



G. Flood Control Recommendation

1. Work with the Indiana Department of Transportation to address drainage systems along and under State Highway 54

In the summer of 2013 the City of Linton realized a very large rain event that resulted in area flooding which impacted a number of businesses. It is thought that some of the flooding could be the result of obsolete drainage infrastructure along and under State Highway 54.

INDOT has recommended that Linton make a concerted effort to clean the streams and drainage ditches of any debris that will hold back water and deter drainage.

The City should also consider preparing a stormwater management plan. Such a plan would provide a comprehensive analysis of existing stormwater concerns and provide an understanding of the stormwater impacts of future development scenarios.

Drainage concerns seem to be along the stream that runs along the west side of the Park Inn, under Hwy 54 and continues to form Bee Hunter Ditch. Care should be taken to minimize impact to the stream

In order to address the flooding that occurs due to water leaving the stream channel and flooding neighboring properties, the City should investigate the potential to develop levees along the stream to keep water in the channel and prevent water from inundating neighboring properties.

The City of Linton should work closely with INDOT to identify infrastructure that is not functioning in an optimal manner and make necessary improvements. The City should closely coordinate with INDOT in order to address any of the City's infrastructure/utility improvements that could be made along related INDOT projects.

Efforts should also be made to evaluate the drainage performance up and downstream of the areas impacted by flooding.

a. Phasing

- 0-2 years
- Considering the impact of flooding on area businesses, this initiative should be a priority and move as quickly as possible.

b. Location

- It appears that drainage concerns run under and adjacent to Indiana Highway 54, near the entrances to the Linton City Park.

c. Responsibility

- Indiana Department of Transportation
- City of Linton
- Greene County
- Soil and Water Conservation
- Army Corps of Engineers

d. Funding

- Indiana Department of Transportation
- City of Linton
- Office of Community and Rural Affairs
- Creation of conservancy district or drainage board

e. Cost Estimate

- Costs cannot be defined at this time.

H. Retail and Commercial Development Recommendation

1. Identify and prepare properties to accommodate new retail development opportunities (This would help to strengthen Linton's position as the retail/commercial center for the region.)

Retailers value road frontage and visibility. They value being approximate to other businesses that generate trips to make purchases.

The area to the east of Linton along Highway 54 appears to be the best location for future retail/commercial development opportunities.

The parcel behind Walmart could accommodate some development interest that does not have to have highway frontage. While this site does not have immediate highway frontage, the property can be seen along Highway 54 from certain viewpoints. Due to its proximity to Walmart, this site should attract additional retail development. To optimize the development potential, the site plan, architectural elements, signage and related design elements will have to keep this secondary retail development as a "first to mind" shopping destination.

Other locations are further east on either side of Highway 54.

To the extent the properties can be made shovel ready, the more competitive they are. Optioning the land to provide developers a firm price is a strong marketing tool. Further, developers cannot pay above market rates for real estate in a soft, secondary market. Extending utilities and starting discussion with INDOT about access along Highway 54 are other front-end engagements that add value to the property.

A market analysis would help to shed light on the new retail/commercial development opportunities in Linton.

With a market analysis, property owners can get a sense of the potential for new development opportunities. The market analysis can provide data necessary for local government and economic development organizations

to target their efforts promoting opportunities to specific retail/commercial developers and stores.

Stores that come to mind are home improvement stores and farm/garden supply stores.

a. Phasing

- 0-3 years
- As the economy continues to expand, stores will be looking for new locations. It is imperative to develop quality development properties and get this information in the hands of decision makers for new store locations.

b. Location

- Eastside of Linton, along Highway 54. The map image on Figure 45 shows the potential locations.

c. Responsibility

- Private Developers
- City of Linton
- Linton Redevelopment Commission
- Greene County Economic Development Corporation
- Linton-Stockton Chamber of Commerce
- Landowners

d. Funding

- Private sector investment
- City of Linton
- Greene County Redevelopment Commission

e. Cost Estimate

- Land option \$1 - \$5,000
- Market analysis \$5,000 - \$15,000
- Total costs cannot be defined at this time.

