



COUNTY ROAD 1300 NORTH AREA DEVELOPMENT STRATEGY

Redevelopment Commission
September 26, 2024



Agenda

- Review Draft Study
 - Next Steps
 - Proposed Public Engagement Open House
 - Final Study Preparation
 - Study Adoption
-

Purpose

The County completed its Comprehensive Planning process in 2022. One of the major issues identified in that process was the need for new housing, commercial, and industrial development.

Kosciusko County is a community that is committed to continue to develop and support a strong business environment while providing a high quality of life for its residents and protecting its rich agricultural traditions. To assist in achieving this goal, the County Redevelopment Commission determined that an analysis of the area between the Towns of Milford and Syracuse around County Road 1300 N was warranted.

Kosciusko
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**COUNTY ROAD 1300 NORTH
AREA DEVELOPMENT
STRATEGY**

 **ABONMARCHE**

PROJECT PROCESS

- Establishing a Project Review Committee (Steering Committee)
- Reviewing and summarizing existing plans and studies impacting the study area.
- Mapping and reviewing existing and proposed utility networks
- Mapping and reviewing existing and proposed transportation networks
- Mapping any known developmental constraints
- Analyzing demographic, housing, and businesses data for trends and projections to establish growth rates.
- Providing a proposed land use plan using the conceptual plan developed for the area, which shows the projected future land uses based on data analysis.
- Suggesting potential funding opportunities for the study area.
- **Public Engagement**
- **Study Adoptions**

PROJECT PROCESS

Establishing a Project Review Committee (Steering Committee)

The Committee was a critical component of the Development Strategy. During this process, the members collaborated, revised, and develop the overall strategy with technical assistance and project management from the Abonmarche team. Committee members included representatives from Kosciusko County, the Town of Milford, the Town of Syracuse, and local organizations, and study area businesses . This study could not have been completed without their input, technical knowledge, expertise, and relationships in the community.

The Committee met 5 times during this process:

- November 28, 2023
- January 22, 2024
- March 25, 2024
- May 31, 2024
- July 29, 2024

PROJECT PROCESS

Steering Committee Members

Brad Jackson, Kosciusko County Commissioner
Margaret (Peggy) Friday, Kosciusko County Economic Development Corporation
Steve Moriarty, Kosciusko County Highway Superintendent
Matt Sandy, Kosciusko County Planning Director
Doug Hanes, Kosciusko County Redevelopment Commission
Jan Orban, Kosciusko County Redevelopment Commission
Doug Ruch, Town of Milford Representative
Dan Brown, Town of Milford Redevelopment Commission Representative
Trisha Gall, Town of Milford Representative
David Wilkinson, Town of Syracuse Representative
Brett Harter, Builder/Developer
Leslie Hickman, Indiana Farm Bureau Representative
Dan Beer, Local Agricultural Representative
Dan Shafer, Maple Leaf Farms, Local Business Representative

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PROJECT PROCESS

Reviewing and summarizing existing plans and studies impacting the study area.

Kosciusko County Comprehensive Plan

The Forward Kosciusko County Future Land Use Map is used as the basis for the 1300N Future Land Use Map with minor changes based on a closer analysis of demographic trends in housing and business development from information gathered from the steering committee, published data, and local business representatives,

Town of Milford Comprehensive Plan

- Encourage active commercial and office uses along Main Street and Emeline Street.
- Encourage commercial development along SR 15 and enhance existing commercial intersections and roadways.
- Encourage residential development and availability of a greater range of housing types and sizes.
- Leverage the CR 1300N extension to incentive and spur development into the Beer Creek Industrial Park.

Town of Syracuse Comprehensive Plan

- Encourage long-range planning efforts outside of Syracuse to include Turkey Creek and Benton Township and Kosciusko County.
- Encourage new development that occurs outside of and adjacent to the corporate limits to be annexed.
- Pursue annexation of existing developments, especially housing, within the Town service area.
- Encourage infill development and rehabilitation of existing structures.
- Support a mix of commercial, office, and industrial land uses to provide a diverse economic tax base.
- Strategically annex new land where feasible and possible in areas of expected and desired future growth.

