

# FINAL REPORT

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## New Whiteland Comprehensive Plan

adopted: March 1989

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consultant

## FORWARD

Work began on the New Whiteland Comprehensive Plan in late 1987 on a very positive note. New Whiteland is located in a rapidly growing area of Johnson County and, as the 90's approach, the Town is expected to experience considerable growth. Community leaders within the Plan Commission and upon the Town Board (now Council) showed great foresight and vision in undertaking the revision of the Town's Plan.

The Comprehensive Plan that evolved from the process represents a blueprint for New Whiteland's future. The plan provides the foundation for land use controls (Zoning & Subdivision Codes) and the basis for earmarking Town revenue for major capital improvements. On the basis of these measures, the Town will be able to control its destiny in terms of the future size and shape of the community as well as the fiscal impact of future growth.

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## CHAPTER 1: INTRODUCTION

New Whiteland is favorably positioned to capitalize on the growth that Johnson County is expected to experience over the next two decades. Two factors will be key in determining the extent of the town's growth between now and the year 2000. The first is location -- convenient access to jobs, shopping, schools and similar destinations as well as proximity to the rapidly growing areas of the county make New Whiteland an attractive location for growth. Second, the town offers important assets, water and waste water treatment facilities, to attract growth.

Access to these same services can be controlled to manage development and to influence the quality, density and overall impact of future growth. Recognizing that these conditions exist as an opportunity for the community, the town of New Whiteland initiated a process to update its comprehensive plan in late 1987. During the course of 1988, the New Whiteland Plan Commission worked through the process of fashioning a draft of the plan. In December 1988 a draft of the plan was approved for public review and comment. In undertaking the planning process, the town reviewed the requirements of IC 36-7-4-502 to ensure compliance with all relevant state statutes.

In addition to the Introduction, the revised Comprehensive Plan for New Whiteland consists of four chapters as follows:

CHAPTER TWO - provides a description of historic, social, economic and physical factors that have influenced New Whiteland's growth.

CHAPTER THREE - provides population projections and a description of the implications of growth in terms of future land use.

CHAPTER FOUR - describes the proposed land use plan for New Whiteland covering goals, development policies and recommendations for land use districts.

CHAPTER FIVE - offers recommended strategies for the implementation of the plan.

## CHAPTER 2: BACKGROUND

### Location & Access

New Whiteland is located in north central Johnson County approximately 4.5 miles south of the Johnson - Marion County line. The town lies wholly within Pleasant Township, and is bounded on the north by the City of Greenwood and the east and south by the Town of Whiteland. White River Township lies about 2 miles west of the town and the city of Franklin is located about 2 miles south. New Whiteland's extreme eastern boundary is formed by the Conrail Railroad line. This location positions the town within the southern half of the most rapidly growing area of Johnson County (Pleasant and White River Townships).

Primary access to New Whiteland is by means of U.S. 31. Access to Interstate 65 lies 2.5 miles east of New Whiteland on CR 500N. Alternate routes to the north or south include State Routes 135 and 37 about 2.5 and 7.5 miles west of the town respectively. East and west bound traffic originating from or having the town as a destination is by means of the county highways with CR 500N and CR 600N forming the principal arteries.

### History:

The first settlement in the area of New Whiteland was described in the 1868 edition of the Historical Atlas of Johnson County. The village, known as Whiteland, was described as being situated on the Jeffersonville, Madison and Indianapolis railroad fifteen miles south of Indianapolis. The village was further described as consisting of one church, one saw and grist mill, and several shops and stores, as well as a population of 100 souls. By 1894, the village had grown to community of 410 souls.

New Whiteland originated in the early part of the 1950's as an addition to the town of Whiteland. In July of 1954, the residents of the subdivision then known as New Whiteland successfully petitioned the Johnson County Commissioners to become incorporated as a town. Incorporation was approved by resolution of the Commissioners in July of that year.

Physical Setting:

Soils in New Whiteland share certain basic characteristics that are common to north central Johnson County. High water table in the area renders most soil types severely to moderately limited for development. The wetness limitation makes the area poorly suited for septic systems and in extreme cases can limit the suitability of an area for foundations and similar improvements which can be jeopardized by frost heaves. The dominant soil associations and their basic characteristics are as follows:

Rensselaer - Whitaker Association - are found on outwash plains and terraces in old glacial sluiceways. This association is nearly level and very poorly drained.

Crosby - Brookston Association - are found on gently undulating till plains in uplands. These soils are nearly level or gently sloping and somewhat poorly to poorly drained.

Crosby - Miami Association - are found on slightly dissected till plains on uplands adjacent to broad nearly level and gently sloping ground moraines. These soils range from somewhat poorly to well drained.

New Whiteland is located within a broad till plain covering most of northern Johnson County. The town is nearly level, falling only one inch in twenty feet on the average. The town's topography rises to a high point of 820 feet MSL in the extreme northeast quadrant and falls to a low elevation of 780 feet MSL near the waste water treatment plant. The steepest terrain in New Whiteland exists near the the banks of the Grassy and East Grassy Creeks.

