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DEARBORN COUNTY

COMPREHENSIVE PLAN

BOARD OF COMMISSIONERS
OF
DEARBORN COUNTY

RESOLUTION NO. 3, 2004

RESOLUTION REPEALING THE COMPREHENSIVE PLAN ORDINANCE #12-1980 EFFECTIVE JANUARY 1, 1981 AND ADOPTING THE DEARBORN COUNTY COMPREHENSIVE PLAN

WHEREAS, The Plan Commission of Dearborn County held a public hearing pursuant to Section 36-7-4-507 of the Indiana Code and certified a proposed Dearborn County Comprehensive Plan with a favorable recommendation by the Dearborn County Board of Commissioners pursuant to Section 36-7-4-508 of the Indiana Code; and

WHEREAS, The Board of Commissioners of Dearborn County held a public hearing on September 20, 2004 to hear public comment regarding the proposed Dearborn County Comprehensive Plan; and

WHEREAS, said Board of Commissioners agreed to repeal the existing Comprehensive Plan Ordinance #12-1980 effective January 1, 1981, as may have been amended from time to time, and to approve the Dearborn County Comprehensive Plan as attached hereto as Exhibit "A", for the promotion of public health, safety, morals, convenience, order of the general welfare and for the sake of efficiency and economy in the process of development.

NOW THEREFORE, the Board of Commissioners repeals the Comprehensive Plan Ordinance #12-1980 effective January 1, 1981, as may have been amended from time to time, and hereby adopts the Dearborn County Comprehensive Plan attached as Exhibit "A", effective

as of November 15, 2004, such that applications submitted after November 15, 2004 shall be subject to the Dearborn County Comprehensive Plan attached as Exhibit "A".

APPROVED THIS 4th **DAY OF** October, **2004**

Attest:

Cary Pickens,

DEARBORN COUNTY COMMISSIONERS:

Karen Shell, President

nay
Vera Benning

Dan Batta

219388.2

Prepared August 2004 by:
The Dearborn County Plan Commission

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ACKNOWLEDGEMENTS
The following individuals provided expertise throughout the process to the Advisory Committee, the Plan Commission and Staff.

Barbara Ault, Dearborn County Solid Waste

Doug Baer, Dearborn County Environmental Health Specialist

Bill Black, Jr., Dearborn County Emergency Management

Scott Burgins, Southern Indiana Rural Development Project, Inc.

Dave Compton, Indiana Builders Association

Chad Frahm, Indiana Farm Bureau

Dawn Kroh, Green 3

Robert McCormick, Purdue Land Use Team and Planning with Power Coordinator

Bill Miller, Ohio Kentucky Indiana Council of Governments

Erin Peterson, Parsons Brinkerhoff

Eric Russo, The Hillside Trust

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INTRODUCTION

The purpose of the Dearborn County Comprehensive Plan is to document the collective community vision for the management of Dearborn County's growth and changing land use patterns and to develop a series of strategies for achieving this vision.

Although most land in Dearborn County is privately owned, the entire community has a stake in how it is used. The health, safety, and welfare of all current Dearborn County citizens as well as future generations, are affected by the use of land. Cultural resource preservation, employment levels, protection from flooding, utility costs, housing costs, disposal of waste, safe and efficient traffic movement, convenience to work, shopping and recreation - all of these and many other factors relate to the use of land. The Comprehensive Plan is the key to most appropriately managing the land and its future development in Dearborn County.

This Comprehensive Plan suggests programs and future development patterns in the form of Principles, Goals and Strategy Statements. This plan shall serve as a manual for maintaining and improving the quality of life in Dearborn County.

The intention of this plan is to influence policy decisions in a broad range of areas including, but not limited to, the following: housing, transportation, utility infrastructure, recreation, and land use. As with any plan, the concepts expressed within should be continuously evaluated, and as needs arise, adjustments should be made to the document.

The DEFINITION

The Dearborn County Comprehensive Plan is:

- A guide to inform public policy and decision making
- An assessment of the community's needs
- Documentation of community values, goals, and objectives
- A 'living document' that is continuously monitored and evaluated for its effectiveness so that it remains the true vision of the community.

The Comprehensive Plan has been developed in conformance with Indiana Code 36-7-4-500. The 500 series of the I.C. 36-7-4 authorizes the creation of an Advisory Plan Commission and identifies its responsibilities and authorities, including the responsibility for developing and maintaining a Comprehensive Plan.

The I.C. states the Comprehensive Plan shall promote "public health, safety, morals, convenience, order, or the general welfare for the sake of efficiency and economy in the process of development". I.C. 36-7-4-502 states "a comprehensive plan must at least contain the following elements:

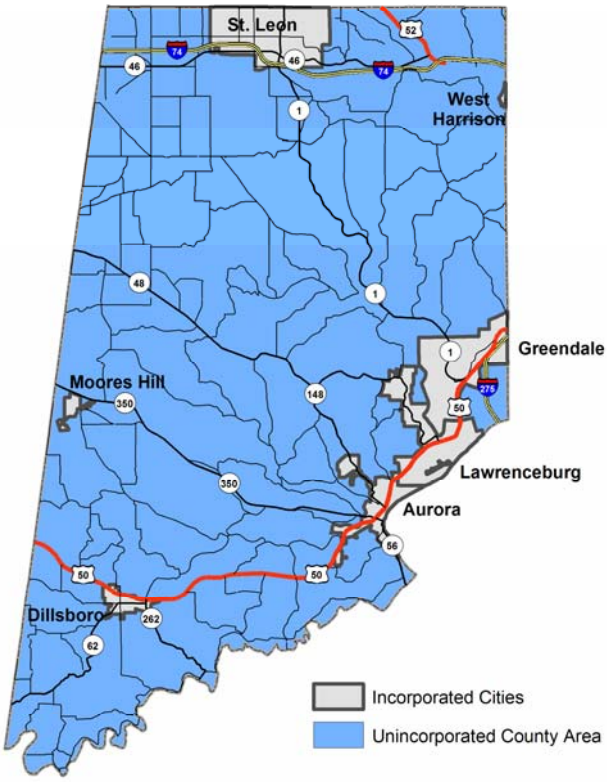
1. A statement of objectives for the future development of the jurisdiction.
2. A statement of policy for the land use development of the jurisdiction.
3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities."

This Comprehensive Plan provides the above statements in the form of Goals, Strategy Statements, and Land Use Principles.

The JURISDICTIONAL AREA

The Dearborn County Plan Commission has jurisdiction within all non-incorporated areas of Dearborn County. This Comprehensive Plan covers all non-incorporated areas of the County (see Figure 1-1).

Figure 1-1: Dearborn County Unincorporated Areas



The GUIDING PRINCIPLES

The following Guiding Principles were developed through various public involvement processes conducted by the Dearborn County Plan Commission beginning in the mid-1990's.

1. Enhance the quality of the development in Dearborn County

2. Designate appropriate locations for different potential uses of land, coordinating them with the existing and future placement of utilities, roads and other infrastructure and services to the extent such infrastructure is needed to support such uses consistent with responsible development.

3. Coordinate development activity in a manner that achieves and maintains desired performance standards, minimizes the time until services are provided to new developments, and realizes the cost efficiencies of planned and responsible growth.

4. Conserve distinctive natural and man-made features and resources that contribute to the rural character of the Dearborn County.

5. Strengthen the economic base of incorporated and unincorporated areas within Dearborn County through well-planned residential, commercial and industrial development.

PREFACE







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PUBLIC INVOLVEMENT

THE PUBLIC INVOLVEMENT COMPONENT

Updating a Comprehensive Plan is a critical and complex task for any jurisdiction to undertake. The Dearborn County Plan Commission is responsible under the Indiana Legislative Code for drafting and maintaining an up-to-date Comprehensive Plan to guide policy decisions related to future development and re-development within the unincorporated areas of the County. To effectively create a document that achieves this, many perspectives and fields of knowledge must be drawn upon. The Plan Commission chose to gain input from the community using two methods; (1) formulating an Advisory Committee, comprised of representatives from specific fields and community interest groups *and* (2) conducting Public Open Houses to gather input from the general public.

ADVISORY COMMITTEE

The first method of inviting community involvement to this process was to formulate an Advisory Committee. Citizens with various backgrounds were selected to represent the specific constituency groups listed in Figure 1-2. These representatives were solicited by the Plan Commission through a series of public forums.

Figure 1-2: Advisory Committee Framework

PUBLIC INVOLVEMENT

Citizen Advisory Committee

Member	Affiliation
Bill Black, Jr.	Dearborn County Emergency Management
Allan Cornelius	Cultural / Historical
Archie Crouch	Surveyor
Nicole Daily	Citizen Member - Surveyor/Engineer
Marie Dausch	New Horizons Rehabilitation Inc.- Social
James Deaton	Board of Zoning Appeals
Brett Fehrman	Realtor
Mark Hall	Citizen Member - Agriculture
Randy Hilderbrand	Social
Patrick Holland	Citizen Member - Education
Jake Hoog	Board of Zoning Appeals
Jennifer Hughes	Soil and Water Conservation District - Natural Resources
Laverne M. Kolb	Dearborn County Farm Bureau
Mike Kramer	Chamber of Commerce
Janet Kratochvil	Dearborn County Solid Waste
Dennis Kraus	Dearborn County Council
Ken Maddin	Board of Realtors
David Martin	Citizen Member - Technology
Chris McHenry	Cultural / Historical
E.G. McLaughlin	United Community Bank
Tim Meyer	Citizen Member - Agriculture
Chris Mueller	Citizen Member
Jane Ohlmansiek	Board of Zoning Appeals
Judy Ostendorf	Main Street Aurora - Business Retail
Susan Pope	Citizen Member - Education
Vicki Reiter	Citizen Member
John G. Roeder	Superintendent-Sunman Dearborn School Corporation
Robert Sauerbrey	Citizen Member
Jay Senitza	Citizen Member
Debbie Smith	Dearborn County Tourism
Pat Sullivan	Citizen Member - Parks and Recreation
Jerry Tarantino	Home Builders Association
Ralph Thompson	Engineer
Bill Ullrich	Dearborn County Council
Greg Vollmer	Citizen Member - Utility Services
Montie White	Transportation/Aviation

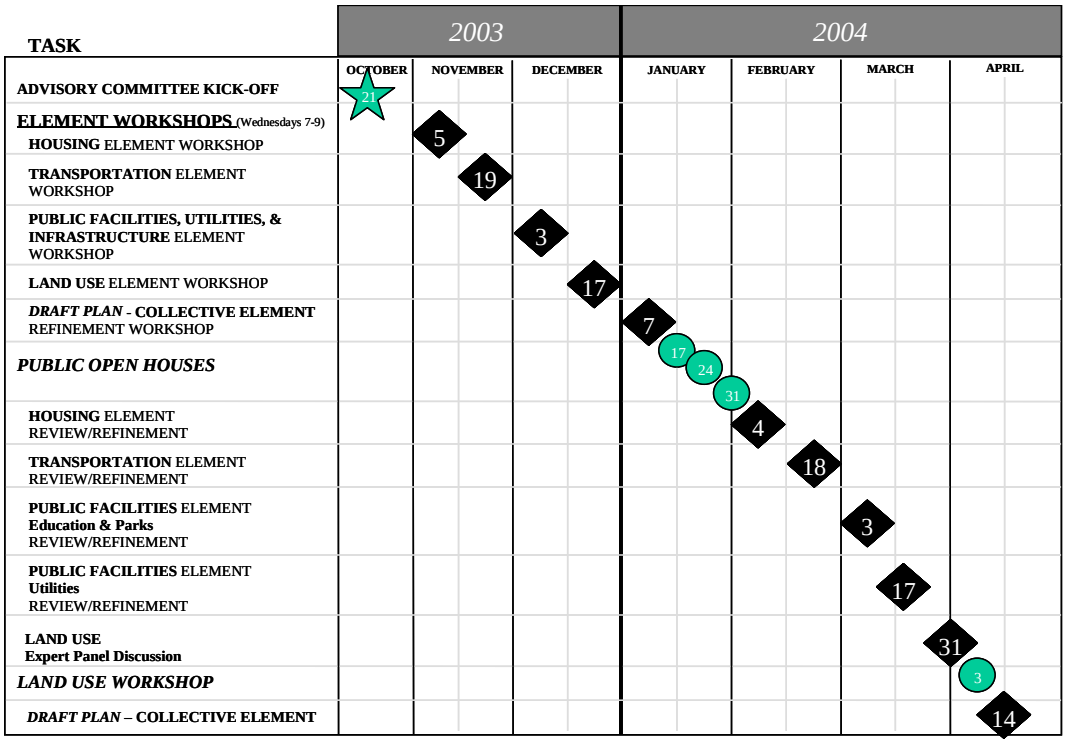
The Comprehensive Plan Update Advisory Committee was charged with providing the Plan Commission a meaningful and productive public involvement component to the Comprehensive Plan update. Regularly scheduled Committee meetings provided a forum for discussing and analyzing pertinent information relating to the Comprehensive Plan. Ultimately, the Advisory Committee made recommendations to the Plan Commission on each element of the Comprehensive Plan that included recommended goals, strategy statements, land use principles, and future land use designations.

ADVISORY COMMITTEE WORKSHOPS

The Plan Commission charted a course of workshops focusing on the 'Core Elements' of the Comprehensive Plan that required updating. These elements included: Housing, Transportation, Public Facilities and Land Use—in an effort to best utilize the meeting time by allowing specific focus to each unique topic. Although there is much overlap between each Element, the Advisory Committee members were asked to remain on topic as much as possible during the workshops. Two (2) 'Collective Element' workshops were included in the process to allow committee members an opportunity to discuss the relationships between the individual Elements.

Although the general public was encouraged to observe at these meetings, Plan Commission staff asked non-Advisory Committee members not to engage in workshop discussions but to provide input using written comment forms made available at each workshop.

Figure 1-3: Advisory Committee Meeting Timeline



PUBLIC INVOLVEMENT

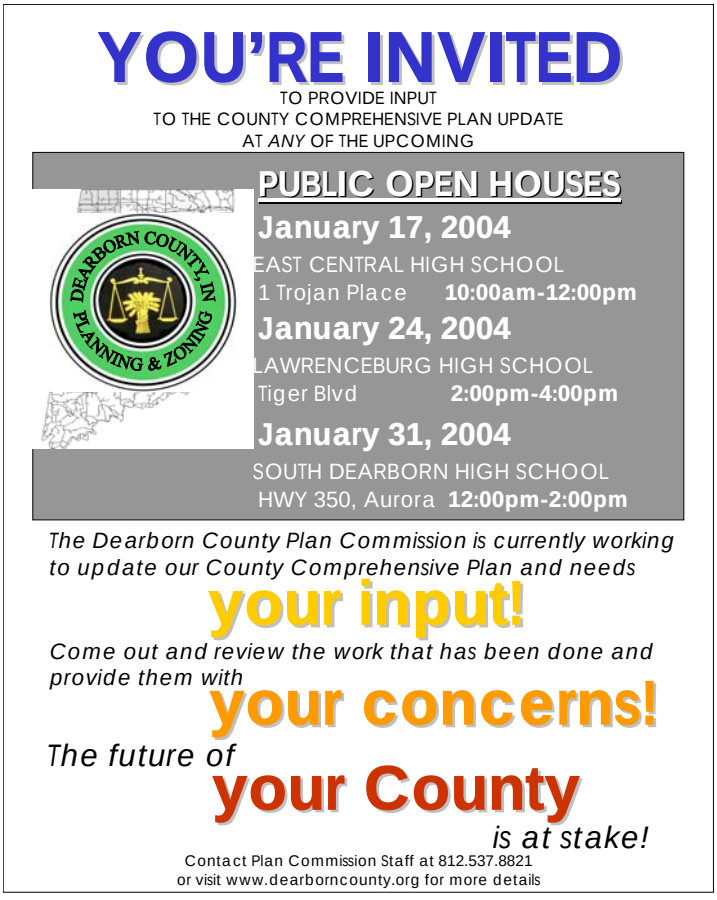
ADVISORY COMMITTEE PARTICIPANT NOTEBOOKS

At the initial Comprehensive Plan Kick-Off Meeting, the Plan Commission staff distributed a notebook to each Advisory Committee member for the purpose of collecting information relevant to Dearborn County (throughout the update process). Following the conclusion of each Advisory Committee Workshop, each committee member was encouraged to pick up the staff reports, case studies, informative articles, and / or speaker handouts that were pertinent to the next meeting's Comprehensive Plan Element. Once these materials were distributed, committee members were expected not only to review the materials for the next workshop, but to also come prepared to discuss the relevant issues pertaining to the workshop element.

PUBLIC OPEN HOUSES

The second method of inviting community involvement to this process was to gather input from citizens at a round of Open House forums held at three locations in the County. Public comment was obtained at these forums by distributing questionnaires. Each household with a mailing address in the County received a personal invitation to the Open House events to ensure that EVERY resident of the County was informed of the opportunity to participate in this vital process. The input provided by the citizens who participated at these forums was distributed to the Plan Commission and Advisory Committee members and was used to gauge public opinion on the various issues that arose from discussion that occurred at the Advisory Committee workshops.

Figure 1-4: Public Workshop Invitation



The Public Open House sessions were held at three different locations, each at a different time interval, to provide County residents with convenient opportunities and flexible timing to attend these events.







COMPREHENSIVE PLAN

DEARBORN COUNTY, IN COMPREHENSIVE PLAN

COMMUNITY PROFILE

COMMUNITY PROFILE

The Community Profile portion of this Comprehensive Plan documents the current demographic conditions of Dearborn County. This documentation provides a current 'snap-shot' of the County and identifies historic trends that may be evaluated by decision makers in an attempt to gauge future trends. Much of the demographic data was taken from the 2000 Census of Population and Housing.

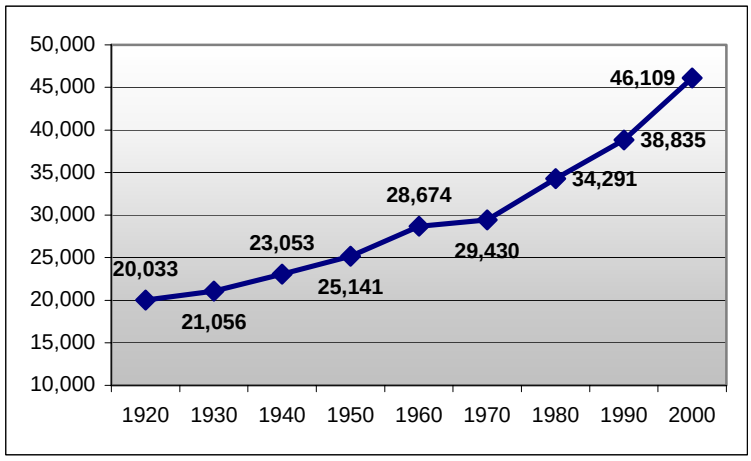
POPULATION

The population of Dearborn County has steadily grown over the past several decades. From 1990 to 2000, Dearborn County's population grew from 38,835 to 46,109 people; an increase of 18.7% (see Figure 3-1).

The following paragraphs describe the methodologies of the growth projection models referenced in this Comprehensive Plan, based on work conducted by the Kelley School of Business, the Indiana Business Resource Center, and Plan Commission staff. Although the growth trend illustrated in Figure 3-1 is expected to continue, the goals and strategies identified in this plan do not necessarily account or accommodate for future growth projections due to the unpredictable nature of such projections.

Two separate studies undertaken by the Indiana Business Research Center of the Indiana University Kelley School of Business project that by the year 2020 the population of Dearborn County will be between 53,305 and 60,287 people. Studies by the Dearborn County Plan Commission staff concur with and augment these statistics. Based on these studies, it is reasonable to conclude that the population growth will fall somewhere within the 53,305 and 60,287 population range. It is important to acknowledge, however, that these are merely projections and the sensitivity associated with the assumptions of this, or any other methodology, makes it difficult to measure the accuracy resulting from these studies.

Figure 3-1: Dearborn County Historical Population Growth



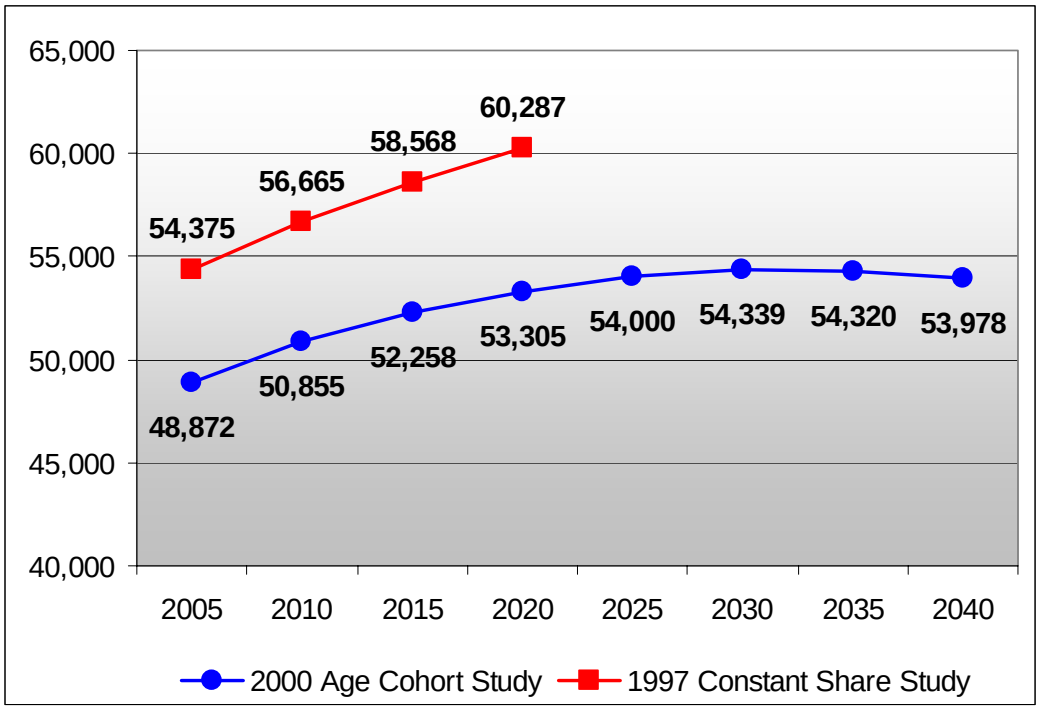
Source: U.S. Census Bureau

PROJECTION METHODOLOGIES

By utilizing two separate methods for projecting population growth, the Indiana Business Resource Center projected population growth for Dearborn County. The first study completed in 1997 predicted that the population of Dearborn County could grow to be as high as 60,287 people by 2020 (see Figure 3-2). This study was based upon 1996 U.S. Census Bureau projections for the population growth for Indiana. The study projected the population growth for Dearborn County based upon the constant share method, which computes the County's weighted average share of the overall state population and its projected growth. The study assumes that Dearborn County will maintain a constant share of the overall state population growth.

A second study that was produced by the Kelley School of Business in 2000 projected a lower rate of population growth. This study used 2000 U.S. Census figures to project the population growth based upon the age cohort component method, which carries forward individual age cohorts in time, accounting for the separate impacts of births, deaths and migration. This study projected that the population will be 53,305 people by 2020 and reach 53,978 people by 2040 (see Figure 3-2). This method rests on the assumption that migration, birth rates and death rates will remain steady.

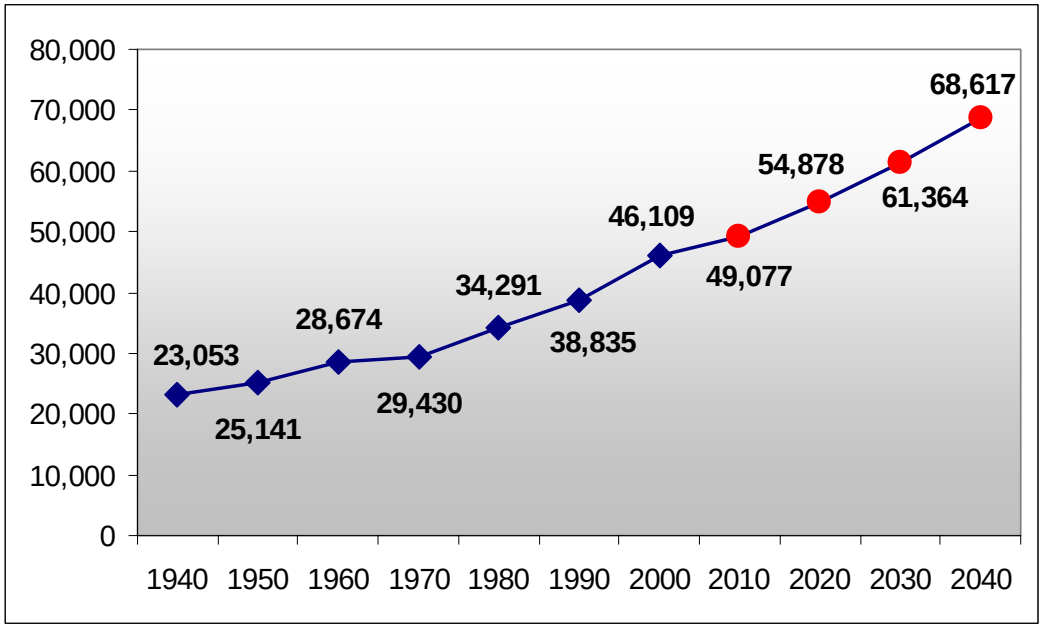
Figure 3-2: Projected Population Growth Range



Source: Kelley School of Business, 1997 & 2003

Further analysis by the Dearborn County Plan Commission staff affirms the range of growth predicted by the two previous studies. Using a curve-fitting or extrapolation technique a mathematical curve can be applied using historic decennial census figures and extending the curve to project future population growth. This method is based purely on mathematical functions without regard to human behavior. The projection used a geometric curve, which is a type of exponential curve that describes compound growth. Using this curve the population is projected to grow to 54,878 people by 2020 and 68,617 by 2040. Figure 3-3 shows the historic population counts from 1940 to 2000 and the subsequent projection curve through 2040.

Figure 3-3: Geometric Curve Projection from 2000



Source: Dearborn County Plan Commission staff, 2003

POPULATION TRENDS

Much of the recent population growth has occurred in Miller Township. Since 1980, the total population of Miller Township has nearly tripled from 2,342 people to 8,605 people (in 2000). During that time, Miller Township has accounted for almost 50 percent of the total growth in Dearborn County (see table 3-1). This growth is due in large part to the pattern of outward migration from Hamilton County, Ohio. Many residents choose to live in Dearborn County and commute to work in Hamilton County. Miller Township, which borders Hamilton County, offers such a lifestyle. The townships with the next highest growth rates were Harrison and Logan Townships, respectively, both of which are also within easy access to Hamilton County.

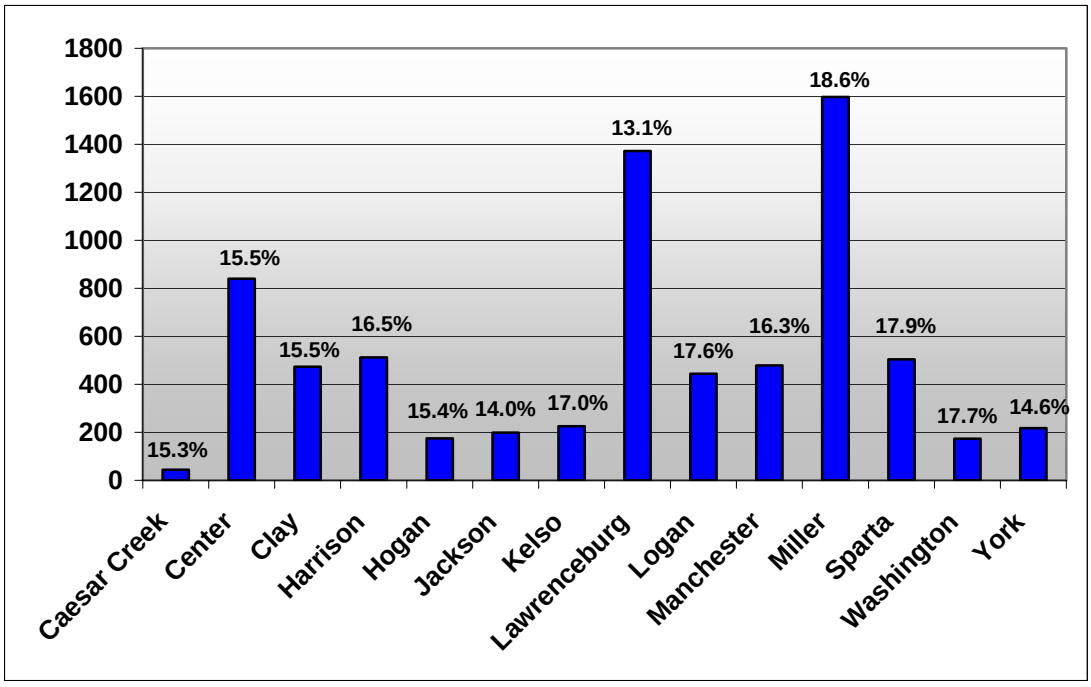
Incidentally, Miller Township also has one of the highest percentages of children between the ages of 5 and 14 (see Figure 3-4).

Table 3-1: Dearborn County Population Growth by Township, 1980-2000

	Total Population			Percent Change (1980-2000)	Percent of County Population (2000)	Share of Overall County Population Growth (1980-2000)
	1980	1990	2000			
Caesar Creek	275	310	286	4.0%	0.6%	0.1%
Center	5,157	5,182	5,431	5.3%	11.8%	2.3%
Clay	2,422	2,813	3,051	26.0%	6.6%	5.3%
Harrison	1,801	2,421	3,108	72.6%	6.7%	11.1%
Hogan	932	936	1,138	22.1%	2.5%	1.7%
Jackson	1,124	1,184	1,419	26.2%	3.1%	2.5%
Kelso	1,706	1,819	1,912	12.1%	4.1%	1.7%
Lawrenceburg	9,647	9,923	10,434	8.2%	22.6%	6.7%
Logan	1,657	2,129	2,513	51.7%	5.5%	7.2%
Manchester	2,342	2,571	2,930	25.1%	6.4%	5.0%
Miller	2,903	4,761	8,605	196.4%	18.7%	48.3%
Sparta	2,314	2,531	2,809	21.4%	6.1%	4.2%
Washington	1,210	1,387	1,488	23.0%	3.2%	2.4%
York	779	868	985	26.4%	2.1%	1.7%
County Total	**34,296**	**38,835**	**46,109**	**34.4%**		

Source: U.S. Census Bureau, 1980-2000

Figure 3-4: Percent of Population Between the Ages of 5 and 14 by Township in 2000

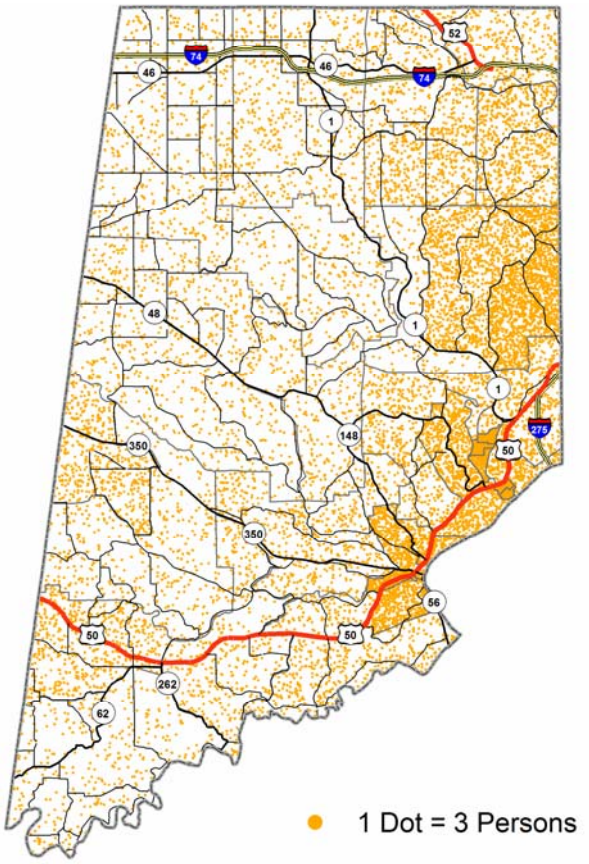


Source: U.S. Census Bureau, 2000

POPULATION DENSITY

According to the 2000 Census Dearborn County has an overall population density of 151.1 persons per square mile. This is slightly lower than the population density of Indiana, which consists of 169.5 persons per square mile. The highest population density is found in the southeast area of the county where the cities of Aurora, Greendale and Lawrenceburg are located—with moderate density levels in the northeast part of the county along the border with Ohio.

Figure 3-5: Dearborn County Population Density



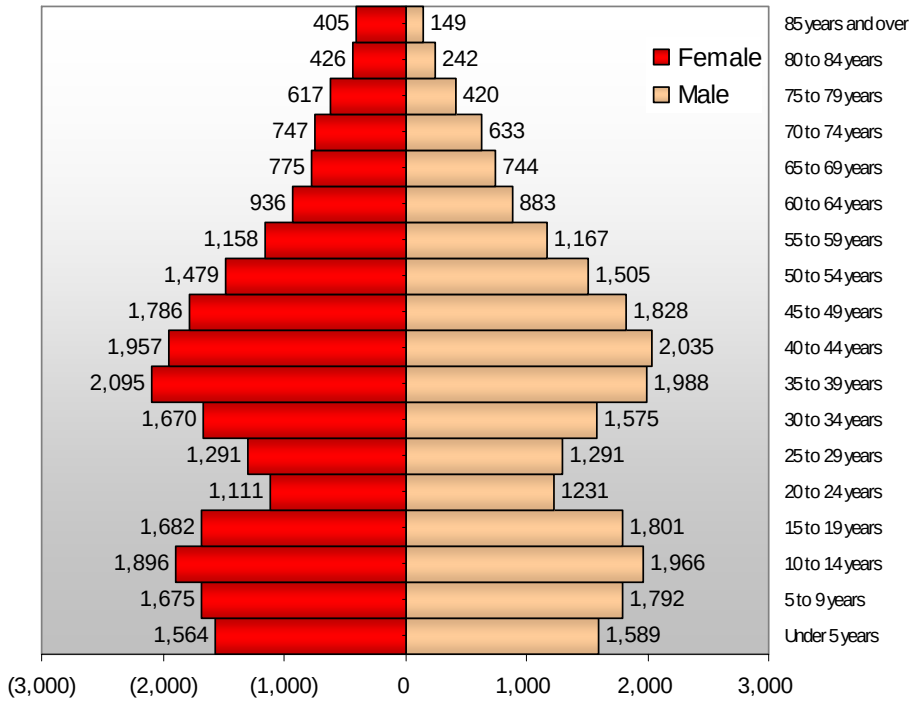
MIGRATION

Statistics show that many young adults are moving out of Dearborn County—likely in order to seek out better educational and employment opportunities. This phenomenon is known as "brain drain" and may be due to the fact that Dearborn County lacks institutions of higher learning as well as high paying employment opportunities. As a result of this phenomenon, young residents are lured away from the County. This is illustrated through a population pyramid, a chart showing the total population by gender for individual age groups. The population pyramid for Dearborn County shows that there is a lower population of residents between the ages of 20 and 34 compared to the entire state of Indiana (see figures 3-6 & 3-7). The pyramid showing the population of Dearborn County tapers inward at these age groups, while for Indiana the population pyramid is more balanced at all age groups. The 20 to 24 age group is considerably smaller, indicating that many residents have probably left for the reasons stated above.

