



THE COMPREHENSIVE MASTER PLAN
FOR THE
TOWN OF PENDLETON
JULY 12, 2018

ACKNOWLEDGMENTS

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Tim McClintick, Pendleton Town Manager
Jeff Moore, Pendleton Fire Chief
Jen Roberts, Pendleton Parks and Recreation Board
Jessica Smith, Pendleton Town Council
Chad Wolfe, Pendleton Town Council

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COMMUNITY PARTICIPANTS



Arin Anderson
Emily Anderson
Jake Anderson
Dennis Ashley
Jessica Bastin
Leigh Berline
Coco Bill
Shane Bivens
Tammy Bowman
Garry Brammer
Brandon Buck
Kristin Buck
Jerry Burmeister
Sandi Butler
Kristen Case
Chad Clark
Claire Clark
Teresa Cook
Darin DeNeal
Cinda DeShong
David DeShong
Devin Dummer
Bob Eley
Justin Farrell
Travis Forrest
Danny Gardner

Norma Gasparovic
Heather Hasty
Summer Hellis
Bruce Hetrick
Lynn Hobbs
Aaron Hopkins
Eric Huffman
David Humphrey
Doug Johnson
Andi Jones
Beckie Kahl
Kurt Kahl
Christin Kelly
Jerry Kelly
Aaron King
Kevin Kenyon
Kirk Klabunde
Cricket Krengel
Rick Lawrence
Kelsey Maddox
Taylor Metz
Sarah Neal
Lindsay Newell
Joe Noel
Cathy Pasko
Adrienne Perlman

Bob Post
George Price
Jay Purkey
Connie Rector
Noelle Regaud
Judy Renbarger
Helen Reske
Kathy Ridenour
Bruce Ring
Josh Ring
Leigh Ann Rogers
Joel Sallee
Julie Schnepf
Jo Scott
Dan Stackpoole
Everett Stamper
Christopher Stephens
Anita Stewart
Lennie Stewart
Mary Anne Stohler
Sam Thatcher
Amy Turner
Elizabeth Valentine
Steve Wills
Jack Wilson
Jerry Wymer

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EXECUTIVE SUMMARY

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Smart towns plan for the future. The Town of Pendleton has chosen to update its comprehensive master plan because it wants to attract residents, visitors, and businesses that are a good fit for the town - today and in the years to come.





Purpose of the Plan

As a historic town within an expanding metropolitan region, Pendleton is considered to be a desirable location for urban and suburban development occurring in and around the Indianapolis area. The Town has an extensive park system, especially considering the Town's small size, an admired downtown district that is on the National Register of Historic Places, a school system with a reputation for excellence, and is located within a bucolic setting. The Town's assets, coupled with a short commuting distance to Indianapolis, Noblesville, and Fishers, make the Town a prime location for new development, especially converting farmland and open space to residential, business, and industrial land uses.

This is the third comprehensive plan update for the Town of Pendleton, the most recent one being in 2006. The 2006 plan was adopted as a response to the accelerated growth Pendleton was experiencing at the time, setting forth the community's vision and ideals as well as a set of policy statements designed to put the ideals into managerial practice. The plan served as a basis for land use, zoning regulations, and transportation projects.

In the decade since the last plan's approval, some important changes have occurred in Pendleton's physical and administrative landscapes. The Town has annexed land in its periphery, specifically to the west along the Interstate 69 Corridor, in order to capture developable land in that area. The annexations have increased the amount of control the Town has over land use in its vicinity, and management responsibilities have increased considerably.

Despite the economic downturn of 2007/2008, growth in the Town of Pendleton remained stable. Today, the Town is on the cusp of rapid growth: the Town's boundary is approximately 1 mile

away from the Hamilton County line, new building permits are increasing every year, and homes are being sold before they even hit the market. This comprehensive plan update addresses these issues and will help guide the Town of Pendleton through this time of growth and change so that the core values, character, and charm remain in tact.

Planning Area

The planning jurisdiction for this comprehensive plan update is the incorporated area of the Town of Pendleton. Refer to the 2021 Road Impact Fee Zone Improvement Plan for the jurisdiction of the zone improvement plan.

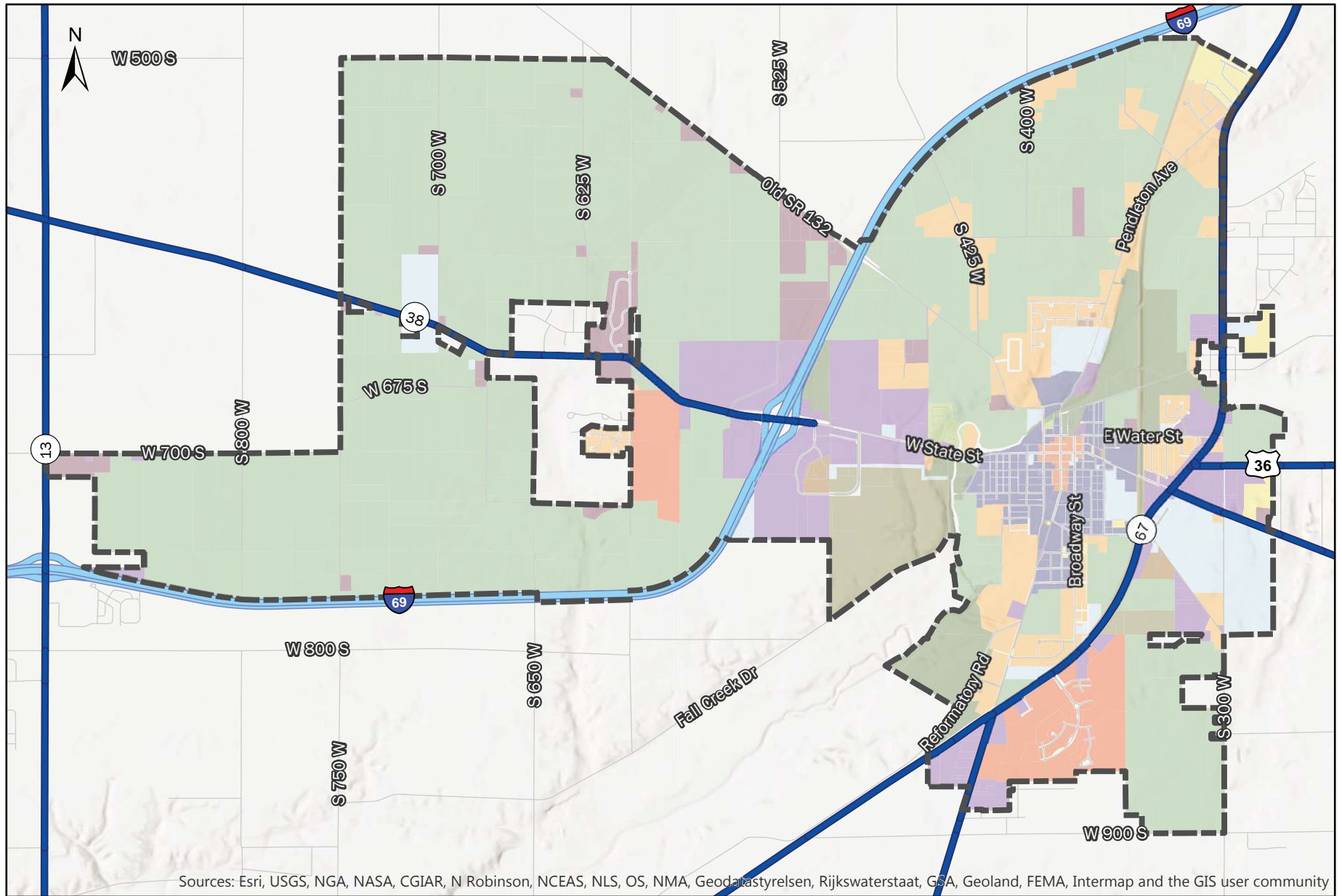
Vision Statement

Pendleton is not like other towns. The people here have found a way to embrace the Town's historic roots without getting stuck in the past. The Town's heritage is celebrated, yet residents work to ensure the Town's best days are still ahead. Simply put, Pendleton is comfortable in its own skin, but is always interested in improving. The Town is committed to the following statements:

- We promise to be the kind of town that people are proud to come from, move to, or grow a business in.
- We promise to change with the times, but only in ways that allow us to remain true to the values we hold dear.
- We promise that we will never "sell our soul" or "turn our backs on our heritage" simply to attract new businesses or expand our tax base.
- We promise that small-town charm and bold modern thinking can come together in a way that feels completely natural.

Goals

The goals named in this comprehensive plan update are broad statements of Pendleton's values and desires. These goals should be used to guide



Town Boundary

3,700 1,850 0 3,700 Feet

future decision-making in the Town and provide a framework for specific policies and programs. They reflect the opinions and general consensus of the Town of Pendleton which have been given through the planning process.

The goals for the 2018 Comprehensive Plan Update are as follows:

1. Land Use: A wide range of housing and neighborhoods appropriate for Pendleton's small town atmosphere will provide living opportunities for a diverse group of residents.
2. Parks, Recreation, and Open Space: The Town of Pendleton will provide parks, recreation, and open space facilities and services to meet the changing needs of the residents of Pendleton.
3. Design and Placemaking: Pendleton's historic small town atmosphere will be maintained and enhanced.
4. Transportation: Pendleton will provide a seamless, balanced, safe, efficient, and well-connected circulation system that supports alternative transportation and easily connects to the regional transportation network.
5. Housing and Neighborhoods: A wide range of housing and neighborhoods appropriate for Pendleton's small town atmosphere will provide living opportunities for a diverse group of residents.
6. Communication: Pendleton will maintain and promote opportunities for collaboration and active citizen participation in local and interjurisdictional decision-making through an open and deliberate process of input and communication.
7. Economic Development: A strong, diverse, and expanding economy will provide opportunities for residents and a stable tax revenue.
8. Historic Preservation: Maintain and enhance important structures, places, and artifacts from

Pendleton's past, as well as Pendleton's distinct historic feel.

9. Arts and Culture: Enhance the quality of life and economy by coordinating, focusing, empowering, and celebrating the community's creative and cultural resources.
10. Community Infrastructure and Services: Pendleton will provide public services, infrastructure, and community facilities and opportunities that support and enhance its residents' quality of life.

Objectives and Prioritization

The following pages list the objectives for each goal that was crafted for the Town of Pendleton. The objectives are key steps the Town will be taking to reach the goals. Each objective has been given a priority ranking:

- Immediate (I) - ongoing to 1 year;
- Short (S) - 1 to 3 years;
- Medium (M) - 4 to 6 years;
- Long (L) - 7 years or beyond.

Priority rankings are flexible and may change based on unforeseen opportunities or challenges.





1. LAND USE

Goal		A wide range of housing and neighborhoods appropriate for Pendleton's small town atmosphere will provide living opportunities for a diverse group of residents.
Objectives		Priority
1.1	Develop a growth policy centered around environmental assets and liabilities in order to maintain a fair level of service to all of Pendleton.	S
1.2	Use fiscal impact modeling in the development review process to ensure new development can financially support public services.	I
1.3	Reduce the risk of flooding by encouraging the use of green infrastructure best management practices in all new development and redevelopment.	I
1.4	Encourage residential development that reflects surrounding residential character and intensity with a focus on providing efficient services and maintaining the urban fabric that is representative of Pendleton.	I
1.5	Promote residential redevelopment and infill in the Historic Residential District.	I
1.6	Promote business redevelopment and infill in the Downtown Business District.	I
1.7	Develop and adopt an environmental conservation ordinance.	M

2. PARKS, RECREATION, & OPEN SPACE

Goal		The Town of Pendleton will provide parks, recreation, and open space facilities and services to meet the changing needs of the residents of Pendleton.
Objectives		Priority
2.1	Foster a closer working relationship between the Town and the Pendleton/Fall Creek Township Parks and Recreation Board.	I
2.2	Maintain a 5-year parks and recreation master plan to guide capital planning and continue to implement strategies laid out in the plan.	S
2.3	Implement Universal Design standards into park facilities and capital projects.	M
2.4	Increase the use of the floodplain for public recreational use and open space.	M
2.5	Adopt a policy that all new residential developments offer or are within walking distance of a park, recreational area, or open space area.	S

3. DESIGN & PLACEMAKING

Goal	Pendleton's historic small town atmosphere will be maintained and enhanced.	
Objectives		Priority
3.1	Identify critical community assets and establish programs or policies to ensure their protection.	S
3.2	Encourage developments to maintain or expand the grid system to create better connectivity and more efficient use of infrastructure.	S
3.3	Continue to build on the "Pendleton Brand."	I
3.4	Create and implement a gateways plan.	S
3.5	Develop a corridor plan for the State Road 67 area that addresses aesthetics.	S
3.6	Update the Town's sign ordinance and complete a sign inventory.	S
3.7	Develop and adopt design guidelines for Institutional/Public Zoning District.	S
3.8	Promote the preservation of natural features in new development or redevelopment.	I

4. TRANSPORTATION

Goal	Pendleton will provide a seamless, balanced, safe, efficient, and well-connected circulation system that supports alternative transportation and easily connects to the regional transportation network.	
Objectives		Priority
4.1	Update the existing thoroughfare plan to include changes to Pendleton's functionally-classified roads and projects from the 2017 Pendleton Bicycle and Pedestrian Plan.	S
4.2	Continue coordination with the Indiana Department of Transportation (INDOT) and the Madison County Council of Governments (MCCOG) on major transportation improvement projects.	I
4.3	Ensure the transportation system can be navigated easily.	L
4.4	Develop limited-access areas on major Pendleton corridors.	S
4.5	Continue implementing bicycle and pedestrian recommendations outlined in the 2017 Pendleton Bicycle and Pedestrian Plan.	I
4.6	Continue involvement with the City of Anderson on the 73rd Street Project.	L