The Grassy and East Grassy Creek form the principal drainage ways draining the New Whiteland area. The floodway along the banks of the two creeks averages 800 lineal feet in width and is about evenly divided on either side of the two creeks.

The limitations of the soils in combination with the relatively flat terrain in New Whiteland make the area unsuited for development without storm and sanitary sewer systems. These limitations and related infrastructure needs will become the major issues in the Town's future growth.

Past Growth Patterns & Land Use

Past patterns of growth have been influenced by New Whiteland's location in Johnson County and Pleasant Township. With convenient access to employment and shopping in Indianapolis, Greenwood, Franklin and Columbus via U.S. 31, the New Whiteland area offered an attractive location to develop a self-contained community in the early '50's. Originating in the early '50's, New Whiteland grew to a population of 3,488 by 1960. As shown in Table 1, after exceeding a population of 4,000 in the early '70's, growth in New Whiteland essentially stopped by comparison to Pleasant Township and Johnson County.

TABLE 1: HISTORIC GROWTH

	JOHNSON COUNTY	PLEASANT TOWNSHIP	NEW WHITELAND	% OF TOWNSHIP
POPULATION				
1960	43,704	14,282	3,488	24%
1970	61,138	20,684	4,200	20%
1980	77,240	26,106	4,502	17%
1986	83,200	29,230	4,584	15%
POPULATION INCREASE				
60-70	17,434	6,402	712	
70-80	16,102	5,422	302	
80-86	5,960	3,124	82	
60-86	39,496	14,948	1,096	
GROWTH RATE				
60-70	39.89	44.80	20.41	
70-80	26.34	26.21	7.19	
80-86	7.72	11.97	1.82	
60-86	90.37	104.66	31.42	
% SHARE OF COUNTY INCREASE				
60-70	100.00	36.72	4.08	
70-80	100.00	33.67	1.88	
80-86	100.00	52.42	1.37	
60-86	100.00	37.84	2.77	



Development in New Whiteland began in an area bounded on the east by U.S. 31, on the west by Sawmill Road, and on the north and south by CR 600N and CR 500N respectively. Initially, development in the town was exclusively residential. However, as the town extended northward, across CR 600N, commercial properties were added. Later expansions of the town added further residential property to the west of Sawmill Road in the Break-O-Day Addition and additional commercial land on the east side of U.S.31 with the incorporation of the Northeast Quadrant. Land use patterns in New Whiteland are summarized in Table 2.

TABLE 2: CURRENT LAND USE

	AREA (acres)	PERCENT OF AREA
ALL LAND		
Developed Land	527	74%
Vacant Land	182	26%
Total All Land	709	100%
VACANT LAND - ZONING CLASSIFICATION		
Residential	62	34%
General Business	13	7%
Industrial	107	59%
Total Vacant Land	182	100%
DEVELOPED LAND - ZONING CLASSIFICATION		
Residential	456	86.5%
Industrial	-0-	-0-
General Business	29	5.5%
Professional	5	1.0%
Flood Hazard	37	7.0%
Total Developed Land	527	100%

In Table 3, existing land use patterns in New Whiteland are compared to national averages. As can be seen, New Whiteland's land use does not follow national patterns. New

Whiteland exceeds national averages for developed area by a factor of two and for residential area by a factor of three. In contrast to national norms for industrial land, New Whiteland currently encompasses no industrial development. This reflects the residential nature of the town and its early development as a bedroom community.

TABLE 3: EXISTING LAND USE VERSUS NATIONAL AVERAGES

	NATIONAL AVERAGE*	NEW WHITELAND
Total Developed Area As A Percent of the Total Area	36.0	74.0%
Residential As A Percent of Developed Area	27.5%	86.5%
Single Family As A Percent of Developed Area	26.5%	86.5%
Two Family As A Percent of Developed Area	0.91%	-0-
Multiple Family As A Percent of Developed Area	0.15%	-0-
Commercial As A Percent of Developed Area	3.0%	5.5%
Industrial As A Percent of Developed Area	6.5%	-0-
Streets As A Percent of Developed Area	32.5%	20.0%
Parks As A Percent of Developed Area	3.0%	7.0%

\* This column represents averages developed from a national survey and are not intended to serve as standards for development.

Recent trends in land use development in and around New Whiteland confirm the continued attraction of the area for primarily residential development. The town has seen proposals for several residential projects including manufactured housing, condominiums and conventional single family. Just west of the town, large lot residential development has been very active. In addition to residential projects, commercial development is inevitable along the U.S. 31 Corridor and, with the recent extension of the new sewer to the east side of U.S. 31, the Town is also expected to experience increased demand for industrial projects.

CHAPTER 3: GROWTH PROJECTIONS & FUTURE DEVELOPMENT PATTERNS

Population Projections

As the basis for evaluating land use alternatives, two population projections were prepared for New Whiteland. In both projections, New Whiteland's future population was derived as a proportionate share of projected growth in Johnson County and Pleasant Township. The county and township projections were developed as part of statewide population forecasts prepared by the Indiana University Business School.