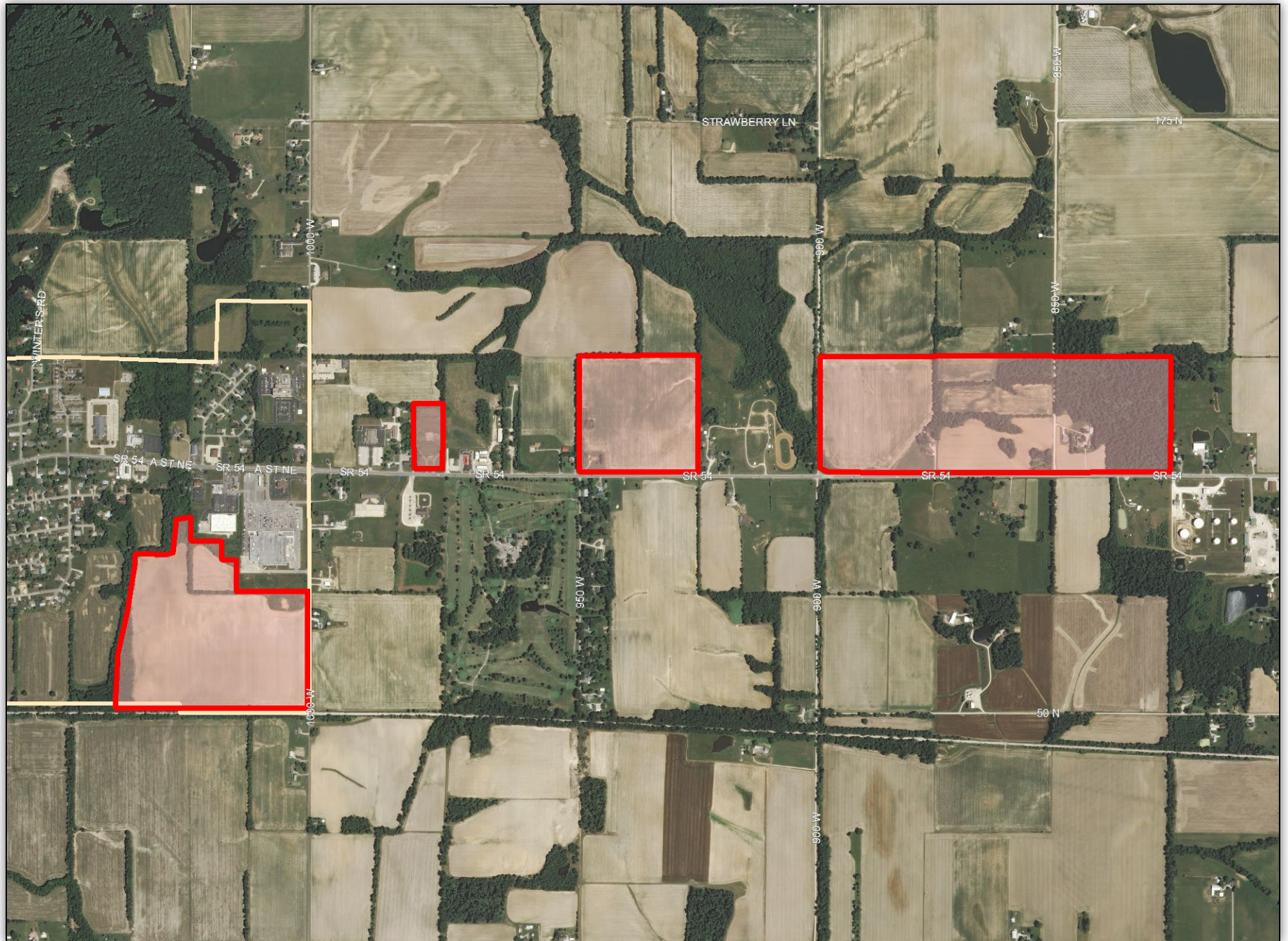


Figure 45: Potential Commercial Development Sites

I. Attract Retirees Recommendation

1. Pursue efforts to attract retirement aged persons to reside in Linton

Retirement of the baby boomer generation can provide considerable development opportunities. Retirement aged persons that enjoy outdoor recreation opportunities and a sense of community, would find Linton an attractive location to retire. Its local amenities, most important of which could be the Greene County General Hospital, create a very viable product that could attract retirement aged persons to Linton.

