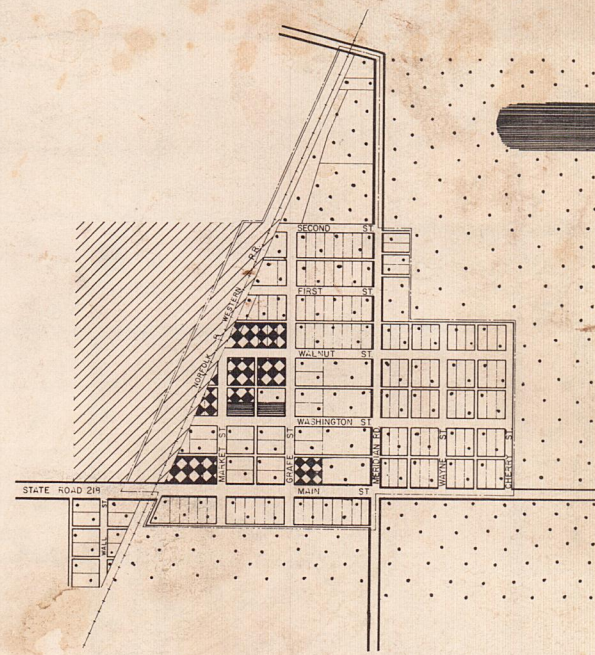
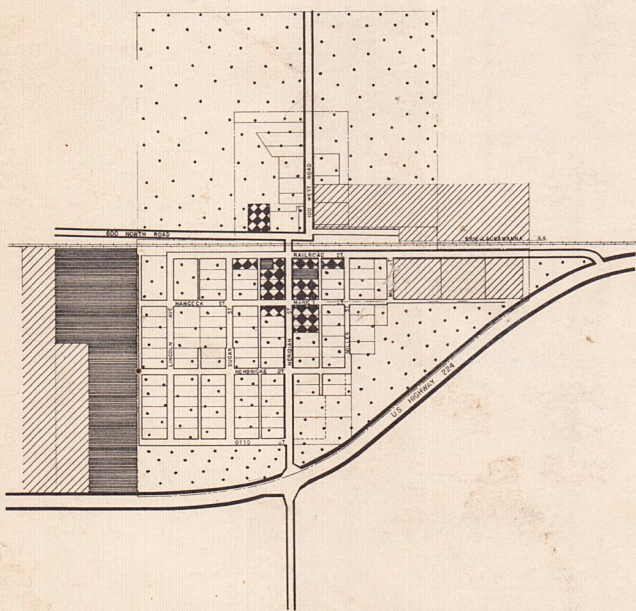


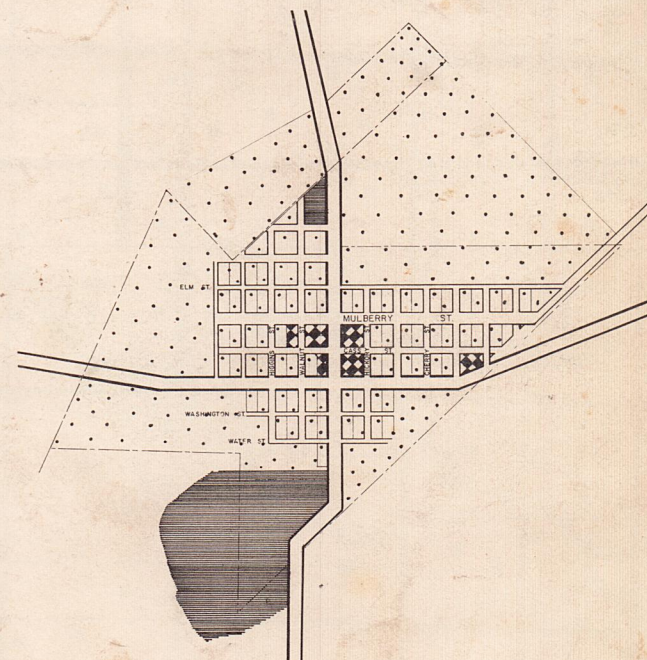
OSSIAN



PONETO



UNIONDALE



VERA CRUZ

## The Comprehensive Plans For Wells County Towns

	COMMERCIAL		EXISTING RIGHT OF WAY	
	RESIDENTIAL			
	PUBLIC			
	CONSERVATION			
	INDUSTRIAL			

### WELLS COUNTY AREA PLAN COMMISSION

WELLS COUNTY COURT HOUSE  
BLUFFTON, INDIANA 46714

Planning Consultants:  
Beckman, Swenson & Associates

MAY 1970

PROJECT IND. P-108

This report was prepared for the Division of Planning of the Department of Commerce of the State of Indiana. The preparation of this report was financially aided through a Federal grant from the Department of Housing and Urban Development under the Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

