

Critical Sub Areas

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Critical Sub Areas

In the course of developing this Comprehensive Plan, the Steering Committee identified several key areas within the community for more detailed study. A closer examination was needed for these places in order to provide guidance that responds to their unique issues and challenges.

The areas were selected based on the belief that major land use decisions will have to be made in them soon. In some cases they are ripe for development, but community leaders want to propose a new growth pattern. In other cases, public investment is needed in order to steer future uses.

Plan commissioners and county commissioners can use the plans while making land use decisions, while members of the public can see the community's desired future.

Most of all the Critical Sub Areas identified by the steering committee are already detailed in companion plans, where there are detailed analyses for land use issues in addition to maps for each area.

The Morgan County State Road 37 / 144 Corridor Plan contains a description, map and policies for each of the following geographic areas or intersection:

- ◆ Henderson Ford Road
- ◆ Liberty Church Road
- ◆ Stonebridge Residential Development (Big Bend Road)
- ◆ Waverly Business Park

The White River / Whetzel Trace Greenways Plan contains a description, map and policies for each of the following areas:

- ◆ Harris Starlight County Park
- ◆ Waverly County Park

The last critical sub area not covered in companion plans is the Little Point interchange area, off of Interstate 70. The following pages address this geographic area.

Little Point

Vision

Little Point Road is the only interchange along Interstate 70 in Morgan County. The long term vision for the area is for it to become a commercial/industrial development area, most likely containing big-box distribution centers similar to what exists at the Interstate 70/SR 267 interchange and is currently being developed at the Interstate 70/SR 39 interchange. However, this is anticipated to be ten or more years away from being developed.

There should be a balance between using land for economic development requirements, and in maintaining the land as an agricultural use. The surrounding agricultural lands contain the largest acreage of high quality farmland in the county. Any development should be limited in scale so as to not impact the viability of the agricultural sector in this area.

In order to preserve this area for the envisioned future development – and to limit the impact on agriculture, it is recommended that short term development be limited within current areas of development on the south side of the Interchange. This area is mapped on the following Little Point CSA plan. Limiting short term development to the south side will preserve the entire north side for long term commercial/industrial development.

Plans for long term development on the north side of the interchange have not been included in this plan. It is recommended that a detailed plan be developed to guide future development in this area before specific developments are proposed.

As the area is developed, it is further envisioned that passengers driving through Morgan County on Interstate 70, especially past the Little Point interchange, will see well designed and visually appealing development that fits with the integrity of the surrounding landscape.

Land Use

An Overlay Zone could be created for the interchange that would limit the land uses allowed in the area, define the area for future development and to specify design standards. In order to present a well designed and high quality appearance along the highway, minimum design standards such as minimum / maximum building setback and requiring parking lots in the rear of buildings should be implemented. Similar recommended design standards can be found in the Morgan County State Road 37 / 144 Overlay Plan.



Legend

Corporation Limits	
Two Mile Fringe	
SR 37 / 144 Corridor Overlay	
Future Roads	
Agricultural Preservation	Mixed Use
Commercial	Park / Open Space
IDNR Managed Lands	P.U.D.
Industrial	Residential
Institutional	Residential Rural

Little Point CSA

Morgan County Comprehensive Plan



