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Stephen Brack
AUDITOR, FRANKLIN COUNTY

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RESOLUTION ADOPTING COMPREHENSIVE PLAN

RESOLUTION NO. 2015-20

RESOLUTION OF THE FRANKLIN COUNTY COMMISSIONERS OF FRANKLIN, INDIANA ADOPTING THE CONPREHENSIVE PLAN OF THE COUNTY OF FRANKLIN, INDIANA.

WHEREAS, the Plan Commission of Franklin County, Indiana, did on May 13, 2015, hold a public hearing to consider adoption herein attached comprehensive plan for the county, and

WHEREAS, the Plan Commission did consider said Comprehensive Plan until all remonstrances were heard, and

WHEREAS, the Plan Commission found that this plan meets the requirements of IC 35-7-4-500, and the adoption of this plan element to be in best interests of the county and

WHEREAS, the County Commissioners finds that it is in the best interest of the county to adopt this plan.

NOW, THEREFORE, BE IT RESOLVED, that the County Commissioners hereby adopts the attached as the Comprehensive Plan to the County of Franklin, State of Indiana.

This resolution shall be effective from and after its passage.

DULY ADOPTED BY THE COUNTY OF FRANKLIN, INDIANA, on this 3rd day of August, 2015.

Tom Wilson

Tom Linkel

Eric Roberts

ATTEST:

Stephen Brack, County Auditor

Date: Aug. 3. 2015

Audited

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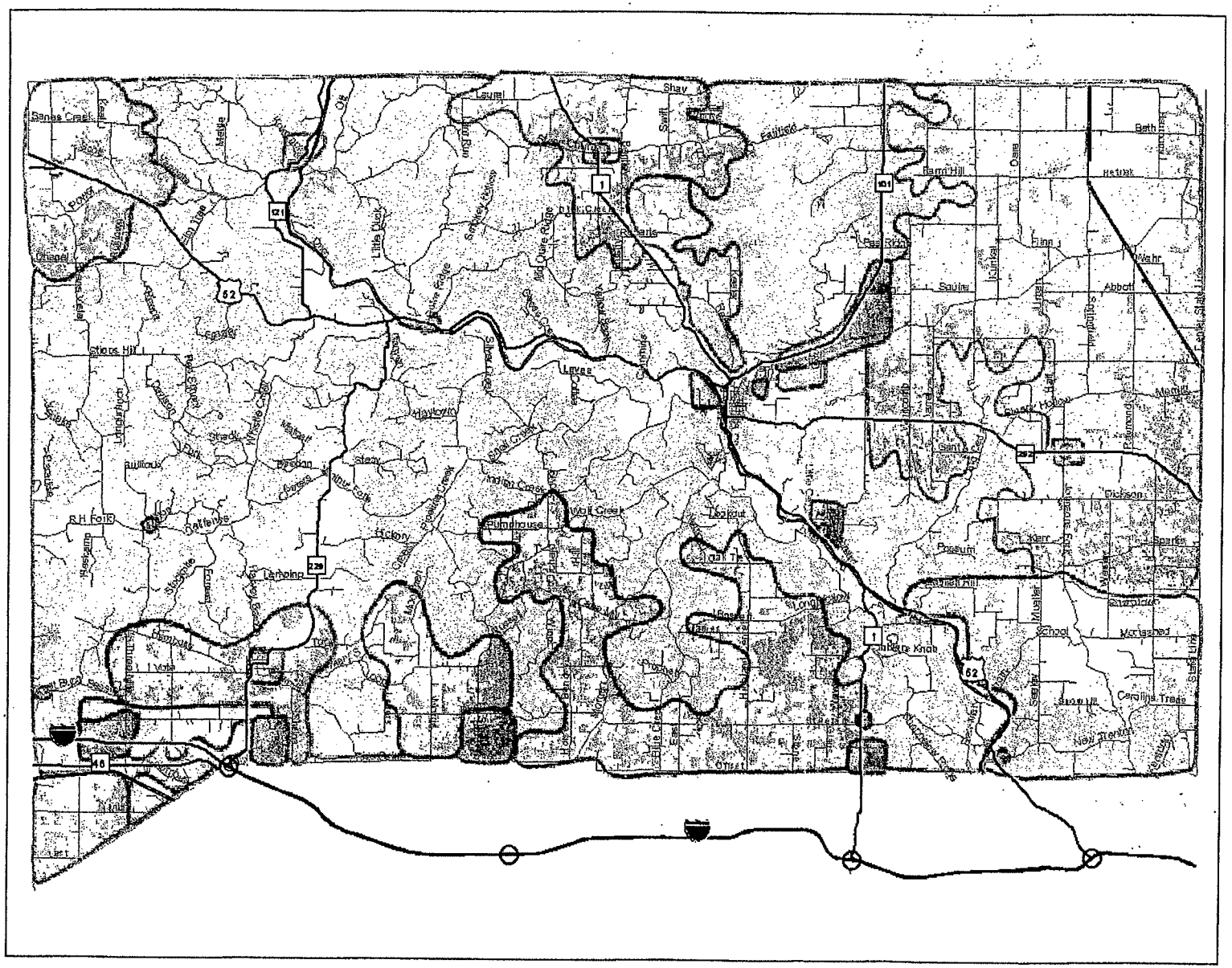


Map 5.1
Future Land Use Map

Future Land Use

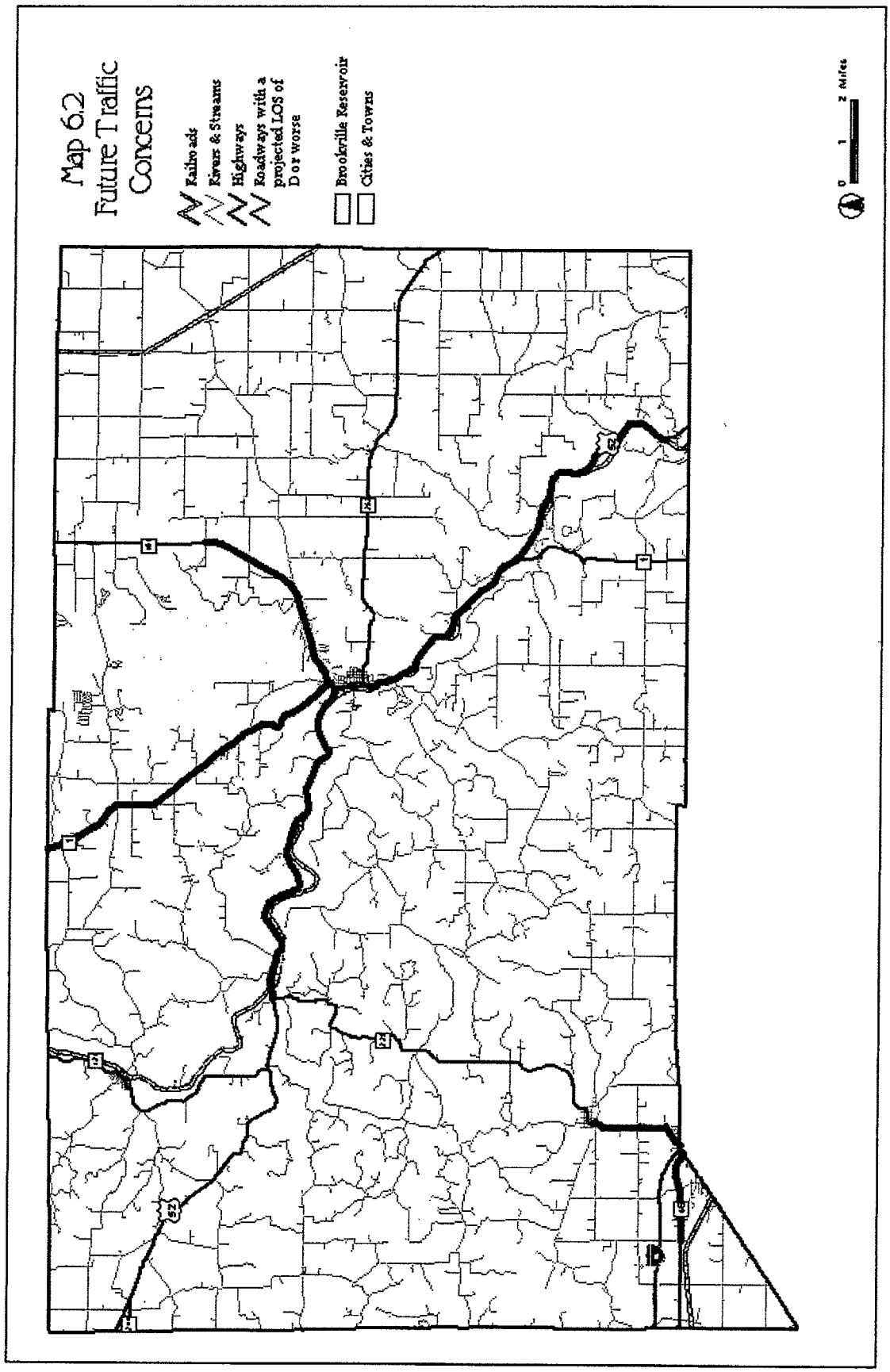
- Agriculture
- Rural Development
- Suburban Housing
- Smaller Lot Housing
- Comm
- Enclos
- Open
- Comm Nodes

- Railroads
- Roads
- Highways

Existing Land Use

- Agriculture
- Undeveloped
- Commercial
- Industry
- Airport
- Institutional
- Single Family
- Recreation
- Multi Family
- Utility
- Water
- Cemetery
- Mineral Extraction
- Mobile Home Park
- Education

0 1 2 Miles


Map 6.2
Future Traffic Concerns
Railroads
Rivers & Streams
Highways
Roadways with a projected LOS of D or worse
Brookville Reservoir
Cities & Towns
0
1
2 Miles

Franklin County Comprehensive Plan
Executive Summary

The County Commissioners and the Franklin County Are Planning Commission embarked on the update to their Comprehensive Plan in the winter of 2013. A committee was formed of citizens (Citizens Input Committee) to undertake this task and report out to both entities. Over the next eighteen months a number of meetings took place concerning the content and make up of the revised Comprehensive Plan. In September of 2014, The Kinnett Consulting Group was hired by the Franklin County Redevelopment Commission to take the information compiled and formulate and finish the Plan. The findings of that effort are as follows;

Public Involvement – a group of eighteen individuals were appointed to the Citizens Input Committee to put together strategy and ideas to be included and not included in the Plan. Eleven meetings were held with the public invited over the next eighteen months to discuss various components of the Plan. The Kinnett Consulting Group was then brought in to organize the information gathered and add needed components to finalize the Plan.