AGING POPULATION

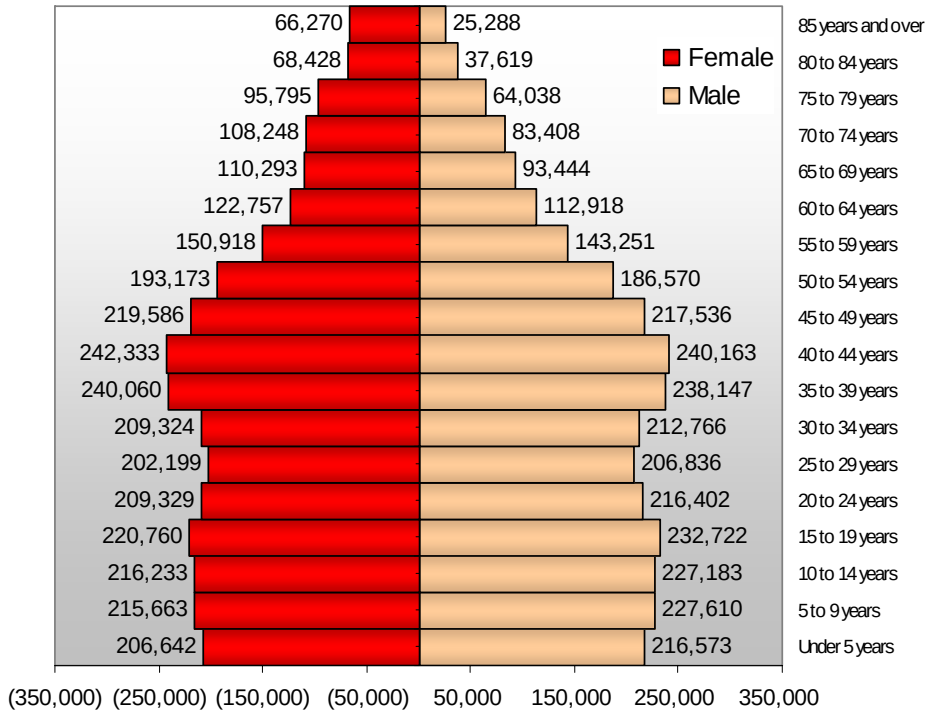
The population of middle-aged residents is slightly higher for both state and county. These age groups were part of the baby-boom generation born between 1946 and 1964. This national phenomenon results in an anticipated increase in demand for more housing, facilities and services that cater to the elderly population in the upcoming decades.

Figure 3-6: Dearborn County Population Pyramid



Source: U.S. Census Bureau, 2000

Figure 3-7: Indiana Population Pyramid



Source: U.S. Census Bureau, 2000

ECONOMICS

Table 3-2 lists the income of the each township within the County. The U.S. median household income according to the 2000 Census is reported at $42,148 annually. The townships of Lawrenceburg and Center are below this national average value.

According to the 2000 Census, the national poverty rate was 11.3%. Sparta Township was the only township within Dearborn County to exceed this average. Dearborn County as a whole had a poverty rate of 6.7%, which is below the national poverty rate.

Table 3-2: County Income Data

	Median household income	Per Capita Income	Percentage of Residents Below the Poverty Level
Caesar Creek	$ 42,386	$ 19,749	0.0%
Center	$ 39,095	$ 19,047	8.6%
Clay	$ 42,262	$ 17,115	6.3%
Harrison	$ 53,063	$ 23,833	5.8%
Hogan	$ 45,625	$ 19,799	10.0%
Jackson	$ 52,254	$ 21,357	1.1%
Kelso	$ 56,917	$ 20,979	3.9%
Lawrenceburg	$ 37,863	$ 19,758	9.3%
Logan	$ 60,650	$ 21,829	4.4%
Manchester	$ 48,006	$ 18,434	7.3%
Miller	$ 65,512	$ 23,560	2.2%
Sparta	$ 46,058	$ 17,840	14.2%
Washington	$ 46,250	$ 19,645	5.9%
York	$ 42,879	$ 17,111	3.3%
County Total	$ 48,899	$ 20,431	6.6%

Source: U. S. Census Bureau, 2000

COMMUTING PATTERNS

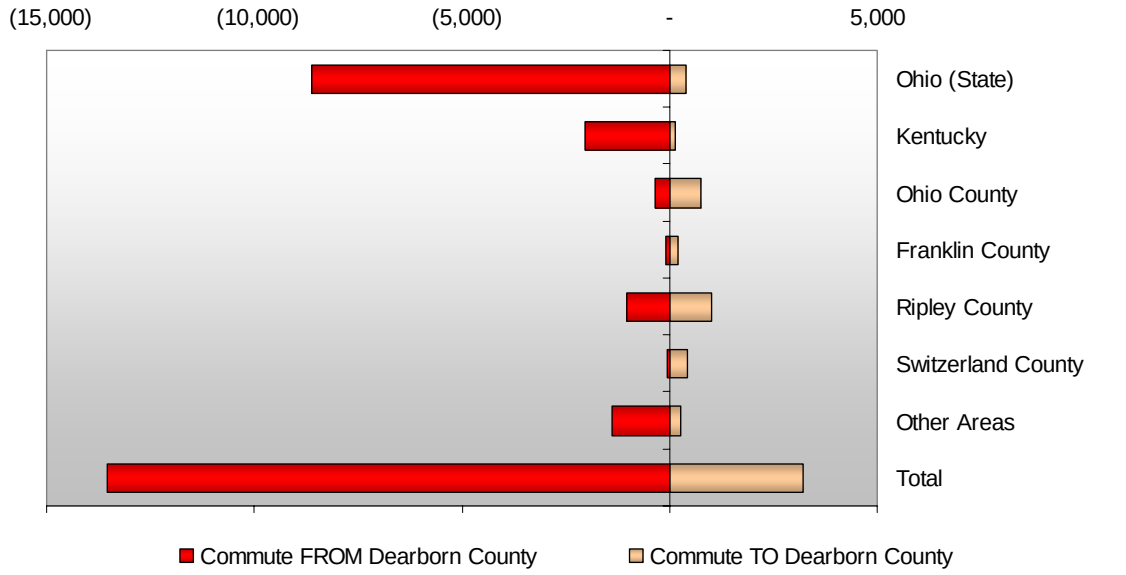
Dearborn County can be considered a 'bedroom community' for Hamilton County, Ohio—meaning that many residents live in Dearborn County, yet commute to and work in Hamilton County. Commuting patterns show that Dearborn County does not provide jobs for a large portion of its population. Over four times as many people commute from Dearborn County to work in other counties than do commute to Dearborn County (see Table 3-3 and Figure 3-8).

Table 3-3: Commuting Patterns in 2002

	Commute FROM Dearborn County		Commute TO Dearborn County	
	Total	Percent	Total	Percent
Franklin County	102	2.5%	194	27.4%
Ripley County	1,016	7.3%	1,006	35.8%
Switzerland County	53	3.2%	445	1.9%
Ohio County	349	2.5%	769	27.4%
Kentucky	2,018	14.5%	129	4.6%
Ohio (State)	8,601	61.7%	400	14.2%
Other Areas	1,401	10.1%	260	9.2%
Total	13,540		3,203	

Source: STATS Indiana

Figure 3-8: Dearborn County Commuting Totals in 2002



Source: STATS Indiana

Table 3-4: County Commuting Patterns

	Drove alone	Carpooled	Public transportation	Other means	Worked at home
Caesar Creek	94.7%	5.3%	0.0%	0.0%	0.0%
Center	82.7%	12.6%	0.3%	2.8%	1.7%
Clay	78.8%	17.6%	0.3%	1.3%	2.1%
Harrison	82.8%	11.1%	0.9%	1.4%	3.8%
Hogan	78.2%	17.2%	0.0%	2.9%	1.8%
Jackson	84.4%	12.1%	0.0%	0.0%	3.5%
Kelso	85.8%	6.7%	0.0%	5.0%	2.4%
Lawrenceburg	82.6%	11.3%	0.0%	5.2%	0.8%
Logan	81.3%	13.3%	1.4%	0.4%	3.7%
Manchester	78.0%	16.6%	0.5%	0.0%	4.8%
Miller	85.6%	9.3%	0.9%	1.0%	3.2%
Sparta	86.2%	12.3%	0.5%	0.4%	0.6%
Washington	84.4%	8.3%	0.0%	5.3%	2.0%
York	81.8%	8.4%	2.0%	0.0%	6.2%
County Total	83.0%	11.7%	0.5%	2.3%	2.4%

Source: U. S. Census Bureau, 2000

Individual vehicular travel to work is the dominant mode of transportation in The County, as shown by Table 3-4. This is indicative of the dominant mode of auto travel in the U.S. Catch-A-Ride is The County's fixed route point deviation and demand responsive service with a limited accessibility to out of state destinations, including Cincinnati and Northern Kentucky. This lack of transit coverage ultimately results in the county's dependence on vehicular travel.

Table 3-5: Countywide Vehicle Ownership

	No vehicle	1 vehicle	2 vehicles	3 or more
Caesar Creek	0.0%	24.5%	30.0%	45.5%
Center	10.2%	29.6%	35.4%	24.8%
Clay	4.3%	29.6%	35.1%	31.0%
Harrison	5.5%	16.7%	45.3%	32.5%
Hogan	2.0%	15.4%	34.9%	47.8%
Jackson	0.0%	13.2%	39.1%	47.7%
Kelso	0.3%	16.8%	38.4%	44.4%
Lawrenceburg	11.6%	34.7%	35.9%	17.8%
Logan	0.2%	12.4%	37.2%	50.2%
Manchester	1.8%	17.6%	45.5%	35.1%
Miller	1.1%	16.4%	48.3%	34.2%
Sparta	4.2%	15.4%	41.7%	38.7%
Washington	5.1%	18.1%	39.9%	37.0%
York	0.0%	4.5%	49.7%	45.8%
County Total	5.6%	23.1%	40.1%	31.3%

Source: U. S. Census Bureau, 2000

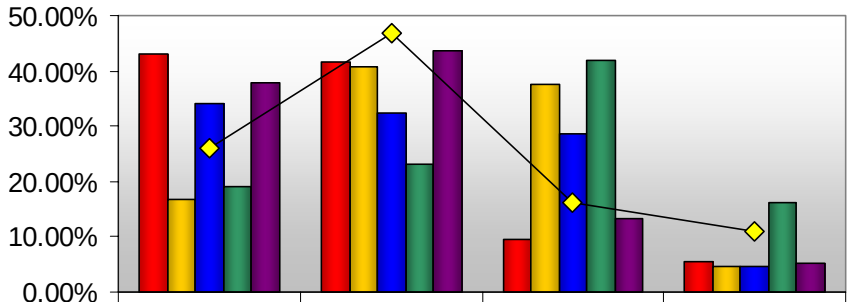
TRANSPORTATION: VEHICLE DEPENDENCY

Dearborn County has a low percentage of zero-car households. The townships of Lawrenceburg and Center have the highest concentration of zero-car households. This is not unexpected due to the lower income rates combined with a higher concentration of development patterns and mixed land uses allowing for a more pedestrian friendly environment.in these areas. The remaining townships have zero auto ownership percentages well below 10%. Given the low availability of transit in the region, the auto ownership percentages listed above are not surprising.

TAX BASE

Most members of the workforce living in Dearborn County leave the County for work. This indicates that the County currently lacks the economic base to support the demand of its growing population. Indiana tax information showing assessed property values by county show that Dearborn County depended upon residential taxes for 46.8 percent of its property taxes in fiscal year 1999; more than 5 percent higher than the state average (see Figure 3-9). While commercial and industrial taxes accounted for 25.9 percent of property tax revenue in the County, comparisons to the state average of 43.2 percent reveal that the County has a disproportionately low share of these types of tax revenues (by 17.3 percent). While Dearborn County revenue is supplemented by taxes collected from the operation of the riverboat casino, increased economic development activities would provide employment opportunities for residents who otherwise commute outside of the County to work and provide a more balanced fiscal environment.

Figure 3-9: County Tax Base Comparisons for 1999 Assessed Property Value



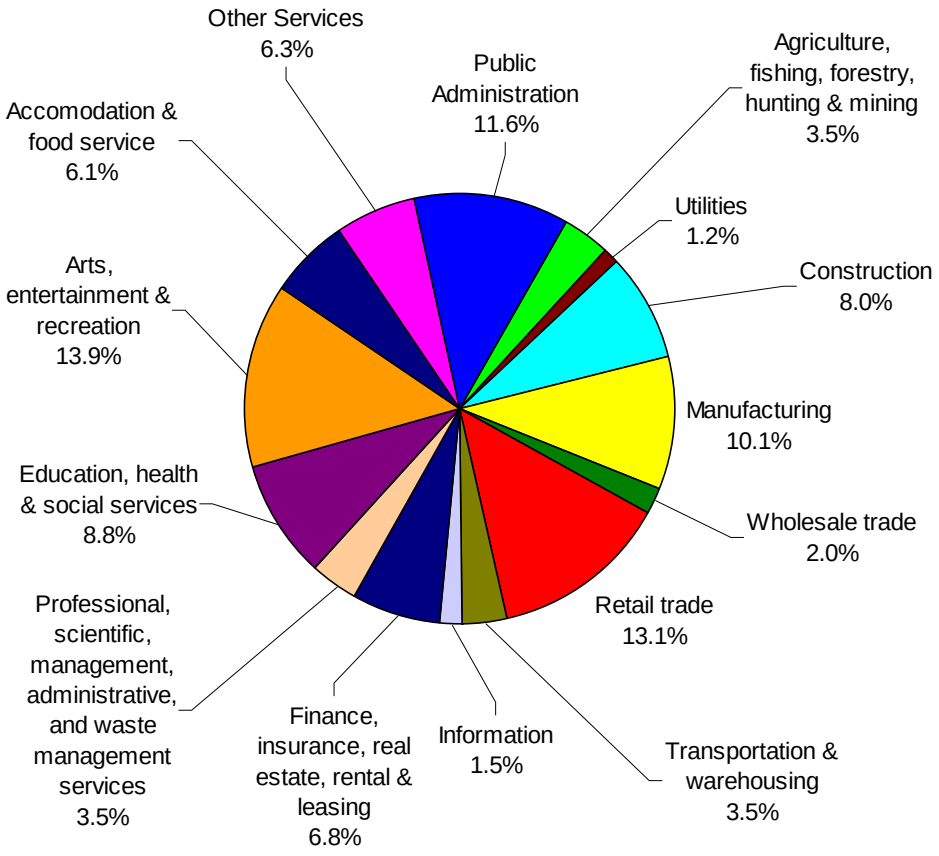
	Commercial & Industrial	Residential	Agricultural	Utilities
Indiana	43.20%	41.50%	9.60%	5.60%
Franklin County	16.90%	40.80%	37.70%	4.60%
Ripley County	34.20%	32.50%	28.70%	4.60%
Switzerland County	19.00%	23.00%	41.80%	16.10%
Ohio County	37.80%	43.70%	13.40%	5.10%
Dearborn County	25.90%	46.80%	16.20%	11.10%

Source: STATS Indiana, 2003

EMPLOYMENT

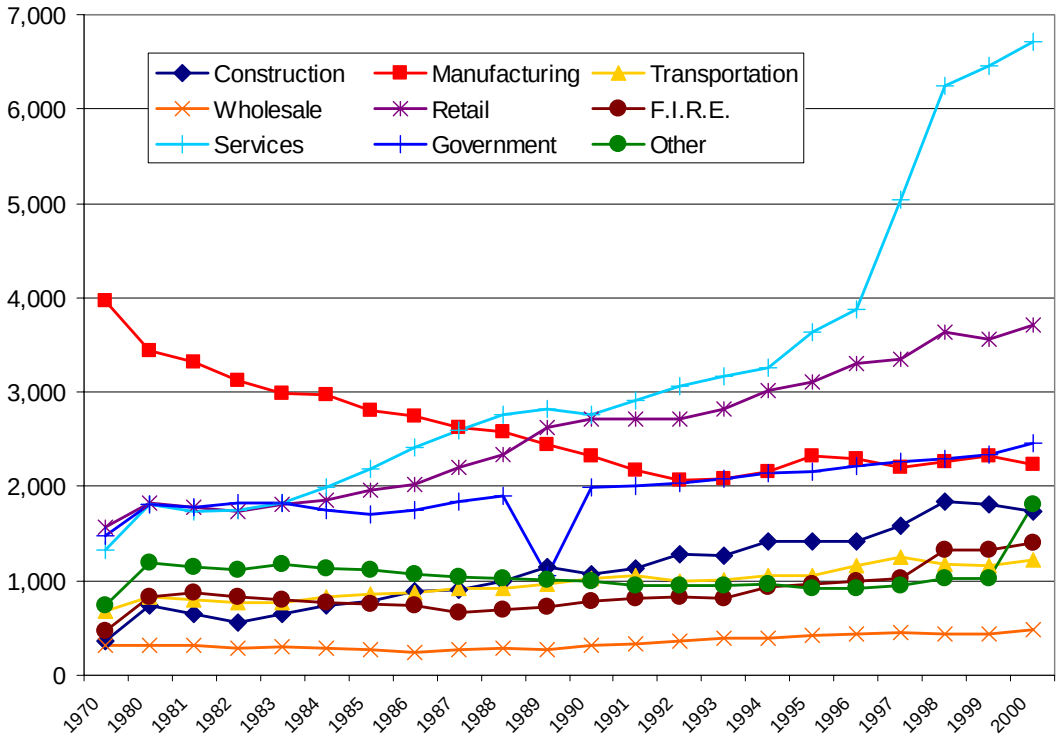
The economy of Dearborn County has become more diverse over the past few decades. Similar to State and National trends, Dearborn County saw a shift from a manufacturing economy to a service and retail trade economy. According to employment data from the 2000 Census, 13.1 % of the County's total employment is in retail trade, (see Figure 3-10), while service jobs comprise nearly 47% of all employment. This includes arts, entertainment, and recreation (13.9%); accommodation and food service (6.1%); finance, insurance, real estate, rental and leasing (6.8%); professional , scientific, management, administrative and waste management services (3.5%); education, health and social services (8.8%); information services (1.5%); and other services (6.3%). Manufacturing jobs make up 10.1% of all county employment. Yet manufacturing employment has declined steadily over the past three decades from approximately 4,000 jobs in 1970 to less than 2,500 jobs in 2000 (see Figure 3-11).

Figure 3-10: Dearborn County Employment by Industry in 2000



Source: U.S. Census Bureau, 2000

Figure 3-11: Dearborn County Employment Growth by Industry



Source: OKI & STATS Indiana

MAJOR EMPLOYERS

Argosy Casino, located in Lawrenceburg, is Dearborn County's largest employer, having a staff of over 2,100 people. Dearborn County Hospital, the Walmart Supercenter, American Electric Power, Pri-Pak, Inc, Pernod Ricard USA (Seagram Lawrenceburg Distillery) and the Aurora Casket Company each employ between 100 and 500.

The Dearborn County Chamber of Commerce estimates 1,400 businesses established in the County with the majority of them employing less than five. Table 3-6 lists companies employing workforces between 50 and 100.

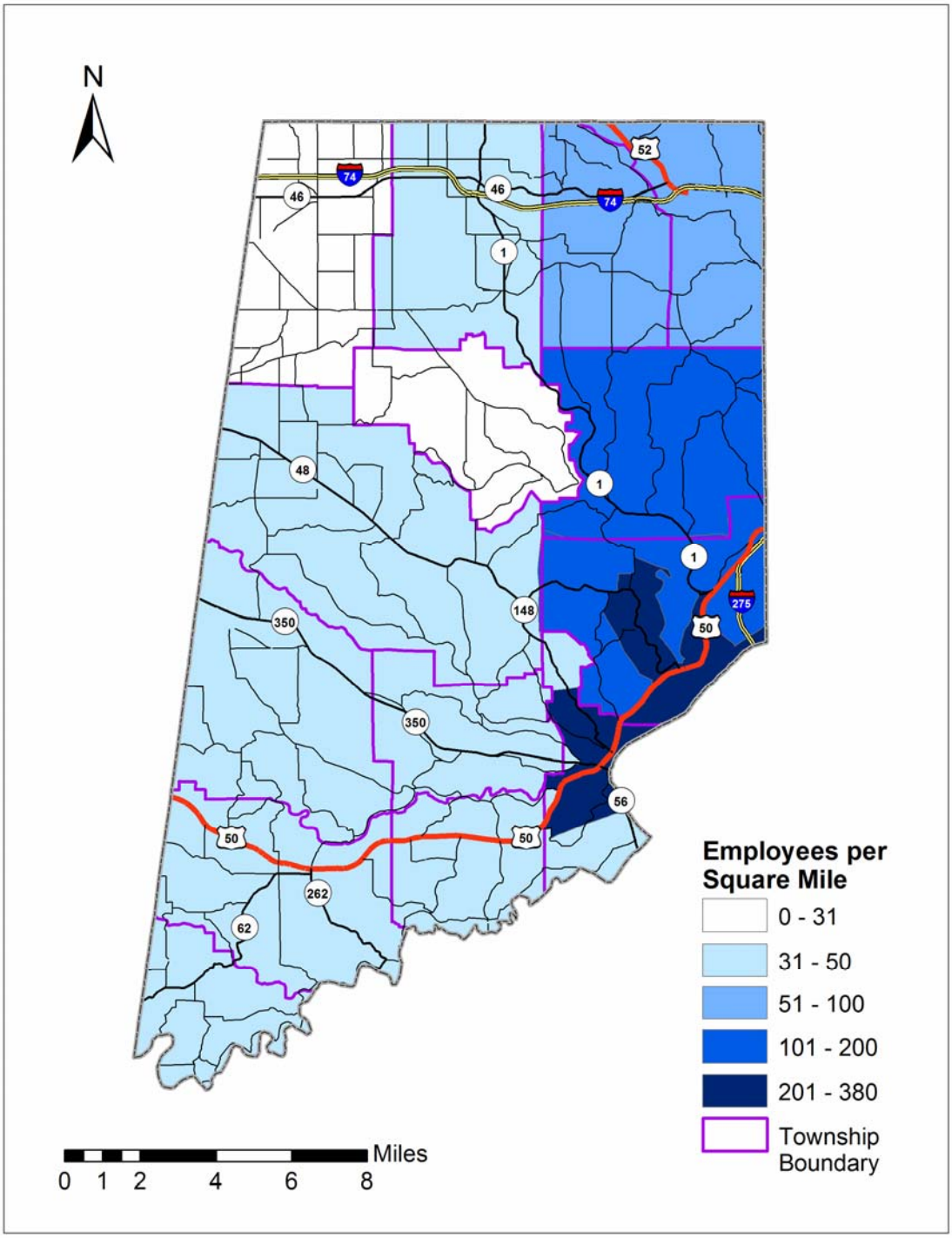
Table 3-6: Dearborn County Employers of 50-100

Financial Institutions	**Wholesale Trade**
American State Bank – 4 branches	Gardens Alive
Merchants Bank – 4 branches (3 in Dearborn County)	
United Community Bank – 4 branches	**Education, Health & Social Services**
US Bank – 5 branches	East Indiana Treatment Center
	Ivy Tech State College
Manufacturing	Partners In Health
Batesville Products Inc.	SIEOC
Northbend Pattern Works Inc.	
Stedman Machine Company	**Utilities**
	SIREMC
Retail Trade	
Ande Chevrolet	

EMPLOYMENT DENSITY

Figure 3-12 shows that employment density is highest in the southeast corner of the county and moderate in the northeast sections, while there are fewer employment opportunities in the western part of the county.

Figure 3-12 – 2000 Employment Density



Source: US Census Bureau, 1997

AGRICULTURAL ACTIVITY

Data from the 1997 Census of Agriculture illustrates the magnitude of agricultural activities in the study area. In 1997, there were 679 farms in the County, with a total acreage of 81,383 acres. During that same time period, the average farm size was 120 acres, with the majority of the County's farms consisting of 50 – 179 acres. Dearborn County's crop production includes corn, soybeans, wheat, and oats, while the majority of livestock is primarily comprised of cows and hogs.

TOURISM ACTIVITIES

Dearborn County offers unique attractions to the area. This section describes the tourist activities available within the county.

Entertainment Activities

- *Argosy Casino* - Argosy Casino and hotel is located along US 50 in Lawrenceburg and offers riverboat gambling and hotel accommodations year round. The facility brings approximately 3.5 million visitors per year to the area.

- *Perfect North Slopes* - Dearborn County is the location of Perfect North Slopes, the only ski resort in the Cincinnati area. The facility has approximately 70 acres of trails and sees approximately 150,000 to 175,000 visitors per year during the winter operating months.

- *Chateau Winery* – The Chateau Winery is located in Guilford and opened in 1973. To date it is the largest vineyard within the state of Indiana at nearly 100 acres.

- *Lawrenceburg Speedway* – The Lawrenceburg Speedway is open during the summer months and has a quarter-mile dirt track which races sprint cars, modified cars and pro-stocks. It is located in the Dearborn County Fairgrounds.

- *Competition Go-Kart Racing* – Competition Go-Kart Racing is located in Greendale just off US 50. This entertainment facility is open year round.

Historic Sites

- *The Vance-Tousey House* - This historic home was built in 1818 by Lawrenceburg's founder Samuel C. Vance. The home is considered one of the finest examples of federal architecture and is on the National Register of Historic Places.

- *The Jesse Hunt House* – This Lawrenceburg home was built in 1818 and is considered the first three story brick building in Indiana. The

building has served as both a hotel and restaurant over the years and was renovated in 2004 to serve as the headquarters for United Community Bank.

- *The Hillforest Victorian House Mansion* – This unique Steamboat Gothic structure is located in Aurora and was built in the mid-1850's by Thomas Guff. The home is listed on the National Register of Historic Places and was designated a National Historic Landmark in 1992.

- *Carnegie Hall* – Carnegie Hall was built in 1908 as part of Moores Hill Methodist College. Moores Hill College was founded in 1854 and was one of the earliest co-educational colleges in the country. Carnegie Hall is all that remains of the campus. In 1994, the Hall was placed on the National Register of Historic Places.

- *Veraestau* – Jesse L. Holman, founder of Aurora and one of the first Supreme Court Justices of Indiana, built Veraestau in 1810 overlooking Aurora and the Ohio River.

Golf Courses

Dearborn County is home to 6 golf courses including:

- Country View Golf Course on Hyland Road
- Elk Run Golf Course in Manchester Township
- The Farm Golf Club in Logan Township
- The Grand Oak Golf Club in Harrison Township
- Sugar Ridge Golf Club in Miller Township
- Hidden Valley Lake Golf Club in Miller Township

COMMUNITY PROFILE - KEY ISSUES

- The population of Dearborn County has grown by over 18% from 1990 to 2000.
- That growth is expected to continue.
- Much of the growth has occurred in Miller and Harrison Townships.
- The County has a lower proportion of residents aged 20-34 in comparison to the state.
- Over four times as many people commute to work outside of Dearborn County than commute to work in Dearborn County.
- There is a disproportionately high residential tax burden.
- Employment in service and retail trade has increased, while manufacturing employment has decreased.







COMPREHENSIVE PLAN

HOUSING ELEMENT

The provision and availability of decent, safe and sanitary housing is an important dimension of this comprehensive plan. This element provides an inventory of the current housing stock and identifies local housing needs along with goals and objectives to address these needs.

CURRENT CONDITIONS

EXISTING HOUSEHOLD SIZES & TYPES

Information assembled and analyzed from the 2000 U.S. Census indicates that the average household sizes and types in Dearborn County differ moderately from the state and national statistical household means. According to the data collected, the average household size of a Dearborn County residence is 2.71 persons per household, a figure that is slightly higher than the state and national average household sizes (which are 2.53 for the former and 2.59 for the latter). By comparison, the average family size of a Dearborn County residence is 3.13 persons per dwelling unit, a figure that is very similar to the state and national average household sizes (which are 3.05 for the former and 3.14 for the latter).

Table 4-1 illustrates the household composition of the county. The majority of the citizens in the county can be classified as living within family households, the greater portion of which are situated within a married-couple family residence. This statistical representation of the county indicates that there is a significantly higher proportion of people who live in these types of households when compared to state and national figures. Table 4-1 also depicts that there is a significantly less percentage of the county population that resides in non-family households than the state and national averages (a difference of at least 7 percent in comparison to both cases). In addition, there also appears to be a slightly smaller percentage of the county population living alone in comparison to state and national average household compositions.

Table 4-1: Average Household Composition in Comparison to State and National Statistics

HOUSEHOLDS BY TYPE	COUNTY	%*	INDIANA	%*	US	%*
Total households	**16,832**	**100**	**2,336,306**	**100**	**105,480,101**	**100**
Family households (families)	12,768	75.9	1,602,501	68.6	71,787,347	68.1
With own children under 18 years	6,294	37.4	767,836	32.9	34,588,368	32.8
Married-couple family	10,523	62.5	1,251,458	53.6	54,493,232	51.7
With own children under 18 years	4,912	29.2	556,113	23.8	24,835,505	23.5
Female householder, no husband present	1,618	9.6	259,372	11.1	12,900,103	12.2
With own children under 18 years	1,015	6	160,311	6.9	7,561,874	7.2
Non-family households	4,064	24.1	733,805	31.4	33,692,754	31.9
Householder living alone	3,385	20.1	605,428	25.9	27,230,075	25.8
Householder 65 years and over	1,361	8.1	221,538	9.5	9,722,857	9.2

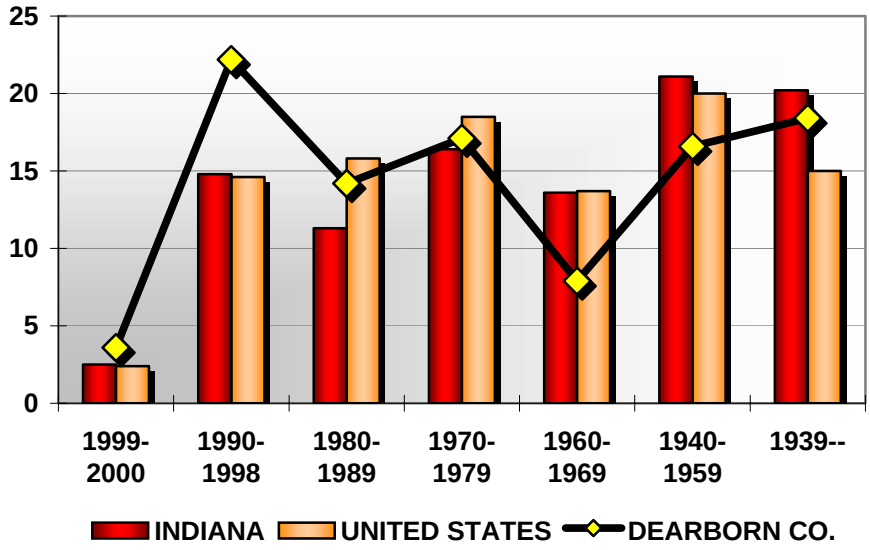
**All statistics in these columns represent the number of households out of 100 in which the factors listed are applicable; Source: U.S. Census Bureau, 2000*

HOUSING STOCK CHARACTERISTICS & QUALITIES

Age of Existing Housing

Analysis of the characteristics and qualities of the housing stock in Dearborn County is essential in determining the issues that are relevant to the housing component of the comprehensive plan. Information gathered from the 2000 U.S. Census indicates that the median age of the housing stock in the county is noticeably younger than the state and national housing statistical means--which are 8 years (for the former) and 3 years (for the latter) older than the median county household unit age of 29 years old. Figure 4-1 depicts the distribution of the county's housing structures in accordance to the year that construction was completed and in comparison to state and national data. In conjunction with the median age of the county's housing stock, this figure suggests that the level of housing rehabilitation in the county may be slightly lower than the state and national levels and that (as a result) there may be slightly higher levels of safety and quality associated with this newer housing.

Figure 4-1: Year Structure Built in Comparison to State and National Statistics

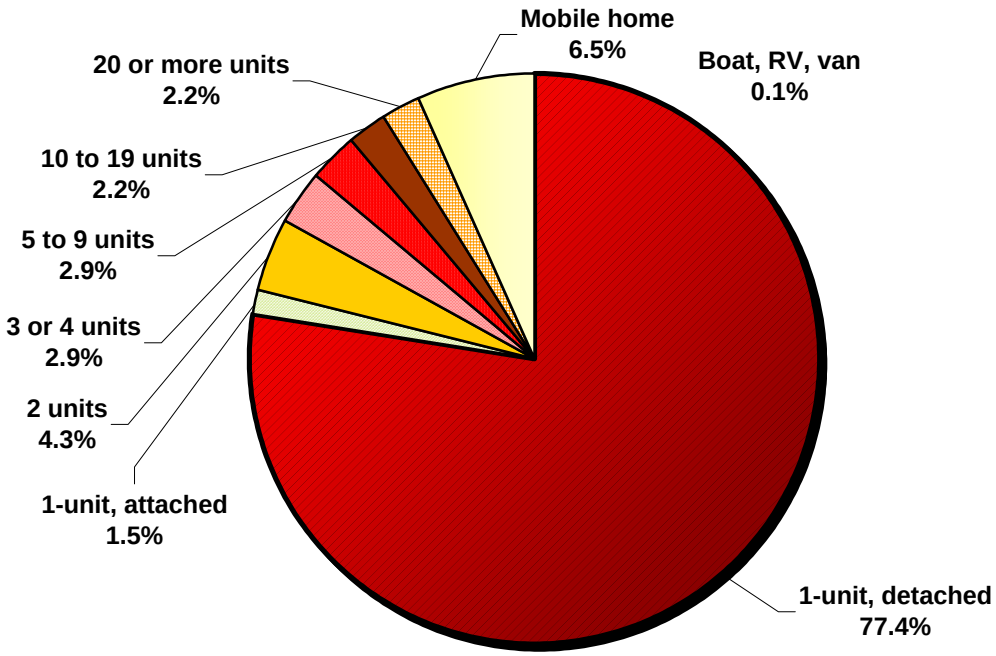


Source: U.S. Census Bureau, 2000

Existing Housing Type

Figure 4-2 illustrates the housing type composition of Dearborn County. The majority of the housing stock in the county is classified as detached, single-unit housing. This statistical representation of the county indicates that there is a significantly higher proportion of the population living in this type of housing when compared to state and national trends (6 percent more than the state average and 17 percent more than the national average). Conversely, there is a significant difference in the proportion of multi-unit structures in the county in comparison with state and national figures. Structures with three or more units in Dearborn County comprise only 10.2% of the housing stock, while the state and national proportions are recorded at 15.9% and 21.3% by comparison.

