



The Land Use and Development Plan is based on several factors including the Vision, Goals, and Objectives identified for the Brownsburg community; market and demographic analysis; and an assessment of existing conditions. The Plan provides a general guide to land use and development needed to meet the needs of the community over the long-term.

The Land Use and Development Plan builds upon the existing land use pattern in the Town and its larger planning area. In general, the plan strives to promote a compatible land use pattern that prevents the premature conversion of agricultural land and open space, while focusing upon infill and redevelopment opportunities. The Plan also emphasizes the protection of residential neighborhoods, the provision of community facilities, the enhancement of existing commercial corridors, and the expansion of commercial and jobs-related development that leverages Brownsburg's regional position.

A goal of the Land Use and Development Plan is to assist elected and appointed officials, Town staff, residents, and businesses in making future land use and development-related policy decisions. While the Land Use and Development Plan is specific enough to provide guidance on land use decisions, it is also flexible enough to allow for individual negotiations and the consideration of creative approaches to land development that are consistent with the overall policies and guidelines included in the Comprehensive Plan.

The Land Use and Development Plan has three additional sections that follow this chapter: the Residential Areas Plan; Business Areas Plan, and Growth Areas Plan. In addition, identified focus areas for the Town and its future growth areas are further explored in Section 13 Key Focus Area Plans. Subsequent sections of the Plan will address land uses related to community facilities, parks and open space, and specific sub-areas of the community. The following sections detail each development use description.

RESIDENTIAL

Residential development should provide a variety of housing opportunities that meet the needs of current and future citizens throughout multiple stages of life. Single- and multiple-unit designs, low maintenance communities, and a variety of densities and development patterns can provide a rich community fabric where people can choose to “age in place” as long as they wish to remain in the community. The Land Use and Development Plan designates the following categories:

SINGLE-FAMILY DETACHED RESIDENTIAL

Areas designated as single-family detached provide for traditional subdivisions with densities ranging up to 6 units per acre. Developments that create smaller areas of attached single-family, duplexes, quad developments, or the like may be considered in key areas, especially where such housing types can provide a transition to higher intensity uses.

SINGLE-FAMILY ATTACHED RESIDENTIAL

Areas designated for single-family attached development include duplexes, townhomes, rowhomes, and the like. Attached dwelling types provide direct access to each unit and generally lack common interior spaces such as lobbies or shared hallways. Densities for single-family attached dwellings generally range from 6 to 12 dwelling units per acre. In areas located near higher intensity developments, institutional living uses such as memory care or assisted living facilities may also be appropriate.

MULTI-FAMILY RESIDENTIAL

Areas designated for multi-family residential development consist primarily of apartments and condominiums. The majority of multi-family residential areas in the Land Use and Development Plan reflect existing developments and infill opportunity sites in developed areas of Town. Multi-family residential development can typically range on the low end from 6 to 12 units per acre but can often include development of higher densities. Areas designated for multi-family residential development can easily accommodate a variety of dwelling types, including senior housing and affordable housing. Requests for multi-family zoning designations should also be considered in other areas in the community, such as when smaller parcels remain near industrial and commercial areas with room for appropriate buffers.

UNINCORPORATED GROWTH AREAS

Areas identified as Unincorporated Growth Areas should remain predominantly agriculture with some large lot residential and public spaces until such time as the corporate limits are adjacent to such areas. Development that “leap frogs” to sites further out than the current developed footprint should be discouraged. The map should be frequently reviewed to update these areas as needed to address shifts in development patterns or as major utility and infrastructure improvements create new opportunities.



Successful commercial and retail areas are important to the Town to provide property tax and sales tax revenue, while providing shopping, dining, service, office, and recreation opportunities for residents.



COMMERCIAL

Successful commercial and retail areas are important to the Town to provide property tax and sales tax revenue, while providing shopping, dining, service, office, and recreation opportunities for residents. The Land Use and Development Plan designates the following types of commercial categories:

LOCAL COMMERCIAL

Areas designated as local commercial are envisioned for uses that serve the surrounding neighborhood and Town. Uses should be of a scale and intensity considered generally compatible with adjacent and nearby residential. Primary uses for this area include small markets and specialty food shops; dentists and small medical offices; boutique shopping and personal services like salons, barbers, and the like; and small businesses and professional services. Additional uses such as banks or others that provide a service to the neighborhood but may generate more traffic or require accommodations to drive-up services may be a reasonable fit with additional review.

CORRIDOR COMMERCIAL

Corridor commercial land uses are typically organized in a linear fashion and include a blend of neighborhood-oriented commercial retail, offices, smaller regional commercial retail, service uses, and the like. Other uses such as multi-family may complement and fill in portions of these areas.

REGIONAL COMMERCIAL

Areas designated as regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the Town limits. These areas often have a mix of “big box” stores, national retailers, hotels, and a “critical mass” of multiple stores sharing large parking areas. Areas designated for regional commercial are typically located in larger consolidated areas along major traffic corridors and intersections. Commercial service uses can also have an appropriate place in regional commercial areas if they are to be compatible with adjacent and nearby retail and commercial shopping areas and do not occupy prime retail locations.


