

MEETING IN A BOX

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**WARRICK
COUNTY**

COMPREHENSIVE PLAN

OUR VISION FOR THE NEXT 20 YEARS

DATE:

BOARD/ORGANIZATION NAME (IF APPLICABLE):



OUR VISION



Warrick County is a safe and welcoming community that is growing and thriving, offering diverse outdoor spaces, high-quality education, a flourishing economy, and vibrant towns and neighborhoods.



OUR GUIDING THEMES



ENHANCING SENSE OF PLACE

Warrick County is composed of many communities, each with their own cultures, legacies, and future needs. From towns and neighborhoods to rural areas and natural assets, every community contributes something unique and valuable to Warrick County's character, economy, and quality of life. Celebrating these distinct identities while also uniting them with a shared vision for the future will establish Warrick County as the groundwork for prosperity.



SUPPORTING PLANNED GROWTH

Warrick County is a growing community. This growth opens the door for new opportunities but can also present challenges as the demand for more developable land, amenities, government services, and infrastructure increases. By conserving natural areas and vital agricultural land, attracting development to key growth areas, and supporting the expansion of public infrastructure, Warrick County will be better positioned to serve its residents and businesses.



CONNECTING COMMUNITIES

Traveling within and between Warrick County's communities is typically easily done in personal vehicles, but can be challenging for those who want to reach a destination using other means. By pursuing infrastructure and utility improvements that expand transportation options, residents will be better connected to each other and their destinations, both within and outside of Warrick County.

FUTURE CHARACTER AREAS

WHAT IS A CHARACTER AREA?

Warrick County's future land use map focuses on establishing major character areas that each include a mix of uses that contribute to the community's desired future character rather than only identifying a single use in each area. For example, a residential neighborhood might not just include lower-density housing but also parks, schools, or some appropriate neighborhood retail services (such as a coffee shop or corner store) that accommodate every day needs. Similarly, some commercial areas might also include higher-density housing. In defining and pursuing strategies to establish these character areas, Warrick County will be home to a diverse range of living options in connected and high-quality communities that also promote the identity of existing towns, cities, and communities.

RURAL COMMUNITIES

DESIRED FUTURE USES & CHARACTER

- Agriculture
- Open space
- Rural residential



RECLAIMED MINE LANDS

DESIRED FUTURE USES & CHARACTER

- All uses permitted in Rural Communities
- Large-scale solar facilities
- Recreation



MAJOR PARKS & NATURAL AREAS

DESIRED FUTURE USES & CHARACTER

- Local and state parks and natural areas
- Nature preserves



NEIGHBORHOOD CENTERS

DESIRED FUTURE USES & CHARACTER

- Low-density residential
- Medium-density residential
- Community amenities
- Neighborhood commercial



TOWN CENTERS

DESIRED FUTURE USES & CHARACTER

- Mixed-use
- Community Amenities
- Commercial
- Low-density residential
- High-density residential
- Medium-density residential



ACTIVITY CORRIDORS

DESIRED FUTURE USES & CHARACTER

- Regional commercial
- Mixed-use
- High-density residential
- Community amenities