Parks and Recreation – A framework was added to the Plan for reference as to what constitutes a park and in what context. The Parks in the County were looked at from this perspective and it was determined that no additional parks were warranted at this time. However, discussion has been had concerning the creation of a bike and hiking trail along Brookville reservoir from Richmond to Brookville as well as from Oxford, Ohio to Brookville.

Utility Services – An inventory of Service Providers was compiled and listed. There was serious concern for the protection of water rights in Franklin County and discussion is underway on how to manage the water resources found in the County. Also there is a goal to further improve the EMS services currently available in Franklin County.

Community Profile – Information was gathered on numerous relevant data pertaining to Franklin County. These included Population Growth and Density, Aging and Commuting patterns.

Economic Development – An explanation was provided for the need for Economic Development in Franklin County and how the overall process should be considered and approached. Discussion also showed a deep desire to have job growth that is both sustainable and with high investment potential. To understand the impacts a number of data points were considered which included; Employment and Employment Sectors, A listing of major employers from the County. It also looked at Tourism as a separate and critical element. The recommendations were to evaluate the current use of EDIT funds, the creation of a Strategic Economic Development Plan, the suggestion of the potential of hiring a full time ED staff, further support for the growth of Tourism in the County and the creation of tools to enhance comprehensive economic development including infrastructure improvements in Franklin County.

Transportation – An explanation of what constitutes various roadways was included again as a point of reference when discussing roadways. While the County has numerous State and Federal highways crossing it, it has no real effective route that provides easy access either into or out of the County for commercial purposes. Emphasis should be given to upgrading the existing State highways as well as US 52. Also, a suggested route to be considered was crossing the County from Oxford, Ohio to Batesville Indiana providing for better commercial traffic as well as access coming to and leaving Brookville Reservoir. Other issues identified were the widening of County Roads, better shoulders and side ditches for the secondary roads.

Housing – An analysis of housing was completed which included characteristics such as Household Composition, Year Built, Housing Type, Value, Monthly Mortgage Payment, Gross Rents, Year of Occupancy, Owner Occupancy and other pertinent housing Data. Recommendations were to maintain the current Occupancy ratio for the County, expand opportunities for mid and low income units, establish a Green Credit program.

Land Use – An explanation of what Land Use is versus Zoning and why it is needed was included for perspective. Land use types were identified and included Agriculture, Commercial, Commercial Nodes, Industrial – Enclosed and Open, Suburban Housing, Smaller Lot Housing, Rural Development, Flood Plain/Floodway. Recommendations were to change land use along US 52/Ind. 1 to Business/Multi-Use. Also to add Condo/Townhouse along the Whitewater River Valley.

Chapter 1

Public Involvement

The Franklin County Area Planning Commission and the Franklin County Commissioners are responsible for the completion and delivery of the Comprehensive plan under the Indiana Legislative Code. This plan is intended to assist in guiding the decisions related to future development and re-development issues and policy throughout the unincorporated areas of Franklin County. In the preparation of this plan the Franklin County Commissioners determined that there needed to be input into the completion of the plan. The utilization of an Advisory Steering Committee, comprised of individuals from across the county representing numerous aspects of the broader community was used for this input.

Advisory Steering Committee

The first task established by the Franklin County Commissioners was to establish the Advisory Steering Committee from which input would be received concerning all components of the Plan. The representatives were selected from all segments of the population by both geographic and constituency group.

This Committee was charged with the review and editing of the current Comprehensive Plan as well as the conduit to the general population for additional input into the Plan. They were also charged with the responsibility to provide direct input to each of the sections of the plan as they are developed. The ultimate responsibility will be for the Committee to recommend to the Franklin County Area Planning Commission the final plan for consideration. The Area Plan Commission would then make a favorable recommendation to the Franklin County Commission.

The Committee Members:

Joe Gillespie
Bobby Bane
Paula Keller
Haroline Ison
Curtis Ward
Dennis Lackey
Rick McMillin
Kate Greene
Daryl Kramer
Ted Stubbs
Steve Roemer
Jeff Batchler
Bob Braun
Steve Collier
Stanley Monroe
Jim Suhre
Dave White
Tim George

Process Used

1. The Routine update of the Comprehensive Plan is a straight forward responsibility of the County Commissioners.

2. The current Comprehensive Plan contained outdated data when it served as the basis for the CIC (Citizens Input Committee) to create and submit the revised zoning code in April 2010. The CIC included a recommendation that the Comprehensive Plan be updated.
3. The Commissioners appointed a Steering Committee to prepare recommendations for updating the Comprehensive Plan. (Special instruction was given to include references to protecting the Aquifer and placing an emphasis on Economic Development for the County)
4. Following eleven (11) meetings where all landowners and residents of Franklin County were invited to participate in the process the Steering Committee determined (based on extremely low participation – average attendance ranging from 14-15 citizens) that the Citizens of Franklin County had no will that the Plan should be revised or updated and adjourned.
5. The Franklin County Commissioners, based on the recommendation of the Franklin County Redevelopment Commission citing the necessity for a revised plan to accurately create a strategic plan, created the Comprehensive Draft Committee which was comprised of three individuals who expressed a desire to continue the work of the Steering Committee. The three individuals were Curtis Ward, Paula Keller, and Joe Gillespie.
6. The Franklin County Redevelopment Commission interviewed and hired an outside consultant, The Kinnett Consulting Group to assist in the revision of the Comprehensive Plan to ensure that the Plan included the necessary components.
7. Members of the Comprehensive Plan Draft Committee and the Franklin County Redevelopment Commission oversaw the process to make sure the intent of the original Steering Committee stayed true throughout the revision process
8. On December 18, 2014, the consultant presented the final, revised draft of the Comprehensive Plan to the Redevelopment for their review.
9. On February 11, 2015, the revised Comprehensive Plan will be presented to the Franklin County Area Planning Commission. Notice was given to the original Steering Committee and to the public inviting them to participate in the advertised public hearing.

Chapter 2

Parks and Recreation

Parks and Recreation facilities are meant to enhance the overall quality of life for the citizens of a county. In turn, the quality of the facilities is a reflection of how a county regards the quality of life standards for its citizens.

To analyze the level of services available to the citizens of the county we must first put into context what the norms should be when considering the level of services that should be expected. To achieve this, a set of standards against which a comparison can be made should be established. These standards can be found in Urban Land Use Planning Fourth Edition. Using these standards, we can identify if any deficiencies exist in the county and then attempt to make recommendations to correct or modify any existing facilities to provide the appropriate standards needed in the county now or in the future.

The standards relate to the following types of Parks:

Regional Park	Neighborhood Park
Community Park	Block Park

The **Regional Park** provides outdoor recreation opportunities with an emphasis on the natural environmental made available to residents from several counties. Usually these parks are developed by state or federal agencies. The Park has a variety of topographical characteristics and is spacious with geologic, botanical and historic uniqueness. They often include lakes, reservoirs, ponds and/or undisturbed streams.

The standard size for this type Park is five to ten acres per 1000 residents and the typical size will range from 200 to 1000+ acres. Its service area can range up to fifty miles, drawing individuals from outside the county in addition to serving all of its county residents. Its typical minimum service area population is 40,000 persons. Another characteristic is that between 50-80% of the land will remain undeveloped in this type of Park.

Typical Facilities:

Picnic Areas	Food & Lodging
Campgrounds	Restrooms
Winter Sports	Parking
Playfields	Trails
Natural Study Area	Water Recreation

The **Community Park** is an activity dominated area with a moderate amount of managed underdeveloped land that can sustain heavy use. The character of the Park is typically is moderate slopes, partial tree coverage, good drainage with a combination of rolling and level land. The capacity of use in this Park will vary but is typically high use.

The standard acreage for this Park is between five and eight acres per 1000 residents. And average size of park will be between 25 and 200 acres. The service area for consideration for urban settings is 0-5 miles and will serve all or most of the urban residents. The area for rural setting is comparable at 0-5 miles also serving all or most of the county residents. There is no minimum service area population requirement.

Typical Facilities include:

Picnic / Shelter House	Ballfields
Golf	Restrooms
Winter Sports	Parking
Playground Equipment	Trails
Playfields	Water Recreation

The **Neighborhood Park** provides active and passive recreational facilities for all age groups and families with minimal distance from neighborhood residents. It is typically high use capacity with rolling terrain, good drainage and minimal road or other obstacles between the park and residents. The park can also be developed in conjunction with the local schools.

The acreage standard is one to two acres per 1000 residents. The service area typically for urban settings is 0-2miles, rural settings is 0-5miles and can serve one or more townships. The minimum service population for this type of park is 1700 residents.