5. HOUSING & NEIGHBORHOODS

Goal	A wide range of housing and neighborhoods appropriate for Pendleton's small town atmosphere will provide living opportunities for a diverse group of residents.	
------	---	--

Objectives		Priority
5.1	Create incentives for builders and organizations that provide infill construction and rehabilitation on underutilized properties in a manner that compliments and enhances the surrounding neighborhood.	S
5.2	Ensure opportunities for the creation of a diverse housing stock by allowing the construction of various housing types within the same neighborhood so that residents may remain in the community through all stages of life.	S
5.3	Adopt high quality residential design guidelines that fit Pendleton's character.	S

6. COMMUNICATION

Goal	Pendleton will maintain and promote opportunities for collaboration and active citizen participation in local and interjurisdictional decision-making through an open and deliberate process of input and communication.	
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Objectives		Priority
6.1	Develop a public participation policy.	S
6.2	Review regulatory and permitting procedures to ensure they are up-to-date and user-friendly.	I
6.3	Implement better methods to communicate with the public.	I

7. ECONOMIC DEVELOPMENT

Goal	A strong, diverse, and expanding economy will provide opportunities for residents and a stable tax revenue.	
Objectives		Priority
7.1	Develop a master plan and marketing strategy for Falls Pointe Business Park.	I
7.2	Continue implementing the economic development strategies outlined in the 2015 Pendleton Downtown Revitalization Plan.	I
7.3	Develop a collaborative partnership with Pendleton Business Association to enhance the entrepreneurial business spirit in Pendleton.	I
7.4	Foster economic development partnerships with the Indiana Economic Development Corporation (IEDC), Madison County Corporation for Economic Development (CED), the Indiana Municipal Power Association (IMPA), and the Madison County Chamber of Commerce.	I
7.5	Partner with the Anderson/Madison County Visitors Bureau to market downtown Pendleton and Falls Park as a tourism destination for Madison County and Central Indiana.	I

8. HISTORIC PRESERVATION

Goal	Maintain and enhance important structures, places, and artifacts from Pendleton's past, as well as Pendleton's distinct historic feel.	
Objectives		Priority
8.1	Update Pendleton's Historic Preservation District Design Guidelines and Pendleton's Historic Preservation District Sites.	I
8.2	Develop and adopt design guidelines for the Historic Residential Zoning District to preserve historic homes and structures.	S
8.3	Develop an educational campaign and an incentives package that supports the Town's Historic Preservation District and National Register District.	I
8.4	Continue implementing historic preservation strategies outlined in the 2015 Pendleton Downtown Revitalization Plan.	I
8.5	Collaborate with the Main Street Pendleton organization to strengthen the downtown Pendleton core in regards to aesthetics, preservation, and business retention and expansion.	I
8.6	Foster a partnership with Historic Fall Creek, Pendleton Settlement to assist with the preservation of Pendleton's architectural integrity.	I





9. ARTS & CULTURE		
Goal	Enhance the quality of life and economy by coordinating, focusing, empowering, and celebrating the community's creative and cultural resources.	
Objectives		Priority
9.1	Develop a Community Arts Commission to highlight the arts and cultural strengths of the Town of Pendleton.	S
9.2	Develop a strategic plan to make capital investments into arts and culture in Pendleton.	S
10. COMMUNITY INFRASTRUCTURE & SERVICES		
Goal	Pendleton will provide public services, infrastructure, and community facilities and opportunities that support and enhance its residents' quality of life.	
Objectives		Priority
10.1	Develop a strategic plan for the future of Public Safety Departments.	M
10.2	Continue development of the Stormwater Department and identify infrastructure and non-infrastructure improvements.	I
10.3	Maintain an effective and safe delivery of quality water and electricity to all utility customers.	I
10.4	Develop and adopt design guidelines for all municipally-owned structures.	S

VISION STATEMENT & GOALS

...

If we want to retain the things we love about Pendleton - its friendly nature, its artsy vibe, its charming balance of history and progress - then we need to safeguard them. That is why our vision statement and goals are so important - they help us accurately reflect who we are as a town and how we want to evolve.



Importance of a Vision

A vision is a statement that conveys a community's hopes and dreams for the future. It is a statement that helps clarify the beliefs and governing principles of an entity - in this case, the Town of Pendleton.

The establishment of the Town's vision began with the Town's branding project that was completed in 2016. The Town of Pendleton hired The Flatland from Indianapolis to develop a compelling brand identity that managed the perception of our town. The process of recognizing the Town's identity or vision included 8 in-person interviews of Town leaders and a survey of nearly 200 residents.

The result of the process was a brand alignment map that pinpointed the emotional essence of the Town of Pendleton by determining the point where the following six key factors align:



Once it was determined that the essence of Pendleton was "intentionally inviting," the vision statement and commitments were developed.

Vision Statement

The following vision statement and commitments were crafted for the Town of Pendleton and helped guide the goals and objectives of this comprehensive plan update:

"Pendleton is not like other towns. The people here have found a way to embrace our town's historic roots without getting stuck in the past. We celebrate our town's heritage, yet work to ensure our best days are still ahead of us. Simply put, Pendleton is comfortable in its own skin, but we are always interested in improving.

The Town of Pendleton makes the following commitments:

- We promise to be the kind of town that people are proud to come from, move to, or grow a business in.
- We promise to change with the times, but only in ways that allow us to remain true to the values we hold dear.
- We promise that we will never 'sell our soul' or 'turn our backs on our heritage' simply to attract new businesses or expand our tax base.
- We promise that small-town charm and bold modern thinking can come together in a way that feels completely natural."





Goals, Objectives, & Action Plans

Once a vision for the community is established, goals, objectives, and action plans can be developed.

Goals are statements that describe what the organization is going to do. They look at the big picture, but are more concrete than a vision statement. Goals hint as to how a community may fix problems or accomplish the vision.

Once goals are established, the next step is to develop the specific objectives that are focused on establishing that goal. Objectives are specific, measurable tasks that help to accomplish the overarching goal. They help create specific and feasible ways in which to carry out the goal, and can serve as a marker to show residents what has been accomplished over time.

After objectives are identified, action plans for each objective can be crafted. Action plans include specific actions that can be taken to accomplish the objective. It breaks an objective down into meaningful, intentional steps. As part of this plan, helpful resources have also been identified.

The following chapters list each of the 10 goals, the objectives developed to accomplish those goals, and action items developed to support the objectives.

LAND USE

...

A wide range of housing and neighborhoods appropriate for Pendleton's small town atmosphere will provide living opportunities for a diverse group of residents.



Future Land Use Planning

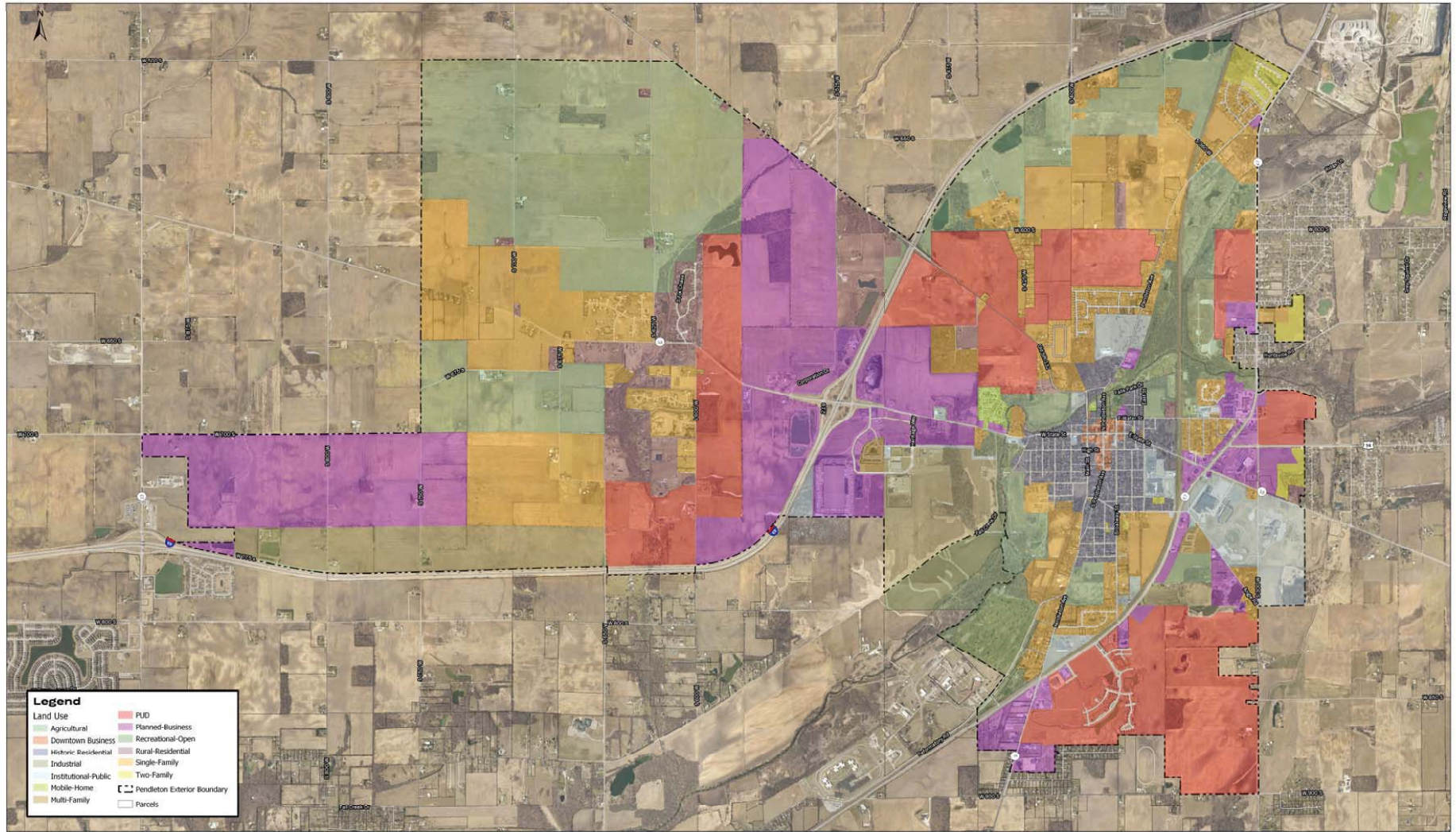
A future land use map is a community's visual guide to future planning. It is a map of what the community wants to have happen; it is not a prediction. A future land use map is a required component of a comprehensive plan.

Often times, the future land use map can be confused with a zoning map. A zoning map shows the various zoning districts in a community. It tells us how land can be used and what can be built on a given property today.

The zoning map is developed out of a zoning code ordinance which develops out of the comprehensive planning process. In short, a future land use map is about the future, and a zoning map is about what is allowed today.

The update to Pendleton's future land use map was developed through a series of meetings with the Comprehensive Plan Steering Committee. The land use classifications used were the same land use classifications used in the 2006 Comprehensive Plan Update.





1,100 0 1,100 Feet

Land Use Map

LAND USE CLASSIFICATIONS

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Downtown Business

The purpose of the Downtown Business classification is to recognize the distinct character of Pendleton's downtown by reinforcing the historical form of the Town. The district has a unique physical pattern, with buildings built to the lot line and a continuous band of store fronts, which contributes to the classification's pedestrian character. These classification regulations prevent development that would be incompatible with pedestrian orientation of the district, which includes the common street line, bulk, and architectural features of the district, and eliminates incentives for demolishing existing buildings.



Planned Business

The purpose of the Planned Business District is to provide appropriate locations for the development of neighborhood-oriented retail and office centers which are adequately served by public utilities and consistent with the Comprehensive Plan.



Industrial

The purpose of the Industrial classification is to provide areas suitable for manufacturing and industrial processes. The classification regulations seek to provide opportunities for industrial and manufacturing uses while maintaining the integrity, safety, and enjoyment of Pendleton's residential areas.



Planned Unit Development

The purpose of the Planned Unit Development classification is to encourage innovations in development so that the growing demands for housing may be met by greater variety of type, design, and siting of dwellings which promotes the conservation and more efficient use of land. This classification also encourages the conservation and more efficient use of land for non-residential development.

LAND USE CLASSIFICATIONS

...



Historic Residential

The purpose of the historic residential classification is to provide appropriate locations for the creation of suitable areas for residential living in a historic setting at levels adequately serviced by public utilities and consistent with the Comprehensive Plan.



Multi-Family

The purpose of the Multi-Family Residential classification is to provide appropriate locations for the creation of neighborhood areas for residential living at higher density levels adequately served by public utilities and consistent with the Comprehensive Plan.



Single Family

The purpose of the single family residential classification is to provide appropriate locations for the creation of neighborhood areas for residential living at levels adequately serviced by public utilities and consistent with the Comprehensive Plan.



Two Family

The purpose of the Two Family Residential classification is to provide appropriate locations for the creation of neighborhood areas for residential living at levels adequately serviced by public utilities and consistent with the Comprehensive Plan.

LAND USE CLASSIFICATIONS

...



Rural Residential

The purpose of the rural residential classification is to provide appropriate locations for the creation of suitable areas for residential living in a rural setting at levels adequately serviced by public utilities and consistent with the Comprehensive Plan.



