

# **HARRODSBURG AREA RURAL COMMUNITY PLAN**

Adopted July 11, 2003

**MONROE COUNTY PLAN COMMISSION**

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### Map Acronyms

NHD – National Hydrography dataset  
USGS – United States Geological Survey  
FEMA - Federal Emergency Management Agency  
NWI – National Wetlands Inventory  
NRCS – Natural Resources Conservation Service  
USDA – United States Department of Agriculture  
IGS – Indiana Geologic Survey  
USFWS – United States Fish and Wildlife Service

**NOTE: Some graphics contained in this plan are adapted from graphics contained in the following publications:**

- Crossroads, Hamlet, Village, Town: Design Characteristics of Traditional Neighborhoods, Old and New – Randall Arendt (1999)
- New Urbanism: Comprehensive Report & Best Practices Guide – New Urban News (2002)
- Rural By Design – Randall Arendt (1994)
- Visions for a New American Dream – Anton Nelessen (1993)



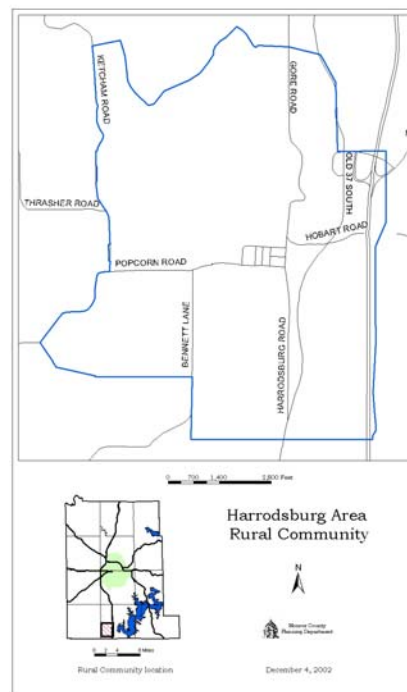
## SECTION I: EXECUTIVE SUMMARY

The Board of County Commissioners adopted the Monroe County Comprehensive Land Use Plan on February 2, 1996, establishing a blueprint for the future growth and development of the unincorporated portions of Monroe County. A central element of this plan was the development of a number of focused rural community plans. Each of the plans takes the vision, goals, and preferred development patterns in the comprehensive plan and applies them in a more detailed manner within each of the county's existing rural communities. The Harrodsburg area, generally bounded by Clear Creek to the north, the intersection of Harrodsburg Road with Old SR 37 to the south, SR 37 to the east, and Ketcham Road to the west, is the subject of the plan developed within this document.

### Planning Issues

The Monroe County Comprehensive Land Use Plan describes a county that will continue to grow and develop, but in a more managed way than has been the case historically. Growth will primarily occur within the City of Bloomington, guided by the city's Growth Policies Plan; in appropriate areas in the Bloomington fringe, guided by the County's Comprehensive Plan; within the Town of Ellettsville, guided by the town's Comprehensive Plan and within the existing small rural communities located throughout the county, each guided by its own rural community plan. The remaining portions of the county will remain rural with very low residential densities, active agricultural lands, mineral extraction operations, and logging activities, as well as substantial areas of open space. The comprehensive plan proposes this development pattern for a number of reasons, including wise management of limited fiscal resources, protection of the natural and man-made environment, and capitalizing on existing public and private investments.

In addition to promoting growth and development within the rural communities, the comprehensive plan seeks to maintain the traditional character of these areas. It is proposed that this be achieved by promoting development that furthers the traditional growth pattern; that is, neighborhood-focused, compact in physical form, densities of two to eight dwelling units per acre, and mixed use, but with a continued emphasis on single family residences. Likewise, it is envisioned that public investments in such facilities as roads, sewers, and water lines will further promote this development pattern.



Harrodsburg Area Rural Community

## Planning Process

The planning process employed in the development of the Harrodsburg area rural community plan actually began in 1996, with the adoption of the comprehensive plan and the guiding principles for development within the rural communities. These principles formed the foundation of the development of this current planning effort, which began in late 2001.

The first step in the process was to identify the planning area for Harrodsburg, based in part on the comprehensive plan. The basic limits of the planning area were formed by natural and man-made boundaries. The next step in the process was to collect data on existing conditions. Various county records, windshield surveys, GIS information, and interviews with governmental/utility representatives were conducted and used to compile data.

The final major collection/consultation step included meetings with the representatives of various service providers identifying development and infrastructure strengths and weaknesses for the planning area. This information along with the existing conditions and trends helped to insure that the remainder of the planning process was grounded in current reality.

A task force was formed from community leaders, area land owners, and citizens interested in the planning process to help gain an understanding of the thoughts and comments of the members of the Harrodsburg area community. A community survey was created to reveal the perception of existing conditions and trends for the planning area. Approximately one hundred surveys were distributed to area residents by staff and task force members. In June 2002 a multi-day community workshop was conducted at the Harrodsburg Community Center. This workshop allowed area residents an opportunity to further discuss issues, opportunities, goals, and development patterns. The workshop also allowed the planning staff, task force members, and the plan commission time to engage in focused discussions with service providers, business owners, and others. The workshop culminated in a final presentation that discussed the draft goals and preferred development pattern. This preferred development pattern forms the basis of the future land use map and policies.

Following the workshop, the task force reconvened to discuss the results and to review the draft plan. In January 2003, a final meeting was held in the Harrodsburg community center to present the draft plan and to solicit comments on the same. The plan was the subject of public hearings before the plan commission and the county commission in February before its final adoption.

## Planning Proposal



The Harrodsburg area rural community plan proposes to:

- Focus new growth and development within and near the core of the existing community
- Promote dense development
- Maintain a compact form of physical development
- Capitalize on existing infrastructure
- Maintain a distinctive edge, separating urban areas from rural areas
- Provide for future growth areas
- Promote a continuation of the traditional development pattern
- Re-develop area sidewalks and alleys
- Enhance the streetscape along Popcorn, Hobart, and Harrodsburg Roads
- Interconnect streets where practical
- Establish design guidelines
- Develop alternative transportation and recreation opportunities connecting to surrounding areas

Further, the plan proposes to:

- Encourage business development along Harrodsburg Road between its intersection with Popcorn Road and its intersection with C Street, with possible expansion to its intersection with 4<sup>th</sup> Avenue, and in the vicinity of the intersection of Harrodsburg Road and Old SR 37. These business uses should continue to focus on neighborhood-serving business enterprises.
- Encourage business activities near the intersection of Hobart Road and Old SR37. These uses should continue to focus on automobile-oriented business enterprises
- Focus limited and compatible light industrial development and employment activities in the vicinity of Popcorn Road and Harrodsburg Road near the utility substation at the intersection of Harrodsburg Road and Hobart Road, and along the east side of Old SR 37 just south of its intersection with Hobart Road

### Plan Implementation and Maintenance

Successful implementation of the Harrodsburg area rural community plan largely depends upon the development of public-private partnerships where public and private interests seek the same goals and where ordinances and development standards are developed in a manner that are sensitive to local needs and market realities.

While private development interests will be responsible for most of the new building activities in the area, the public will remain primarily responsible for infrastructure operation and maintenance, limited construction activities, and the provision of financial incentives. The plan commission will continue to be responsible for the timely review of development

proposals and for the development and adoption of locally-appropriate ordinances and development standards.

The plan commission is responsible for monitoring both the planning context and the implementation of the plan over time. This monitoring will help ensure that the goals and policies remain valid given the current planning context and will allow the commission opportunities to make adjustments to identified development areas, goals, and implementation actions when appropriate. To this end, the plan includes monitoring and maintenance actions and a schedule identifying responsible parties and times such actions will occur. Further, the plan proposes the establishment of a permanent rural community advisory committee that would assist the plan commission in its monitoring efforts.

## SECTION II: INTRODUCTION

The Harrodsburg area rural community plan represents the culmination of approximately one year's worth of work by the Monroe County Planning Department, with assistance from a task force composed of area officials and residents. It reflects the plan commission's commitment to managing the future growth of Monroe County in a manner that is responsible and promotes development within the existing rural community, while maintaining the area's unique characteristics. The plan outlines the preferred future for the physical development of the Harrodsburg area and a comprehensive methodology for how to realize such a future. The plan is however, intentionally flexible in recognition of the need to monitor changes in context, assumptions, and goals over time and to allow adjustments when necessary and appropriate.

### Plan Purpose

The fundamental purpose of the Harrodsburg Area Rural Community Plan is to manage the area's physical development in a manner consistent with the adopted Monroe County Comprehensive Land Use Plan. Indiana Code Title 36, Article 7, as amended, gives the plan commission the authority to prepare plans for areas within its jurisdiction and to forward such plans to the board of county commissioners for adoption. Upon adoption, this plan will serve as an important advisory guide to the plan commission, the board of county commissioners, and others regarding the future physical development of the Harrodsburg area.

In this effort, the planning department sought to achieve the following:

- ☐ Develop a plan that is consistent with the guiding principles, vision, and goals established in the Monroe County Comprehensive Land Use Plan
- ☐ Develop a plan that realistically interprets and reflects the current planning context and existing conditions present in the Harrodsburg area
- ☐ Foster cooperation and coordination among various interests dealing with the physical development of the area, including property owners, development interests, service providers, and residents
- ☐ Respond to the aspirations and goals of area residents and business owners.

This plan will serve the residents of the Harrodsburg area and the residents of Monroe County by:

- ☐ Providing a comprehensive means of integrating proposals that meet future needs regarding physical development of the area
- ☐ Serving as the official advisory policy statement for encouraging orderly and efficient use of land for residences, businesses, industry, agricultural activities, and open space, and for coordinating these uses of land with each

other, with the rest of the county, and with necessary public facilities and services.

- ☐ Creating a logical basis for the development of appropriate zoning, subdivision control, public improvement plans, and for guiding the work of various public and private interests dealing with the physical development of the area
- ☐ Providing a means for private interests to determine how they may relate their projects to established county planning policies
- ☐ Offering a means of relating the plan for the Harrodsburg area to the Monroe County Comprehensive Land Use Plan

### Plan Structure

The Harrodsburg Area Rural Community Plan can be broken into four basic components. These components are as follows:

- ☐ Analysis of Existing Conditions (Sections III & IV)
- ☐ Establishment of Preferred Future (Sections V, VI, & VII)
- ☐ Identification of Implementation Program (Section VII)
- ☐ Development of Monitoring and Maintenance Program (Section IX)

The first component involved an analysis of existing conditions. This analysis included an in-depth review of the Monroe County Comprehensive Plan and other applicable public policy statements. This step was followed with a review of county records, windshield surveys of the area, collection and analysis of data on environmental features, and interviews with governmental/utility representatives.

This component resulted in a comprehensive summary of current strengths, weaknesses, opportunities, and other planning issues present within the Harrodsburg area. Trends were identified and basic projections on such features as population growth and construction activities were prepared. This information helped the planning department frame the current planning issues and opportunities that the plan would address. Further, this information served as a foundation upon which goals and preferred development patterns would be based. The information developed in this component is further discussed in Sections III and IV of this plan.

