transportation Improvements

Johnson County, Indiana Comprehensive Plan



DRAFT June 17, 2008

Source: Johnson County Geographic Information Systems Department





Comparison

Goals	Concept 1	Concept 2	Concept 3
Identify and develop needed corridors.	●	◐	◐
Improve and require roads of quality, which are safe and adequate for their surrounding land use, taking into account future development opportunities/projections	●	?	?
Increase walk-ability and bike-ability by expanding sidewalks, roadways and commuter trails	●	○	○
Support mass/public transit availability locally and coordinate regionally	●	○	○
Maintain the focus and commitment to the current standards of corridor overlay zones throughout the county	?	?	?



Supports goal



Partially supports goal



Does not support goal



Comparison

Goals	Concept 1	Concept 2	Concept 3
Protection and planned preservation of farmland while balancing farmers desires	●	◐	◐
Implement "green" or environmentally sensitive development including building, infrastructure, and land use (design)	◐	○	○
Implement mixed use development in appropriate areas	●	◐	○
Designate focus areas which should require a higher quality/design standards	●	◐	○



Supports goal



Partially supports goal



Does not support goal



Comparison

Goals	Concept 1	Concept 2	Concept 3
Continue to support and create more opportunities for social/community/and volunteers in Johnson County	?	?	?
Support Johnson County's culture/history through awareness and education	●	◐	◐
Support the current unique unincorporated town centers while encouraging growing areas to create an identity of place	●	○	◐
Promote a healthy lifestyle	●	○	○



Supports goal



Partially supports goal



Does not support goal



Comparison

Goals	Concept 1	Concept 2	Concept 3
Support a diverse economy	●	●	○
Identify and take advantage of Johnson County economic advantages and strengths	●	●	○
Identify and establish methods of financing desired public space	?	?	?
Attract high quality jobs meaning stability, benefits, and salary level	◐	◐	◐
Develop cost/benefit analysis for attracting and assessing new businesses	?	?	?



Supports goal



Partially supports goal



Does not support goal



Comparison

Goals	Concept 1	Concept 2	Concept 3
Natural Resources/ Environment			
Increase the opportunity for recycling within Johnson County	?	?	?
Protect the environment and natural resources within the county	●	○	◐
Develop natural habitat, and the connection of green infrastructure	●	○	○
Explore and implement funding options and partnerships for the creation and maintenance of parks	?	?	?
Support quality trails to connect recreational uses/land, while utilizing existing corridors	●	○	○



Supports goal



Partially supports goal



Does not support goal



Comparison

Goals	Concept 1	Concept 2	Concept 3
Implement strategies for safe intersections	?	?	?
Coordinate with utilities and other jurisdictions to develop a growth strategy plan for Johnson County	●	○	◐
County will collaborate with cities and towns on planning efforts	●	○	◐
Improve inter governmental coordination	●		
Educate the community about the aspects and procedures of Johnson County Government	?	?	?



Supports goal



Partially supports goal



Does not support goal



Public Workshop

Johnson County Comprehensive Plan

WELCOME!!

Welcome and thank you for your interest in the Johnson County Comprehensive Plan! This evening's public workshop is designed to give you an opportunity to comment on potential future land use patterns in the county.

The workshop includes six interactive stations. We encourage you to visit each station. Ask questions and stay as long as you like. Stations include:

- Welcome
- Background Information
- Alternative Concept 1
- Alternative Concept 2
- Alternative Concept 3
- Comparisons

Most importantly - have fun and think about how you want to see the Johnson County of the future!!

What is a Comprehensive Plan?

- Policy document establishing a desired direction for the future of the county.
- Focuses on the physical pattern of land uses and the compatibility of activities on the land.
- Includes analysis and recommendations for the county's population, economy, housing, transportation, community facilities, environmental resources and land use.
- Provides a sound basis for development decisions, regulations, policies and programs intended to help achieve the plan's vision and goals.



Public Workshop

Johnson County Comprehensive Plan

Land Use Designations

Agriculture

This land use designation is intended to support modern agricultural practices on large tracts of land with minimal land use conflicts. It primarily encompasses those lands where farming is the principal use and can reasonably be protected from intrusion by incompatible land uses. This category includes crops, animal production and woodlands. Farmsteads and very low density non-farm single family residential uses, are also envisioned. Barns, stables, grain elevators, related agricultural buildings, agri-businesses and common accessory structures would be appropriate, as well. Cottage industries may also be desirable uses in the area.

Agriculture (Concept 3)

This category is intended to support rural lifestyles in conjunction with existing farms. It essentially encompasses all land presently zoned Agricultural in the county, some of which may not be actively farmed or even appropriate for farming. It would allow traditional farming, woodlands, barns, stables, grain elevators, related agricultural buildings, agri-businesses and common accessory structures. And it would permit very low density residential development, consistent with the county's current zoning practice of allowing one split per 10 acres of land with a minimum lot size of two acres.

