PURPOSE

3 distinct areas designated as rural residential: SW, NW, NE
each has unique topography, strengths, & opportunities

⇒ SW rural

- LEC watershed, large equestrian presence,
- largely developed with few large parcels left to develop.

⇒ NE rural

- has beautiful deep wooded ravines and waterways

⇒ NW rural

- many fields still in crops, cattle farms, the named villages (Hortonville, Jolietville, Lamong, Eagletown), and equestrian

PROCEDURE FOR EVALUATING AND MODIFYING THE DRAFT

NW, NE and SW Rural are unique.

- They should be discussed separately
- Ideas generated in one area, may apply for all, but their differences must be sited or we end up with a vanilla plan that does a disservice to all the people who contributed their thoughts.

Prototype for the SW rural

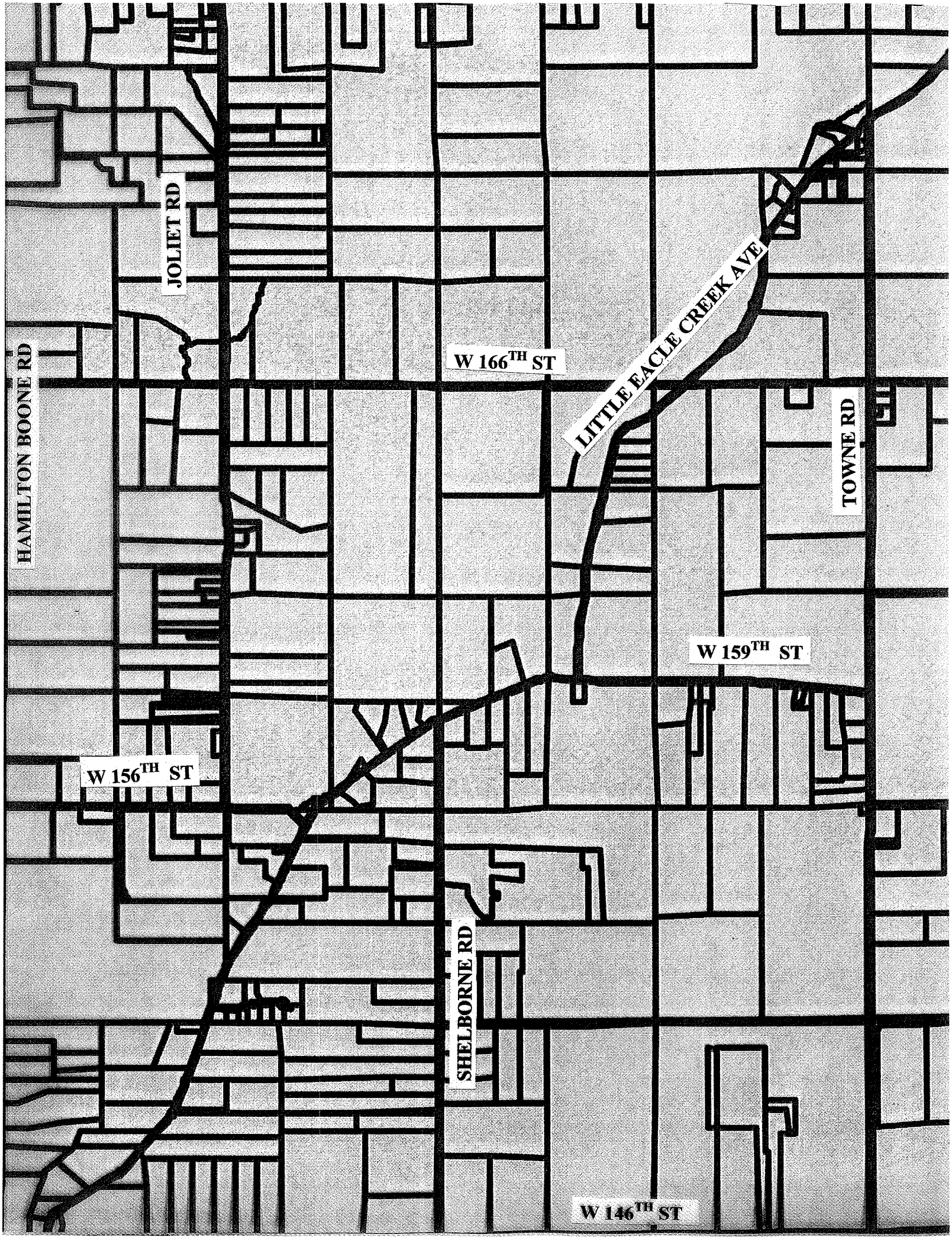
- One steering committee member with 1 subcommittee group leader
- Large SW community subcommittee involvement
- Started by reviewing all the maps, documents and subcommittee input
- Generated changes to the draft comp plan that reflect the data and public input

Process adapted and used as a prototype for all areas: rural NW & NE, new suburban, downtown, etc.

