

What is included in a Comprehensive Plan?

The Comprehensive Plan, often referred to as a Master Plan, is a long-range (often twenty years) land use plan that identifies goals and objectives with respect to the management of future growth for the town.

A comprehensive plan may contain several components under current Indiana State Code (*IC 36-7-4-500*), but at a minimum it must address land use development policy, development objectives, and set forth policy statements for public areas.

A projected thoroughfare plan & land use map presenting projected and desired land uses for the town are also key components.

A Comprehensive Plan is prepared by the Plan Commission and must be approved by the Town Council before becoming official.



Additional Resources

Newburgh Historic Preservation Commission.

Historic Newburgh, Inc.

Newburgh Branch of Ohio Township Library.

Warrick County Area Plan Commission.

Evansville Urban Transportation Study.

American Planning Association (APA).

Acknowledgements

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Morley and Associates, Inc. of Evansville assisted in the master plan preparation.

For More Information...

Newburgh Planning Commission
Newburgh Town Hall
200 State Street
P.O. Box 6
Newburgh, Indiana 47629
Phone: (812) 853 - 7111

Newburgh Zoning Administrator
Facility Management Inc.
25 Sharon Place
Newburgh, Indiana 47630
Phone: (812) 853 - 0200

www.newburgh.org

2001 to 2021 Comprehensive Plan for the Town of Newburgh Indiana



*An Overview & Summary
of Newburgh's Updated
Comprehensive Plan...*

Newburgh
ON THE OHIO 

Adopted on March 28, 2001

Overview of the Plan...

The 2001 update to the town's master plan includes a variety of background information pertinent to planning and zoning decisions.

The plan focuses on single-family residential future growth in Newburgh. Growth must occur in a manner which is not detrimental to Newburgh's "small-town atmosphere." Furthermore, emphasis shall continue to be placed on the Town Core which contributes to the uniqueness of Newburgh.

Newburgh plans to grow physically. By the year 2021 the town limits are projected to be Stacer & Grimm Roads to the west, Lincoln Avenue to the north, Lenn Road & SR 66 to the east, and the Ohio River to the south.

The Ohio River and panoramic views of the riverfront are recognized as integral to Newburgh's character & shall be preserved. The construction of a Greenway pathway along the river are central to this objective.

The need for improved coordination with county and state agencies along with the increased use of the Internet for distribution of information to the public is recognized.



Components of Newburgh's Updated Comprehensive Plan

The Newburgh Comprehensive Plan contains data on the following topics:

- Introduction.
- Brief History of Newburgh.
- Data on Natural Features.
- Population.
- Transportation.
- Analysis of Public Questionnaire Results.
- Current and Future Land Uses.
- Issues, Goals, Objectives, and Implementations for Growth Goals.
- Future Directions for the Town.

Newburgh's Future Goals

Newburgh's five major future goals outlined in the Comprehensive Plan are:

- Maintain and Enhance Residential Community Quality in Newburgh.
- Increase Shared Sense of Community.
- Conserve and Enhance the Residential Community Character of Newburgh.
- Manage Growth in the Town of Newburgh.
- Recognition of the Newburgh Town Core as a Unique District.

Policy Statement Highlights...

- Single family residential land uses are encouraged in Newburgh.
- Preserve the Ohio River waterfront wherever possible for public use.
- Protect residential areas from impacts by nearby commercial uses.
- Proposed projects must not adversely overburden existing public roadways.
- Commercial and industrial land uses not in keeping with the town's residential character will be restricted in Newburgh.
- Stimulate private reinvestment in residential areas of the community and conserve the existing housing stock in Newburgh.
- Street and sidewalk maintenance are to be given high priority in Newburgh.
- Commercial activities should be clustered, grouped or otherwise planned as districts.
- The Town Core should be protected from future development that is incompatible with the existing architectural integrity and context of the area.
- Within the Town Core, mixed residential and commercial uses are appropriate.
- Commercial activities in the Town Core should be neighborhood level services and oriented towards pedestrian traffic.
- Home occupations and professional offices in homes are permitted so long as they do not impose undesirable impacts upon surrounding residential parcels.