The types of facilities that can be found in these parks are:

Playground equipment	Ice Skating
Playfield	Picnic Areas
Basketball Courts	Shelter House
Tennis Courts	Restrooms
Ballfields	Sitting Area
Swimming Pool	Parking

The **Block Park** provides a protected area for young children in residential areas and space and activity for the elderly. It typically has high use capacity and accessibility off of low volume streets by walking or bicycle and is often developed in conjunction with a school.

The acreage standard is one-quarter to one-half acre per 1000 residents. The average size for the Park is ¼ - 5 acres and the service area for the urban 0-1 miles, within walking distance and the rural service area is 0-2 miles, within a 5 minute drive or bike ride for a child. There are no minimum criteria for population for this type Park.

Typical Facilities:

Playground Equipment
Playfield
Basketball Courts
Sitting Areas
Parking

In Franklin County, there are numerous areas where Parks currently exist. The first area is in the Town of Brookville - Brookville Town Park fits the criteria of the Neighborhood Park as does the Jaycees Park and Main Street Park. There has been some speculation of the construction of a Conference Center as well as an open air performance area located in or near Brookville.

In the County there also exists five areas that meet the various criteria for Block Parks. The first are Metamora Park and Whitewater Canal State Historic Site, which when combined comprise approximately a five block area in size and has picnic tables, sitting benches and numerous historic and retail opportunities. It hosts annual crafts and art festivals, which typically have large turnouts. Three other areas identified as Block Parks include Andersonville Park, Oldenburg Park and Laurel Town Park. All Parks have areas for general play for the area children. They are typically used by all segments of the local community and serve the needs of the general area.

Another facility that fits in the Parks and Recreation category is the Franklin County Park. This facility, while having been in existence for many years at its present site still remains a focal point for the community. It hosts numerous venues throughout the year including the Franklin County 4-H Fair.

There are also three State Park/Recreation Areas located in or quite near Franklin County; they are Brookville Lake/Mounds Recreation Area, Whitewater Memorial State Park and Quakertown State Recreation Area. All are managed by the Indiana Department of Natural Resources. They all have many activities for visitors including camping, hiking, boating, fishing among numerous other activities.

Recommendations

According to the Franklin County Parks Master Plan, discussions were held concerning the need for additional Parks to possibly be located in other areas of the county. As discussions proceeded it was felt by most participants that the amount of parks was currently sufficient for the current population. The analysis based on the previous study show, that at this time, no additional parks are needed in and around Franklin County. However, as population grows and additional concentration takes place, this determination will need to be revisited based on the initial thresholds presented above.

During those same meetings, a number of other potential developments did rise to the surface and should be looked at in further depth. Other potential developments include a proposed bicycle and pedestrian path from Oxford, Ohio through Franklin County as well as from Richmond, IN south along the lake. The second was the addition of an

Amphitheatre. This would again provide an additional resource to the general community as well as the region in offering more venues for the public to utilize.

Another consideration was the development of the Headwaters coming from the base of the Brookville Lake Dam. It is currently one of the only sustainable trout fisheries in the State of Indiana. This stream can also be used to hold additional activities such as a Canoeing and Kayaking and could hold festivals relating to these activities.

Private/Public Development

Franklin County does have a number of major privately held recreation and tourism activities as well as numerous other smaller venues. The primary ones are the two Canoe Rentals (Morgan and Whitewater). In addition to the previous development there is the Brookville Lake which is a publicly held conservancy area (by the Army Corp of Engineers) managed by the Indiana Dept. of Natural Resources, used primarily for fishing, boating and camping. It is located in both Franklin and Union Counties, but as part of this report, it has been identified as an area for potential expansion.

Chapter 3

Utility Services

Sanitary Sewer

Approximately 90 percent of the households in the Franklin County are currently on septic systems. The remaining percentage utilizes public sewer systems to treat their sanitary waste. In the County, there are four rural and municipal sewer providers; Town of Brookville, Brookville Lake Regional Waste District, Town of Laurel, Town of Metamora, Big Cedar Mobile Home Park, and Oldenburg which is tied into Batesville. All other parts of the County are on septic. To plan for the future, a Wastewater Master Plan should be completed to provide a roadmap for continuous improvements to take place immediately, five years out, twenty years out and beyond twenty years. This will allow the County to continue to grow in size before additional expenditures needs to be made.

Electrical Service

Franklin County is served by Duke Energy, Whitewater Valley REMC, Southeastern Indiana REMC and Rush/Shelby REMC.

Gas Service

There are two suppliers of gas service in the County, Sycamore Gas and Miami Valley Gas. They primarily serve areas in and around throughout Franklin County.

Water Service

Franklin County is served by numerous water service companies in many areas of the County. They include Town of Brookville, Franklin County Water Assoc., Hoosier Hills Water District, Napoleon Water and North Dearborn Water District.

Serious discussion should begin concerning the use and or abuse of the Aquifer located in Franklin County. Consideration should be given to potential limits to what can be taken out of the County for use by nonresidents. Cases have been made on a national level concerning the protection of water aquifers, ie, Great Lake States vs. Nebraska, Colorado and other Plain States for the piping of water from the Great Lakes to the west. This is a local commodity and should be protected for local business and residents. Local policymakers should take every step possible, legally, to maintain the water resources for local residents, businesses and agriculture.

Telephone/Internet Service

Franklin County is served by Enhanced Telecommunications, Inc, Cincinnati Bell, Heavenwire, Y-Dial and Frontier.

Solid Waste

Solid Waste pick up is provided in Franklin County by Rumpke, Best Way and CGS. It also has a the Franklin County Transfer Station.

Health and Emergency Services

Fire Service

Franklin County is served with volunteer fire service with Fire Stations in Brookville, New Trenton, Oldenburg, Laurel, Metamora and two Drewersburg Stations.

Police Coverage

Franklin County Sheriff's Department, County Courthouse. It also is served by the Indiana State Police, Brookville Police Department, and three Town Marshall's in Laurel, Mt. Carmel and Oldenburg.

Medical Facilities

There is one emergency service provider and three Clinics in or near the Town of Brookville and Batesville. Life squads are located in multiple locations in Franklin County, and the services are deemed adequate. However, timelines of service are of utmost importance to the overall quality of community and economic development, and there is always opportunity for improvement.

Goal: To be able to fund a full time EMS to serve all residents of Franklin County.

Chapter 4

Community Profile

This section provides a demographic profile that represents the various components of the county. It provides the most current information on the county as well as historic data from which trends can be identified. Much of the data available is from the 2010 census of Population and Housing and the American Community Survey 2013.

Population

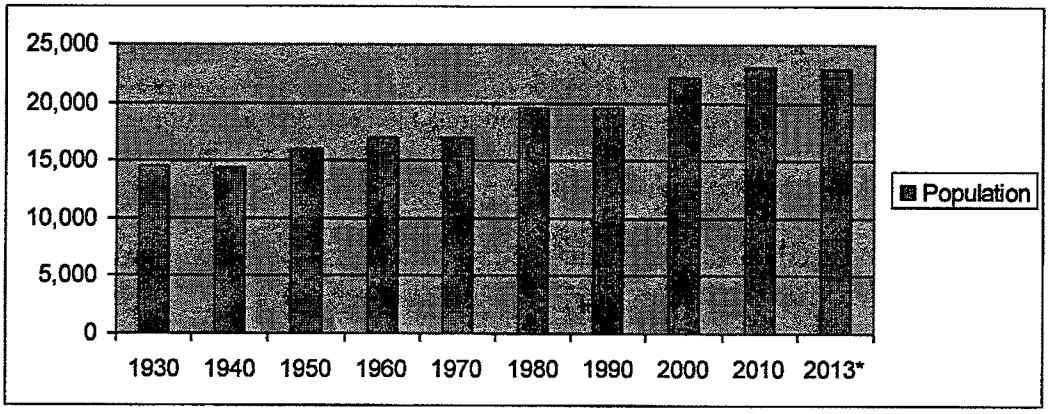
Franklin County's population has been steady over the last decade. The population grew between 2000 and 2010 from 22,151 to 23,087 a rate of 4.1% (see figure 4-1). Since 1980 growth has increased as a whole by 14.6%. However, the projection through 2013 reflects a trending down for population purposes unless steps are taken to enhance development activities within the County.

Projection Methodologies

The projections presented in this report were produced using a variant of the cohort component method, which carries forward individual age cohorts in time, accounting for the separate impacts of deaths and migration. In addition, special procedures are needed to account for births occurring after the start of the projection period. A very common application of the method calls for five-year age groupings and a time interval of five years between projection dates; that standard has been adopted for this set of projections. The five-year age groups extend through 85-89, with the ultimate age group set at 90 and over.

The base population for this current set of projections is the Census 2013 population count by age and sex, as enumerated. No adjustments for undercount/overcount are introduced. The base population, as well as subsequent projections, is summed across all race categories. In other words, persons of all races are taken together in this report. The introduction of the multiple-race option in the 2000 census has greatly compounded the difficulty of analyzing population change between 1990 and 2010 by race. This in turn makes projecting the population by race exceedingly difficult.

Figure 4-1: Franklin County Historical Population Growth



Source: US Census Bureau, 2013
* American Community Survey Estimate

As seen in the above Figure population growth since 1940 has been increasing for seven decades. More recently (from 2010 to 2013) population growth has seen a decrease since 2010 for an overall decline of less than 1% through the year 2013. There are a number of factors that could be involved in the trend of these projections and as stated before, they are based on certain conditions being stable and not changing. These numbers could indeed worsen unless steps are taken to further invigorate the economy by embracing a strong and directed economic development policy and direction.

Much of the current and immediate past growth has been a result of a distinct occurrence; out migration from Hamilton County, Ohio and Northern Kentucky. These have created a draw into the county which has seen steady growth for an extended period of time. However, without sustained economic growth, the picture could begin changing and growth will continue to slow and then potentially begin receding over the next twenty years.