Rural Residential

The rural residential designation is intended primarily to accommodate a "country" lifestyle, protect significant natural features, and retain the rural character and open spaces that many Johnson County residents seek. While they may also contain farms, these areas may be less conducive to long-term agriculture due to soil conditions, encroaching development or other factors. Single family residences should be permitted at a low density of less than one unit per acre, since these lands typically will not be served by municipal utilities and preservation of open spaces is desired. While most development is generally not in subdivisions, shared driveways and frontage roads should be used to limit driveway cuts on the county collectors and arterials where possible. Small farms and keeping of horses or similar animals would be appropriate, along with a range of other uses (golf courses, airstrips, etc.) that require large land areas and/or more rural settings.



Public Workshop

Johnson County Comprehensive Plan

Land Use Designations

Suburban Residential

Suburban residential uses are generally in subdivisions, having a density of more than one unit per acre. These areas typify single family neighborhoods. They should be served by municipal sewers and have access to the county road network only through shared entrances (no individual driveways on a county road (collector or arterial)). To the extent possible, subdivisions should connect to one another in a manner that facilitates both pedestrian and vehicular movement without using the arterial road network.

Commercial

Commercial development includes retail, office, and general business uses. Larger scale commercial development sites require transportation access and municipal services. Small scale commercial nodes, serving rural populations, may not need access to municipal services as long as they conform to health department and state regulations.

Mixed-Use

The mixed-use area is intended for a combination of commercial, residential, public/institutional, and possibly light industrial uses that may be appropriate at specific locations. Not all uses would be appropriate for each location. An interstate interchange may have office, hotel, restaurant, college campus, and a technology research center in the area. Crossroads of two arterial roads may have retail with residential above and some multi-family housing. The concept is that combinations of uses are appropriate at these locations, though the appropriate mix will be dependent on the transportation network, availability of municipal services, and other considerations.

Industrial

Industrial uses include manufacturing facilities, warehousing and distribution facilities, and other types of assembly or production uses. These uses generally require excellent transportation access and municipal services such as water, sewer, and fire protection.



Public Workshop

Johnson County Comprehensive Plan

Land Use Designations

Institutional/Public

Institutional and public uses are those that are generally open and accessible to the public such as libraries, government offices, churches, schools, and government land. Individual future school locations, or locations of future churches or government offices are not shown on the future land use concepts, but the large portion of land dedicated to Camp Atterbury is shown as an institutional use.

Parks, Recreation, and Conservation

Areas designated for parks, recreation, and conservation are intended to be locations for county or community-based public park space, recreational trail connections, and places for the preservation of streams, wetlands, and other natural resources. These locations are not intended to be site specific and rather recommend a general area, or a corridor that should be used in this manner.



Comment Sheet

Johnson County Comprehensive Plan

Do you live in:

- | | | |
|--|--|---|
| <input type="checkbox"/> Unincorporated | <input type="checkbox"/> Greenwood city | <input type="checkbox"/> Whiteland town |
| <input type="checkbox"/> Johnson County | <input type="checkbox"/> Greenwood buffer | <input type="checkbox"/> New Whiteland town |
| <input type="checkbox"/> Franklin city | <input type="checkbox"/> Bargersville town | <input type="checkbox"/> Edinbush town |
| <input type="checkbox"/> Franklin buffer | <input type="checkbox"/> Bargersville buffer | <input type="checkbox"/> Edinbush buffer |
| | | <input type="checkbox"/> Other _____ |

Background Information Station

Do you have any comments about the population projection or build-out?

Concept 1

Please review Concept 1 and check those items below with **which you agree, as shown on this concept.**

- Amount of residential growth
- Location of residential growth
- Amount of commercial growth
- Location of commercial growth
- Amount of industrial growth
- Location of industrial growth
- Provision for parks
- Preservation/protection of open space
- Respect for private property rights
- Utility policy
- Utility service boundary
- Other: _____



Comment Sheet

Johnson County Comprehensive Plan

Concept 1 (continued)

On a scale from 1 (this is not the right approach for Johnson County) to 5 (this is the best option for Johnson County), how would you rate this concept? _____

What changes would you make to this concept:

Other comments:

Concept 2

Please review Concept 1 and check those items below with **which you agree, as shown on this concept.**

- Amount of residential growth
- Location of residential growth
- Amount of commercial growth
- Location of commercial growth
- Amount of industrial growth
- Location of industrial growth
- Provision for parks
- Preservation/protection of open space
- Respect for private property rights
- Utility policy
- Utility service boundary
- Other: _____

On a scale from 1 (this is not the right approach for Johnson County) to 5 (this is the best option for Johnson County), how would you rate this concept? _____



Comment Sheet

Johnson County Comprehensive Plan

Concept 2 (continued)

What changes would you make to this concept:

Other comments:

Concept 3

Please review Concept 1 and check those items below with **which you agree, as shown on this concept.**

- Amount of residential growth
- Location of residential growth
- Amount of commercial growth
- Location of commercial growth
- Amount of industrial growth
- Location of industrial growth
- Provision for parks
- Preservation/protection of open space
- Respect for private property rights
- Utility policy
- Utility service boundary
- Other: _____

On a scale from 1 (this is not the right approach for Johnson County) to 5 (this is the best option for Johnson County), how would you rate this concept? _____



Comment Sheet

Johnson County Comprehensive Plan

Concept 3 (continued)

What changes would you make to this concept:

Other comments:

In the space provided below please offer any additional questions or comments that you would like to be considered.

THANK YOU! Please leave this handout in the drop box before you leave