RURAL LIFESTYLE

~~RURAL CHARACTER~~
~~RURAL ATMOSPHERE~~

There is a big difference!
Rural Lifestyle will continue to exist in SW rural area.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HAMILTON BOONE RD
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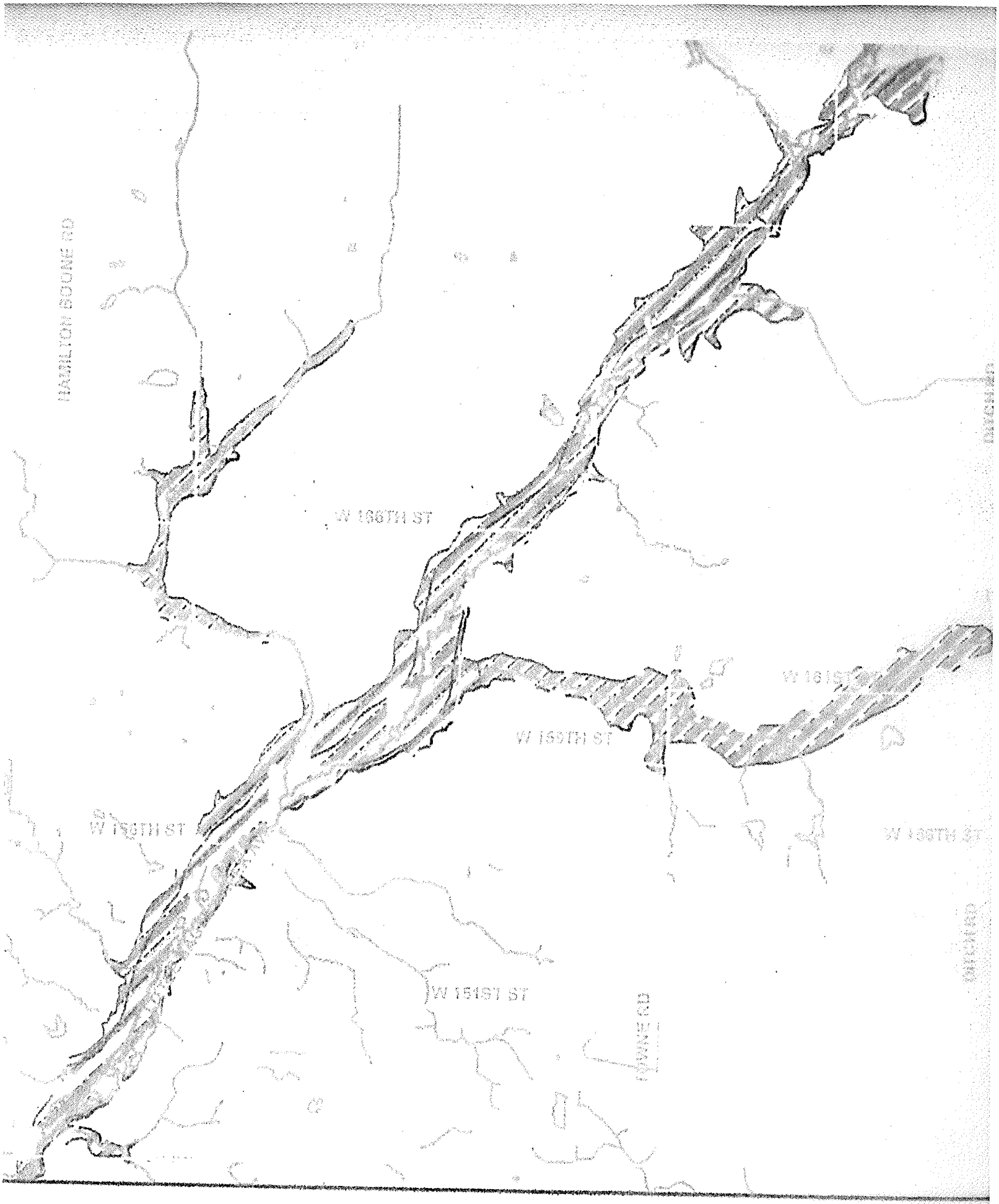
LITTLE EAGLE CREEK AVE
TOWNE RD
W 159TH ST
W 156TH ST
SHELBORNE RD
W 146TH ST

