

Martinsville Comprehensive Plan Steering Committee Meeting Notes September 2, 2008

Location Martinsville City Hall

Attending Pam Badger, David Trout, Ross Holloway, Gary Lester, Jamie Thompson.
Economic Growth Team (EGT): Scott Burgins, Maceo Lewis.

Burgins started the meeting by updating the group on recent activities, which included focus groups for public safety, school representatives, large employers and community planners. EGT also met with a representative from HNTB, the consultants working on I-69 in Morgan County for the state Department of Transportation. HNTB said a fourth alternative to the interstate configuration has been added, but it was not ready to be released to the public.

The group then reviewed the notes from the first steering committee meeting. After consulting with Mayor Deckard, two new members have been invited to join: Jamie Thompson from the chamber of commerce and Kevin Sump from REMC.

Review of Existing Goals & Policies

The group then reviewed the goals of their previous comprehensive land use plan, which was completed in 1994.

Results of that exercise can be found on the following pages. Items that were either completed or no longer appropriate are shown with a line drawn through them. Notes and items of particular interest are highlighted in yellow. The steering committee's comments about the goals are highlighted in blue. The document will be reviewed again, and new goals possibly added, at the next meeting.

Critical Sub Areas

The group reviewed critical subareas, parts of the city where critical land use decisions will need to be made in the next several years. They are The Bypass, Future Industrial Area, City Gateway 1 and City Gateway 2.

What's Next

- **Public Workshop** **Wed., Sept. 24th, 6:30 p.m. at County Administration Building**
- Meeting 3: Tuesday, October 14th, 6:30
- Meeting 4: Tuesday, November 18th, 6:30
- Public Meeting: TBA

Development Goals and Policies

From 1994 Comprehensive Land Use Plan

ECONOMIC DEVELOPMENT STRATEGY

1. Create a new Industrial Park.

A minimum of 60-80 acres should be planned for infrastructure development including roadways and sewers.

2. Pursue an aggressive Economic Development Program.

Martinsville should seek to forge relationships in support of an aggressive economic development program.

3. Implement the Downtown Revitalization Project and enhance the project with a Strategic Plan for Investment.

4. Prepare and implement a Community Investment Program.

A community investment program should be established to help the city base its capital investment decisions upon a prioritized list of infrastructure and other community needs.

ECONOMIC DEVELOPMENT POLICIES

The successful development of economic opportunities within Martinsville requires a comprehensive approach. In addition to the strategic steps described above, the following policies work together to promote a healthy economic future for the community.

- ~~1. Increase the number of local manufacturing jobs.~~
2. Expand the number of local jobs with salaries comparable to those available in Indianapolis or for state employees.
3. Encourage downtown reinvestment and stimulate downtown recruitment.
4. Expand the level of participation in the Indiana Main Street Objective securing full partnership level participation by the year 2000.
5. Prepare a strategic plan for downtown revitalization & improvement.
6. Work with the Chamber of Commerce and existing downtown property owners to undertake a series of paint up, clean up, fix up campaigns for downtown.
7. Develop an aggressive schedule of downtown events.
8. Foster increased residential development in downtown and throughout the community.
9. Develop a marketing program for residential developers.
- ~~10. Offer special assistance to develop new subdivisions with 50 or more units. No longer needed.~~
11. Begin planning for a new industrial/business park.
12. **Improve community infrastructure east of SR 37**, especially sewer, water, and parks.

13. Increase the involvement and support of the Morgan County Economic Development Committee. Town council approved funds for a Martinsville MCEDC office. Also, mayor has plans to hire an assistant for economic development and grant writing.
14. Build stronger ties with Mooresville with respect to industrial recruitment.
15. Prepare a comprehensive community investment program for the next five years that will establish priority projects and set realistic investment targets for both the public and private sectors. A preliminary capital investment program should be part of the comp plan update.

Public Input

COMMUNITY GOALS

The conclusions drawn from the Public Input were used to set goals for the City of Martinsville. These goals are broad-based statements of community values and desires to be used to guide future decision making for the city. Thus, the provides a framework for the specific policies, programs and investment recommendations of the Plan. Some of Martinsville's Goals include:

- Promote and protect the natural beauty of the Martinsville area.
- Protect and preserve natural resources in the city including wetlands, woodlands, floodplains, drainage ways, wildlife habitats, steep slopes, and other similar environmentally significant or sensitive areas.
- Control and improve the quality of growth within the community through managed program of annexation and more thorough control of new development. Some annexation has taken place, but there is no systematic plan for it.
- Provide and maintain a safe and efficient circulation system of thoroughfares and appropriate alternative transportation modes.
- Provide park and recreational opportunities which enhance the quality of life for Martinsville residents.
- Preserve and enhance the city's historic and small town character.
- Promote Martinsville as an all-American and family oriented community.
- Promote economic health by expanding of the tax base of the City of Martinsville and providing job/income opportunities.
- ~~Protect and preserve prime agricultural land and the viability of farm operations in the two mile fringe.~~ It's not a reasonable goal; growth should be promoted.
- Encourage commercial and industrial development in the city within designated development areas.
- Provide a balanced range of housing types and affordability so that all Martinsville residents can have a safe decent home.
- ~~Encourage single family residential development in the city as part of organized, well-designed, subdivisions and logical infill.~~
- Improve communication and encourage goal-setting with surrounding governmental jurisdictions.
- Provide opportunities for greater public input to review and evaluate land use development applications. A website could help.

