

Land Use and Future Growth Area Examination

Draft April 12, 2010

General Land Use

Municipalities currently consist of 14,587.8 acres, or 7.4% of the total County land area. Land uses within the municipalities consist of residential, commercial and industrial uses and are currently served by sanitary sewer or are in proximity to be served by these systems.

The existing land use of the unincorporated portions of Dearborn County is predominantly agriculture, representing 79.1% (155,702.6 acres) of the total unincorporated land area of the County according to the *Dearborn County Comprehensive Plan* updated in 2009. Residential uses, with some intermittent commercial uses, line the state road corridors and exist in the eastern and northeastern portions of the county, including the Hidden Valley Lake area in Miller Township, the unincorporated community of Bright and the North Dearborn Road corridor east of State Road 1.

Future Land Use

According to the *Dearborn County Comprehensive Plan*, the future land use recommendations estimate high density residential, commercial and industrial land use areas to increase by over 6,000 acres. (See Figure 1.) Low and Moderate density residential land uses are estimated to increase by nearly 13,000 acres.

High density residential and commercial land use mixes area recommended for the areas of Manchester, Yorkville, New Alsace, Lawrenceville, Lake Dilldear, Farmers Retreat, Logan and Bright.

High density residential, commercial and industrial uses are recommended along the corridors of U.S. 50, State Road 350 in the vicinity of Moores Hill and the State Road 1 corridor south of St. Leon to North Dearborn Road.

Moderate to high density residential land use with lot sizes below 1 acre is recommended near existing municipalities, including the area south of St. Leon along the Dog Ridge Road corridor near North Dearborn High School; south of Dillsboro; north of Greendale and surrounding the Hidden Valley Lake area; the area near the intersection of Mt. Pleasant Road and North Dearborn Road; the area near the intersection of North Dearborn Road and Stateline Road; northern portions of the Salt Fork Road corridor in the vicinity of Bright; the State Road 48 corridor southeast of its intersection with State Road 148; and the State Road 148 corridor southwest of its intersection with State Road 48.



Dearborn County
Water Quality Management Plan Update
Advisory Committee Material



Land Use and Future Growth Area Examination

Draft April 12, 2010

Low to moderate density residential land use with lot sizes ranging between 1 to 5 acres is recommended along the ridgeline beginning south and continuing eastward of St. Leon toward the Hidden Valley Lake area, including the area of Bright, the North Dearborn Road corridor, and northern portions of the Sawdon Ridge Road, Mount Pleasant Road and State Road 1 corridors.

Growth Areas

Based on examination of future land use plans in the County, areas of change are anticipated for the northeastern portion of the County including area south of St. Leon and the community of Bright and its vicinity. Land use change is also anticipated for the State Road 48, 148 and 350 corridors and the U.S. 50 corridor, particularly the area south and west of Dillsboro and north and west of Moores Hill.

The Dearborn County Comprehensive Plan Future Land Use plan and the municipalities' plans for growth are generally consistent in terms of future land uses recommended and the locations of these uses. The following documents were examined:

- *City of Aurora - 2000 Master Plan*
- *City of Greendale - 2001 Comprehensive Plan and 2010 Strategic Plan*
- *City of Lawrenceburg – Bicentennial Plan 1994-2002*
- *Dearborn County - Comprehensive Plan Adopted October 2004/Amended 2009*
- *Dillsboro – 2007 Comprehensive Plan*
- *Town of Moores Hill - 2002*
- *St. Leon - 2007 Comprehensive Plan Draft*