## THE WELLS COUNTY COMPREHENSIVE PLAN

The Comprehensive Plan for Wells County is intended to guide the county's development for the next twenty years. The Plan represents more than three years of effort by your Area Plan Commission and two years work by their planning consultants. Before it was possible to develop the Plan to its final form, it was necessary to perform extensive and detailed studies and analyses of the county's natural and man-made physical conditions as well as its potential for future growth. The results of these studies are contained in the report, *Wells County, Indiana — Physical Inventory & Analysis — Growth Potential Analysis*. The Comprehensive Plan itself is the subject of a report upon which this brief summary is based.

The color map on the reverse side illustrates the proposals of the Comprehensive Plan. This map and the proposals it illustrates are intended to serve as a basis for all development in the county for the next twenty years. By 1990 it is intended that:

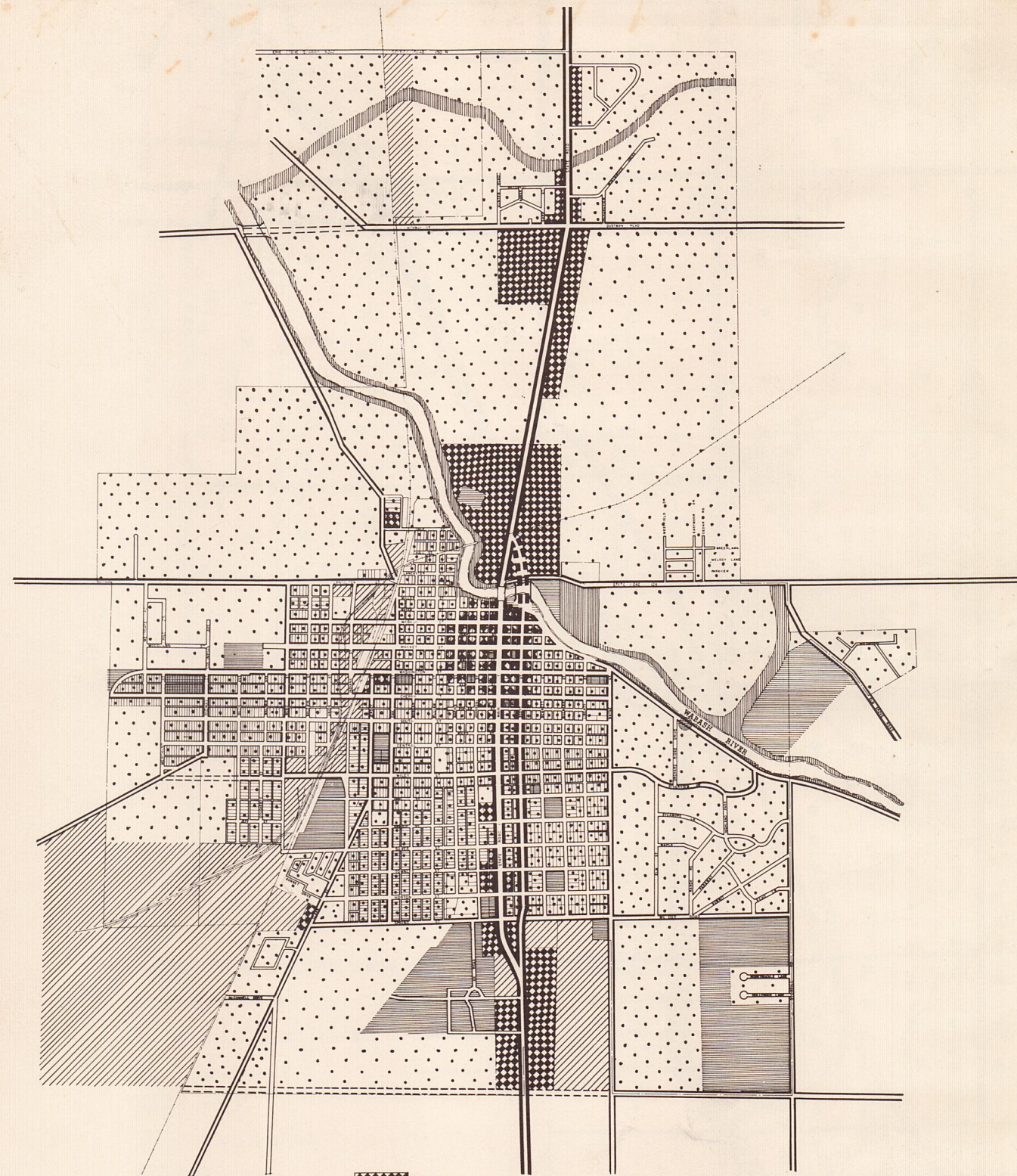
1. All urban-type development, residential, commercial, industrial, etc., will be arranged harmoniously in compact areas in and around the county's existing communities rather than sprawling out uncontrolled over the farm land which is essential to the economy of the county.