Land Use Guidelines

The comprehensive plan defines and delineates seven basic land use categories and two supplemental categories that establish the policies regarding the use, density, and design of permitted uses. The purpose and policies for each category are presented below.

AGRICULTURAL DISTRICT

~~The agricultural category establishes areas which preserve prime agricultural land and protect existing farm operations and other related agricultural activities. In limited circumstances, residential development which is not associated with a farm may be permitted subject to the criteria below; however, the primary intent of this district is to conserve prime farmland and prevent scattered urban development.~~

- ~~1. Permit only those activities related to sustainable use of land and natural resources.~~
- ~~2. Restrict land divisions under 10 acres.~~
- ~~3. Use the following development criteria for non farm residential development:~~
 - ~~a. A minimum lot size of one acre; however, maximum density cannot exceed 1 lot per 10 acres.~~
 - ~~b. All lots must front and have access to a previously existing public road.~~
 - ~~c. All lots should allow for the construction of driveways that are suitable for emergency vehicle travel. Joint driveways with adjoining properties should be encouraged to improve public safety and traffic flow on public roads.~~
- ~~4. Existing parcels under 10 acres and non farm uses, such as individual houses, churches, or business, are considered legal non conforming parcels or uses and are permitted to continue.~~
- ~~5. No subdivisions should be permitted in the Agricultural Preservation District.~~

These guidelines were never implemented, and are no longer needed.

OPEN SPACE DISTRICT

The open space category establishes areas for the protection of sensitive natural resources and park lands.

1. No residential, commercial, or industrial development will be permitted in areas designated as Open Space on the Land Use Plan.
2. Farming and grazing will be permitted where compatible with wetland and other natural resource protection.
3. The city will work collectively with surrounding local governments, Morgan County and the state to protect and preserve Open Space areas.

RESIDENTIAL DISTRICTS

The following policies apply to all residential districts:

1. The following design criteria should be incorporated into the subdivision plats as much as possible.

- a. Residential structures should not be placed in open fields, but rather, be located adjacent to tree lines and wooded field edges.
 - b. Alignments of existing farm roads should be incorporated into subdivision design to the extent possible.
 - c. Fence and tree lines should be preserved.
 - d. Existing agricultural structures such as barns and silos should be preserved where feasible.
 - e. Subdivisions should be designed to blend with the natural contours of the land to improve appearance and minimize the disturbance to the site.
 - f. Structures should not be placed on ridge lines.
 - g. The natural topography should be preserved.
 - h. The maximum amount of natural vegetation on each site should be preserved.
2. Runoff and erosion control plans prepared by licensed engineers shall be required for all proposed subdivisions.
 3. Proposed subdivisions must meet the minimum road standards required by the city.
 4. Encourage Street patterns which provide continuous circulation in order to promote efficient circulation and use of land resources, as well as providing a more integrated “neighborhood” atmosphere and pedestrian friendly environment.
 5. New roads should connect to the existing roadway system and with future roadways identified on the Thoroughfare Master Plan.
 6. New roads should permit through access; cul-de-sacs and other dead end roads are discouraged,

There are too many single-family classifications in the current code.

Low Density Residential

The Low Density Residential District is established to provide for single family residential development in areas which are not intended to be served by public sewers. Such areas are located primarily in the two-mile fringe.

1. The minimum lot size in subdivisions shall be no less than one-half acre unless soil tests indicate more area is required to provide proper long-term on-site septic treatment, in which case the required amount of land per dwelling will be provided or the subdivision will be sewered.
2. In environmentally sensitive areas, such as steep slopes exceeding fifteen percent or heavily wooded sites, minimum lot size shall be once acre.

Medium Density Residential

The Medium Density Residential District provides appropriate areas within Martinsville for single family residential development which include urban services such as curbs, gutters, sewers and sidewalks.

1. The minimum lot size in the medium density residential district should be no less than 5,600 square feet. The typical range of lot sizes for this district is intended to be 10,000 to 15,000 square feet. However, small existing lots may remain.

2. A minimum of two zoning districts should be created for this land use designation: One for older smaller lots between 5,600 and 10,000 square feet, and one for larger lots between 10,000 and 15,000 square feet.

High Density Residential

The High Density Residential District accommodates multi-family residential development in appropriate areas of the city, such as locations near arterial roads or commercial districts. The minimum lot size for lower density multi-family (R4) should be no less than 7,000 square feet or 3,000 square feet per dwelling unit.