JOLIET RD
HAMILTON BOONE RD
W 166TH ST
LITTLE EAGLE CREEK AVE
TOWNE RD
W 159TH ST
W 156TH ST
SHELBORNE RD
W 146TH ST



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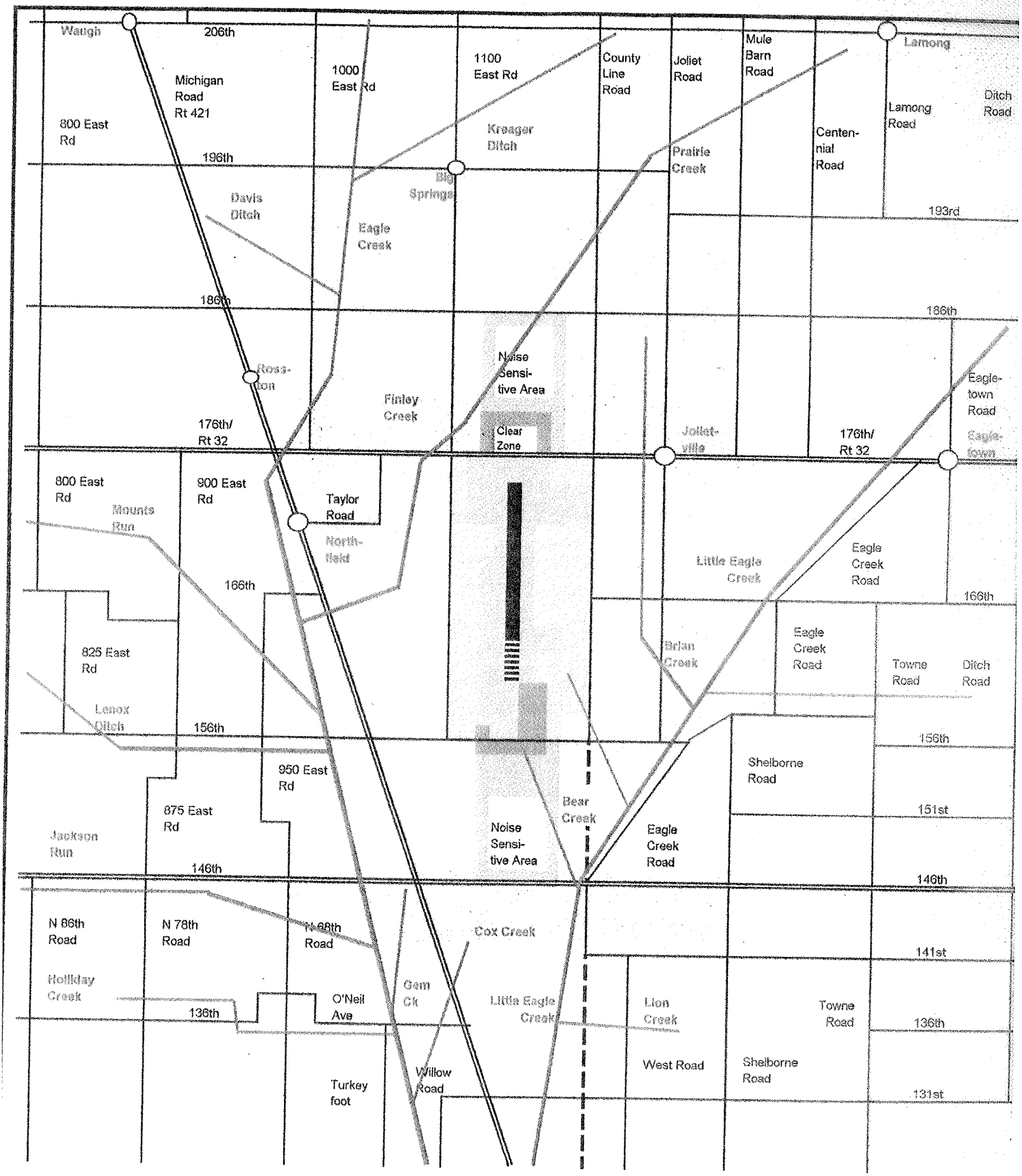
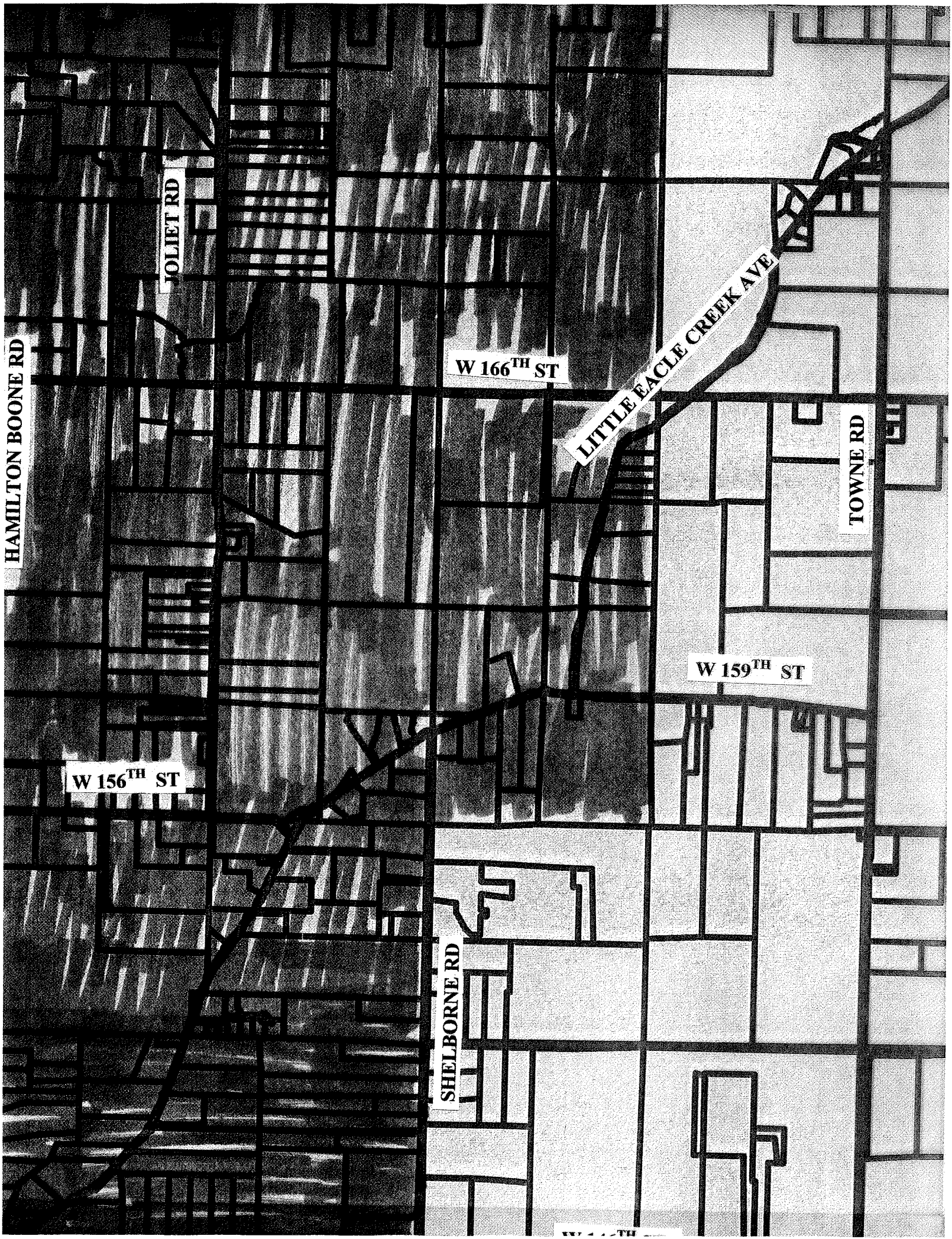
Indianapolis Executive Airport