INDUSTRY HUBS

DESIRED FUTURE USES & CHARACTER

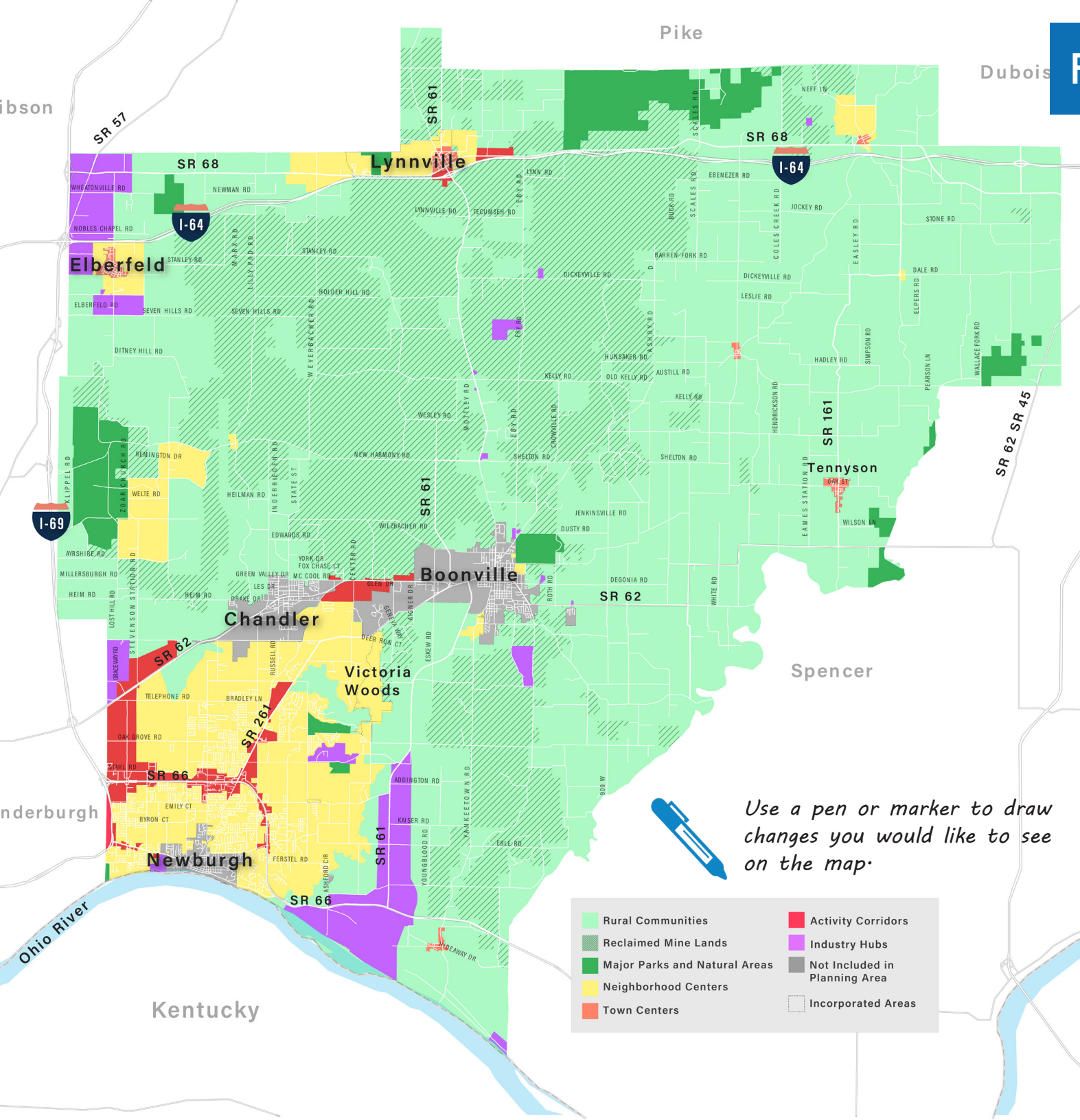
- Light industrial
- Heavy industrial
- Business Campuses
- Commercial



TRANSITIONING BETWEEN CHARACTER AREAS



FUTURE LAND USE MAP



RURAL COMMUNITIES

- Agriculture
- Open Space
- Rural Residential

RECLAIMED MINE LANDS

- All "Rural Community" uses
- Recreational areas
- Large-scale solar facilities

MAJOR RECREATIONAL AREAS

- Local and state parks
- State natural areas
- Nature Preserves

NEIGHBORHOOD CENTERS

- Low-to-medium density residential
- Community amenities
- Neighborhood Commercial

TOWN CENTERS










- Mixed-use
- Residential
- Commercial
- Community amenities

ACTIVITY CORRIDORS

- Regional commercial
- Mixed-use
- High-density residential
- Community amenities

INDUSTRY HUBS

- Light industrial
- Heavy industrial
- Business campuses

 Rural Communities	 Activity Corridors
 Reclaimed Mine Lands	 Industry Hubs
 Major Parks and Natural Areas	 Not Included in Planning Area
 Neighborhood Centers	 Incorporated Areas
 Town Centers	

LAND USE AND HOUSING

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 1: LAND USE AND HOUSING

Support future growth and development in key areas while preserving the county's agricultural character, protecting natural assets, and promoting quality design.