Figure 4-2: Housing Type Composition



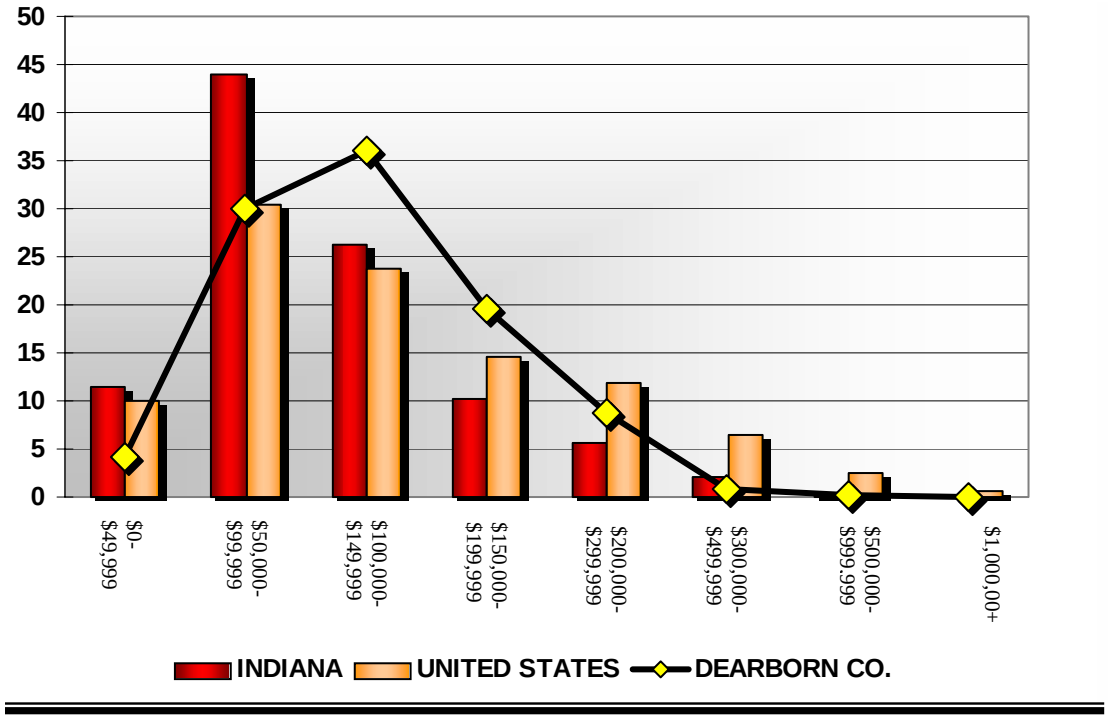
Source: U.S. Census Bureau, 2000

Monetary Value of Existing Housing

There are several relevant factors that can be utilized to identify the monetary values of the existing county housing stock. These factors include, but are not limited to the following: the monetary value of each housing unit, the selected monthly costs of owning, renting, and maintaining a housing unit in regards to the percentage of monthly household income accrued for the same time period, and the gross rent that is assessed to each housing unit.

Figure 4-3 depicts the monetary value of the county's existing owner-occupied housing in comparison to state and national data trends. This figure appears to indicate that Dearborn County has significantly fewer affordable housing opportunities when compared to state and national proportions of the housing market that are valued at $49,999 or less and $50,000 to $99,999. In contrast, the county has a much higher share of housing stock valued between the ranges of $100,000 to $149,999 and $150,000 and $199,999 when compared to the statewide and national housing stock figures. The county's median housing unit value of $120,600 is significantly higher than the state and national median housing unit values of $94,300 and $119,600 respectively.

Figure 4-3: Value of Owner-Occupied Housing in Comparison to State and National Statistics

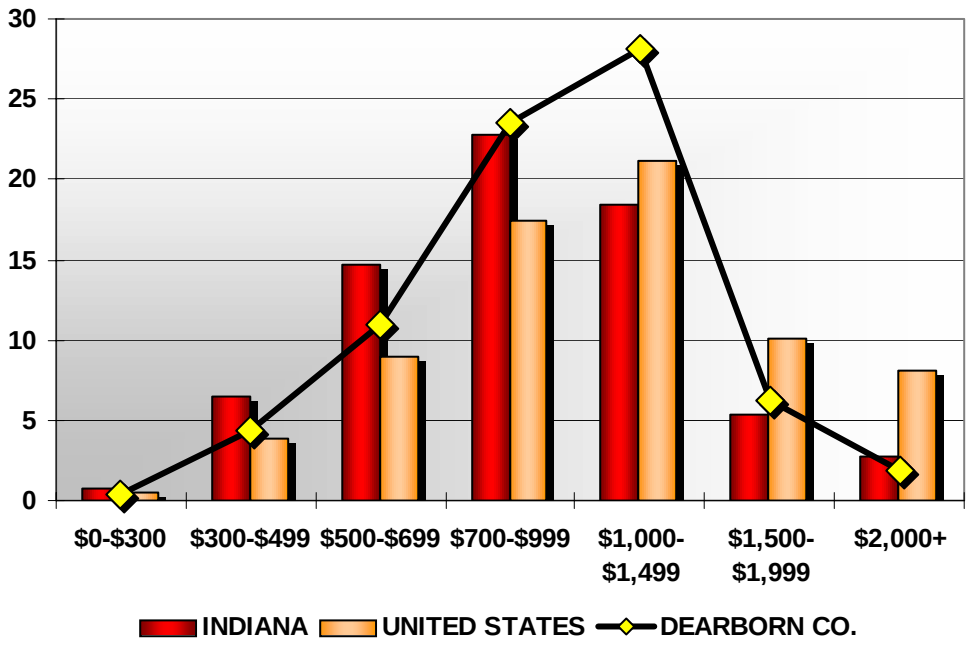


Source: U.S. Census Bureau, 2000

Mortgage Status & Selected Monthly Owner Costs of Existing Housing

Figure 4-4 illustrates mortgage status and selected monthly owner costs for the county. The majority of the county's owner-occupied housing units (with existing mortgages) pay between $700 and $1,499 in mortgage payments each month. This statistical representation of the county seems to indicate that there is a significantly higher proportion of county residents making higher payments than their average state and nationwide counterparts. The median monthly mortgage payments made by the average county resident is approximately $979 per month. the median monthly mortgage payments made by the average state and national resident are $869 and $1,088 per month respectively.

Figure 4-4: Monthly Mortgage of Housing Units in Comparison to State and National Statistics

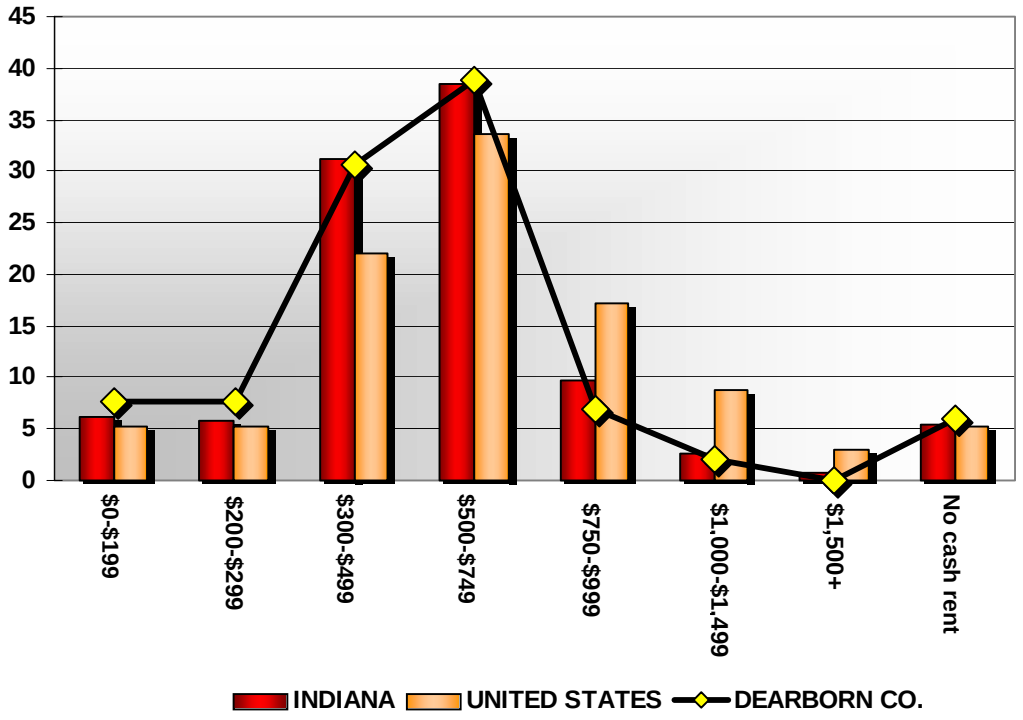


Source: U.S. Census Bureau, 2000

Gross Rent Trends of Existing Housing

Figure 4-5 represents the gross rent tendencies of the housing units in Dearborn County in comparison to state and national trends. Approximately 46 percent of the residents renting in the county pay monthly rents of $499 or less; however, the significant majority of renters in the county (69.6%) owe between $300 and $749 in monthly gross rent. In comparison to state and national statistics, the county appears to offer fewer rental property opportunities that exceed $750 in monthly gross rent (by 4.3% for the former and by 19.8% for the latter). There is also a significantly higher proportion of more affordable property opportunities in the county that range from $0 to $299 in monthly gross rent when compared to state and national figures. Overall, this trend can be supported by examining the median gross rent of the county, which is $504 per month, and by comparing it to statewide and national median gross rent statistics, which are $521 for the former and $602 for the latter.

Figure 4-5: Gross Rent of Housing Units in Comparison to State and National Statistics

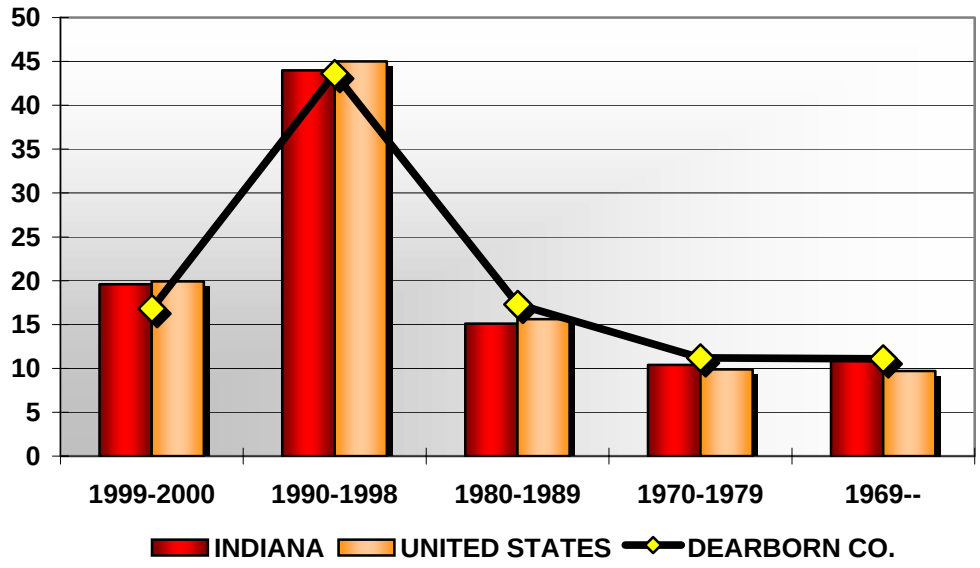


Source: U.S. Census Bureau, 2000

Housing Occupancy: Owner & Renter Trends

Examination of the relevant indicators that determine housing occupancy trends includes, but is not limited to the analysis of the following: the year that the householder moved into the housing unit, the place from which current county citizens resided in 1995, the vacancy rate of county housing structures, and the owner-occupied housing proportion of the population of the county in comparison to the renter-occupied housing proportion of county residents. Figure 4-6 illustrates the timeframe with which county householders moved into their existing housing units in comparison to state and national population proportions. This figure indicates that the county is experiencing similar migration patterns as the state and nation. However, it is important to note that a larger proportion of county residents who moved into a different housing unit from 1990 to 1998 actually moved into a new structure—whereas the statewide and national populations moved into pre-existing housing structures. An additional fact worth noting is that of all of the county residents who moved into Dearborn County from 1990 to 1995, 40 percent were from another state. Presumably from Ohio and Kentucky due to the county's close proximity to both.

Figure 4-6: The Year that the Householder Moved into Housing Unit



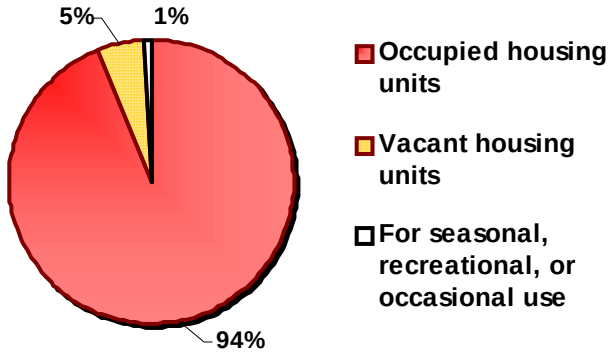
Source: U.S. Census Bureau, 2000

Occupancy & Vacancy Rates; Owner-Occupied Housing Units vs. Renter-Occupied Housing Units

Figure 4-7 depicts the occupancy and vacancy rates of county housing structures. This statistical representation of the county indicates that the county's vacancy rate, which is approximately 5 percent, is relatively smaller than the statewide and national vacancy figures, which are approximately 8 and 9 percent respectively, and that the county occupancy rate is slightly higher than statewide and national averages (as a result).

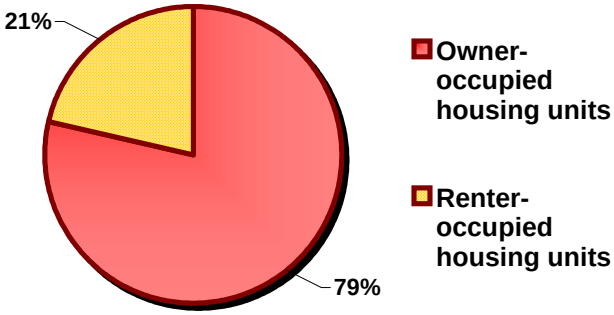
Figure 4-8 represents and the owner-occupied housing proportion of the county in comparison to renter-occupied housing proportion in the county. This statistical representation of the county indicates that there are a significantly higher proportion of county residents who own their own housing unit (approximately 79 percent) in comparison to their statewide and national homeowner counterparts (who comprise 74.6% and 66.2% of their populations respectively).

Figure 4-7: Occupancy & Vacancy Rates



Source: U.S. Census Bureau, 2000

Figure 4-8: Owner-Occupied Housing Units vs. Renter-Occupied Housing Units



Source: U.S. Census Bureau, 2000

HOUSING STATISTICS

ROOMS	COUNTY	%	INDIANA	%	US	%
1 room	65	0.4	22,460	0.9	2,551,061	2.2
2 rooms	297	1.7	65,929	2.6	5,578,182	4.8
3 rooms	968	5.4	179,172	7.1	11,405,588	9.8
4 rooms	2,154	12.1	390,386	15.4	18,514,383	16
5 rooms	3,986	22.4	589,121	23.3	24,214,071	20.9
6 rooms	4,180	23.5	518,807	20.5	21,385,794	18.5
7 rooms	2,772	15.6	336,879	13.3	13,981,917	12.1
8 rooms	1,985	11.2	219,232	8.7	9,343,740	8.1
9 or more rooms	1,384	7.8	210,333	8.3	8,929,905	7.7
Median (rooms)	5.8	(X)	5.5	(X)	5.3	(X)

OCCUPANTS PER ROOM	COUNTY	%	INDIANA	%	US	%
Occupied housing units	**16,832**	**100**	**2,336,306**	**100**	**105,480,101**	**100**
1.00 or less	16,610	98.7	2,282,415	97.7	99,422,211	94.3
1.01 to 1.50	174	1	37,678	1.6	3,184,768	3
1.51 or more	48	0.3	16,213	0.7	2,873,122	2.7

VEHICLES AVAILABLE	COUNTY	%	INDIANA	%	US	%
None	940	5.6	168,050	7.2	10,861,067	10.3
1	3,887	23.1	756,663	32.4	36,123,613	34.2
2	6,743	40.1	941,344	40.3	40,461,920	38.4
3 or more	5,262	31.3	470,249	20.1	18,033,501	17.1

HOUSE HEATING FUEL	COUNTY	%	INDIANA	%	US	%
Utility gas	6,693	39.8	1,510,378	64.6	54,027,880	51.2
Bottled, tank, or LP gas	2,452	14.6	209,401	9	6,880,185	6.5
Electricity	5,498	32.7	506,997	21.7	32,010,401	30.3
Fuel oil, kerosene, etc.	1,548	9.2	60,264	2.6	9,457,850	9
Coal or coke	3	0	2,077	0.1	142,876	0.1
Wood	532	3.2	33,075	1.4	1,769,781	1.7
Solar energy	27	0.2	443	0	47,069	0
Other fuel	43	0.3	8,695	0.4	412,553	0.4
No fuel used	36	0.2	4,976	0.2	731,506	0.7

SELECTED CHARACTERISTICS	COUNTY	%	INDIANA	%	US	%
Lacking complete plumbing facilities	59	0.4	10,599	0.5	670,986	0.6
Lacking complete kitchen facilities	76	0.5	12,001	0.5	715,535	0.7
No telephone service	391	2.3	68,575	2.9	2,570,705	2.4

HOUSING

HOUSING GOALS

H.1 Safe, aesthetically pleasing, diverse, sanitary, affordable housing accessible to all citizens of Dearborn County.

H-2 Diverse housing choices as to type, size, tenure, price and location in the County.

H-3 High standards of quality of housing stock throughout the County.

Strategies:

H.a Provide a variety of affordable housing opportunities for all groups, including the elderly, the disabled, young people and families by establishing ordinance provisions that encourage mixes of residential unit types.

H.b Encourage residential developments that provide conservation techniques, promote PUDs (Planned Unit Developments) and cluster development where appropriate and ensure that best management practices (BMPs) are employed.

H.c Enhance quality of existing housing stock in historic town centers by encouraging incentives for housing renovations to existing housing stock by considering tax incentives and funding options such as grants and tax increment financing (TIF) programs.

H.d Encourage a mix of housing density levels and housing types in residential areas that are appropriate to establish compatible uses of land.

H.e Identify target areas for high-density housing by identifying appropriate areas of the County for planned infrastructure radiating new infrastructure from existing infrastructure and coordinate housing location with these areas.

H.f Ensure communication between County departments responsible for permitting to verify that safety and quality standards are met.

H.g Increase enforcement effectiveness by considering stronger penalties such as monetary fines.







COMPREHENSIVE PLAN

TRANSPORTATION ELEMENT

The Transportation Element provides a statement of policy for the development of modal infrastructure; specifically roadways, railways, pedestrian ways, and other transportation networks used to tie the community together and link it to the outside world.

TRANSPORTATION FACILITY ASSESSMENT

Dearborn County, with the assistance of the Ohio Kentucky Indiana Regional Council of Governments (OKI), conducted the Dearborn County Transportation Assessment from April 2003 to March 2004.

While residential and commercial development is on the rise within Dearborn County, the infrastructure still remains mostly rural. Many of the county's rural roads were not designed to operate under increased volumes. Several roadways now serve thriving communities but are too narrow and do not meet current standards. The infrastructure of the area needs to be improved to accommodate the existing and future needs of Dearborn County. The Transportation Assessment provided Dearborn County with a framework for future projects along with a complete evaluation of the county roadway infrastructure.

TRANSPORTATION NETWORK

Dearborn County Roadways

Interstate Highways

There are two interstates within Dearborn County; Interstate I-74 and Interstate I-275.

Interstate I-74 begins in the Cincinnati urban core and traverses Dearborn County connecting West Harrison, St. Leon, and Lawrenceville. According to the 2000 traffic counts by the Indiana Department of Transportation (INDOT), the average daily traffic on the mainline is approximately 30,000 vehicles per day near the Indiana/Ohio state line and drops to approximately 20,000 near the Dearborn/Ripley County line.

Interstate I-275 is an expressway loop around Cincinnati serving Ohio, Kentucky and Indiana. I-275 passes through the southeastern portion of the County with one exit serving the Greendale / Lawrenceburg / Aurora communities, as well as the surrounding rural areas. INDOT 2000 traffic counts report approximately 30,000 vehicles per day travel on this approximately 3-mile stretch of I-275 within Indiana while over 50,000 vehicles per day utilize the on/off ramp.

US Routes

Two US routes are within Dearborn County; US 50 and US 52.

US 50 is situated in the southern portion of the county and connects the areas of Greendale, Lawrenceburg, Aurora and Dillsboro. This roadway is heavily traveled, with over 40,000 vehicles per day passing through Lawrenceburg, according to INDOT 2001 traffic counts. US 50 is a major thoroughfare within the county, carrying traffic through the incorporated areas to I-275. The roadway experiences heavy congestion through Lawrenceburg during the peak hours. The roadway is over capacity in this area and is also plagued with a number of traffic signals.

US 52 is located in the northern portion of Dearborn County and has a connection to I-74. US 52 enters Franklin County just north of the interstate. According to 2001 INDOT traffic counts, US 52 provides service to approximately 7,000 vehicles per day.

State Routes

State Routes 1, 46, 48, 56, 62, 148, 262 and 350 pass through the county. Below is a description of each of the roadways.

State Route 1

SR 1 travels north-south across the county starting in Lawrenceburg and traveling through St. Leon. SR 1 has daily traffic volumes from 3,700 vehicles per day near the Franklin County Line to 14, 000 vehicles per day near US 50 and I-275. Unfortunately, SR 1 is a heavily traveled trucking route. While signs are posted discouraging truck traffic, the industry continues to utilize the roadway as a short-cut between I-275 and I-74. Ohio licensing requirements also provide incentive for trucks not destined for that state to avoid traveling through it. The capacity along with the roadway geometry is not designed to handle this type of traffic.

State Route 46

SR 46 begins at the I-74 and US 52 interchange and traverses the county to Lawrenceville almost parallel to I-74. Traffic volumes on SR 46 are between 1,000 and 4,600 vehicles per day.

State Route 48

SR 48 crosses the County connecting Lawrenceburg and Manchester. While roadway volumes are heavy near Lawrenceburg, volumes are approximately 12,000 vehicles per day, decreasing to 4,000 vehicles per day near the Ripley County Line.

State Route 56
SR 56 begins in Aurora and exits the county south at the Ohio County Line. Traffic volumes are fairly significant in Aurora, with just over 13,000 vehicles per day. SR 56 provides connection to Rising Sun and the Grand Victoria Casino.

State Route 62
SR 62 begins in Dillsboro and exits the county south at the Ripley County Line in Ceasar Creek Township. There are approximately 2,500 vehicles per day utilizing the roadway.

State Route 148
SR 148 begins in Aurora and intersects SR 48 near Kirschs Corner in eastern Manchester Township. There are approximately 4,500 vehicles per day utilizing the roadway.

State Route 262
SR 262 travels north/south from US 50 through Milton and exits the county at the Dearborn/Ohio County Line. There are approximately 3,000 vehicles per day utilizing the roadway.

State Route 350
SR 350 also travels east/west across the county. It connects Aurora and Moores Hill. As expected, traffic volumes are higher near Aurora, with nearly 14,000 vehicles per day and the numbers decreasing to approximately 6,000 to 7,000 vehicles per day through the rural portion of the county.

County Roadways
The roadway network in Dearborn County is mostly rural, with approximately 530 miles of county roadways, not including incorporated areas. Many of these roadways do not meet current design criteria as specified by INDOT and the American Association of State Highway and Transportation Officials (AASHTO). Most county roadways are also too narrow and the horizontal and vertical geometry is inadequate. While many of these facilities do not serve a significant number of vehicles, some are serving thriving suburban communities with capacity deficiencies. There is also an issue of maintenance. When roadways are not built to current standards, maintenance issues become problematic. Emergency paving, slippage and drainage repairs are common in the county.

INTERMODAL TRANSPORTATION OPTIONS

Intermodal transportation refers to modes of transportation within Dearborn County in addition to roadways and highways. It includes modal considerations such as: public use airports, freight and passenger railroad services, bus transit services, marine terminals and other water ports, and bicycle and pedestrian facilities.

Airports

There are no public use airports located in Dearborn County. However, the Greater Cincinnati/Northern Kentucky International Airport is located only 20 minutes (approximately 18 miles) from the southeastern portion of the county. The airport has eight passenger airlines and serves approximately 20 million passengers per year.

Freight and Passenger Railroads

Currently Dearborn County has no passenger rail to serve the county. AMTRAK has one passenger rail service line that serves the Greater Cincinnati Area. The complete route connects Chicago, IL with Washington, D.C. The route operates three times per week. CSX and Central Railroad of Indiana serve Dearborn County with freight rail.

Transit

The county is served by Catch-A-Ride, operated by Lifetime Resources, Inc., a fixed route point deviation and demand responsive service. The service area covers Dearborn, Jefferson, Ripley, Ohio, and Switzerland counties. In the past, service was provided to Cincinnati and Florence on a limited basis; however, due to financial constraints, it has been recently discontinued. Service to these areas could prove valuable in the future as Dearborn County continues to grow and should be investigated during long range planning efforts.

Marine Terminals and other Water Ports

The Consolidated Grain and Barge located in Aurora serves the county. Rohe Paving and Gravel and Omare Paving and Gravel also maintain barge transferring facilities and are located on SR 56 near Aurora.

Bicycle and Pedestrian Facilities

There is an existing pedestrian and bicycle trail in the cities of Lawrenceburg and Aurora along the Ohio River. According to the city of Lawrenceburg Pedestrian Connectivity Study (2001), several other bicycle and walking trails are recommended. They include the Lawrenceburg Levee Walk, the development of the Tanner's Creek Trail on an abandoned railroad right-of-way, and the creation of a loop around the city of Lawrenceburg. There is an existing shared use path along U.S. 50 and a similar shared use path along US 56 planned to connect Aurora and Rising Sun.

REVIEW OF TRANSPORTATION STUDIES RELEVANT TO DEARBORN COUNTY

Numerous documents, including transportation planning studies, county plans and other related reports have been developed to plan for, design, and implement various transportation-related improvements in the County. Studies or documents analyzed during public involvement workshop discussions include those summarized below:

US 50 Corridor Study

The Indiana Department of Transportation is conducting a county-wide corridor study to address the congestion and access management problems along US 50. Discussion initiated by the Dearborn County Board of Commissioners, members of the Plan Commission, Mayors and Council representatives of Aurora, Greendale, and Lawrenceburg as well as representatives of Dillsboro, regarding how to improve the traffic congestion plaguing the corridor led to a commitment of both State and Federal resources to comprehensively identify and evaluate appropriate improvement alternatives. The study will provide a purpose and needs statement that will identify the problems on US 50 and provide a framework for the evaluation of solutions. It will evaluate a set of alternative solutions, including traffic operations and intersection improvements, public transportation alternatives, the potential of a one-way pair system, road widening, and intelligent transportation system options. Planning is scheduled to begin mid-2004 and will evolve through an eighteen-month process.

Regional Rail Plan

The Southwest Ohio Regional Transit Authority (SORTA), the Transit Authority of Northern Kentucky (TANK), Hamilton County, and the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) collaborated on a plan for the development of a regional passenger rail transit system in Hamilton County and the Greater Cincinnati/ Northern Kentucky area. The Regional Rail Plan is an outgrowth of a number of separate, yet coordinated, analyses including long range planning efforts from various agencies.

Western Corridor Transit Options

While several alignments were identified as part of the Regional Rail Plan, of particular interest to the Dearborn County Transportation Study are the Western Corridor Transit Options. Two rail transit opportunities were identified for further study as a result of the Regional Rail Plan; a light rail alignment following Central Parkway and Interstate 74, and a commuter rail alignment using RailAmerica's existing CIND Line along River Road to Lawrenceburg. Additional studies would be required to advance either of the proposed Western Corridor rail projects. The OKI Board of Trustees is committed to a formal study of the Western Corridor and is actively pursuing funding for such an effort.

SR 101 Study

The SR 101 Corridor Improvement Feasibility/NEPA Study was undertaken by the Indiana Department of Transportation to assess the implications of limited north-south access in the SR 101 study area and to identify feasible alternatives. The study area ran approximately 17 miles from I-74 in the north to US 50 in the south. It included the counties of Dearborn, Ohio, Switzerland, Ripley and Jefferson.

While several alternatives were evaluated, currently improvements to existing SR 129 are being planned to help alleviate north-south connectivity limitations in the region.

INDOT Long Range Plan

The Seymour District INDOT Long Range Plan shows the plan for the construction of a portion of State Route 48. This will be new construction that will join the hospital to US 50 more directly. The new roadway will be a two lane road spanning about 1.8 miles in the Lawrenceburg area. The estimated cost of the new roadway is $14 million.

FUNCTIONAL CLASSIFICATIONS

The functional classifications of roadways are necessary to differentiate between separate operating systems. The information in this section has been compiled from the American Association of State Highway and Transportation Officials (AASHTO) Policy on Geometric Design of Highways and Streets, 2001 and the Indiana Department of Transportation (INDOT) Design Manual.

The classification of highways by operating system in a rural setting is determined by several factors.

- Geometric Characteristics – The physical design of the roadway including, lane width, pavement width, grade etc.
- Traffic Volumes – the volume of Average Daily Traffic the roadway serves.
- Connectivity – the level of connectivity and access the roadway provides. Higher design roadway classifications generally connect inter-county or inter-state roadways. Lower level classifications generally provide local access.
- Access Control – the level of access that is permitted on the roadway.

Each roadway in Dearborn County provides a particular function. In general these functions are differentiated by a hierarchy of traffic movements—which includes, from highest to lowest function, distribution facilities and primary roadway movements, collection systems, and local access roads. Each roadway in the county is classified by one of these operational functions.

RURAL ROADWAY CLASSIFICATIONS

The Dearborn County Transportation Assessment provides for several classifications based not only on connectivity but also the amount of traffic that a roadway serves. The procedure to classify a roadway follows a two-phase process.

1) Classification by Access - A determination is made as to the interconnectivity of the roadway and the importance of the route not only within the county but externally as well. This analysis establishes the roadway category; arterial, collector or local roadway.

2) *Classification by Traffic Volumes* - After the roadway category is determined, an analysis of the Average Daily Traffic (ADT) sub-classifies the facility and determines the design parameters appropriate to that level of roadway.

ROADWAY SYSTEMS & GUIDELINES

Arterial System

There are two types of arterials: the principal arterial and the rural arterial. A principal arterial is generally identified as a facility that serves corridor movements adequate for statewide or interstate travel. The roadways in this category can be identified as the interstate system within the county.

Rural arterials are categorized by their linkages to cities or larger towns and they generally provide interstate or inter-county service. They are capable of attracting travel over long distances and have a spacing that is consistent with the population density in the county. All developed areas are generally within a reasonable distance to a rural arterial.

To further classify the roadways in this category, four (4) sub-categories have been developed based on the ADT volumes on the facilities. A list of these sub-categories is listed in Table 5-1. As each sub-category serves a separate level of traffic, design criteria has been developed separately to accommodate these differences. For example, a high-volume arterial's design standards will be greater than that of a low-volume arterial. Approximately 20% of the roadway miles in the county are classified as Arterials.

Table 5-1: Rural Arterial Sub-Categories:

Sub-Category	Average Daily Traffic (ADT)
Category I	**ADT < 400**
Category II	**400 < ADT < 3,000**
Category III	**3,000 < ADT < 5,000**
Category IV	**ADT > 5,000**

Collector System

The rural collector system generally serves intra-county travel as opposed to statewide movements. The trips associated with a collector are predominantly shorter than those associated with arterial routes. Consequently, lesser design speeds are used and the design standards are generally less than that of arterial routes.

Collector routes provide service to smaller communities and provide connections to the arterial system. They are categorized as serving the more important intra-county routes. Collector roadways account for 20% of the roadway miles in the County.

In order to further define the collector system the following sub-categories have been developed based on the ADT volumes on the roadway.

Table 5-2: Rural Collector Sub-Categories:

Sub-Category	Average Daily Traffic (ADT)
Category I	**ADT <400**
Category II	**400 < ADT < 1,000**
Category III	**1,000 < ADT < 3,000**
Category IV	**3,000 < ADT < 5,000**
Category V	**ADT > 5,000**

Local Roadways

The local roadway system in contrast to the arterial and collector system primarily provides access to adjacent land and to the wider network. It serves principally shorter trips and constitutes all roadways not classified as arterials or collector roads. To further characterize this category, design parameters a set of sub-categories have been developed based on the roadway traffic volumes. Over half of the roadways in Dearborn County are classified as local roadways. These sub-categories are presented in Table 5-3.

Table 5-3: Local Roadway Sub-Categories:

Sub-Category	Average Daily Traffic (ADT)
Category I	**ADT <400**
Category II	**400 < ADT < 1,000**
Category III	**1,000 < ADT < 3,000**
Category IV	**3,000 < ADT < 5,000**
Category V	**ADT > 5,000**
Curb & Gutter Local Road (Urban Local Road)	**NA**

Categories I-V illustrate local roadways where ample right of ways are available for drainage concerns and minimal access is required. In some cases, as in that of a subdivision, right of way is limited and numerous driveway curb cuts are needed. In these instances, a curb and gutter section may serve the area more appropriately.

It is important to note that the Roadway Functional Classifications will need to be continually reviewed and updated by the county. Functional Classifications can change over time due to new development and changing travel patterns.

KEY ISSUES:

- Transportation management needs to be sensitive to the environment
- Park and Ride opportunities need to be enhanced
- Local input is not always considered in state projects
- Sidewalks are lacking in most areas of the County
- Access is restricted to the southwest part of the County
- Mass transit opportunities do not exist
- Enforcement of traffic laws are not at highest level possible
- Concern over misperceptions of planned change
    - Fear of change! Lack of good public involvement in decision making process
- No established policy to insure coordination between city/county/regional and state transportation issues - cooperation needed between local governments to formulate transportation goals
- Funding? - How? Where? Priority?
- Other transportation modes need to be investigated that will enhance economic development, not just efficiency i.e. river transportation, airport issues, public transportation
- US 50 congestion
    - Lack of alternative routes to US 50
- Safety of Stateline Road
- Safety of North Dearborn Road (east of SR 1)
- Cost effective maintenance
- Erosion/slippage on roads with steep slopes
- Lack of effective access management
- Lack of alternative routes for pedestrians
- Need to identify how roads affect and are affected by development
- Lack of County highway engineer
- Lack of a 10 year plan for roadway improvements
- No impact fees for new developments

TRANSPORTATION GOALS

T-1 A safe, convenient, efficient, cost effective transportation system to serve the greatest percentage of the County population while utilizing existing resources and minimizing the negative impact on environmental surroundings.

Strategies:

T-1.a Develop a capital improvements plan for both roadway maintenance and new roadway construction by implementing a 5-year short-term plan with 10, 15, 20 year plans for capital improvements and maintenance with ongoing evaluations.

T-1.b Implement short-term measures while planning for long-term solutions.

T-1.c Proactively plan roadways, utilities, and drainage improvements in areas where appropriate development is expected to occur by developing and maintaining through regular evaluation a Countywide Thoroughfare plan.

T-1.d Utilize available infrastructure for new uses by using railroad beds for light rail alignments as this transportation mode becomes feasible.

T-1.e Document a Countywide environmental assessment of sensitive natural features to inform and compliment any future Phase I Environmental Inventory Studies conducted.

T-2 Intergovernmental coordination, cooperation and communication between the County, jurisdictions within the County and State governments on transportation improvement initiatives.

Strategies:

T-2.a Cooperate with TANK and SORTA by assisting them to establish park & ride locations and shuttle bus stops within Dearborn County.

T-2.b Participate in long-range transportation planning initiatives with OKI such as the Western Corridor Initiative by providing local data as it is available and offering advisory level input as it is solicited.

T-2.c Support the local municipal league and encourage collaboration with and among all local jurisdictional

governments by participating in and providing forums for communication and discussion.

T-2.d Support collaborative, multi-jurisdictional efforts that address access management and land use planning along arterial corridors by participating in and providing forums for communication and discussion.

T-3 Objectives and rationale of transportation improvements are communicated to and understood by the public from their conception and all stakeholders are involved during the planning process.

Strategy:

T-3.a Ensure occurrence of public forums and encourage all information to be displayed in layman's terms during all transportation planning initiatives.