MIXED-USE


Mixed-use areas should provide attractive combinations of places for employment, shopping, entertainment, and housing. Areas categorized generally as mixed-use will ideally combine multiple development types vertically or horizontally, depending on the location and size of the development. These areas should prioritize cyclists and pedestrians along with motorists and promote safe transportation in all modes. Some areas on the map are further categorized into the following mixed-use types:

Mixed-Use Town Center (TC): Areas designated as mixed-use with a town center notation (TC) should primarily consist of commercial/retail uses on the ground floor with residential and/or office uses located on the upper floors. This should be the main type of development around important intersections and nodes to create engaging pedestrian streetscapes. Additional development patterns, especially when moving out from primary core intersections, may include living spaces on the first floor, preferably in conjunction with some retail spaces and active anchors. These areas should be characterized by high-quality architecture that creates a sense of place, and development patterns that provide a vibrant, safe, attractive, and “walkable” pedestrian environment.

Mixed-Use Trail Node (TR): Areas designated as mixed-use with a trail node notation (TR) should primarily consist of commercial and retail uses that complement trail activities, such as dining with outdoor seating, cafes and bakeries, boutique shopping, fitness studios, and other establishments that will engage trail users. Housing options such as townhomes, upper-floor living, apartments, and the like may also be considered when they provide a complementary and supportive component to surrounding commercial uses. Entrances and architectural features should be prioritized to create a welcoming, active atmosphere along the trail.

Mixed-Use Gateway Area (G): Areas designated as mixed-use with a gateway notation (G) should primarily focus on a mix of development types, including retail, professional office and headquarters, and industrial when those uses are accentuated by architecture and features that create a welcoming entrance to the community. Housing elements can complement these developments by providing attainable living options for the surrounding workforce in nearby, walkable areas.

 **Area Notations:** The gateway or trail area notation may also occur outside of mixed-use areas. Developments in these cases should create a welcoming “front door” look to the community with enhanced architectural designs, aesthetic sign packages, and well-maintained landscaping.



INDUSTRIAL

Having industrial, corporate campus, and employment uses in a community is a tremendous asset. As a distinct land use, these areas can provide significant employment opportunities, tax revenue generation, and if developed correctly, can help establish a positive community image. Gone are the days when “industrial” automatically conjured images of smoke belching factories. Instead, industrial and business park areas are increasingly populated with research and office uses, light assembly, “tech” industries, and logistics distribution businesses. Although these uses will typically require larger land areas, convenient transportation system access, and separation from residential areas, industrial and business park uses play a strong role in the Town. Logistics and motorsports-related uses are also important employers in the Town and should continue to be accommodated within the community with appropriate buffers in place.

FLEX/LIGHT INDUSTRIAL

Areas designated for flex/light industrial businesses are intended to accommodate a variety of uses ranging from light assembly, distribution facilities, low intensity fabrication operations, research and “tech” industry applications, intense commercial service uses, and more. Flexibility in the design and operation of light industrial buildings permits integration of office, showroom, and industrial space all-in-one and can allow businesses to modernize operations and be more agile. In limited instances, uses such as multi-family and/or complementary commercial uses may be considered with appropriate buffers when smaller or remnant parcels remain that cannot facilitate larger development.

MANUFACTURING

Manufacturing areas are major, regional employment areas of concentrated manufacturing and industrial land uses which cannot be easily mixed with other types of uses. Areas identified as manufacturing should be reserved for industry and related uses. The provision of adequate public facilities and services, including sufficient access to the region’s transportation system is critical to the success of manufacturing/industrial centers. Light industrial, business parks, offices, and most retail uses should be discouraged within these areas. However, limited commercial development providing convenient uses to employment centers may be appropriate in some locations.

CORPORATE CAMPUS

These areas are intended to provide for larger-scale office or medical uses, which could include “stand alone” office buildings and complexes, or several buildings incorporated into a “campus-like” setting. A hospital/medical park is an example of a use that fits well into Brownsburg’s corporate campus area. It is envisioned that these uses will play an increasingly important role within the Brownsburg economy in the future. Developments should be of high quality and contribute positively to the character of the town. Future corporate campus areas should be considered on a case-by-case basis as they are often complementary to and may be located in regional commercial or flex/industrial areas.

PARKS AND OPEN SPACE

Parks, open space, and environmental features contribute significantly to the community’s overall quality of life and character. The Parks and Open Space designation in the Land Use and Development Plan includes parks, golf courses, natural areas, and other areas of open space. Recommendations for these areas and other environmental features (including wooded areas, wetlands, streams, and water features) are identified and presented in more detail in Section 12: Parks, Open Space, and Sustainability Plan.

PUBLIC/SEMI-PUBLIC

This land use designation includes a variety of uses that are typically classified as public or semi-public, and include municipal facilities, other government facilities, schools, religious institutions, and more. These uses provide essential facilities and services to the community and are scattered throughout the Town. Many public and semi-public uses are compatible with residential areas, but some are more intense (such as a wastewater treatment plant) and may require location within or adjacent to commercial or industrial areas. These uses are generally shown on the Land Use and Development Plan and are presented in more detail in Section 11: Community Facilities Plan.

