

City of Crawfordsville

2025 Comprehensive Plan

**My Town...My Street...
My Neighborhood...My Community**

**Prepared for the
City of Crawfordsville by HNTB**



City of Crawfordsville

2025 Comprehensive Plan

August 2, 2007

Informational Public Meeting

Presented by
The League of Women Voters
of Montgomery County



City of Crawfordsville

Goal #1: Community Development

Showcase the City of Crawfordsville as a great place to do business.



City of Crawfordsville

Policies of Goal #1

Policy 1.1 The City should analyze the existing and potential business climate in Crawfordsville

Policy 1.2 The City should update zoning ordinance and subdivision control ordinance

Policy 1.3 Improve the physical condition of the City



City of Crawfordsville

Policies of Goal #1

- Policy 1.4 Promote and market Crawfordsville as a great place to conduct business
- Policy 1.5 Continue proactive planning
- Policy 1.6 The City should continue to review and reassess incentives to ensure that the City is advancing its economic development objectives



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Policies of Goal #1

- Policy 1.7 Provide for ease of mobility through connectivity
- Policy 1.8 Continue to promote Crawfordsville as the regional employment and commercial hub of the far west side of Indianapolis
- Policy 1.9 Establish the downtown as a multi-use, cultural activity center



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Policies of Goal #1

Policy 1.10 Maintain identifiable economic development areas

Policy 1.11 Invest in the downtown



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Goal #2: Quality of Development & Defined Image for the City

Establish a defined image for the City.



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Policies of Goal #2

Policy 2.1 Create an aesthetically appealing image for the City

Policy 2.2 Implement a system of design review



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Policies of Goal #2

Policy 2.3 Maintain and, when necessary, enhance the natural aesthetic qualities of the City

Policy 2.4 Encourage new tree plantings



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Goal #3: Land Use Development

Preserve the existing community core and provide for innovative land use development techniques.



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Policies of Goal #3

- Policy 3.1 Remain consistent with both the comprehensive plan and the future land use map for the City
- Policy 3.2 Limit the growth to the North of I-74
- Policy 3.3 Ensure that the future growth of the community is both desirable and fiscally sound



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Policies of Goal #3

Policy 3.4 Promote infill development and redevelopment

Policy 3.5 Manage the quantity, quality, and location of growth both in and around the incorporated limits of the City

Policy 3.6 Limit residential conversions



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Policies of Goal #3

Policy 3.7 Protect environmentally sensitive areas

Policy 3.8 Greater inter-jurisdictional cooperation

Policy 3.9 Ensure access to community facilities



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Policies of Goal #3

Policy 3.10 Establish new open spaces and trail connections

Policy 3.11 Identify existing and future park needs

Policy 3.12 Preserve the historical character of the downtown

Policy 3.13 Promote the use of historic districts



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Goal #4: Transportation

Provide a safe and efficient transportation network



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Policies of Goal #4

Policy 4.1 Limit the visual impact of parking lots

Policy 4.2 Require continuity of streets in subdivisions

Policy 4.3 Require adequate right-of-way in new developments



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Policies of Goal #4

- Policy 4.4 Promote continuity between residential and downtown employment areas
- Policy 4.5 Discourage driveways fronting arterial and collector streets
- Policy 4.6 Promote access from commercial development to neighborhoods



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Policies of Goal #4

Policy 4.7 Provide access management for major corridors

Policy 4.8 Develop a Cultural Trail within the downtown



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Policies of Goal #4

Policy 4.9 Use trails to link the City's neighborhoods to the downtown

Policy 4.10 Use trails and paths to connect the entire community



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Goal #5: Neighborhoods

Create and preserve healthy, vital neighborhoods.



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Policies of Goal #5

Policy 5.1 Limit residential conversions in neighborhoods

Policy 5.2 Increase neighborhood connections



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Policies of Goal #5

Policy 5.3 Protect and preserve neighborhoods

Policy 5.4 New, redevelopment and infill development should maintain existing character



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Goal #6: Housing

Encourage a diverse mixture of well-constructed housing that serves all populations in Crawfordsville.