Agricultural

Pendleton is still within an agricultural area which contains some of the world's most productive farmland, the purpose of the agricultural classification is to provide for the protection, preservation, and enhancement of the agricultural industry within the Town and jurisdiction of Pendleton, Indiana. Further, it is the intent of the Town to provide appropriate mitigation of agricultural uses when such uses are in proximity to urban and particularly residential development.



Recreational/Open

In the interest of providing areas which are reserved for open space and also desiring to protect existing recreational resources and open spaces from future development, the Town institutes this classification to provide for the adequate supply of recreational lands and to assist with the conservation of significant areas of open space.



Institutional/Public

Recognizing that Pendleton is home to several schools and public buildings, the institutional classification provides adequate lands for school and governmental campuses where such concentrations of uses are desirable.

1. LAND USE

Objective 1.1: Develop a growth policy centered around environmental assets and liabilities in order to maintain a fair level of service to all of Pendleton.

TIME FRAME

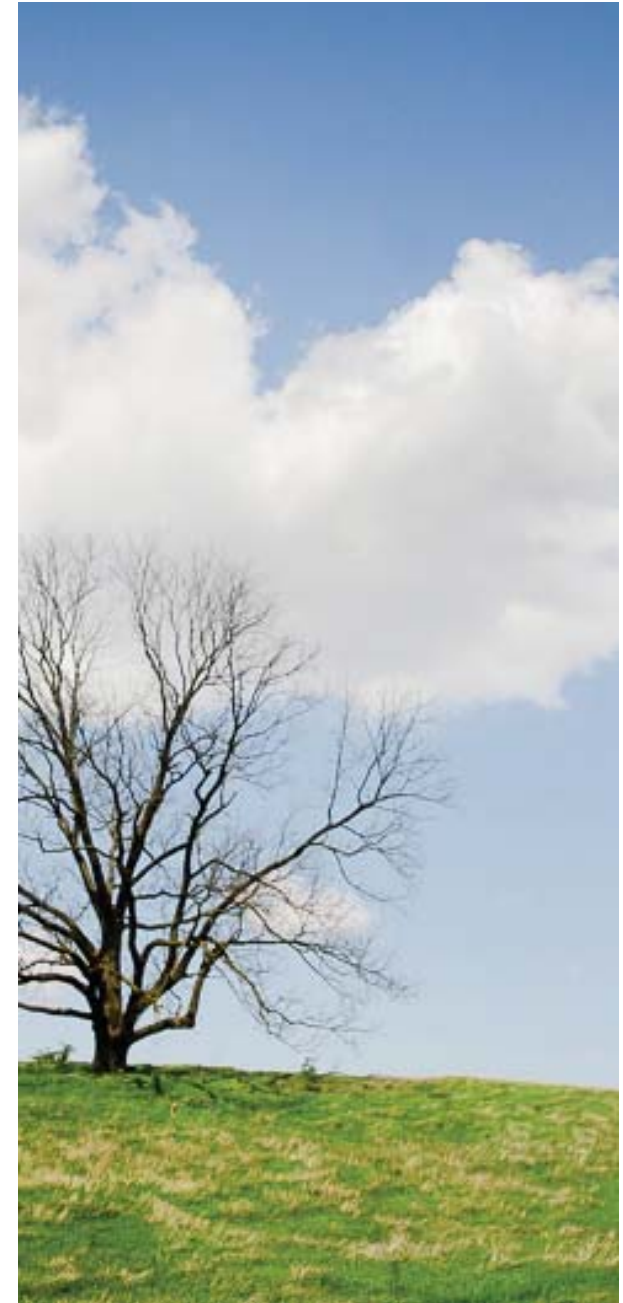
Short (1-3 years)

Action Steps:

1. Identify and maintain an inventory of environmental assets and issues within the Town of Pendleton's jurisdiction.
2. Develop evaluation criteria for growth which includes, but is not limited to, existing and planned development, environmental assets and liabilities, infrastructure and utility capacity, and fiscal impacts.
3. Develop a growth policy based on the inventory and evaluation criteria and formally adopt.

Resources:

- *Pendleton Planning Department*
- *Pendleton/Fall Creek Township Parks and Recreation Board/Department*
- *Pendleton Police Department*
- *Pendleton Fire Department*
- *Pendleton Public Works*
- *Pendleton Town Council*
- *Pendleton Plan Commission*
- *Town Engineer*
- *Indiana Department of Environmental Management*
- *Indiana Department of Natural Resources*



1. LAND USE

Objective 1.2: Use fiscal impact modeling in the development review process to ensure new development can financially support public services.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Develop a fiscal impact model for new development.
2. Work with other Town departments to calculate accurate service costs.
3. Establish criteria for the review of fiscal impact studies and the degree to which they will influence the site plan and site development plan review process.
4. Amend the Pendleton Zoning Code to include fiscal impact analysis as part of the site plan and site development plan review process.

Resources:

- *Pendleton Planning Department*
- *Town Engineer*
- *Pendleton Redevelopment Commission*
- *Pendleton Town Council*
- *Anderson/Madison County Corporation for Economic Development*
- *Indiana Economic Development Corporation*
- *Indiana Municipal Power Agency*
- *Impact Dashboard*



1. LAND USE

Objective 1.3: Reduce the risk of flooding by encouraging the use of green infrastructure best management practices in all new development and redevelopment.

TIME FRAME

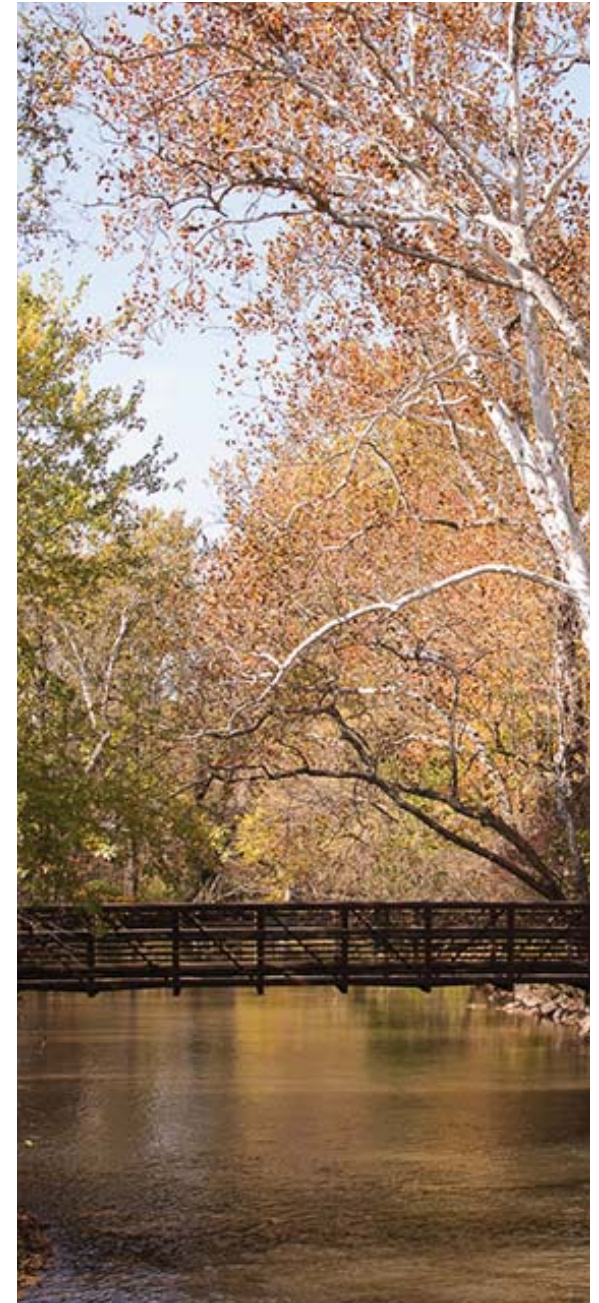
Immediate (Ongoing - 1 year)

Action Steps:

1. Review and amend the Pendleton Code of Ordinances and other development regulations to remove barriers to green infrastructure best management practices.
2. Add detailed standards for specific best management practices to the Town of Pendleton Stormwater Standards.
3. Offer incentives or reduced requirements for development proposals that include green infrastructure.

Resources:

- *Pendleton Planning Department*
- *Town Engineer*
- *Pendleton Street Department*
- *Pendleton Stormwater Department*
- *Pendleton Plan Commission*
- *Pendleton Board of Stormwater Management*
- *Pendleton Town Council*
- *Pendleton/Fall Creek Township Parks and Recreation Board/Department*



1. LAND USE

**Objective 1.4:
Encourage
residential
development
that reflects
surrounding
residential
character and
intensity with a
focus on providing
efficient services
and maintaining the
urban fabric that is
representative of
Pendleton.**

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Assess current residential activities in the town taking into account future land use, location, and existing development.
2. Assess the current Pendleton Code of Ordinances and zoning map to determine potential adjustments to residential zoning classifications and requirements.
3. Amend the Pendleton Code of Ordinances and zoning map and adjust the requirements of the residential zoning classifications so the requirements are more in-line with the character of existing development.

Resources:

- *Pendleton Planning Department*
- *Pendleton Plan Commission*
- *Pendleton Town Council*



1. LAND USE

Objective 1.5: Promote residential redevelopment and infill in the Historic Residential District.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Conduct an inventory and analysis of the existing housing stock in the Historic Residential Zoning District.
2. Identify non-residential buildings with adaptive reuse potential.
3. Designate infill and redevelopment areas.
4. Create a residential infill toolkit and guidelines.
5. Offer incentives to developers and property owners for property rehabilitation and infill construction.
6. Ensure development applications for properties within the targeted infill and redevelopment area comply with the recommendations in the infill toolkit.

Resources:

- *Pendleton Planning Department*
- *Pendleton Plan Commission*
- *Pendleton Historic Preservation Commission*
- *Town Engineer*
- *Pendleton Town Council*
- *Property Owners*
- *Historic Fall Creek, Pendleton Settlement*



1. LAND USE

Objective 1.6: Promote business redevelopment and infill in the Downtown Business District.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Conduct inventory of existing building stock in the Downtown Business Zoning District.
2. Identify buildings with adaptive reuse potential, as well as sites with infill or redevelopment potential.
3. Update the Historic Preservation District Design Guidelines to reflect standards for a wider age of buildings.
4. Establish a Riverfront Development District and guidelines.
5. Develop an incentives package to offer developers and property owners for rehabilitation projects and infill construction.
6. Continue to explore alternative funding sources for projects within the Downtown Business District.

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works Department*
- *Pendleton Plan Commission*
- *Pendleton Historic Preservation Commission*
- *Pendleton Town Council*
- *Historic Fall Creek, Pendleton Settlement*
- *Main Street Pendleton*
- *Downtown Business District Property Owners*
- *Indiana Office of Community and Rural Affairs*
- *Indiana Landmarks*
- *Pendleton Town Engineer*



1. LAND USE

Objective 1.7: Develop and adopt an environmental conservation ordinance.

TIME FRAME

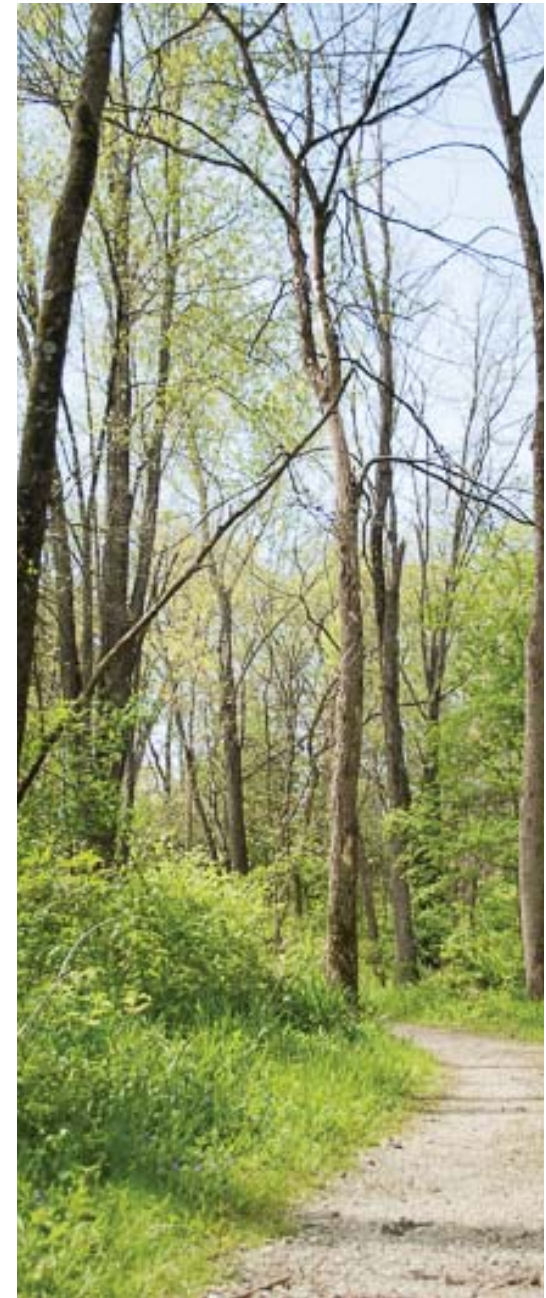
Medium (4-6 years)

Action Steps:

1. Research other conservation ordinances in Indiana and develop an ordinance that best serves Pendleton.
2. Identify areas of interest to conserve and complete an inventory of the site.

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works Department*
- *Pendleton/Fall Creek Township Parks Department*
- *Pendleton Plan Commission*
- *Pendleton Town Council*
- *Indiana Department of Natural Resources*
- *Indiana Department of Environmental Management*



PARKS, RECREATION, & OPEN SPACE



The Town of Pendleton will provide parks, recreation, and open space facilities and services to meet the changing needs of the residents of Pendleton.



