

CHAPTER 4

LAND USE

Introduction

Planning for the future land use patterns of the community is one of the primary objectives of a comprehensive planning process. This includes developing a future land use map in addition to the goals, objectives, and policies that will help the Plan Commission, the Board of Zoning Appeals, and the City Council make land use decisions that help the community achieve its vision. The growth management goals and objectives for the City of Greensburg and the future land use map are presented in this chapter.

Growth Management Goals & Objectives

Goal

Encourage a range of housing choices, including a range in type, size, location, and quality to meet the needs of current and future residents.

Objectives

- Increase the types of market rate housing available in Greensburg (e.g., starter homes, homes for the elderly, executive housing, etc.)
- Increase the use of upper floors in downtown buildings for residential use
- Disperse affordable housing throughout all areas of the community
- Encourage the development of live-over-work structures where appropriate
- Promote traditional neighborhood development for new neighborhoods

Goal

Create walkable, mixed-use neighborhoods, to improve the quality of life and avoid development of isolated subdivisions.

Objectives

- Encourage the development of neighborhood centers, such as parks and small neighborhood retail areas
- Reduce vehicle trips and miles traveled within the City
- Limit the approval of residential developments proposed to locations which are adjacent to the existing urban infrastructure or where infrastructure will be built within the time frame of the construction of the development

Goal

Revitalize historic areas in the downtown and its surroundings and redevelop underutilized areas in which there is existing infrastructure.

Objectives

- Promote infill development
- Maintain the authenticity of historically significant structures
- Reduce the number of deteriorating neighborhoods
- Protect and enhance the City's identity through public improvements within Downtown Greensburg
- Promote Downtown Greensburg as a center for government services, financial institutions, locally owned specialty retail, entertainment and history

Goal

Create a system of well-planned business corridors, each with a strong sense of place, which compliments the Greensburg community identity.

Objectives

- Improve the experience of motorists and pedestrians as they traverse the city's business corridors
- Identify locations for planned business corridors
- Increase the viability of business corridors by encouraging the incorporation of certain types of residential uses
- Leverage public improvements throughout the city to encourage private investment
- Encourage the use of native, non-invasive planting materials
- Limit approval of commercial developments to locations which are adjacent to the existing urban infrastructure

Goal

Encourage a mix of complimentary land uses while avoiding known nuisances.

Objectives

- Encourage buffers or less intensive uses between incompatible land uses
- Increase the vitality of zoning districts by providing for a mix of permitted complimentary uses where appropriate
- Reduce the likelihood of conflicts between residential uses and known nuisances such as stock yards, airports, factories, junk yards, etc.
- Support relocation of existing nuisance uses to more appropriate areas

Goal

Actively pursue the annexation of properties which currently benefit from the services provided by the City of Greensburg.

Objectives

- Devise an annexation strategy/policy

Goal

Promote the responsible expansion of the City's utilities into unincorporated areas.

Objectives

- Devise an annexation strategy/policy

Scenarios

Two scenarios of potential future land uses were presented to the Steering Committee for consideration. One scenario reflected the aggregate of the scenarios developed by the public during a public workshop. The other scenario was produced focusing on the planning principles. The two scenarios are presented below.

The first scenario demonstrates the quantity and location of growth that the public felt was appropriate for the community during a public workshop. It is based on their knowledge of the community, hopes for the future, and information they have heard regarding speculative development proposals. Scenario one is shown in Figure 4.1.

The second scenario was developed based on the planning principles and projections of the amount of development needed based on the population projections reflecting the impact of Honda. The land use projections assume that in the future a similar amount of land will be needed per person for each type of land use as is currently being used. Scenario two is shown in Figure 4.2.

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Type, Quantity, and Quality of Development

Managing land use in the community includes managing the type, quantity, and quality of development that occurs. The type is generally expressed in broad land use categories like residential or commercial. The quantity of development considers how much development is appropriate for the community. This is primarily expressed in the future land use map along with the location of development. Quality seeks to make a public statement of the standard of development that is expected in the community including open space, landscaping, and building requirements.

Type

- Residential development should reflect a range of market types
- New commercial development should complement, rather than compete with, existing businesses
- New industrial development should focus on supporting existing industries in the community

Quantity

- Neighborhood commercial areas should be located to serve approximately 1,000 households

Quality

- New subdivisions should provide for common open space or public park land
- Building materials should be of a high quality and require minimal maintenance

Location Criteria

The location criteria supplement the information on the future land use map with more descriptive information about where specific land uses should be located relative to public facilities, road types (classifications), or adjacent uses.

- Residential development should be located where it can be served by municipal utilities including water and sewer
- Community and residential commercial development should be located in existing or planned commercial areas along arterials or at the intersection of arterials and collectors
- Neighborhood commercial development should serve the day to day needs of residents and be located at the intersection of collectors

- Industrial development should be located in designated industrial areas and be served by appropriate infrastructure including roads, rail, water, sewer, and telecommunications
- Agricultural business should be located in a designated agricultural business park served by appropriate infrastructure including roads, rail, water, and sewer
- New public schools should be located within walking distance of the neighborhood they serve
- New public buildings should be located where they functionally serve the community, and visually anchor a neighborhood, block, or district
- Residential development should be buffered from known nuisances and agricultural uses

Future Land Use Map

The Future Land Use map represents the consensus of the community on the quantity and location of development that should occur in the community by 2030. This map is shown in Figure 4.3.

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