COMMERCIAL DISTRICTS

The Commercial District accommodates commercial development in those areas of the community near major transportation facilities and adequate population bases. The city intends that adequate commercial space be provided within cohesive commercial zones within the city. Such districts should be conveniently located near residential neighborhoods. Careful citing of commercial uses will discourage the random scattering of commercial uses into inappropriate locations.

New commercial nodes should be created to the south of town, such as Liberty Church Road.

Dispersed Commercial Sites

Many parcels throughout the city have been designated residential, while the current use is commercial. The city does not intend to eliminate small businesses that are located throughout the community; particularly, the city does not wish to prohibit property owners from carrying on reasonable business from within their homes. However, in the interest of preserving Martinsville's residential neighborhoods, new commercial development shall be located in designated commercial districts.

Downtown Martinsville

Of special importance to the city is the historic downtown commercial district. Martinsville's downtown is home to a number of handsome and historic commercial and institutional structures. The atmosphere is uniquely pedestrian; and it is from this commercial district that Martinsville derives much of its identity and unique "personality." The city desires downtown Martinsville to thrive and retain its special qualities and importance to the community.

To this end the city has undertaken detailed revitalization of planning of the downtown district and commits to reviewing new projects within the downtown area with an eye to their overall effect on the health and atmosphere of the downtown area. Also, the city will encourage rehabilitation, maintenance and other improvements to the downtown.

1. Adequate land will be reserved for commercial uses.
2. Commercial uses should be sensitive to their effects on the environment.
3. Land designated commercial will be protected from encroaching residential land use.

4. The Plan Commission will review new development proposals for their conformance with the official downtown plan, and compatibility with surrounding residential neighborhood and historic structures.
5. The city will encourage development to provide substantial landscaping, including trees, sidewalks, adequate storm drainage, minimal impermeable lot coverage, and pleasing innovative architecture.
6. The city will encourage the fullest possible utilization of existing buildings, particularly in the downtown.
7. Appropriate mixtures of uses will be encouraged.
8. The architectural and aesthetic integrity of buildings should be preserved.

The current regulations have no landscaping requirements or any design guidelines. This has resulted in Wal-Mart and other chains building the most uninspired of their store designs.

Industrial Uses

The Industrial District is provided to permit research, distribution, assembly and manufacturing uses in locations near major transportation facilities. The provision of adequate industrially designate, accessible land is essential to attracting employment generating uses to the city. It is also necessary to keeping the employers who are here and may in the future need a larger or more convenient site.

The Industrial District is now by the jail, but other sites should be reviewed. Industrial classifications should be taken out of wellhead protection areas.

The plan provides for industry in two primary locations: northwest between the White River, State Route 39 and the railroad tracks, and in the northeast near state routes 37 and 252. The northwest area would be more suited to businesses requiring larger sites and access to the railroad or the Indianapolis International airport. The northeast area is more suited to smaller, technically or research oriented uses which need smaller sites or convenient access to SR-37, Bloomington, and Indianapolis.

1. Industry will be encouraged in Martinsville.
2. Adequate land will be reserved for industrial uses.
3. Land designated industrial will be protected from encroaching residential land use.
4. The city will require new development to provide substantial landscaping, including trees, sidewalks; adequate storm drainage; minimal impermeable lot coverage; and pleasing or innovative architecture.

INSTITUTIONAL DISTRICT

The Institutional District is intended to provide for the location of religious, medical, public service and educational institutions. Such institutions are given a special land use designation to indicate their special importance to the community and to provide them with adequate spaces for location and expansion. The location of these facilities should not be pre-established by this plan since variations in residential density and development will undoubtedly occur. The appropriate institutions, be they the public school system, private schools, the city, Morgan

Count, churches or other non profit institutions, must plan appropriate locations of their facilities.

1. The city will actively cooperate with institutions, especially the public school district, to locate future facilities in appropriate locations.
2. Before further development is approved for the area east of SR-37, the city will seek the input of its various departments, especially fire and police, and from the local public school district to plan for the service needs of this area.

Annexation Area

The Annexation Area, like the redevelopment district, is not a standalone district. The Annexations Area is applied to the agricultural areas northwest and east of current Martinsville boundaries, where relatively unconstrained land is available for development.

New Areas

These two areas should be well planned prior to permitting further urban development so that future pubic services such as fire and police stations, schools, parks and infrastructure can be located logically and easily. The Land Use Plan shows these areas designated as either residential, commercial, or industrial, but with the additional annexation designation. As growth pressures increase in these areas, annexations should be considered based upon the ability to plan and develop these areas with the appropriate levels or urban development.

Unannexed Areas within Current City Boundaries

Certain areas exist within the city limits of Martinsville which are not incorporated into the City of Martinsville. The city should annex these properties to have more complete control over development that may occur on these parcels.