ABOUT THE MAP

The Future Land Use Map is a generalized, visual representation of development goals for the community. It is not an exact prediction of how specific parcels will develop. It is meant to serve as a guide for zoning designation requests, future growth projections, and other planning purposes. It is an illustrative form of the vision for the community, and the majority of projects should be similar to the use categories shown and text provided. The map should be reviewed on a consistent schedule and revised when major shifts in transportation or infrastructure occur, as economic markets change over time and uses evolve, and always in conjunction with major updates to the text of the Comprehensive Plan.

A Future Land Use Map is not an Official Zoning Map and does not specifically reflect the actual zoning designation of a specific property or parcel today. The designation area boundaries are considered to be general and may not account for natural features, changes in topography, exact parcel lines, or similar features.

A legend of Future Land Use categories is located at the bottom of the map, with the descriptions provided earlier in this section.

Figure 1 and 2 to the right show two development scenarios for a portion of the Future Land Use Map. As more study is done in this area to determine if an interchange or overpass is needed, that should guide the development of this area. An interchange may be more appropriate for commercial uses that serve the surrounding neighborhood areas and motorists from the interstate, while an overpass would likely not support substantial commercial development. Single-family attached housing products could provide a buffer between the new traffic corridor and existing single-family development.

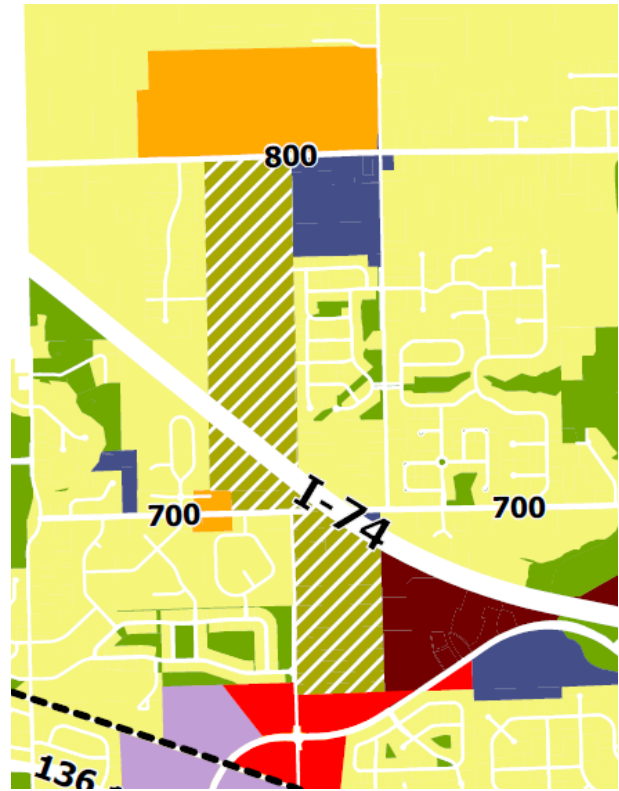


Figure 1 Future Land Uses in conjunction with an overpass.

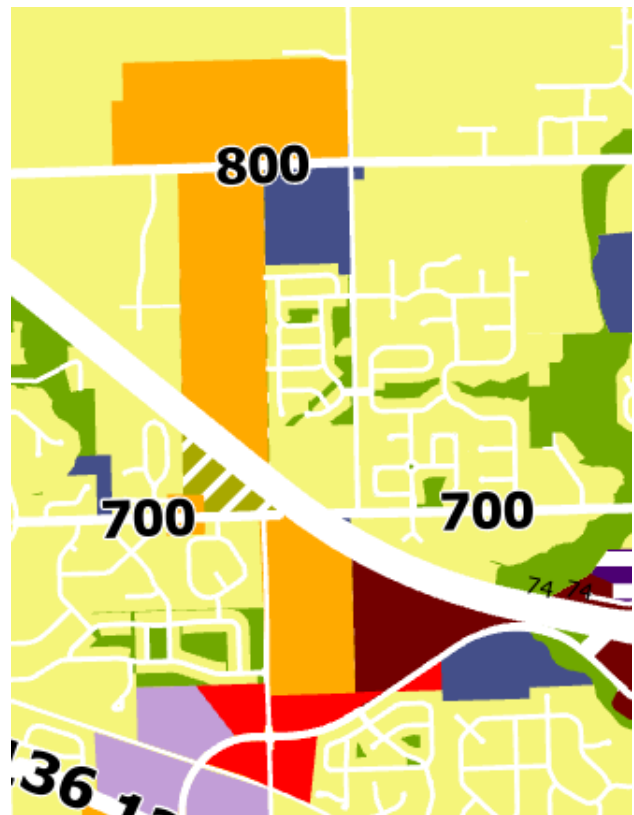


Figure 2 Future Land Uses in conjunction with an interchange.