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Policies of Goal #6

Policy 6.1 Provide for a mixture of housing types

Policy 6.2 Encourage multi-family development

Policy 6.3 Promote compatibility between residential densities



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Policies of Goal #6

Policy 6.4 Maintain active code enforcement

Policy 6.5 Promote high quality residential development

Policy 6.6 Encourage housing in the downtown area



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My Town



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Future Land Use

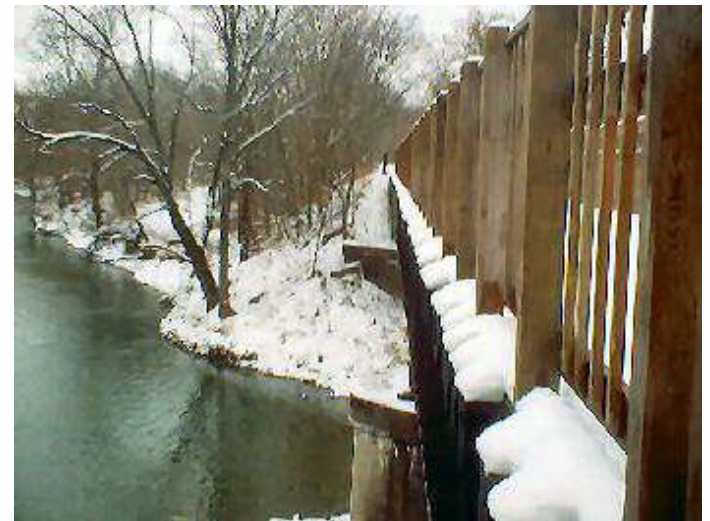
- Connection of community facilities and schools through a system of sidewalks and on-street bike paths
- Sidewalks provided in new subdivisions by developers



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Future Land Use

- Protection and preservation of the natural areas around Sugar Creek
- Agricultural areas that act as natural buffers and contain growth in particular directions



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Future Land Use



- Medical offices in the area around St. Clare Medical Center



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Future Land Use

- In the event that new schools are needed, they should be located close to residential neighborhoods and connected with sidewalks



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Future Land Use

- Parks should be required within new residential subdivision developments



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Future Land Use

The extension of the City's existing trail system to include these connections:

- Along State Road 32 with a spur to the high school
- From State Road 32 to Wabash College
- North from Milligan Park to the Commerce Park and new 4-H Fairgrounds
- North from U.S. Highway 136 to Elston Park



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Future Land Use

- A special cultural trail has been recommended for downtown
- Destinations to include the courthouse, Lew Wallace Study, Elston Grove, and the museums



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Future Land Use

- The city should prohibit non-agricultural development within the Sugar Creek 100 year flood plain



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Future Land Use

- Lands within the agricultural designation should remain underdeveloped
- Plans for this areas would discourage the stripping out of land along county roads within the 2 mile jurisdiction



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My Streets



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Functional Classification System

- Creates a system of local and regional roads
 - Interstate-moves traffic past town
 - Arterials (primary and secondary)-move traffic through town
 - Collectors-move traffic in town to arterials
 - Local- “neighborhood” streets, cul-de-sacs, etc.



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Crawfordsville's Street Network

Proposed New Links

- Southeast Gateway-running East and West between U.S. 231 and Ladoga Road
- County Road 100 East-running North and South between Ladoga Road and a new County Road 150 North



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Crawfordsville's Street Network

Proposed New Links

- County Road 150 North-running East and West between Lafayette Road and State Road 47
- Jennison Street-running East and West between existing Jennison Street and Schenck Road



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Crawfordsville's Street Network

Other Proposed Improvements

- Better access management
- Connect suburban-style easements on adjacent properties



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Crawfordsville's Street Network

Other Proposed Improvements

- Landscape improvements
- Traffic Calming/Medians



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My Neighborhood



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Residential Patterns for Crawfordsville



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Neighborhoods Should Include:

- Walkable Areas and Distinct Edges
- A Central Hub
- Traditional neighborhoods with grid street patterns
- Strong Neighborhoods



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Plan Identifies 5 Kinds of Neighborhoods

1. Residential-Agricultural Transition Areas
2. Established Residential Areas
3. Future Residential Expansion
4. Mixed Use Development/Neighborhood Stabilization
5. Historic Neighborhood



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Residential-Agricultural Transition Areas

- Buffer between existing agricultural use and future low density residential use



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Established Residential Areas

Low Density Residential

- Single-family detached dwellings, along with facilities such as parks, schools, churches that are removed from the city core and predominately served by sewer and water utilities

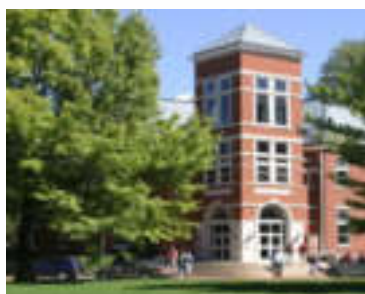


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Established Residential Areas