T-4 Maintain a level of service (LOS) C or better on all thoroughfares within the County.

Strategies:

T-4.a Implement an access management plan to more efficiently control access to arterial and collector streets throughout the County.

T-4.b Encourage mixed-use neighborhoods to be developed in already established communities and settlements within the County to alleviate future access and traffic volume demands on arterial and collector roadways.

T-4.c Evaluate the County Zoning Ordinance and Subdivision Control Ordinance routinely to ensure appropriate methods of access management are employed as transportation engineering theories and technology advance including appropriate distances between access points, turning movement controls, and other appropriate traffic flow mechanisms.

T-5 Multi-modal transportation alternatives for County residents and visitors.

Strategies:

T-5.a Explore local and regional mass transit opportunities and alternatives by exploring partnership opportunities with surrounding transit providers including SORTA, TANK, and Catch-a-Ride.

T-5.b Encourage pedestrian access/connectivity within and between neighborhoods by creating incentives for these connections to occur.

T-5.c Encourage continuation of and pedestrian connections to the riverfront bike/pedestrian trail system.

T-5.d Encourage alternative links between and to public facilities, neighborhoods, and shopping areas from residential areas.

T-5.e Research and identify other community bikeway plans to identify appropriate models and funding mechanisms for Dearborn County to implement.

T-5.f Consider alternative modes of transportation such as bikeways, water taxis and light rail when planning for new roadway alignment infrastructure.

T-6 Alternative funding mechanisms for needed transportation improvements.

Strategy:

T-6.a Evaluate impact fees on new development, surcharge taxes on fuel, and wheel taxes and implement appropriate mechanisms identified.

TRANSPORTATION







COMPREHENSIVE PLAN

PUBLIC FACILITIES ELEMENT

INTRODUCTION & PURPOSE

This element analyzes the current and future needs for public services with relation to the current plan for growth. Recommendations are made as to the general type, location, and character of community facilities such as parks, police and fire stations, schools, and water and sewer treatment systems.

The following subcategories address specific goals and strategies that collectively provide for the Public Facilities Element of this Comprehensive Plan:

- Education Facilities
- Parks and Recreation

- Utility Services
  - Solid Waste
  - Sanitary Sewer

- Emergency Services

EDUCATION & SCHOOLS

Community schools are vital elements of communities; therefore, it is essential that the county planning process provide for an adequate supply of schools (of all types) in the appropriate locations. Significant factors to consider in formulating a preliminary school assessment study include analysis of the following: school district sizes, current school enrollment figures, projected school capacities, student-per-teacher ratios, and so on. The remainder of this report focuses on some of these factors and their relevant statistical comparisons to state and local data.

SCHOOL DISTRICTS & CORPORATIONS

Sunman-Dearborn Community School Corporation

The Sunman-Dearborn Community School Corporation consists of six schools with a total enrollment of approximately 4,240 students. This school system currently serves a population of approximately 21,115 people (who collectively have a per capita income of $21,900). The relevant statistical information for the school district is as follows:

Sunman-Dearborn Community School Enrollment Trends: From 1998-1999 to 2006-2007 Projections

Year	Pre-Kindergarten	K-6th Grade	7th-12th Grade	Other	Total
1998-99	0	2078	1932	5	4015
1999-00	0	2112	1947	0	4059
2000-01	0	2146	1982	0	4128
2001-02	12	2193	2009	5	4219
2002-03	0	2185	2028	7	4220
2003-04	0	2209	2070	7	4286
2004-05	0	2186	2084	7	4277
2005-06	0	2203	2132	7	4342
2006-07	0	2166	2180	7	4353

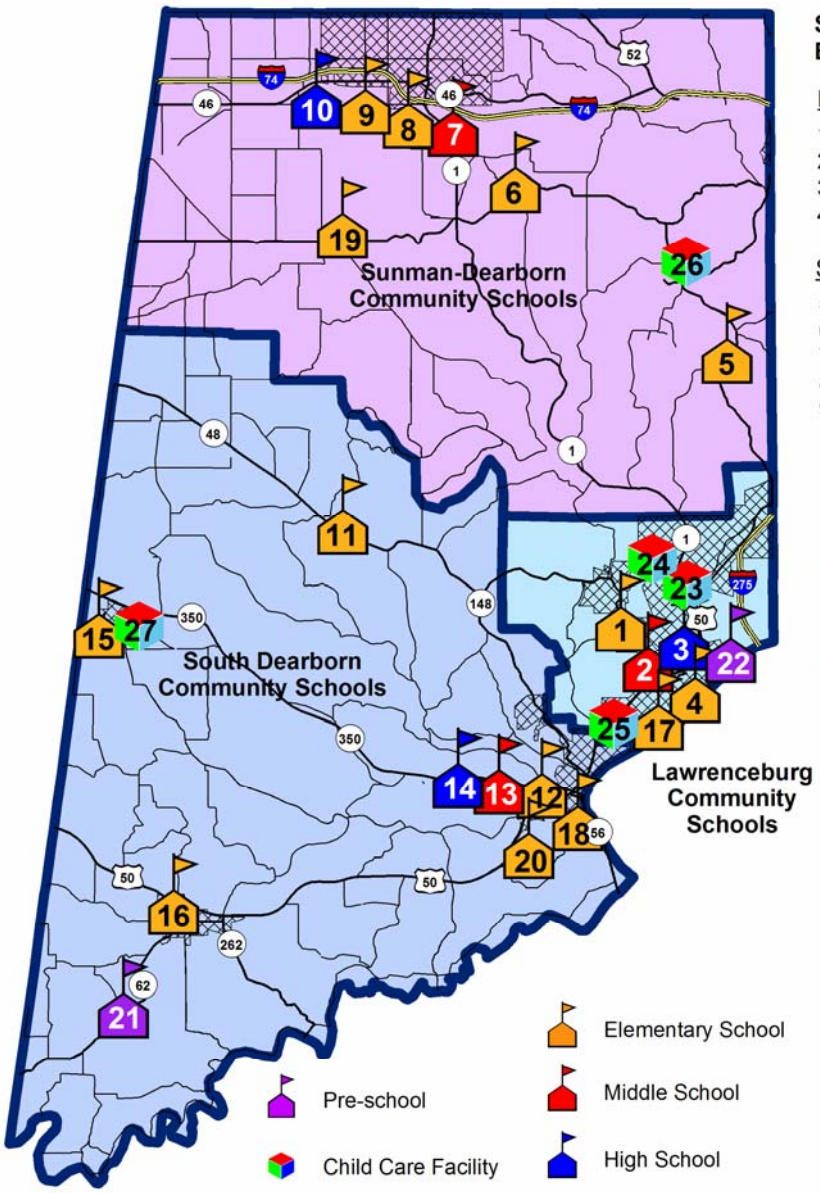
Source: Indiana Department of Education, November of 2003

Individual School Enrollment: Past Five (5) Years

Sunman-Dearborn School	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Bright Elementary School	631	631	643	647	543
North Dearborn Elementary School	679	676	687	671	565
Sunman Elementary School	486	503	540	517	440
Sunman Dearborn Intermediate School	NA	NA	NA	NA	644
Sunman Dearborn Middle School	955	1022	1015	1041	695
East Central High School	1308	1296	1334	1344	1357

Source: Indiana Department of Education, November of 2003

FIGURE 6-1: COUNTY SCHOOLS MAP



SCHOOLS INDICATED BY NUMBER:

Lawrenceburg School Corp.
1. Lawrenceburg Primary
2. Greendale Middle School *
3. Lawrenceburg High School *
4. Central Elementary *

Sunman-Dearborn School Corp.
5. Bright Elementary *
6. North Dearborn Elementary *
7. Sunman-Dearborn Interm. *
8. Sunman Elementary
9. Sunman-Dearborn
10. East Central High School

South Dearborn School Corp.
11. Manchester Elementary *
12. Aurora Elementary *
13. South Dearborn Middle School *
14. South Dearborn High School *
15. Moores Hill Elementary *
16. Dillsboro Elementary *

Private Schools
17. St. Lawrence Catholic School
18. St. Mary Catholic School *
19. St. Paul Catholic Elementary *
20. St. John Lutheran School *
21. St. John Luthern Pre-School *
22. Bethlehem Lutheran Pre-School

Child Care Centers
23. Cradles to Crayons
24. Little Red Schoolhouse
25. Sunshine Corner
26. Cuddles & Hugs
27. Bright Beginnings

* Indicates school with large outdoor playground facilities

Projected School Enrollment Capacities for the year 2006: Individual Schools

Sunman-Dearborn School			
Bright Elementary School	600	Sunman Dearborn Intermediate School	900
North Dearborn Elementary School	750	Sunman Dearborn Middle School	900
Sunman Elementary School	650	East Central High School	1750

Source: Sunman-Dearborn Community School Corporation, November of 2003

Statistical Profile of the Sunman-Dearborn Community School Corporation

	Sunman-Dearborn	Indiana Avg.
Per Capita Income, 1999	$21,900	$20,397
Total Expenses per Pupil, 2001-2002 Average	$7,141	$8,337
Average Teacher Salary	$47,100	$45,000
Attendance Rate	95.7%	95.7%
Graduation Rate	93%	91%
College Attendance Rate, Class of 2002	66%	69%
Composite SAT Scores, 2002	994	1001
Percent of 12th Graders Taking SAT, 2002	61%	55%
Percent Single Parent Families within the Corporation	15.7%	27.8%
Percent of Pupils Eligible for Free Lunch, 2003	7.4%	25.1%
Total Area of Corporation: Square Miles	131	123
Round Trip Bus Miles	2,148	1,641
Total Enrollment Projected: 2003-2004	4,286	NA
Rate of Suspension or Expulsion	3.3%	13.9%
Percent of Children Living in Same Residence Since '95	62.2%	55.0%

Source: Indiana Department of Education, November of 2003

INDIVIDUAL SCHOOL INFORMATION

Sunman-Dearborn Community School Corporation

BRIGHT ELEMENTARY SCHOOL
School Improvement Focus:

- Writing Skills
- Mathematical Applications & mathematical problem-solving
- Technology as a learning tool

Current Enrollment: 543
Current Student Per Teacher Ratio: 19.9
Teacher's Average Age: 44.0 years old
Teacher's Average Experience: 16.4 years
Teacher's Average Salary: $48,902
Percent of Students Meeting State Standards, 2002: 63.3% (State Average= 59.7%)

NORTH DEARBORN ELEMENTARY SCHOOL
School Improvement Focus:

- Writing Skills
- Language Mechanics

Current Enrollment: 565
Current Student Per Teacher Ratio: 18.0
Teacher's Average Age: 37.3 years old
Teacher's Average Experience: 10.9 years
Teacher's Average Salary: $43,955
Percent of Students Meeting State Standards, 2002: 63.5% (State Average= 59.7%)

SUNMAN ELEMENTARY SCHOOL (****Four Star School)
School Improvement Focus:

- Writing Skills
- Mathematics

Current Enrollment: 440
Current Student Per Teacher Ratio: 15.5
Teacher's Average Age: 43.1 years old
Teacher's Average Experience: 18.1 years
Teacher's Average Salary: $49,445
Percent of Students Meeting State Standards, 2002: 60.6% (State Average= 59.7%)

SUNMAN-DEARBORN INTERMEDIATE SCHOOL
Current Enrollment: 644
*No previous data is currently available.

SUNMAN-DEARBORN MIDDLE SCHOOL
School Improvement Focus:

- Language Arts
- Mathematics
- Attendance

Current Enrollment: 695
Current Student Per Teacher Ratio: 21.4
Teacher's Average Age: 42.4 years old
Teacher's Average Experience: 16.5 years
Teacher's Average Salary: $48,639
Percent of Students Meeting State Standards, 2002: 67.8% (State Average= 57.2%)

EAST CENTRAL HIGH SCHOOL
School Improvement Focus:

- Language Arts
- Character Development / Citizenship

Current Enrollment: 1357
Current Student Per Teacher Ratio: 20.7
Teacher's Average Age: 41.3 years old
Teacher's Average Experience: 15.4 years
Teacher's Average Salary: $45,693
Percent of Students Meeting State Standards, 2002: 71.8% (State Average= 60.7%)

SCHOOL DISTRICTS & CORPORATIONS

South Dearborn Community School Corporation

The South Dearborn Community School Corporation consists of six schools with a total enrollment of approximately 2,932 students. This school system currently serves a population of approximately 17,135 people (who collectively have a per capita income of $18,515). The relevant statistical information for the school district is as follows:

South Dearborn Community School Enrollment Trends: From 1998-1999 to 2006-2007 Projections

Year	Pre-Kindergarten	K-6th Grade	7th-12th Grade	Other	Total
1998-99	16	1673	1500	0	3189
1999-00	14	1626	1515	0	3155
2000-01	13	1596	1502	0	3111
2001-02	10	1603	1478	0	3091
2002-03	0	1507	1448	0	2955
2003-04	0	1513	1419	0	2932
2004-05	0	1425	1432	0	2857
2005-06	0	1430	1393	0	2823
2006-07	0	1426	1345	0	2771

Source: Indiana Department of Education, November of 2003

Individual School Enrollment: Past Five (5) Years

South Dearborn School	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Aurora Elementary School	373	396	369	331	378
Dillsboro Elementary School	325	312	318	308	290
Manchester Elementary School	321	297	297	297	288
Moores Hill Elementary School	335	329	317	285	302
South Dearborn Middle School	781	784	791	751	801
South Dearborn High School	1020	993	999	983	971

Source: Indiana Department of Education, November of 2003

Projected School Enrollment Capacities for the year 2006: Individual Schools

South Dearborn School			
Aurora Elementary School	380	Moores Hill Elementary School	325
Dillsboro Elementary School	325	South Dearborn Middle School	850
Manchester Elementary School	375	South Dearborn High School	1200

Source: South Dearborn Community School Corporation, November of 2003

Statistical Profile of the South Dearborn Community School Corporation

	South Dearborn	Indiana Avg.
Per Capita Income, 1999	$18,515	$20,397
Total Expenses per Pupil, 2001-2002 Average	$7,669	$8,337
Average Teacher Salary	$42,300	$45,000
Attendance Rate	95.1%	95.7%
Graduation Rate	89%	91%
College Attendance Rate, Class of 2002	66%	69%
Composite SAT Scores, 2002	932	1001
Percent of 12th Graders Taking SAT, 2002	31%	55%
Percent Single Parent Families within the Corporation	24.7%	27.8%
Percent of Pupils Eligible for Free Lunch, 2003	16.5%	25.1%
Total Area of Corporation: Square Miles	151	123
Round Trip Bus Miles	1,534	1,641
Total Enrollment Projected: 2003-2004	2,932	NA
Rate of Suspension or Expulsion	10.8%	13.9%
Percent of Children Living in Same Residence Since '95	61.7%	55.0%

Source: Indiana Department of Education, November of 2003

INDIVIDUAL SCHOOL INFORMATION,
South Dearborn Community School Corporation

AURORA ELEMENTARY SCHOOL
School Improvement Focus:

- Language Arts
- Mathematics

Current Enrollment: 378
Current Student Per Teacher Ratio: 14.1
Teacher's Average Age: 40.9 years old
Teacher's Average Experience: 15.1 years
Teacher's Average Salary: $46,101
Percent of Students Meeting State Standards, 2002: 66.2% (State Average= 59.7%)

DILLSBORO ELEMENTARY SCHOOL

School Improvement Focus:

- Writing Skills
- Math Concepts & Skills

Current Enrollment: 290
Current Student Per Teacher Ratio: 16.6
Teacher's Average Age: 44.7 years old
Teacher's Average Experience: 17.6 years
Teacher's Average Salary: $48,102
Percent of Students Meeting State Standards, 2002: 70.4% (State Average= 59.7%)

MANCHESTER ELEMENTARY SCHOOL

School Improvement Focus:

- Language Arts
- Mathematics

Current Enrollment: 288
Current Student Per Teacher Ratio: 16.7
Teacher's Average Age: 38.1 years old
Teacher's Average Experience: 12.5 years
Teacher's Average Salary: $46,277
Percent of Students Meeting State Standards, 2002: 49.1% (State Average= 59.7%)

MOORES HILL ELEMENTARY SCHOOL

School Improvement Focus:

- Reading Skills
- Writing Skills
- Math Concepts & Skills

Current Enrollment: 302
Current Student Per Teacher Ratio: 17.8
Teacher's Average Age: 44.3 years old
Teacher's Average Experience: 16.9 years
Teacher's Average Salary: $48,395
Percent of Students Meeting State Standards, 2002: 75.8% (State Average= 59.7%)

SOUTH DEARBORN MIDDLE SCHOOL
School Improvement Focus:

- Curriculum Alignment / Standards
- Parent / Community Involvement
- Professional Development

Current Enrollment: 801
Current Student Per Teacher Ratio: 16.3
Teacher's Average Age: 42.8 years old
Teacher's Average Experience: 14.3 years
Teacher's Average Salary: $46,980
Percent of Students Meeting State Standards, 2002: 54.5% (State Average= 57.2%)

SOUTH DEARBORN HIGH SCHOOL
School Improvement Focus:

- Writing Skills
- Mathematics
- Character Development / Citizenship

Current Enrollment: 971
Current Student Per Teacher Ratio: 18.9
Teacher's Average Age: 41.1 years old
Teacher's Average Experience: 13.8 years
Teacher's Average Salary: $46,043
Percent of Students Meeting State Standards, 2002: 62.6% (State Average= 60.7%)

SCHOOL DISTRICTS & CORPORATIONS

Lawrenceburg Community School Corporation

The Lawrenceburg Community School Corporation consists of three schools with a total enrollment of approximately 1,484 students. This school system currently serves a population of approximately 10,435 people (who collectively have a per capita income of $19,758). The relevant statistical information for the school district is as follows:

Lawrenceburg Community School Enrollment Trends: From 1998-1999 to 2006-2007 Projections

Year	Pre-Kindergarten	K-6th Grade	7th-12th Grade	Other	Total
1998-99	0	804	804	5	1608
1999-00	0	711	711	0	1606
2000-01	0	769	769	0	1557
2001-02	0	730	730	5	1567
2002-03	0	701	701	7	1489
2003-04	0	694	694	7	1484
2004-05	0	677	677	7	1440
2005-06	0	670	670	7	1453
2006-07	0	643	643	7	1421

Source: Indiana Department of Education, November of 2003

Individual School Enrollment: Past Five (5) Years

Lawrenceburg School	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Central Elementary School	687	663	726	660	338**
Lawrenceburg Primary School	NA	NA	NA	NA	338**
Greendale Middle School	404	367	359	360	339
Lawrenceburg High School	515	527	482	469	458

Source: Indiana Department of Education, November of 2003
***Central Elementary School enrollment was approximately split in half after new primary school opened in 2003.*

Projected School Enrollment Capacities for the year 2006: Individual Schools

Lawrenceburg School	
Central Elementary School	450
Lawrenceburg Primary School	450
Greendale Middle School	400
Lawrenceburg High School	600

Source: Lawrenceburg Community School Corporation, November of 2003

Statistical Profile of the Lawrenceburg Community School Corporation

	Lawrenceburg	Indiana Avg.
Per Capita Income, 1999	$19,758	$20,397
Total Expenses per Pupil, 2001-2002 Average	$9,051	$8,337
Average Teacher Salary	$46,500	$45,000
Attendance Rate	95.2%	95.7%
Graduation Rate	82%	91%
College Attendance Rate, Class of 2002	69%	69%
Composite SAT Scores, 2002	963	1001
Percent of 12th Graders Taking SAT, 2002	45%	55%
Percent Single Parent Families within the Corporation	35.5%	27.8%
Percent of Pupils Eligible for Free Lunch, 2003	17.0%	25.1%
Total Area of Corporation: Square Miles	25	123
Round Trip Bus Miles	421	1,641
Total Enrollment Projected: 2003-2004	1,484	NA
Rate of Suspension or Expulsion	21.5%	13.9%
Percent of Children Living in Same Residence Since '95	57.0%	55.0%

Source: Indiana Department of Education, November of 2003

INDIVIDUAL SCHOOL INFORMATION

Lawrenceburg Community School Corporation

CENTRAL ELEMENTARY SCHOOL

School Improvement Focus:

- Language Arts
- Mathematics

Current Enrollment: 676

Current Student Per Teacher Ratio: 16.1

Teacher's Average Age: 41.9 years old

Teacher's Average Experience: 14.8 years

Teacher's Average Salary: $48,692

Percent of Students Meeting State Standards, 2002: 51.4% (State Average= 59.7%)

GREENDALE MIDDLE SCHOOL

School Improvement Focus:

- Instruction / Classroom Strategies
- Lifelong Learning

Current Enrollment: 339
Current Student Per Teacher Ratio: 13.7
Teacher's Average Age: 37.5 years old
Teacher's Average Experience: 12.8 years
Teacher's Average Salary: $45,710
Percent of Students Meeting State Standards, 2002: 51.3% (State Average= 57.2%)

LAWRENCEBURG HIGH SCHOOL

School Improvement Focus:

- Language Arts
- Mathematics
- Attendance
- Graduation Rate

Current Enrollment: 458
Current Student Per Teacher Ratio: 16.6
Teacher's Average Age: 45.4 years old
Teacher's Average Experience: 16.6 years
Teacher's Average Salary: $49,191
Percent of Students Meeting State Standards, 2002: 64.5% (State Average= 60.7%)

SCHOOL DISTRICTS & CORPORATIONS

Office of Catholic Education

The Catholic education system in Dearborn County consists of three schools with a total enrollment of approximately 445 students. The relevant statistical information for the Catholic school district within Dearborn County is as follows:

Individual School Enrollment: Past Five (5) Years

Catholic School	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Saint Lawrence School	204	222	236	239	250
Saint Mary School	161	168	162	87	148
Saint Paul School	125	80	75	73	47

Source: Indiana Department of Education, November of 2003

Projected School Enrollment Capacities for the year 2006: Individual Schools

Catholic School	
Saint Lawrence School	351
Saint Mary School	211
Saint Paul School	125

Source: Office of Catholic Education, November of 200 & Independent educational facilities

INDIVIDUAL SCHOOL INFORMATION

Office of Catholic Education

SAINT LAWRENCE SCHOOL
School Improvement Focus:

- Reading Skills
- Writing Skills
- Mathematics
- Social Studies Skills
- Technology as a Learning Tool
- Parent / Student / Staff Communication
- School Climate / Safe Learning Environment

Current Enrollment: 250
Current Student Per Teacher Ratio: 16.8
Teacher's Average Age: 34.9 years old
Teacher's Average Experience: 6.7 years
Teacher's Average Salary: NA
Percent of Students Meeting State Standards, 2002: 83.3% (State Average= 57.2%)

SAINT MARY SCHOOL
School Improvement Focus:

- Science Skills
- Assessment Procedures to Accommodate Individual Student Needs
- Character Development / Citizenship

Current Enrollment: 148
Current Student Per Teacher Ratio: 18.6
Teacher's Average Age: 39.7 years old
Teacher's Average Experience: 11.3 years
Teacher's Average Salary: $25,266
Percent of Students Meeting State Standards, 2002: 86.7% (State Average= 57.2%)

SAINT PAUL ELEMENTARY SCHOOL
School Improvement Focus:

- Instruction / Classroom Strategies
- Technology as a Learning Tool
- Professional Development

Current Enrollment: 47
Current Student Per Teacher Ratio: 14.6
Teacher's Average Age: 31.0 years old
Teacher's Average Experience: 4.6 years
Teacher's Average Salary: $23,822
Percent of Students Meeting State Standards, 2002: NA (State Average= 57.2%)

SCHOOL DISTRICTS & CORPORATIONS

Lutheran Schools of Indiana

The Lutheran education system in Dearborn County consists of three schools with a total enrollment of approximately 84+ students. The relevant statistical information for the Lutheran school district within Dearborn County is as follows:

Individual School Enrollment: Past Five (5) Years

Lutheran School	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Saint John Ev Lutheran School	NA	NA	NA	NA	69
Bethlehem Lutheran Preschool	50	51	53	63	70
Saint John Lutheran Preschool	20	NA	28	17	14

Source: Indiana Department of Education, November of 2003

Projected School Enrollment Capacities for the year 2006: Individual Schools

Lutheran School	
Saint John Ev Lutheran School	NA
Bethlehem Lutheran Preschool	60
Saint John Lutheran Preschool	40

Source: Lutheran Schools of Indiana, November of 2003
**NA= Not Available at the time this report was published*

INDIVIDUAL SCHOOL INFORMATION

Office of Catholic Education

SAINT JOHN EV. LUTHERAN SCHOOL
Current Enrollment: 69

BETHLEHEM LUTHERAN PRESCHOOL
Current Enrollment: 70

SAINT JOHN LUTHERAN PRESCHOOL
Current Enrollment: 14

SCHOOL DISTRICTS & CORPORATIONS

Independent Child Care Centers

The child care / preschool system in Dearborn County consists of a minimum of five schools with a total enrollment of several hundred students. The relevant statistical information for the child care / preschool system within Dearborn County is as follows:

Individual School Enrollment: Past Five (5) Years

Child Care Center	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Bright Beginnings	NA	NA	NA	NA	45
Candles to Crayons	NA	NA	NA	NA	110
Little Red School House	NA	NA	NA	NA	125
Lollipops & Rainbows	107	103	105	109	72
Sunshine Corner Daycare & Preschool	NA	NA	NA	NA	160

Source: Indiana Department of Education, November of 2003& Independent child care facilities

Projected School Enrollment Capacities for the year 2006: Individual Schools

Child Care Center	
Bright Beginnings	56
Candles to Crayons	130
Little Red School House	115
Lollipops & Rainbows	126
Sunshine Corner Daycare & Preschool	80

Source: Independent child care facilities
**NA= Not Available at the time this report was published*

KEY ISSUES:

- Some facility locations are not central to the population and restrict convenience level for public utilization of facilities such as playgrounds, auditorium, gym, etc.
- Need to increase opportunities for secondary education to attract employers needing skilled workforce
- Need for more sufficient childcare services to support continuing education for parents
- Local and County governments and school administrations do not have a formal communication process
- Planning for location of new facilities should be more proactive and based on planned growth patterns
- More collaboration needed between school districts in the County
- Need to better relate education and training to the communities' business and industry needs

PUBLIC FACILITIES - EDUCATION GOAL

P-1 Educational facilities, programs and activities in the community that address all citizen needs.

Strategies:

P-1.a Proactively plan for alternative public utilization of new and current facilities and reuse of old facilities and consider County demographic trends when planning multi-use facilities.

P-1.b Encourage and support development of local vocational/technical training and increased opportunities for post secondary education within the County that relate to the needs and coordinates with the communities' business and industry sectors.

P-1.c Encourage school administrators to consider facility planning, programs and procedures to complement city and county master plans.

PARKS & RECREATION

Ensuring adequate availability of parks for enjoyment and recreation is essential to create a high quality of life for community residents. Parks provide areas for outdoor recreation and allow residents to enjoy the natural surroundings. Parks also improve the appearance of the community and raise property values. It is important to consider park space when allocating land for development in order to preserve land for public enjoyment. The amount of park space needed within a community is based upon the current and future population. The Dearborn County Park Board has devised a strategy for assessing park needs. The following paragraphs will summarize the needs outlined in the **Dearborn County Comprehensive Park and Master Plan**, which was finalized in April 2001 and identifies needs based on a 5-year projection.

Recreation Needs

General

Determining future recreation demand is critical to effective park planning. In this section, a technique has been developed to quantitatively determine both the long and short range recreation needs of Dearborn County. For this analysis to make sense, it is first necessary to clarify a few essential concepts.

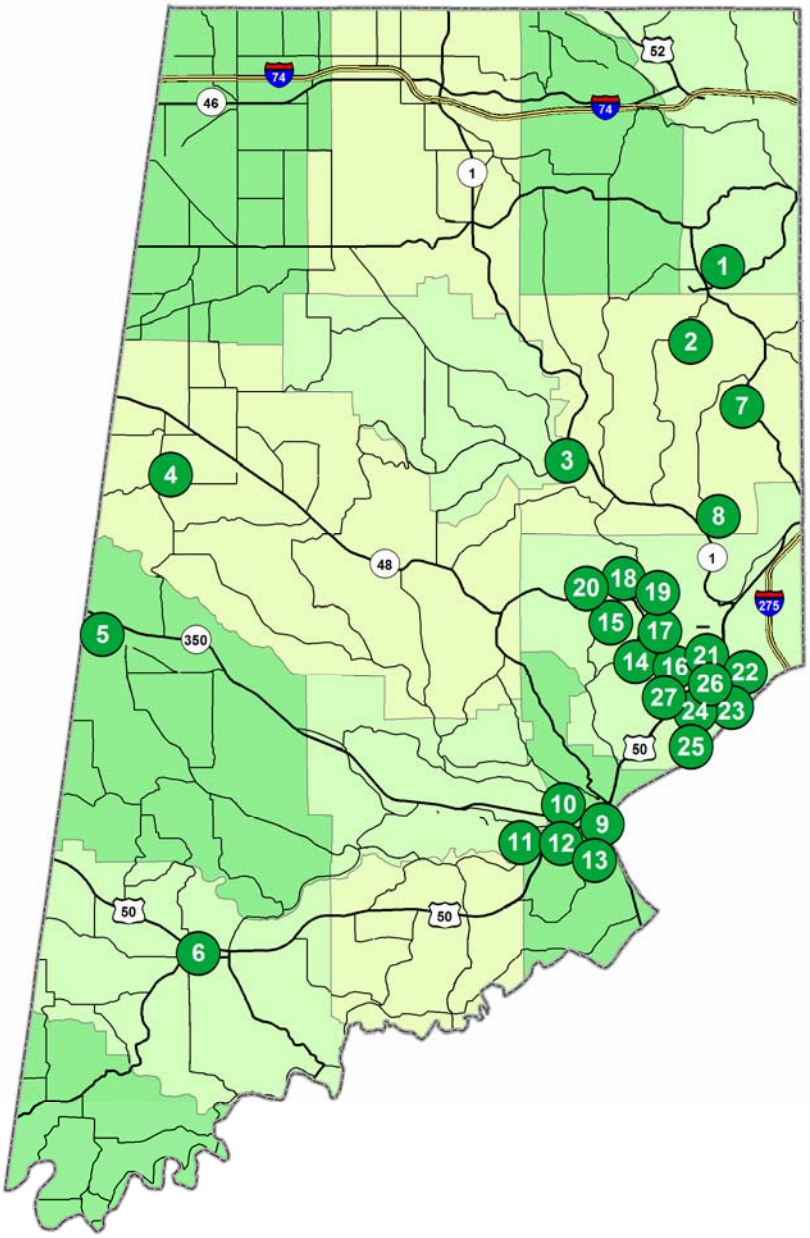
Recreation Model

A "model" is a representation of what something should look like or how it should work. The model serves as a theoretical, idealized example against which the real world situation can be compared. The recreation model aids in the categorization of open space and in the determination of how needs can be met by giving a broad view of: (1) the general characteristics of each type of recreation area, (2) how the various types of areas relate to each other, (3) the function or role of each type within the total outdoor recreation system, and (4) how recreation facilities should be developed to most effectively meet the public's needs.

A park system is a composition of recreation and natural areas each existing to meet the public's recreation need in a particular geographic area, which, in this case, is Dearborn County. The recreation model divides recreation areas into four function types as follows:

1. Regional Parks
2. Community Parks
3. Neighborhood Parks
4. Block Parks

FIGURE 6-2: **COUNTY PARKS MAP**



PARKS INDICATED BY NUMBER:

County Parks

1. Bright Meadows Park
2. Bright Park
3. Guilford Bridge Park
4. Gladys Russell Park
5. Carnegie Hall
6. Dilsboro Park
7. Hidden Valley Lake Park
8. Hidden Valley Lake Park

Aurora City Parks

9. Aurora Park
10. Waterways Park
11. Largent Field Park
12. Mary Stratton Park
13. Tony Lesko Park

Greendale City Parks

14. Greendale Park
15. Danny Miller Park
16. Cook Park
17. Oakey Park
18. Schnebelt Park
19. Homestead Park

Lawrenceburg City Parks

20. Ludlow Hill Park
21. George Street Park
22. Center Street Park
23. Arch Street Park
24. Tate Street Park
25. Tanners Creek Boat Ramp
26. Lawrenceburg Fairgrounds
27. Newton Park

In addition to the various categories, linear trends that extend outside park boundaries, and natural areas in which the emphasis is focused on the use and protection of natural elements represent significant potential recreation resources.

By examining the park characteristic descriptions, one can see the relationship of one park type to the others. The smaller parks are more numerous, in closer proximity to populated areas and, therefore, more heavily used. As the parks become more remote and less accessible, they increase in size and change in character from an activity orientation to a more passive, natural setting. Recreation facilities can range from ballfields and playgrounds to camping, fishing and boating.

Development Standards

The recreation model assumes that parks can be defined in terms of function and that each function type has specific definable characteristics. The question not addressed by the model is the number of each of the park types needed to assure an adequate public recreation system in a particular location. The amount of recreation acreage needed is a product of an area's recreation demand. A widely accepted method of estimating demand involves the use of recreation acreage standards. The primary assumption behind the acreage standards is that various factors responsible for generating recreation demand can be reasonably expressed as a ratio of "park acres per thousand persons". The acreage standards developed for Dearborn County are included in the following park descriptions. These standards are found in Urban Land Use Planning Fourth Ed. By comparing the existing recreation supply and the calculated demand, acreage deficiencies or excesses for each park type can be found. The need estimates can be further refined in several ways. People can be expected to travel only so far to use a park. This distance or service area depends upon a park's function. Service area standards guide park distribution and ensure that recreation areas are accessible to the greatest number of people. Rural and urban service area standards are included to reflect differences in population density and the willingness (or necessity) of rural residents to travel to schools, shopping, and entertainment, etc. Often these rural service areas are about twice the size of the urban service area.

Furthermore a "minimum service area population" level has been calculated for each park type. To justify the creation of a new park, the number of people required to be served varies depending upon the type of park, because for each the acreage and minimum park size varies. For example, consider that a community park is proposed to be built in a rural area. From the park descriptions, it is found that 5 to 8 acres of park space is needed for 1,000 persons. For this calculation the standard will be rounded to 6 acres per 1,000 people. The recommended minimum size of a community park is 15 acres. Therefore, 15 divided by 6, times 1,000 equals 2,500, so 2,500 persons should be within 15 miles of the proposed site to in order for there to be sufficient recreation demand to justify the creation of a 5 acre community park.

The population is not evenly distributed within the county therefore parks are not evenly distributed throughout the county. The calculation of recreation needs based upon total county population will not show which parts of the county are deficient. Such demand calculations could conceivably show a surplus of park land at the county level when, in fact, some areas are devoid of facilities. However, by applying the recreation acreage standards to the township population projections, detailed estimates of the public's future recreation needs of each township have been developed.

The use of recreation standards is not without limitations. The type and condition of facilities can greatly alter the recreation demand at a particular park. The predicative accuracy of the standards depends primarily upon how realistically the standards reflect demand and the precision of the population estimates. Recreation standards must then be considered as *guidelines* and not a substitute for professional experience or actual community desires.

1. Regional Park

Function: To provide outdoor recreation opportunities with strong emphasis on the natural environment often for residents from several counties. Such parks are usually developed by state or federal agencies.

Character: Visual topographical variety; spaciousness and geologic, botanical or historic uniqueness. Often includes lakes, reservoirs and/or undisturbed streams.

Acreage Standard: 5 to 10 acres per 1,000 persons

Typical Size: 200 to 1,000 + acres

Service Area: Up to 50 miles. Draws people from outside the county in addition to serving all county residents.