The second component involved the establishment of a preferred future development pattern. The planning department worked in concert with the plan commission and a task force composed of area officials and residents to develop a set of goals that addressed the identified issues and opportunities. These goals also adhered to the principles established in the comprehensive plan and respected local preferences. Development alternatives were then evaluated in light of the established principles and goals. Ultimately a preferred development pattern was defined and a future land use map with corresponding development guidelines and public investments was developed.

This component involved several meetings with the Monroe County Plan Commission, the Monroe County Comprehensive Plan Committee, members of the task force, and numerous public service providers. A survey was prepared by the planning department and distributed to approximately one hundred homes and businesses in an effort to further engage area residents. Finally, a multi-day workshop was conducted to fine tune the goal statements, to discuss development alternatives, and to finalize a preferred development pattern. The information developed in this component is further discussed in Sections V, VI, and VII of this plan.

The third component involved the development of an implementation program. This component focused on the logistics of the plan, that is who, will do what, when, and how. Short and long term actions were identified that are to be implemented by both public and private interests. This component of the plan is constrained because of current fiscal realities and is grounded in the identified existing conditions. The information developed in this component is further discussed in Section VIII of this plan.

The final component involved the development of a monitoring and maintenance program. This component identified how the planning context and the plan's implementation actions will be monitored over time, by whom, and how adjustments to the plan and its identified actions will be made when necessary. This component envisions a permanent role for members of the local community. The information developed in this component is further discussed in Section IX of this plan.

## SECTION III: PLANNING CONTEXT

Any planning effort is greatly influenced by the current public, political, and physical context. In many ways this plan represents the way the county will respond to the influences that comprise the current context in the Harrodsburg area. The following presents an overview of the current planning context.

### Regional Context

The Harrodsburg area is located in the south central portion of Monroe County, which is located in south central Indiana, south of the Indianapolis metropolitan area. Indianapolis has always exerted some influence on Monroe County, and thus the Harrodsburg area, as a source of markets for locally made goods, as a source of employment, the location of major transportation and cultural facilities, and as the seat of state government. However, Monroe County has always maintained a separate and distinct character. With the presence of Indiana University and a robust local economy, most residents of Monroe County and the Harrodsburg area work, shop, and recreate within the county. Harrodsburg's location in southern Monroe County further reinforces this trend.

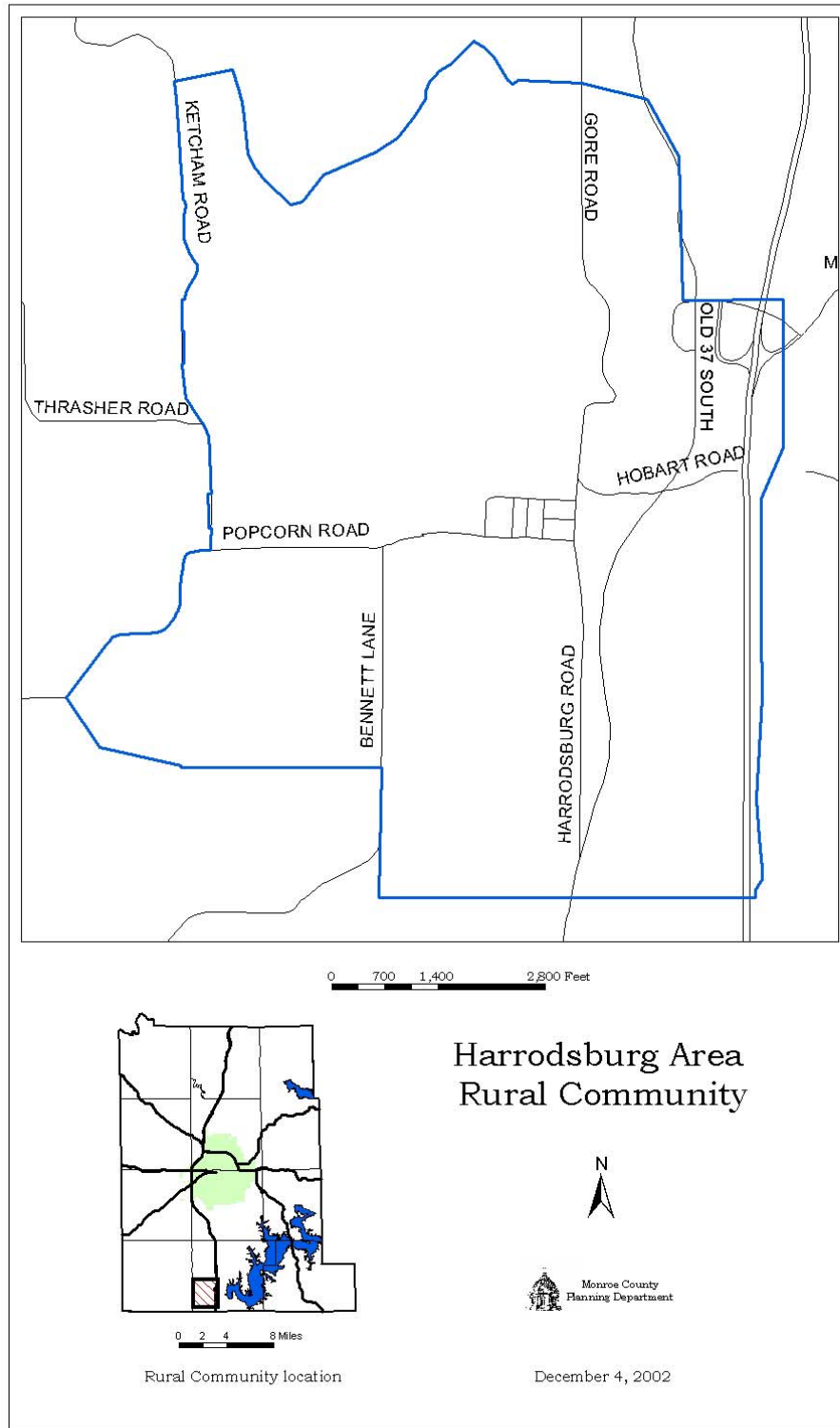
### Natural Features



The hills, streams, and geology of the Harrodsburg area provide the physical character of the area and have for generations dictated the location and type of land uses present. Clear Creek originally served as a transportation route to markets in the south for locally raised and grown products. In addition to fulfilling its role in the natural ecosystem, the creek serves as a significant scenic feature. Harrodsburg is located upon a broad ridge top that has for decades contained urban development, while surrounding agricultural lands serve as a greenbelt of working farms, farmhouses, and open space. The surrounding agricultural lands have provided a distinct edge to the Harrodsburg community for more than a century. The continued use and protection of the natural features that exist in the Harrodsburg area is essential if the traditional character of the area is to be protected and the goals of the rural community plan are to be realized.

### People

No force has impacted the character and land use of the Harrodsburg area more than the people that call it home or operate businesses. For generations the physical shape of the area has been altered by human use of the land. Historically, residents of the Harrodsburg area made their living close to home on farms, in factories, shops, and quarries. Today, most Harrodsburg residents work elsewhere in Monroe County or in the surrounding



region. The ability for some of the area residents to be employed or to operate businesses within Harrodsburg, while continuing to make responsible land use and development decisions, is integral to the success of the rural community plan.

### Heritage

The Harrodsburg area has been inhabited for decades. Historically, the area was largely self-sufficient, locally producing and consuming what was needed, though linked to the greater region through trade activities. Numerous physical remnants of this heritage abound. Roads, creeks, and ridges are named after early settlers, and old churches, homes, and cemeteries remain as tenuous links to this past. If this heritage is to be protected, choices must be made regarding land use and development patterns that contribute to, rather than detract from, the traditional pattern and character of the area.



### Transportation

Transportation networks have always exerted tremendous influence on the Harrodsburg area. Originally, this network consisted of little more than Clear Creek, paths, and dirt roads. Slowly, this network grew to include all-weather county roads and rail service. Eventually, this network was replaced with better county roads and State Road 37. Efficient and dependable transportation networks have helped Harrodsburg area farmers and factories get their products to market, allowed residents access to jobs and shopping outside of the area, and enabled access for visitors and tourists. Wise development and maintenance of the transportation network can continue to help Harrodsburg bolster economic growth and improve safety. Poor management of the system could undermine the area's vitality and diminish the effectiveness of many of the actions contained in this plan.

### Public Services

For decades, the lack of central wastewater and drinking water services significantly limited the growth and development of the area, at times even threatening the health of residents. In recent years development of public facilities created the potential to enhance efforts at expanded growth and development, while addressing significant health risks. Similar to the transportation network, the careful and deliberate expansion of public services could shape the area in a way that enhances prosperity and retains the area's historic character and traditional development pattern. Poorly planned expansion of these facilities could diminish the successful implementation of the plan and compromise the integrity of the area's character and traditional development pattern.



## Economy and Development

The Harrodsburg economy has always been dominated by businesses serving area residents, though at various times in its history the area has included basic employment activities that exported products to outside markets. Over time this local economy has waned as residents became more mobile and business and industry practices changed to favor consolidation and concentration in larger urban locations. A few small locally oriented businesses remain including a car wash, gas station and convenience store, and an auto repair facility. Likewise agricultural production and a small manufacturing operation continue to provide basic employment opportunities.

Residential development in the Harrodsburg area peaked in the early portion of the twentieth century. Most new development has occurred on large lots along county maintained roads on the edges of the rural community. For the comprehensive plan's vision to be fully realized, new residential and business development must occur in the Harrodsburg area. It is equally significant that such development be consistent with the principles established in the plan and reinforces the traditional land use and development pattern.

## Local Citizenry and Governance



The Harrodsburg area is located within Clear Creek Township and is thus contained within the township's governmental jurisdiction. Though the authority of township governments is minimal in Indiana, the township's board of trustees plays a central role in fire protection, poor relief, provision of recreation opportunities, and care and upkeep of township cemeteries. Historically, residents have supported major initiatives carried out by the township

board, including the construction of a fire house, the construction of a community center, and the construction of a playground and picnic shelter. It is imperative that the township board continue to play a positive role in the growth and development of the area and that the residents continue to support such efforts.

Harrodsburg area residents must continue to play an active role in the growth and development of the area. Residents must fully understand how the change and growth of the Harrodsburg area impacts the remainder of Monroe County. Likewise, residents should be given a stronger voice in decisions affecting the area. This should include deliberative discussions, town hall meetings, greater use of community volunteers, and committee membership for area residents. These efforts should supplement formal public hearings, elections, and newspaper advertisements as the primary tools for community participation, if the community is to become a more active partner in the growth and development of Monroe County.

## SECTION IV: EXISTING CONDITIONS

A thorough understanding of current conditions serves as a baseline for monitoring change over time as well as informing the development of goals and strategies. This section of the plan is presented as a “snapshot” of the current conditions in the Harrodsburg area. It is not intended as an exhaustive inventory of all aspects of the community. What is provided is an overview of features present in the area, with a brief description of the issues or opportunities that are relevant to this planning effort. The majority of the information contained in this section was drawn from existing data sources. The information was supplemented where appropriate with original research performed by the planning department.