2. PARKS, RECREATION, & OPEN SPACE

Objective 2.1: Foster a closer working relationship between the Town and the Pendleton/Fall Creek Township Parks and Recreation Board.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Establish a regular meeting schedule between leadership to ensure projects and future plans are cohesive.
2. Ensure the Park Board has the opportunity to make recommendations and present an annual report the Town Council.

Resources:

- Pendleton Public Works Department
- Pendleton Planning Department
- Pendleton/Fall Creek Township Parks and Recreation Board/Department
- Pendleton Town Council



2. PARKS, RECREATION, & OPEN SPACE

Objective 2.2:
Maintain a 5-year parks and recreation master plan to guide capital planning and continue to implement strategies laid out in the plan.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Update the 5-year parks and recreation master plan prior to plan expiration.
2. Ensure 5-year plan reflects the goals and objectives outlined in the Town's Comprehensive Plan Update.
3. Review and report annual progress.

Resources:

- *Pendleton Town Council*
- *Pendleton/Fall Creek Township Parks and Recreation Board/Department*
- *Pendleton Planning Department*



2. PARKS, RECREATION, & OPEN SPACE

Objective 2.3: Implement Universal Design standards into park facilities and capital projects.

TIME FRAME

Medium (4-6 years)

Action Steps:

1. Create and adopt universal design standards for all park department facilities.
2. Conduct an accessibility audit of existing park and trail facilities and include findings in the 5-year park and recreation plan update and the Town of Pendleton ADA Transition Plan Update.
3. Provide universal design access training to Park Department staff.
4. Implement universal design standards in all new park facilities.
5. Update existing park facilities to universal design standards as resources become available.

Resources:

- Pendleton Town Council
- Pendleton/Fall Creek Township Parks and Recreation Board/Department
- Pendleton Planning Department
- Pendleton's ADA and Title VI Coordinator
- Park or Town Engineer



2. PARKS, RECREATION, & OPEN SPACE

Objective 2.4: Increase the use of the floodplain for public recreational use and open space.

TIME FRAME

Medium (4-6 years)

Action Steps:

1. Determine areas in the floodplain appropriate for public recreation, education, or protection.
2. Acquire or secure these areas through town, township, or park land purchase, easement agreement, or lease agreement.
3. Coordinate access improvements to the areas deemed appropriate for public use in coordination with the Parks Department.

Resources:

- Pendleton Town Council
- Pendleton/Fall Creek Township Parks and Recreation Board/Department
- Pendleton Planning Department
- Pendleton Department of Stormwater Management
- Pendleton's Floodplain Administrator
- Madison County Drainage Board



2. PARKS, RECREATION, & OPEN SPACE

Objective 2.5:
Adopt a policy that all new residential developments offer or are within walking distance of a park, recreational area, or open space area.

TIME FRAME

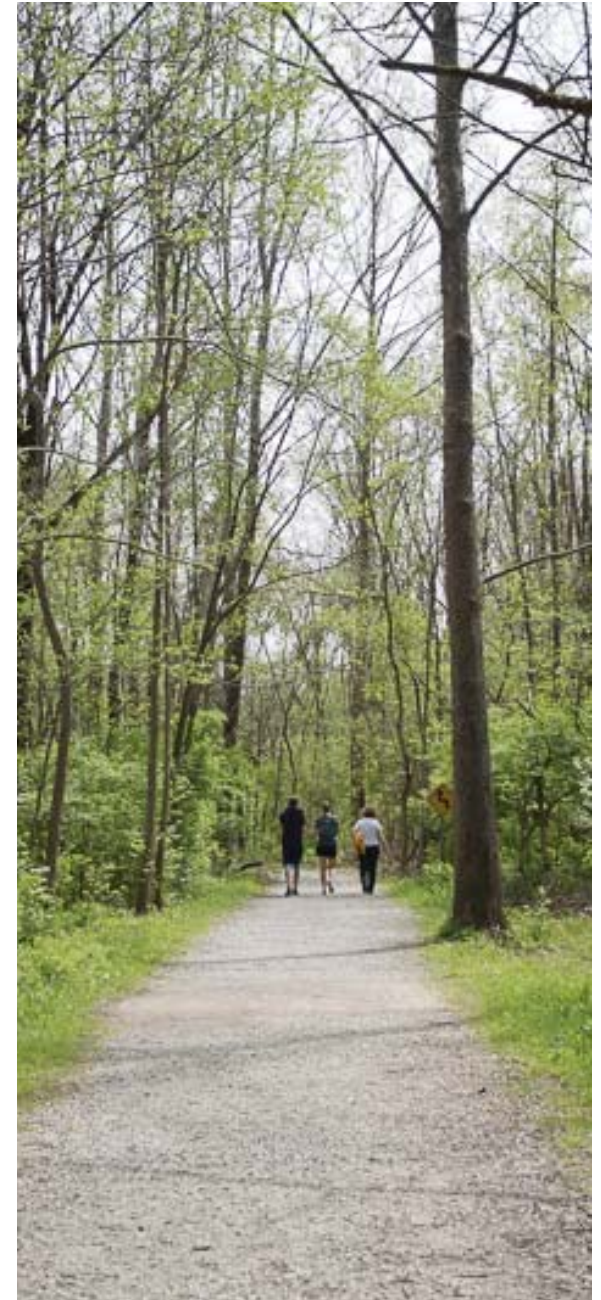
Short (Ongoing - 1 year)

Action Steps:

1. Define “walking distance” for the Town of Pendleton.
2. Require new subdivisions to provide parks and open space areas.
3. Ensure linear parks (sidewalks, trails, etc.) are in place to connect neighborhoods to park and open space areas.

Resources:

- *Pendleton Planning Department*
- *Pendleton Plan Commission*
- *Pendleton/Fall Creek Township Parks and Recreation Board/Department*



DESIGN & PLACEMAKING

...

Pendleton's historic small town atmosphere will be maintained and enhanced.



3. DESIGN & PLACEMAKING

Objective 3.1: Identify critical community assets and establish programs or policies to ensure their protection.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Develop program to identify critical community assets.
2. Prioritize critical community assets.
3. Identify if programs or policies are in place to ensure protection of assets.
4. Develop and adopt programs or policies for any unprotected assets.

Resources:

- *Pendleton Planning Department*
- *Pendleton Plan Commission*
- *Pendleton Historic Preservation Commission*
- *Pendleton Redevelopment Commission*
- *Pendleton Urban Forestry Committee*
- *Pendleton/Fall Creek Township Parks and Recreation Board*
- *Historic Falls Creek, Pendleton Settlement*
- *South Madison Community Foundation*
- *South Madison Community School Corporation*



3. DESIGN & PLACEMAKING

Objective 3.2:
Encourage developments to maintain or expand the grid system to create better connectivity and more efficient use of infrastructure.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Assess current neighborhoods in terms of connectivity, traffic flow, and pedestrian safety.
1. Develop a conceptual grid plan that extends the grid system of existing neighborhoods.
2. Review and amend the Pendleton Code of Ordinances to support connectivity in the approval of subdivisions, mixed-use, and planned business development.

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works*
- *Pendleton Police Department*
- *Pendleton Fire Department*
- *South Madison Community School Corporation*
- *Madison County Council of Governments*
- *Indiana Department of Transportation*
- *Federal Highway Administration*

3. DESIGN & PLACEMAKING

Objective 3.3: Continue to build on the “Pendleton Brand.”

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Continue integrating the town’s logo and brand standards into all town communications and design projects.
2. Create design standards for streetscape components that include, but are not limited to, the following:
 - Bicycle racks;
 - Light fixtures;
 - Seating;
 - Trailhead appurtenances;
 - Trash/recycling receptacles;
 - Gateways;
 - Historic markers;
 - Wayfinding signage;
 - Street trees;
 - Landscaping;
 - Crosswalk designs and refugee islands;
 - Pedestrian accommodations at key intersections.

Resources:

- All Pendleton Departments
- Pendleton Historic Preservation Commission
- Pendleton Redevelopment Commission
- Pendleton Plan Commission
- Pendleton Town Council
- The Flatland



3. DESIGN & PLACEMAKING

Objective 3.4: Create and implement a gateways plan.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Coordinate stakeholders to identify gateways and to oversee planning and design.
2. Identify location and amenities to be included as part of gateway plan.
3. Secure funding and if necessary, easement or property purchase.
4. Construct improvements and establish maintenance plan.

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works Department*
- *Pendleton Urban Forestry Committee*
- *Pendleton Redevelopment Commission*
- *Indiana Department of Transportation*
- *Indiana Office of Community and Rural Affairs*

3. DESIGN & PLACEMAKING

Objective 3.5: Develop a corridor plan for the State Road 67 area that addresses aesthetics.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Coordinate with stakeholders to identify improvements and to oversee conceptual planning and design.
2. Identify location and amenities to be included as part of design.
3. Coordinate project with any road improvement projects being completed by the Indiana Department of Transportation.
4. Secure funding for project.
5. Construct improvements and establish maintenance plan.

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works*
- *Pendleton Urban Forestry Committee*
- *Pendleton Town Council*
- *Madison County Council of Governments*
- *Indiana Department of Transportation*

3. DESIGN & PLACEMAKING

Objective 3.6: Update the Town's sign ordinance and complete a sign inventory.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Evaluate existing sign ordinance and make revisions to bring to compliance.
2. Evaluate sign guidelines for all zoning districts to ensure they are meeting the needs of the community.
3. Adopt revised sign ordinance.
4. Complete an inventory of existing signage

Resources:

- Pendleton Planning Department
- Pendleton Plan Commission
- Pendleton Board of Zoning Appeals
- Pendleton Town Attorney
- Pendleton Town Council
- Pendleton Business Owners
- Indiana Planning Association and the American Planning Association



3. DESIGN & PLACEMAKING

Objective 3.7: Develop and adopt design guidelines for Institutional/ Public Zoning District.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Define purpose and need for Institutional/ Public Zoning District design guidelines.
2. Develop standards that reflect the character of Pendleton.
3. Adopt standards and implement review procedures.

Resources:

- *Pendleton Planning Department*
- *Pendleton Plan Commission*
- *Pendleton/Fall Creek Township Parks and Recreation Board*
- *Pendleton Town Council*
- *Pendleton Community Public Library*
- *South Madison Community School Corporation*
- *Pendleton Churches*



3. DESIGN & PLACEMAKING

Objective 3.8: Promote the preservation of natural features in new development or redevelopment.

TIME FRAME

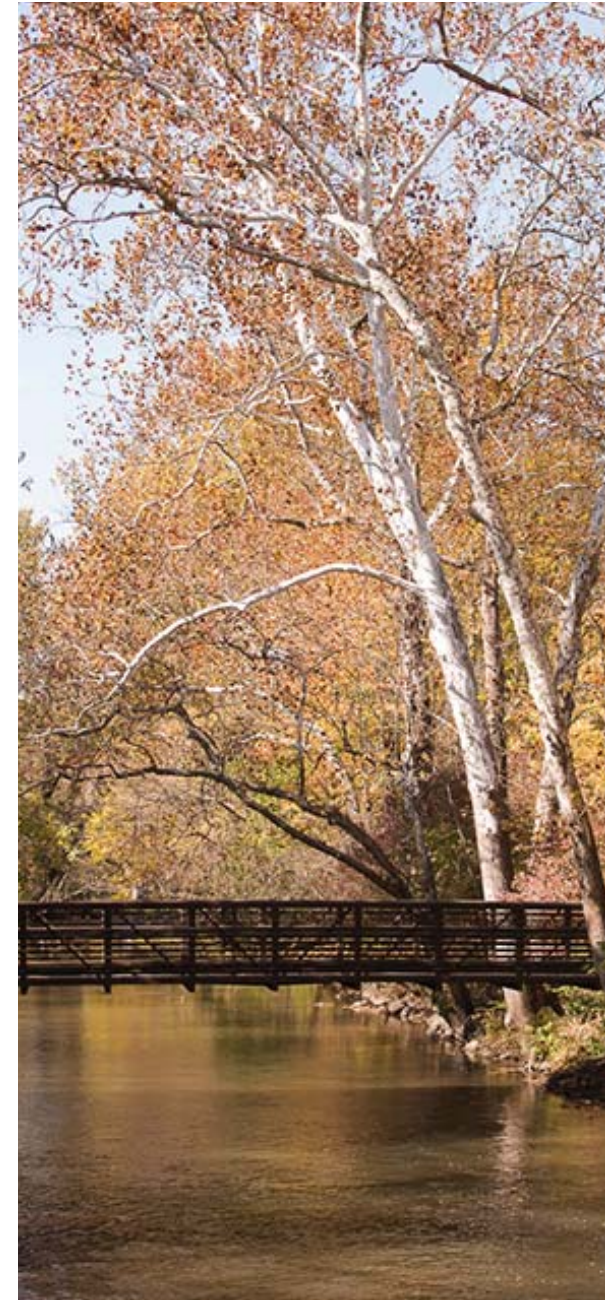
Immediate (Ongoing - 1 year)

Action Steps:

1. Identify natural features that are key to preservation. Include both site-specific features and community-wide features.
2. Develop and adopt standards to help promote the preservation of the identified natural features.
3. Create an incentives package to encourage preservation of the identified natural features.

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works*
- *Pendleton Urban Forestry Committee*
- *Pendleton Redevelopment Commission*
- *Indiana Department of Natural Resources*
- *Indiana Department of Environmental Management*
- *Developers*



TRANSPORTATION



Pendleton will provide a seamless, balanced, safe, efficient, and well-connected circulation system that supports alternative transportation and easily connects to the regional transportation network.



