Abstract

Creative Project: Creating an Agriculturally Centered Co-Housing and Market Rate Development in Pendleton, IN.

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Date: July 2014

Pages: 108

The antidote to sprawl is to provide alternatives to the model of suburban living. Alternative communities are developing with greater density and greater proximity to where people work. Consumers are demanding a greater variety of housing options, not just a ‘one size fits all’ program of large homes on large lots. Even conventional subdivisions are including shared amenities to attract residents, yet there are greater opportunities to add value and community through shared property and land.

The focus of this creative project is to develop a site plan for an approximately 140-acre parcel of land located in Madison County, Indiana, 1 mile east of the boundaries of the Town of Pendleton. Most of the area is currently used for agricultural purposes, conventional row-cropped corn and soy alternating on an annual basis. Although the area currently falls within the jurisdiction of the Madison County Zoning ordinance, the comprehensive plan for the Town of Pendleton lists it as one of several areas being considered for annexation. Therefore, the creative project will address both land use control documents and description of future goals.

The project will first examine historical precedents that have informed alternative subdivision design. The site will then be analyzed using innate natural characteristics to determine areas most amenable to development. Using both precedents and site analysis, a development proposal is generated that outlines building program and phasing of project.