### Natural Features

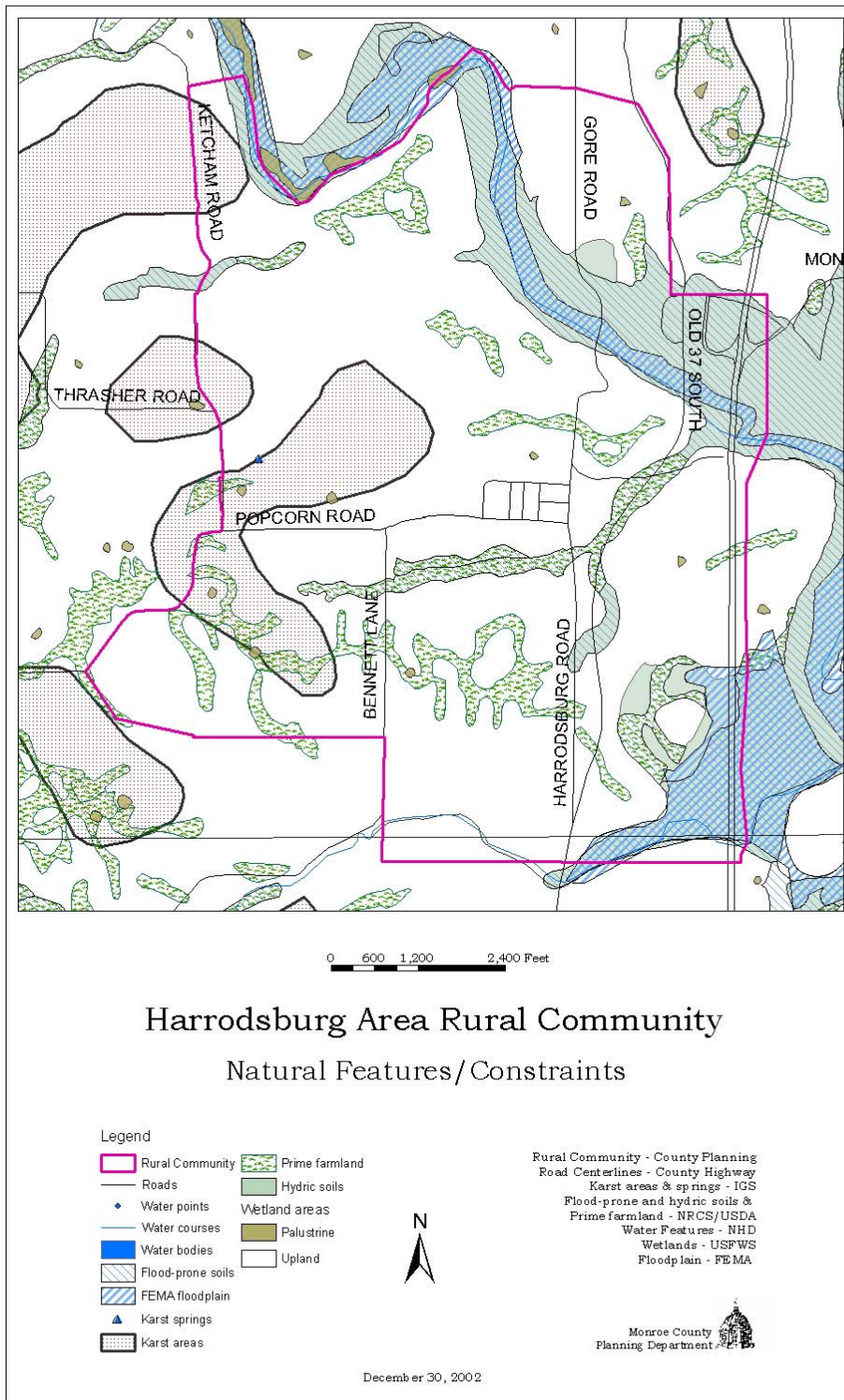
Four basic features comprise much of the physical form of the Harrodsburg area. These features include the geology & associated soils, waterways, topography, and the plants resulting largely from the interaction of the previous three. A fifth feature that will not be discussed in this analysis is the animals present in the area.

#### *Geology & Associated Soils*

The Harrodsburg area is located in part of what is known as the Mitchell Plain. The Plain consists generally of rolling land with many sinkholes and some highly fractured areas of bedrock, particularly along streams. The Harrodsburg area is characterized by fractured rocks, sinkholes, caves, and springs as well as gently rolling land. Limestone is the main type of rock found in the Mitchell Plain, with soil types being Bedford, Caneyville, Caneyville Variant, Corydon Variant, Crider, and Hagerstown.

Two general soil series dominate the Harrodsburg area; Crider-Caneyville and Haymond-Stendal. Crider and Caneyville soils are characterized by generally deep to moderately deep, gently sloping to strongly sloping, well-drained soils formed in loess and residuum from the underlying limestone, and are generally located on uplands. These soils tend to be highly productive for a variety of agricultural products including corn, soybeans, and wheat, as well as being appropriate for the growth of grasses and hay. This pattern of agriculture can be seen on properties to the southeast and southwest of Harrodsburg. These soils represent constraints to urban development particularly due to steep slopes, soil conditions, and moderate limitations for on-site wastewater treatment.

Haymond and Stendal soils are characterized by deep, nearly level, well drained to somewhat poorly drained soils formed in alluvium generally located within floodplains. These soils tend to be most appropriate for corn and soybeans as well as for the growth of grasses and hay. This pattern of agriculture can be seen on several properties located within the Clear Creek floodplain. These soils represent severe constraints to urban



development particularly due to flooding and severe limitations for on-site wastewater treatment.

### *Waterways*

Clear Creek, a tributary of the White River, is the dominant water feature in the Harrodsburg area and combines with the geology to shape much of the topographic relief in the area. The Clear Creek watershed covers much of the south central portion of Monroe County, with the creek's headwaters reaching into the City of Bloomington. Broad areas of floodplain border much of the creek as it traverses the county, though portions of it are punctuated by scenic and dramatic bluffs, such as those located at Cedar Bluff along Ketcham Road, just northwest of Harrodsburg.

Unfortunately, as a result of dumping industrial by-products for a considerable portion of the twentieth century, Clear Creek is contaminated with PCB's. These contaminants have impacted the creek both through perceived and actual risks to animal and human health. As a result of this contamination, the entirety of the creek has been identified by the state as a critically impaired stream and thus has been the focus of initiatives aimed at removing the contaminants.

Other smaller waterways in the area include the Judah Branch of Clear Creek and several unnamed tributaries. Much of the area is also dotted with sinkholes that retain water. Portions of the floodplain adjoining Clear Creek, Judah Branch, and the unnamed tributaries also contain wetlands of various types, though many have been greatly altered through agricultural practices.

### *Topography*

The topography of the Harrodsburg area is a result of geologic forces and forces associated with water and weather patterns. Topographic relief is the most significant natural feature in the area, forming the ridges and valleys that can readily be identified with Harrodsburg. Historically, topography has dictated the location of roads, buildings, and farms and continues to significantly influence the placement of infrastructure and the development pattern of the area.

Much of the Harrodsburg area is characterized by moderate slopes and fairly broad ridge tops, though there are areas containing steep slopes. Elevations range from near 500 feet above mean sea level along Clear Creek to more than 700 feet above mean sea level in the far western portion of the planning area. The northwestern and southwestern portions of the area contain the greatest changes in relief and thus represent some of the greatest challenges to urban development.

Much of the Harrodsburg area contains karst features, that is the presence of highly dissected rocks, sinkholes, and springs. The majority of sinkholes are concentrated along the western edge of the planning area, though sinkholes can be found throughout the entire

area. Sinkholes are depressions on the surface of the land caused by water moving downward into cracks and passages in the underlying limestone. Because this water moves rapidly once it enters the underlying limestone, very little of it is filtered, meaning that pollutants from agricultural uses, urban land uses, and failing septic systems pollute ground water and can move great distances.

### *Plants*

The plants present in the area are the final feature contributing to the physical form of the Harrodsburg area. Historically, the area, as with most of southern Indiana, was covered with mature forests consisting of hardwoods such as black walnut, tulip poplar, and white oak. Today, the area is dominated by plants introduced by area settlers, with remnants of the native species only found in “left-over” areas or protected lands such as along creek banks, in sinkholes, and in nature preserves.

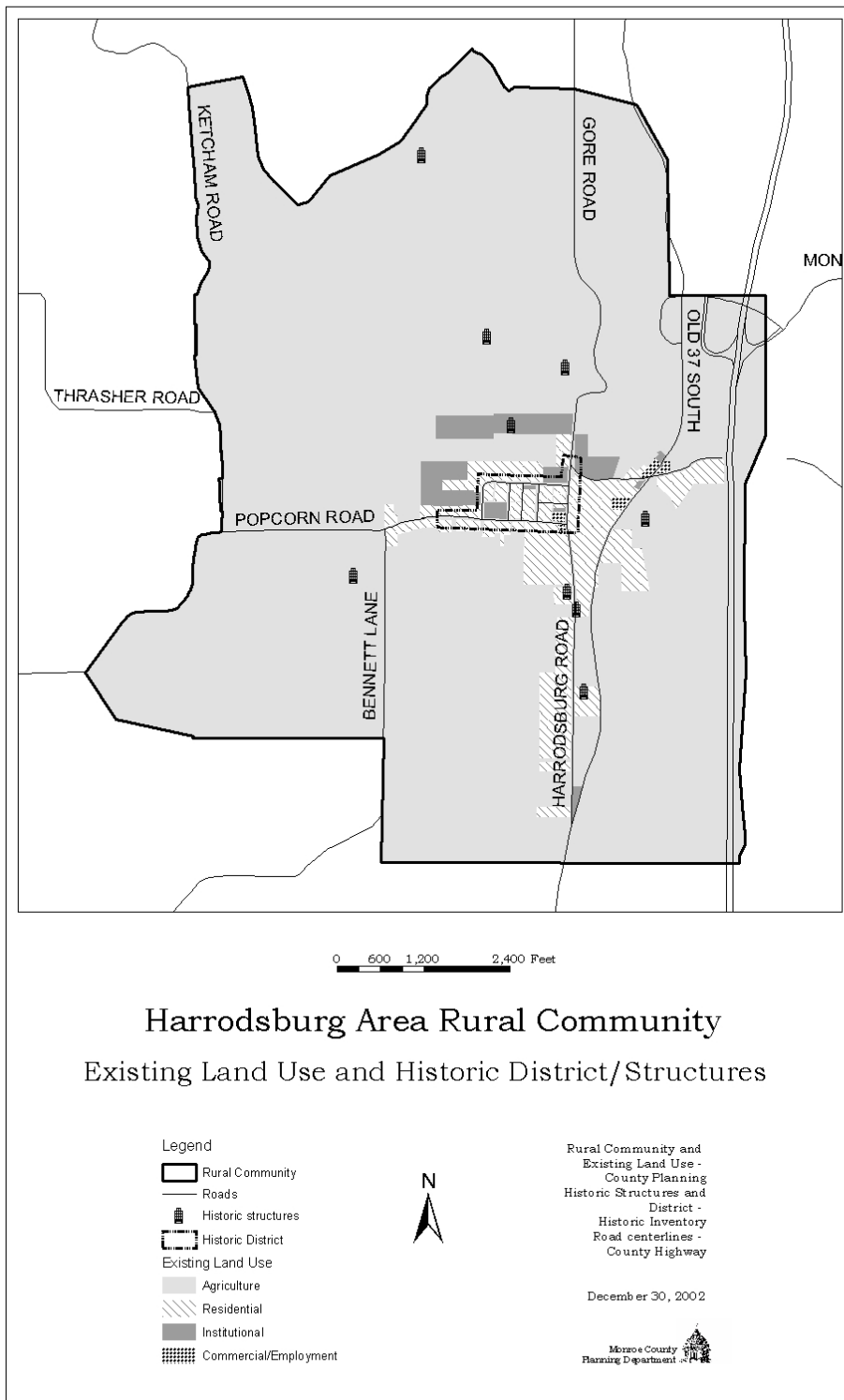
Most of the land around Harrodsburg was cleared of trees long ago to facilitate the development of the town and to provide land for agricultural activities. As farms are consolidated or vacated, some fields have been allowed to revert back to woodland. Today, the most common plants found in the Harrodsburg area are those used for pastures and to produce hay. These plants are accompanied by corn and soybeans planted in several of the fields in the Harrodsburg area, particularly those located in the area’s floodplains.