Strategy	Funding Options			Comments
Strategy #1.1: Conserve agricultural and natural areas as new development continues to grow throughout the county.	Current operation budgets, general fund			
Action Step	Priority			Comments
	LOW	MEDIUM	HIGH	
Action Step #1: Improve property owner awareness of the leasing process for large-scale solar by collaborating with the Warrick County Farm Bureau and the Purdue Agricultural Extension Office to host educational workshops.				
Action Step #2: Continue to encourage local agricultural land owners to develop agricultural conservation easements through established programs to preserve productive land in the county.				
Action Step #3: Consider adopting a local Right to Farm Ordinance to further protect agricultural uses from being limited as non-agricultural development occurs.				
Action Step #4: Require agricultural buffers within the zoning ordinance to protect the integrity of agricultural operations as new development occurs on properties abutting land zoned for agricultural use.				
Action Step #5: Consider adopting land use regulations that incentivize the development of conservation subdivisions.				
Action Step #6: Consider amendments to the zoning ordinance to limit the development of large-scale utilities, such as commercial solar, on productive agricultural land.				

LAND USE AND HOUSING

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 1: LAND USE AND HOUSING

Support future growth and development in key areas while preserving the county's agricultural character, protecting natural assets, and promoting quality design.

Strategy	Funding Options			Comments
<p>Strategy #1.2: Encourage targeted residential growth by accommodating new single-family homes, senior housing, and diverse multi-family housing options.</p>	<p>Current operation budgets, general fund, Low Income Housing Tax Credits (LIHTC)</p>			
Action Step	Priority			Comments
	LOW	MEDIUM	HIGH	
<p>Action Step #1: Evaluate updates to the zoning ordinance to allow higher-density housing and additional housing types along high-traffic corridors or near more intense land uses, such as commercial or industrial uses.</p>				
<p>Action Step #2: Incentivize single-story and smaller housing units to offer more accessible housing options for seniors.</p>				

LAND USE AND HOUSING

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GOAL 1: LAND USE AND HOUSING

Support future growth and development in key areas while preserving the county's agricultural character, protecting natural assets, and promoting quality design.

Strategy	Funding Options			Comments
Strategy #1.3: Support and encourage high-quality housing and mixed-use development to maintain and promote community character.	Current operation budgets, Indiana Landmarks (for historic areas), general fund			
Action Step	Priority			Comments
	LOW	MEDIUM	HIGH	
Action Step #1: Consider amending the zoning ordinance to require or incentivize minimum design and amenity standards for new multi-family residential development and mixed-use development.				
Action Step #2: Consider amending the zoning ordinance to develop design standards for neighborhoods or towns that desire them in order to reinforce the desired character of development within these areas.				

LAND USE AND HOUSING

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 1: LAND USE AND HOUSING

Support future growth and development in key areas while preserving the county's agricultural character, protecting natural assets, and promoting quality design.

Strategy	Funding Options			Comments
<p>Strategy #1.4: Attract industrial development in strategic locations to provide opportunities for economic development and employment options.</p>	<p>TIF funds, IEDC Industrial Development Grant Fund, IEDC Certified Technology Parks Program, Current operation budgets</p>			
Action Step	Priority			Comments
<p>Action Step #1: Continue to support plans and projects from the Economic Development Department to further the development of employment opportunities.</p>	LOW	MEDIUM	HIGH	
<p>Action Step #2: Coordinate with the Warrick County Redevelopment Commission and the Economic Development Department to support projects identified in the Capital Improvement Plan in order to encourage development where future Industry Hubs should be located</p>				

LAND USE AND HOUSING

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 1: LAND USE AND HOUSING

Support future growth and development in key areas while preserving the county's agricultural character, protecting natural assets, and promoting quality design.