Minimum Service Area Population: 40,000 persons

Undeveloped Area: 50 to 80 percent of total acreage

Typical Facilities

1. Picnic Areas
2. Campgrounds
3. Winter Sports
4. Playfields
5. Natural Study Area
6. Food & Lodging
7. Restrooms
8. Parking
9. Trails
    a. Hiking
    b. Biking
    c. ATVs
10. Water Recreation
    a. Swimming
    b. Fishing
    c. Boating / Canoeing

2. Community Park

Function: To provide an activity-dominated recreation area with a moderate amount of managed undeveloped land that can sustain heavy use.

Character: Variety and high use capacity. Moderate slope, partial tree cover, good drainage, rolling and level land.

Acreage Standard: 5 to 8 acres per 1,000 persons

Size: 25 to 200 acres

Service Area: Urban: 0 to 5 miles; serves all or most residents of the community. Rural: 0 to 5 miles; serves all or most of the county's rural residents.

Minimum Service Area Population: none

Undeveloped Area: varies

Typical Facilities

1. Picnic / Shelterhouse
2. Golf
3. Winter Sports
4. Playground Equipment
5. Playfield
6. Ballfields
7. Restrooms
8. Parking
9. Trails
    a. Hiking
    b. Biking
    c. ATVs
10. Water Recreation
    a. Swimming
    b. Fishing
    c. Boating / Canoeing

3. Neighborhood Park

Function: To provide active and passive recreation facilities for all age groups and families within minimal distance of neighborhood residents.

Character: High use capacity. Rolling to level terrain; good drainage; minimal road, terrain or other barriers between park and residents. Can be developed as part of school grounds.

Acreage Standard: 1 to 2 acres per 1,000 persons

Size: 15 to 25 acres

Service Area: Urban: 0 to 2 miles; serves sub-area of community. Rural: 0 to 5 miles; serves township and perhaps adjacent township(s).

Minimum Service Area Population: 1,700

Undeveloped Area: 15 to 25 percent of total acreage

Typical Facilities

1. Playground Equipment
2. Playfield
3. Basketball Court(s)
4. Tennis Court(s)
5. Ballfield(s)
6. Swimming Pool
7. Ice Skating
8. Picnic Areas
9. Shelterhouse(s)
10. Restrooms
11. Sitting Area
12. Parking

4. Block Park

Function: To provide protected areas for young children in residential areas and space and activity for the elderly.

Character: High use capacity and accessibility over low volume streets generally by walking or bicycle. Often developed in conjunction with a school.

Acreage Standard: one-quarter to one-half acre per 1,000 persons

Size: 1/4 – 5 acres

Service Area: Urban: 0 – 1 miles; within walking distance. Rural: 0 – 2 miles; within 5 minute drive or bike ride for a child.

Minimum Service Area Population: none

Undeveloped Area: varies

Typical Facilities

1. Playground Equipment
2. Playfield
3. Basketball Court(s)
4. Sitting Areas
5. Limiting Parking

Calculation of Acreage Needs

To determine how much public land should be acquired to satisfy the county's future needs, the existing public recreation acreage in each township must be calculated. Each public recreation area in the inventory is assigned to a park type. A summary of existing public recreation acreage by type and township is included as **Table 6-1 and 6-2**. Notice that regional parks are not included because such large parks are usually the responsibility of state and federal agencies or local governments in larger cities. The data of Center and Lawrenceburg Townships is listed separately so that recreation supply and demand in the remainder of the county can be addressed.

One may also notice that "community" parks are not included in the calculation of needs. This stems from the fact that a community's park service area incorporates the entire rural section of Dearborn County. It would be misleading to assign community park needs to one township or another. This category is most deficient; all townships, including Center and Lawrenceburg show a substantial need for this particular type of park. It is more appropriate, then, to consider the acreage need at the county level for this park type. Therefore to satisfy the county's projected demand for community parks, one 120-acre site at the Gladys Russell Wildlife Habitat Trust Area is being set aside for future needs. However, given the high cost of such a project, and the desire to maintain a limited use natural environment, it is recommended that full development of this park be postponed for several years to make sure that the forecasted population growth trends materialize. The readily available commercial entertainment facilities could easily meet this portion of the county's needs for the time being.

Table 6-1: Acreage of Existing Public Block and Neighborhood Parks by Township

Township	Population	Block Parks		Neighborhood Parks		Township Total
		Public	Schools	Public	Schools	
Caesar Creek	286	2				**2**
Clay	3,051	3	3	12		**18**
Harrison	3,108			0		**0**
Hogan	1,138				15	**15**
Jackson	1,419					**0**
Kelso	1,912	6	1		10	**17**
Logan	2,513				12	**12**
Manchester	2,930	2	2			**152**
Miller	8,605	2		8		**10**
Sparta	2,809		4			**4**
Washington	1,488					**0**
York	985	5				**5**
Lawrenceburg & Center	15,865	10	11	38	9	**150**
County Total	**46,109**	**30**	**21**	**58**	**46**	**385**

Source: Dearborn County Comprehensive Park and Recreation Master Plan, 2001

Table 6-2: Current Park Needs

Township	2000 Population	Block Parks			Neighborhood Parks			Overall Surplus / Deficiency
		Existing	Required	Surplus / Deficiency	Existing	Required	Surplus / Deficiency	
Caesar Creek	286	2	0.1	1.9	0	0.6	-0.6	1.3
Clay	3,051	6	1.5	4.5	12	6.1	5.9	10.4
Harrison	3,108	0	1.6	-1.6	0	6.2	-6.2	-7.8
Hogan	1,138	0	0.6	-0.6	15	2.3	12.7	12.2
Jackson	1,419	0	0.7	-0.7	0	2.8	-2.8	-3.5
Kelso	1,912	7	1.0	6.0	10	3.8	6.2	12.2
Logan	2,513	0	1.3	-1.3	12	5.0	7.0	5.7
Manchester	2,930	4	1.5	2.5	0	5.9	-5.9	-3.3
Miller	8,605	2	4.3	-2.3	8	17.2	-9.2	-11.5
Sparta	2,809	4	1.4	2.6	0	5.6	-5.6	-3.0
Washington	1,488	0	0.7	-0.7	0	3.0	-3.0	-3.7
York	985	5	0.5	4.5	0	2.0	-2.0	2.5
Lawrenceburg & Center	15,865	21	7.9	13.1	47	31.7	15.3	28.3
County Total	**46,109**	**51**	**23.1**	**27.9**	**104**	**92.2**	**11.8**	**39.7**

It is also important to consider future population growth when determining county needs. While it is difficult to predict exact population growth, it is reasonable to assume that current growth trends will continue. Therefore an approximate population projection can be reached by applying compounding current growth trends.

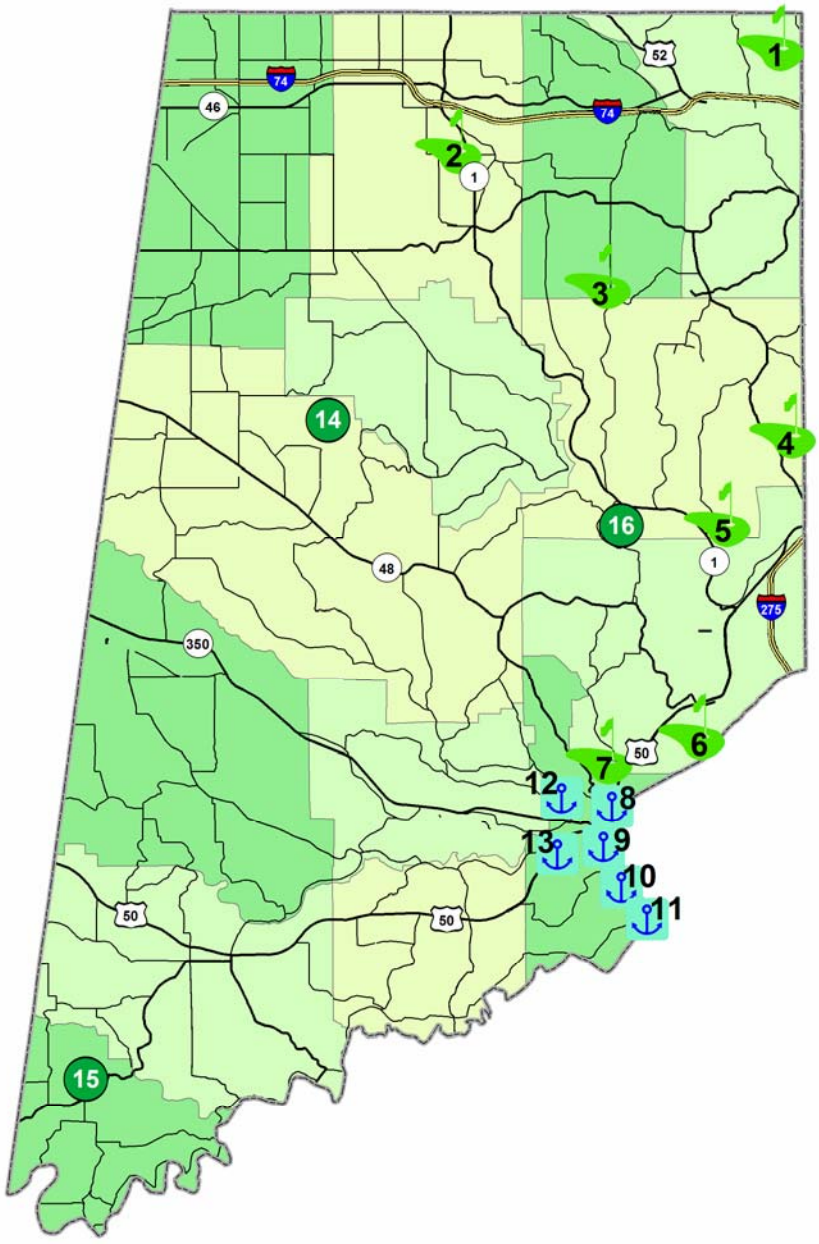
The population of Dearborn County is expected to increase from 46,109 in 2000 to approximately 54,816 in 2020. By dividing this projected number by the current percentage of the overall population for each township, projected township populations can be estimated. For example, Logan Township's population of 2,513 in 2000 accounts for 5.5% of the total population of Dearborn County (46,109). If that population grows to 54,816 by 2020, and Logan Township retains 5.5% of that population, the population of Logan Township is expected to be approximately 2,991 people.

Table 6-3 below lists park needs based upon these projections.

Table 6-3: Future Park Needs Based upon Projected County Population in 2020

Township	Projected 2020 Population	Block Parks			Neighborhood Parks			Overall Surplus / Deficiency
		Existing	Required [1]	Surplus / Deficiency	Existing	Required [2]	Surplus / Deficiency	
Caesar Creek	340	2	0.2	1.8	0	0.7	-0.7	1.2
Clay	3,631	6	1.8	4.2	12	7.3	4.7	8.9
Harrison	3,699	0	1.8	-1.8	0	7.4	-7.4	-9.2
Hogan	1,354	0	0.7	-0.7	15	2.7	12.3	11.6
Jackson	1,689	0	0.8	-0.8	0	3.4	-3.4	-4.2
Kelso	2,276	7	1.1	5.9	10	4.6	5.4	11.3
Logan	2,991	0	1.5	-1.5	12	6.0	6.0	4.5
Manchester	3,487	4	1.7	2.3	0	7.0	-7.0	-4.7
Miller	10,241	2	5.1	-3.1	8	20.5	-12.5	-15.6
Sparta	3,343	4	1.7	2.3	0	6.7	-6.7	-4.4
Washington	1,711	0	0.9	-0.9	0	3.4	-3.4	-4.3
York	1,172	5	0.6	4.4	0	2.3	-2.3	2.1
Lawrenceburg & Center	18,882	21	9.4	11.6	47	37.8	9.2	20.8
County Total	**54,816**	**51**	**27.4**	**23.6**	**104**	**109.6**	**-5.6**	**18.0**

FIGURE 6-3: PRIVATE RECREATIONAL FACILITIES MAP



FACILITIES INDICATED BY NUMBER:

Golf Clubs

1. Grand Oak Golf Club
2. Country View Golf Course
3. The Farm Golf Course
4. Sugar Ridge Country Club
5. Hidden Valley Lake Golf Club
6. Big Tee Practice Range
7. Dearborn Country Club

Marinas

8. Aurora Marina
9. Blue Ribbon Marina
10. Lischgke Boat Harbor
11. Light House Point Yacht Club
12. Tradewinds Marina
13. Waterways Marina

Miscellaneous Recreational Area & Facilities

14. Quail Ridge Sportsman Club
15. Red Wolf Wildlife Sanctuary
16. Perfect North Slopes

Please note that not that this map does not include all of the private recreation facilities in Dearborn County. Staff acknowledges that there may be areas that need to be identified to complete this map.

Summary of Findings

Overall, it appears as though the county has a surplus of block and neighborhood park space (based upon the aforementioned acreage standards). Even if the population grows as expected, there will still be a surplus of parks. However, when broken down by individual township, it is apparent that certain townships lack adequate park space. Providing additional parks for these townships should be a priority when allocating land. Townships that currently have an overall deficiency of park space in order of largest deficiency are:

1. Miller
2. Harrison
3. Washington
4. Jackson
5. Manchester
6. Sparta

The same townships are expected to have a deficiency by 2020 in the following order:

1. Miller
2. Harrison
3. Manchester
4. Sparta
5. Washington
6. Jackson

It should be noted that although Miller Township has the largest deficiency of any township, the community of Hidden Valley Lake includes a 20-acre neighborhood park with several amenities that is open to residents of that community. Yet since it is part of a private community it was not included in the park needs assessment.

None of the projected deficits for each township is great enough to justify the construction of two parks of the same type in any one township. Location of future construction will be extremely important to ensure that the park will be accessible to the maximum number of people. It may be found that area of township may be too large, the population too disperse, or the particular service park's radius too small for the proposed park to adequately cover the residents of the area. In such circumstances, two parks rather than one park may be necessary. Other strategies that should be considered are the expansion of existing facilities by the recommended acreage or the diversification of facilities available at present sites. Both of these are lower cost alternatives to new park development.

KEY ISSUES:

- Existing facilities are not utilized to full potential - need to publicize through better communication/advertisement of existing park resources and improve existing facilities to increase use

- Lack of parks with passive recreational opportunities such as bike paths, hiking, walking

- Parks lack adequate facilities for varied uses - most are single use and small

- Need better coordination between county and city park boards

- No mechanism to obtain park land as Dearborn County population and demand for parks and recreational opportunities grow

- Need to collaborate with regional park providers beyond County

- No programs to encourage donation of land and resources

PUBLIC FACILITIES – PARKS AND RECREATION GOAL

P-2 A park system that enhances the quality of life for Dearborn County residents.

STRATEGIES

P-2.a Enhance existing park and recreational facilities to include a greater variety of activities and opportunities available to users by adding attractions and providing activities for all seasons.

P-2.b Encourage acquisition and donation of future parklands by establishing funding and incentive mechanisms.

P-2.c Connect parks to other amenities through pedestrian and bike paths where feasible.

P-2.d Conduct a cultural and natural resource inventory to identify and prioritize potential preservation areas.

P-2.e Plan for future recreation needs in accordance with population growth projections and in coordination with resources to maintain.

P-2.f Encourage developers of major subdivisions to provide greenspace or allocate funds to purchase, create, upgrade or maintain park and recreational facilities.

P-2.g Use parks to preserve historical, naturally significant, and cultural resources.

P-2.h Consider purchase of development rights (PDR's) or transfer of development rights (TDR's) to secure greenspace.

P-2.i Incorporate preservation areas and greenspace amenities into stormwater drainage solutions by incorporating best management practices into land development requirements.

UTILITY SERVICES

Solid Waste

Most solid waste generated in Dearborn County is transported to the Rumpke Sanitary Landfill in Colerain Township, Ohio. In 2003, Dearborn County delivered 38,922 tons of trash to the Rumpke landfill, while recycling 1,163 tons (for a recycling rate of 2.9%). Rumpke landfill estimates only 20 years of landfill space available at the Colerain location. Ultimately, Dearborn County will be forced to send future waste elsewhere. Recycling programs reduce the amount of solid waste generated, thus maximizing landfill capacities.

Solid Waste Districts were created in Indiana in 1991 by House Bill 1240 and were mandated to work with industry and citizens to reduce the Indiana waste stream by 50% before 2001. Since 1991, Dearborn County has reduced its waste stream less than 3%. In 1991 the emphasis was on conserving landfill space. Since then, while conserving landfill space has remained important, the emphasis has changed to protecting our natural resources, saving our water and energy, and preventing pollution. The mission of the Dearborn County Solid Waste Management District is 'to foster a sense of responsibility and inspire action by Dearborn County residents to reduce solid waste by creating an awareness of (and commitment to) waste reduction and reuse, and recycling programs.'

The Dearborn County Recycling Drop-off Center opened April 2004 offering County residents the convenience of a staffed recycling drop off location.

Sanitary Sewer

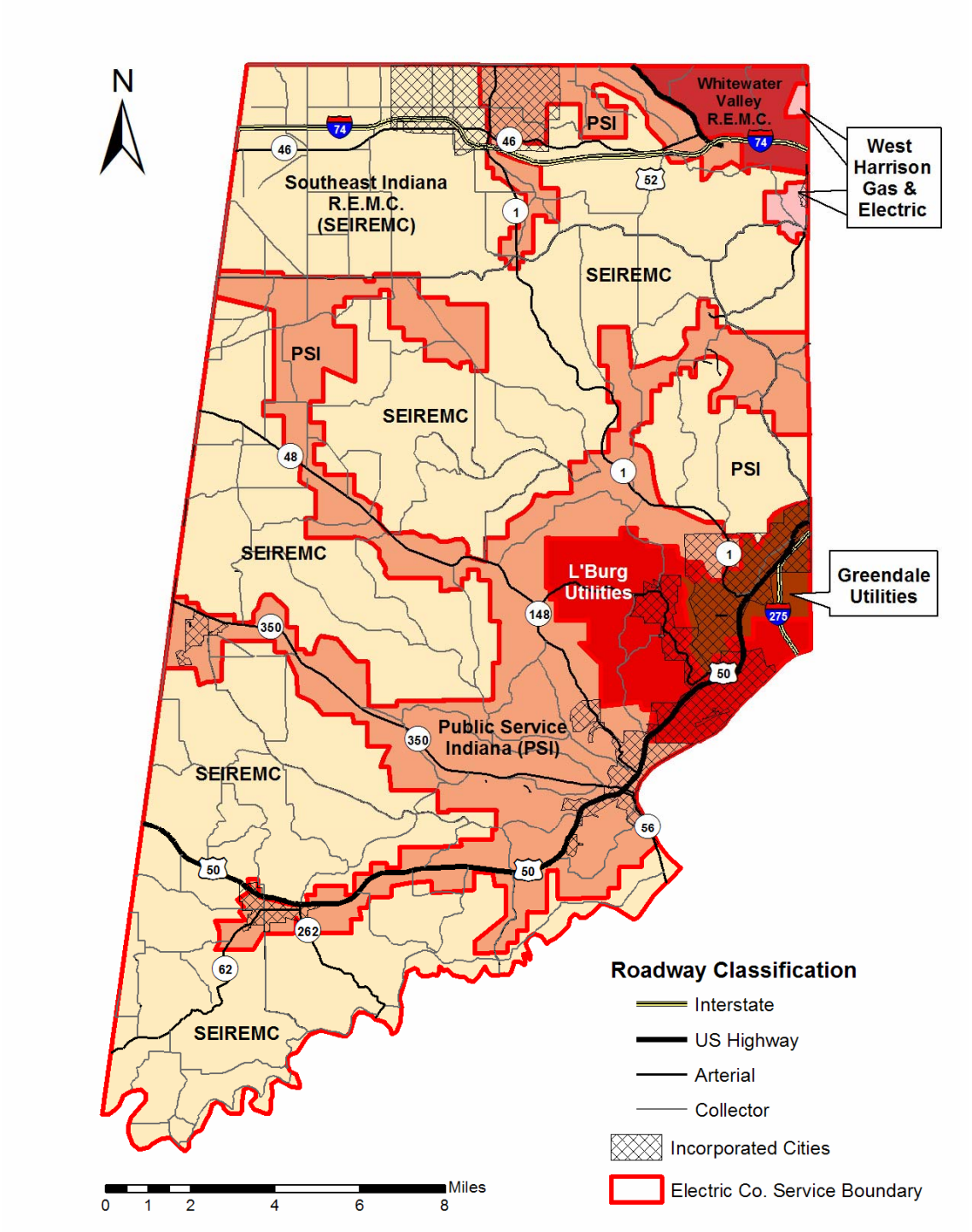
The majority of residents in the unincorporated County use on-site septic systems to treat and dispose of their sanitary waste. The Natural Resource Conservation Service determines that 34 of the 39 soil types within Dearborn County are rated with "severe" limitations for septic tank absorption fields. Severe ratings are generally used when the soil has a high water table, excessive slope, and/or slow percolation rates. Unsatisfactory performance of absorption fields create health hazards for the community.

The Dearborn County Regional Sewer District (RSD) was formed in 2003. The purpose of the RSD is to reduce pollution to the environment by eliminating inadequate septic systems and to construct a sanitary sewer collection system with appropriate treatment of the collected sewage. The District currently includes portions of Center, Hogan and Washington Townships—with plans to include other portions of Dearborn County as needs for reduced pollution arise elsewhere.

Electric Service

Electricity is provided to the County by the municipal utility districts of Lawrenceburg, Greendale and West Harrison as well as several private electric companies.

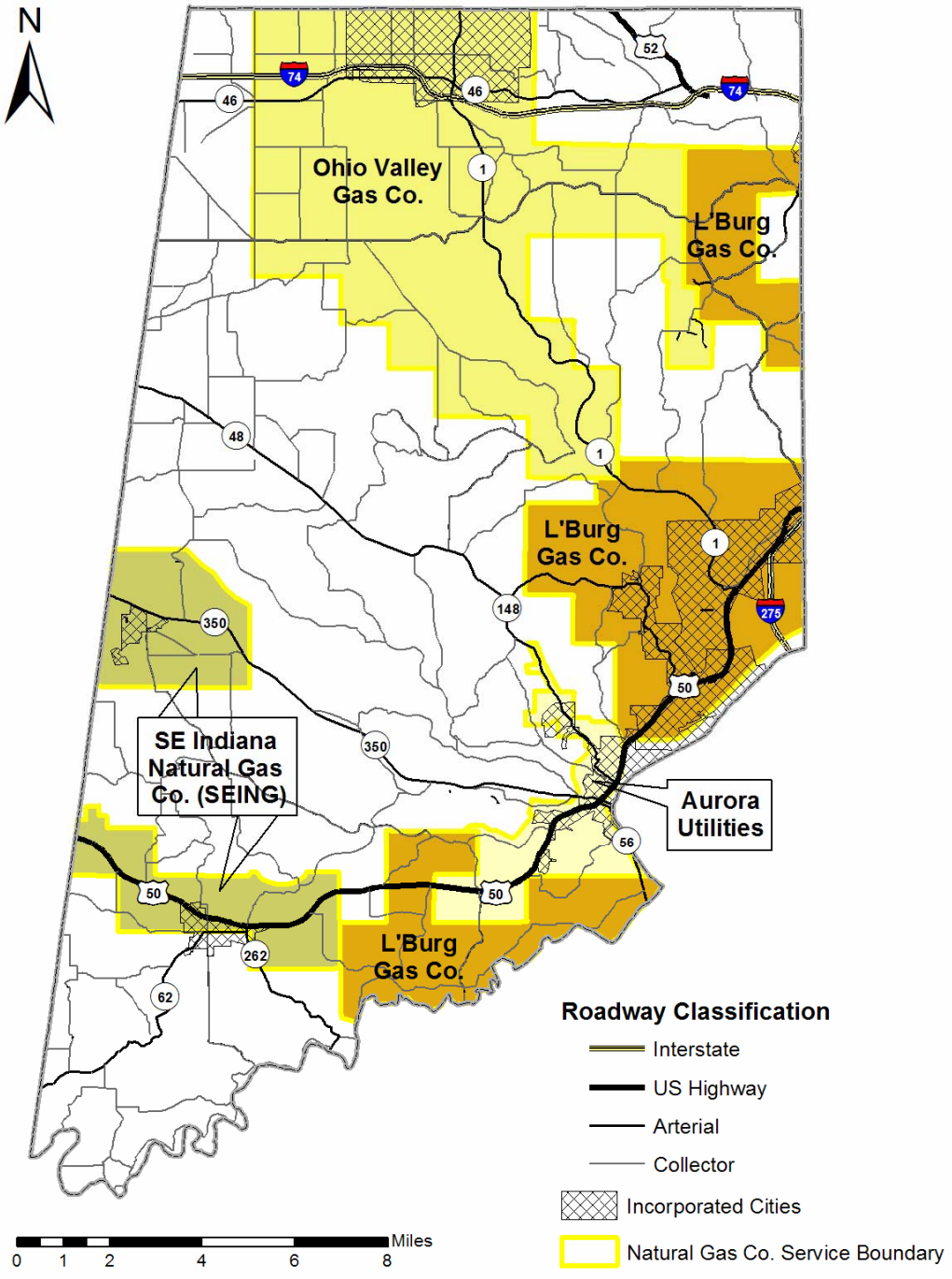
Figure 6-4: Electric Service Coverage



Natural Gas Coverage

Natural gas is available in certain areas of the County. Figure 6-5 shows the approximate areas within the County where natural gas service is available

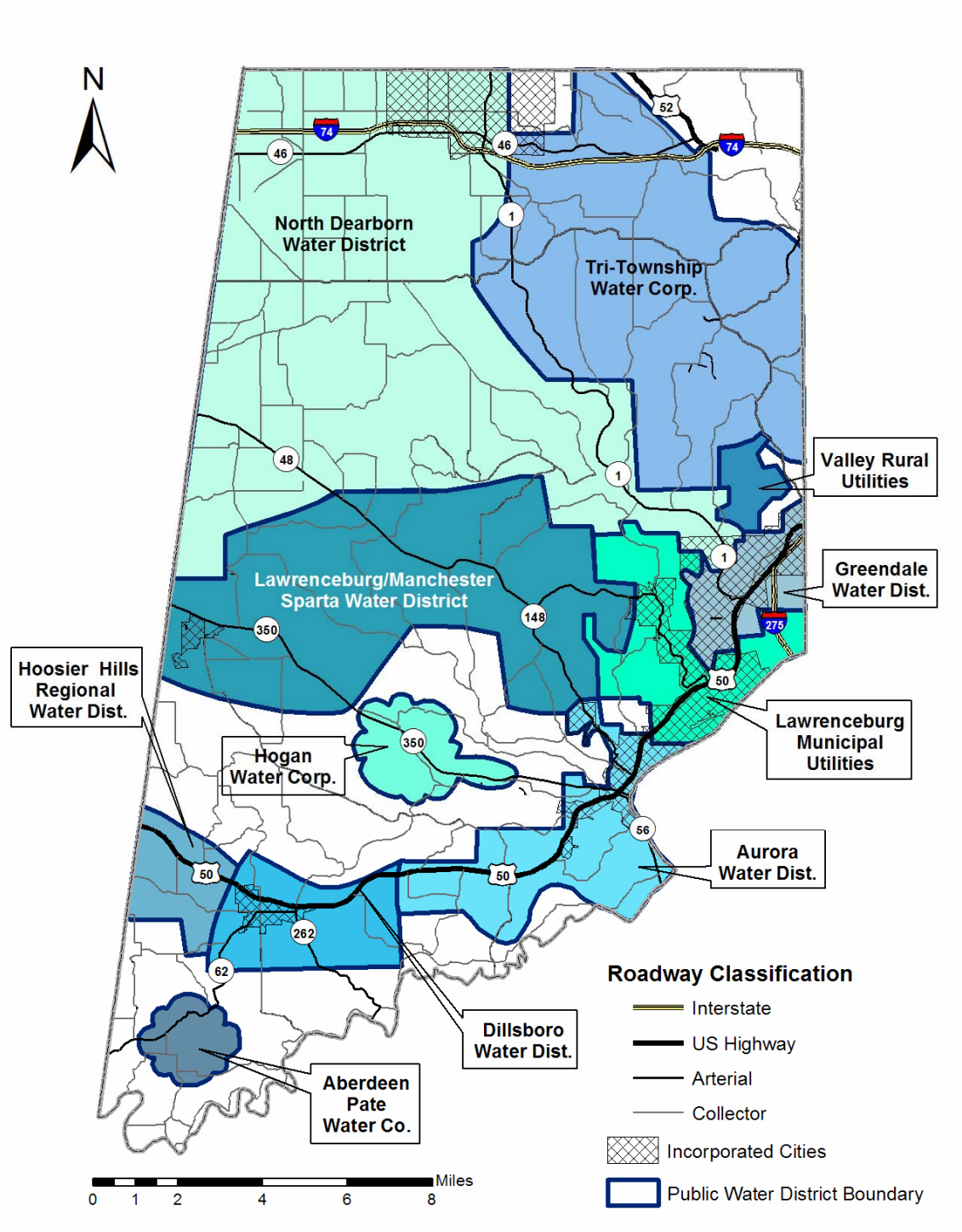
Figure 6-5: Natural Gas Coverage



Public Water Service

Public water is available in most areas of the County. Figure 6-6 shows the approximate areas of the County that currently have access to public water.

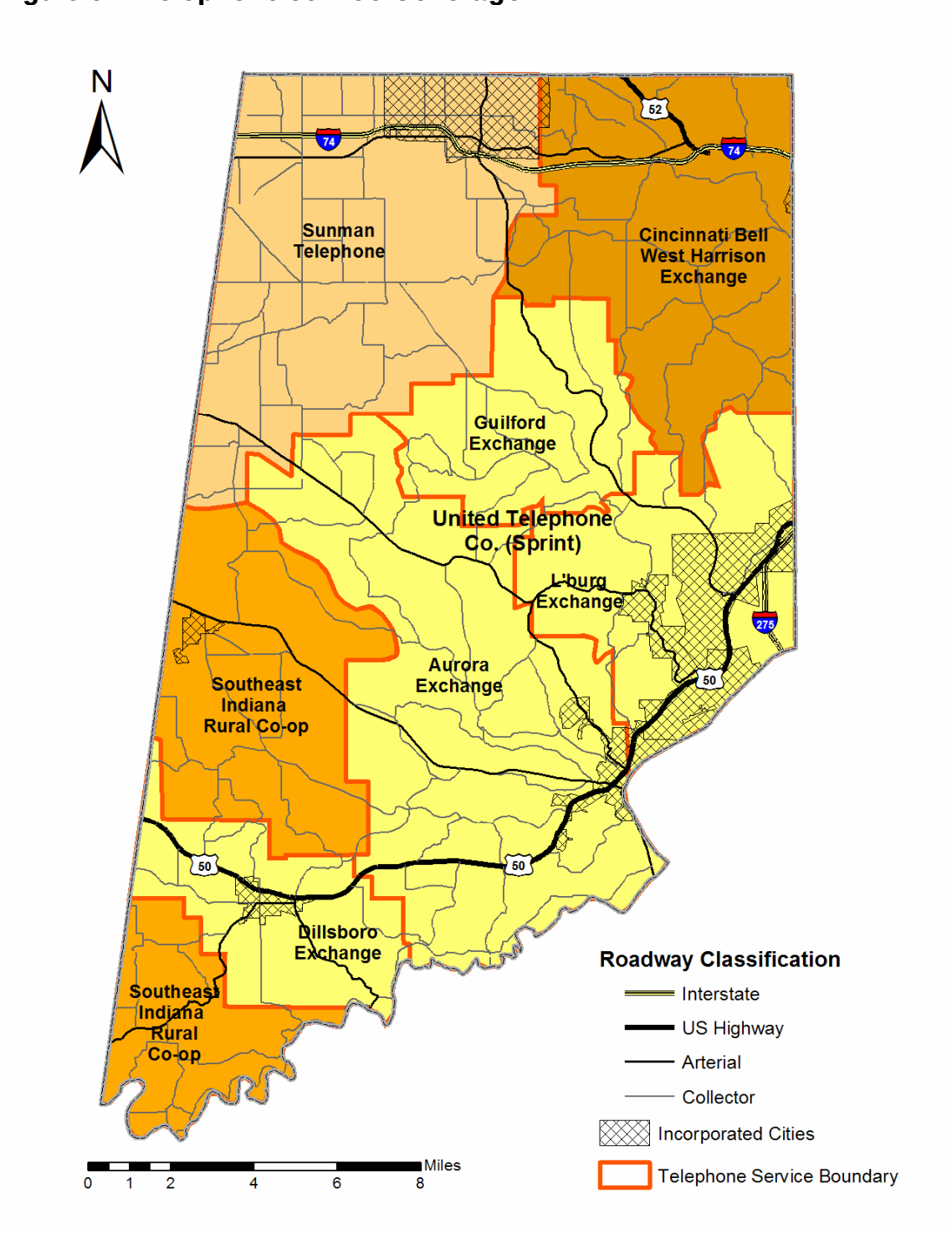
Figure 6-6: Public Water Coverage Area



Telephone Service

There are four telephone service providers serving Dearborn County. Figure 6-7 shows the approximate service boundaries of each provider.

Figure 6-7: Telephone Service Coverage



KEY ISSUES:

- Recycling is not convenient
  - o Extend curbside recycling
  - o Educate public
- Maintain water quality
- No comprehensive governing body for all utilities (i.e., growth, funding, economies, etc)
- Long distance telephone calls within County jurisdiction
- Need for increased inspection of current on-site systems
- Need county wide sewer management and coordination to include all approaches to sewer treatment
- Need coordination between sewer system investment and development

PUBLIC FACILITIES – UTILITY GOALS

P-3-1 Countywide sewer coordination, management and regulation encompassing all types of sewer treatment.

P-3-2 High level of convenience and awareness of recycling among all County residents.

Strategies:

P-3.a Identify the feasibility of a County-wide regulatory board to oversee utility providers within the County.

P-3.b Establish, promote, and enforce standards for construction and maintenance of public and private utility providers within the County.

P-3.c Coordinate sewer expansion and major sewer investment so that they occur in existing, significantly developed areas as well as areas of new development.