Most importantly, the City of Linton is very affordable. Housing costs in Linton are measurably less expensive than neighboring urban areas. Sperling's Best Places cost of living website indicates that housing in Bloomington is 77% more expensive than Linton.

Many of the components in the comprehensive plan update could be of value to retirement age persons.

The community should prepare an inventory of resources and amenities that would be of interest to retired persons and develop low cost marketing information to distribute. Efforts could also be pursued to reach out to area developers to discuss prospects of developing new housing properties that would appeal to retirement persons.

It would be advisable to talk with residents of the new Cine Senior Housing project in order to develop a better understanding of how Linton can better position the community to attract retirees. Talking with retirement age persons who are moving into a new facility is the best way to gain an understanding of the wants and needs of this group.

a. Phasing

- 0-3 years
- Retirement dynamics are in play and the project should be engaged as soon as possible.

b. Location

- Walkable areas in or near the corporate limits of Linton would be the best locations. Secondary areas might be more rural settings outside of Linton.
- Linton is targeting the downtown area and adjacent areas for housing development and redevelopment, which would be ideal locations for retirees to settle.

c. Responsibility

- City of Linton
- Linton - Stockton Chamber of Commerce
- Developers

d. Funding

- City of Linton
- Private developers

e. Cost Estimate

- Unknown at this time.

J. Planning and Zoning Recommendation

1. Adopt Planning and Zoning Ordinances

In order to distinguish the City of Linton and create a significant competitive advantage to attracting new investment and residents, the City of Linton should consider adopting an appropriate land use control ordinance.

Adopting planning and zoning would position Linton as the “go-to” location in the region for investment in housing and business. Zoning provides protection for investment from other land uses and activities that are not appropriate in the same location.

To provide for land protections afforded by planning and zoning, the City of Linton would prepare and adopt a zoning ordinance and subdivision control ordinance. Normally a professional planning and legal firm are procured to provide assistance.

The initial land use controls can be very basic and fundamental, whereby they can differentiate the location of single family housing, multi-family housing, commercial, industrial and agriculture uses. As the City grows and becomes familiar with the value and utilization of the land use controls, the code can be modified to meet changing needs.

Perhaps an ad-hoc group or committee could be established to host educational events and programs to help residents gain a more complete understanding and appreciation of zoning and related land use controls.

a. Phasing

- 0-2 years
- This is a priority initiative that is a game-changer for fostering high quality development.

b. Location

- Land use controls would impact the area in the Corporate City Limits of Linton and could extend to as far as a 2-mile fringe beyond the City limits.

c. Responsibility

- City of Linton
- Linton Plan Commission
- Linton Board of Zoning Appeals

d. Funding

- City of Linton

e. Cost Estimate

- Prepare and adopt a zoning and subdivision control ordinance - \$40,000
- Staff to administer the land use control ordinance - part time position at \$15,000

K. Annexation Recommendation

1. Consider annexation of adjacent properties that have City Utilities or are essential for future growth of the City

The City of Linton needs to be well positioned for growth and to grow beyond current boundaries requires some measure of annexation to extend the City's corporate boundaries. Without the prudent annexation of adjacent areas of development, the City will not be able capture future developments that will likely occur at the fringe of the developed area of Linton. Developers are seeking areas to invest where the development landscape is clear and understandable. Having areas with development potential within the corporate limits of Linton helps to create certainty about the development framework.

The City might also consider annexing the Sunset Park and related properties to the north of Linton.

A related planning consideration should be the future extension of city utilities and services and coordinating these extensions with annexation plans. Annexation plans require that a unit of government demonstrate its ability to provide municipal services. Planning efforts should begin early in order to gain an appreciation of the City's current capacity for City services, how the level of service can be increased without funding and what efforts to increase municipal services will require investment. These costs for increasing services should be measurably less than the potential property tax revenue from the property to be annexed.