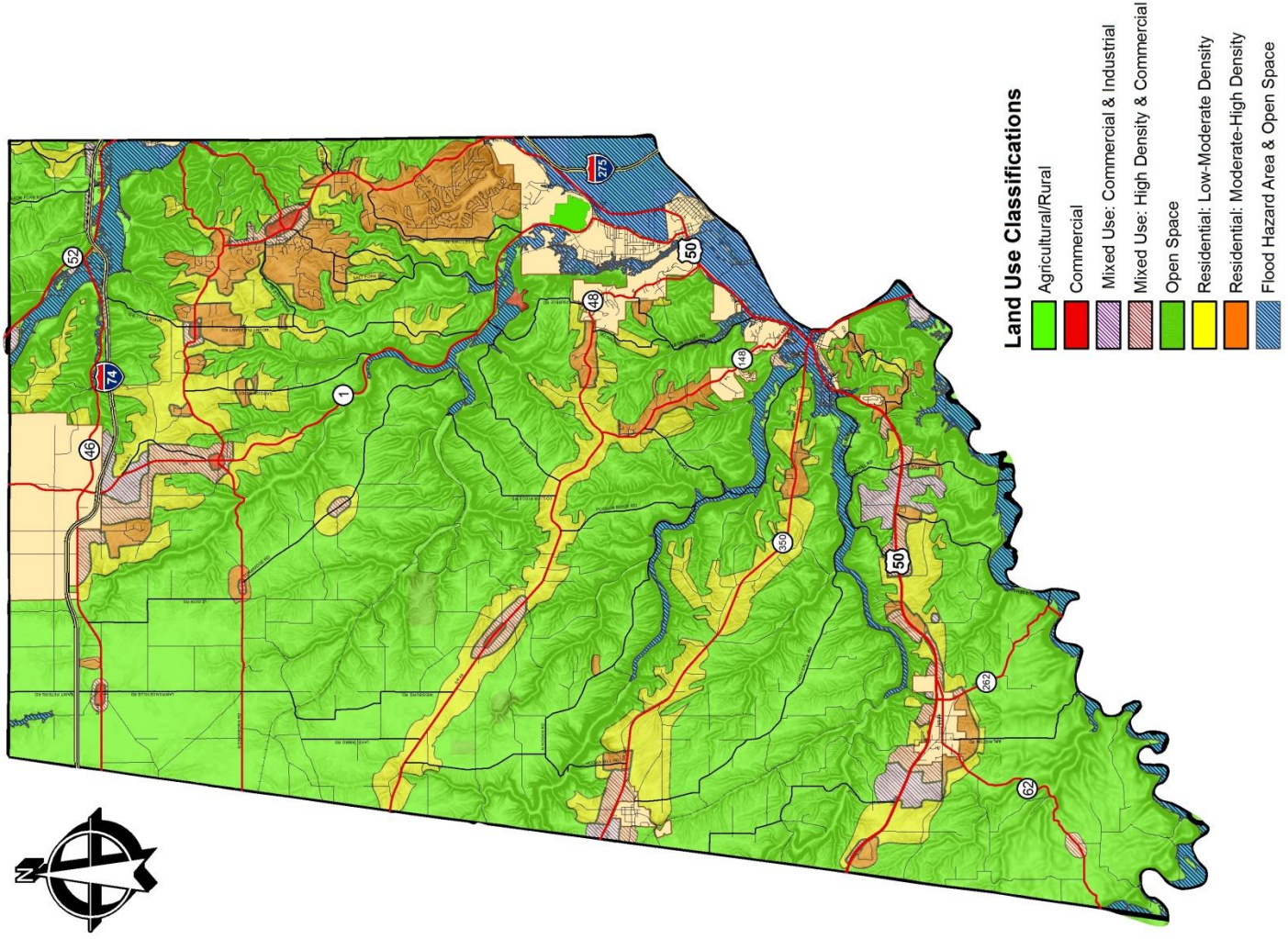


Dearborn County
Water Quality Management Plan Update
Advisory Committee Material



Recommended Land Uses

Future Land Use Map



Dearborn County Land Use Plan - 2009

Figure 1

Recommended Land Uses