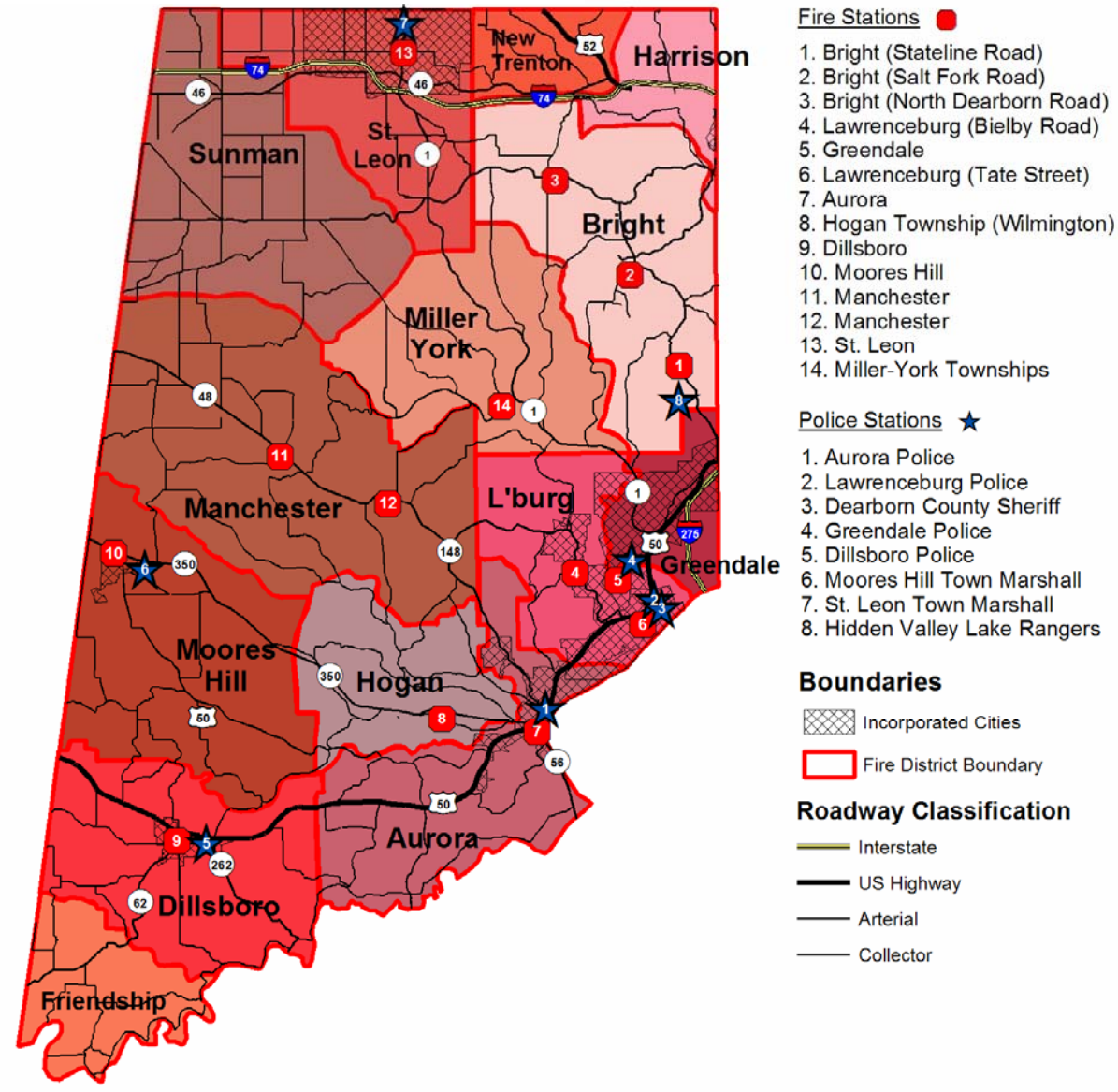
P-3.d Encourage recycling drop-off centers in communities that don't have curbside recycling.

HEALTH & EMERGENCY SERVICES

Fire Coverage

Dearborn County is divided into 14 fire districts and served by 14 fire departments. The Fire departments of the cities of Aurora, Greendale, Lawrenceburg, Dillsboro, St. Leon and Moores Hill serve their respective cities as well as portions of Dearborn County's unincorporated areas. In other outlying unincorporated areas fire coverage is provided by the separate Departments of; Bright, Miller-York, Manchester and Hogan. In addition the remaining portions of the County, including parts of Caesar Creek, Harrison, Kelso, Jackson and Logan Townships, are covered by the Departments of Harrison, Ohio, New Trenton in Franklin County, and Sunman and Friendship in Ripley County through mutual agreement.

Figure 6-8: Fire Coverage Map



Police Coverage

Aurora
Location: 218 Third Street, Aurora
Departmental Staff, Full-time: Nine (9) officers
Departmental Response Time: Approximately five (5) minutes

Dearborn County Sheriff
Location: 301 West High Street, Lawrenceburg
Departmental Staff, Full-time: Sixty-seven (67) deputies
Departmental Response Time: Sensitive to location of emergency

Dillsboro
Location: Downtown Dillsboro
Departmental Staff, Full-time: Two (2) officers
Departmental Response Time: Approximately one (1) to two (2) minutes

Greendale
Location: 480 Ludlow Street, Greendale
Departmental Staff, Full-time: Eleven (11) officers, six (6) dispatchers
Departmental Response Time: Approximately five (5) to ten (10) minutes

Hidden Valley Lake
Location: 19325 Schmarr Drive, Hidden Valley Lake
Departmental Staff, Full-time: Six (6) deputies
Departmental Response Time: Sensitive to location of emergency

Indiana State Police
Indiana State Police Post 42, located in Versailles, Indiana, serves Dearborn, Ripley, Ohio, Switzerland, and Decatur counties.

Lawrenceburg
Location: 327 Eads Parkway, Lawrenceburg
Departmental Staff, Full-time: Sixteen (16) officers
Departmental Response Time: Sensitive to location of emergency

St. Leon
Location: 3059 State Route 46, St. Leon
Departmental Staff, Full-time: Two (2) marshals
Departmental Response Time: Approximately five (5) minutes or less

West Harrison
The West Harrison Police Station is located at 100 Railroad Avenue in the Town of West Harrison.

Medical Facilities

The Dearborn County Hospital is an asset to the County and the region. It is located 7 minutes from I-275. The facility contains 87 beds, including 8 in the intensive care unit, 6 in the pediatric unit, 11 in the family / obstetrics unit, 50 general surgical / medical beds and 12 sub-acute beds. The medical staff consists of over 100 physicians. In addition to providing medical services, the hospital also offers health education classes, including a diabetes awareness class, childbirth and breastfeeding classes, and EMT training.

Life Squads

Life squads are located in: Greendale, Lawrenceburg, Aurora, Dillsboro, Moores Hill, Manchester, Bright, and St. Leon. The only paid life squad is in Lawrenceburg, which has a full-time team ready to respond quickly to an emergency. All other life squads depend on volunteers who must come from home or some other location.

Soft-billing (everyone who is transported receives a bill; insurance companies are expected to pay, but those without insurance are not forced to pay) is currently practiced by Lawrenceburg, Dillsboro, and Bright.

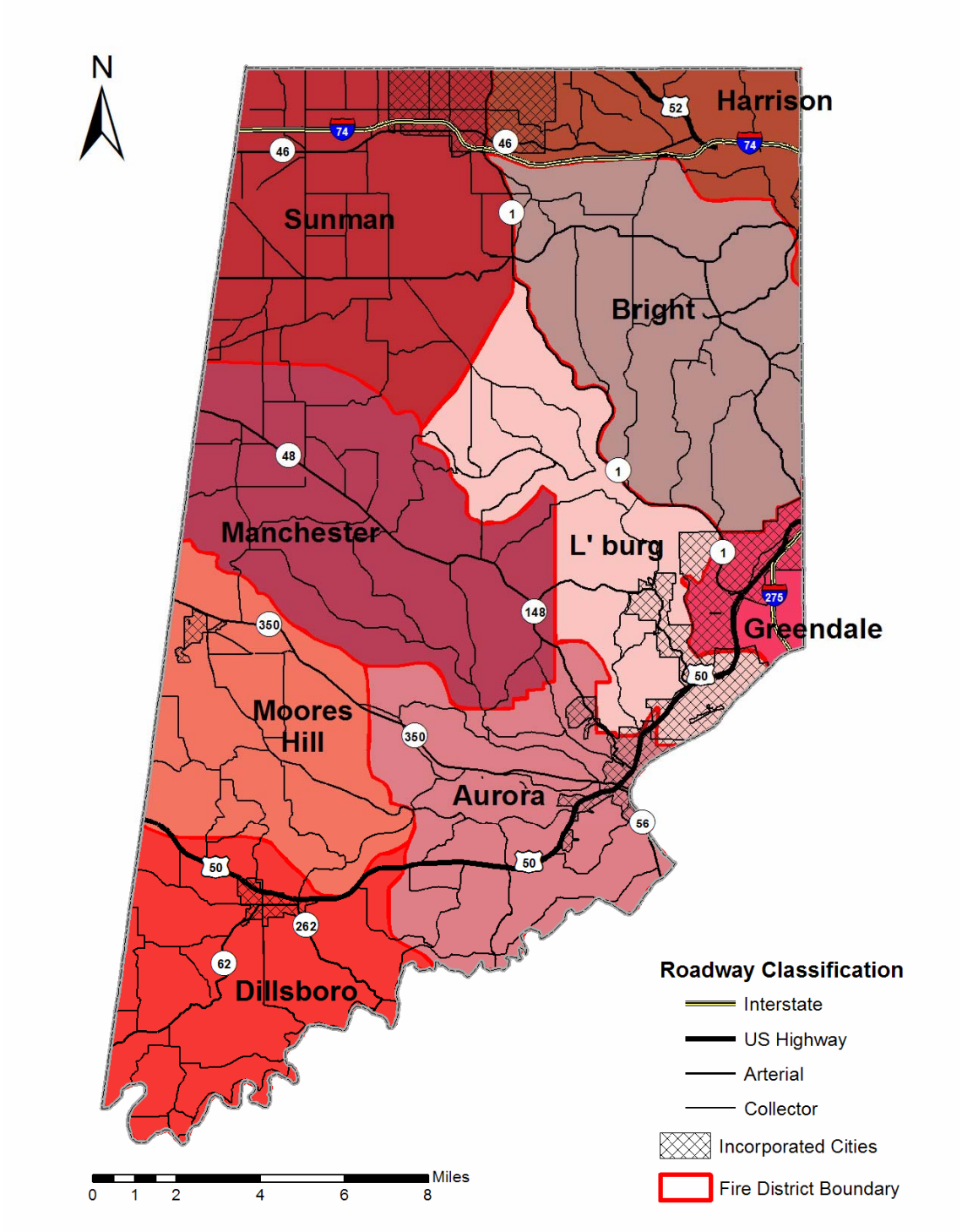
All Dearborn County life squads, with the exception of Lawrenceburg, are totally operated by volunteers and are available 24/7 except Manchester—which is not 100 percent serviceable at all times. When any squad is not able to answer a call, an adjacent squad is called for back-up.

All county life squads have at least two ambulances—except Manchester and St. Leon.

All volunteers are certified Emergency Medical Technicians as required by Indiana State laws and regulations—which are more stringent than the national requirements concerning life squad volunteers. Technicians, however, cannot administer medication.

There are nine emergency medical service care providers within the County. Figure 6-9 shows the EMS district boundaries.

Figure 6-9: EMS Coverage Map



HEALTH & EMERGENCY SERVICES

KEY ISSUES:

- No full time fire or EMS services for unincorporated County
- Slow response times for some parts of the unincorporated County
- No disaster relief fund in place

PUBLIC FACILITIES – EMERGENCY SERVICES GOALS

P-4 Evaluate and identify needs for professional staffing of Fire and EMS facilities as well as identify potential funding mechanisms for such needs.

Strategies:

P-4.a Establish full-time paid dayshift to supplement volunteers and provide the 'core' crew for fire and EMS.

P-4.b Encourage development patterns that foster efficient emergency services.

COMPREHENSIVE PLAN

LAND USE ELEMENT

INTRODUCTION & PURPOSE

As noted in the Preface, the Comprehensive Plan is intended to be utilized as an *advisory* tool to manage growth and development in Dearborn County. The Goals and Strategies set forth within the other Elements of this Plan identify policies that are more likely to result in growth and development patterns that will have *positive* impacts to the community. The Land Use Element recognizes, builds, and expands upon these policies—suggesting future development patterns in the form of Future Land Use Designations, Land Use Criteria, Land Use Planning Principles, a conceptual Future Land Use Map, and an Implementation Program. **Most importantly, this Element emphasizes that the Plan and its parts must be referenced *collectively*—rather than independently—to be effective in the evaluation of land use proposals.**

FUTURE GROWTH PATTERN INFLUENCES

As the county continues to grow, future development will have an impact upon the physical environment and upon the quality of life within the county. It is essential to establish general development guidelines in order to provide a high quality of life for county residents and to mitigate impacts upon the physical setting. There are a number of factors that both influence, and are in turn influenced by development. The following factors shall be considered when anticipating future growth and implementing development guidelines:

- Transportation Infrastructure
- Utilities Infrastructure
- Available Public Service
- Topography
- Floodway/Floodplain designation
- Soil Type
- Existing Land Use patterns
- Community Character and Surrounding Context

EXISTING LAND USE: BACKGROUND

The Plan Commission staff prepared the existing land use classifications and maps in this Element from September of 2003 to June of 2004. The existing land use designations set forth herein were defined and refined during a series of meetings involving the Plan Commission, the Plan Commission staff, the Comprehensive Plan Advisory Committee, and the general public. The existing land use maps were formed using the following methods and processes:

1. The Plan Commission staff began the existing land use inventory by analyzing aerial photographs and property (tax) parcel maps as the primary data sources. Based on the analysis of these items, the staff assigned values to parcels in accordance with the land use designations(*) established during the public involvement processes.

2. As discrepancies were identified—or in cases where the existing land use was clearly unknown—Dearborn County staff performed field inspections.

3. Once existing land use maps were drafted at a Township level, they were subjected to the review of the Plan Commission, County staff members, the Comprehensive Plan Advisory Committee, and the general public.

4. Following a series of revisions, the existing land use maps were incorporated into the Land Use Element of the Comprehensive Plan.

EXISTING LAND USE: UPDATE

From September of 2006 to July of 2007, the existing land use maps were updated using modernized, aerial ortho-photography as well as the same methods and processes referenced earlier in this section. Analysis of (both) the dated and current, existing land use maps provided a foundation with which land resources may be inventoried and growth management policies may be established.

Footnote (*): The land use designations depicted on the maps in this Element generally follow accepted, professional planning standards. The intensities of colors are related to the intensities of the land uses (Reference: Larz Anderson, 1995. *Guidelines for Preparing Urban Plans.* Chicago, IL: APA Planners Press).

EXISTING LAND USE: DESIGNATIONS & MAPS

Agricultural
This land use designation identifies areas with agricultural development as well as unimproved tracts such as wooded areas. The unimproved lands typically refer to lands which have remained for the most part undisturbed or in their natural state. In terms of existing land use, this category is appropriate for both lands that are characterized by steeper topography as well as lands with "choice" agricultural soils. Typical improvements within this designation include low density single-family residences, agricultural support structures, and a full range of agricultural production uses. When identifying this land use the primary activity occurring on the parcel was considered, not the parcel size.

Residential - Low Density (3 acres and above)
This land use designation identifies areas with single-family residential development in a rural setting—with parcel sizes generally above three (3) acres.

Residential - Moderate Density (1-3 acres)
This land use designation identifies areas with detached single-family residences with lot sizes greater than one (1) acre but less than three (3) acres.

Residential - High Density (1 acre and less)
This land use designation identifies areas of intensive single-family residential development at densities over one dwelling unit per acre. Residential structure types include single-family attached (i.e., apartments, condominiums, townhouses) and detached dwellings as well as manufactured housing parks.

Commercial
This land use category identifies the full range of commercial retail, office, and service uses that serve the residents, businesses, and visitors of Dearborn County. Intensity was not factored when identifying this land use.

Industrial
This land use category identifies a full range of light and heavy industrial uses. Types of uses include manufacturing, processing, distribution, and warehouse storage.

Mining/Quarry
This land use category identifies areas currently being mined.

Institutional
This land use category identifies lands used by the public for non-commercial activities. Types of uses include government and community facilities, churches, and utility facilities (both privately and publicly owned).

LAND USE

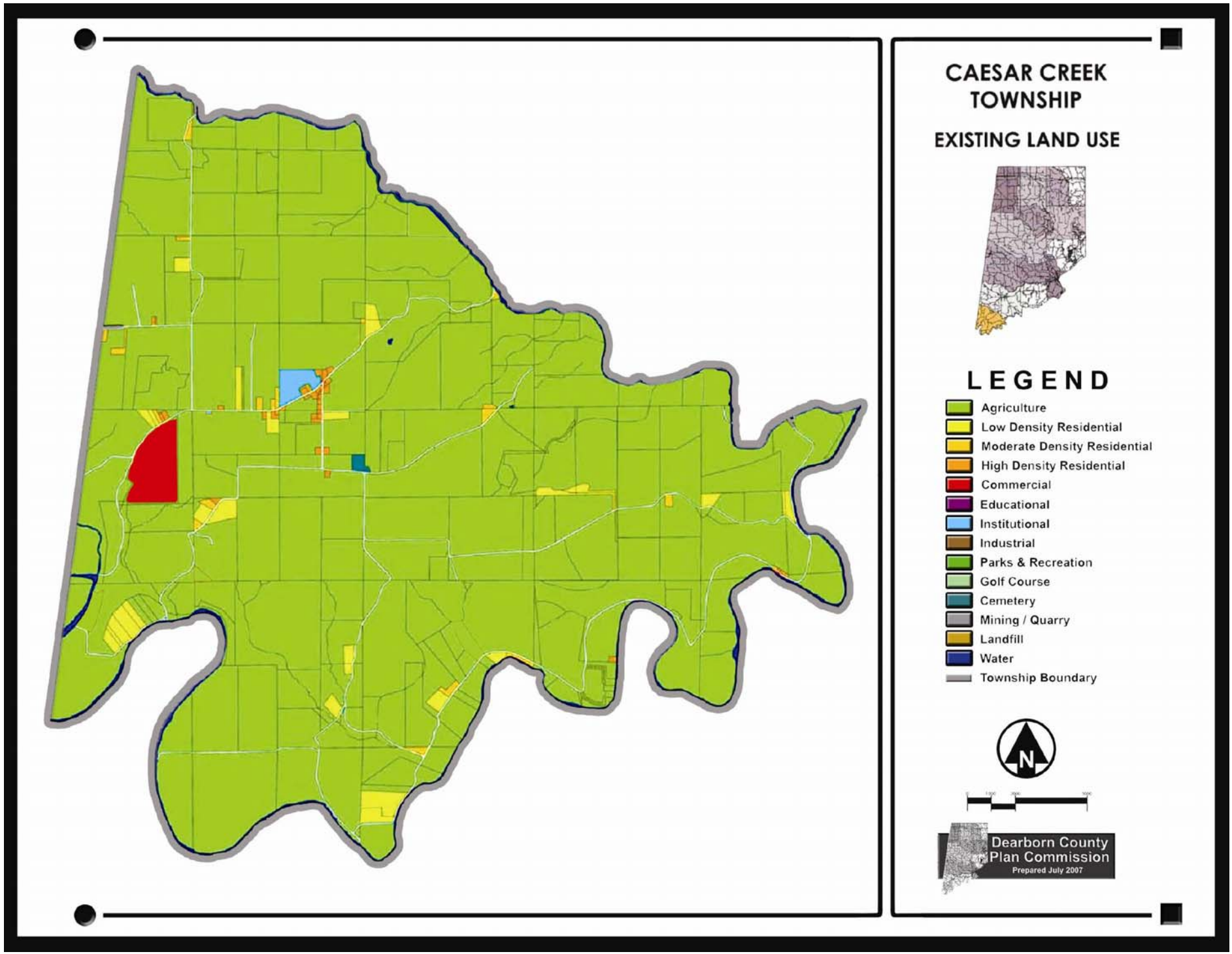
Education/School
This land use category identifies property owned and used by both public and private schools.

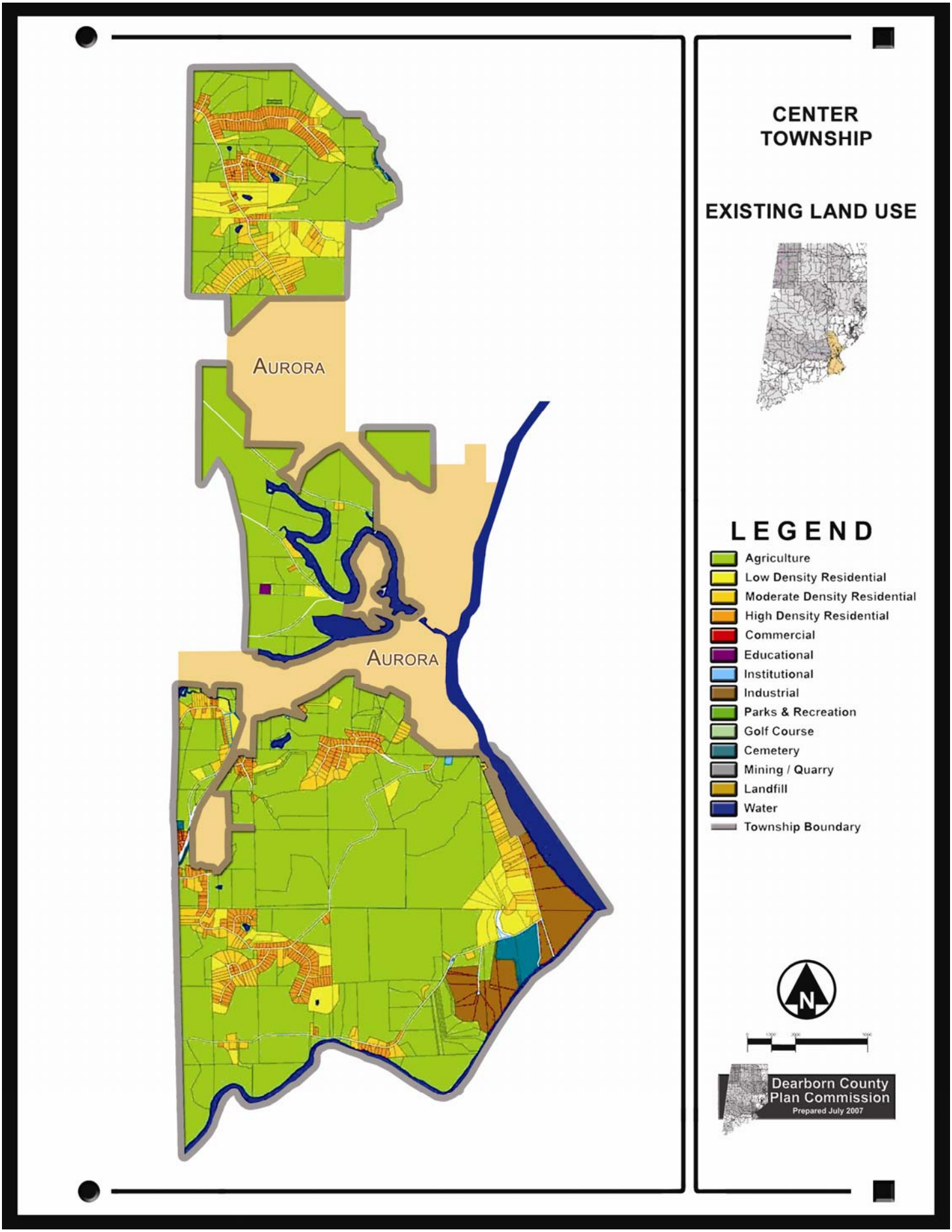
Parks & Recreation
This land use category identifies areas used for passive and active recreation. Types of facilities include both private and publicly owned/operated.

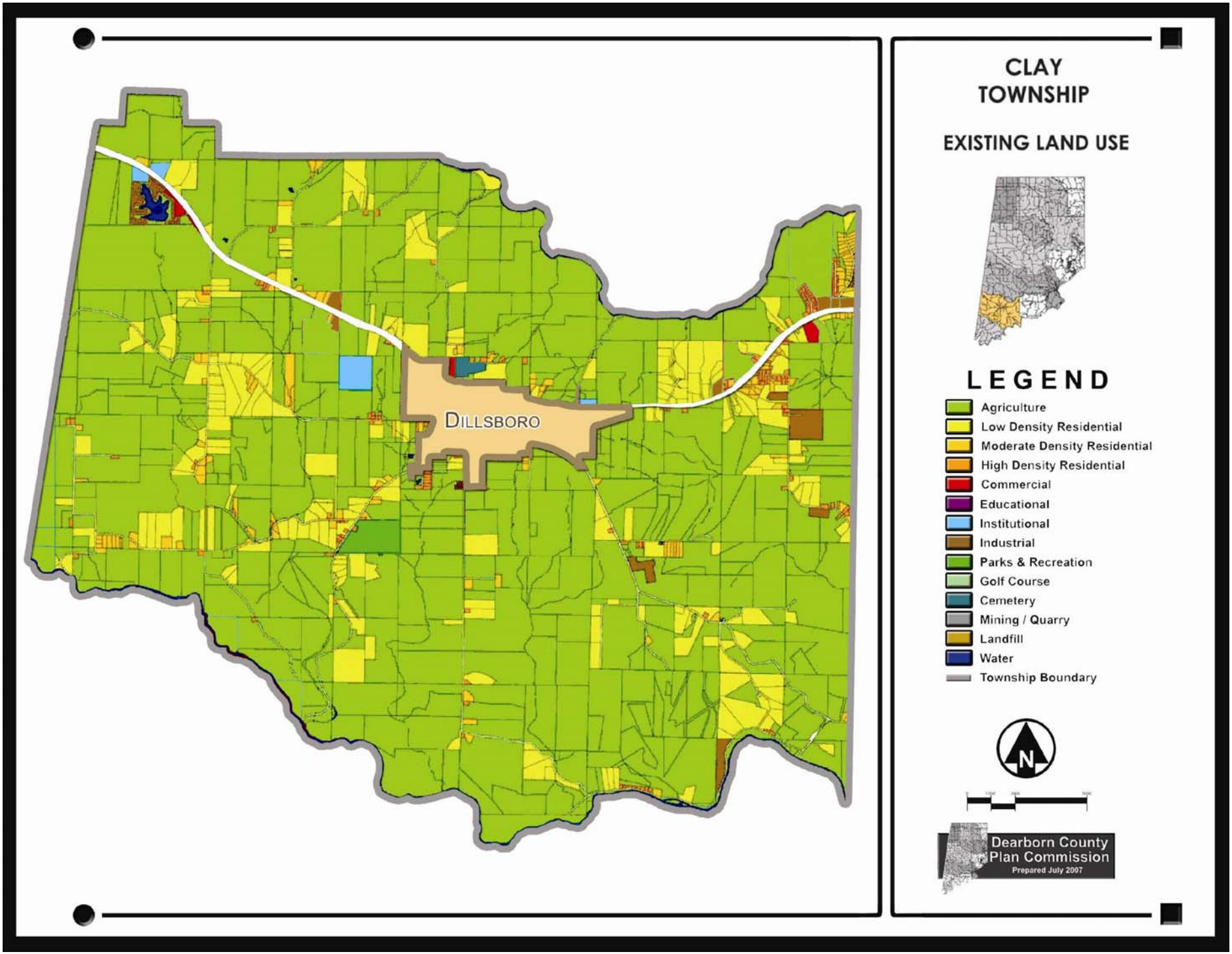
Golf Course
This land use category identifies areas specifically used for golfing as well as facilities associated with the sport such as pro shops and clubhouses.

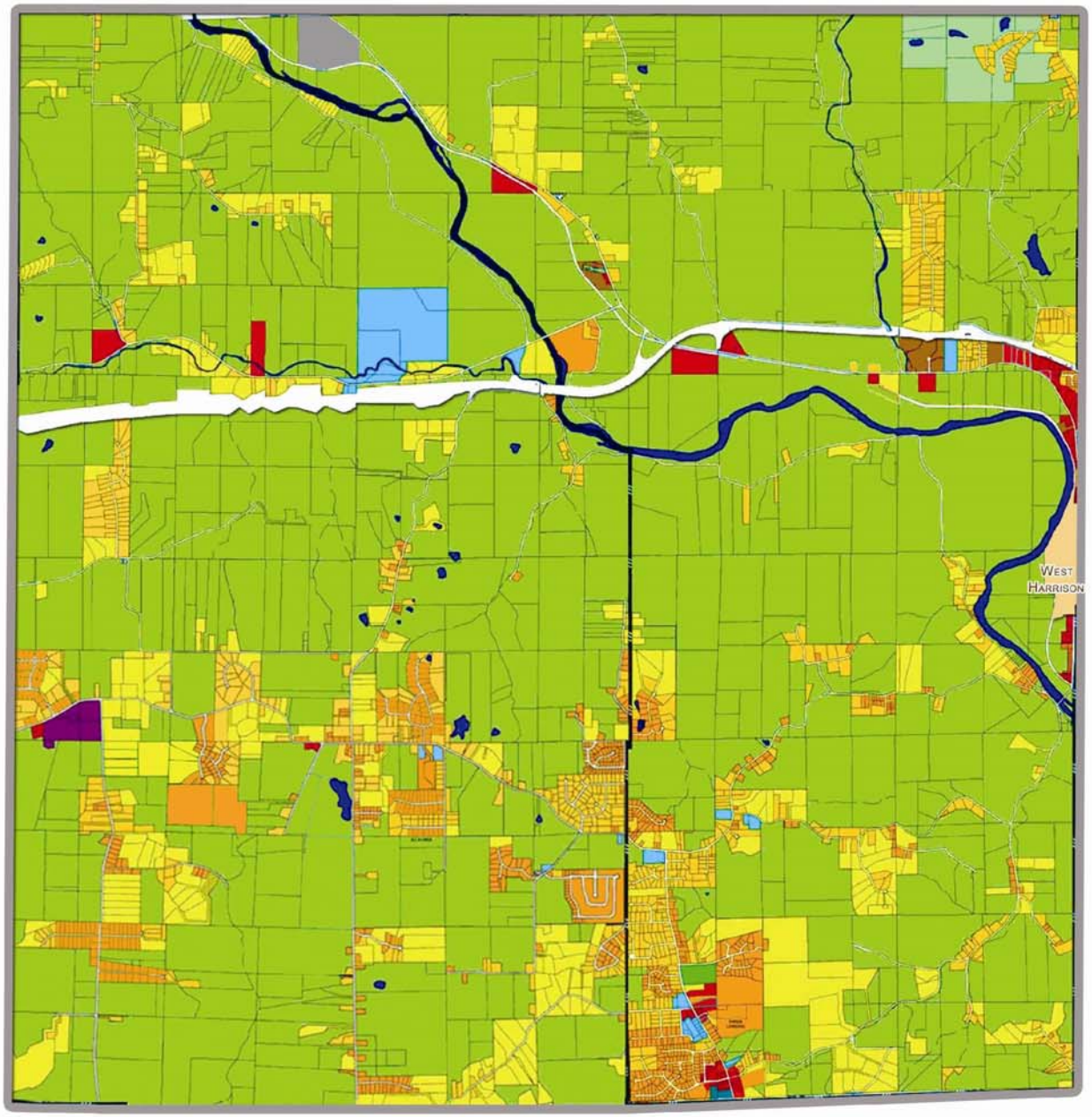
Cemetery
This land use category identifies areas specifically used for burial including both public and private facilities.

Landfill
This land use category identifies areas historically used for solid waste storage. (Specific parcel identified as such is the Greendale dump.