2. County roads and local urban streets will be improved, and new roads and streets will be constructed according to a planned long-range program which places highest priorities on those roads and streets most important to the county's traffic circulation pattern, both now and in the future.

3. All urban areas will be served by municipal water and sewer systems, made simpler by the controlled expansion of the communities, in order to eliminate health hazards and stream pollution and to prevent these problems from developing in the future.

4. Community facilities including schools, libraries, hospitals, fire stations and municipal buildings will be adequate for the populations they serve and will be located so as to be most accessible to the greatest possible number of the county's residents.

5. Adequate recreation areas of various types will be supplied in order to meet the varied recreational needs of the county's residents. In order to preserve the natural beauty of the county and to protect its ecological balance, extensive areas along the county's streams will be left unspoiled by development.



- |                  |                          |                     |              |
|------------------|--------------------------|---------------------|--------------|
|                  | EXISTING<br>RIGHT OF WAY | NEW<br>RIGHT OF WAY | COMMERCIAL   |
| ARTERIAL STREET  |                          |                     | RESIDENTIAL  |
| COLLECTOR STREET |                          |                     | PUBLIC       |
| LOCAL STREET     |                          |                     | CONSERVATION |
| NEW BRIDGE       |                          |                     | INDUSTRIAL   |



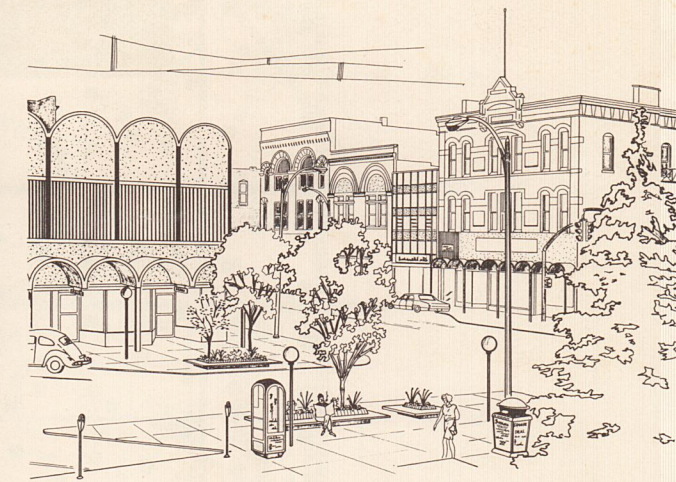
## THE BLUFFTON COMPREHENSIVE PLAN

The Wells County Area Plan Commission represents the city of Bluffton, the towns of Ossian, Poneto, Uniondale and Vera Cruz, as well as the unincorporated portions of the county. Details of the Plan's proposals for Bluffton and the towns are shown on the accompanying maps. These include proposals for future land use, thoroughfares, public utilities, community facilities and parks and open space.

