

Land Use and Population in Dearborn County

Examination of Existing Land Use

Municipalities in Dearborn County currently consist of 7.4% (14,587.8 acres) of the total County land area. Development patterns are more urban and dense in these portions of the County compared to the rural portions of the County. The land uses within the municipalities consist of residential, commercial and industrial uses. These areas are either 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. Low and Moderate density residential land uses are estimated to increase by nearly 13,000 acres. High density residential and commercial land use mixes are 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.

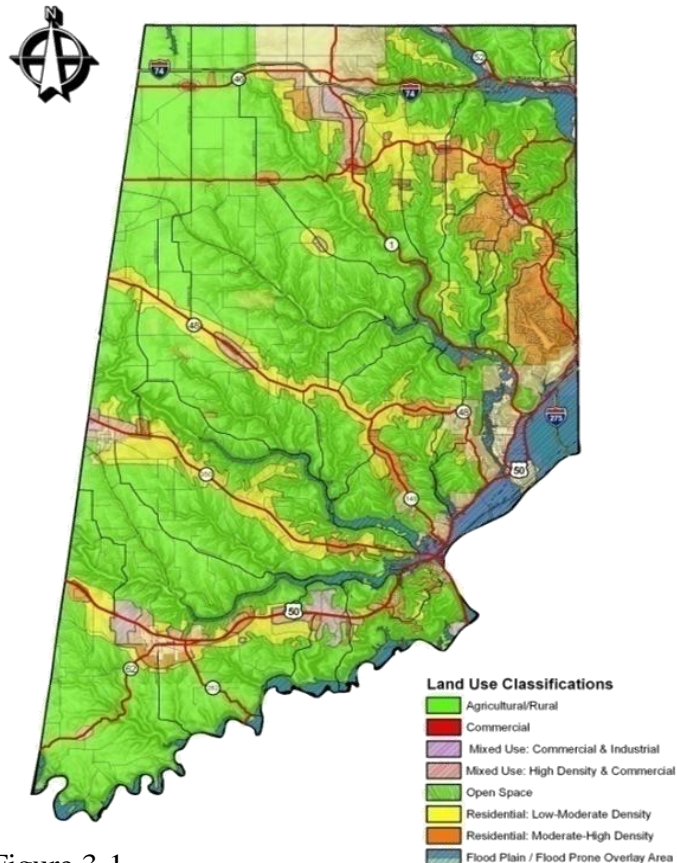


Figure 3-1

Moderate to high density residential land use with lot sizes below one 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.

Low to moderate density residential land use with lot sizes ranging between one to five 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.

Potential Growth Areas

Based on the examination of future land use plans in the County and through consultation with the Dearborn County Planning and Zoning Department, 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*

Tax Increment Financing Districts

There are currently four Tax Increment Financing (TIF) districts established in Dearborn County. These TIF districts were created to encourage economic development and are limited to 30 year periods. This report assumes all four TIF districts will develop and require centralized sanitary sewer service by 2030 and within the horizon year of this plan. All of the TIF districts are planned for commercial and industrial uses. These areas are described below and shown in Figure 3-2 on the next page:

West Harrison Economic Development Area TIF District:

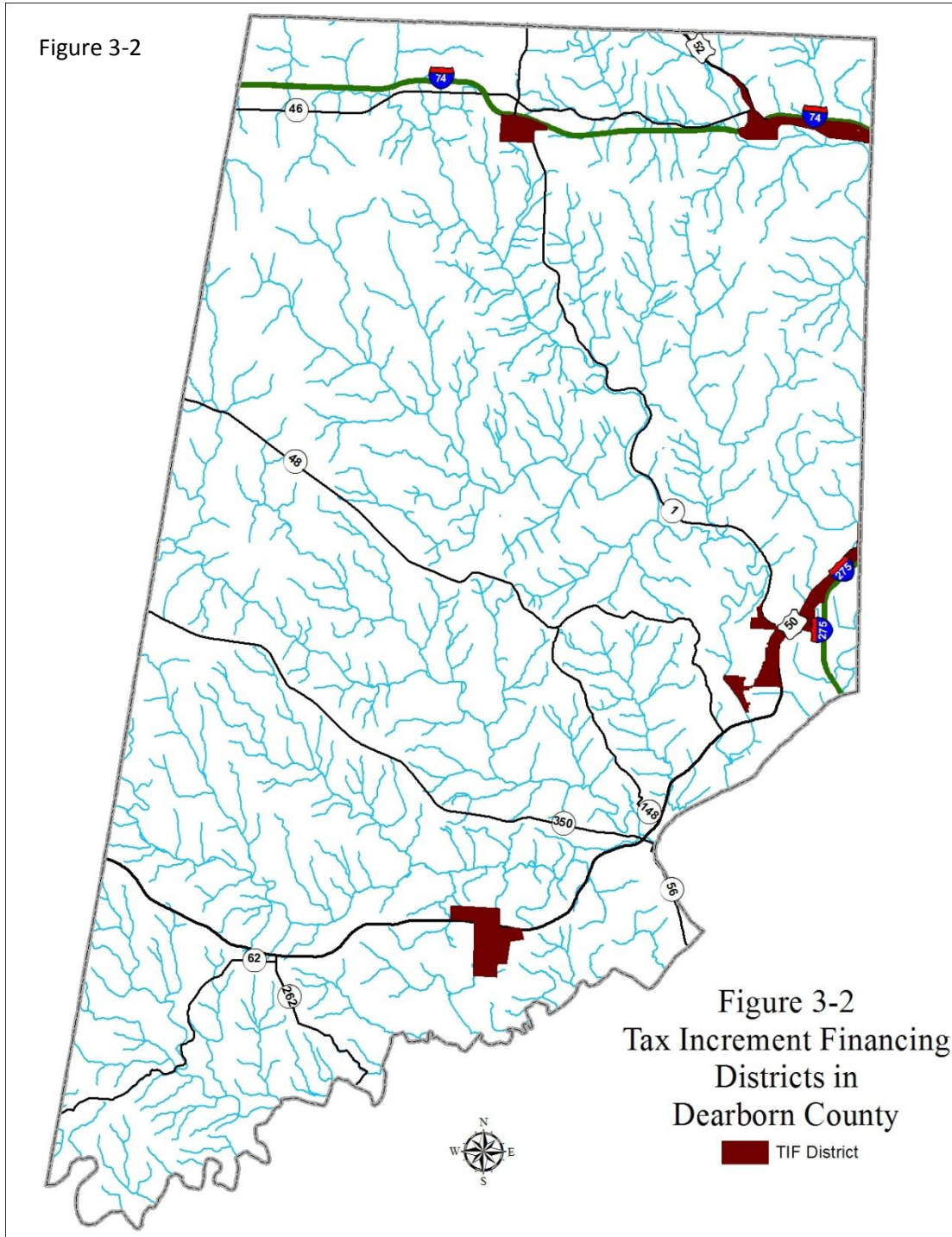
This district was originally established in 1999 by Dearborn County and expanded to include an additional 133 acres in 2006. The current TIF district consists of approximately 670 acres.