PROJECT PROCESS

Mapping and reviewing of a variety of key data points including:

- Key Employers
- Roadways
- Traffic Counts
- Active Transportation
- Utilities
- Floodplains & Wetlands
- EPA Regulated Sites
- Protected Natural Areas

PROJECT PROCESS

Analyzing demographic, housing, and businesses data.

Table 1. Population & Housing Unit Trends

Study Area	2010	2020	2023	2028		2000	2010	2020	2023	2028
Total Population	1,611	1,650	1,596	1,569	Total Housing Units	565	660	689	693	697
Population Density	161.1	162.4	157.1	N/A	Owner Occupied	76%	75%	77%	76%	75%
Average Household Size	2.7	2.6	2.5	2.50	Renter Occupied	18%	15%	14%	14%	14%
Median Age	38.4	40.6	40.7	41.9	Vacant	7%	11%	13%	10%	11%
Population Annual Rate of Change					Housing Unit Annual Rate of Change					
2010-2020	2020-2023	2023-2028			2000-2010	2010-2020	2020-2023	2023-2028		
0.24%	-1.09%	-0.34%			1.68%	0.44%	0.19%	0.12%		

Kosciusko County	2010	2020	2023	2028		2000	2010	2020	2023	2028
Total Population	77,358	80,240	80,759	80,097	Total Housing Units	32,188	37,038	38,133	38,682	38,754
Population Density	145.7	151.0	152.0	N/A	Owner Occupied	67%	60%	62%	65%	65%
Average Household Size	2.60	2.52	2.51	2.48	Renter Occupied	18%	19%	20%	17%	17%
Median Age	37.6	39.0	39.8	40.8	Vacant	15%	21%	18%	18%	18%
Population Annual Rate of Change					Housing Unit Annual Rate of Change					
2010-2020	2020-2023	2023-2028			2000-2010	2010-2020	2020-2023	2023-2028		
0.37%	0.06%	-0.08%			1.51%	0.30%	0.48%	0.04%		

STUDY AREA



KOSCIUSKO COUNTY



Esri Business Analysis 2023 Key Facts Report



PROJECT PROCESS

To calculate a range of potential new housing units that could be needed for the study area, four points were used. Projected population growth, projected housing unit growth, overall Area job growth, and the jobs from a proposed business expansion in the study area all contribute to the estimate of demand for new housing units.

Using the highest population growth rate of 0.67%, an additional **4 housing units per year or 80 over 20 years** would be needed to meet demand from estimated population growth.

Using the highest housing unit growth rate of 0.98%, an additional **7 housing units per year or 140 over 20 years** would be needed to meet demand from estimated housing unit growth.

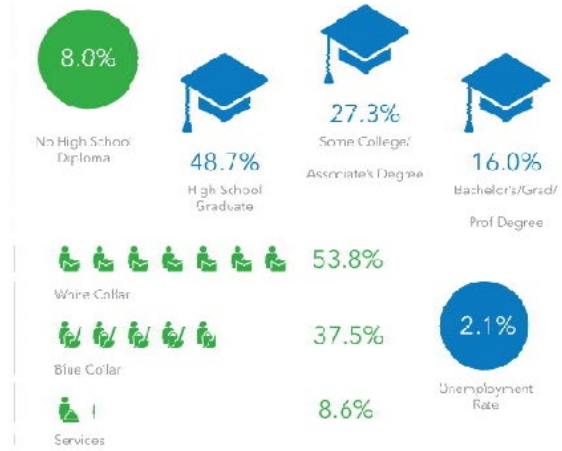
For this review, a 1.5% job growth rate was used to calculate roughly 40 new jobs per year over the next 20 years or 800 jobs. From local interviews, an average of 15% of employees live within 5 miles. Assuming the same ratio for new employees, an additional **6 housing units per year or 120 over 20 years** will be needed in the area using a conservative estimate.

Interviews with representatives from local businesses indicate another 400 jobs are anticipated or 80 jobs per year for the next 5 years. Based on employer feedback, they believe many more of these new employees would want to live closer to the facility. A ratio of 25% of these employees living within 5 miles was used to estimate the need for an additional **20 units per year or 100 units over the next 5 years.**

From the combination of this data, the study projects a demand for approximately 37 housing units per year for the next 5 years for new residents. This number does not include any current unmet demand for housing units.