Table 4 presents a conservative forecast that represents a continuation of the status quo. In this scenario, New Whiteland will continue to gain the same proportionate share of the county's total growth as it did in the preceding 26 years (1960 to 1986). As was shown in Chapter Two (specifically in Table 1), New Whiteland's share of the total growth in Johnson County from 1960 to 1986 amounted to 2.77%. When this ratio is applied to projected growth in the county through the year 2010, it produces an increase of 449 people and a total town population of 5,248 in the year 2010.

TABLE 4: STATUS QUO PROJECTION

POPULATION	NEW WHITELAND	PLEASANT TOWNSHIP	JOHNSON COUNTY
1990	4,799	30,173	87,990
2000	5,058	33,722	97,370
2010	5,248	36,321	104,240
PROJECTED POPULATION INCREASE			
1980-1990	297	4,067	10,750
1990-2000	259	3,549	9,380
2000-2010	190	2,599	6,870
1990-2010	449	6,148	16,250

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PERCENT SHARE OF NET COUNTY INCREASE: 2.77%

Table 5 presents a more aggressive projection that is based on the assumption that the Town can attract a significantly greater proportion of the county's future growth. The forecast shows the town growing at a rate equalling 20% of the growth in Pleasant Township (as was the case in 1970). On the basis of this projection, New Whiteland will grow by 2,465 people to reach a population of 7,264 in the year 2010.

TABLE 5: AGGRESSIVE GROWTH PROJECTION

	NEW WHITELAND	PLEASANT TOWNSHIP	JOHNSON COUNTY
POPULATION			
1990	4,799	30,173	87,990
2000	6,744	33,722	97,370
2010	7,264	36,321	104,240
PROJECTED POPULATION INCREASE			
1990-2000	1,945	3,549	9,380
2000-2010	520	2,599	6,870
1990-2010	2,465	6,148	16,250
GROWTH RATE			
1990-2000	40.52	11.76	10.66
2000-2010	7.71	7.70	7.05
1990-2010	51.36	20.37	18.46
PERCENT SHARE OF TOTAL NET COUNTY INCREASE			
1990-2000	20.73	37.84	100.0
2000-2010	7.56	37.84	100.0
1990-2010	15.16	37.84	100.0

#### Land Area Requirements

To forecast future land use patterns, the land area requirements of the projected population increases were calculated by:

- a. Converting population projections to household projections and estimates of related housing units (it was assumed that future households would consist of 2.51 individuals per unit); and,

- b. Determining the amount of land needed to support the projection of new housing units.

This process was completed for the two population projections as follows:

- a. Status Quo = 449 persons divided by 2.51 individuals per household yields 180 new units of housing.
- b. Aggressive Growth = 2,465 persons divided by 2.51 individuals per household yields 986 new units of housing.

c. Land Area Requirements were calculated as follows:

- 1) It was assumed that for each acre of land needed to support future growth, 22% would be used for streets &/or other similar public improvements.
- 2) After adjusting for the 22% public improvements factor 34,000 square feet of area per acre would be available for development.
- 3) Existing residential zoning standards were used to calculate the number of dwelling units that can be developed per acre. The following estimates have been adjusted for the 22% public improvements factor:

RS 1 = 7,200 SF per unit = 4.72 units per acre  
RS 2 = 10,400 SF per unit = 3.40 units per acre  
RS 3 = 14,000 SF per unit = 2.40 units per acre  
MIX = 10,400 SF per unit = 3.30 units per acre

- 4) On the basis of the foregoing density standards, the land requirements of future growth would be as follows:

STATUS QUO PROJECTION

RS 1      180 units/4.72 units per acre = 38 acres  
RS 2      180 units/3.40 units per acre = 53 acres  
RS 3      180 units/2.40 units per acre = 75 acres  
MIX      180 units/3.30 units per acre = 54 acres

AGGRESSIVE GROWTH PROJECTION

RS 1      986 units/4.72 units per acre = 208 acres  
RS 2      986 units/3.40 units per acre = 290 acres  
RS 3      986 units/2.40 units per acre = 407 acres  
MIX      986 units/3.30 units per acre = 302 acres

## Alternative Growth Patterns

The two projections of population will yield dramatically different development patterns. In the case of the Status Quo Projection, future development could be accommodated on available land within the Town's current boundaries. The Status Quo scenario would require no change in the Town's current plans or related ordinances.

Land use demand associated with the Aggressive Growth Projection will require an expansion of the incorporated area of New Whiteland. Given any significant increase in population, the Town will expand in a primarily westward direction. Future development to the north is constrained by existing patterns of large lot residential development along U.S. 31 as well as by the flatness of the terrain and difficulty that will be involved in adequately draining the area. Areas to the north are also less attractive because of the distance to New Whiteland's sanitary sewers.

To evaluate alternative levels of growth, four options were studied. The following tables compare four different scenarios of expanding the Town's area in terms of potential development patterns. Each table shows the extent of land that would be earmarked for different categories of land use. The land use area requirements shown are based on the assumption that the town would develop in a pattern consistent with national averages for land use.