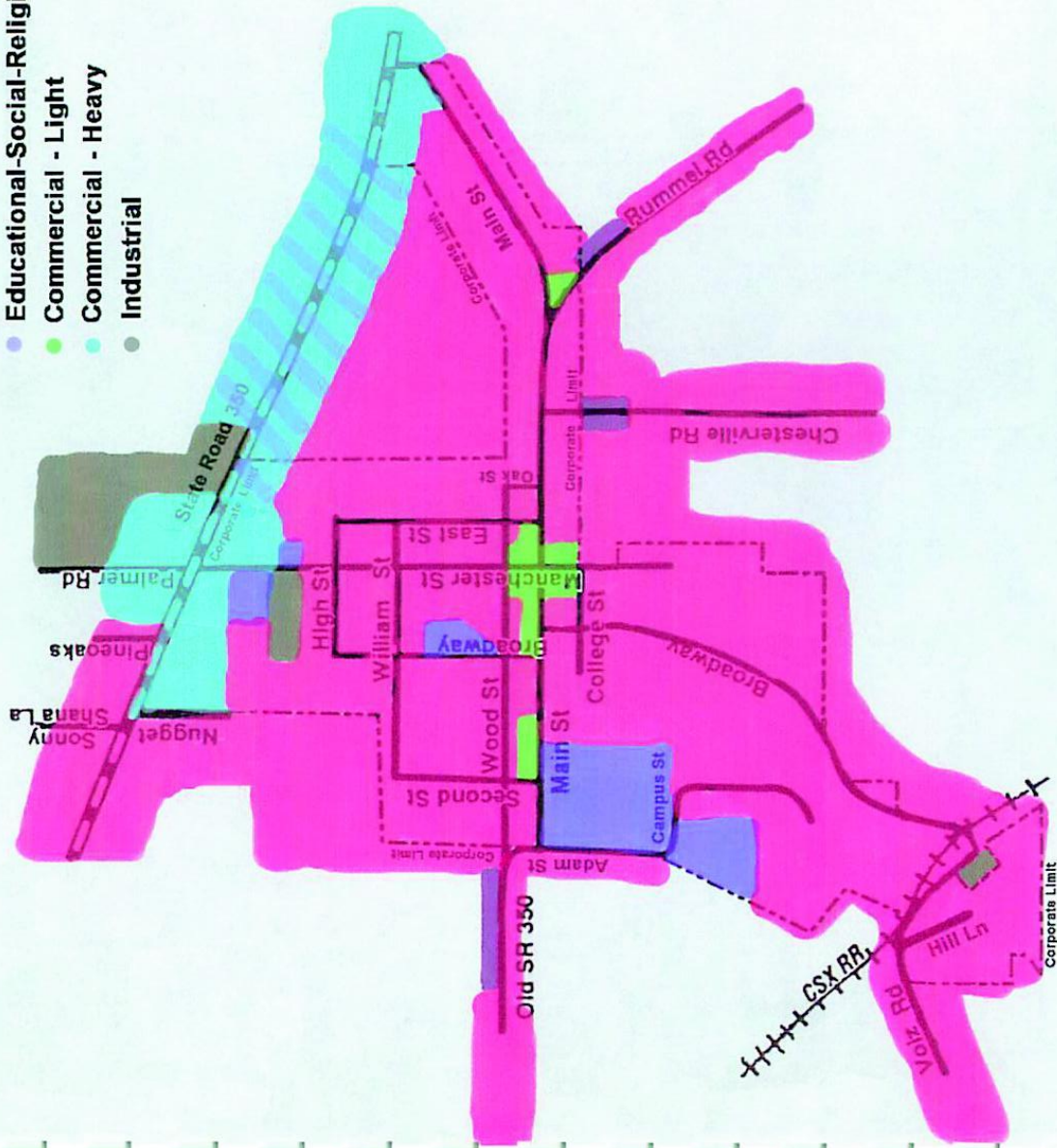
Dillsboro Land Use Plan - 2007

Figure 2

Recommended Land Uses

Legend:

- Residential - One & Two Family
- Residential - Multi Family
- Educational-Social-Religious
- Commercial - Light
- Commercial - Heavy
- Industrial

