

# FUTURE LAND USE CHARACTER

## BACKGROUND

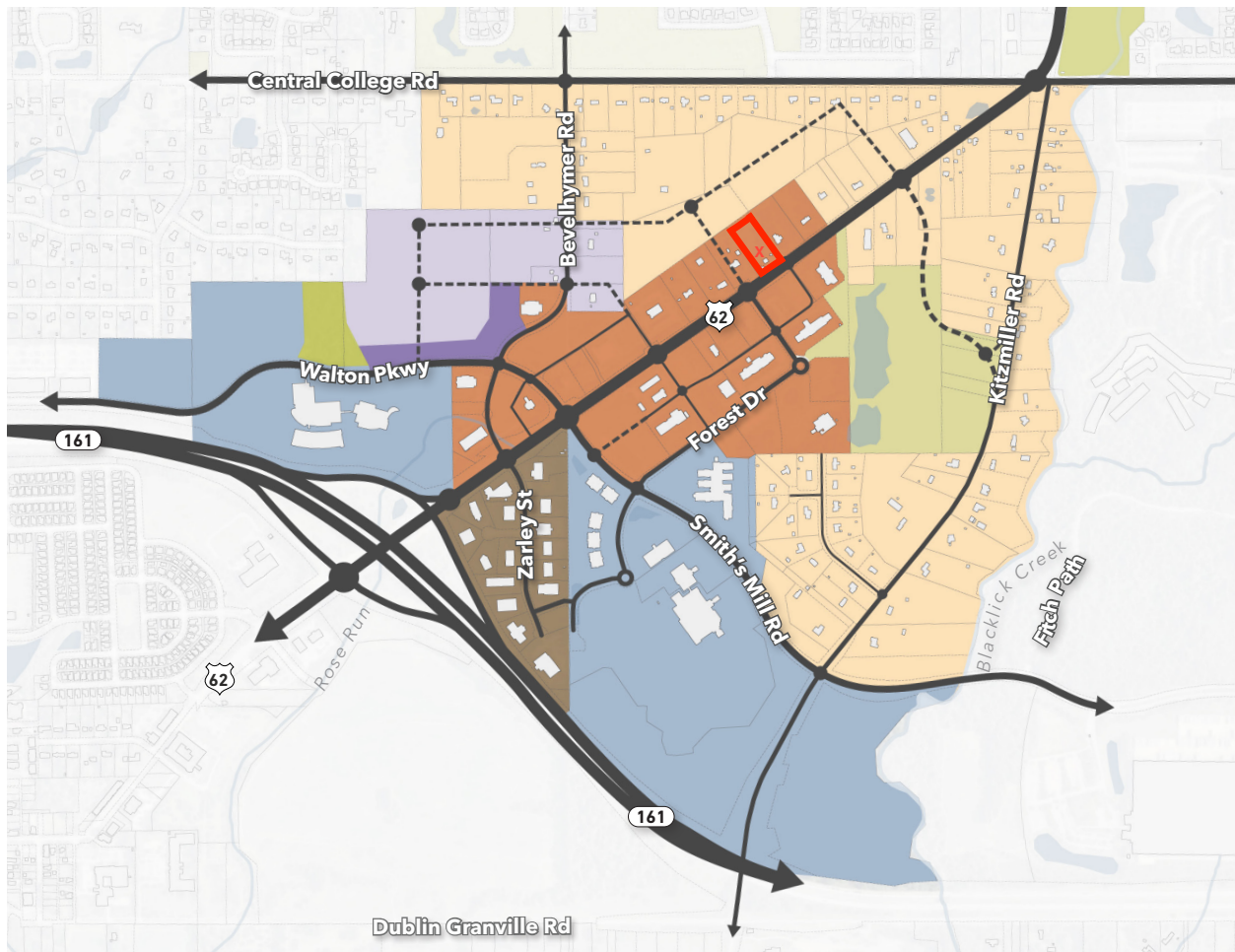
This section serves as a guide for future land use and development within the Focus Area. It is intended to assist city officials in shaping development discussions, pursuing future updates to codified ordinances, and communicating development priorities and preferred character expressed by the community. For private development, this section establishes clear expectations regarding the intent and preferred development pattern for parcels within the Focus Area.

## FUTURE LAND USE CHARACTER MAP

The Future Land Use Character Map identifies four distinct land use character typologies and their specific locations within the Focus Area. Each typology is detailed in the following pages, providing descriptions, purpose statements, development considerations, and any relevant supplemental materials. The four typologies are:

- **North Mill Gateway District** - A vibrant, pedestrian oriented district characterized by diverse building types and context-sensitive development patterns that integrate seamlessly with their surroundings. This district is divided into three subdistricts to emphasize the gradient of development that is desired here.
- **Zarley Industrial Park** - a unique, historic pocket of flex office/industry and small business, strategically positioned to support New Albany's evolving employment needs, including continued support for small businesses.
- **US-62 Commercial Core** - a robust corridor of auto-oriented retail, commercial, civic, and accommodation uses, situated along one of the city's primary thoroughfares.
- **Office Campus** - an important hub for medical, healthcare, continuing care, and office headquarters.





**Legend**

Zarley Industrial Park

US-62 Commercial Core

Office Campus

**North Mill Gateway District**

Subdistrict A

Subdistrict B

Subdistrict C