Strategy	Funding Options			Comments
<p>Strategy #1.5: Explore options for reclaiming and redeveloping retired coal mines.</p>	<p>Abandoned Mine Land Program, Land and Water Conservation Fund (LWCF), Redevelopment Tax Credit (RTC), TIF Funds, Current Operational Budgets</p>			
Action Step	Priority			Comments
<p>Action Step #1: Promote INDNR's Abandoned Mine Lands Reclamation Program (AML Program) with property owners to mitigate hazards from abandoned mine lands and support a more robust inventory of needed mine restoration projects in the county.</p>	LOW	MEDIUM	HIGH	
<p>Action Step #2: Explore options for incentive programs to focus the development of solar fields on land formerly used for coal mining rather than productive farmland.</p>				
<p>Action Step #3: Assess the feasibility of developing a zoning or tax incentive to encourage the reuse of retired mine lands for recreational uses, such as mountain biking or off-roading</p>				

GOAL 2: TRANSPORTATION

Maintain and expand the county's current transportation network while paving the way for new travel choices in and between communities.

Strategy	Funding Options			Comments
<p>Strategy #2.1: Develop new roads and improve existing roads to support current and future growth.</p>	<p>Bipartisan Infrastructure Law Discretionary Grants, INDOT Local Public Agencies program, Recreational Trails Program (RTP), Community Crossings Matching Grant Program, State Transportation Improvement Program (STIP), Reconnecting Communities Pilot Program, General Fund</p>			
Action Step	Priority			Comments
	LOW	MEDIUM	HIGH	
<p>Action Step #1: Advance projects identified in the County and EMPO plans.</p>				
<p>Action Step #2: Identify external funding sources and develop a funding matrix for planned projects.</p>				
<p>Action Step #3: Continue to partner with EMPO, INDOT, and towns to monitor, evaluate, and prioritize system needs and future projects through regional and local planning initiatives.</p>				

TRANSPORTATION

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 2: TRANSPORTATION

Maintain and expand the county's current transportation network while paving the way for new travel choices in and between communities.

Strategy	Funding Options			Comments
<p>Strategy #2.2: Make improvements and repairs to existing roads to provide for safe and comfortable travel throughout the county.</p>	<p>USDOT Safe Streets and Roads for All Grant Program, Community Crossings Matching Grant Program, State Transportation Improvement Program (STIP), Reconnecting Communities Pilot Program</p>			
Action Step	Priority			Comments
<p>Action Step #1: Develop an asset management program to monitor roadways, bridges, sidewalks, and multiuse facility conditions and proactively address system maintenance and preservation needs.</p>	LOW	MEDIUM	HIGH	
<p>Action Step #2: Develop a countywide safety action plan to evaluate crash history, identify trends, and develop a high-injury network for future safety investments.</p>				

GOAL 2: TRANSPORTATION

Maintain and expand the county's current transportation network while paving the way for new travel choices in and between communities.

Strategy	Funding Options			Comments
<p>Strategy #2.3: Expand public transit service throughout the county and consider options for supporting people in rural areas.</p>	<p>Bipartisan Infrastructure Law, EMPO Transit Funding, Rural Transportation Assistance Program – 5311(b)(3), FTA Accelerating Innovative Mobility, FTA Enhancing Mobility Innovation</p>			
Action Step	Priority			Comments
<p>Action Step #1: Explore transit service delivery options (which are ways to provide transit service) for rural Warrick County, including on-demand microtransit, mobility as a service, and other emerging transit service delivery models.</p>	<p>LOW</p>	<p>MEDIUM</p>	<p>HIGH</p>	
<p>Action Step #2: Evaluate fixed route service expansion opportunities, including new routes, route frequency, and evening and weekend services.</p>				

TRANSPORTATION

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 2: TRANSPORTATION

Maintain and expand the county's current transportation network while paving the way for new travel choices in and between communities.