Table 4-1: Franklin County Population Growth, 1980-2013

County	1980	1990	2000	2010	2013	Percent Change (1980-2013)
Franklin County	19,612	19,580	22,151	23,087	22,951	14.6%

Source: US Census, 2013

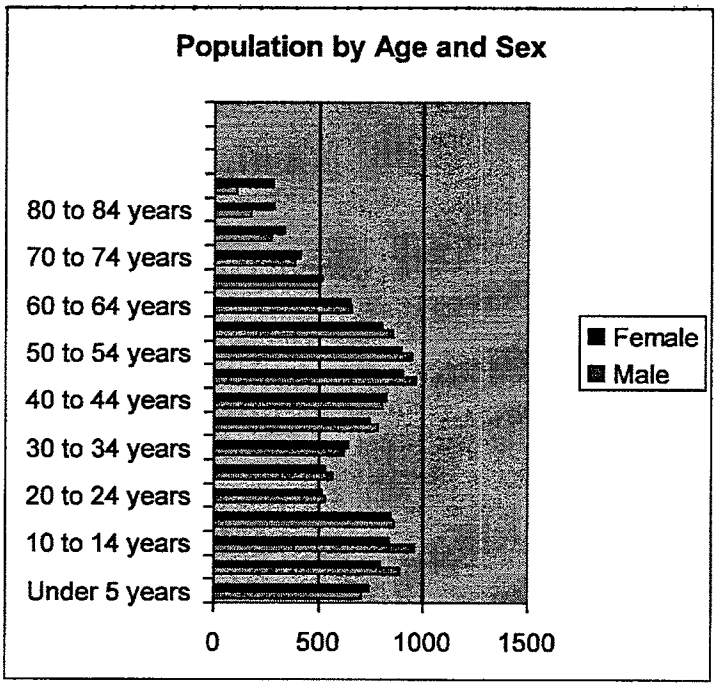
Population Density

Another factor in determining trends and potential for growth is looking at density as an indicator. Franklin County has an average of 60.1 persons per square mile. This is significantly lower that the State of Indiana which is at 181 persons per square mile.

Migration and Aging Population

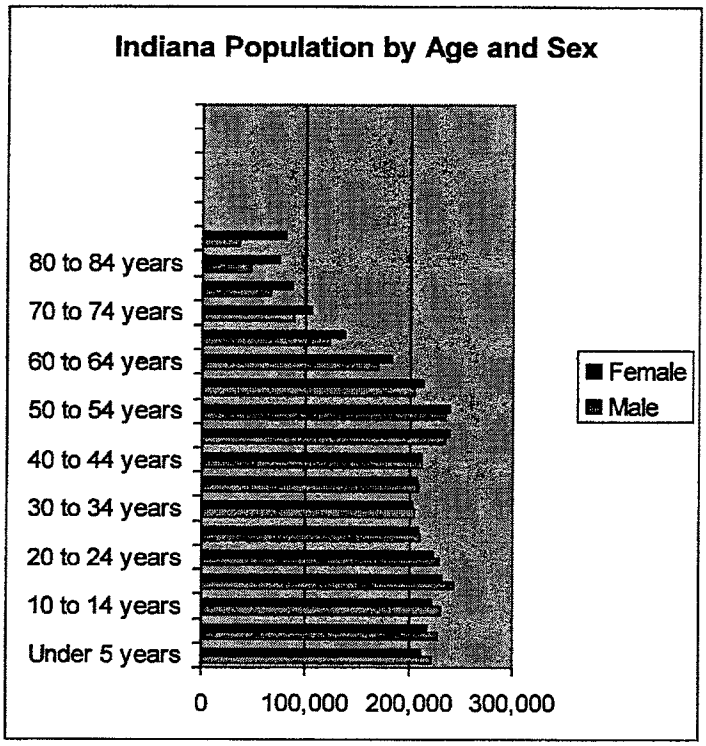
Information presents a phenomenon that has continued to be persistent over the years which specifically impacts the youth and young adults in the county. This is the issue of migration. Many of today's youth continue to move out of Franklin County in order to find both employment and educational opportunities. This can be seen in Figure 4-2 and 4-3 which depicts that Franklin County has a smaller number of comparable populations in the ages of 20 – 34 compared with the rest of the State of Indiana. If you further refine the list to ages 20 – 24, the group is even smaller.

Figure 4-2: Franklin County Population by Age and Sex



Source: American Community Survey, US Census Bureau, 2013

Figure 4-3: State of Indiana Population by Age and Sex



Source: American Community Survey, US Census Bureau, 2013

Aging Population

The population of the middle aged residents is quite similar to that of the state. These groups represent the baby-boom generation born between 1946 and 1964. As a result of this generation, it is anticipated that there will be an increase in demand for more housing and services facilities that deal with the care of the elderly and aging population in the upcoming decades.

Commuting Patterns

Franklin County can be considered both a rural based county as well as a bedroom community. This means that part of the county is based and works in the agriculture industry and the other part works outside the county but chooses to live in the county. As can be seen in Table 4-2 there is approximately 57.6% of the employment base who work and live in Franklin County and the other portion commute to another location for their employment.

Table 4-2 Commuting Patterns

Work/Residence Patterns—A STATS Indiana Annual Commuting Trends Profile

Based on Indiana IT-40 Returns for Tax Year 2012

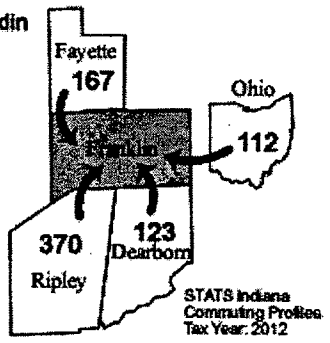
Franklin County, Indiana

Workers	
Number of people who live in Franklin County and work (implied resident labor force)	15,747
Number of people who live AND work in Franklin County	9,064
Total number of people who work in Franklin County (implied work force)	10,446
Commuters	
Number of people who live in Franklin County but work outside the county	6,683
Number of people who live in another county (or state) but work in Franklin County	1,382

Top five counties sending workers INTO Franklin County:

County Sending Workers	Workers
Ripley County	370
Fayette County	167
Dearborn County	123
Ohio (State)	112
Marion County	90
Total of above	862

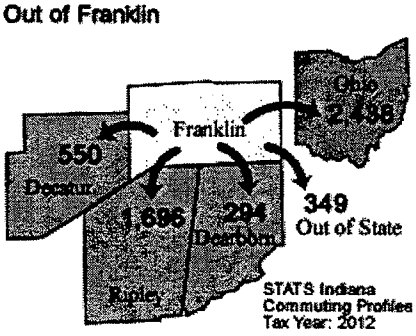
(8.3% of Franklin County workforce)



Top 5 counties receiving workers FROM Franklin County:

County Receiving Workers	Workers
Ohio (State)	2,438
Ripley County	1,696
Decatur County	550
Out of State	349
Dearborn County	294
Total of above	5,327

(33.8% of Franklin County labor force)



Detailed Commuting Table for Franklin County

(Includes counties where 10 or more people either commute into or out of this county)

County Name	Commute INTO Franklin County	% of Franklin County Workforce	Commute FROM Franklin County To:	% of Franklin County Labor Force
Bartholomew County	7	0.1	47	0.3
Boone County	2	0.0	15	0.1
Clark County	12	0.1	22	0.1
Dearborn County	123	1.2	294	1.9
Decatur County	89	0.9	550	3.5
Fayette County	167	1.6	235	1.5
Hamilton County	29	0.3	81	0.5
Hancock County	3	0.0	11	0.1
Harrison County	5	0.0	10	0.1
Howard County	17	0.2	7	0.0

Illinois	14	0.1	2	0.0
Johnson County	25	0.2	19	0.1
Kentucky	12	0.1	171	1.1
Marion County	90	0.9	188	1.2
Michigan	7	0.1	12	0.1
Monroe County	7	0.1	14	0.1
Ohio County	4	0.0	34	0.2
Out of State	34	0.3	349	2.2
Ripley County	370	3.5	1,696	10.8
Rush County	26	0.2	114	0.7
Shelby County	18	0.2	81	0.5
Spencer County	0	0.0	10	0.1
Ohio (State)	112	1.1	2,438	15.5
Union County	80	0.8	64	0.4
Wayne County	17	0.2	88	0.6
Wisconsin	1	0.0	10	0.1

Note: Commuters to/from Illinois, Michigan, Kentucky, Ohio, Wisconsin, and Pennsylvania are shown separately and are not included in the "Out of State" category.

Note: These figures are provided to give a summary of commuting patterns, not employment patterns, and will not match labor force or employment numbers from sources like the Bureau of Labor Statistics.

Source: IBRC, using Indiana Department of Revenue data

Chapter 5

Economic Development

The need for a sound economic development program is critical to the long term viability of a community and a county. Economic development does not just happen by itself; it must be well planned and committed to by its public officials and provide a message of Business Friendly attitudes. The commitment needed should be one of involvement in the decisions and investments that create a value that is unique to the county for which it will be recognized. A successful program should be considered to have a realistically long period of time for projects and processes to become effective. Additionally, there should be a financial obligation that can cover a period of time that allows the program to establish a sound and productive reputation.

Numerous items must be considered and implemented to have a successful economic development program. A sound program must have not only the support of public officials, but the business community as well as the populace as a whole. As was heard during the meetings, a theme was identified, which was the need for more jobs and investment in the county. This theme bridged all sectors of potential employment, including manufacturing, retail and service. In order to achieve increased employment and investment, infrastructure needs to be addressed and extended which would allow both private investors and businesses to consider locations in Franklin County.