These considerations will ensure coordination and improve Linton's balance sheet by providing City utilities and services to those areas within the city's corporate limits. This also creates a more equitable development path for the current residents of Linton.

a. Phasing

- 0-2 years
- This is a priority concern. The City needs to be well positioned for future growth.

b. Location

- Housing developments to the north of Linton along Hwy 58 and development areas to the east of Linton along Hwy 54.

c. Responsibility

- City of Linton

d. Funding

- City of Linton
- City of Linton Utilities

e. Cost Estimate

- Develop plans for providing municipal services to new areas - \$5,0000

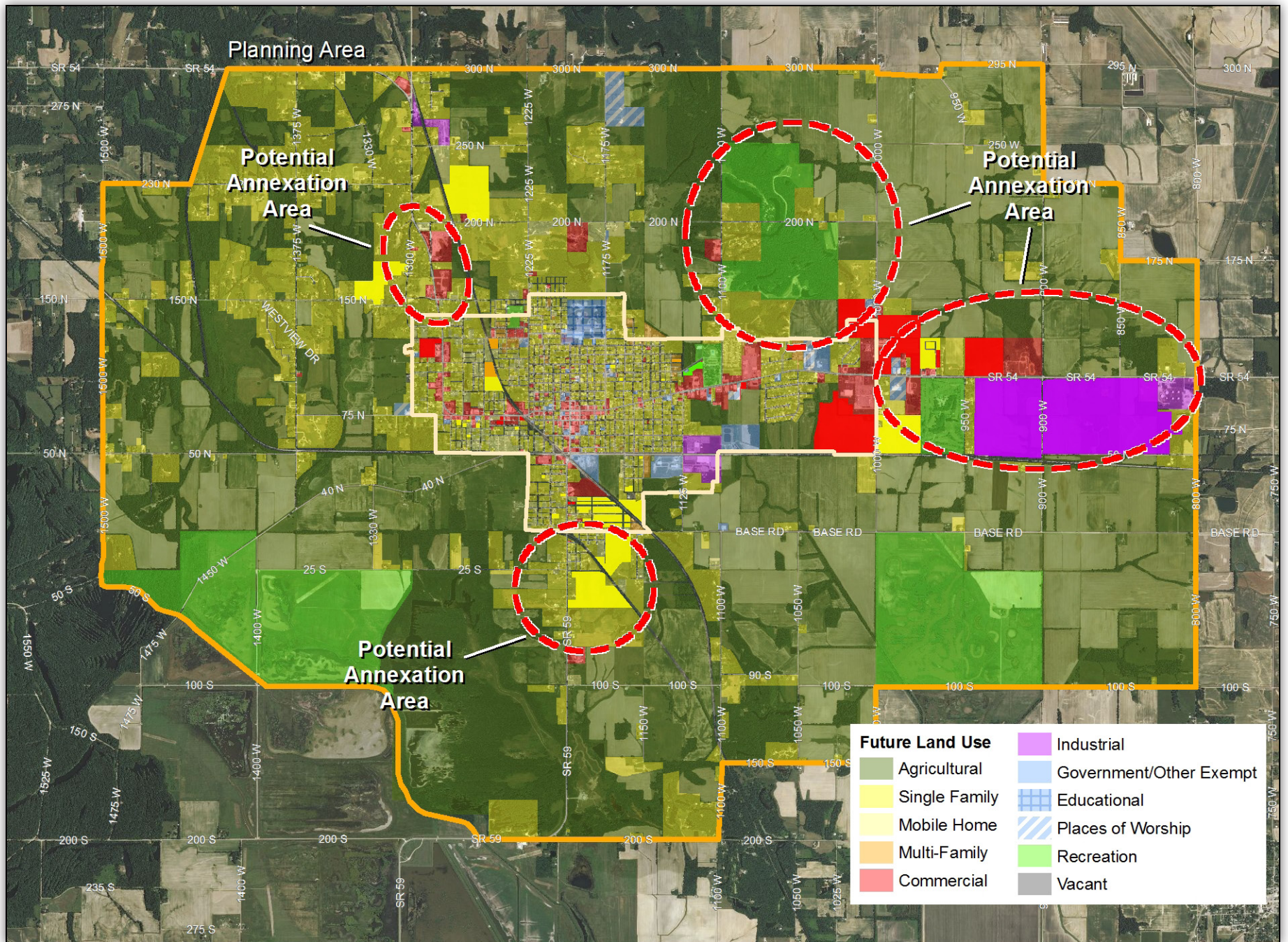


Figure 46: Potential Annexation Areas