4. TRANSPORTATION

Objective 4.1:

Update the existing thoroughfare plan to include changes to Pendleton's functionally-classified roads and projects from the 2017 Pendleton Bicycle and Pedestrian Plan.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Review existing thoroughfare plan and make necessary changes.
2. Adopt updated thoroughfare plan.

Resources:

- *Pendleton Planning Department*
- *Madison County Council of Governments*
- *Indiana Department of Transportation*

4. TRANSPORTATION

Objective 4.2: Continue coordination with the Indiana Department of Transportation (INDOT) and the Madison County Council of Governments (MCCOG) on major transportation improvement projects.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Continue to hold representation on the Policy and Technical Boards of the Madison County Council of Governments.
2. Continue to have a staff member trained as an Employee in Responsible Charge (ERC) through the Indiana Department of Transportation.
3. Continue participating in Madison County Council of Governments (MCCOG) Quarterly Tracking Meetings whenever using Federal Transportation Funds on a project.
4. Seek Town representation on any commissions or steering committees related to projects that may affect the Town of Pendleton.

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works*
- *Pendleton Town Council*
- *Madison County Council of Governments (MCCOG)*
- *Indiana Department of Transportation (INDOT)*

4. TRANSPORTATION

Objective 4.3: Ensure the transportation system can be navigated easily.

TIME FRAME

Long (7+ years)

Action Steps:

1. Develop and install a wayfinding system that is fitting to Pendleton's historic atmosphere and reflects the "Pendleton Brand."
2. Ensure the transportation system meets accessibility requirements.
3. Develop standards for street signs and implement a street sign replacement project.
4. Explore opportunities to advertise the bicycle and pedestrian network (kiosks, website, etc.).

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works*
- *Pendleton Police Department*
- *Town's Consultants*
- *Madison County Council of Governments*
- *Indiana Department of Transportation*

4. TRANSPORTATION

Objective 4.4: Develop limited- access areas on major Pendleton corridors.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Identify areas for limited-access.
2. Develop guidelines for limited-access control measures.
3. Amend the Pendleton Code of Ordinances to include the limited-access control guidelines.

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works*
- *Madison County Council of Governments*
- *Indiana Department of Transportation*

4. TRANSPORTATION

Objective 4.5: Continue implementing bicycle and pedestrian recommendations outlined in the 2017 Pendleton Bicycle and Pedestrian Plan.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Create a Bicycle and Pedestrian Plan Implementation Task Force.
2. Scope and assess priority Bicycle and Pedestrian Master Plan projects in regard to feasibility, right-of-way needs, community support, etc.
3. Redesign Falls Park entrance focusing on bicycle and pedestrian safety.
4. Begin dialogue with INDOT regarding bicycle and pedestrian improvements to the State Road 67 Corridor.
5. Begin dialogue with the railroad in regards to additional bicycle and pedestrian safety measures.
6. Adopt a Complete Streets policy.
7. Update Town of Pendleton street and sidewalk standards to reflect proposed bicycle and pedestrian facilities.
8. Adopt a 3 foot passing law and vulnerable user law.
9. Expand park planning beyond Falls Park and acknowledge use of trails as transportation.
10. Coordinate with surrounding jurisdictions concerning bicycle and pedestrian planning.
11. Investigate a bike share program.
12. Add shared-lane markings (sharrows) to applicable streets.
13. Add pedestrian count down heads/push buttons to all signalized crossings.
14. Add traffic calming measures in Falls Park and near schools.
15. Add bicycle parking in downtown Pendleton.
16. Improve accessibility of existing trails in Falls Park and existing town sidewalks.

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works*
- *Town's Project Consultants*
- *Madison County Council of Governments*
- *Indiana Department of Transportation*
- *Indiana Department of Natural Resources*
- *Indiana Department of Health*
- *Health By Design*

4. TRANSPORTATION

Objective 4.6: Continue involvement with the City of Anderson on the 73rd Street Project.

TIME FRAME

Long (7+ years)

Action Steps:

1. Continue participation in the alignment study and any future phases.
2. Ensure the public is notified of any public input opportunities.

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works*
- *Pendleton Redevelopment Commission*
- *Pendleton Redevelopment Authority*
- *City of Anderson*
- *Madison County Council of Governments*
- *Indiana Department of Transportation*
- *Federal Highway Administration*

HOUSING & NEIGHBORHOODS

...

A wide range of housing and neighborhoods appropriate for Pendleton's small town atmosphere will provide living opportunities for a diverse group of residents.



5. HOUSING & NEIGHBORHOODS

**Objective 5.1:
Create incentives for builders and organizations that provide infill construction and rehabilitation on underutilized properties in a manner that compliments and enhances the surrounding neighborhood.**

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Develop an inventory of potential properties for infill construction or rehabilitation.
2. Conduct outreach to neighborhood groups, the local construction industry, and the community to develop consensus around desired infill types.
3. Evaluate current ordinances and make amendments, if needed, to better support infill development and include incentives where appropriate.
4. Develop a residential infill/rehabilitation toolkit with guidelines and examples of appropriate building types and design principles.

Resources:

- *Pendleton Planning Department*
- *Pendleton Town Council*
- *Local Construction Industry*

5. HOUSING & NEIGHBORHOODS

Objective 5.2:

Ensure opportunities for the creation of a diverse housing stock by allowing the construction of various housing types within the same neighborhood so that residents may remain in the community through all stages of life.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Consider accessory dwelling units (secondary units either attached or detached from the primary residence) and create guidelines or a toolkit to identify appropriate building types and site design principles.
2. Create standards and incentives for attached, detached, mixed use, and other diverse housing types.
3. Amend ordinances where needed to support diversity in housing and consider incentives.
4. Support land use and zoning changes that will encourage more diverse housing types.

Resources:

- *Pendleton Planning Department*
- *Pendleton Town Council*

5. HOUSING & NEIGHBORHOODS

Objective 5.3: Adopt high quality residential design guidelines that fit Pendleton's character.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Develop and maintain an inventory of housing supply in Pendleton, including characteristics such as vacancy, class of housing product, rental rates, age of structure, etc.
2. Define various neighborhoods and their unique characteristics.
3. Develop projections of future supply and demand for buyers and renters. Include population projections, housing trends, and price ranges.
4. Develop guidelines, examples, residential toolkits, or ordinances needed to support new residential building.

Resources:

- *Pendleton Planning Department*
- *Pendleton Town Council*
- *Neighborhood Associations*
- *Marketing or Demographic Data*

COMMUNICATION



Pendleton will maintain and promote opportunities for collaboration and active citizen participation in local and interjurisdictional decision-making through an open and deliberate process of input and communication.



6. COMMUNICATION

Objective 6.1: Develop a public participation policy.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Inventory and evaluate current methods of communication with the public.
2. Gather public input on how the public would like to receive local government information.
3. Develop a policy that addresses the town's responsibility and the public's responsibility in regards to communication.

Resources:

- *Pendleton Planning Department*
- *Pendleton Town Council*

6. COMMUNICATION

Objective 6.2: Review regulatory and permitting procedures to ensure they are up- to-date and user- friendly.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Complete a yearly review of regulatory and permitting procedures to ensure they are up-to-date.
2. Attend best practices trainings to ensure regulatory and permitting methods are up-to-date and competitive with area communities.
3. Continue to communicate with neighboring communities on successful methods.
4. Continue to communicate with contractors, developers, and the general public on regulatory and permitting procedures to ensure methods being used are relevant and competitive.

Resources:

- *Pendleton Planning Department*
- *Pendleton Public Works Department*
- *Pendleton Town Attorney*
- *Pendleton Town Council*
- *Contractors, Developers, and Real Estate Agents*
- *Neighboring Communities*

6. COMMUNICATION

Objective 6.3: Implement better methods to communicate with the public.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Once complete, enact recommendations made in the Participation Policy.
2. Ensure the town's website is up-to-date and meeting agenda's and minutes are being posted in a timely manner.
3. Communicate regularly with the local newspapers to ensure Pendleton issues are being reported.
4. Continue to build on the "Pendleton Brand" in all communication with the public.
5. Keep social media accounts active and up-to-date.
6. Develop a town newsletter.

Resources:

- *Pendleton Planning Department*
- *Pendleton Utility Office*
- *Local Newspapers*
- *Social Media*
- *Neighboring Communities*

ECONOMIC DEVELOPMENT

...

A strong, diverse, and expanding economy will provide opportunities for residents and a stable tax revenue.



7. ECONOMIC DEVELOPMENT

Objective 7.1: Develop a master plan and marketing strategy for Falls Pointe Business Park.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Establish partnership with developer to create a master plan and marketing strategy for the Falls Pointe Business Park.
2. Expand resources and information on the Town of Pendleton website and other online sources.
3. Expand on physical infrastructure of the business park.

Resources:

- *Pendleton Redevelopment Commission*
- *Anderson/Madison County Corporation for Economic Development*
- *Indiana Municipal Power Agency*
- *Indiana Economic Development Corporation*



7. ECONOMIC DEVELOPMENT

Objective 7.2: Continue implementing the economic development strategies outlined in the 2015 Pendleton Downtown Revitalization Plan.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Establish an outdoor special events area in the Downtown Business District.
2. Identify opportunities for alleyway enhancements.
3. Continue efforts to rehabilitate and restore facades and buildings in the Downtown Business District.
4. Adopt and implement streetscape design guidelines and standards for the Downtown Business District.
5. Explore opportunities to adopt a Riverfront Development District that includes the Downtown Business District.
6. Develop a wayfinding system in the Downtown Business District.

Resources:

- *Pendleton Plan Commission*
- *Pendleton Redevelopment Commission*
- *Pendleton Historic Preservation Commission*
- *Main Street Pendleton*
- *Pendleton Business Association*
- *Indiana Economic Development Corporation*
- *Indiana Office of Community and Rural Affairs*

7. ECONOMIC DEVELOPMENT

Objective 7.3:
Develop a collaborative partnership with Pendleton Business Association to enhance the entrepreneurial business spirit in Pendleton.

Action Steps:

1. Collaborate regularly with the Pendleton Business Association and develop strategies to meet common goals for economic development in the Town of Pendleton.
2. Explore opportunities for a Pendleton Business Association member to serve on relevant steering committees or as an ex-officio member on a Town board or commission.

Resources:

- *Pendleton Planning Department*
- *Pendleton Town Council*
- *Pendleton Business Association*

TIME FRAME

Immediate (Ongoing - 1 year)

7. ECONOMIC DEVELOPMENT

**Objective 7.4:
Foster economic
development
partnerships
with the Indiana
Economic
Development
Corporation (IEDC),
Madison County
Corporation
for Economic
Development
(CED), the Indiana
Municipal Power
Association (IMPA),
and the Madison
County Chamber of
Commerce.**

Action Steps:

1. Collaborate regularly with each organization to develop strategies to meet common goals.
2. Ensure there is Town of Pendleton representation at meetings or on boards or commissions.
3. Ensure Town of Pendleton staff or board and commission members are attending training sessions or other educational opportunities through these entities.

Resources:

- *Pendleton Planning Department*
- *Pendleton Redevelopment Commission*
- *Pendleton Town Council*
- *Anderson/Madison County Corporation for Economic Development*
- *Madison County Chamber of Commerce*
- *Indiana Municipal Power Association*
- *Indiana Economic Development Corporation*

TIME FRAME

Immediate (Ongoing - 1 year)

7. ECONOMIC DEVELOPMENT

Objective 7.5: Partner with the Anderson/ Madison County Visitors Bureau to market downtown Pendleton and Falls Park as a tourism destination for Madison County and Central Indiana.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Develop a strategy in partnership with the Anderson/Madison County Visitors Bureau to better market the Town of Pendleton through the Visitors Bureau.
2. Continue sharing special events with the Visitors Bureau to be advertised in their marketing materials.
3. Explore opportunities through the Visitors Bureau for grant opportunities for special projects or events.
4. Continue having town representation on the Visitors Bureau's boards and commissions.

Resources:

- *Pendleton Planning Department*
- *Pendleton Business Association*
- *Main Street Pendleton*
- *Pendleton Community Public Library*
- *Pendleton/Fall Creek Township Parks and Recreation Board/Department*
- *Pendleton area civic groups and non-profit organizations*



HISTORIC PRESERVATION

...

Maintain and enhance important structures, places, and artifacts from Pendleton's past, as well as Pendleton's distinct historic feel.



8. HISTORIC PRESERVATION

Objective 8.1: Update Pendleton's Historic Preservation District Design Guidelines and Pendleton's Historic Preservation District Sites.