Currently, there are limited areas either zoned or being made available for industrial and/or business activities in the county. There are areas designated for industry in Brookville, all of which are located along US Route 52, Indiana 1 and 101. There are other sites in the county (near Brookville). However, to have any potential for additional growth in the future, there will need to be additional infrastructure services to be extended and upgraded.

As noted in the earlier section of the Community Profile, there are potential problems looming in the future if not addressed at this time. They include the potential for declining population, which in turn creates additional issues in the form of dilapidated housing, reduction in tax base, increased cost of public services, increased taxes and a potential reduction in services provided to the taxpayers. As noted above, the successful

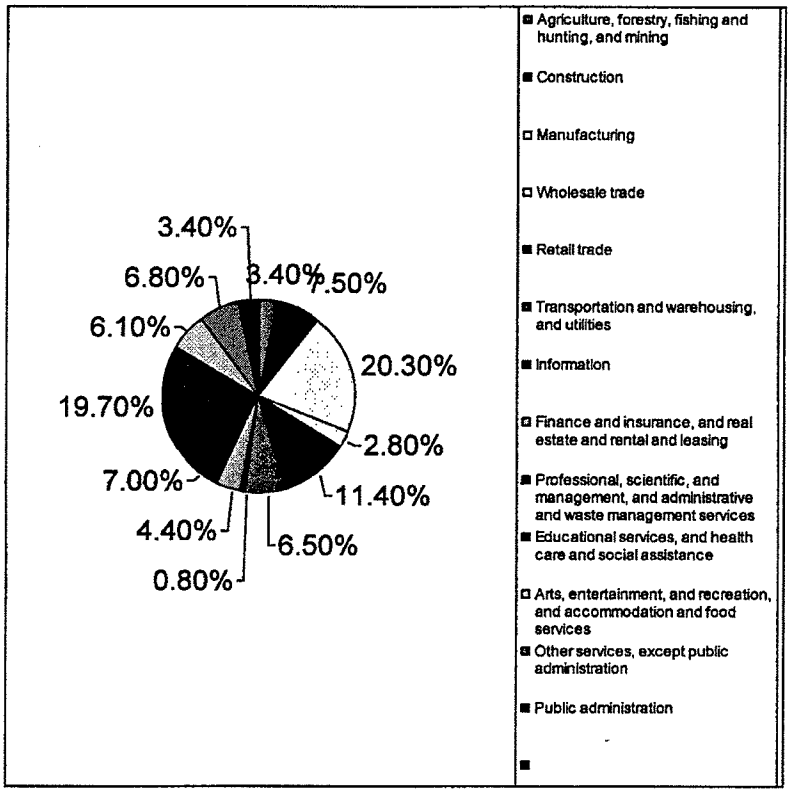
implementation of a viable economic development strategy and process can assist in addressing many of these issues before they become critical. But with the success of a program, there also brings potential for dissention concerning the need and speed that growth should or should not take place. There is one guarantee in the economic life of a community and it is, **"there is no such thing as the status-quo you are either moving forward or backward, you must choose."**

Employment

While according to the US Census Bureau, Agriculture as a category only accounted for 3.4%, its reach goes beyond this number being potentially included in the numbers for manufacturing, transportation, wholesale and retail. It should be looked at in more detail to determine its true impact. As discussed in the Steering Committee and supported by the Citizens Zoning Code, emphasis should be placed in protecting the natural resources of the county and maintaining the rural, agricultural character of the county.

Franklin County's employment economy has been stagnant over the years. Of the County's total employment, 20.3% is made up of manufacturing with Education at 19.7%. The other major performers in the economy include: Retail 11.4%, Construction at 7.5%, Professional at 7%, Transportation at 6.5% and Arts and Entertainment representing another 6.1%.

Figure 5-1: Franklin County Employment by Industry in 2013



Source: US Census Bureau, 2010

Major Employers

The major employers in Franklin County include Owens Corning, Franklin County Schools, Franklin County, Town of Brookville, Batesville Tool and Die, Sperry Rice, FCN Bank, MBC Group, Kroger and numerous retail establishments. The vast majority of employers in Franklin County are made up of small employers of 10 and fewer employees.

Tourism

Tourism has a major impact on the economy of Franklin County, with roughly 1.5 million visitors coming into the County annually. Great emphasis should be given to how to support and grow the tourism industry located here as well as identify potential growth businesses that could be started or brought here. Specific focus should be brought to enhancing the water related sports located in the County. Efforts should be made to begin discussions with both the Army Corp. of Engineers and the Indiana Department of Natural Resources to explore the offering of additional recreational venues that would center on bringing more visitors to the County. Also identifying activities that draw higher income visitors would be quite beneficial to the County; this could be in the area of establishing a resort or other high-end overnight excursion opportunity that would create a draw of its own. Hosting fishing tournaments, boat races or other activities

would further enhance the Draw to the County. Further utilization of the Whitewater River Valley should be considered combining housing and related canoe/kayaking adventures for overnight and weekend excursions.

Finally, there are other areas of the County that could be considered and enhanced to further draw visitors. For example, a rebranding of Metamora into a Living History venue, and the expansion of the exposure of Oldenburg for visitors to experience could be considered. The bottom line is that Tourism is a major force in the Economy of Franklin County and serious consideration of how it can be expanded should be a priority.

Recommendations

Franklin County should create a Strategic Economic Development Plan that would provide for priorities, financing tools, identification of growth areas and potential partners to accomplish the plan. In this plan a review of the use of EDIT funds should be conducted to determine if the resources have an appropriate return on investment for the County. The plan would also identify potential business and industry that would be enticed to locate in the community as well as a methodology of how the overall plan would be implemented. From this plan the County may want to consider the enhancement of its own Economic Development entity that would serve the specific needs of Franklin County and its partners. This could encompass the funding and hiring of a professional to implement items identified in the study which could further enhance the job creation and retention components and assist in expanding the tax base. Emphasis should also be given to the retention and expansion of existing business in the County, while promoting itself to new employers and investors in newly identified business corridors. The County should also seriously consider the creation of tools that could be used in assisting in the expansion of existing business in the County as well as tools that could be used to bring new investment dollars and facilities into the County. This could include the creation of a local Revolving Loan Fund used for Business/Industrial lending. Also, there is a need to consider additional infrastructure improvements which would allow for developments such as River and Stream Stabilization and a local Business/Industrial Park. An emphasis should also include a large Tourism component to the overall plan.

The establishment of a Tax Increment Finance District could be established around the targeted areas of the county for development. This is a tool that can impact the growth of a specific area. The consideration of a TIF could greatly enhance the development capability of the County and create a potential draw for development.

Chapter 6

Transportation

The road system through Franklin County is becoming an ever increasing component to its potential for growth. Commercial expansion is happening throughout the region, but the road system, while improved over the past ten years still is in need of further enhancements to meet the continuing pressure for growth. Many, if not all, of the connector roads are considered narrow to quite narrow by any standard and are in need of significant expansion to meet the increasing volume of traffic being seen and can be construed to being a factor of limiting growth in Franklin County. There are though, significant obstacles to the widening or straightening of these roads due to the terrain

involved in the county and major thought should be given to how and where the roads should be improved.

State Roadways

There are six State Routes that pass through the County one US Highway and one Interstate. They are State Routes 1, 46,101, 121, 229, 252, US 52 and Interstate 74. State Route 1 transverses through the County north to south as does State Routes 101, 121 and 229. Traffic volumes are fairly significant from I-74 to the Brookville Lake with approximately 10,320 per day. This is used primarily as a route for commuters and visitors to travel to their places of work in Cincinnati, OH and recreation on Brookville Lake and the Whitewater River, respectively US 52 transverses Franklin from east to west as does State Route 252. This roadway handles approximately 11,983 vehicles per day and is trafficked with commuters and commercial vehicles throughout the day.

Other Transportation Capabilities

Currently, Franklin County does not have any air service in the form of either passenger or general aviation, however, it is served by the old Hillenbrand Industry Airport in Batesville, Indiana. Franklin County does have rail that is active to approximately the Cedar Grove area but inactive beyond that point to Brookville; the provider is the Indiana-Ohio Railroad. The County also has a recreational/tourism railroad, the Whitewater Valley Railroad, which travels from Connersville to Metamora during much of the year. Franklin County is served with transit service through a service for the elderly and should be further supported.

Outside Impacts

During the course of the public input process numerous comments were received about potential and real obstacles to growth in Franklin County. Suggestions of alternate routes into Ohio have been reviewed, but nothing of any subsequence has come forward. Some initial routes have been suggested, however, more review needs to be done to determine its impact on the community.

During the course of the drafting of this plan, a number of conversations were held with a variety of citizens and public officials to address this issue. One route that is of significant interest is one involving a study that was completed some years ago concerning the construction of Indiana Route 1 being extended over the hill and joining with Indiana 101 east of Brookville Lake. Another alternative was identified, which could provide long term remedies to additional transportation opportunities. This is the construction of a corridor from approximately Indiana 101 at Sunman through Batesville to Brookville along St. Mary's Pike and then northeast to Oxford, Ohio. The benefit of such a route would allow better access to Interstate 74 to move traffic through the area non-stop while allowing local commercial and commuter traffic to exit at various intersections to travel to their ultimate destinations. This would also open up additional areas for development due to better access and potential infrastructure.

In order to completely analyze the transportation system in Franklin County a set of standards and classifications must be established to determine the types of separate operating systems that are in place. The information below has been taken from the American Association of State Highway and Transportation Officials (AASHTO) Policy of Geometric Design of Highways and Street, 2001 and the Indiana Department of Transportation (INDOT) Design Manual. The classification of highways by operating system in a rural setting is determined by several factors. They are:

Functional Classifications

- Geometric Characteristics – The physical design of the roadway including, lane width, grade, etc.
- Traffic Volumes – The volume of Average Daily Traffic the roadway serves.
- Connectivity – The level of connectivity and access the roadway provides. Higher design roadway classifications generally connect inter-city or inter-state roadways. Lower level classifications generally provide local access.
- Access Control – The level of access that is permitted on the roadway.