### Area History

The Harrodsburg area has been settled since the earliest days of Indiana. Some of Monroe County’s earliest settlers arrived from the south by way of Clear Creek. The Chambers brothers, reputedly the first settlers of Harrodsburg, arrived in 1816 and built log houses across Clear Creek from the present community. In 1836, James Buchanan laid out the community in twenty-four lots on a hill a mile west of Clear Creek, and named it New Gene. A few months later, after a new settler, Levi Sugart, added three lots to the original plat, the town’s name was changed to Harrodsburg, presumably to recall the Kentucky town of that name.



By the mid-1840's, a number of businesses flourished and grain was regularly shipped south by flatboat. When, in 1853, the New Albany and Salem Railroad tracks were laid next to Clear Creek, Harrodsburg entrepreneurs quickly took advantage of the opportunity to expand trade. In the 1860's the largest of Harrodsburg's several industries were pork packing businesses employing forty men. Each year several thousand hogs were packed and shipped south along with grain and other goods. A woolen mill was also active at this



time near present day Harrodsburg Road. By the 1880s, Harrodsburg's industries had begun an irreversible decline but there was still considerable commercial activity in the town. Businesses included several dry goods stores, a confectioner, furniture maker, tailor, shoemaker, photographer, milliner and blacksmith. Three fraternal orders maintained lodges in the town, and three churches had regular services.

In many ways, the decline in Harrodsburg's economic fortunes is at least partially responsible for the remarkable preservation of much of the community's nineteenth century architecture. Very few buildings have been added to the community during the twentieth century. The most dramatic change in the appearance of the village was caused by a major fire in 1926 that destroyed many buildings on Harrodsburg Road.

The Monroe County Interim Report on Indiana Historic Sites and Structures Inventory classifies the area of Harrodsburg bounded by Harrodsburg Road to the east, Popcorn Road to the south, Third Street to the west, and Fourth Avenue to the north as the Harrodsburg Historic District. Historic districts are identified as areas containing a dense concentration of historic structures and sites. The individual buildings contained within the district are further classified as contributing or non-contributing to the integrity of the district, with some further classified as being notable or outstanding.

The oldest homes in the Harrodsburg district are located along Harrodsburg Road, near the core of the community. Other notable structures and features within the district include the Church of Christ building, two homes located on Fourth Avenue, and remnants of nineteenth century cast iron fencing found along Fourth Avenue.

The area surrounding the Harrodsburg district contains several fine examples of historic structures and sites as well. These include several homes along Gore Road and Harrodsburg Road, the Clover Hill Cemetery, as well as a number of fine farmsteads along Ketcham Road. Other features in the area include remnants of the New Albany and Salem railroad along Clear Creek and remnants of a large wooden beam structure in the vicinity of the current bridge over Clear Creek on Gore Road.

### Population

The total population for the Harrodsburg planning area during the 2000 US Census was 426 residents. Although detailed information for this planning area is not readily available from past census reports, it is assumed that this number has risen very slowly over the past several decades. Housing information discussed later in this plan indicates that there has been an increase of approximately 14 new dwelling units per decade since 1971. Given the current average size of households and families of about 1.5 persons, this would equate to an increase of approximately 21 persons per decade. This information should be used cautiously because it is unclear whether the 14 new dwelling units per decade replaced existing structures and if the average household & family sizes have been consistent over this same time period.

If the previous statements are in fact true and reliable, without some sort of catalyst to stimulate growth, the study area will only gain about 21 new residents by 2010 within 14 new residential dwelling units. A central element of this plan is to identify catalysts to stimulate additional growth in population and economic activities. Residential development could increase by 50 dwelling units without any major expansions of infrastructure (sewer, water, roads, etc.) This could mean an additional 75 residents within the planning area representing a population increase of approximately 18% over 2000 figures.

The following table illustrates population information for the County, Township, and Harrodsburg Rural Community Area.

**Table 1: Population Data**

|                         | <b>Monroe<br/>County<br/>2000</b> | <b>Monroe<br/>County<br/>1990</b> | <b>Clear Creek<br/>Township<br/>2000</b> | <b>Clear Creek<br/>Township 1990</b> | <b>Planning<br/>Area 2000</b> | <b>Planning<br/>Area<br/>1990</b> |
|-------------------------|-----------------------------------|-----------------------------------|--|--------------------------------------|-------------------------------|-----------------------------------|
| <b>Total Population</b> | 120,563                           | 108,978                           | 4,164                                    | 3,883                                | 426                           | 433                               |
| <b>Males</b>            | 59,153                            | 52,650                            | 2,132                                    | 1,975                                | 219                           | 228                               |
| <b>Females</b>          | 61,410                            | 56,328                            | 2,032                                    | 1,908                                | 207                           | 205                               |
| <b>Persons under 18</b> | 21,664                            | 20,067                            | 996                                      | 1,008                                | 86                            | 112                               |
| <b>Persons Over 65</b>  | 11,074                            | 9,276                             | 430                                      | 354                                  | 74                            | 51                                |

SOURCE: US CENSUS BUREAU (1990 & 2000 )

### Local Economy

Historically, Harrodsburg businesses were located along common street frontages, (as opposed to a town square model). Today, there are a couple of retail businesses and a small industrial use in the community. The characteristics of these uses include close proximity of the structures to roadways, one to two-story buildings, single use parking lots without delineated driveway access onto the roadway, general lack of street trees and landscaping, and little business signage. There has been little change in the business or employment development areas in recent years with the exception of the construction of a car wash and gas station/convenience store at the intersection of Old SR 37 and Hobart Road.

It is customary for communities the size of Harrodsburg to maintain a local jobs-to-housing ratio of 1.0:2.0 with each job requiring between 150 to 350 square feet of building space. Likewise, neighborhood-serving retail opportunities equate to approximately 26 square feet per dwelling unit. For Harrodsburg, these equate to a demand for approximately 88 local jobs located within 13,200 to 30,800 square feet of building space. Retail opportunities



translate to slightly more than 4,000 square feet.

There are currently, approximately 7,000 square feet dedicated to employment purposes, and 4,000 square feet of retail space. This indicates the ability to accommodate an additional 6,200 - 23,800 square feet of industrial or office uses. Given the formula used in the previous analysis, there does not appear to be deficiency in the appropriate square footage of retail space. Care should be used in interpreting these numbers. Actual shopping patterns, employment patterns, etc. may increase or decrease demand accordingly. Further, the recently announced development near the Lawrence County/Monroe County line may absorb any theoretical demand. It should also be noted that much of this demand may be accommodated through the re-development of existing non-residential properties. As exhibited by the re-development of the gas station at the intersection of Hobart Road and Old SR37, existing properties can be repositioned to take advantage of new market opportunities. Such opportunities exist within the core of the community along Harrodsburg Road and on other properties located at the intersection of Hobart Road and Old SR37.

### Housing

The majority of housing types in the Harrodsburg area are single family residential. Two duplexes located on Harrodsburg Road, south of Popcorn Road, exist as the only exceptions. There are approximately 177 dwelling units in the planning area. Only about 3% of the houses surveyed were manufactured or mobile homes. This percentage is significantly lower than the average found throughout the rest of the county. The date of construction varies greatly within the Harrodsburg area. Approximately half of the houses were constructed prior to 1951. The presence of such a significant number of older homes adds to Harrodsburg historic character as well as presents challenges associated with property maintenance. Of the 177 housing units, approximately 13 are currently vacant, 145 are owner occupied and 32 are rented. This high level of owner-occupied housing illustrates a high level of residential stability for this area, common for such rural communities. Since 1971, there has been an average of 14 dwelling units built every ten years. The average household size is estimated at 1.47 persons per household. Similarly, the average family size for the 2000 US Census was estimated at 1.53 persons.

What follows is a summarization of county, township-level and Harrodsburg rural community study area 2000 housing census data.

**Table 2: Household Data**

| <b>Household By Type</b>                        | <b>Monroe County</b> | <b>Clear Creek Township</b> | <b>Planning Area</b> |
|---|----------------------|-----------------------------|----------------------|
| Total Households                                | 46,898               | 1,721                       | 177                  |
| Family Households (families)                    | 24,737               | 1,183                       | 124                  |
| With own children under 18 years                | 11,377               | 507                         | NA                   |
| Married-couple family                           | 19,584               | 1,003                       | NA                   |
| With own children under 18 years                | 8,212                | 410                         | 39                   |
| Female householder, no husband present          | 3,788                | 109                         | NA                   |
| With own children under 18 years                | 2,415                | 55                          | 3                    |
| Nonfamily households                            | 22,161               | 538                         | NA                   |
| Householder living alone                        | 15,172               | 431                         | NA                   |
| Householder 65 years and over                   | 3,372                | 102                         | NA                   |
| Households with individuals under 18 years      | 12,156               | 547                         | NA                   |
| Households with individuals 65 years and older  | 7,806                | 311                         | NA                   |
| Average household size                          | 2.27                 | 2.42                        | 1.47                 |
| Average family size                             | 2.87                 | 2.91                        | 1.53                 |
| <b>Housing Occupancy</b>                        |                      |                             |                      |
| Total housing units                             | 50,846               | 2,376                       | 190                  |
| Owner-Occupied housing units                    | 46,898               | 1,721                       | 145                  |
| Vacant housing units                            | 3,948                | 655                         | 13                   |
| For seasonal, recreational, or occasional use   | 958                  | 472                         | NA                   |
| Homeowner vacancy rate (percent)                | 2.30                 | 4.90                        | NA                   |
| Rental vacancy rate (percent)                   | 6.80                 | 15.50                       | NA                   |
| <b>Housing Tenure</b>                           |                      |                             |                      |
| Occupied housing units                          | 46,898               | 1,721                       | 177                  |
| Owner-occupied housing units                    | 25,316               | 1,431                       | 145                  |
| Renter-occupied housing units                   | 21,582               | 290                         | 32                   |
| Average household size of owner-occupied units  | 2.48                 | 2.45                        | NA                   |
| Average household size of renter-occupied units | 2.02                 | 2.27                        | NA                   |

NA indicate criteria where data is not available

SOURCE: US CENSUS BUREAU (2000)



The residential areas of the community can be divided into two classifications, urban and rural. Urban residential areas have traditionally been concentrated within the area generally bounded by Harrodsburg and Gore Road to the east, Popcorn Road to the south, Fourth Avenue to the north, and Bennett Lane to the west. The characteristics of the urban areas include a compact physical form with a focus on two centers, the commercial core along Harrodsburg Road and the community center, the former school site. Essentially all of the homes within the urban area are located within a five-minute walk of either one of the centers. Block lengths are quite short, with interconnected streets and sidewalks. Homes tend to be located close to the road and were originally served by alleys located to the rear of the lot. Though no architectural style or site development standards dominate, certain elements are repeated including lot width, lot depth, building height, peaked roofs, fenestration, and detached garages.