CAESAR CREEK
TOWNSHIP
EXISTING LAND USE
LEGEND
Agriculture
Low Density Residential
Moderate Density Residential
High Density Residential
Commercial
Educational
Institutional
Industrial
Parks & Recreation
Golf Course
Cemetery
Mining / Quarry
Landfill
Water
Township Boundary
N
Dearborn County
Plan Commission
Prepared July 2007


CENTER
TOWNSHIP
EXISTING LAND USE
AURORA
AURORA
LEGEND
Agriculture
Low Density Residential
Moderate Density Residential
High Density Residential
Commercial
Educational
Institutional
Industrial
Parks & Recreation
Golf Course
Cemetery
Mining / Quarry
Landfill
Water
Township Boundary
N
Dearborn County
Plan Commission
Prepared July 2007


CLAY
TOWNSHIP
EXISTING LAND USE
DILLSBORO
LEGEND
Agriculture
Low Density Residential
Moderate Density Residential
High Density Residential
Commercial
Educational
Institutional
Industrial
Parks & Recreation
Golf Course
Cemetery
Mining / Quarry
Landfill
Water
Township Boundary
N
Dearborn County
Plan Commission
Prepared July 2007



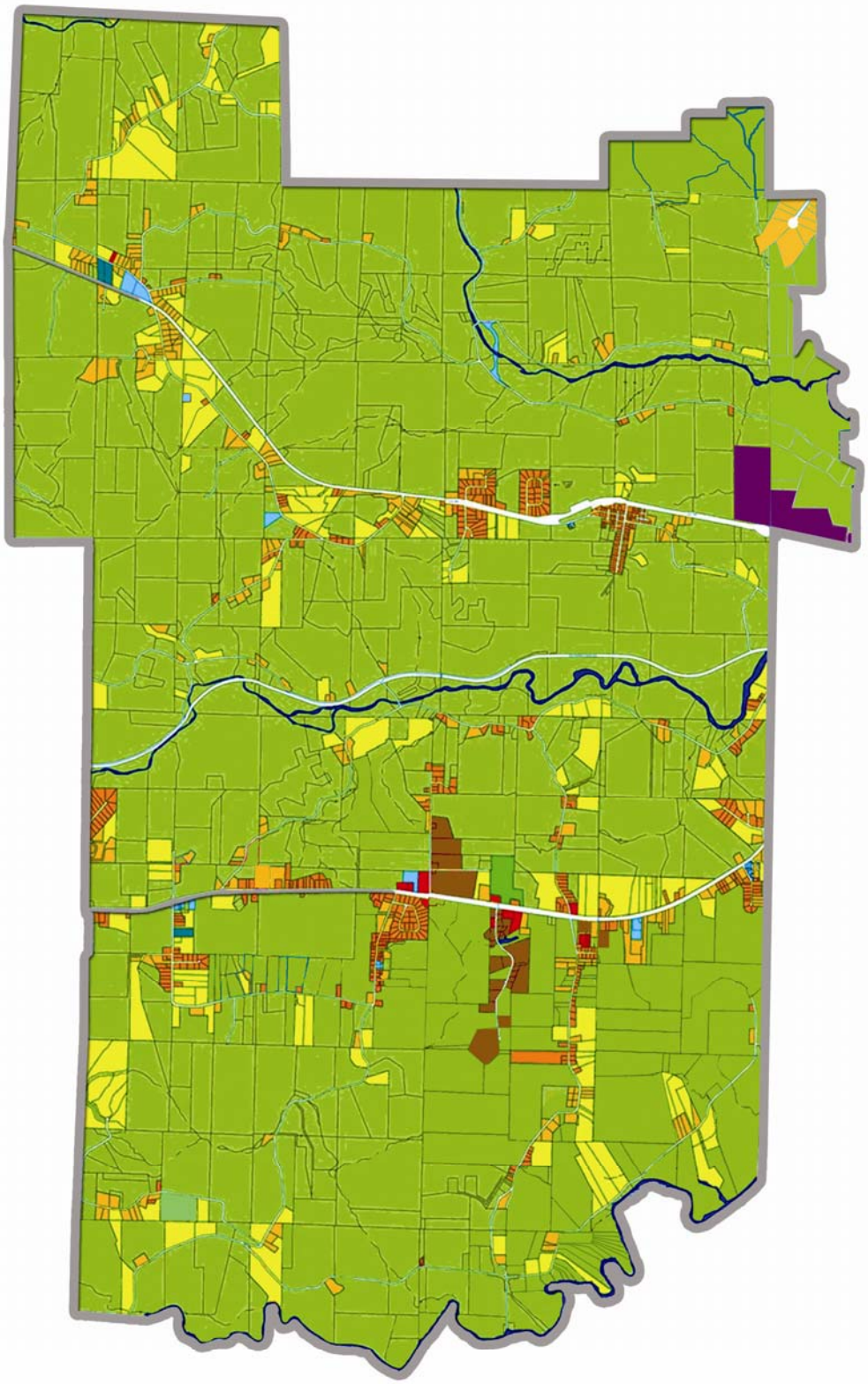
HARRISON AND LOGAN TOWNSHIPS

EXISTING LAND USE

LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
- Township Boundary

N



HOGAN AND WASHINGTON TOWNSHIP

EXISTING LAND USE

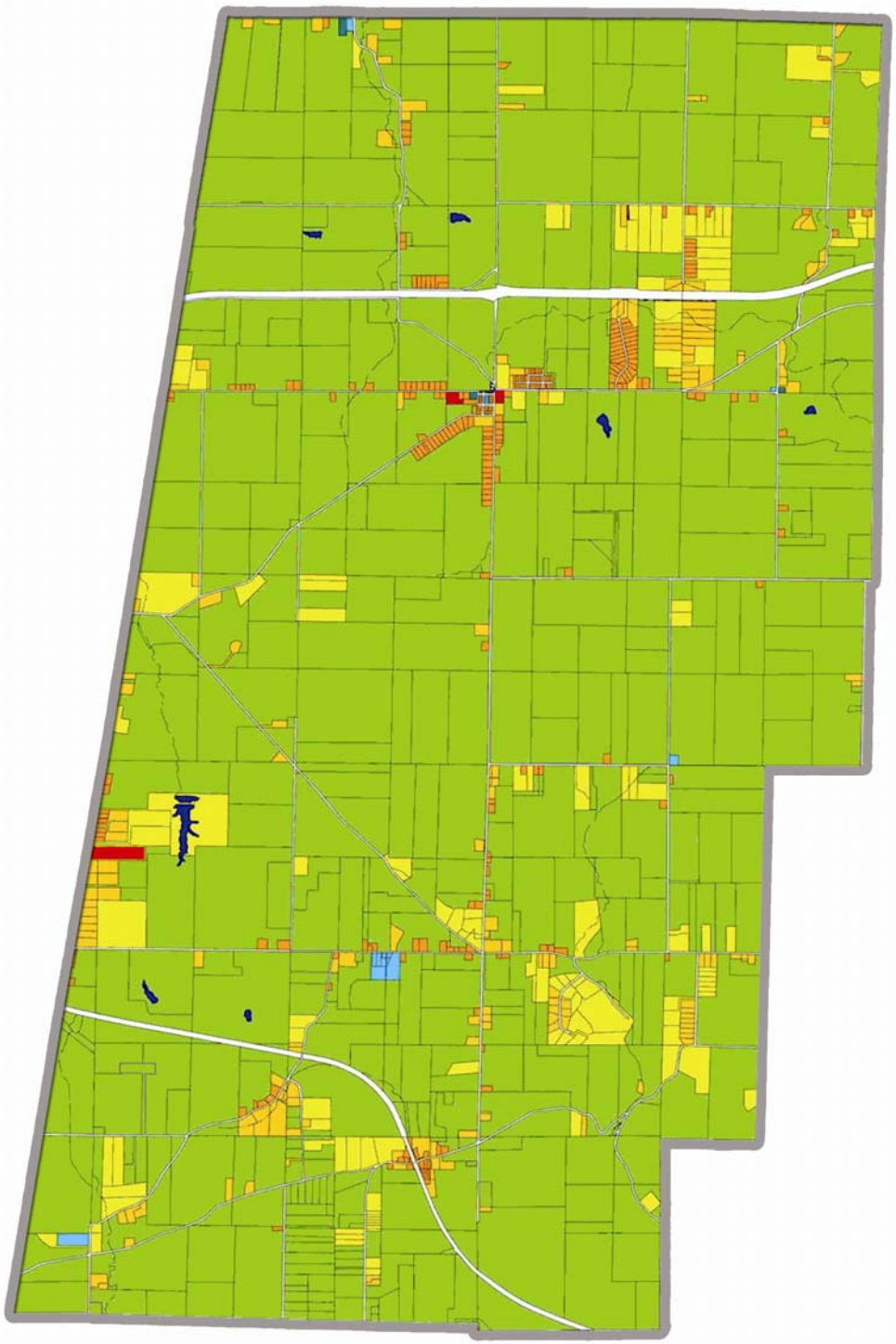
LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
- Township Boundary

N

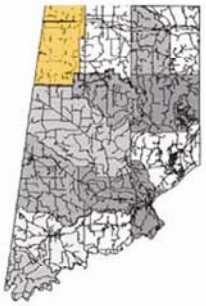
Dearborn County Plan Commission

Prepared July 2007



JACKSON TOWNSHIP

EXISTING LAND USE



LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
- Township Boundary

N

Dearborn County Plan Commission

Prepared July 2007

KELSO TOWNSHIP

EXISTING LAND USE

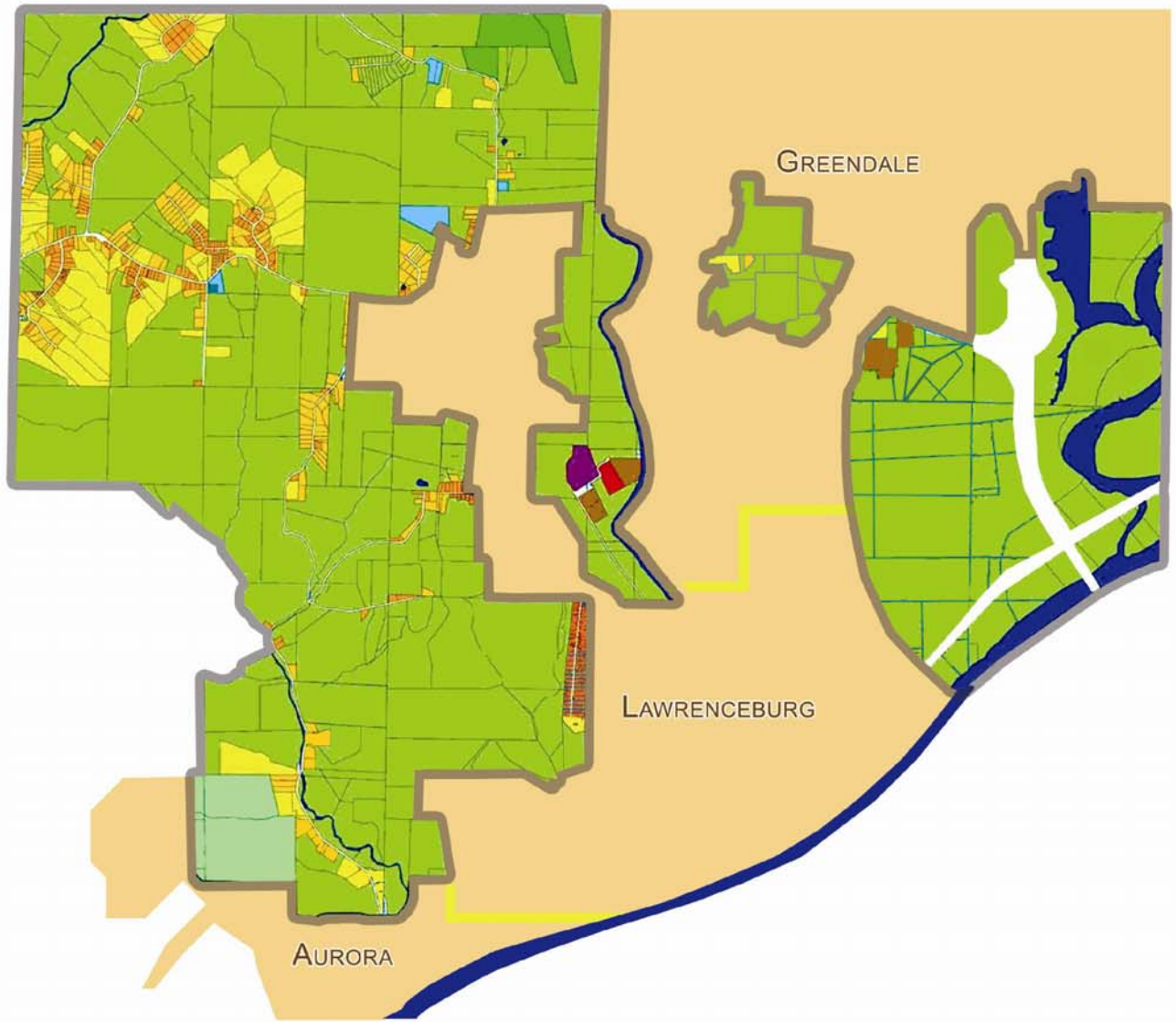
ST. LEON

LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
- Township Boundary

N

Dearborn County Plan Commission
Prepared July 2007



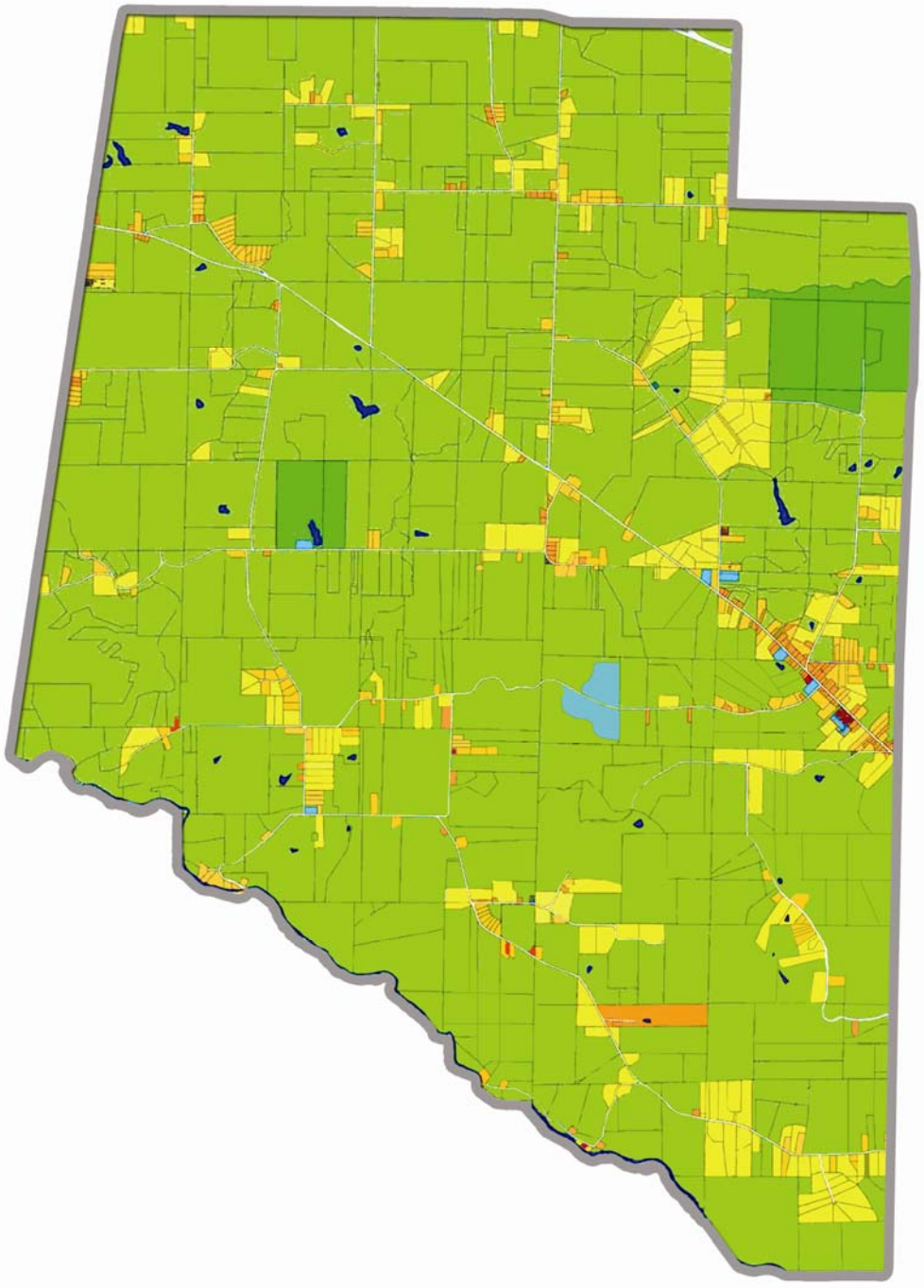
LAWRENCEBURG TOWNSHIP
EXISTING LAND USE

LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
- Township Boundary

N

Dearborn County Plan Commission
Prepared July 2007



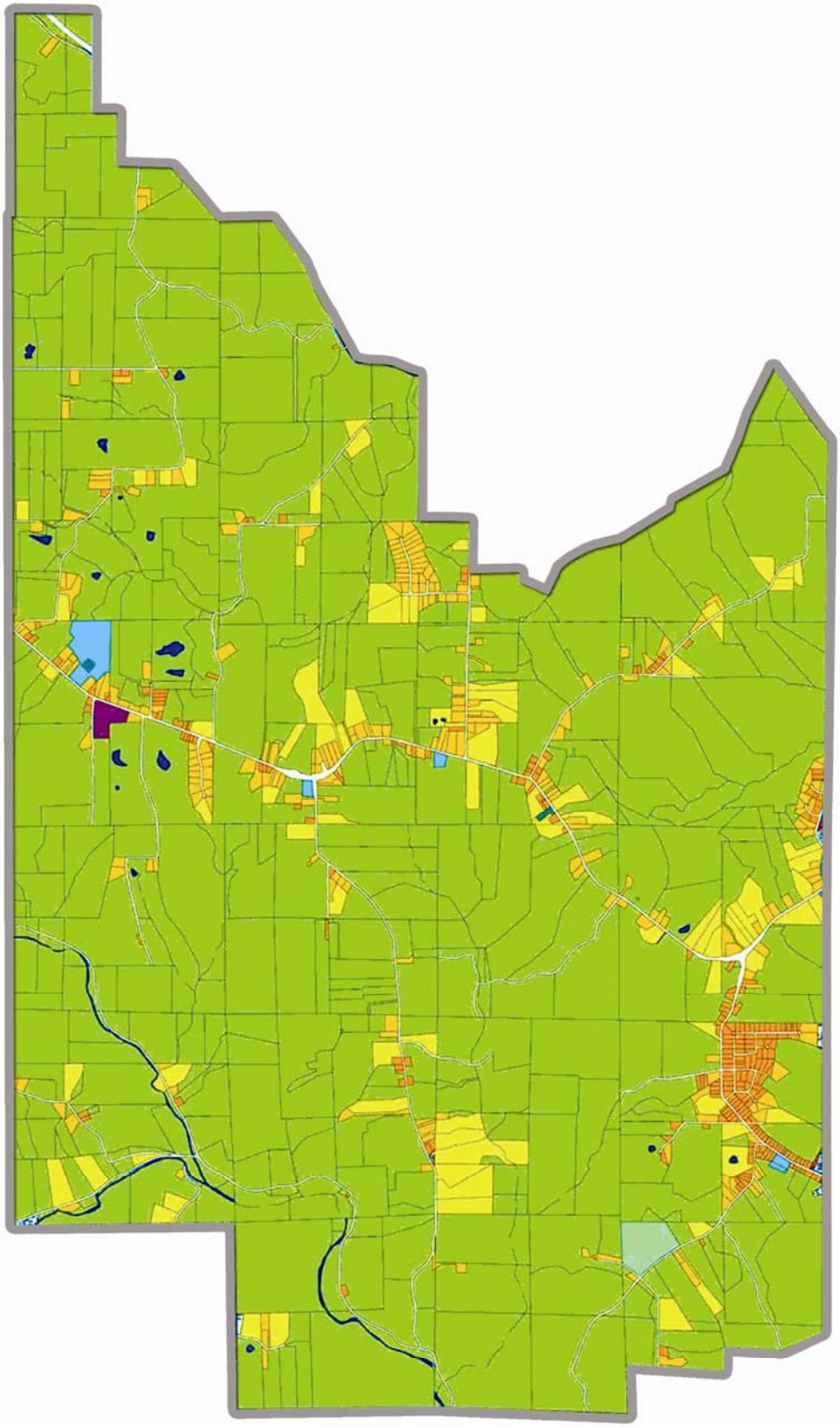
MANCHESTER TOWNSHIP
WEST PORTION
EXISTING LAND USE

LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
- Township Boundary

N

Dearborn County Plan Commission
Prepared July 2007



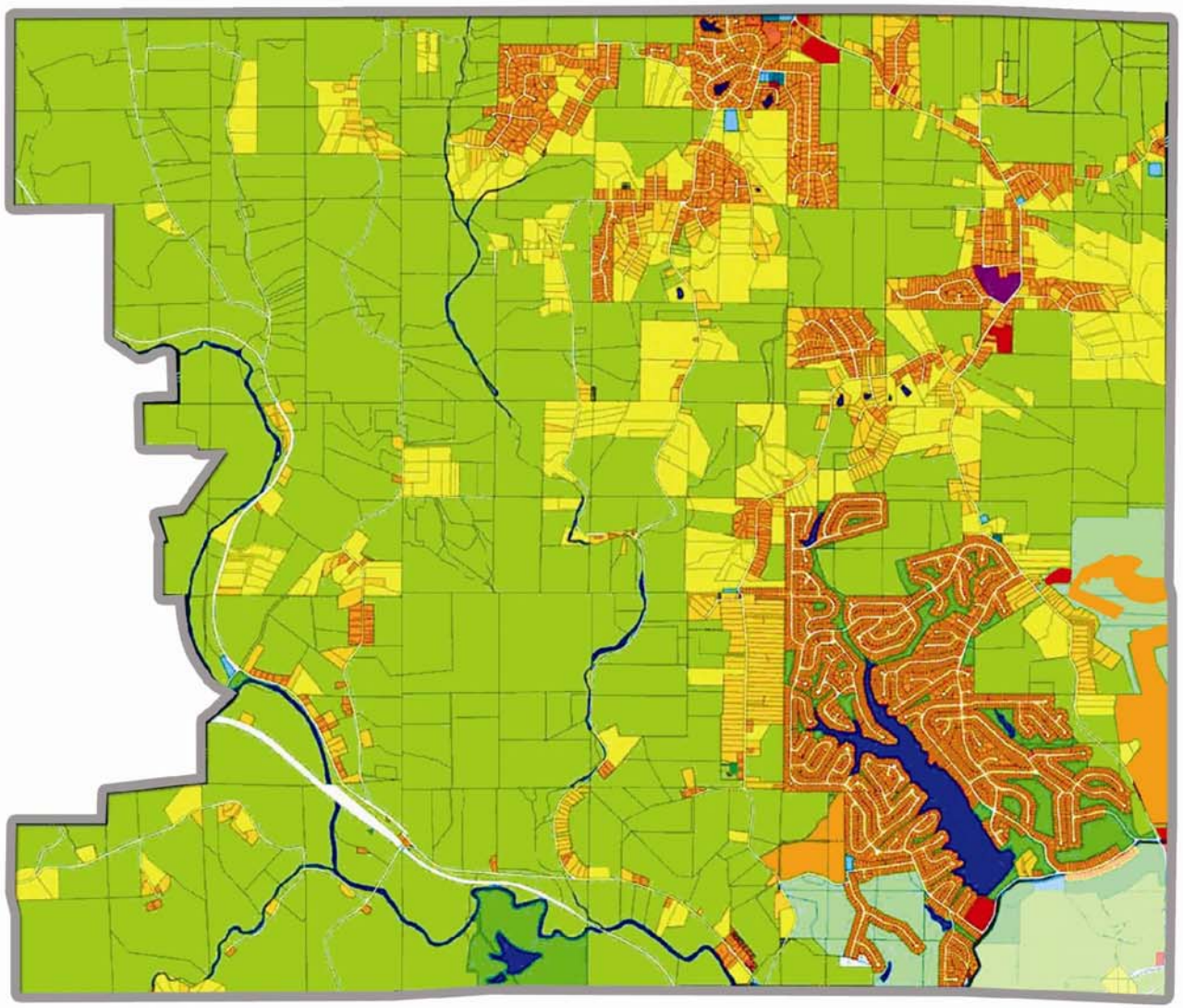
MANCHESTER TOWNSHIP
EAST PORTION
EXISTING LAND USE

LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
- Township Boundary

N

Dearborn County
Plan Commission
Prepared July 2007



MILLER TOWNSHIP

EXISTING LAND USE

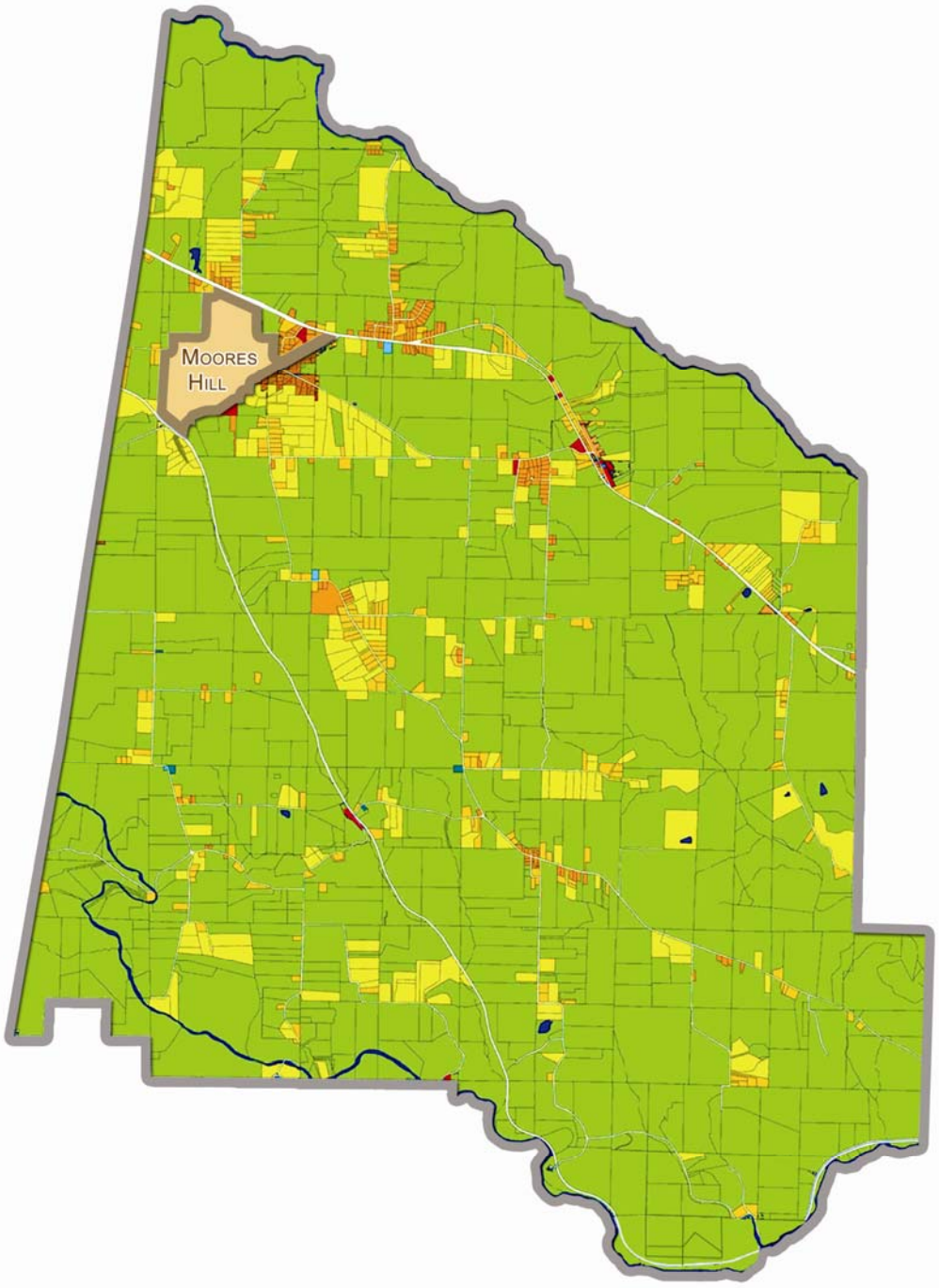
LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
- Township Boundary

N

SPARTA TOWNSHIP

EXISTING LAND USE

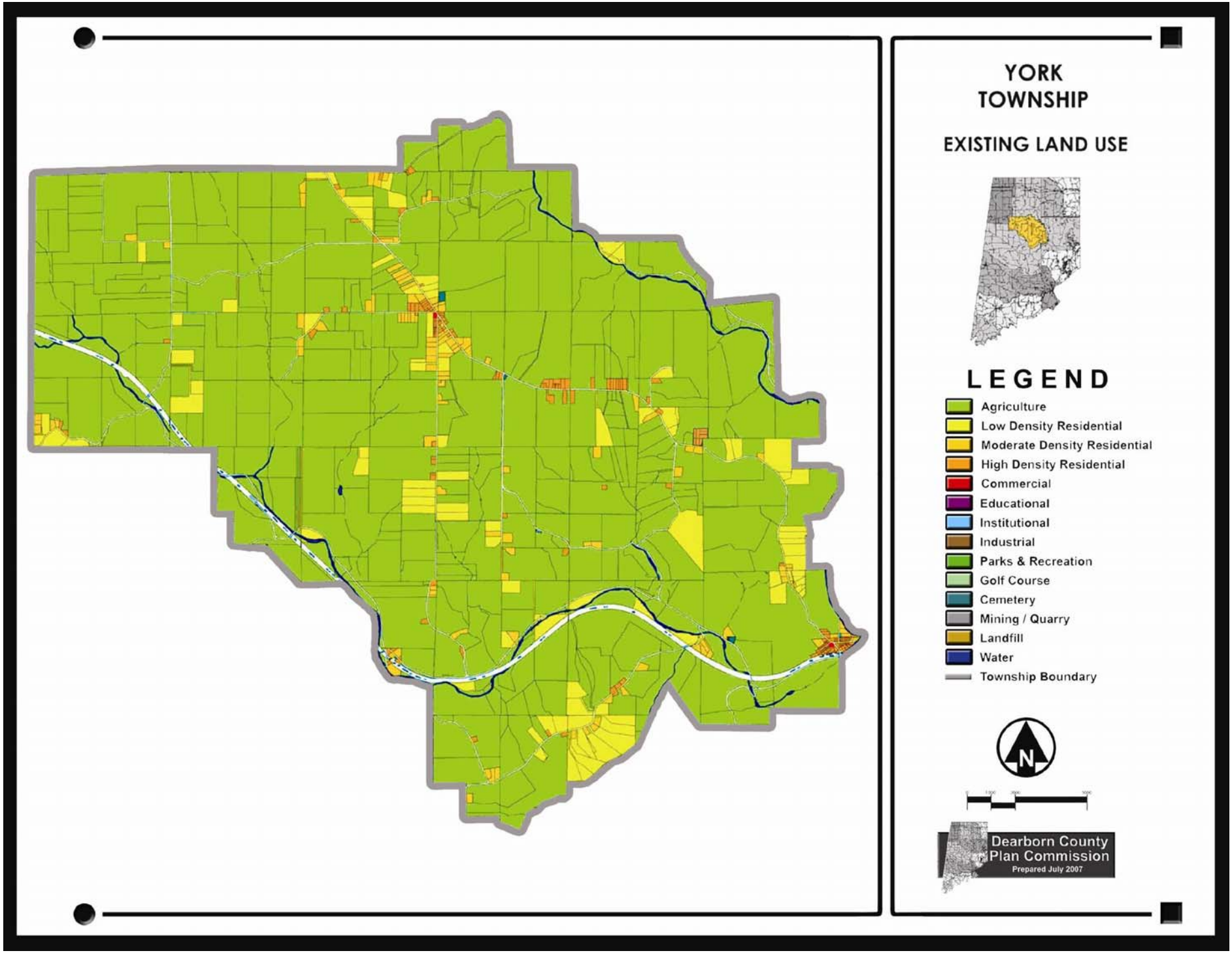


LEGEND

- Agriculture
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Commercial
- Educational
- Institutional
- Industrial
- Parks & Recreation
- Golf Course
- Cemetery
- Mining / Quarry
- Landfill
- Water
- Township Boundary

N

Dearborn County Plan Commission
Prepared July 2007


YORK
TOWNSHIP
EXISTING LAND USE
LEGEND
Agriculture
Low Density Residential
Moderate Density Residential
High Density Residential
Commercial
Educational
Institutional
Industrial
Parks & Recreation
Golf Course
Cemetery
Mining / Quarry
Landfill
Water
Township Boundary
N
Dearborn County
Plan Commission
Prepared July 2007

EXISTING LAND USE: STATISTICAL SUMMARY

Table 7-1 indicates the existing land use composition in Dearborn County, in association with the designations set forth earlier in this section. The acreage figures have been calculated using geographic information system (GIS) software, Arcview 9.2, and are approximate to 1/10 of an acre. It is important to note that the land uses of the incorporated cities and towns have not been included in this analysis of the County—as these jurisdictions have separate planning and zoning entities and legal documents.

Table 7-1: Existing Land Use Composition, Dearborn County

Existing Land Use Designation:	Approx. Acreage	% of Total, County
Agricultural	155,702.6	79.1%
Low Density Residential	12,077.7	6.1%
Moderate Density Residential	6,294.3	3.2%
High Density Residential	4,533.4	2.3%
Commercial	413.0	0.2%
Educational	357.8	0.2%
Institutional	394.4	0.2%
Industrial	505.6	0.3%
Parks & Recreation	1,153.9	0.6%
Golf Course	664.3	0.3%
Cemetery	78.4	0.0%
Mining / Quarry	57.4	0.0%
Landfill	64.9	0.0%
Incorporated Areas	14,587.8	7.4%
Total	196,885.5	100%

FUTURE LAND USE: BACKGROUND

The future land use component to this Plan is the product of a series of extensive meetings involving the community, its elected and appointed officials, its various interest groups, the Comprehensive Plan Advisory Committee (and its focus groups), the Plan Commission, and Dearborn County government staff. From August of 2005 to May of 2007, these groups contributed to efforts that ultimately resulted in the creation of a revised set of future land use designations and a future land use map. These items, along with updated maps and text, set forth general guidelines and mandates for changing dynamics in the community as they pertain to development—permitting orderly change to occur in consideration of the community's resources and vision.

FUTURE LAND USE: DESIGNATIONS

The following land use designations were created during the public involvement component of the comprehensive planning process. Although these designations are not directly associated with specific geographic areas in the county, they have been condensed and simplified to create the Concept Map & Palette that are presented later in this Element. Their primary purpose is derived from the need to establish consistent land use references in the community's advisory and regulatory texts, models, and tools.

FUTURE LAND USE DESIGNATIONS

LIGHT AGRICULTURAL, RURAL

Areas generally consisting of a diverse series of modest, small-scale agricultural and rural activities, and their associated dwellings, accessory uses, and open lands. Economic activities within this area may include, but are not limited to the cultivating of food, fiber, and timber, the engaging of animal husbandry and boarding, etc.

Compatibility: Compatible adjacent to Low and Moderate Density Residential Uses; however, adjacent High Density Residential, Commercial, and Industrial uses may require mitigation measures.

HEAVY AGRICULTURAL, RURAL

Areas generally consisting of a diverse series of intense, large-scale agricultural and rural activities, and their associated dwellings, accessory uses, and open lands. Economic activities within this area may include, but are not limited to the cultivating of food, fiber, and timber, the engaging of animal husbandry and boarding, agri-business and agri-tourism uses, etc.

Compatibility: May require mitigation measures for any and all adjacent uses, depending upon the size, frequency, and intensity of the area's operations.

LOW-DENSITY RESIDENTIAL

Areas generally consisting of single-family residential development in a rural setting, with average lot sizes ranging from three (3) to five (5+) acres. Clustered development is encouraged within this designation.

Compatibility: Adjacent to Moderate Density Residential Uses and Light Agricultural / Rural Uses. May require mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

MODERATE-DENSITY RESIDENTIAL

Areas generally consisting of detached single-family residences, with average lot sizes ranging from one (1+) to three (3) acres. Clustered development is encouraged within this designation.

Compatibility: Adjacent to Low Density and High Density Residential Uses and Light Agricultural / Rural Uses. May require mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

HIGH-DENSITY RESIDENTIAL, SINGLE FAMILY

Areas generally consisting of intensive single-family residential development, with average lot sizes ranging from one-quarter (.25+) to one (1) acre. Clustered development is encouraged within this designation.

Compatibility: Adjacent to Moderate Density, High Density Multi-Family Residential and Mixed Use Residential / Commercial Uses. May require mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

HIGH-DENSITY RESIDENTIAL, MULTI-FAMILY

Areas generally consisting of intensive single and multi-family residential development, with average lot sizes less than one-quarter (.25) of an acre. Clustered development is encouraged within this designation.

Compatibility: Adjacent to High Density Single Family Residential, Mixed Use Residential / Commercial Uses, and Commercial: Retail & Services Uses, which may require buffers. May require additional and / or more significant mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

MIXED-USE:

RESIDENTIAL & COMMERCIAL

Areas that contain compatible residential and commercial development. The integration of the residential and commercial uses in this area is contingent upon the compatibility of the scale and intensity of the mixed-use development.

Compatibility: Adjacent to High Density Single Family and Multi-Family Residential, and Commercial: Retail & Services Uses, which may require buffers. May require additional and / or more significant mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

COMMERCIAL: RETAIL & SERVICES

Areas where commercial activities offer neighborhood residents, businesses, and sub-regional and regional areas an array of retail, personal and professional services. Clustered development is encouraged within this designation.

Compatibility: Adjacent to High Density Single Family and Multi-Family Residential, Mixed Use: Residential & Commercial Uses, and Commercial: Office / Hi-Tech Uses, which may require buffers. May require additional and / or more significant mitigation measures for all other adjacent uses, depending upon the

COMMERCIAL: OFFICE / HI-TECH

Areas where a variety of office-related uses, including financial, legal, insurance, and other office types as well as 'clean' light-industrial uses (i.e. uses that are environmentally-sensitive and do not require a significant amount of outdoor storage, truck traffic, solid waste management, etc.) Clustered development is encouraged within this designation.

Compatibility: Adjacent to High Density Single Family and Multi-Family Residential, Mixed Use Residential / Commercial Uses, Commercial Retail & Services Uses, and Light Industrial Uses, which may require buffers. May require additional or more significant mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

LIGHT INDUSTRIAL

Areas generally consisting of a diverse series of less modest, low-impact industrial activities. Economic activities within this area may include, but are not limited to warehousing, assembling, servicing or handling of goods or products that have been (previously) prepared off-site. Clustered development is encouraged within this designation.

Compatibility: Adjacent to Mixed Use Residential / Commercial Uses, Commercial Retail & Services Uses, Mixed Use Corridor Area Uses, and Light and Heavy Agricultural / Rural Uses, which may require buffers. May require additional or more significant mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

HEAVY INDUSTRIAL

Areas generally consisting of a diverse series of intense, high-impact industrial activities. Economic activities within this area may include, but are not limited to onsite manufacturing, assembly, or significant warehousing activities as well as distribution uses. Clustered development is encouraged within this designation.

Compatibility: May require mitigation measures for any and all adjacent uses, depending upon the size, frequency, and intensity of the area's operations.

MIXED-USE CORRIDOR AREA

Areas that contain flexible, yet compatible development patterns. The integration of the agricultural, residential, commercial, and industrial uses in this area is also contingent upon the compatibility of the scale and intensity of the mixed-use development.

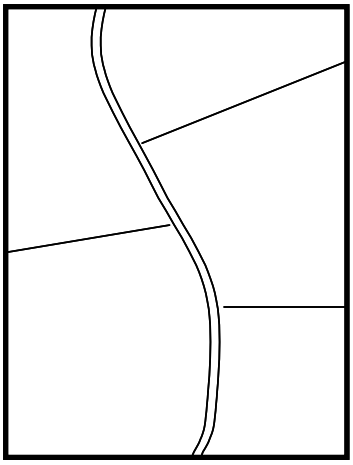
Compatibility: Adjacent to High Density Single Family and Multi-Family Residential, Mixed Use Residential / Commercial Uses, Commercial Retail & Services Uses, Mixed Use Corridor Area Uses, and Light and Heavy Agricultural / Rural Uses—all of which may require buffers. May require additional or more significant mitigation measures for all other adjacent uses, depending upon the size, frequency, and intensity of activities of these areas.