PROJECT PROCESS

STUDY AREA



KOSCIUSKO COUNTY

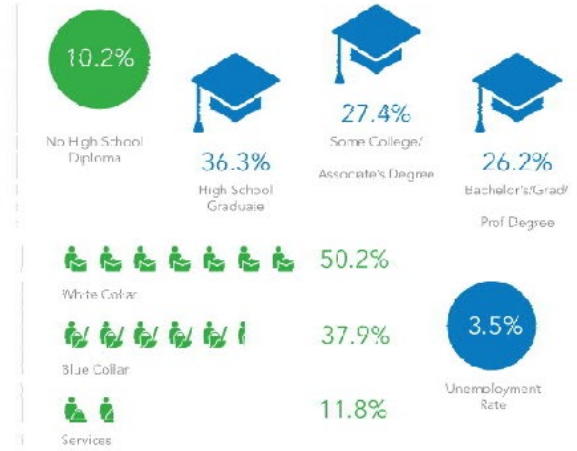


Chart 1. 2023 Employed Population by Industry

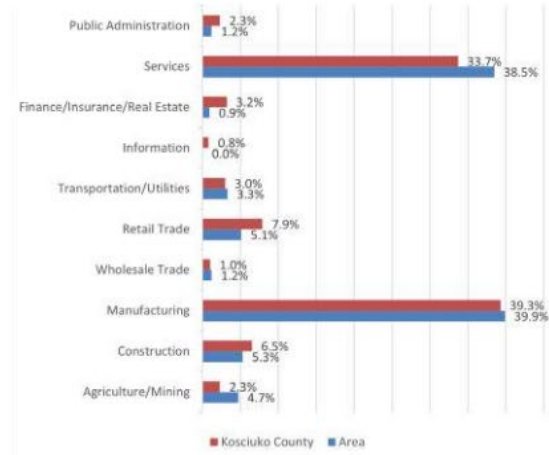
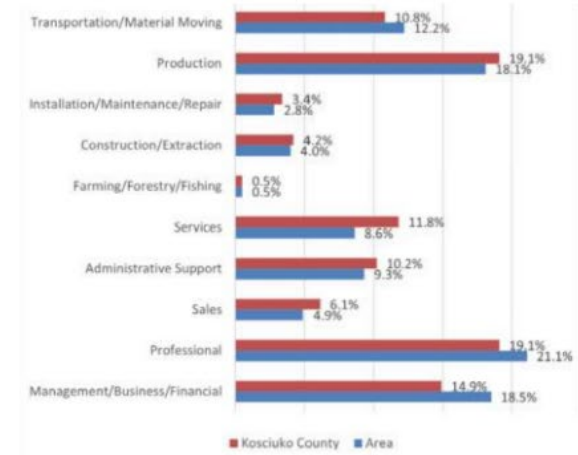


Chart 2. 2023 Employed Population by Occupation





PROJECT PROCESS

Business and employment data for Kosciusko County from 2001 through 2023 was reviewed to provide historical growth rates for business development and employment. The Area was reported to have 93 businesses in 2023. Using a 0.85% and 1.5% growth rate it was calculated that the Area could see an additional 16 to 30 businesses over the next 20 years.

Business types and indicates that approximately 24 (26%) of the Area businesses would be classified as an industrial land uses.

Industrial lot sizes that indicates new industrial development lot sizes could range from 25 to 200 acres per new project.

To estimate the amount of land to recommend for additional industrial development, we reviewed data points and feedback from local real estate professionals to determine that an additional 104 to 1560 acres would be needed. The average of this range for industrial land demand would be approximately 830 acres.

Real estate trends indicate that industrial development sites are growing as demand for larger facilities increase. The need for on-site stormwater management, parking, truck maneuvering, etc. also contribute to the demand for larger industrial lots. Given these developmental requirements and projected growth in industrial businesses, additional land for industrial development in the 800-1,000 acre range seems reasonable to prepare for and promote new industrial opportunities in the Area.



COUNTY ROAD 1300 NORTH
AREA DEVELOPMENT
STRATEGY





PROJECT PROCESS

The information and key findings from the Context Analysis portion of this study were shared and reviewed with the steering committee to develop the proposed development strategy. This process involved reviewing natural features such as wetlands and floodplains, transportation networks, and economic factors such as job growth and housing demand. This data, along with community feedback, was then used to create the development strategy that will position the study area for future development while ensuring an appropriate mix of land uses.