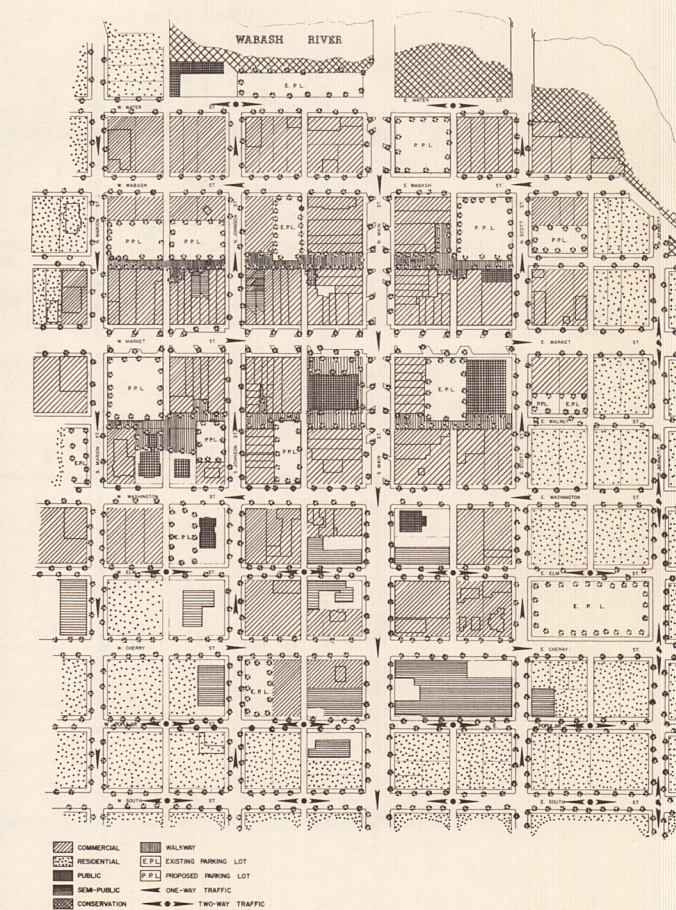
The community of Markle, a large portion of which is situated in Huntington County, has not participated in the Wells County planning program, but has recently completed its own comprehensive planning program. The Markle Plan has been coordinated with the Wells County Comprehensive Plan, and all of the county has, therefore, been planned, most of it for the first time.

The city of Bluffton has had a Comprehensive Plan and Zoning Ordinance since 1952. The Bluffton portion of the Wells County Plan now replaces the old Bluffton Plan. The Plan for Wells County also focuses on Bluffton's central business district, the county's most important commercial area. Based upon extensive preliminary studies and analyses, a separate, detailed plan has been developed to improve the district's appearance and its appeal to shoppers.