A second residential area is the rural residential area evident by an abrupt separation from the urban residential area as seen behind the homes located on Fourth Avenue and along Popcorn Road. Rural residential areas constitute the majority of the rural community, surrounding the urban core to the west, north, and south. The characteristics of the rural residential area include a sparsely developed physical form, dominated by open space and agricultural activities. Though still located near the core of the community, most rural homes are not within easy walking distance of either the commercial center or the community center site. Homes in the rural area tend to be located near the county road or at the end of long privately maintained drives. Many of these homes include accessory outbuildings such as barns and sheds. No architectural style dominates, though there are several fine examples of vernacular farmhouses throughout the area.

### Community Facilities

Most of the non-residential properties in the Harrodsburg area are public or quasi-public properties including the community center, the post office, and several churches. For the most part, the structures and/or amenities on these parcels are in good condition. These facilities range in age and include amenities such as fellowship halls, playgrounds, and improved parking areas.

For most of its history, the Harrodsburg area was served by a school located at the current site of the community center. In 1973 Harrodsburg children began attending Lakeview Elementary School located on Strain Ridge Road. The area is also served by the Jackson Creek Middle School and Bloomington South High School, both located in the City of Bloomington. Each of these facilities has excess capacity and is expected to be able to accommodate residential growth in the Harrodsburg area.



The Harrodsburg Community Center was constructed in 1991 on the site of the former local elementary school. The community center provides ample meeting space for local organizations and events, includes a commercial quality kitchen and houses the burgeoning Harrodsburg history museum. The grounds include a parking lot, playground, and picnic shelter, all in very good condition.

The site also includes the historic post office building, which was relocated to allow for the construction of the current post office building. The center is operated and maintained by the Clear Creek Township Board of Trustees and is further supported by Harrodsburg Heritage Days Association.

The current Clear Creek Township Trustee maintains an office in the community at the location of a former business at the intersection of Hobart Road and Old SR37. This facility includes office space, room for expansion, and a parking area. The building and site have the potential for redevelopment including additional landscaping, access management, and re-introduction of business activities.

The Monroe County Library currently provides library services to the Harrodsburg area via a bookmobile. The bookmobile visits the Harrodsburg community center every Tuesday. Though limited in its offerings, the bookmobile provides access to the excellent resources in a manner that appears to be reasonable given current population density and budgetary considerations.

### Social Indicators

Many social services tend to focus on “at-risk” or “special needs” populations, including the young, the elderly, the poor, and the disabled. Gaining an understanding of these populations and of the services offered to them, helps evaluate the existing conditions of the social services in the area.

In 2000 it was estimated that there were 83 children under the age of 18 living in the planning area. Specifically, there were 26 children under the age of 5 years and 57 school-aged children. The median age of the residents in the planning area was estimated to be 40 years of age.

The 2000 US Census reported that for the planning area that there were 74 residents over the age of 65. Area 10 Agency on Aging serves the Harrodsburg area, providing transportation services through Rural Transit. Currently, this service which is available to all residents of the area, provides access to shopping, recreation, and medical facilities located outside of the community. Rural Transit does not currently have a regularly scheduled stop in Harrodsburg, though it will provide free service upon request every Thursday and will provide service upon request other days of the week for a nominal fee.

Area 10 Agency on Aging also provides additional services to the area's elderly population, including meal preparation, job counseling, and activity programming. While available to area residents, none of these services are currently available at facilities located within the community itself.

The majority of social service programs targeting young children in the area are school-based programs, generally offered at the elementary school. Other programs such as Big Brothers/Big Sisters and the Boy Scouts and Girl Scouts are available to area children. There are currently no programs or activities available at facilities located within the community itself.

The Clear Creek Township Trustees provides poor relief in accordance with applicable Indiana State Law. These efforts include administering emergency assistance with utilities, shelter, and food. These efforts are funded through a collection of taxes established within the township.

### Transportation

There are seven primary roads that are within the Harrodsburg area: Popcorn Road, Ketchum Road, Old 37 South, Harrodsburg Road, Gore Road, Bennett Lane, and SR37. All the other roads are small, local roads that the County does not maintain current level of service (LOS), counts, and accidents information. The following illustrates the LOS, counts and accidents for the primary roads.

**Table 3: Road Characteristics**

|                         | <b>LOS</b> | <b>Counts</b> | <b>Accidents</b> |
|-------------------------|------------|---------------|------------------|
| <b>Popcorn Road</b>     | B          | 850           | 3                |
| <b>Ketchum Road</b>     | A          | 1755          | 1                |
| <b>Old 37 South</b>     | A          | 2500          | 5                |
| <b>Harrodsburg Road</b> | NA         | 1600          | 4                |
| <b>Gore Road</b>        | NA         | 300           | 1                |
| <b>Bennett Lane</b>     | NA         | 50            | 0                |
| <b>SR 37</b>            | NA         | 18,390        | NA               |

\*LOS – Level of Service based on road conditions and volume of traffic

\*\*Counts – Traffic passes over a 24 hour period

\*\*\*Accidents – Accidents reported over a three year period

Source: Monroe County Highway Engineer

According to the previous information, the road infrastructure in the area appears capable of accommodating additional traffic. Typically, all of the roads are paved in asphalt and are at least 18 feet wide to facilitate two-way traffic. There are some additional traffic appurtenances that may need to be installed to improve traffic flow, including additional directional signage, striping, and lighting.

One major project that is proposed in the planning area is the replacement of a bridge on Gore Road. The existing bridge is very old and has a limited two-lane crossing. It is anticipated that the bridge will be replaced by the end of 2003 at a cost of \$825,000.

Most of the alleys within Harrodsburg are unimproved, meaning they are not paved or graveled. Many residential garages derive access from these alleys. Some alleys have even been blocked by structures or vacated all together. Therefore, only about half of the original alleys currently serve their intended purpose and are in need of improvements.

Harrodsburg once had an extensive sidewalk network, but significant portions have either been removed or allowed to deteriorate. It may not be necessary or appropriate to replace the entire sidewalk network as it was originally installed. Most of the internal roads of Harrodsburg handle such low levels of traffic that the need for sidewalks based solely on safety concerns may not exist. However, some heavily traveled roads (Popcorn Road, Harrodsburg Road, and Hobart Road) do pose safety threats to pedestrians and warrant re-establishment of the sidewalk network.

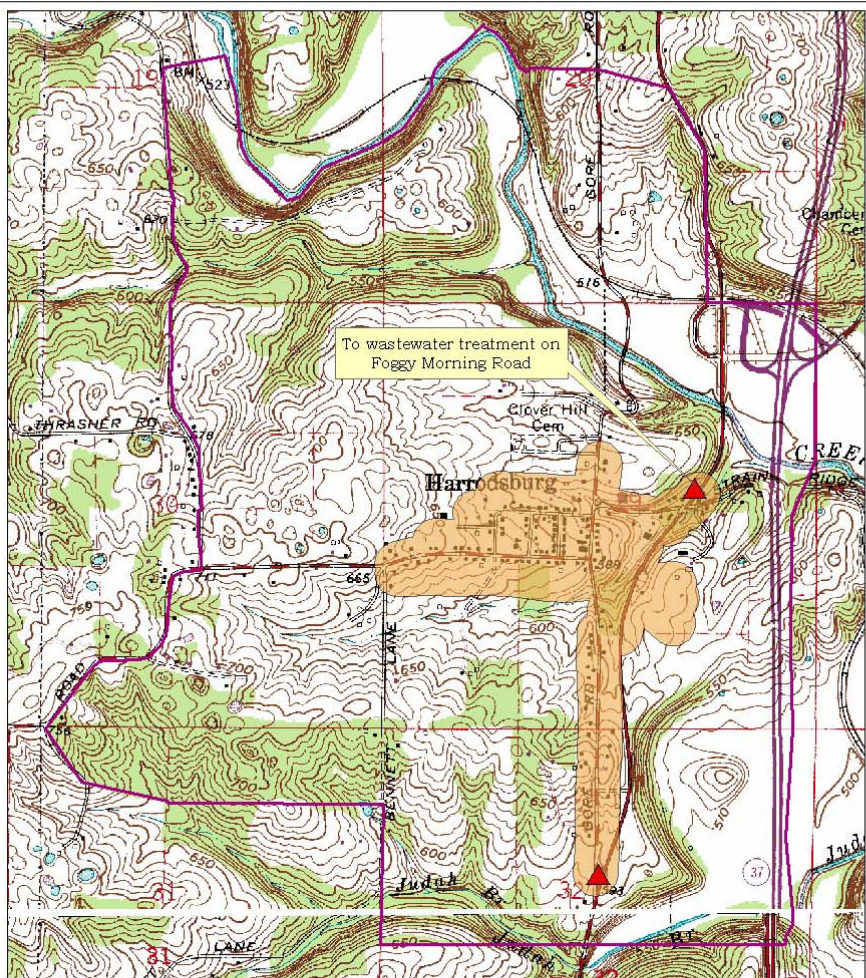
Other than Rural Transit services described earlier in this section of the plan and the roads and sidewalks previously described, there are no other transportation facilities or services currently available in the Harrodsburg area.

## Utilities

### *Wastewater*

Entering the 1990's, the Harrodsburg area faced serious waste disposal problems. Many of the area's septic systems were failing and running into nearby creeks and underground water supplies. Harrodsburg's small lots did not allow adequate space for new and effective septic systems. As a consequence, Harrodsburg's continued vitality as a community and the health of area residents were threatened. Although its citizens had expressed the desire for sewers for almost 20 years, the community could not afford the substantial cost. Eventually many parties contributed grants, loans, and fees to establish a viable sewer system.

The sewer system appears capable of handling additional growth, though some elements (lift station, line size, etc.) may need upgrading to accommodate large increases in usage. There are two lift stations located in the planning area, one at the corner of Harrodsburg




0 700 1,400 2,800 Feet

## Harrodsburg Area Rural Community

### Utility Area w/USGS Quadrangle Map

#### Legend

-  Lift stations
-  Rural Community
-  Sewer service area



Monroe County  
Planning Department

December 16, 2002

USGS Quadrangle Map  
Sewer area - derived from CBU map  
Rural Community - County Planning

Note: All areas served or capable of being served by township water

Road and Old SR 37 and just north of the intersection of Hobart Road and Old SR37. The Harrodsburg lift station currently serves 10 properties north of the lift station. This station has the capacity to accept additional flows of up to 42 new connections. The other lift station currently serves approximately 138 residences in addition to flows from the south lift station. This station has the capacity to accept additional flows of up to approximately 71 new connections. The 71 connections would include any additional services added to the southern lift station.