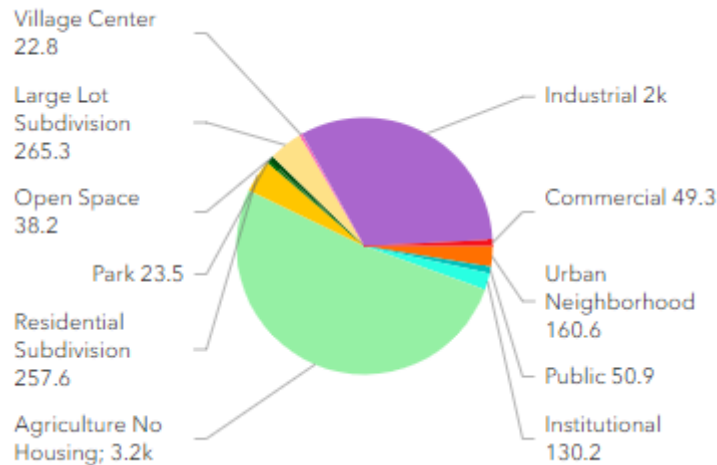
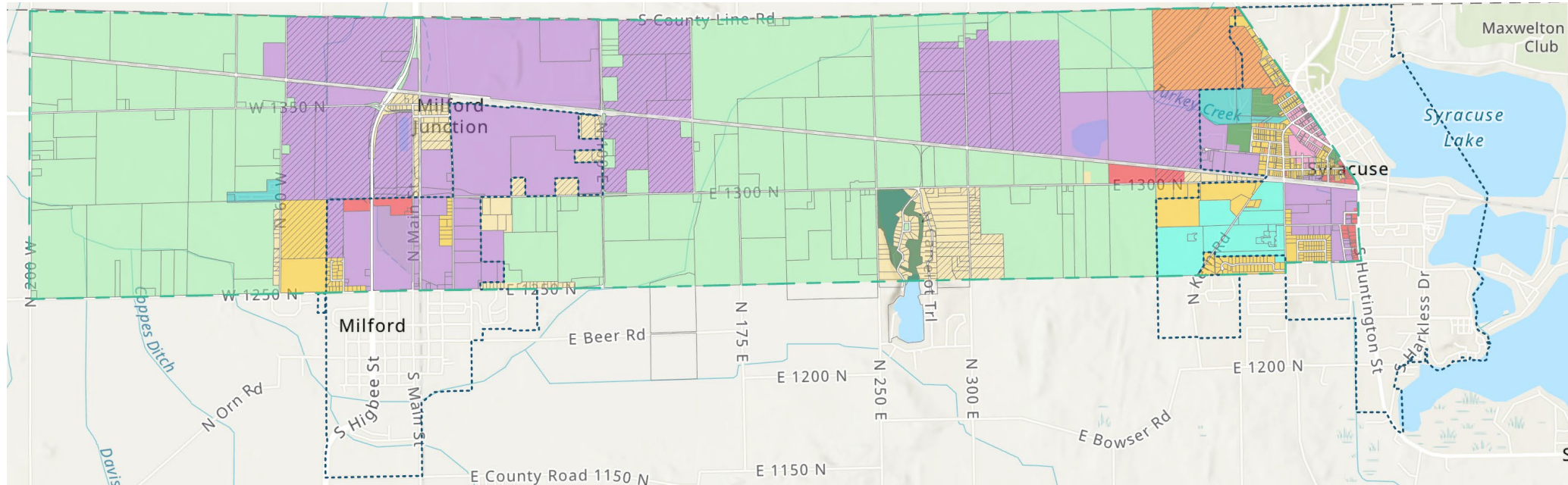
Housing was a major component of this analysis because it was identified as a goal in the Comprehensive Plan for the County as well as both towns. It was also mentioned by local stakeholders and business representatives as critical for supporting a strong local economy. Housing development is an important component of an overall economic development strategy as people are more commonly choosing where to live and then finding employment. The study area, with its mix of rural character and proximity to good transportation infrastructure and public utilities, is an attractive place for current and future residents to live, raise a family, and build community.