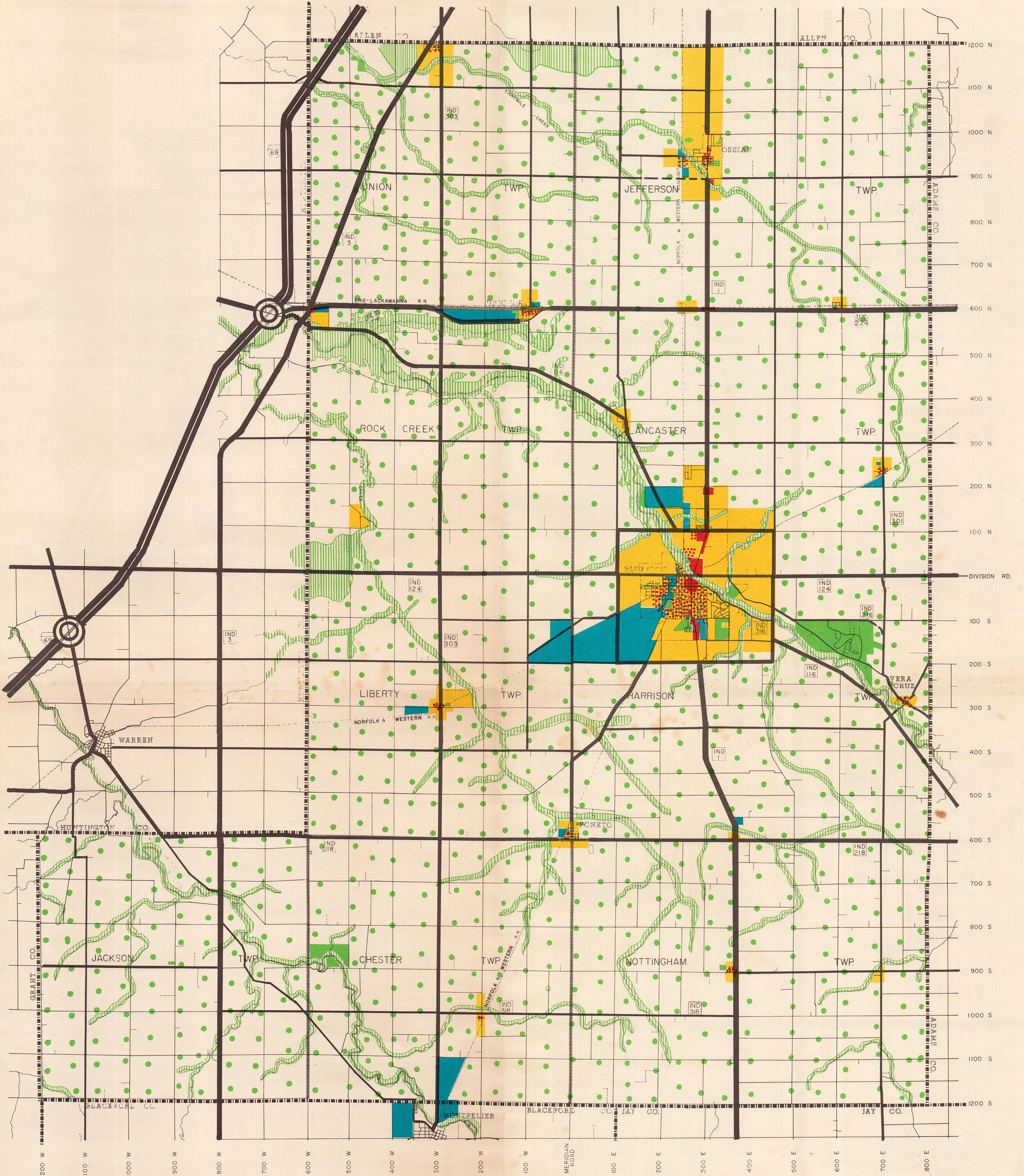
The Comprehensive Plan is intended to benefit all of the county's people by creating a better environment in which to live, work, and play. In order to succeed, however, the Plan and your Plan Commission need the cooperation and support of all of the county's citizens. With each passing year, development in the county is occurring at an increasing pace, and each year more of the available land is consumed. The county is fortunate in that there is still time to act to channel this development in the proper direction, to control its quality, and to protect the county's invaluable natural areas and resources. Time is running short however, and if action is to be taken, it must be taken now.



## THE BLUFFTON BUSINESS DISTRICT



## THE BLUFFTON BUSINESS DISTRICT PLAN



- |                                  |                 |               |
|----------------------------------|-----------------|---------------|
|                                  | <b>EXISTING</b> | <b>NEW</b>    |
|                                  | <b>RIGHT</b>    | <b>RIGHT</b>  |
|                                  | <b>OF WAY</b>   | <b>OF WAY</b> |
| LIMITED ACCESS EXPRESSWAY        |                 |               |
| ARTERIAL HIGHWAY                 |                 |               |
| MAJOR COLLECTOR HIGHWAY          |                 |               |
| COLLECTOR ROAD                   |                 |               |
| PUBLIC                           |                 |               |
| CONSERVATION                     |                 |               |
| INDUSTRIAL                       |                 |               |
| COMMERCIAL                       |                 |               |
| SUBURBAN-LOW DENSITY RESIDENTIAL |                 |               |
| MEDIUM-HIGH DENSITY RESIDENTIAL  |                 |               |
| VACANT & AGRICULTURE             |                 |               |

# COMPREHENSIVE PLAN

**WELLS COUNTY**

THIS MAP WAS PREPARED FOR THE DIVISION OF PLANNING OF THE DEPARTMENT OF COMMERCE OF THE STATE OF INDIANA. THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE URBAN PLANNING AND DESIGN PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED PROJECT IND P-72.

BECKMAN SWENSON & ASSOCIATES, PLANNERS  
PITTSBURGH, ST. PAUL, FORT WAYNE.

UNION	JEFFERSON
ROCK CR.	LANCASTER
LIBERTY	HARRISON
JACKSON	CHESTER
	NOTTINGHAM