Wastewater treatment is provided by a mechanical treatment plant located on Foggy Morning Road, approximately one mile northeast of Harrodsburg. The plant, along with the lines and lift stations, is operated and maintained by the Monroe Regional Waste District, and has an operating capacity of 300,000 gallons per day. Currently, the plant operates at about 150,000 gallons per day averaged throughout the year, 50 % of its capacity. The design of the plant is such that it can be readily expanded as needed.

### *Potable Water*

Southern Monroe Water Corporation serves all of the Harrodsburg area, though many homes continue to rely on private wells that may prove unreliable over time due to availability and quality of ground water. Existing lines in the area vary from 2 inch to 6 inch in size. Typically, 6 inch lines are sized to handle additional smaller hook-ons as well heavier users such as industrial uses.

Southern Monroe Water Corporation has a water tank located near the intersection of Popcorn Road and Ketcham Road to the northwest of Harrodsburg. The source of this water is Lake Monroe. The water is initially treated and pumped by City of Bloomington Utilities and is then purchased by the Southern Monroe Water Corp. The storage capacity of the water tank is approximately 150,000 gallons. There are approximately 80 users currently connected to the system with an average usage rate of 2 gallons per minute. This creates a daily usage rate of about 230,400 gallons.

Water companies are required by state law to serve new developments provided the developer pays for all connection costs. Therefore, based on the availability of water, the size and condition of current lines, and current state law, development should not be hindered by the availability of potable water.

### *Other Services and Facilities*

Refuse disposal is provided through contracts with individual property owners. There is not a public disposal system for this area of the county. The nearest county operated facility is the Dillman Trash Transfer Station located on Dillman Road and SR 37 approximately 5 miles north of Harrodsburg. Snow removal and routine street maintenance is provided by the Monroe County Highway Department from its facility on Kirby Road, near the City of



Bloomington. Natural gas services provided by Vectren Energy, electric services provided by Cinergy, and telephone and Internet services provided by Smithville Telephone are all available throughout the community.

Law enforcement is provided by the Monroe County Sheriff's Department. One deputy patrols the region that includes the Harrodsburg area. Indiana State Troopers provide assistance to the sheriff's department when necessary and patrols state highways in the area. Fire protection is provided by the joint Clear Creek and Perry Township Fire Department. The fire station is located northeast of Harrodsburg on Strain Ridge Road. Ambulance services are provided by the Bloomington Hospital Ambulance Service. The nearest ambulance station is located at Bloomington Hospital.

## SECTION V: GOALS

Goal setting allows communities to achieve and maintain clarity of purpose. The planning goals and strategies presented below provide the framework for the implementation of this plan, building upon the guiding principles established in the comprehensive plan, and are the basis for land use recommendations and public investments. As the foundation for land use decisions, the goals and strategies assist in updating land use and public service area maps as conditions change. Goals represent ideal conditions or outcomes to be sought. Strategies are more specific statements that act as tangible representations of the goals that can be readily monitored over time to measure successes and failures.

The goals for the Harrodsburg area rural community are:

- ☐ Achieve the vision and goals established in the Monroe County Comprehensive Land Use Plan
- ☐ Guide wise management of limited public fiscal resources
- ☐ Protect the natural and man-made environment
- ☐ Capitalize on existing public and private investments
- ☐ Promote growth and development within the rural community
- ☐ Promote a development pattern that is neighborhood-focused, contains densities of two to eight dwelling units per acre where appropriate, is compact in physical form, and contains mixed uses, but with an emphasis on single family residences

These goals are proposed to be accomplished through the implementation of the following strategies:

### Development Patterns

Encourage residential, business, employment, and public/semi-public uses developed in a traditional Midwestern village pattern around the existing community.

- Identify growth, business, and employment areas within the rural community.
- Amend the Zoning Ordinance, Subdivision Control Ordinance, and Zoning Maps to encourage dense development in designated growth areas.
- Amend the Zoning Ordinance and the Subdivision Control Ordinance to develop appropriate design guidelines that result in neighborhoods and business areas

- that reinforce traditional development patterns and character.
- Develop incentives to stimulate residential, business, and employment development that is consistent with the rural community plan.
- Develop accelerated project review process for projects that are consistent with the rural community plan.

### Natural Features

Encourage the incorporation of natural features into the development pattern of the rural community and prevent urban development from encroaching on environmentally constrained areas.

- Identify natural features and environmental constraints present within the rural community.
- Amend the Zoning Ordinance and the Subdivision Control Ordinance to encourage the incorporation of natural features into the development pattern of the rural community.
- Amend the Zoning Ordinance and the Subdivision Control Ordinance to prevent urban development from encroaching on environmentally constrained areas.
- Plan and develop multi-use greenways to connect to area recreational facilities.
- Invest in streetscape and other public improvements within the rural community.

### Jobs and Employment

Increase opportunities for residents of the rural community to secure employment and establish businesses within the rural community.

- Identify business and employment areas within the rural community.
- Amend the Zoning Ordinance and the Subdivision Control Ordinance to encourage business and employment opportunities in the designated areas.
- Develop incentives to stimulate residential, business, and employment development that is consistent with the rural community plan.
- Develop accelerated project review process for projects that are consistent with the rural community plan.
- Invest in streetscape and other public improvements within the rural community.
- Develop functional plans for maintenance and expansion of community infrastructure.

### Transportation

Provide a transportation network that facilitates vehicular and non-vehicular movement through and within the community at an appropriate scale and design.

- Amend the Subdivision Control Ordinance to address road design and access management.

- Improve the conditions of the sidewalks and alleys currently located within the rural community.
- Plan and develop multi-use greenways to connect to area recreational facilities.
- Invest in streetscape and other public improvements within the rural community.
- Study traffic calming measures along Popcorn and Harrodsburg Roads
- Study enhancement of the Gore Road, Harrodsburg Road, and Hobart Road intersection.
- Develop functional plans for maintenance and expansion of community infrastructure.
- Improve lighting and signage on roads that function as collectors and arterials.
- Improve access management at intersections between collectors and arterials.

### Historic Preservation

Incorporate historic features, buildings, and sites into the development pattern of the rural community

- Conduct a detailed inventory of the historic sites, structures, and features within the rural community.
- Develop and distribute information regarding the historic sites, structures, and features within the rural community.
- Establish local historic designation for appropriate sites, structures, and features within the rural community.
- Support efforts of local, county, state, and federal organizations involved in the protection and promotion of historic features, buildings, and sites.

### Public Services, Public Safety, and Governance

Ensure that the location and provision of public services, public safety facilities, and local governance actions support responsible growth and development of the rural community and are consistent with the rural community plan.

- Develop functional plans for maintenance and expansion of community infrastructure.
- Organize annual “amnesty” days to facilitate removal of solid waste present within the rural community.
- Coordinate a “public service day” to enable area residents to meet with local service providers.
- Develop and enhance neighborhood associations and neighborhood watch programs.
- Establish a Rural Community Task Force to assist the Plan Commission in implementing and monitoring the rural community plan.
- Convene an annual meeting in the community to solicit public comment on the implementation of the rural community plan.



## SECTION VI: DEVELOPMENT ALTERNATIVES

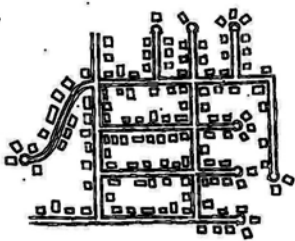
In most planning endeavors there are alternative ways that growth and development may occur. The future growth and development of the Harrodsburg area is no exception. This section identifies three alternative development patterns that could occur within the Harrodsburg area and evaluates each relative to the guiding principles identified in the Monroe County Comprehensive Land Use Plan and relative to the goals and objectives established in prior sections of this plan. This analysis resulted in the identification of a preferred development pattern that is discussed in greater detail in Section VII of this plan and that forms the basis for the implementation program described in Section VIII of this plan.

### Continuation of Existing Trends

This alternative continues the existing development trends for the Harrodsburg area. The characteristics of this trend include little or no residential subdivision or construction within the community, very limited non-residential development, very limited public investment in infrastructure maintenance and expansion, limited public policy support for zone changes and development proposals, and limited opportunities for community participation in guiding future growth and development of the Harrodsburg area.

Continuation of existing trends fails to achieve many stated public policy objectives and private investment expectations. This development alternative fails to promote the development pattern that the comprehensive plan calls for, fails to provide for continued viability of the rural community, and fails to provide a proactive role for the public in the revitalization of the community. This alternative provides few opportunities for property owners to achieve their visions of gaining returns on investments due in part to a lack of public support for needed infrastructure and continued uncertainty associated with the success of development proposals.

### Dispersed Suburban Growth Pattern

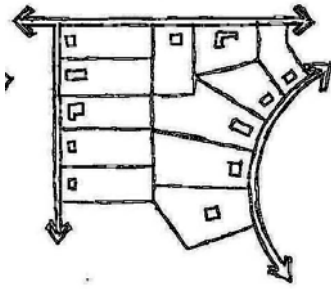


Typical Suburban Development  
Pattern

This alternative establishes a development pattern that disperses expanded growth throughout the entire community fueled by extension of public infrastructure and greater public policy support for zone changes and development proposals. This pattern may be best described as one in which the public plays a role through investment in roads, sewers, waterlines, provision of fire protection and law enforcement, but with little to no authority to manage the location or type of growth occurring within the community.

While this trend addresses the issue of encouraging additional growth within the rural

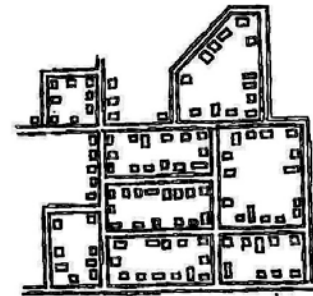
community, it fails to address a number of other public policy objectives and may compromise a number of private investment expectations. This development alternative fails to promote the development pattern that the comprehensive plan calls for, undermines the traditional development pattern of the community, fails to enable wise management of public fiscal resources, minimizes the ability to protect the natural environment and fails to capitalize on existing public and private investments. This alternative creates an environment where conflicts between incompatible land uses may become more common, thus undermining property values and infringing upon residents quality of life and on some property owners' ability to continue agricultural activities.



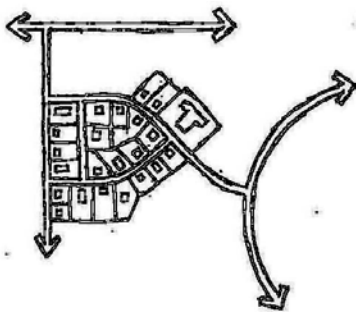
Typical Large Lot Development Pattern

### Compact Neighborhood Based Pattern

This alternative establishes a pattern that promotes expanded growth and development in and around the core of the community through the provision of public infrastructure and strong public policy support for zone changes and development proposals that are consistent with the guiding principles contained in the comprehensive plan and that support the traditional development pattern. Further, this pattern envisions a strong role for community members in guiding the future growth and development of the community.