Proposed commercial land use changes are minor but provide an opportunity for service businesses to develop adjacent to a significant job center that is expected to expand in the coming years. The addition of this complementary land use next to a major thoroughfare, with many potential customers traveling to work, creates an excellent business prospect while supporting the needs of local employees and businesses.

Industrial land use is the most significant change in the proposed development strategy. Identifying additional opportunities for industrial development was a major goal of the Forward Kosciusko Comprehensive Plan and this study. The development strategy attempts to find a balance between all land uses in the Area.

PROPOSED DEVELOPMENT STRATEGY

COUNTY ROAD 1300 NORTH AREA DEVELOPMENT STRATEGY



DEVELOPMENT STRATEGY FUTURE LAND USE

DEVELOPMENT STRATEGY FUTURE LAND USE	PERCENT
Agriculture No Housing	51.63%
Large Lot Subdivision	4.27%
Residential Subdivision	4.15%
Urban Neighborhood	2.59%
Commercial	0.79%
Industrial	32.29%
Institutional	2.10%
Open Space	0.62%
Park	0.38%
Public	0.82%
Village Center	0.37%



PROJECT PROCESS

The table below provides a break-down of total acreage and percentage of land in the development strategy by land use type, compared to the Forward Kosciusko County Comprehensive Plan Future Land Use Map. As the Future Land Use Map was developed during the county-wide comprehensive planning process, it is an important tool for evaluating the study area's land uses. The 1300 N Study is a more detailed review of future land use for the Area, as it is focused at a much smaller scale than was the Forward Kosciusko County project. For this reason, the development strategy is recommending some changes to land uses in the study area to reflect the additional examination and public input collected during this process.

Some key points from the table are:

The relatively small amount of additional Commercial land use should be attractive for service businesses, while not competing with retail and services found in the Village Center land use classification in the downtowns.

There is a proposed 16.3% increase in available land for Industrial development. To help assess if this was a reasonable amount, several conceptual industrial subdivisions were developed on a potential 200-acre site to determine if that size property would be viable for an industrial subdivision. Lots could range from 25 acres to 200 acres, based on demand and property owner interest. These concepts can be found in the Appendix.

Even with the proposed reduction of Agricultural uses, the study area land use still remains over 51% agricultural. As noted on the next page, some of this reduction can be accounted for by reclassifying residential properties that were classified by the Future Land Use map as agricultural when they were in fact residential properties.

The reduction in the Residential Subdivision percentage is due in large part to the proposed increase in land available for Urban Neighborhood uses.

PROPOSED DEVELOPMENT STRATEGY

Table 20. Development Strategy Proposed Land Use Changes from Forward Kosciusko Future Land Use

Land Use Classification	Forward Kosciusko County Future Land Use (Approx. Acres)	Forward Kosciusko Percent of Total Land in Study Area	Development Strategy (Approx. Acres)	Percent of Total Land in Development Strategy	Area Change from Forward Kosciusko	Percent Change from Forward Kosciusko
Agriculture No Housing	4,361	70.2%	3,207	51.6%	-1154	-18.6%
Large Lot Subdivision	198	3.2%	265	4.3%	67	1.1%
Residential Subdivision	368	5.9%	258	4.2%	-110	-1.8%
Urban Neighborhood	1	0.0%	161	2.6%	160	2.6%
Commercial	27	0.4%	49	0.8%	22	0.4%
Industrial	991	16.0%	2,007	32.3%	1016	16.3%
Institutional	130	2.1%	130	2.1%	0	0.0%
Open Space	38	0.6%	38	0.6%	0	0.0%
Park	24	0.4%	24	0.4%	0	0.0%
Public	51	0.8%	51	0.8%	0	0.0%
Village Center	23	0.4%	23	0.4%	0	0.0%
Total	6,212	100%	6,212	100%		

Note: Approximate acreage in this table is based on County tax records and GIS mapping



PROJECT PROCESS

The recommend change of 160 acres of land classified for Residential Subdivision to Urban Residential is located northwest of Syracuse. As mentioned in the Population and Housing section, this land use change opens up opportunities for additional housing units and types in the study area.