Strategy	Funding Options			Comments
<p>Strategy #2.4: Attract and integrate emerging transportation technologies, such as autonomous and electric vehicles, micromobility, and supporting infrastructure.</p>	<p>INDOT Indiana Electric Vehicle Charging Infrastructure Program, USDOT Charging and Fueling Infrastructure Discretionary Grant Program, Federal Funding Matrix</p>			
Action Step	Priority			Comments
<p>Action Step #1: Plan for electric vehicle charging infrastructure to support the growing demand for and ownership of electric vehicles.</p>	LOW	MEDIUM	HIGH	
<p>Action Step #2: Integrate ITS technologies into capital projects to improve traffic safety, reliability, and operations.</p>				
<p>Action Step #3: Monitor transportation trends and emerging technologies to pro-actively capitalize on opportunities to lay the foundation for connected and autonomous vehicles, mobility on demand, and Smart infrastructure.</p>				

TRANSPORTATION

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GOAL 2: TRANSPORTATION

Maintain and expand the county's current transportation network while paving the way for new travel choices in and between communities.

Strategy	Funding Options			Comments
<p>Strategy #2.5: Connect community destinations, parks, and neighborhoods by expanding and improving pedestrian and bicycle infrastructure.</p>	<p>Bipartisan Infrastructure Law, Indiana Trails Program, Greenways Foundation of Indiana, USDOT RAISE Discretionary Grant Program, Reconnecting Communities and Neighborhoods (RCN) Program</p>			
Action Step	Priority			Comments
	LOW	MEDIUM	HIGH	
<p>Action Step #1: Identify and prioritize sidewalk infill opportunities to increase pedestrian connectivity and accessibility to local destinations and amenities.</p>				
<p>Action Step #2: Partner with Warrick County Trails and local municipalities to expand the trail and on-street bikeway system in Warrick County by implementing planned projects and evaluating opportunities for future connections.</p>				
<p>Action Step #3: Continue to follow the Evansville Metropolitan Planning Area's Complete Streets policy to support safe and efficient travel for all roadway users, including pedestrians, bicyclists, transit users, motorists, and freight operators.</p>				
<p>Action Step #4: Evaluate and revise street design standards to accommodate pedestrian and bicycle mobility.</p>				

UTILITIES

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 3: UTILITIES

Expand utility services to serve rural areas to support future growth.

Strategy	Funding Options			Comments
<p>Strategy #3.1: Support the expansion of broadband throughout the county to serve rural communities and provide residents with high-quality options.</p>	<p>USDA Distance Learning & Telemedicine Grant, USDA Community Connect Grant, USDA ReConnect Loan and Grant Program, OCRA's Next Level Connections Program</p>			
Action Step	Priority			Comments
	LOW	MEDIUM	HIGH	
<p>Action Step #1: Form a Broadband Committee to lead and monitor county-wide efforts to improve broadband access across Warrick County.</p>				
<p>Action Step #2: Coordinate with local governments and county agencies to increase public internet access in community facilities.</p>				
<p>Action Step #3: Host workshops to improve internet literacy for adults to improve access to online resources for rural residents.</p>				

UTILITIES

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 3: UTILITIES

Expand utility services to serve rural areas to support future growth.

Strategy	Funding Options			Comments
Strategy #3.2: Expand and improve utilities, such as water and sewer, to support current and future growth.	Current operation budgets			
Action Step	Priority			Comments
	LOW	MEDIUM	HIGH	
Action Step #1: Continue to coordinate development proposals with water and sewer utility providers and require letters from these providers prior to approving rezonings and plats to verify the provider's willingness to provide service to the developments.				
Action Step #2: Host annual coordination meetings with the water and sewer providers to coordinate current and future growth with each utility district's strategic plan.				

QUALITY OF LIFE

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 4: QUALITY OF LIFE

Create and support new opportunities for people to enjoy the places, businesses, and recreation that Warrick County has to offer.