Conceptual Compact Development Pattern



Conceptual Compact Development Pattern

While this trend does increase the public's role in managing future growth and development and thus limits the opportunities of some property owners, it is consistent with essentially all of the guiding principles established in the comprehensive plan and with the goals and strategies identified in this plan, and supports the majority of private investment expectations. Further, this development pattern enables wise management of limited public fiscal resources, protects the natural and man-made environment, capitalizes on existing public and private investments, promotes growth and development within the rural community, and promotes a development pattern that is neighborhood-focused and is compact in physical form.

Through the active participation of community members in the implementation and monitoring of this development pattern, expansions of development areas and changes can readily be accommodated as appropriate and necessary. It is this development pattern that has been selected as the most appropriate for the Harrodsburg area rural community.

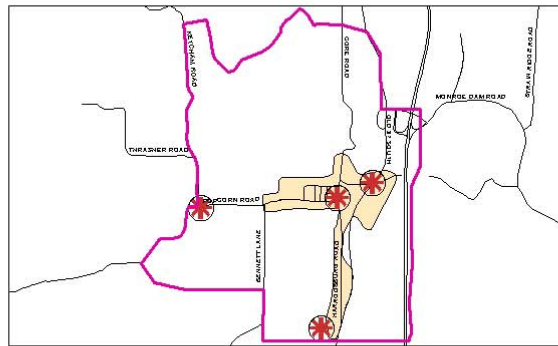




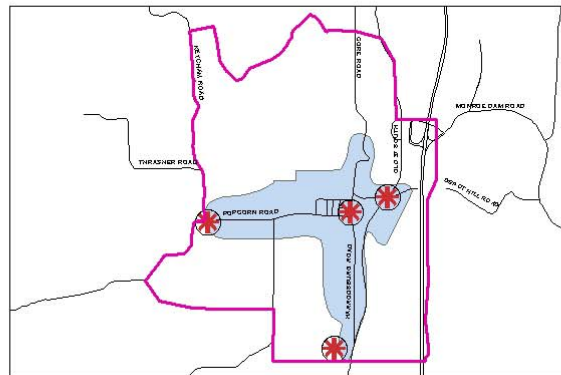
# Harrodsburg Area Rural Community Development Alternatives

Centerlines - County Highway  
Rural Community, development alternatives,  
& business nodes - County Planning

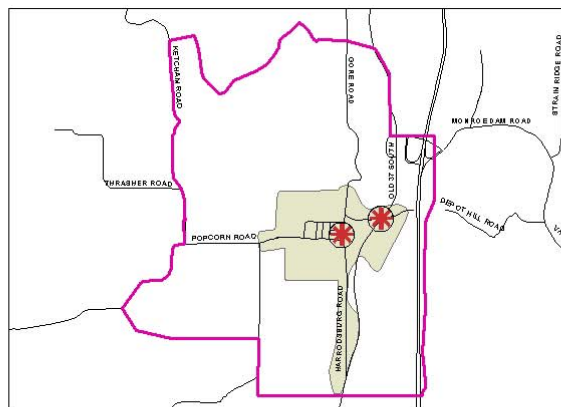
Continuation of Existing Trends



Dispersed Growth Pattern



Compact Neighborhood-based Pattern



0 1,250 2,500 5,000  
Feet

Monroe County  
Planning Department  
January 13, 2003

## Legend

- Rural Community
- ✱ Business node
- Roads
- Growth area

## SECTION VII: PREFERRED DEVELOPMENT PATTERN

As stated in the previous section of this plan, the development alternative that best adheres to the guiding principles as stated in the comprehensive plan and in this plan, is the compact neighborhood based pattern. The following information provides more detail, both textual and graphic, on the characteristics of this preferred development pattern.

### Spatial Pattern (See Recommended Land Use Map)

The preferred development pattern:

- ☐ Is compact in physical size
- ☐ Expands upon the traditional development pattern
- ☐ Separates urban areas from rural areas with a discernible edge

The urban areas are proposed to be contained within approximately 60 acres located adjacent to the existing urban area. This area will, at a density of two to eight dwelling units to the acre, accommodate between 120 and 480 new dwelling units, with a population between 240 and 960. This is well in excess of dwelling unit and population targets of 25 to 50 dwelling units with 50 to 100 people over the next five to ten years. However, having more land available than expected to be necessary will assist in keeping land prices from inappropriately escalating as a result of public intervention. Further, this avoids concentrating the land designated for urban development with one or two property owners.

As the need for additional land becomes evident, new acreage should be added with a continued movement outward from the core, taking care to avoid environmentally sensitive areas and to continue to replicate the neighborhood pattern discussed within this section of the plan. Rural areas contained within the community should continue to grow at very low densities, allowing rural residential and agricultural opportunities in the areas surrounding the urban development. Infrastructure extensions into the rural areas should be limited to those addressing health and safety issues such as replacement of failing on-site wastewater treatment systems and provision of public drinking water.

Land located within the community that is constrained with significant natural features such as floodplain, wetlands, and sinkholes should be placed within a rural conservation designation. These areas should not be further subdivided or be the site of urban development. Lands located outside of the rural community area should continue to be rural in character and further subdivision or development should be limited to very low densities. Infrastructure extensions into these areas should be very limited if made at all.

## Neighborhood Pattern

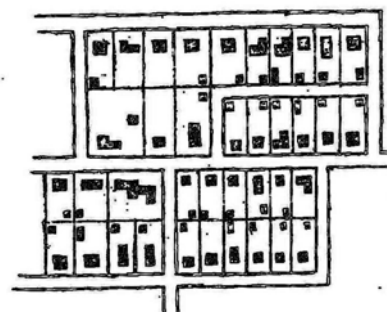


Traditional House Design

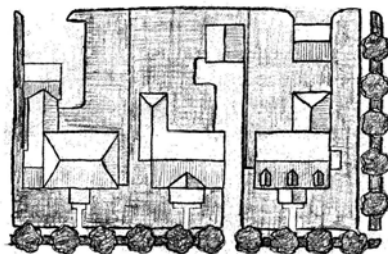
The preferred development pattern uses the neighborhood as the basic building block for urban areas. Neighborhoods should remain small in scale, expand upon the traditional development pattern, focus on a center (public open space, business district, institutional use), be physically linked to other neighborhoods and to the core of the community via pathways, sidewalks, streets, etc., and contain a mix of uses

where practical, with a continued emphasis on single family residences.

Further, this pattern should include streets that are designed to serve the adjoining residences but also serve to calm traffic moving along them by remaining narrow in width, utilize on-street parking and street trees. Other features found within these neighborhoods should include sidewalks connected into the pedestrian network, narrow lots, and shallow yard setbacks, house designs that are compatible with traditional designs and their placement on lots, and alleys with detached garages where appropriate.



Conceptual block design



Conceptual Lot Design



Conceptual Residential Street

## Business Pattern



Conceptual Design  
Popcorn/Harrodsburg Road Intersection

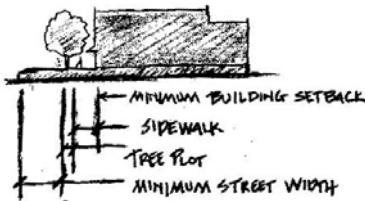
The preferred development pattern focuses new business development in areas that have traditionally served as such. The business core consists of properties located along Harrodsburg Road from its intersection with Popcorn Road to its intersection with “C” Street, with possible expansion to its intersection with 4<sup>th</sup> Avenue, and in the vicinity of the intersection of Harrodsburg Road and Old SR 37. This area should be the site of neighborhood-serving businesses such as offices, restaurants, retail stores, and

service activities such as the post office, banks, etc. It may also be appropriate to include second floor office or residential uses.

The buildings should be traditional in their design and placement on lots, that is they should be one to two stories, front directly on the adjoining right of way, and include such elements as natural building materials (wood, brick, or stone), large display windows, and flat or slightly peaked roofs. The buildings located at the intersection of Harrodsburg Road and Popcorn Road are of particular significance, given their prominent location. These buildings should be two stories and include design elements such as windows on both street facings. A building should be placed directly across from the location where Popcorn Road terminates at Harrodsburg Road, helping to “close” the intersection by terminating the view beyond the intersection.



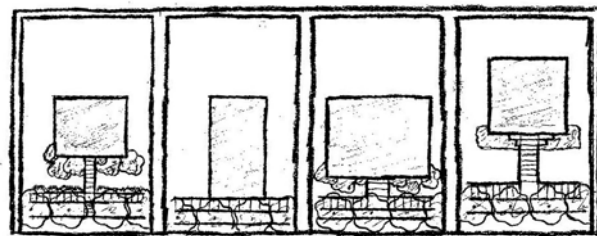
Conceptual Design  
Business Core



Conceptual Street Design Business Core

Harrodsburg Road should continue to be a broad street that eventually accommodates on-street parking in appropriate locations. Sidewalks, street trees, and street lights should line the street. Parking should be primarily accommodated through the development of a surface parking lot on the eastern side of Harrodsburg Road,

though it would be appropriate to consider on-street parking. Additional parking may be provided through construction of a lot adjacent to or behind the existing industrial building located at the intersection of Popcorn Road and Harrodsburg Road. Care should be taken with any surface parking lots to provide appropriate landscaping and surfacing to add to rather than detract from the aesthetic appeal of the area.



RESIDENTIAL RETAIL/MIXED USE OFFICE/MIXED USE LIGHT

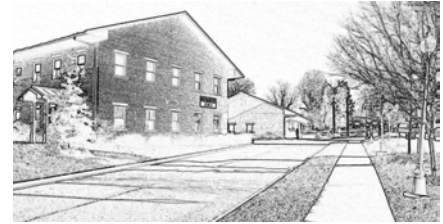
Conceptual Lot Design



Preferred Development Characteristics

A second business area is located at the intersection of Hobart Road and Old SR37. This area has traditionally focused on automobile-oriented business activities, such as gas stations and convenience stores. This emphasis should continue as the properties re-develop or as the area expands. As re-development and development occurs

access management should be given a high priority. Appropriate building design, placement, lighting, landscaping, and signage are all of significance as this area represents Harrodsburg's "front door".



Conceptual Development Characteristics

Basic employment opportunities associated with manufacturing will continue to be primarily located outside of the rural community in areas designated as employment in the comprehensive land use plan and placed within the business and industry overlay. However, there are opportunities for limited industrial activities within the community. The current facility located at the intersection of Popcorn Road and Harrodsburg Road may be expanded in a manner that contributes to the quality of the business core and without detriment to the adjoining residential areas. Further development may be possible in the area located adjacent to the power substation near the intersection of Gore Road.

## SECTION VIII: IMPLEMENTATION

The following actions are intended to implement strategies contained in the rural community plan, helping to achieve the goals, and to realize the preferred development pattern over time. The actions reflect the planning issues described throughout this plan and are consistent with the guiding principles established in the comprehensive plan. Each action identifies the responsible parties and the year the action will be initiated.