Approximately 57 acres of land that were classified as Large Lot Subdivision are recommended to be available for industrial uses. The identified property is located just east of SR 15 adjacent to the new overpass.

While reviewing the Kosciusko County tax data tables, it was noted that multiple properties with a current land use of single-family dwelling had been assigned “Agriculture No Housing” in the Future Land Use Map. As part of this study process, these properties were reassigned in the development strategy as “Large Lot Subdivision” to reflect the current use. This action resulted in a reclassification of approximately 110 acres that was misidentified as agricultural land. Many of these lots are located in or around the Camelot Lake residential subdivision. Others are homes on smaller parcels that may or may not be associated with a larger farm operation.

The approximately 1,092 acres of agriculturally-classified land that could be available for industrial development is generally located near existing industrially-classified properties and concentrated near the Towns of Milford and Syracuse, where future extension of utilities would be most likely. Access to paved roadways was also important to this recommendation. It should be reiterated that this development strategy is a planning tool and not a rezoning or acquisition plan. Property owners retain all rights and privileges to their property. The zones proposed for future industrial development is intended to be adequate for the next several decades and projects will most reasonably begin near either town and progress with utility extensions into the remaining land when it is made available by the property owner for development.

The proposed change of 20 acres of agricultural property to commercial use on the north side of 1300 N, south of the Polywood facility could provide an opportunity for service businesses to locate near this job center.

The proposed change of approximately 50 acres of agriculturally-classified for residential subdivision land uses is located north of the existing residential subdivision, adjacent to the Town of Milford. This land is well positioned for an expansion of the existing residential neighborhood for additional housing units. New residential units should be designed to connect to Milford public water and sanitary sewer systems.

PROPOSED DEVELOPMENT STRATEGY

Forward Kosciusko County Future Land Use Classification	1300 N Study Land Use Classification	1300 N Study (Change in Approximate Acres)
Residential Subdivision	Urban Residential	160
Large Lot Subdivision	Industrial	50
Agriculture No Housing	Large Lot Subdivision*	110
Agriculture No Housing	Industrial/Large Lot Subdivision	90
Agriculture No Housing	Industrial	930
Agriculture No Housing	Commercial	20
Agriculture No Housing	Residential Subdivision	50

*homes that were indicated as agriculture in Forward Kosciusko

Approximate acreage based on areas in county tax records and GIS mapping

DEVELOPMENT STRATEGY KEY FINDINGS

Town of Milford

- Upgrades to Milford's Water
- Upgrades to Milford's Sanitary Sewer
- Extension of Milford Utilities for Industrial
- Extension of Milford Utilities for Residential

Town of Syracuse

- Extension of Syracuse Utilities for Industrial
- Extension of Syracuse Utilities for Residential

Kosciusko County Highway

- Upgrade of 1300N East of overpass
- Extension of 1300N West of SR 15
- Upgrades to 150E
- Upgrades to 300E

Railroad

- Relocate the CSX Oak Street Crossing further west
- New Spur for development of lot in NW Milford
- CSX Site Selection Program

Elkhart County Highway

- West extension of County Line Road

Private Utilities

- Upgrades to broadband

Active Transportation

- Milford-Syracuse North Connection

Housing Development

Industrial Development

PROJECT PROCESS

Suggesting potential funding opportunities for the study area.

1300 N Study Potential Projects	Potential Funding Source	Potential Funding Source	Potential Funding Source	Potential Funding Source
Milford				
Upgrades to Milford's Water	Indiana Finance Authority, State Revolving Fund (SRF)	US Department of Agriculture, Rural Development Programs		
Upgrades to Milford's Sanitary Sewer	Indiana Finance Authority, State Revolving Fund (SRF)	US Department of Agriculture, Rural Development Programs		
Extension of Milford Utilities for Industrial	Indiana Economic Development Corporation - Industrial Development Grant Funds	US Department of Agriculture, Rural Development Programs	TIF	Public/Private Partnership
Extension of Milford Utilities for Residential	Indiana Economic Development Corporation - Industrial Development Grant Funds	US Department of Agriculture, Rural Development Programs	TIF	Public/Private Partnership

NEXT STEPS

- Proposed Public Engagement Open House
- Final Study Preparation
- Study Adoption

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