Strategy	Funding Options			Comments
Strategy #4.1: Undertake a county-wide branding process that promotes both a unified identity for Warrick County and distinct branding for incorporated areas or neighborhoods that fit into the overall county-wide branding.	Current operation budgets, general funds			
Action Step	Priority			Comments
Action Step #1: Collaborate with representatives from local communities and the county to develop new branding for the County and participating communities.	LOW	MEDIUM	HIGH	

QUALITY OF LIFE

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 4: QUALITY OF LIFE

Create and support new opportunities for people to enjoy the places, businesses, and recreation that Warrick County has to offer.

Strategy	Funding Options			Comments
<p>Strategy #4.2: Support neighborhoods, communities, and incorporated towns within Warrick County's jurisdiction by bolstering their capacity to serve residents.</p>	OCRA Planning Grants, general funds			
Action Step	Priority			Comments
<p>Action Step #1: Work with incorporated towns and cities within Warrick County's jurisdiction to develop individual small area plans for each community. These plans can identify projects and strategies to establish a framework for pursuing the both the unique needs of each community in combination with the desired Town Center character areas as detailed in the future land use plan.</p>	LOW	MEDIUM	HIGH	
<p>Action Step #2: Evaluate the existing level of service in cities and towns for public services, such as trash collection, and explore options for filling service gaps.</p>				

QUALITY OF LIFE

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 4: QUALITY OF LIFE

Create and support new opportunities for people to enjoy the places, businesses, and recreation that Warrick County has to offer.

Strategy	Funding Options			Comments
<p>Strategy #4.4: Continue to expand the public school system, emergency response, and other public services to correspond with future population growth.</p>	<p>OCRA Planning Grants, general funds</p>			
Action Step	Priority			Comments
	LOW	MEDIUM	HIGH	
<p>Action Step #1: As new development proposals are received and/or development is approved by the Area Plan Commission, coordinate with county-level departments and local governments to support planned growth in public services that matches growth.</p>				
<p>Action Step #2: When residential rezonings and subdivision plats that received by the Area Plan Commission, provide an opportunity for Warrick County Public Schools to review and provide comment on proposed developments before the applications are considered.</p>				

ECONOMIC DEVELOPMENT

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 5: Economic Development

Encourage economic growth by supporting local businesses, attracting employers, and enhancing the tourism experience.

Strategy	Funding Options			Comments
<p>Strategy #5.1: Encourage new dining, shopping, and entertainment options for all ages.</p>	<p>IEDC Loan Fund Investment Program, National Endowment for the Arts Our Town Grant Program, Current operation budgets</p>			
Action Step	Priority			Comments
<p>Action Step #1: Support local businesses by hosting a monthly fair for local food and retail vendors that rotates locations between different towns, cities, and Town Centers each month.</p>	<p>LOW</p>	<p>MEDIUM</p>	<p>HIGH</p>	
<p>Action Step #2: Continue to collaborate with the Chamber of Commerce and Economic Development Department to develop a small business revolving loan program.</p>				

ECONOMIC DEVELOPMENT

DRAFT PLAN ELEMENTS

THURSDAY, SEPTEMBER 28 | 2023

GOAL 5: Economic Development

Encourage economic growth by supporting local businesses, attracting employers, and enhancing the tourism experience.

Strategy	Funding Options			Comments
<p>Strategy #5.2: Establish Warrick County as a welcoming and enjoyable destination for visitors.</p>	<p>Current operation budgets, general fund</p>			
Action Step	Priority			Comments
<p>Action Step #1: Continue to develop wayfinding signs along primary corridors and entry points into the county to direct visitors to key destinations, including state and county parks, sports facilities, natural areas, and other attractions as desired.</p>	<p>LOW</p>	<p>MEDIUM</p>	<p>HIGH</p>	
<p>Action Step #2: Coordinate with Warrick County Economic Development to identify strategies to attract hotels and other lodging near recreational attractions, such as Interlake State Recreational Area, and youth sports facilities.</p>				

FINAL THOUGHTS?

DO YOU HAVE MORE IDEAS?

Please use this page to share any issues or ideas that should be added to the Comprehensive Plan.