TABLE 6: Option One - Extends The Town's Jurisdiction One Mile North, West & South of Current Town Boundaries

LAND USE	LAND AREA (acres)	PERCENT OF AREA
Residential	302.0	24.1
General Business	2.2	.2
School	1.5	.1
Public Facility	1.2	.1
Park	12.0	.9
Flood Hazard	288.0	23.6
Vacant	644.0	51.0
Total	1251.0	100.0

TABLE 7: Option Two - Extends The Town's Jurisdiction In The Same Areas As One But Limits the Extension West To Grassy Creek

LAND USE	LAND AREA (acres)	PERCENT OF AREA
Residential	302.0	42.0
General Business	2.2	.3
School	1.5	.2
Public Facility	1.2	.2
Park	12.0	2.0
Flood Hazard	144.0	19.3
Vacant	259.0	36.0
Total	722.0	100.0

TABLE 8: Option Three - Extends Jurisdiction In The Same Areas As Two But Limits The Extension North To The Current North Boundary Of The Town

LAND USE	LAND AREA (acres)	PERCENT OF AREA
Residential	302.0	57.5
General Business	2.2	.4
School	1.5	.3
Public Facility	1.2	.3
Park	12.0	2.3
Flood Hazard	105.0	20.0
Vacant	101.1	19.2
Total	525.0	100.0

TABLE 9: Option Four - Extends The Town's Jurisdiction In The Same Areas As Three But Limits The Extension South To CR 500N

LAND USE	LAND AREA (acres)	PERCENT OF AREA
Residential	302.0	72.5
General Business	2.2	.5
School	1.5	.4
Public Facility	1.2	.4
Park	12.0	3.1
Flood Hazard	85.0	20.5
Vacant	10.0	2.6
Total	413.0	100.0

To further compare the four options, two key capital improvements (thoroughfares and sanitary sewer capacity) were studied. The comparison among options with respect to the extent of new arterial thoroughfares the Town would have jurisdiction for is as follows:

TABLE 10: NEW ARTERIALS ASSOCIATED WITH EXTENDED AREA

	OPTION 1	OPTION 2	OPTION 3	OPTION 4
ARTERIALS	(in lineal feet)			
CR 75W	14,000`	-0-	-0-	-0-
CR 25W	5,250`	5,250`	2,750`	2,750`
SAWMILL	7,500`	7,500`	7,500`	5,500`
CR 700N	2,112`	-0-	-0-	-0-
CR 600N	5,400`	2,650`	2,650`	2,650`
CR 500N	5,400`	2,650`	2,650`	2,650`
TOTAL	39,662` (7.5 miles)	18,050` (3.4 miles)	15,550` (2.9 miles)	13,550` (2.5miles)

In comparing the options in terms of sanitary treatment capacity, the two population projections were compared to existing capacity in the New Whiteland system. In the case of the Status Quo Projection, no additional capacity would be needed. However, the Aggressive Growth Projection would entail expansion of the system to handle an additional average daily load of .143mgd. If it is assumed that the four growth options eventually become fully developed (this would certainly occur beyond the year 2010) there would be even greater need to expand treatment capacity in the town. A comparison of the four options follows:

- OPTION 1 - would require an additional .292 mgd of capacity;
- OPTION 2 - would require an additional .203 mgd of capacity;
- OPTION 3 - would require an additional .167 mgd of capacity;
- OPTION 4 - would require an additional .146 mgd of capacity;

#### Conclusions

The Plan Commission accepted the Aggressive Growth Projection as the guide for developing the Comprehensive



Plan. In arriving at this conclusion, the Plan Commission considered that growth rates in excess of the Status Quo Projection appear to be an inevitable part of New Whiteland's future. The availability of sanitary treatment capacity has drawn several development proposals in the recent past. A commitment by the Town to increasing capacity within the sanitary treatment system will sustain and perhaps enhance its ability to attract new development. The Aggressive Growth Projection thus appears to be a reasonable estimate that should be used to guide the Town's planning during the next 20 years.

The Commission also selected Option 4 as the area to be encompassed by the Comprehensive Plan. Option 4 represents the best fit for the 20 year population projection. It encompasses sufficient area to accommodate all of the forecast growth and it would be the least costly of the four options in terms of new thoroughfares and sanitary treatment capacity.

CHAPTER 4: THE PROPOSED PLAN

The proposed plan for New Whiteland will carry the town forward to the year 2010. In developing the plan, the Plan Commission has considered an extended area to the west of current town boundaries to provide for anticipated growth. The extended area encompasses 413 acres bounded by Grassy Creek to the west, CR 500N to the south and a line defined as a westward extension of the town's current north boundary. The Plan Map shows that beyond the western and northern boundaries of the extended area, a buffer area is proposed in which the Plan Commission recommends low density residential development. The plan anticipates an increase of 2,465 people and 986 housing units during the next 20 years. The plan offers goals, development policies and a proposed land use map to guide the next 20 years in New Whiteland.