TIME FRAME

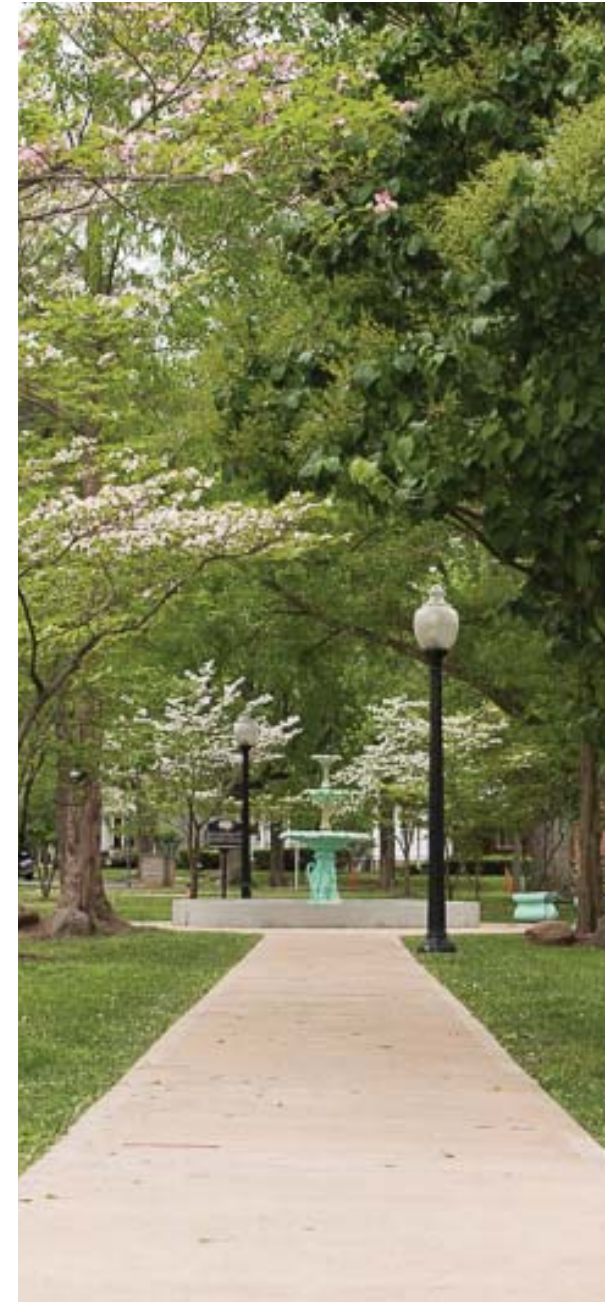
Immediate (Ongoing - 1 year)

Action Steps:

1. Initiate Historic Preservation Commission review of current Pendleton Historic Preservation District Sites.
2. Initiate Historic Preservation Commission review of current Pendleton Historic Preservation District Design Guidelines.
3. Have the Pendleton Historic Preservation Commission prepare and updated Historic Preservation District Design Guidelines and Historic Preservation District Sites for recommendation to the Town Council.
4. Prepare updated ordinance and present to Town Council for adoption.
5. Continue to implement Historic Preservation Commission Design Guidelines and the Certificate of Appropriateness process.

Resources:

- *Pendleton Historic Preservation Commission*
- *Historic Fall Creek, Pendleton Settlement*
- *Indiana Landmarks*



8. HISTORIC PRESERVATION

Objective 8.2: Develop and adopt design guidelines for the Historic Residential Zoning District to preserve historic homes and structures.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Determine if residential historic preservation design guidelines can be addressed through an update in the Pendleton Historic Preservation District Design Guidelines or if a separate document should be crafted.
2. Identify significant historic structures in the Historic Residential Zoning District to identify district boundaries.
3. Measure interest level of Historic Residential Zoning District structure owners in having a local residential historic district with design guidelines.
4. Identify structure owners willing to initiate historic designation process.
5. Prepare ordinance and present to Town Council for adoption.

Resources:

- *Pendleton Historic Preservation Commission*
- *Historic Residential Zoning District Property Owners*
- *Historic Fall Creek, Pendleton Settlement*
- *Ball State University, College of Architecture and Planning*
- *Indiana Landmarks*



8. HISTORIC PRESERVATION

Objective 8.3: Develop an educational campaign and an incentives package that supports the Town's Historic Preservation District and National Register District.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Send annual letter to owners and residents in the Pendleton Historic Preservation District to notify of Historic Preservation District Design Guidelines, the Certificate of Appropriateness procedure, and local incentives for improvements.
2. Develop the Revolving Loan Fund application and selection process.
3. Develop a facade grant program through a partnership between the Pendleton Historic Preservation Commission and the Redevelopment Commission.
4. Develop a marketing package for the Historic Preservation District that includes incentive information, demographics, traffic counts, and other pertinent information.
5. Use signage to identify and educate the public about the Town's historic resources.

Resources:

- *Pendleton Historic Preservation Commission*
- *Pendleton Redevelopment Commission*
- *Historic Fall Creek, Pendleton Settlement*
- *Pendleton Historical Museum*



8. HISTORIC PRESERVATION

Objective 8.4: Continue implementing historic preservation strategies outlined in the 2015 Pendleton Downtown Revitalization Plan.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Identify and pursue State and Federal grants for the rehabilitation, restoration, or preservation of structures in the Pendleton Historic Preservation District.
2. Establish a Riverfront Development District.
3. Activate and repopulate upper floors of historic downtown structures.
4. Complete a detailed design for streetscape enhancements on State Street and Pendleton Avenue.
5. Complete a detailed design for alleyway enhancements and a downtown event space.
6. Continue implementation of the “Pendleton” brand in the historic downtown area.

Resources:

- *The 2015 Pendleton Downtown Revitalization Plan Opportunities Team: Remenschneider Associates, Inc., Moody Nolan, and CrossRoad Engineers*
- *Main Street Pendleton*
- *Office of Community and Rural Affairs*
- *Indiana Department of Natural Resources, State Historic Preservation Office*

8. HISTORIC PRESERVATION

Objective 8.5:
Collaborate with the Main Street Pendleton organization to strengthen the downtown Pendleton core in regards to aesthetics, preservation, and business retention and expansion.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Collaborate regularly with Main Street Pendleton to meet common goals for the Downtown Business District.
2. Explore opportunities for a Main Street Board member to serve as an ex-officio member on a Town board or commission.

Resources:

- *Pendleton Planning Department*
- *Main Street Pendleton*
- *Anderson/Madison County Visitors Bureau*
- *Indiana Office of Community and Rural Affairs*



8. HISTORIC PRESERVATION

Objective 8.6:

Foster a partnership with Historic Fall Creek, Pendleton Settlement to assist with the preservation of Pendleton's architectural integrity.

TIME FRAME

Immediate (Ongoing - 1 year)

Action Steps:

1. Collaborate regularly with Historic Fall Creek, Pendleton Settlement to meet common goals for the Downtown Business District and the Historic Residential District.
2. Dedicate time during Historic Preservation Commission meetings for the Historic Fall Creek, Pendleton Settlement representative to give a report/update.

Resources:

- *Pendleton Planning Department*
- *Pendleton Historic Preservation Commission*
- *Historic Fall Creek, Pendleton Settlement*
- *Anderson/Madison County Visitors Bureau*
- *Indiana Office of Community and Rural Affairs*
- *Indiana Landmarks*



ARTS & CULTURE

...

Enhance the quality of life and economy by coordinating, focusing, empowering, and celebrating the community's creative and cultural resources.



9. ARTS & CULTURE

Objective 9.1: Develop a Community Arts Commission to highlight the arts and cultural strengths of the Town of Pendleton.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Establish a steering committee to research and make recommendations on the framework and duties of an Arts Commission for Pendleton.
2. Prepare ordinance and present to the Town Council for adoption.
3. Formally establish and populate the Pendleton Arts Commission.
4. Establish funding mechanism.

Resources:

- *Pendleton Planning Department*
- *Pendleton Artist Society*
- *South Madison Community School District*
- *Madison County Fine Arts Society*



9. ARTS & CULTURE

Objective 9.2: Develop a strategic plan to make capital investments into arts and culture in Pendleton.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Explore funding opportunities to help finance a strategic plan.
2. Establish strategic planning process that is sensitive to the needs of the Pendleton community.
3. Present strategic plan to Plan Commission for recommendation to the Town Council and have plan formally adopted by the Town Council.
4. Establish sustainability/maintenance plan to support the strategic plan.

Resources:

- *Pendleton Community Arts Commission*
- *Pendleton Plan Commission*
- *Pendleton Planning Department*
- *Pendleton/Fall Creek Township Parks and Recreation Board/Park Department*
- *Pendleton Redevelopment Commission*



COMMUNITY INFRASTRUCTURE & SERVICES



Pendleton will provide public services, infrastructure, and community facilities and opportunities that support and enhance its residents' quality of life.



10. COMMUNITY INFRASTRUCTURE & SERVICES

Objective 10.1: Develop a strategic plan for the future of Public Safety Departments.

TIME FRAME

Short (1-3 years)

Action Steps:

1. Attract motivated and skilled personnel.
2. Provide relevant training opportunities.
3. Establish a replacement schedule for apparatus and equipment.
4. Explore new technologies relevant to public safety.
5. Assess infrastructure needs.
6. Develop a plan for department sustainability.

Resources:

- *Social Media*
- *Indiana State Training Resources*
- *Trade Shows/Trade Magazines*
- *Pendleton Police Department*
- *Pendleton Fire Department*
- *Pendleton Town Council*
- *Fall Creek Township Trustees*



10. COMMUNITY INFRASTRUCTURE & SERVICES

Objective 10.2: Continue development of the Stormwater Department and identify infrastructure and non-infrastructure improvements.

TIME FRAME

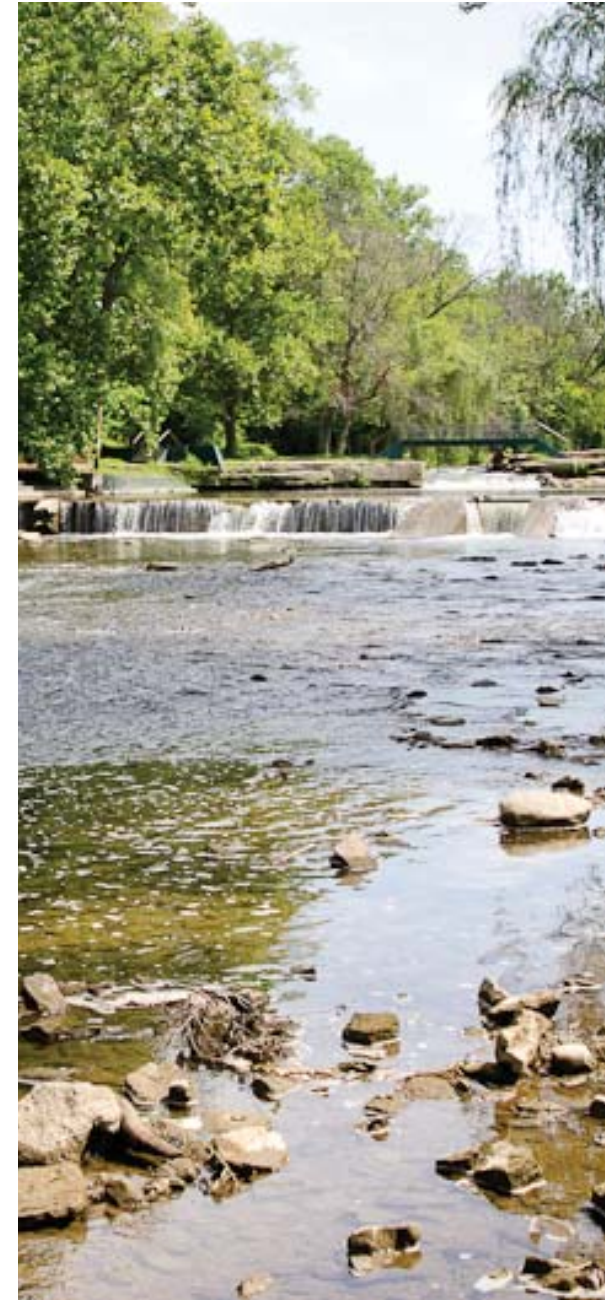
Immediate (Ongoing - 1 year)

Action Steps:

1. Finalize implementation of the Stormwater Utility.
2. Establish fee structure.
3. Take over jurisdiction of available county drains.
4. Identify stormwater problem areas.
5. Develop action plan to repair stormwater problem areas. Ensure the action plan focuses on 'green' methods when applicable.
6. Obtain estimates for stormwater improvement projects.
7. Obtain funding for stormwater improvement projects.
8. Develop a public education program and implement.

Resources:

- Pendleton's Stormwater Engineer
- Pendleton Board of Stormwater Management
- Pendleton Town Council
- Madison County Drainage Board
- Madison County Surveyor
- Madison County Stormwater Management Program
- Upper White River Watershed Alliance
- Indiana Department of Natural Resources
- Indiana Department of Environmental Management
- Indiana Office of Community and Rural Affairs



10. COMMUNITY INFRASTRUCTURE & SERVICES

Objective 10.3: Maintain an effective and safe delivery of quality water and electricity to all utility customers.