Each of the roadways in Franklin County provides a specific function. These functions are generally determined traffic movement and each is classified by one of these operational functions.

Roadway Classifications

The assessment in Franklin County provides for several classifications based on both connectivity and volume of traffic a roadway serves. To classify a roadway a two step process must be used.

Classification by Access – A determination is made to the interconnectivity of the roadway and the importance of the route not only within the county by from outside the county as well. This analysis establishes the roadway category: Arterial, collector or local roadway.

Classification by Traffic Volumes – After the roadway category is determined, an analysis of the Average Daily Traffic (ADT) sub-classifies the facility and determines the design parameters appropriate to that level of roadway.

Roadway Systems and Guidelines

Arterial System

There are two types of arterials: the principal arterial and the rural arterial. A principal arterial is generally identified as a facility that serves corridor movements adequate for statewide or interstate travel. The roadways in this category can be identified as the interstate system within the county.

Rural arterials are categorized by their linkages to cities or larger towns and they generally provide interstate or inter-county service. They are capable of attracting travel over long distances and have a spacing that is consistent with the population density in the county. All developed areas are generally within a reasonable distance to a rural arterial.

To further classify the roadways in this category, four (4) sub-categories have been developed based on the ADT volumes on the facilities. A list of these sub-categories is listed in Table 6-1. As each s-category serves a separate level of traffic, design criteria has been developed separately to accommodate these differences. For example, a high-volume arterial's design standards will be greater than that of a low-volume arterial. Approximately 20% of the roadway miles in the county are classified as Arterials.

Table 6-1 Rural Arterial Sub Categories:

Subcategory	Average Daily Traffic (ADT)
Category I	ADT < 400
Category II	400 < ADT > 3,000
Category III	3000 < ADT > 5,000
Category IV	ADT > 5,000

Collector System

The rural collector system generally serves intra-county travel as opposed to statewide movements. The trips associated with a collector are predominantly shorter than those associated with arterial routes. Consequently, lesser design speeds are used and the design standards are generally less than that of arterial routes.

Collector routes provide service to smaller communities and provide connections to the arterial system. They are categorized as serving the more important intra-county routes. Collector roadways account for 20% of the roadway miles in the county.

In order to further define the collector system the following sub-categories have been developed based on the ADT volumes on the roadway.

Table 6-2: Rural Collector Sub-Categories:

Subcategory	Average Daily Traffic (ADT)
Category I	ADT < 400
Category II	400 < ADT > 1,000

Category III	1000 < ADT > 3,000
Category IV	3,000 < ADT > 5,000
Category V	ADT > 5,000

Local Roadways

The local roadway system in contrast to the arterial and collector system primarily provides access to adjacent land and to the wider network. It serves principally shorter trips and constitutes all roadways not classified as arterials or collector roads. To further characterize this category, design parameters a set of sub-categories have been developed based on the roadway traffic volumes. Over half of the roadways in Franklin County are classified as local roadways. These sub-categories are presented in Table 6-3.

Table 6-3: Local Roadway Sub-Categories:

Subcategory	Average Daily Traffic (ADT)
Category I	ADT < 400
Category II	400 < ADT > 1,000
Category III	1000 < ADT > 3,000
Category IV	3,000 < ADT > 5,000
Category V	ADT > 5,000
Curb & Gutter Local Road (Urban Local Road)	NA

Categories I-V illustrates local roadways where ample rights of ways are available for drainage concerns and minimal access is required. In some cases, as in that of a subdivision, right of way is limited and numerous driveway curb cuts are needed. In these instances, a curb and gutter section may serve the area more appropriately.

It is important to note that the Roadway Functional Classifications will need to be continually reviewed and updated by the county. Functional Classifications can change over time due to new development and changing traffic patterns.

Issues

During the course of information gathering a number of issues and comments were made concerning the road system both in Franklin County as well as those areas that connect to the roads serving the county. Those issues are as follows:

Widening the roads 10 feet on either side for safety
Better access to the county
Easier access to Interstates
The obstacles to future growth along US 52
Improve the State Roads
Improve the roads both state and secondary
Provide better access for business

Traffic through Brookville and Franklin County
Better turn lanes off of roads
Goals for the Transportation system

Goal: Widen and align the primary county corridors to provide for a better flow of through traffic.
Goal: Construct wider safety shoulders on secondary county roads.
Goal: Maintain the rural character of Franklin County.

Recommendations:

- Upgrade arterials in proposed areas to support additional traffic and developments.
- Potential extension of Indiana Route 101 from Sunman/Batesville along St Mary's or Rt 229 to Brookville and then potentially northeast to Oxford, Ohio.

Chapter 7

Housing

The condition of housing, type and value are all indicators of the economic vitality of a county. Franklin County has a diverse mix of housing throughout the County as a whole. In a review of the housing stock of Franklin County, a windshield survey was conducted to determine the condition of housing in the County. The stock was categorized into three classifications Above Average, Average and Below Average.

- Above Average – Is indicated by the structure being well maintained, relatively new, well maintained site and numerous other amenities being visible.

- Average – Indicated by a smaller structure being relatively well maintained, age of the structure typically being over twenty years, site being maintained and having no additional amenities that are visible.

- Below Average – Mostly, older structures in need of maintenance. Site is also in need of upkeep and other structures and debris are found on the property.

The survey showed that approximately 48% of the housing stock outside of the incorporated areas were considered Above Average with many being new construction with sizable square footage footprints. There were an additional 37% of the stock being in the Average category and in good condition. In the below average category we found approximately 15% met this condition and are in need of either potential condemnation or major upgrades.

Indications from the 2010 US Census are that the average household size for Franklin County is 2.71 persons which is larger than the State and the US as a whole (Indiana 2.53 and the US 2.59). In Franklin County, most of the residents can be classified as living in family households. As can be seen in Table 7-1 the family household composition is higher in Franklin County than both the State and the US by an amount of 9%. Conversely, the non-family households are smaller in Franklin County than the other two comparables by an amount of 9%. A classification that matched the State and the US is in Householder 65 and older living alone.

Table 7-1: Average Household Composition Compared to State and National Statistics

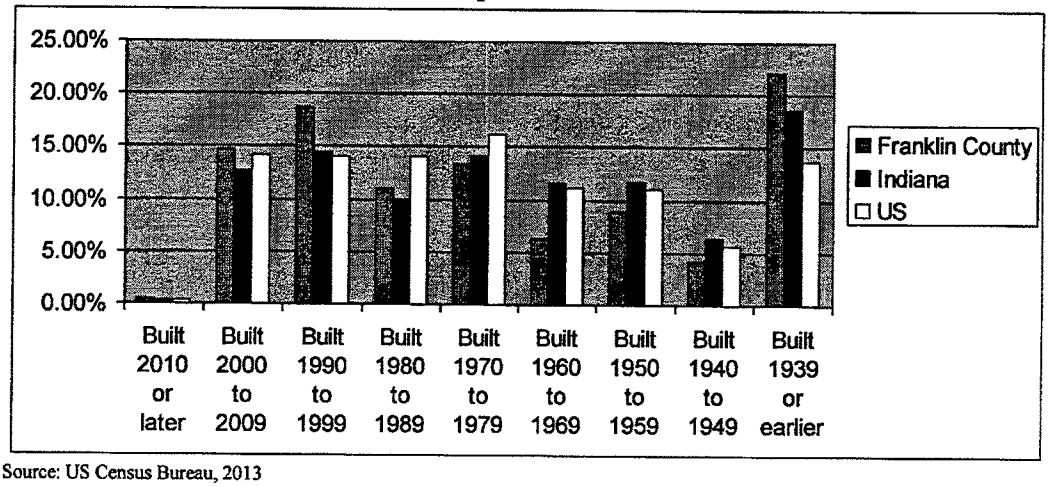
HOUSEHOLDS BY TYPE	Franklin County	%	Indiana	%	US	%
Total households	8,579	100	2,502,154	100	116,716,292	100
Family households (families) [7]	6,447	75.1	1,674,126	66.9	77,538,296	66.4
With own children under 18 years	2,789	32.5	746,717	29.8	34,743,604	29.8
Husband-wife family	5,288	61.6	1,241,267	49.6	56,510,377	48.4
With own children under 18 years	2,150	25.1	497,470	19.9	23,588,268	20.2
Male householder, no wife present	435	5.1	122,677	4.9	5,777,570	5
With own children under 18 years	246	2.9	66,289	2.6	2,789,424	2.4
Female householder, no husband present	724	8.4	310,182	12.4	15,250,349	13.1
With own children under 18 years	393	4.6	182,958	7.3	8,365,912	7.2
Non-family households	2,132	24.9	828,028	33.1	39,177,996	33.6
Householder living alone	1,762	20.5	671,920	26.9	31,204,909	26.7
Male	873	10.2	303,513	12.1	13,906,294	11.9
65 years and over	229	2.7	64,936	2.6	3,171,724	2.7
Female	889	10.4	368,407	14.7	17,298,615	14.8
65 years and over	531	6.2	173,181	6.9	7,823,965	6.7

Source: US Census Bureau, 2010

Another indicator of the housing situation, in any area, is the age of the existing housing stock located there. Data gathered from the 2010 US Census indicates that the age of

housing is comparable to the US and younger than that found in the State of Indiana by about five years. As is shown in Figure 7-1, with the exception of the years 1940 -1969, the majority of construction took place in the years after 1969, which relates potentially to a safer environment of construction as well as quality in those following years. This also potentially indicates that there may be a lower incidence of rehabilitation on the existing housing stock due to the younger age of the overall stock found in the county.