Goals

In developing the proposed plan, the New Whiteland Plan Commission adopted a set of goals to guide the planning process and ultimately, to shape the pattern of future development in and around the town:

- a. To protect and provide for the public health, safety, and general welfare of the Town of New Whiteland;
- b. To provide for adequate light, air, and privacy, to secure safety from fire, flood, and other danger, and to prevent overcrowding of the land and undue congestion of population;
- c. To protect the character and the social and economic stability of all parts of the Town and to encourage the orderly and beneficial development of all parts of the Town;
- d. To protect and conserve the value of land throughout the Town and the value of buildings and improvements upon the land and to minimize the conflicts among the uses of land and buildings;
- e. To guide public and private policy and action in order to provide adequate and efficient transportation,

water, sewerage, schools, parks, playgrounds, recreations, and other public requirements and facilities;

- f. To prevent the pollution of air, streams, and ponds; to assure the adequacy of drainage facilities; to safeguard the water table; and to encourage the wise use and management of natural resources throughout the Town in order to preserve the integrity, stability, and beauty of the community and the value of the land;
- g. To preserve the natural beauty and topography of the Town and to insure appropriate development with regard to these natural features.

#### Development Policies

The plan is based on the consideration of the following key policies for the development of land within and around the town:

- a. Specialization of Districts - New Whiteland exists as a community of neighborhoods and districts encompassing separate and specialized land uses including among others, residential, commercial and industrial districts. The principle of specialization would sustain this concept of districts concentrating each type of land use in independent, mutually exclusive districts.
- b. Separation of Districts - districts will be maintained as independent areas through use of landscape buffers, major transportation barriers, and/or natural landscape features designed to separate each area from others.
- c. Utilities & Services - development should be concentrated in areas where utilities, streets and related services are available. Development should not be permitted to spread outward from the Town unless services are extended or otherwise made available.
- d. Frontage Development - ribbons of development along Town Roads should be discouraged, This principle will yield efficient development of the total area of the Town as opposed to inefficient use of just the frontage.
- e. Variety - the Town should provide for variation in density, housing types and styles as well as other community facilities to support a wide range of opportunities and life styles within the community.

- f. Protection of Natural Resources - woodlands, marshes and streams are valuable assets to the Town and should be conserved as important features in the Town's environment.
- g. Open Space - the Town should provide for ample open space to support recreational facilities and activities consistent with the needs of the population.
- h. Flood Plain - development should be prohibited in areas delineated as floodway on state FIRM (Flood Insurance Rate Map).
- i. Continuity - residential streets should be linked within and among individual developments to promote continuity in the circulation of traffic throughout the town.
- j. Maintain Existing Town - developed areas of the Town are earmarked as districts in which future land use policy should concentrate on maintaining the integrity of residential neighborhoods and preserving the values that make New Whiteland an attractive residential community.

#### Proposed Plan

The proposed plan for New Whiteland is shown in Map 1 (Comprehensive Plan Map - New Whiteland) and consists of the following key features:

- a. Residential Districts - the plan contemplates promoting greater variety in residential development by providing for the following range of densities:
  - o Low Density - in the area west of Grassy Creek, (the buffer zone) lot sizes up to 23000 square feet in size are contemplated. As in all areas, the plan would require that sanitary sewers and other necessary services be available as a condition of any development.
  - o Medium Density - in the area east of Grassy Creek and throughout the rest of the town, the plan contemplates sustaining current lot sizes of 7200 square feet.












- o High Density - in the area west of CR 25 West, north of CR 600 North and bounded on the east by the current town boundary, the plan contemplates zero lot line two family development on lots 7200 square feet in size. It is recommended that this district not be mapped on the Zoning Map. The zero lot line district should be provided for as a floating zone in the zoning ordinances. As a condition of permitting zero lot line projects, the Town should require high quality development with special amenities including open space, landscaping and architectural control among other possibilities.
- b. Commercial Districts - the plan contemplates preserving existing commercial areas and providing for new commercial development as follows:
  - o Highway Oriented Commercial - on the east side of U.S. 31, north of CR 600 North, the plan earmarks all highway frontage (on U.S. 31) for commercial uses.
  - o Neighborhood Convenience - the northwest corner of Sawmill Road and Whiteland Road is designated for neighborhood scale convenience type commercial development.
- c. Industrial District - the plan concentrates all industrial development north of CR 600 North in an area bounded by the Pennsylvania - Central Railroad on the east and on the west by the proposed highway oriented commercial district. Light Manufacturing that would be compatible with adjoining commercial enterprise is contemplated for this area.
- d. Public/Institutional the plan designates the northwest corner of CR 25 West and CR 600 North as potential site for a Community Center. This areas would be reserved for the possible development of police, fire, park and/or other community service facilities maintained for and by the Town.
- e. Flood Hazard Area - its potential as conservation land with possibilities of developing for recreation.
- f. Thoroughfares - the following roads are earmarked as streets that should be upgraded and maintained to handle increased traffic volumes associated with future development: Whiteland, Sawmill, Tracey, CR 25 West, and CR 75 West.