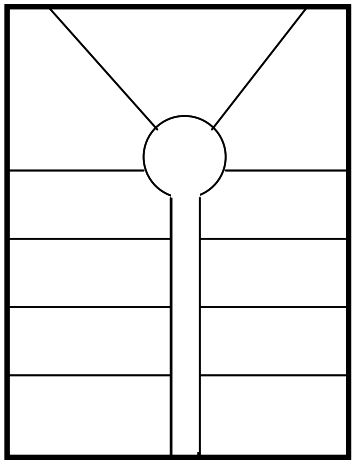
FUTURE LAND USE: CRITERIA & PLANNING PRINCIPLES

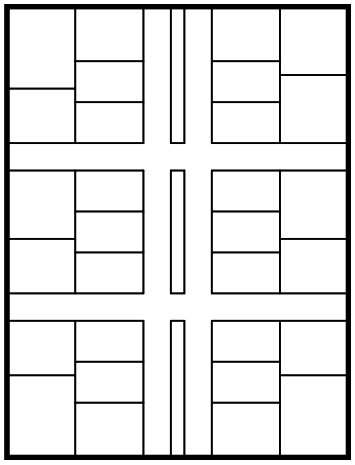
A solid foundation for land use planning decisions must be established prior to assigning community preferences or priorities to any geographical area. The *Criteria* and *Planning Principles* used to form the preceding Future Land Use Designations—as well as the *Future Land Use Map* that follows—are outlined in this section of the Land Use Element. These items allow for land use decisions to be made on a more scientific and predictable basis and are key components in the establishment of a community resource "base map."

Average Parcel Size

Average parcel sizes are assigned to certain land use designations to define appropriate density levels and identify compatibility issues. In consideration of this criterion, the average parcel sizes for a proposed development should be identified as being gross or net measurements—as there may be significant differences associated with these figures when accounting for anticipated road rights-of-way, public or private common areas, etc. For designations identified to encourage cluster development, the average parcel size should be used to determine the number of new units appropriate for development on a vacant parcel.



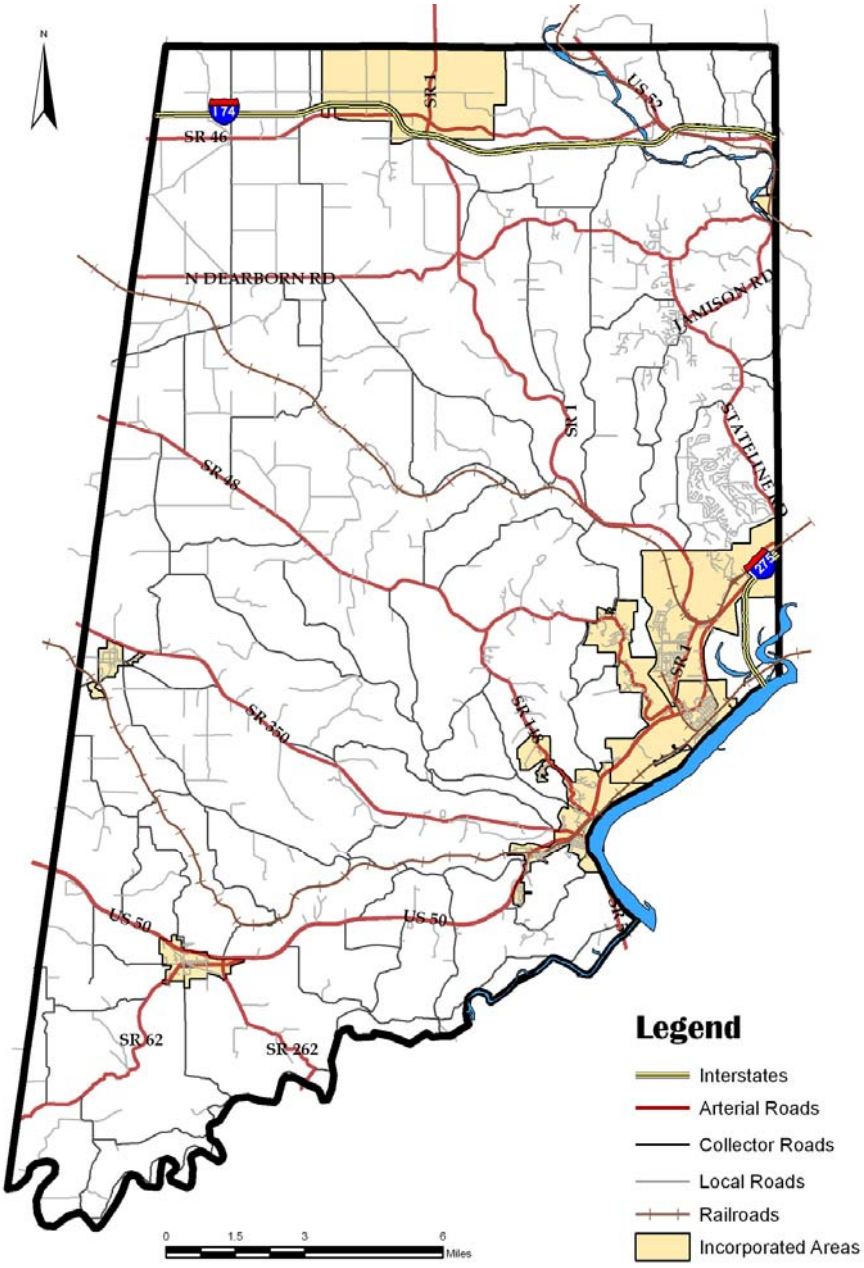




Roadway Classifications

Each land use designation defined in the Dearborn County Comprehensive Plan promotes activities unique to each. Thus, each land use type uses the transportation system differently in terms of reliance and demand placed upon the system. The functional classifications defined in the Transportation Element of this plan as well as the Dearborn County Zoning Ordinance are used along with appropriate proximities of each to determine areas in the County eligible or non-eligible for each land use.

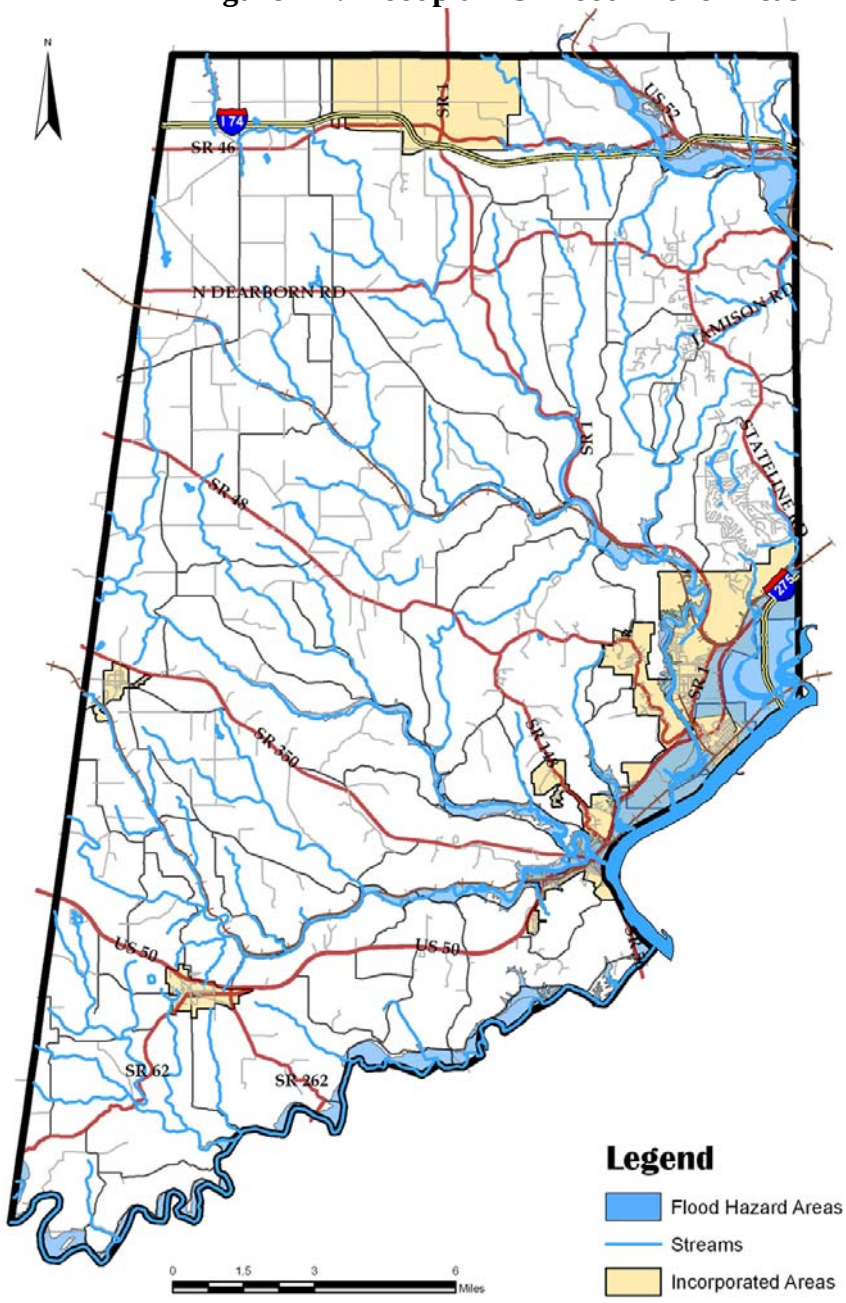
Figure 7-1: Roadway Classifications



Designated Floodplain and Flood Prone Areas

These are several areas of the county that have either been identified by the Federal Emergency Management Agency (FEMA) as being in the 100-year or 500-year floodplain(s), or have been designated as being within a floodway. Development activities and / or the placement of any obstructions should be extremely limited, if not restricted.

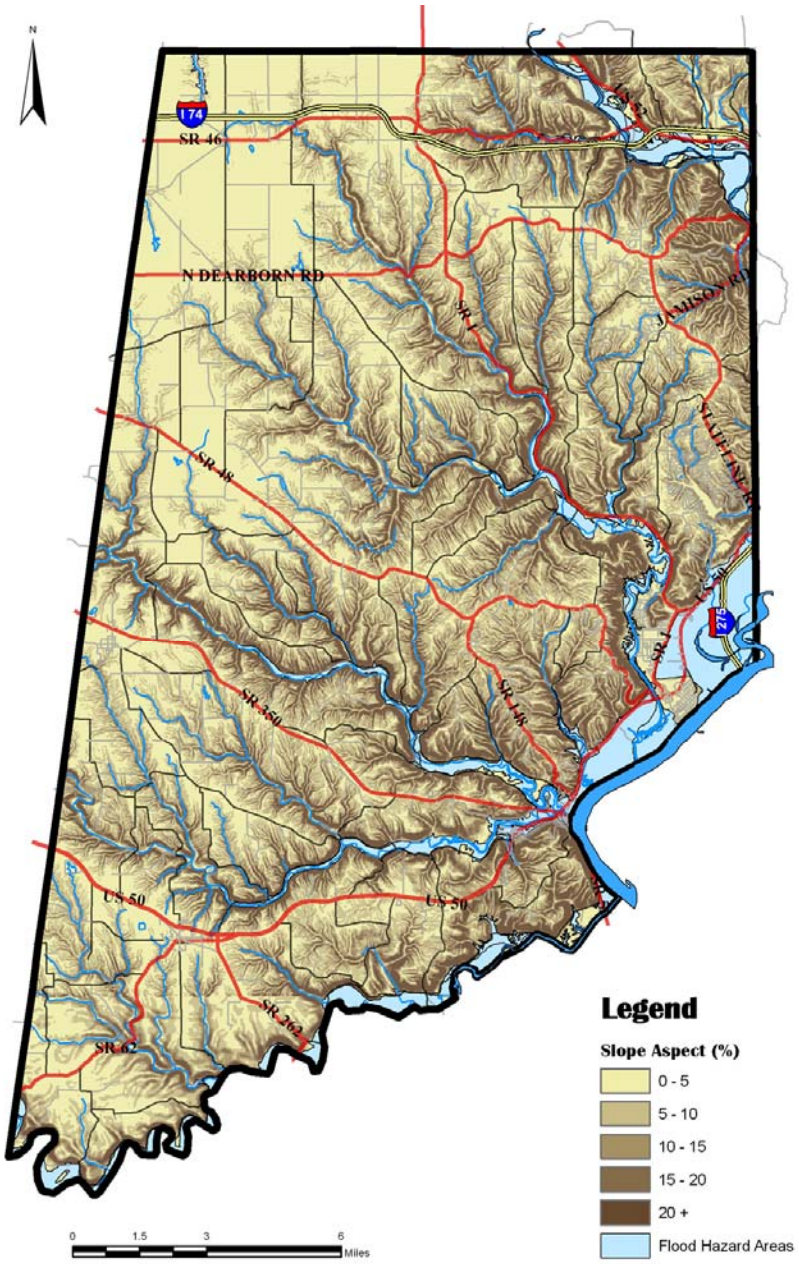
Figure 7-2: Floodplain & Flood Prone Areas



Moderate and Steep Slopes

Due to their high potential for erosion and consequent sedimentation of watercourses and water bodies, slopes with gradients over 20 percent should be avoided for clearing, re-grading, or construction. Slopes between 15 and 20 should require special site planning considerations and should also be avoided whenever practicable. Slopes between 10 and 15 percent should require special site planning for more intensive land uses such as high-density residential, commercial and industrial activities.

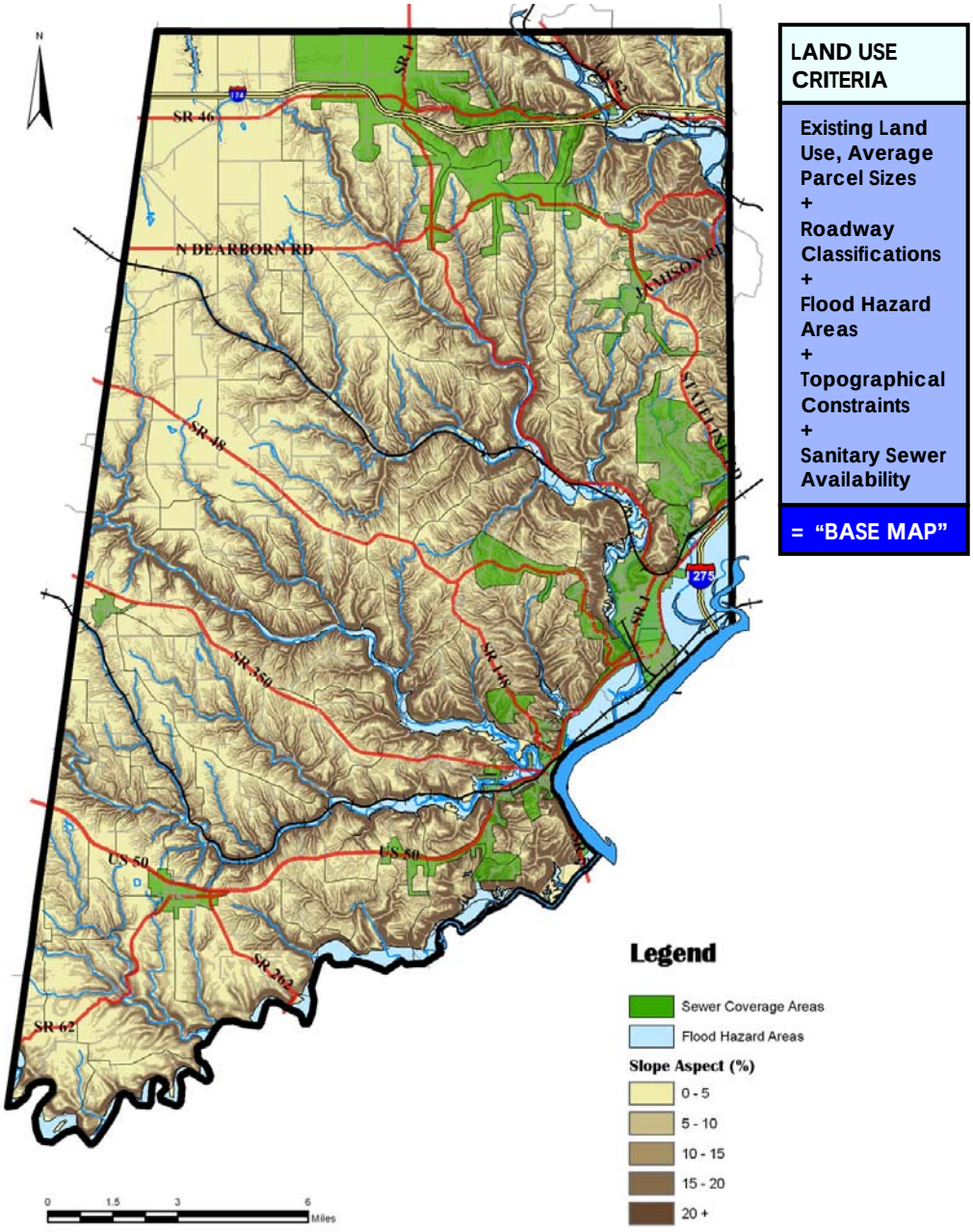
Figure 7-3: Topographical Features



Sanitary Sewer Availability

Sanitary sewer service accessibility is a prerequisite of maintaining and exceeding appropriate health and environmental safety standards for land use designations with more intensive density patterns.

Figure 7-4: Sanitary Sewer Coverage Area



LAND USE PLANNING PRINCIPLES

1. Continue to grow and prosper as a vital part of the regional economy with continued availability of a variety of housing choices along with appropriate levels of commercial uses balanced together in order to sustain appropriate levels of public services.

2. Promote a tax base that supports appropriate infrastructure maintenance and levels of public services. The cost of infrastructure and public services and the sources of funds to pay for them shall be accounted for when considering land use decisions. Land uses that create fiscal deficits must be balanced with and should not be encouraged without land uses that have positive fiscal impacts.

3. Encourage new development only where there is adequate existing infrastructure including high level of service roadways and sanitary sewer service with the least strain on public services such as recreational facilities, fire/EMS service and educational facilities. This principle recognizes that over time available infrastructure and services should be expanded pursuant to a plan and a budget to support necessary additional development.

4. Plan and direct growth to the extent that it can fairly balance the rights of landowners with community needs. As part of this planning effort, the entire community must work together for growth that stresses conservation of farmland and open space in rural areas as a way to preserve the local economy and to preserve a high quality of life.

5. Ensure that all new development is designed in such a manner that it incorporates the County's commitment to both maintaining its rural character and improving our quality of life.

6. Negative impacts between incompatible land uses must be kept to a minimum. Ensure that new development provides adequate transition areas, utilizing existing natural areas and vegetation (where available), screening, and / or other buffers or mitigation measures between incompatible land uses to minimize noise, traffic, outdoor storage, or other conditions that may pose a nuisance or danger to adjacent land uses.

LAND USE

7. Promote developmental patterns that both respect the County's topography and aid in the preservation of cultural, historic, and archeological sites as well as identified natural features such as wetlands, wildlife habitats, lakes, ponds, streams, woodlands, open spaces, and agricultural operations.

8. Actively promote high-density, cluster development in order to preserve rural amenities.

9. Restrict development where floodplains, unstable soils, steep slopes, significant road slips, or other natural hazards exist. Development that increases these hazards for existing, surrounding land uses shall also be restricted.

10. Establish prerequisite development criteria for individual land use designations, based on the provision of public services and infrastructure as well as site limitations.
    a. Adequate roadways, modal improvements, solid waste disposal, sanitary waste disposal, drainage facilities, and institutional and recreational amenities to serve the needs of associated development shall be available concurrent with development in all land use designations.
    b. *Fire and police protection and emergency medical services to serve the needs of associated development shall be available concurrent with development in all land use designations.*
    c. *Site limitation requirements for proposed development shall include development suitability factors such as topographical, floodplain, soil suitability, and other natural feature conditions and restrictions.*

11. Encourage mixed-use development patterns that enhance existing and create new attractive communities with a strong sense of place, and establish efficient and complimentary relationships between residential uses, transportation facilities, and public and private services.

12. Make development decisions predictable, fair, and fiscally responsible and encourage both citizen and stakeholder participation in the decision-making process.

FUTURE LAND USE: MAPPING PROCESS

The future land use component to this Element was established following the process set forth in the Public Involvement portion of the Comprehensive Plan. From December of 2006 to March of 2007, four (4) public open houses were held at various locations in the county to gather community input on *draft* land use maps and texts. The (533) surveys and (183) written public comments received at these sessions were used in conjunction with the information and feedback received from the Comprehensive Plan Advisory Committee to revise the maps and texts in this Element and to establish the community's future land use outlook for the next ten (10) years.

The Future Land Use Map is indicative of the above-referenced efforts—and is reflective of the Land Use Planning Principles and the resources, constraints, limitations, and opportunities that have been identified in the earlier sections of this Element. This Map, similar to the other components of the Comprehensive Plan, has been designed as a dynamic, advisory tool that will enable community officials to:

- Manage the location and timing of the various types of growth and development
- Commit funding and resources—such as infrastructure and public service(s) improvements—to areas that are planned to support growth and development, starting in, and adjacent to, urban and suburban areas that are more intensively developed. Public assurances must be sensitive to the existing and anticipated levels of service (or efficiency) as well as the fiscal parameters established by approved community plans
- Minimize potential impacts to existing land uses by establishing suitable transitional use areas, building setbacks, landscaping or bufferyard areas, and / or other mitigation measures
- Protect and enhance county economic, social, and environmental uses and resources

FUTURE LAND USE: MAP REVIEW DIRECTIVES

Prior to its introduction, it is important to identify some guidelines and parameters of the Future Land Use Map. These items include, but are not necessarily limited to, the following:

- The Goals, Strategies, Land Use Criteria, and Land Use Planning Principles referenced in the preceding segments of the Dearborn County Comprehensive Plan promote sustainable growth patterns that are consistent with the community's vision for the future. As such, it is important to reiterate that the Comprehensive Plan and its associated parts must be used collectively to be (both) effective in the evaluation of land use proposals and retain its significance as a high-priority community reference. ***Items such as the Future Land Use Map should not be referenced in a static or "stand-alone" manner—as the separation of these elements significantly reduces their value(s).***
- It is anticipated that the Comprehensive Plan will be implemented, in part, by the establishment of new and updated land use tools—including zoning and subdivision regulatory texts, related land use studies, analytical models, etc. As these tools and models are formed—and are subsequently found to be consistent with this Plan—these items will be designated as high-priority reference items in the process of reviewing and considering growth and development proposals.
- The Future Land Use Map should be referenced and considered following the application of the preceding Elements and Sections of the Comprehensive Plan as well as other community land use tools, models and studies—as referenced above. As the uses on this Map are referenced, it is important to note that the various boundaries shown are approximate and are *NOT* intended to be "rigid." ***Further, although this Map may indicate the preferred future land use scenario for a particular area, it does NOT necessarily confirm that adequate levels of service or infrastructure improvements are in place for a given area to develop at the time or pace that it is proposed.***
- Growth and development proposals that are consistent with the Goals, Strategies, Land Use Criteria, and Land Use Planning Principles but are divergent to the Future Land Use Map to some measure may be contemplated. In this scenario—or in the event that a proposal is situated within a transition area on the Future Land Use Map—additional values or levels of priorities may be assigned to other local and regional planning documents, tools, models, and policies to make land use decisions.
- The life expectancy of the Comprehensive Plan, including the Future Land Use Map, is 10 years. This expectancy can be extended if the Plan is reviewed every 4-5 years—*or earlier as community conditions may warrant*—and is kept up-to-date with the community's dynamic vision.

FUTURE LAND USE: CONCEPT MAP PALETTE

Agricultural / Rural
These areas generally consist of a diverse series of agricultural and rural activities—and their associated dwellings, accessory buildings, uses, and open lands. **Note:** Includes Light & Heavy Agricultural, Rural Land Uses

Flood Plain / Flood Prone Areas
These areas have been identified as being in the 100-year or 500-year floodplain(s), or have been designated as being within a floodway. Development activities and / or the placement of any obstructions must be extremely limited, if not restricted. **Note:** The majority of these areas are limited to Agricultural, Rural and Low Density Residential Land Uses; however, there are also two (2) Mixed Use: Commercial & Industrial "overlay areas."

Open Space
These areas generally exhibit one or more of the following traits and should be limited to low-impact development activities: sites with slopes in excess of fifteen percent (15%); areas that are in the floodplain or floodway; existing parks, recreation, and conservancy areas; existing water courses; etc. **Note:** Includes Agricultural, Rural and Low Density Residential Land Uses.

Residential: Low-Moderate Density (Lots = 1-5 acres)
These areas generally consist of single-family residential development in a semi-rural, suburban setting. **Note:** Includes Low to Moderate Density Residential Uses.

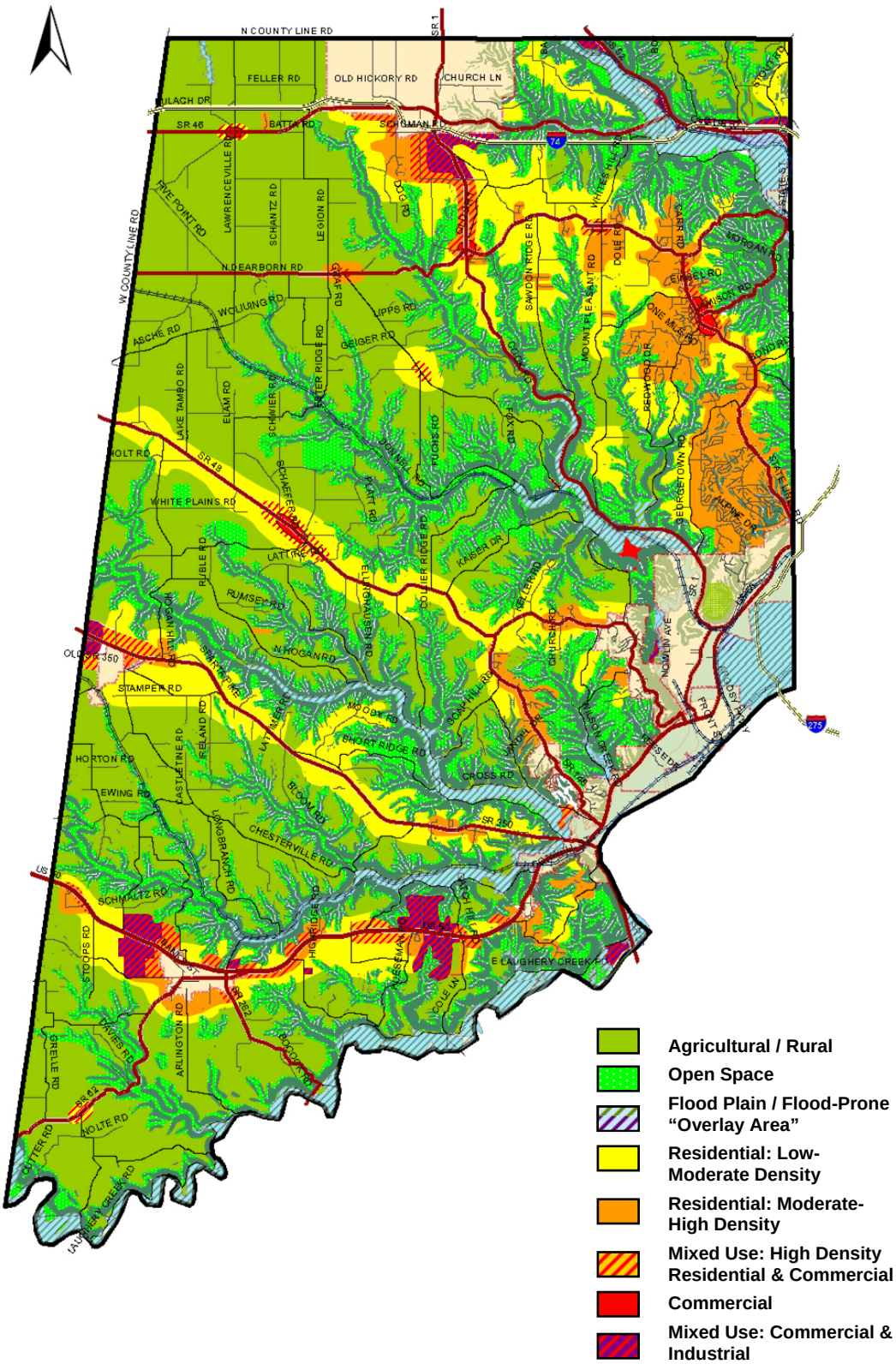
Residential: Moderate-High Density (Lots = 1 acre or less)
These areas generally consist of intensive single-family residential development. *Future High-Density Residential areas are restricted to areas with infrastructure and high level of service in place.*
Note: Includes Moderate to High Density Residential Land Uses.

Mixed Use: High Density Residential & Commercial
These areas generally consist of compatible, high-density residential and commercial development. The scales and intensities of uses in these areas are factors in establishing a harmonious character and sense of place. **Note:** Includes both types of High Density Residential Land Uses and Commercial Uses.

Commercial
These areas generally consist of a diverse series of commercial activities—including but not limited to retail, service, office, and hi-tech uses. **Note:** Includes both types of Commercial Land Uses.

Mixed Use: Commercial & Industrial
These areas contain flexible, yet compatible development patterns and are generally situated in or near cities or towns—or are located along major roadways. **Note:** Includes both types of Commercial Land Uses, Industrial Uses, and Mixed Use: Corridor Areas.

FUTURE LAND USE: CONCEPT MAP



FUTURE LAND USE: STATISTICAL SUMMARY

Table 7-2 indicates the future land use composition in Dearborn County, in association with the designations set forth earlier in this section. The acreage figures have been calculated using geographic information system (GIS) software, Arcview 9.2, and are approximate to 1/10 of an acre. It is important to note that projected land uses and annexations of the incorporated cities and towns have not been included in this analysis.

Table 7-2: Future Land Use Map Composition, Dearborn County

Future Land Use Map Designation:	Existing Land Use Acreage	*Future* Land Use Acreage	Estimated Change, 2007-2017
Agricultural / Rural	155,702.6	64,245.4	-19.1%
Open Space Areas		61,654.0	
Floodplain / Flood Prone Areas*	13,658.0*	13,658.0	0%
Residential: Low-Moderate Density	22,897.7	25,446.8	+156.3%
Residential: Moderate-High Density		10,338.7	
Mixed Use: High Density Residential & Commercial**	NA**	3,923.5**	NA**
Commercial	918.6	541.3	+330.0%
Mixed Use: Commercial & Industrial		2,490.0	
Incorporated Areas	14,587.8	14,587.8	0%
Total	196,885.5	196,885.5	

Footnotes (*):
Not all of the Existing Land Use Designations are represented in Table 7-2; therefore, the sum of the designations listed above only amounts to 194,106.7 acres (98.6% of the total county acreage figure).

*As there is not a 'Floodplain / Flood Prone Area' existing land use designation, the 'Existing Land Use Acreage' figure shown in Table 7-2 must be excluded when determining the total county area (in acres).

**As the acreage in this designation may be applied to the Residential, Commercial, and Mixed Use (Commercial & Industrial) land uses depicted on the Future Land Use Map, a net percent of increased change has not been figured. Additionally, there are no Existing Land Uses, as identified earlier in this Element, which correspond to this particular designation.

LAND USE

FUTURE LAND USE: OTHER LOCAL & REGIONAL REFERENCES

Dearborn County 2030 Thoroughfare Plan (2005)

In 2005, Dearborn County officials and OKI Regional Council of Government representatives worked together to compile this preliminary report and its corresponding list of projects.

OKI Strategic Regional Policy Plan (2005),

This advisory report, prepared by the Ohio-Kentucky-Indiana (OKI) Land Use Commission, identifies the impacts and costs associated with development patterns in the tri-state area. In addition to recognizing regional issues, trends, and conditions, this Plan establishes goals and objectives and policies for the following elements: Transportation, Public Facilities and Services, Natural Systems, Housing, Economic Development, and Land Use.

U.S. 50 Corridor Transportation & Land Use Plan (2007)

Otherwise known as the "U.S. 50 Gateway Study," this report was created in 2007 to build upon and complement the findings and recommendations set forth in the INDOT (Indiana Department of Transportation) *U.S. 50 Dearborn County Corridor Study*. This plan supplements the aforementioned INDOT report by looking at the land use opportunities in the U.S. 50 corridor, by better defining access management and transportation operations improvements, and by assisting public discussion that resulted in an appropriate vision for the corridor.

Comprehensive Plans

There are several recent Comprehensive Plans established for communities within, or immediately adjacent to, Dearborn County. The most recent community plans that were referenced in the Office of the Dearborn County Plan Commission are as follows:

- Town of St. Leon (2007)*
- Town of Dillsboro (2007)
- Boone County, KY (2005)
- Town of Moores Hill (2003)
- Ripley County, IN (2002)
- City of Lawrenceburg (2002)
- City of Greendale (2001)
- Franklin County, IN (2001)
- City of Aurora (2000)

*This plan has been drafted but has not been completed.

FUTURE LAND USE: IMPLEMENTATION PROGRAM

Throughout the process of formulating the Land Use Element (and its updates), the community—as well as its elected and appointed officials, its various interest groups, the Comprehensive Plan Advisory Committee (and its focus groups), the Plan Commission, and Dearborn County government staff—identified several items that require further attention. This final section of the Comprehensive Plan documents *some* of these issues and action items, and establishes a preliminary implementation program. This program is as follows:

Ongoing Issues & Measures

- Complete an annual review and report in reference to the status of the Goals and Strategies in this Plan.
- Maintain a "core group" of people to continue meetings with an Advisory Committee, when appropriate or necessary.

Year 1

- Begin to update the regulatory land use texts within the first six (6) months of the effective date of this Element. Amendments should include, but should not necessarily be limited to, the composition and types of zoning districts, allocation of green space and landscaping features, limitations and restrictions involving slope determinants, proximity to infrastructure, and minimum levels of service.
- Create methods and prototypes to perform Fiscal Impact Analyses at a local and regional level within the next twelve (12) to eighteen (18) months. These exercises will be useful in estimating and analyzing the financial implications of individual development plans as well as any land use alternatives generated in association with the Comprehensive Plan. *Following the creation and inclusion of the above-referenced items, the feasibility of an impact fee system should be evaluated*.

Year 2

- Consider the feasibility of conducting special land use-related studies for the unincorporated town centers or transportation corridor areas in the County within the next (18) months to (2) years. These areas may include Bright, Logan, Lawrenceville, New Alsace, Manchester, and Guilford and the I-74 and State Road 1 Corridors.
- Conduct a performance review of all Elements and major amendments to the Comprehensive Plan within the next two (2) years. This review will enable the community an opportunity to express its level of approval / satisfaction with the plan and will ensure that the Plan remains a "living" document.

Years 3-5

- Review the Plan, at minimum, every four (4) to five (5) years on a subsequent basis and ensure that the 2030 Thoroughfare Plan and other capital improvement plans are re-examined concurrently. *As these plans are sensitive to community conditions, a shorter time interval between review periods may be warranted*.
- Update the Community Profile and the four (4) major Elements of the Plan as new Federal, State, and County data becomes available. *In particular, an update should occur in conjunction with the release of the next set of decennial U.S. Census information*.