Interstate 275 Economic Development Area TIF District:

This district was originally established in 2000 by the City of Greendale and expanded to include an additional 127 acres in 2008. The current TIF district consists of approximately 1139 acres.

St. Leon Economic Development Area TIF District:
This district was established in 2006 by Dearborn County and consists of 350 acres.

West Aurora Economic Development Area TIF District:
This district was established in 2006 by Dearborn County and consists of 750 acres.



Population Projections:

Population projection data provided by The Indiana Business Research Center (IBRC) was used in developing this Water Quality Management Plan update and in helping to identify the future population concentrations in the County. To determine the population projections within the wastewater facility planning areas, the 2020 and 2030 population and household projections from the OKI Traffic Analysis Zones (TAZs) were used. FPAs and TAZs are not geographically consistent to one another; accordingly, assumptions were made regarding the proportion of TAZ population within the FPAs. Assumptions were based on the most recent County address point location data provided by Dearborn County in 2010. The percentage of address points within a TAZ was used to determine the proportion of population and households within each FPA. These proportions were used for all of the intervals (years) of the population projections as shown in Figure 3-3.

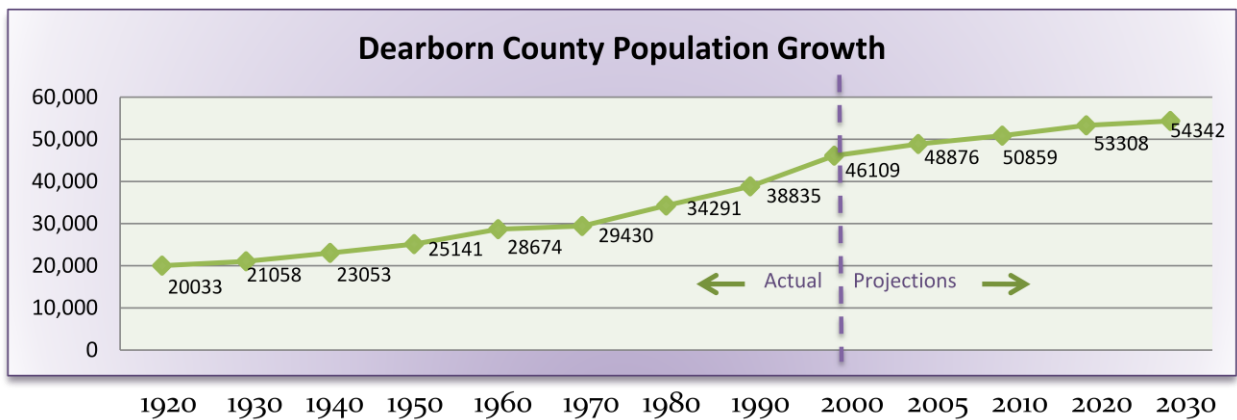


Figure 3-3

Overall, population is projected to increase in all of the current FPAs but to varying degrees in different parts of the County. Figure 3-4 illustrates population changes by township estimated between 2000-2005 and 2005-2010 and projections for 2020 and 2030 using the TAZ data described above.

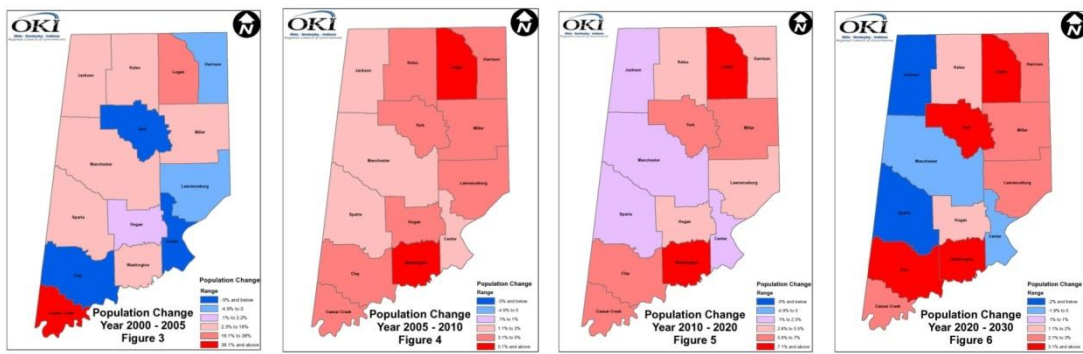


Figure 3-4