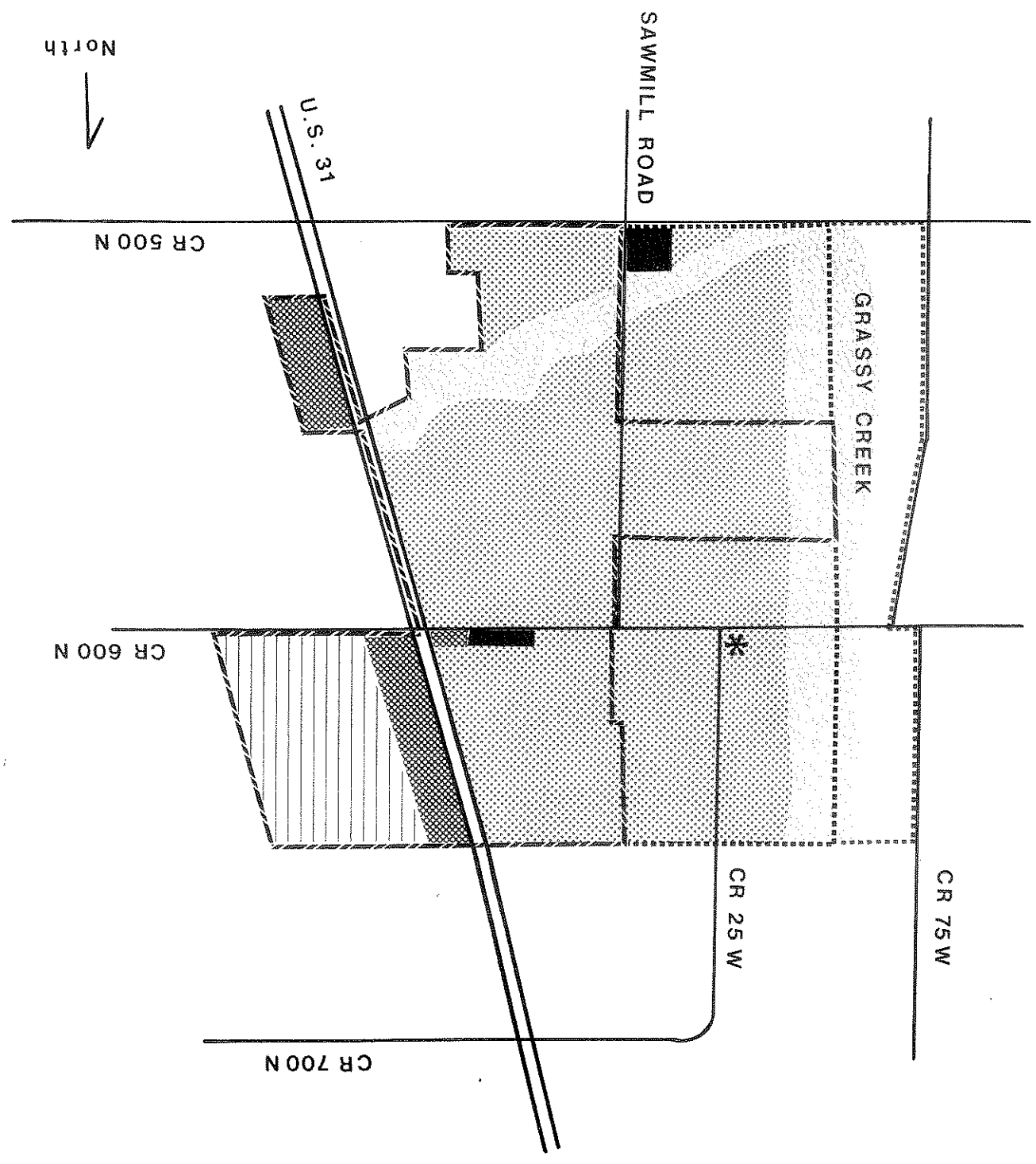
# MAP 1 NEW WHITELAND COMPREHENSIVE PLAN