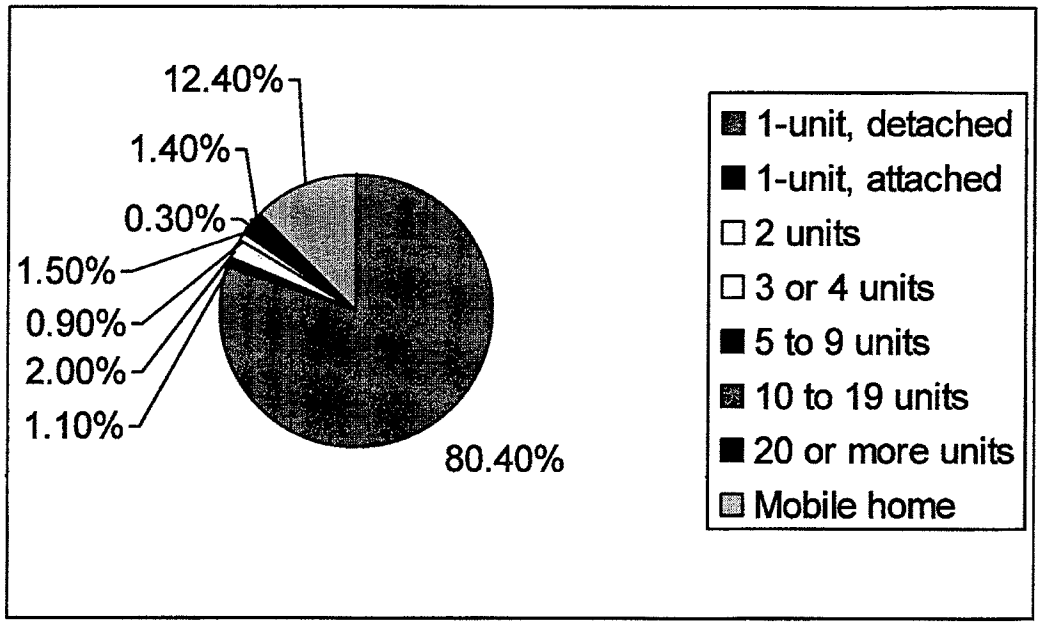
Figure 7-1: Year Structure Built Compared to State and National Statistics



Source: US Census Bureau, 2013

In Figure 7-2, we examine the type of housing found in Franklin County as compared to the State and National picture. The largest component of housing stock is classified as detached, single-family unit. The numbers indicate that Franklin County has a higher percentage of residents living in this category than does the State of Indiana or the US. Franklin County is almost 8% higher than Indiana and almost 20% higher than the US. As a result of this component being high, most of the other classifications, which are primarily multi-unit structures, for the Indiana and the US are generally 2-3% higher than Franklin County. The only other significant exception is in the classification of Mobile Home, where Franklin County is between 7% & 6% higher, respectfully.

Figure 7-2: Housing Type Comparison

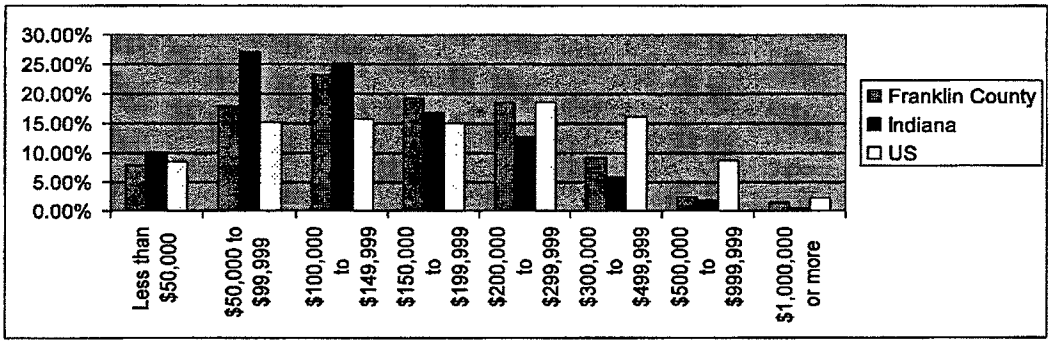


Source: US Census Bureau, 2013

There are numerous ways in which values of housing can be determined. One way is by the actual monetary value of the unit, another is the monthly costs of owning, renting and maintaining a housing unit in regard to the household income accrued for the same time period, and the gross rent that is assessed to each housing unit.

In Figure 7-3, the value of the owner occupied structures are compared to the state and national picture. Franklin County has some opportunities in the values of $49,999 or less as well as the categories of $50-$99,999. The categories from $100-$149,000 and $150-$299,999 provide limited availability to the marketplace. However, the opportunities above $300-$999,999 are somewhat comparable to state and national trends. The median value for a housing unit in Franklin County is $151,900 compared to $123,400 and $181,400 for Indiana and the US median values, respectively..

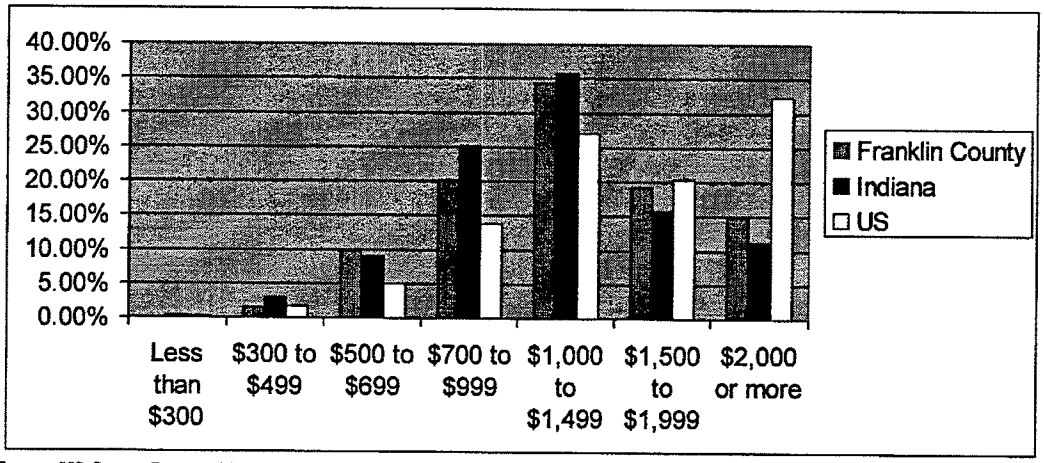
Figure 7-3: Value of Owner Occupied Housing



Source: US Census Bureau, 2013

Figure 7-4 shows that status of mortgages and other monthly owner costs. The largest components of the county's owner-occupied housing stock (with existing mortgages) are paying between $700 and $1,499 in payments per month. These numbers tend to indicate that this portion of the population is paying at or above the amount found in the State as a whole as well as the US. The median monthly mortgage payment in Franklin County is $1,262 while the State is $1,150 and the US is $1,559.

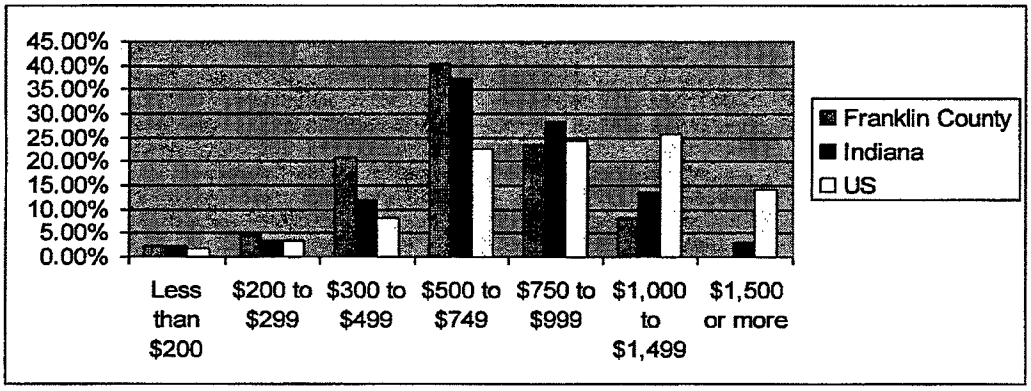
Figure 7-4: Monthly Mortgage Payments for Housing Units



Source: US Census Bureau, 2013

Gross rent is another indicator that can provide detail into the housing issues pertaining to the overall growth of the county. Figure 7-5 represents the trends in the gross rent of housing units in Franklin County in comparison with state and national statistics. 2.2% of the residents involved in rental of housing units pay monthly rents at or below $299 which is comparable to both the state and national trends for these gross rent figures. A significant number, 61.5%, pay between $300 and $749 per month in gross rent. A comparison with both the state and national numbers show that only 49.1% and 30.8%, respectively, pay monthly gross rents between $300 and $749. In amounts over $750 per month in gross rents, Franklin County is significantly below the state and national numbers. This trend is further supported by looking at the median gross rents for all three constituents: Franklin County at $640 per month, the State of Indiana at $719 and the National number of $889.