Black - Runway **Black Stripe - Future Runway** **Green - Airport Property** **Pink - Clear Zone**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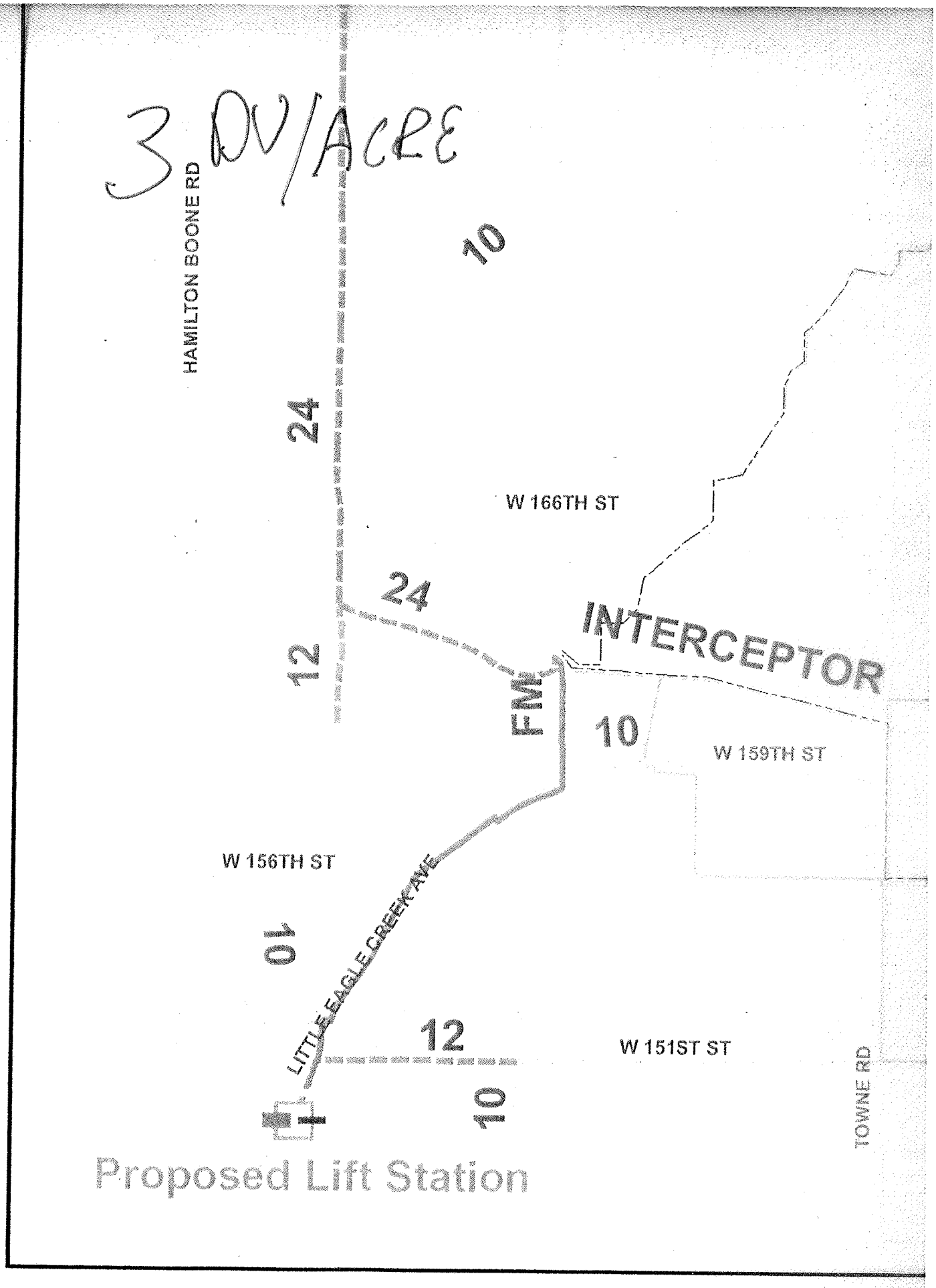

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SUMMARY OF MAJOR CHANGES TO DRAFT OF SW RURAL RESIDENTIAL

- ADD - RURAL SW IS LARGELY DEVELOPED IN EXISTING LARGE LOT ESTATES AND ARTISAN FARMS

- MODIFY - DENSITY TO BE 1 DU/3-5 ACRES

- MODIFY - DRAFT TO INDICATE RURAL LIFESTYLE WON'T CHANGE IN THIS AREA, IT IS HERE TO STAY. BECAUSE THERE ARE FEW LARGE PARCELS LEFT TO DEVELOP IN THIS AREA, THEY WILL EVOLVE IN A MANNER THAT WILL KEEP THE RURAL LIFESTYLE IN THIS AREA. THIS REQUIRES ADDING SEVERAL WAYS FOR THOSE PARCELS TO DEVELOP INCLUDING:
  - ⇒ ADD - RESIDENTIAL EQUESTRIAN DESIGNATION FOR RURAL SW
  - ⇒ ADD - CONSERVATION SUBDIVISION
  - ⇒ ADD - RURAL SUBDIVISION
  - ⇒ ADD - CONDITIONS FOR GRANTING HIGHER DENSITY
-