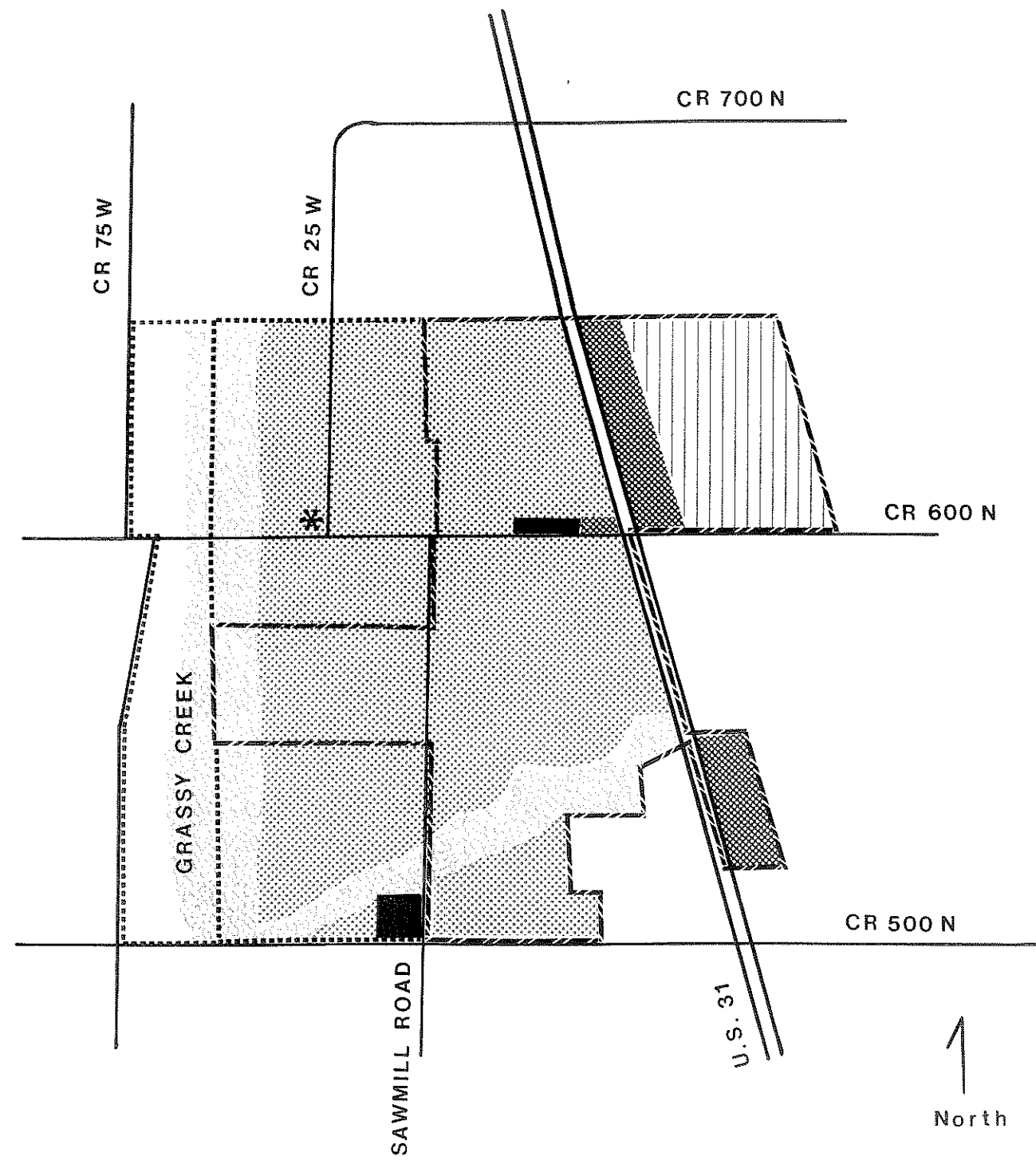
January 1989

Scale: 1" = 2000'

## LEGEND

- RESIDENTIAL
  - low density (buffer area) 
  - medium density 
- COMMERCIAL
  - highway oriented 
  - neighborhood 
- INDUSTRIAL
  - 
- FLOOD AREA/CONSERVATION
  - 
- PUBLIC/INSTITUTIONAL
  - \* 
- MAJOR THOROUGHFARES
  - 
- TOWN BOUNDARY
  - 
- EXTENDED JURISDICTION BOUNDARY
  - 
- BUFFER BOUNDARY
  - 





## LEGEND

### RESIDENTIAL

- low density (buffer area)
- medium density

### COMMERCIAL

- highway oriented
- neighborhood

### INDUSTRIAL



### FLOOD AREA / CONSERVATION



\* PUBLIC / INSTITUTIONAL

— MAJOR THOROUGHFARES

- - - TOWN BOUNDARY

..... EXTENDED JURISDICTION BOUNDARY

- · - · - · BUFFER BOUNDARY

Scale: 1" = 2000'

January 1989

# MAP 1 NEW WHITELAND COMPREHENSIVE PLAN

Gary V. Turner

planning consultant

CHAPTER 5: IMPLEMENTATION STRATEGIES

The plan alone will not suffice to guide New Whiteland's future development. To achieve the goals, policies and aims set out in the Plan, the Town must pursue several implementation strategies. The following outlines the most significant of the next steps in managing future development:

- a. Extended Jurisdiction - under the provisions of IC 36-7-7-4 New Whiteland should extend its jurisdiction for planning and zoning outward to the following boundaries:

West - the east side of CR 75 West should form the western boundary of the area of extended jurisdiction (this would encompass the 413 acre primary planning area as well as the buffer described in the Comprehensive Plan);

South - the north side of CR 500 North (Whiteland Road) should form the southern boundary of the area;

North - the current north boundary of the town should be extended west to the east side of CR 75 West to form the north boundary of the area of extended jurisdiction.

- b. Annexation - within the area of extended jurisdiction New Whiteland should consider the annexation of territory on a case by case basis. Any territory annexed should be adequately served by water, sewers, streets and other necessary services. As a condition of annexation, the town should ensure that proposed developments are of high quality and consistent with the standards set forth in the Town's zoning and subdivision control ordinances.
- c. Zoning Ordinance the official Zoning Map of New Whiteland and the text of the Zoning Ordinance should be amended to encompass recommendations of the plan. Key changes would include:
  - o Amend the Zoning Map to include the area of extended jurisdiction and all land use districts shown in the plan;



- o Revise the Ordinance to provide for appropriate standards and requirements for all districts shown in the plan.
  - o Develop special standards for the zero lot line district and provisions necessary to create the district as a floating zone in the ordinance.
- d. Subdivision Ordinance - upon completing the foregoing steps, the subdivision ordinance should be reviewed and updated consistent with proposed changes in the Comprehensive Plan and Zoning Ordinance.
- e. As a final recommendation, the Town should undertake the process of evaluating the capacity of the current sanitary treatment system. A capital improvement plan should be formulated to guide the town in the process of upgrading the sanitary treatment system. Future development in the area of extended jurisdiction should be assessed a "hook-on" fee that will defray the cost of expanding capacity in the treatment system.