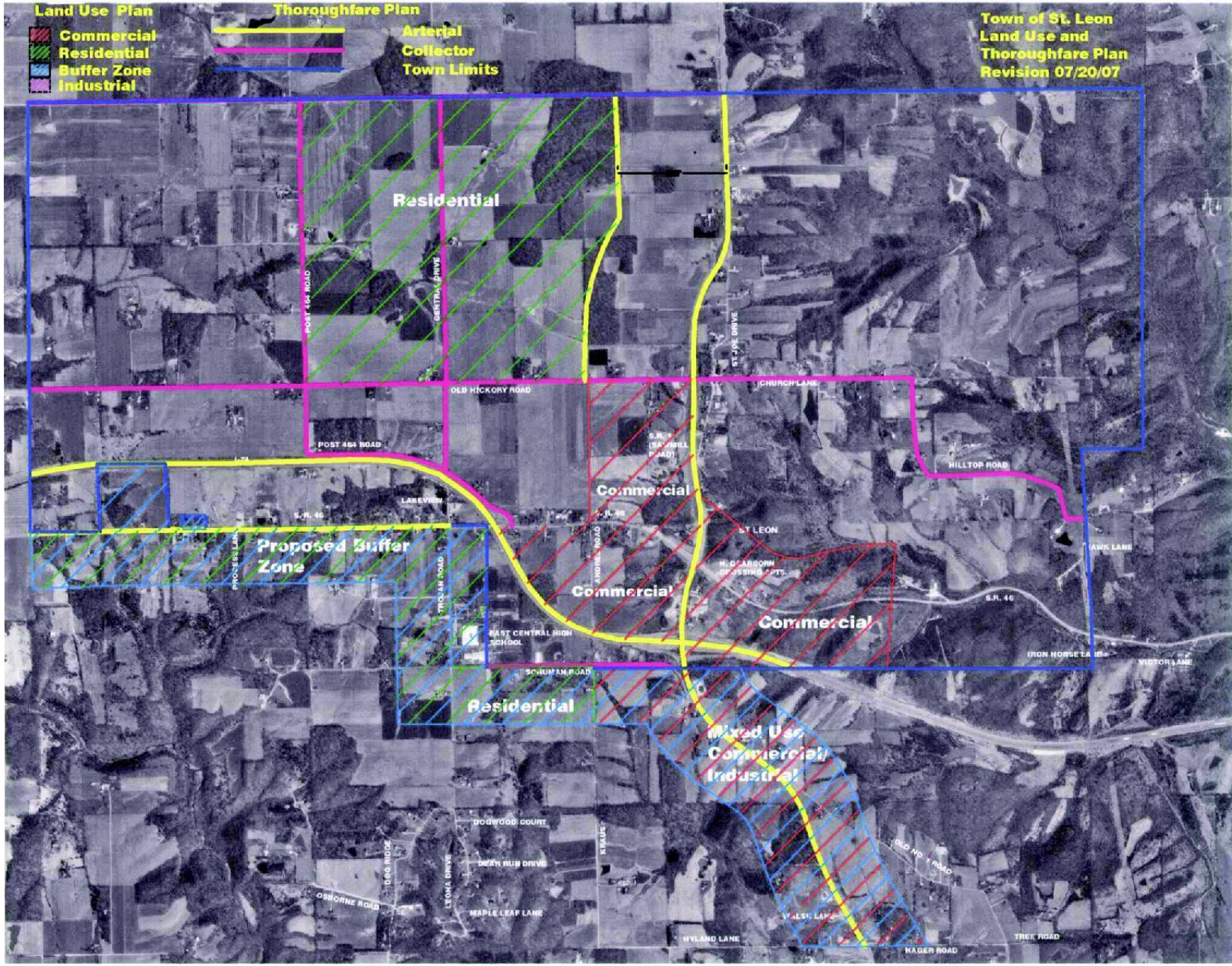


Moores Hill, Indiana 2002

Moores Hill Land Use Plan - 2002

Figure 3

Recommended Land Uses



Town of St. Leon Land Use Plan - 2007

Figure 4