**Table 4: Implementation Work Program**

**Legend:** √ - Task Begins + - Results Evident **Departmental/Agency Abbreviations:** PLN - Monroe County Plan Commission, CC - Monroe County Commissioners, CCOUN - Monroe County Council, REDEVCOM - Monroe County Redevelopment Commission, EDCOM - Monroe County Economic Development Commission, ENG - Monroe County Highway Dept., INDOT - Indiana Department of Transportation, CCTRUST - Clear Creek Township Trustees, PARKS - Monroe County Parks Dept., HP - Monroe County Historic Preservation Board of Review, HER - Harrodsburg Heritage Days Association, CONA - Council of Neighborhood Associations, SHER - Monroe County Sheriff, MLRSD - Monroe Lake Regional Sewer District, SMWC - Southern Monroe Water Corp., MCSWMD - Monroe County Solid Waste Management District

|  | PRIMARY RESPONSIBILITY          | 2003 | 2004 | 2005 | 2006 | 2007 |
|--|---------------------------------|------|------|------|------|------|
| Initiate text amendments to create appropriate zoning districts and development standards for the rural community.   | PLN                             | √    | +    |      |      |      |
| Initiate text amendments to reduce the possible densities in areas located outside of the rural community.   | PLN                             | √    | +    |      |      |      |
| Amend the Monroe County Zoning Map as appropriate based on Zoning Ordinance revisions.   | PLN                             | √    | +    |      |      |      |
| Amend the Monroe County Comprehensive Land Use Plan to identify urban development areas, business development areas, rural residential areas, and rural conservation areas within the rural community. | PLN                             | √    | +    |      |      |      |
| Develop incentives to stimulate residential and business development within the rural community.   | PLN, CC, CCOUN, REDEVCOM, EDCOM | √    |      | +    |      |      |
| Develop appropriate road design standards.   | PLN, ENG                        | √    | +    |      |      |      |
| Develop an accelerated project review process for projects which are consistent with the rural community plan  | PLN, ENG                        |      | √ +  |      |      |      |
| Repair and re-construct community alleys.  | PLN, ENG                        | √    |      | +    |      |      |
| Improve directional and warning signage within the community and at the SR37 intersections.  | PLN, ENG, INDOT                 |      |      | √    |      | +    |

|  |  |     |     |   |   |   |
|--|--|-----|-----|---|---|---|
| Develop techniques to invest in community wide public improvements.  | PLN, CC, CCOUN, REDEVCOM, EDCOM, CCTRUST |     |     | √ |   | + |
| Plan and develop multi-use greenways to connect to area recreational facilities.   | PLN, CC, PARKS                           |     |     | √ |   | + |
| Investigate appropriate traffic calming measures along Popcorn Road and Harrodsburg Road.  | PLN, ENG, INDOT                          |     |     | √ | + |   |
| Investigate enhancement of the Gore Road, Harrodsburg Road, and Hobart Road intersection.  | PLN, ENG, CCTRUST                        |     |     | √ |   | + |
| Complete a detailed inventory of the historic sites, structures, and features within the rural community.  | PLN, HP, HER.,                           |     | √   | + |   |   |
| Develop and distribute information regarding area historic sites, structures, and features.  | PLN, HP, HER.,                           |     |     | √ | + |   |
| Provide local historic designation for appropriate sites, structures, and features.  | PLN, HP,                                 |     |     | √ |   | + |
| Develop and enhance neighborhood associations and neighborhood watch programs.   | PLN, CONA, SHER                          |     |     | √ | + |   |
| Develop functional plans dealing with the maintenance and expansion of infrastructure within the rural community.  | PLN, MLRSD, SMWC                         |     | √   |   | + |   |
| Organize annual “amnesty” days to facilitate removal of solid waste.   | PLN, MCSWMD                              | √ + |     |   |   |   |
| Coordinate a “public service day” where representatives of area service providers including law enforcement, emergency management, fire protection, ambulance service, library, Rural Transit, etc. meet with area residents to discuss available services and programs. | PLN                                      | √ + |     |   |   |   |
| Establish a Rural Community Task Force that will assist the Plan Commission in implementing and monitoring the rural community plan.   | PLN                                      | √ + |     |   |   |   |
| Annually convene a public meeting in the rural community to solicit public comment on the implementation of the rural community plan.  | PLN                                      |     | √ + |   |   |   |

## **SECTION IX: MONITORING**

Monitoring is an essential, though often overlooked element of any planning effort. Monitoring a plan and its implementation is essential for two basic reasons; to determine if the plan implementation is achieving the desired outcome and to determine if the assumptions that the plan is based on remain valid. Monitoring the plan implementation allows the community the opportunity to evaluate outcomes and planning assumptions and to act accordingly based on such an evaluation.

### **Planning Achievements**

Asking the question, “Is the plan implementation achieving the desired outcome?”, allows the community to step back at regular intervals and monitor successes and failures. At times answering this question may be cause to celebrate successes; at other times it may be cause to make changes in strategies and actions. This monitoring effort should be conducted by the Plan Commission on an annual basis, with assistance from the newly formed Rural Community Task Force.

Monitoring of planning achievements should include a review of actions to be taken over the previous year and determination of success and evaluation of the impact they have had on furthering the plan’s goals. It is very important to remember that some actions may take longer than others to achieve desired outcomes. To assist in this effort, the implementation program contained in this plan identifies the timeframe of the anticipated outcome.

### **Planning Assumptions**

Asking the question, “Are the assumptions that the plan is based on still valid?”, allows the community to step back at regular intervals and evaluate current conditions and the current planning context. At times answering this question will simply reinforce the assumptions contained in the plan; at other times it may be cause to make changes in goals, preferred development patterns, or implementation actions. This monitoring effort should be conducted by the Plan Commission on an annual basis, with input from community members.

Monitoring of planning assumptions should include a review of the planning issues and existing conditions that are contained in this plan and a determination of their continuing validity. It is also appropriate at this time to identify any new planning issues that may have arisen in the previous year. It is, however, important to remember that some issues may be a mere anomaly, that is, a one time isolated event. Planning issues that represent a trend that is expected to remain valid for a longer period of time should be identified and analyzed further.



## **APPENDIX: GLOSSARY OF TERMS**

**ACCESS MANAGEMENT** – Guidelines on where access to public roads will be permitted and with accompanying design criteria.

**ALTERNATIVE TRANSPORTATION** – Transportation facilities that accommodate travel by means other than the automobile, including pedestrians, bicyclists, and horseback riders.

**AUTOMOBILE - ORIENTED BUSINESS** – Businesses primarily engaged in providing products and services sought by both local and regional residents who generally must arrive by automobile.

**COMMUNITY CORE** – The traditional center of the community. There are actually two cores in Harrodsburg. The business core located at the intersection of Popcorn Road and Harrodsburg Road and the Community Center.

**COMPACT FORM** -- A physical development pattern that consumes as little land as necessary. Applicable in both the community sense (i.e., the overall size of the Harrodsburg area) and in the smaller sense (i.e., small neighborhoods, and small growth areas).

**COMPREHENSIVE PLAN** – A plan prepared and adopted by a local legislative body (County Commission, Town Council, etc.) that details how future physical development will occur in a community and how public investments will be made to serve that development. (also known as a Land Use Plan, Master Plan, or Growth Policies Plan).

**DENSE DEVELOPMENT** – For the purposes of the rural community plans dense development is defined as density ranging up to eight dwelling units per acre.

**DESIGN GUIDELINES** – Guidelines explaining the desired design of lots, buildings, streets, etc., specifically regarding such features as lot size, height of buildings, placement of street trees, etc. May be mandatory or voluntary.

**DISTINCTIVE EDGE** – A physical development pattern feature that exhibits a noticeable and considerable change in both density and development pattern.

**EMPLOYMENT ACTIVITIES** – Businesses primarily engaged in the provision of services and industrial activities that generally provide living wages and employee benefits. Often these businesses are engaged in activities that sell their services or products throughout the region or nation. Generally excludes retail activities.

**FUNCTIONAL PLANS** – A plan that details how a specific service will be expanded over time. Generally includes such things as parks, sewers, and water service.

**G I S (GEOGRAPHIC INFORMATION SYSTEM)** – A computer based mapping and analysis system that permits the display and “layering” of maps and data points to aid in the under-standing of the geographic features of an area..

**GUIDING PRINCIPLES** – A set of principles that promote the land use policies contained in the Monroe County Comprehensive Land Use Plan. These principles are:

- Promote responsible growth and development.
- Promote traditional mid-western densities and physical form.
- Accommodate mixed uses.
- Serve community with public water and sanitary sewer.
- Accommodate a mix of residential types with an emphasis on single family residences.
- Promote a rational development pattern.
- Accommodate appropriate business and employment opportunities.
- Avoid strip commercial development .

**INTERCONNECTING STREETS** – A physical development pattern feature that causes streets to connect whenever practical. Does not eliminate the possibility of cul-de-sacs nor requires replication of a grid pattern of street development.

**LIGHT INDUSTRIAL DEVELOPMENT** – Business primarily engaged in manufacturing, assembly, and warehousing activities that generate minimal impact on surrounding property owners and residents.

**LOCAL HISTORICAL DESIGNATION** – A designation permitted within the Monroe County Zoning Ordinance that limits changes that may take place on a historic site or structure to those that do not compromise its historical value.

**NEIGHBORHOOD-BUSINESS SERVING ENTERPRISES** – Businesses primarily engaged in providing products and services sought by local residents who may arrive by auto, on foot, or by bicycle.

**NEIGHBORHOOD FOCUSED** – A pattern of physical development that is oriented toward neighborhood design elements including, small in scale, mixed in use, interconnecting streets, focused on a center such as a park or business district, and provides opportunities for other features such as sidewalks, street trees, narrow lots, and traditional house designs.

**RURAL AREAS** – Areas within the community that have densities less than 0.4 dwelling units per acre, receive few public services, and develop consistent with traditional patterns. These areas are categorized as Rural Reserve on the Recommended Land Use Map.

**RURAL COMMUNITY** – The Monroe County Comprehensive Land Use Plan identifies a number of small communities throughout the county that should be the focus of

future planning and development initiatives. These communities include the Harrodsburg, Ellettsville, Stinesville, Smithville, Sanders, Unionville, and New Unionville areas.

**RURAL CONSERVATION AREAS** – Areas within the community that should remain relatively free of development and receive few public services. These areas are categorized as Rural Conservation on the Recommended Land Use Maps.

**STREETSCAPE** – The physical features found along a street, including curbing, signage, street trees, etc.

**TRADITIONAL CHARACTER** – A pattern of physical development that is compact in physical form, neighborhood focused, contains a mix of uses, but is predominantly single family detached homes with densities ranging up to eight dwelling units per acre. (Also known as traditional mid-western village pattern).

**TRAFFIC CALMING** – Physical design features on and along roads intended to help either slow traffic or to alert drivers of need to be more attentive. Measures may include signage, intersection design changes, etc.

**URBAN AREAS** – Areas within the community that have housing that range up to eight units per acre, receive public services, and develop consistent with traditional patterns. These areas are categorized as the community core, neighborhood growth area, business core, and secondary neighborhood growth area on the recommended land use map.