## APPENDIX ONE

Chronological Sequence: Development of the New Whiteland Comprehensive Plan

May 19, 1987 - Town retains Gary V. Turner, Planning Consultant to provide general planning services;

August 25, 1987 - Plan Commission studies an outline illustrating the general content, scope of work and a general schedule for developing a Comprehensive Plan;

January 26, 1988 - Plan Commission approves a more detailed outline of the Plan and directs the Consultant to proceed with work;

March 23, 1988 - Plan Commission studies general information on extending town jurisdiction for planning purposes to the west and is directs the Consultant to prepare for a special workshop meeting on Saturday, April 23, 1988;

April 23, 1988 - Plan Commission meets in a workshop format to review base maps and preliminary planning study materials and to direct the Consultant in the next steps of the development of the Plan;

June 28, 1988 - Plan Commission studies the Preliminary Alternatives for Growth and Land Use Report. The next Plan Commission meeting is slated for a public hearing to present the report to members of the public and the Town Board;

July 26, 1988 - Plan Commission conducts a hearing on the Preliminary Alternatives for Growth and Land Use Report;

August 2, 1988 - Consultant meets with the Town Board and by motion of the Board is directed to proceed with the development of the Comprehensive Plan for the area encompassed in the Option 4 alternative (as outlined in the Preliminary Alternatives for Growth and Land Use Report):

September 27, 1988 - Plan Commission studies recommended goals and development policies as well as alternative land use maps for the Comprehensive Plan and directs the Consultant to proceed with next steps;

November 22, 1988 - Plan Commission studies and approves an annotated outline of the plan with mock up graphics. The Consultant is directed to proceed with the development of the preliminary plan report for presentation in January 1989;

January 22, 1989 - Consultant presents New Whiteland Comprehensive Plan Public Review and Comment Draft. Consultant is directed to prepare a public hearing in February 1989.

February 23, 1989 - Plan Commission conducts public hearing and directs Secretary to certify a copy of the Proposed Comprehensive Plan to the Town Board with a favorable recommendation to adopt the Plan (see Appendix 2 for Resolution).

March 21, 1989 - New Whiteland Town Board conducts public hearing and adopts the proposed Comprehensive Plan (see Appendix 2 for Resolution).

# TOWN OF NEW WHITELAND

401 Mooreland Drive  
New Whiteland, Indiana 46184  
(317) 535-9487

RESOLUTION  
89-2

WHEREAS, the Advisory Plan Commission of the Town of New Whiteland, Indiana has given careful study to the requirements of the Town for the establishment of a Comprehensive Plan and,

WHEREAS, the Plan was approved by the Plan Commission on February 28, 1989 and a copy of said Plan was certified to the Town Board of Trustees on March 7, 1989 for consideration and passage,

WHEREAS, said plan was considered in a properly advertised public hearing, which hearing was held by the Town Board of Trustees in the Town Hall on the 21st day of March, 1989, and all suggestions and criticisms have been given careful study and consideration,

NOW, THEREFORE, BE IT RESOLVED, that said Plan is adopted by the Town Board of Trustees of the Town of New Whiteland, Indiana, and that the Plan Commission is authorized to publish and distribute the plan to guide future development in the Town.

Adopted this 21st day of March, 1989.

Town Board of Trustees of New  
Whiteland, Indiana

By: *James Z. Stoff*  
President

By: *Charles J. Hickey*  
Member

By: *Maribeth H. H. H. H.*  
Secretary

By: *Donald S. Morrison*  
Member

By: *Robert L. L. L.*  
Member

By: \_\_\_\_\_  
Member

# TOWN OF NEW WHITELAND

401 Mooreland Drive  
New Whiteland, Indiana 46184  
(317) 535-9487

## RESOLUTION

WHEREAS, the Advisory Plan Commission of the Town of New Whiteland, Indiana has given careful study to the requirements of the Town for the establishment of a Comprehensive Plan and,

WHEREAS, said plan has been submitted to a properly advertised public hearing, which hearing was held in the Town Hall on the 28th day of February, 1989, and all suggestions and criticisms has been given careful study and consideration,

WHEREAS, the Plan was approved by the Plan Commission on February 28, 1989.

NOW, THEREFORE, BE IT RESOLVED, that said Plan be recommended to the Town Board of Trustees of the Town of New Whiteland, Indiana, for passage, and that the Secretary of the Commission is hereby directed to certify a copy of said Plan to the Board at their next meeting for consideration and passage.

Adopted this 28th day of February, 1989.

Advisory Plan Commission of New  
Whiteland, Indiana

By: John W. Batey  
President

By: Maribelle H. Hagan  
Secretary