TIME FRAME

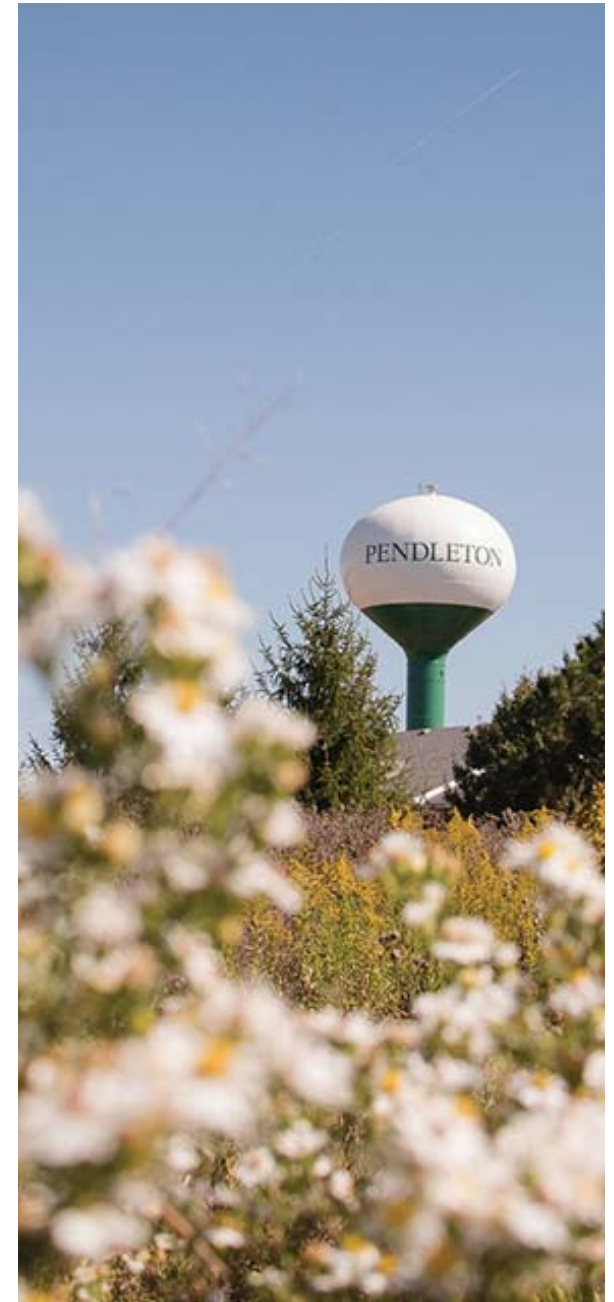
Immediate (Ongoing - 1 year)

Action Steps:

1. Complete an asset inventory and management plan.
2. Address issues identified in the plan.
3. Record maintenance and replacement of infrastructure.
4. Keep equipment and technology updated.
5. Continue ongoing education of staff.

Resources:

- *Indiana Municipal Power Agency*
- *Indiana Municipal Electric Agency*
- *American Water Works Association*
- *Indiana Department of Environmental Management*



10. COMMUNITY INFRASTRUCTURE & SERVICES

Objective 10.4: Develop and adopt design guidelines for all municipally-owned structures.

TIME FRAME

Short (Ongoing - 1 year)

Action Steps:

1. Take an inventory of the use, building style, and construction materials of municipally-owned structures.
2. Create design guidelines for municipally-owned structures.
3. Formally adopt design guidelines.

Resources:

- *Pendleton Planning Department*
- *Pendleton Historic Preservation Commission*
- *Pendleton Plan Commission*
- *Pendleton Town Council*
- *Historic Fall Creek, Pendleton Settlement*
- *Indiana Landmarks*



PLANNING PROCESS & PUBLIC INPUT

...

A town that's intentionally inviting doesn't get that way by accident. That means well-considered and well-executed planning processes coupled with public input are paramount when considering our community's future.



The Planning Process

This plan update was undertaken to establish an updated framework to guide land-based decision-making for the incorporated areas of the Town of Pendleton. The policies contained in this document are aimed at promoting public health, safety, morals, convenience, order, and the general welfare and efficiency of services during all stages of development. The planning process was initiated in February of 2017 and took place over the course of one year. The process was structured to allow optimal time and opportunity for data gathering and analysis. The planning process was divided into five phases: Plan Organization, Research and Analysis, Visioning, Plan Development, and Adoption.

PLAN ORGANIZATION

The first phase of the planning process started with the Town Council's recognition that an update to the existing comprehensive plan was needed. Subsequently, the Pendleton Planning Department worked to set up the project framework with the Pendleton Plan Commission. Together, the Planning Department and the Plan Commission established the steering committee and set meeting dates and times.

RESEARCH AND ANALYSIS

The research and analysis phase involved conducting a variety of data gathering techniques. The existing condition of facilities, services, and land development were gathered and analyzed. The past comprehensive plan was reviewed as well as more recent planning documents, such as the 2017 Bicycle and Pedestrian Master Plan and the 2015 Downtown Revitalization Plan.

VISIONING

Several public input opportunities were held during the visioning phase. Over 250 members of the public provided input through input meetings, workshops, or online surveys.

PLAN DEVELOPMENT

During the plan development phase, the steering committee reviewed all the information gathered in the research and analysis phase and the visioning phase and developed a final list of goals, objectives, and actions that would be taken to accomplish the objectives. The steering committee also developed and refined a future land use map.

ADOPTION

The final comprehensive planning phase started with a Public Open House that invited the public to review the goals, objectives, and the proposed future land use map. The plan was then presented to the Plan Commission who had the opportunity to review the document and then recommended the plan for adoption by the Town Council. The Plan was then presented to the Town Council who then adopted the plan through formal resolution.

Public Input Process

A series of public participation opportunities were conducted throughout the planning process in order to gain insight on the wants and needs of the Pendleton community. Over 250 members of the Pendleton community provided input through the six public input opportunities offered during the comprehensive planning process.

BUSINESS OWNER RECEPTION & SURVEY

The Town held the Pendleton Business Owner Reception on March 2nd, 2017 at 6:00 pm at Pendleton Town Hall. Members from the business community in Pendleton were invited through email flyers, Facebook invitation, and through the newspaper. Participants were asked to sign in and then answer a series of questions that were posted around the room. After the meeting was over, the questions were posted on the Town's Facebook page and a link was emailed out to the business community. The survey was available from March 3rd to March 31st, 2017. Twenty-seven members of the business community participated in the meeting and online survey.



1. What role should town government play in local business development?
 - Set the town’s vision.
 - Support through infrastructure improvement projects.
 - Market our business parks and downtown district.
 - Connect our local businesses with federal, state, and county agencies designed to help local businesses.

2. Do the Town’s regulations create barriers to local business development? If yes, how?
 - Regulations and processes can be difficult to understand.
 - Utility connection fees can be difficult for new businesses.

3. What channels of communication between town government and local businesses would be helpful or useful to you?
 - Social Media.
 - Email.
 - Website. It was noted several times that meeting agendas and relevant documents be posted on the website prior to meetings.

4. How can the Town of Pendleton encourage entrepreneurs and small business development?
 - Offer incentives (such as affordable rent).
 - Help with advertising (such as grand openings, business advertisements, spaces for rent, and encouraging “buy local” mentality).
 - Create a business incubator.
 - Advertise support programs (such as microloans at the Flagship, skills development opportunities, PBA).

5. What can the Town of Pendleton do to better support local business development?
 - Continue to hold input opportunities.
 - Support local businesses up for awards.
 - Encourage “Buy Local” mentality.
 - Set clear vision for our future.
 - Communicate directly with businesses.
6. What (if any) partnerships should the Town of Pendleton foster to help with local business development?
 - Anderson/Madison County CED.

- Pendleton Business Association.
 - Madison County Chamber.
 - Pendleton Artists Society.
 - Leadership Academy of Madison County.
7. What is the Town of Pendleton doing right for local business development?
 - Promoting community events.
 - Employees are professional and helpful.
 - Supporting local businesses.
 - Encouraging quality development.





- Creating input opportunities for business owners.
8. Have any of the following Town investments had a positive direct or indirect impact on your business?
- Free Parking.
 - Elimination of Downtown Truck Traffic.
 - Sidewalk Improvements.

PUBLIC WORKSHOP #1

On April 25th, 2017, the first of a two-part Public Workshop Series for the Comprehensive Plan Update was held at Town Hall at 6 pm. Thirty-three members of the Pendleton community participated in the workshop.

1. What are Pendleton's STRENGTHS or ASSETS?
- Appealing to all generations/family oriented.
 - Citizen involvement/civic pride.
 - History/historic downtown/architecture.
 - Park and park amenities.
 - Location/proximity to Indy and I-69.
 - Schools and library.
2. What are Pendleton's WEAKNESSES or LIABILITIES?
- Traffic congestion.
 - Downtown issues (building vacancy, limited shopping, lack of parking, building appearance, business turnover).
 - Interstate 69, State Road 67 and railroad tracks create barriers.
 - Lack of sidewalks and trails in town; lack of sidewalks and trails connecting to developments on periphery of town; lack of connectivity to other communities.

3. What are Pendleton's NEEDS or OPPORTUNITIES?

- Better parking downtown.
- Park improvements: splash pad, community center/fitness facility.
- Wayfinding signage.
- Improved/increased tourism.
- Downtown revitalization.
- Develop more arts/music/culture.

4. What is your WISH or DREAM for Pendleton?

- Grow while keeping historic charm.

Workshop participants were given a list of community-related topics and asked to vote on what the top issues were in Pendleton. The top eight responses were:

- Traffic congestion;
- Active living;
- Conservation of wooded/natural lots;
- Aging in place;
- Neighborhood plans;
- Public art;
- Historic residential design guidelines;
- Enhancing the Fall Creek Corridor.

Workshop participants were also given a list of community organizations and were asked which ones the Town of Pendleton should be partnering with. The top five community organizations were:

- the South Madison Community School Corporation;
- the Pendleton Business Association;
- the Corporation for Economic Development;
- Main Street Pendleton;
- and the Pendleton Community Public Library.

PUBLIC WORKSHOP #2

On May 23rd, 2017, the second of a two-part Public Workshop Series for the Comprehensive Plan Update was held at Town Hall at 6 pm. Twenty members of the Pendleton community participated in the workshop. The following series of questions were asked to workshop participants.

1. How should the Town partner with the following organizations:
 - South Madison Community School Corporation: Adult education classes; Encourage clubs and classes to do service projects; Community involvement programs through school groups
 - Pendleton Business Association: Unified plan for development; Review and revise parking concerns; Signage for parking
 - Corporation for Economic Development: Tech and innovation champion
 - Pendleton Community Public Library: Partnerships with park and family activities
 - Pendleton Main Street: No feedback given.
2. What improvements are needed in the downtown area?
 - Sidewalk repairs and trail additions.
 - Rethink existing spaces (festival space, "maker space," downtown residential).
3. What improvements are needed in the old falls area/Falls Park?
 - Rethink area north of the falls.
 - Tie the park to downtown Pendleton.
 - Emphasize "school to park" connection along East Street.
 - Need sidewalk and trail improvements.
 - Extend park to INDOT wetland mitigation area.

- Need access to park off of SR 67.
4. What improvements are needed at the interstate and business parks?
 - 73rd Street Extension.
 - Traffic flow improvements at interchange and business park entrances.
 - Sidewalk and trail improvements and additions.
 - Gateway/entrance feature.
 5. What improvements are needed in State Road 67/Marsh Plaza area?
 - "Eyesore" properties better maintained.
 - Better pedestrian access across SR 67 and SR 38 (between schools, retail, and residential neighborhoods).
 - Address the number of driveway cuts along SR 67.
 - Mixed use/residential east of Marsh Plaza.
 6. What improvements are needed overall in Pendleton?
 - 73rd Street Extension.
 - Plan for development of the four quadrants at Exit 219.
 - Identify areas suited for mixed-use development.
 - Address speed limits in areas perceived as dangerous (schools, SR 67).

Participants were also given the opportunity to review the proposed goals for the comprehensive plan and give feedback as to how the community could achieve each goal. A summary of the feedback for each goal is as follows:

1. Arts and Culture Goal: Enhance the quality of life and economy by coordinating, focusing,



empowering, and celebrating the community's creative and cultural resources. How do we accomplish this?

- Develop arts and innovation programs (including building trades, culinary, music, etc.).
 - Partner with schools, artists society, and library to champion projects.
 - Encourage more festivals/events focused on arts and culture (First Fridays, Art in the Park, Food Truck Fridays, etc.).
 - Need capital investments into art and culture (theater or amphitheater, cultural trail, sculpture park).
2. **Communication Goal:** Pendleton will maintain and promote opportunities for collaboration and active citizen participation in local and inter-jurisdictional decision-making through an open and deliberate process of input and communication. How do we accomplish this?
 - Develop an all-inclusive community calendar.
 - Develop a better way of advertising events and meetings in our outdoor public ways.
 - Develop better ways to communicate with the public electronically (email, social media, text message, etc.).
 3. **Community Infrastructure and Services Goal:** Pendleton will provide public services, infrastructure, and community facilities and opportunities that support and enhance its residents' quality of life. How do we accomplish this?
 - Plan on future Fire and EMS service.
 - Make investments in the Street Department (staff and equipment).
 4. **Design and Placemaking Goal:** Pendleton's historic small town and rural atmosphere will be maintained and enhanced.
 - Develop a public art plan for art

installations in prominent areas around town (sculpture, murals, etc.).

- Improve public ways and spaces (sidewalks and alleys).
5. **Economic Development Goal:** A strong, diverse, and expanding economy will provide opportunities for local residents and a stable tax revenue.
 - Explore public/private partnerships to introduce more mixed use developments
 - Improve the building appearance in downtown Pendleton.
 - Develop opportunities/space for youth entrepreneurship, start-up businesses, building trades innovation space, and tech entrepreneurship innovation.
 - Take advantage of location on Interstate 69 to generate tax dollars through commercial growth.
 6. **Historic Preservation Goal:** Maintain and enhance important structure, places, and artifacts from Pendleton's past, as well as Pendleton's distinct historic feel.
 - Restore downtown facades.
 7. **Housing and Neighborhoods Goal:** A wide range of housing and neighborhoods, appropriate for Pendleton's small town atmosphere, will provide living opportunities for a diverse group of residents.
 - Encourage more senior housing spaces as well as condos/apartments for adults and young families.
 - Develop/encourage downtown second floor spaces for residential use.
 8. **Land Use Goal:** Pendleton's townscape will consist of land uses that are integrated, legible, compatible, appropriately mixed, supported by adequate infrastructure, and contribute to its small town ambiance.

- No input was received on this goal.
9. **Parks, Recreation, and Open Space Goal:** The Town of Pendleton will provide parks, recreation, and open space facilities and services to meet the changing needs of the residents of Pendleton.
 - Develop programing component.
 10. **Transportation Goal:** Pendleton will provide a seamless, balanced, safe, efficient, and well-connected circulation system that supports alternative transportation and easily connects to the regional transportation network.
 - Develop additional bikeways and trails.