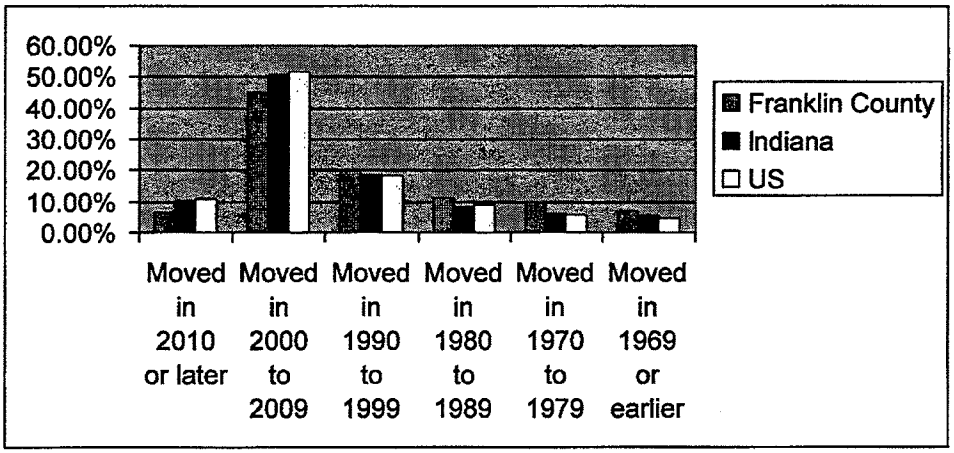
Figure 7-5: Gross Rent of Housing Units



Source: US Census Bureau, 2013

A number of different indices and comparisons can be used to further determine trends in housing occupancy. Some of them include the year a householder moved into a housing unit, the vacancy rate of housing structures, the owner-occupied vs. renter occupied as a percentage of the total occupied housing. In Figure 7-6, identification can be made as to the timeframe when the various housing stock was moved into. These statistics indicate that Franklin County is following the same trends as are the state and nation.

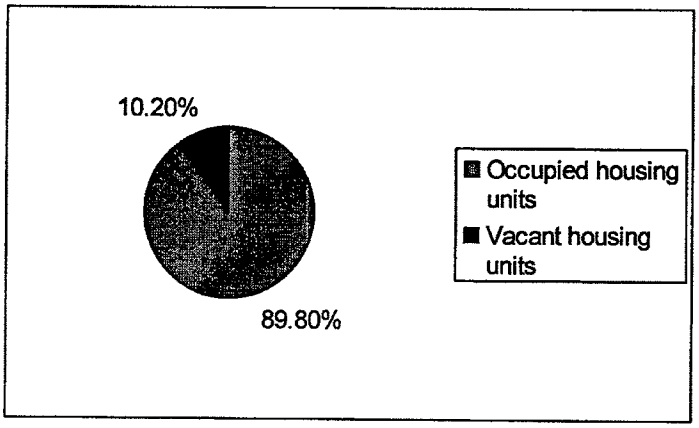
Figure 7-6: Year Householder Moved into Housing Unit



Source: US Census Bureau, 2013

Figure 7-7 represents the occupancy and vacancy rates of the County's housing units. The County's vacancy rate, which is 10.2%, is lower than the state and the national vacancy numbers.

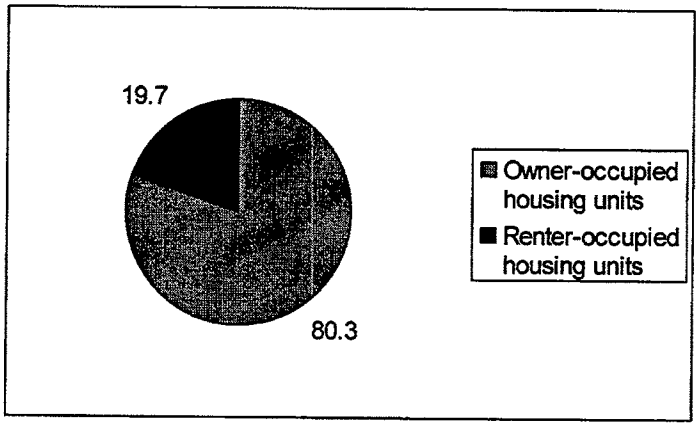
Figure 7-7: Franklin County Occupancy and Vacancy Rates



Source: US Census Bureau, 2013

Figure 7-8 indicates the amount of units Owner-occupied versus those that are Renter-occupied. Franklin County has a higher percentage of owner-occupied units compared to both the state and the national with 80.3% of the units being owner-occupied. The state and national percentages are 70.6% and 65.5%, respectively. This indicates a stronger trend towards owner-occupied units that is found in the county.

Figure 7-8: Owner-occupied Housing Units vs. Renter-occupied Housing Units



Source: US Census Bureau, 2013

Other Pertinent Housing Statistics

Table 7-2: Rooms per Unit

Rooms	Franklin County	%	Indiana	%	US	%
1 room	90	0.90	32,689	1.20	2,564,960	1.90
2 rooms	90	0.90	39,306	1.40	3,105,946	2.40
3 rooms	324	3.40	181,506	6.50	11,812,265	9.00
4 rooms	1,086	11.40	399,881	14.30	21,808,631	16.60
5 rooms	2,161	22.70	614,675	22.00	26,871,654	20.40
6 rooms	2,049	21.50	566,189	20.20	24,021,133	18.20
7 rooms	1,673	17.60	379,959	13.60	16,302,008	12.40
8 rooms	1,073	11.30	259,549	9.30	11,307,328	8.60
9 or more rooms	980	10.30	323,483	11.60	13,848,532	10.50
Median (rooms)	6	(x)	5.7	(x)	5.5	(x)

Source: US Census Bureau, 2013

Table 7-3 Occupants per Room

Occupants Per Room	Franklin County	%	Indiana	%	US	%
Occupied Housing Units	8,363	97.80	2,436,933	98.30	111,507,835	96.80
1.00 or less	145	1.70	32,349	1.30	2,579,766	2.20
1.00 to 1.50	45	0.50	9,564	0.40	1,139,201	1.00
1.51 or more	8,363	97.80	2,436,933	98.30	111,507,835	96.80

Source: US Census Bureau, 2013

Table 7-4: Vehicles per Unit

Vehicles Available	Franklin County	%	Indiana	%	US	%
None	314	3.70	164,456	6.60	10,405,375	9.00
1	2,196	25.70	810,985	32.70	38,794,193	33.70
2	3,175	37.10	972,595	39.20	43,369,234	37.60
3 or more	2,868	33.50	530,810	21.40	22,658,000	19.70

Source: Us Census Bureau, 2013

Table 7-5: Unit Heating Fuel Type

House Heating Fuel	Franklin County	%	Indiana	%	US	%
Utility Gas	1,649	19.30	1,537,970	62.00	56,946,717	49.40
Bottled, tank, or LP gas	2,493	29.10	184,004	7.40	5,797,150	5.00
Electricity	2,459	28.80	653,369	26.40	40,920,801	35.50
Fuel oil, kerosene, etc.	727	8.50	28,443	1.10	7,444,637	6.50
Coal or coke	24	0.30	3,612	0.10	133,994	0.10
Wood	1,030	12.00	53,142	2.10	2,398,110	2.10
Solar energy	18	0.20	517	0.00	42,747	0.00
Other Fuel	126	1.50	12,109	0.50	501,131	0.40
No fuel used	27	0.30	5,680	0.20	1,041,515	0.90

Source: US Census Bureau, 2013

Table 7-6: Selected Housing Characteristics

Selected Characteristics	Franklin County	%	Indiana	%	US	%
Lacking complete plumbing facilities	48	0.60	9,884	0.60	628,104	0.50
Lacking complete kitchen facilities	67	0.80	18,738	0.80	1,048,399	0.90
No telephone service	214	2.50	74,995	2.50	2,879,289	2.50

Source: US Census Bureau, 2013

A new trend that is emerging in the Housing Marketplace is the need for Senior Housing of all types. This includes market rate, subsidized and medical service as the major types of housing that this market can support. With the aging of the population, Franklin County is no different in that it must make provisions to assist and support the aging of its population base. All of the above housing types need to have good access to medical services, retail and other key support activities. As a result, specific types of businesses must be identified that work with and are in support of an aging population which will further define the direction of development for areas surrounding the Senior housing areas.

Housing Goals

Goal: Continue the growth in owner-occupied housing.
Goal: Expand capability for mid and low-income housing units.
Goal: Establish Senior Housing Component in Code
Goal: Provide for multiple zoning codes for housing.
Goal: Provide affordable, safe, sanitary and buildable housing sites.
Goal: Maintain and enhance the housing stock condition in Franklin County.
Goal: Take on new roads based upon completion of roadways to county specs regardless of number of lots, provided that resources are in place to maintain.

Recommendations:

Look at the impact of a Green Credit program for Franklin County

Chapter 8

Land Use

The identification and delineation of land use is critical to the structured growth of any geographic and political subdivision. It is a process that categorizes and prioritizes where, how fast and in what context growth will take place. Once it is in place, it gives the governing body a process by which zoning and development decisions can and should be made.

It should be noted that there is a significant difference between Land Use and Zoning. Land Use is the designation of what the potential use of the land in question will be when it is utilized to its highest and best use. Zoning is the codification in the local code when development takes place that allows for the specific use as requested or designated by either the owner with the approval of the local Planning Commission or as directed by the Local Planning Commission. Land Use designation has no affect on taxation and is only considered as a recommendation. The taxable value will only change (specifically in regard to agricultural land) when the use actually changes and comes in line with the Zoning. In Franklin County, there have been a limited number of land uses identified in previous documents. They consisted of primarily, business/commercial, industrial, recreational and residential.

As a result of this update to the Franklin County Comprehensive Plan, the following recommendations for land use are being suggested. They are:

Agriculture
Commercial
Commercial Nodes
Industrial – Enclosed and Open
Suburban Housing
Smaller Lot Housing
Rural Development
Flood Plain/Flood Way

The areas along US 52/Ind.1 and the Whitewater River Valley could be changed from Residential to Business/Multi-Use which would allow for a transition and the creation of a definable Business corridor.
Continued Condo/Townhouse development along the Whitewater River Valley.
Include Entertainment/Recreational provisions in Code along River.