Medium Density Residential

- Generally found in the City Core, planned around traditional grid street pattern



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Established Residential Areas

Multi-Family Residential

- Generally single family detached homes, zero lot line homes, duplexes, townhomes or apartments (recommend providing a mixture of densities in one development)



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Future Residential Expansion

- All recommended to help define the edges of the uses they abut



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Mixed Use Development/ Neighborhood Stabilization

Applies to three specific
neighborhoods

- North of Wabash College



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Mixed Use Development/ Neighborhood Stabilization

Applies to three specific
neighborhoods

- Neighborhood surrounding
Old Hospital



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Mixed Use Development/ Neighborhood Stabilization

Applies to three specific neighborhoods

- Neighborhood surrounding existing Midstates Industrial Complex



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Historic Neighborhoods

- Designed to promote and maintain historic core neighborhoods
- Density recommended between 4-5 dwelling units per acre
- Maintaining traditional height, bulk, area, and setbacks already present
- Landscaping, themes, and buffering to minimize destabilization by nearby areas



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My Community



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Economic Development

1. Commercial Corridors
2. Historic Downtown
3. Gateways



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Commercial Corridors

Community Spine

1. Northern-south of 174 and U.S. 231
2. Southern-south of U.S. 231/State Road 32

Proposed Development

- End of Southern segment
- Commercial Mix



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Commercial Corridors

Features

- No nuisance uses
- Frontage roads/common access points
- Asymmetric roadside development
- New development within 1000 feet
- Size Suggestions



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Commercial Corridors

Smaller Commercial Areas

- Neighborhood retail along U.S. 136 and State Road 32
- Stand alone buildings and small strips
- In character with neighborhood
- Two story limit



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Commercial Corridors

Industrial

- Heavier-along Elmore Avenue and the L&N railroad
- Lighter-north of State Road 32 and along State Road 47
- Light-Crawfordsville Commerce Park



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Historical Downtown Core

- Improve infrastructure
- Mix: retail, offices and high density residential
- Infill development where possible
- Continue themeing
- Single family residence at edges
- New construction two stories and in character



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Gateways

- Call attention to areas
- Unique in character
- Primary and secondary

Primary

- North at I74/U.S. 231
- South along U.S. 231



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Gateways

Features of Primary Gateways

- Limited use of curb cuts
- Appropriate signage
- Architecture
- Parking and landscaping
- Lighting
- Monuments



Features of Secondary Gateways

- Landscaping
- Signage
- Monuments



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Adoption of the Plan



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For Adoption, the Plan Commission must:

1. Publish legal notice of the date and time of its hearing and the location in which the final documents can be examined
2. Interested parties can examine the final Comprehensive Planning document at the City Building at the Department of Planning and Community Development
3. Make the Plan available, in its entirety, for at least ten (10) days prior to the first hearing; and
4. Hold a statutory hearing on the Plan



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Plan Commission Hearing

- The first statutory hearing on the comprehensive plan is August 21, 2007, at 5 p.m. in the City Council Chambers
- There must be a quorum of the committee to move the plan to the City Council
- After the public hearing(s) have been held, the Plan Commission may approve the plan and forward it to the City Council for consideration



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Adoption of the Plan

- The City Council may adopt a resolution approving, rejecting, or amending the plan.
 - The resolution only requires a majority vote



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Adoption of the Plan

- Rejection or Amendment
 - If the City Council rejects or amends the plan, it is returned to the Plan Commission with a written statement
 - The commission has sixty (60) days to consider the rejection or amendment and file its report with the council
 - The commission may be granted an extension



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Adoption of the Plan

- If the Plan Commission approves the amendment, the plan stands as amended by the City Council
- If the Plan Commission disapproves the amendment, the original action of the City Council to reject or amend stands only if affirmed by another resolution
- If the Plan Commission fails to file a report within the time allotted, the action of the City Council in rejecting or amending the plan becomes final



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Adoption of the Plan

- The Comprehensive Plan is effective once it is approved by resolution of the City Council. Upon approval, the clerk of the City Council **MUST** record a copy of the Plan with the Recorder



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Important Dates

- August 21, 2007 at 5:00 p.m.-Public Hearing in City Council Chambers
- August 24, 2007 at 4:00 p.m.-Written Comments on Plan Due at the Planning Office
- September 18, 2007-Possibly Plan Commission vote on the plan
- October 1, 2007-City Council Ordinances and Petitions Committee will review the plan

Timeline is subject to change.