CONSERVATION THROUGH COMMUNITY LEADERSHIP PROGRAM

In the spring of 2017, the Pendleton Planning Department applied to participate in the Conservation through Community Leadership Program offered by the Purdue Extension office.



The purpose of the program is to guide community boards, groups, and commissions through facilitated action planning sessions to support locally-driven natural resource management strategies and policy. Since ideas about conservation as part of community planning have evolved significantly since the last plan update in 2006, Pendleton Planning Staff thought this program would be a worthwhile component to the comprehensive plan update. The program consisted of two components: a community readiness assessment and a workshop.

The community readiness assessment was distributed digitally among the Pendleton community between July 10th, 2017 and August 4th, 2017. The question series is modified after the Community Readiness Model developed by the researchers at the Tri-Ethnic Center for Prevention Research (Stanley, Oetting, Donnermeyer, Plested, Edwards, Kelly, and Beauvais, 1995 and 2014) and 'Assessing a Community's Readiness' (Trautman, Burkhard-Krisel, and Rice, 2012). The questions were created with the intent of helping communities understand the level of awareness, willingness, and capacity a target audience may have to address the specific issue. The exercise and questionnaire serves as a first step in engaging with stakeholder groups to collect general data on conservation issues related to the comprehensive plan update. The survey was not intended to be scientific. The survey consisted of 15 questions, and there were 109 respondents. The following is a summary of responses.

1. Are there efforts in Pendleton that address conservation/restoration of the Fall Creek Corridor?
 - Yes (19%)
 - No (8%)
 - I don't know (73%)
2. If yes, describe these efforts.
 - Upkeep of Falls Park.
 - Recycling.
 - Development of trails system in Falls Park.

- Urban forestry efforts.
 - Discussions with DNR to acquire additional properties along the Fall Creek Corridor.
3. How much of a concern is the conservation/restoration of the Fall Creek Corridor to the leadership of Pendleton (1=not a concern at all and 5=a very great concern)?
 - 1 (8%)
 - 2 (8%)
 - 3 (31%)
 - 4 (33%)
 - 5 (20%)
 4. Describe ways leadership might show support for efforts to address conservation/restoration of the Fall Creek Corridor.
 - Conduct public awareness campaign and related events.
 - Listen to community concerns.
 - Allocate funding and pass supporting policy.
 - Organized clean-up efforts.
 - Education of leadership on conservation/restoration issues.
 - Develop a plan and work with those who specialize in conservation/restoration of natural resources.
 5. Describe ways leadership might how lack of support for efforts to address conservation/restoration of the Fall Creek Corridor.
 - By providing a lack of communication.
 - By not providing adequate funding for conservation/restoration.
 - By ignoring flooding issues, maintenance issues, and public safety in and near water.
 - By leadership not becoming education on the issues or not taking any action.

6. How much of a concern is conservation/restoration of the Fall Creek Corridor to residents of Pendleton (1=not a concern at all and 5=a very great concern)?

- 1 (3%)
- 2 (8%)
- 3 (19%)
- 4 (33%)
- 5 (36%)

7. Describe ways community residents might show support for efforts to address conservation/restoration of the Fall Creek Corridor.

- By forming a volunteer group to clean up or assist town efforts.
- Voice concerns at Town Council and Park Board meetings.
- Vote for leadership who support conservation/restoration efforts.
- Educate themselves.
- Recycle.

8. Describe ways residents might lack of support for efforts to address conservation/restoration of the Fall Creek Corridor.

- Not becoming educated.
- Not attending public meetings.
- Polluting and littering around the creek.
- Showing no action; apathy.

9. Would you say that residents know nothing, a little, some, or a lot about each of the following as they pertain to conservation/restoration of the Fall Creek Corridor?

Conservation of the natural environment?

- Nothing (9%)
- A little (27%)
- Some (46%)
- A lot (33%)

Stormwater management?

- Nothing (23%)
- A little (28%)
- Some (21%)
- A lot (22%)

The dangers of low head dams?

- Nothing (44%)
- A little (18%)
- Some (8%)
- A lot (22%)

Conservation issues relating to new development?

- Nothing (23%)
- A little (27%)
- Some (25%)
- A lot (22%)

10. How are current efforts funded for conservation/restoration of the Fall Creek Corridor?

- General fund monies/taxes.
- They are not funded.
- I don't know.

11. Is this funding likely to continue into the future?

- Yes (10%)
- No (0%)
- I don't know (87%)
- Not applicable (3%)

12. How much effort are community members and/or leadership putting into doing each of the following things to increase the resources going toward addressing conservation/





restoration of the Fall Creek Corridor in your community (1=not a concern at all and 5=a very great concern)?

Seeking volunteers for current or future efforts to address conservation/restoration of the Fall Creek Corridor in the community?

- 1 (21%)
- 2 (29%)
- 3 (26%)
- 4 (32%)
- 5 (25%)

Soliciting donations from businesses or other organizations to fund current or expanded community efforts?

- 1 (33%)
- 2 (24%)
- 3 (21%)
- 4 (21%)
- 5 (13%)

Writing grant proposals to obtain funding to address conservation/restoration of the Fall Creek Corridor in the community?

- 1 (19%)
- 2 (24%)
- 3 (26%)
- 4 (32%)
- 5 (25%)

Training community members to become experts?

- 1 (26%)
- 2 (24%)
- 3 (26%)
- 4 (16%)
- 5 (38%)

13. Are you aware of any proposals or action plans that have been submitted for funding to address conservation/restoration of the Fall Creek Corridor in Pendleton?

- Yes (15%)
- No (52%)
- I don't know (33%)

14. If yes, please explain.

- Main Street Project.
- Historic Fall Creek Settlement projects.
- Grants being sought on a regular basis.
- Park has a comprehensive plan.

The Conservation through Community Leadership Workshop was held on July 20th, 2017 at the Community Building in Falls Park. This program was lead by staff from the Purdue University Extension Office. The program was designed to guide community groups, boards, and commissions through a facilitated action planning session to support locally-driven natural resource management strategies and policy. The Town of Pendleton had 23 members of the community attend the five hour workshop.

The workshop included an overview of the program, an education session on natural resources planning, a visioning and feedback session, and then a review and report out session. Topics of the visioning and feedback session included the following:

- Dam removal;
- Water quality and stormwater management;
- Natural areas conservation and management.

Participants engaged in a S.O.A.R. appreciative inquiry process where in successive stages they brainstormed Strengths, Opportunities & Aspirations, and Results across a broad range of "PESTLE Environments." These environments were

used to consider the topic from six different points of view: Political, Economic, Social, Technological, Legal, and Environmental. This process was facilitated by Purdue Extension facilitators and took approximately two hours.

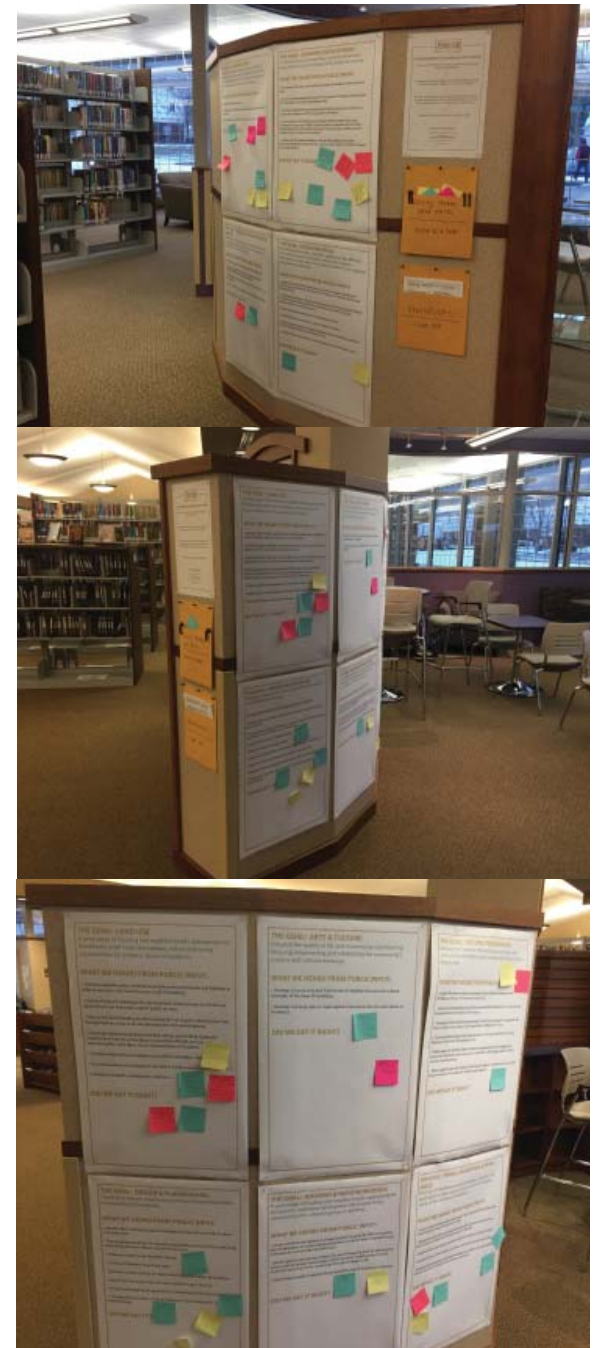
Results of the Dam Removal and Recreation topic included the development of a river district, providing a clear interpretation of the falls/pool history, completing more research on the pros and cons of low head dams, posting more information to the public on water conditions, and ensuring the town and park are up-to-date on regulatory requirements and new practices.

Results of the Water Quality and Stormwater Management discussion included participants identifying that grants and private donations to improve water quality should be sought. Participants saw the opportunity for a “Friends of the Park” group to organize to help champion projects, raise funds for projects, and for clean-up opportunities in the park. Participants also identified a need for more trash cans and recycling in the park, finding groups to help champion projects, and also concluded that the establishment a stormwater fee could help fund some much needed stormwater projects around the town.

In response to the Natural Areas Conservation and Management topic, participants thought hiring a naturalist at the park and having the park department add a conservation component to their duties would help increase awareness of the topic. Participants thought that investing more funding into natural and cultural resources, identifying conservation issues and areas, as well as having an invasive species management program was important for Pendleton. Completing ordinance updates for landscaping requirements was also identified. Participants also concluded that there were areas in the park that could be used as a demonstration area for best management practices for water quality.

PUBLIC OPEN HOUSE

A Public Open House to present the comprehensive plan to the public was held on January 23rd, 2018 at 6 pm at Pendleton Town Hall. Thirty-nine members of the public attended. A presentation describing the comprehensive planning process, the public input process, and the plan goals was given by Pendleton Planning Staff. After the presentation and a time for questions and answers, the public was asked to review the goals and objectives to ensure they were what the public wanted. To gather this feedback, the goals and objectives were posted on presentation boards and participants were asked to write comments on the boards. After the open house, the presentation boards were put on display at the Pendleton Community Public Library for additional feedback from residents.



ADOPTING DOCUMENTS

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**Certified Proposal of the Plan Commission Recommending
Adoption of the 2018 Comprehensive Plan Update**

In accordance with Indiana Code § 36-7-4-508, the Plan Commission certifies to the Town Council of the Town of Pendleton that it has held a public hearing on the proposed 2018 Comprehensive Plan Update and has voted unanimously to approve the update.

As provided by Indiana Code § 36-7-4-508, the Plan Commission respectfully requests the Town Council approve the proposed 2018 Comprehensive Plan Update.

PENDLETON PLAN COMMISSION

A handwritten signature in black ink, appearing to read "Tim E. Pritchard", written over a horizontal line.

Tim Pritchard, Chairman

7/11/18
Date

TOWN OF PENDLETON, INDIANA

RESOLUTION R18-12

A RESOLUTION OF THE TOWN COUNCIL OF THE
TOWN OF PENDLETON, INDIANA,
APPROVING AND ADOPTING THE 2018 COMPREHENSIVE PLAN UPDATE

RECITALS

A. The Pendleton Plan Commission, in accordance with Indiana Code § 36-7-4-500 et seq., has held a public hearing on the proposed 2018 update to the Town's Comprehensive Plan.

B. The Pendleton Plan Commission certified its unanimous recommendation that the Town Council of the Town of Pendleton, Indiana ("Town Council" and "Town", respectively) approve and adopt the updated Comprehensive Plan.

C. The Town Council finds that the proposed update provides for the continued responsible growth and development of the Town.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Pendleton, as follows:

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. The Town Council hereby approves and adopts the proposed update to the Town's Comprehensive Plan which shall replace the current Comprehensive Plan upon adoption of this Resolution.

Section 3. This Resolution shall be in full force and effect from and after its adoption.

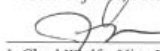
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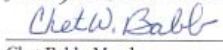
Passed and adopted by the Town Council of the Town of Pendleton, Indiana, this 12th day of July, 2018.

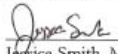
THE TOWN COUNCIL OF THE
TOWN OF PENDLETON, INDIANA

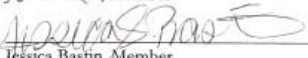
IN FAVOR:


Robert C. Jones, President


J. Chad Wolfe, Vice President


Chet Babb, Member


Jessica Smith, Member


Jessica Bastin, Member

OPPOSED:

Robert C. Jones, President

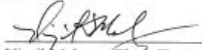
J. Chad Wolfe, Vice President

Chet Babb, Member

Jessica Smith, Member

Jessica Bastin, Member

ATTEST:


Virgil Mabrey, Clerk-Treasurer