LAND USE TASK FORCE
MEETING MINUTES

MEETING DATE: December 3, 2015
TIME: 5:30 -7:30 PM
PLACE: Admin Conference Room
City Hall, 1 Municipal Drive
Fishers, IN

Members Present: John Weingardt, Steve Hardin, Rich Block, Eric Moeller, Allen Bourff, April Hensley, John McDonald, Sarah Congress

Members Not Present: Kristin Mays-Corbit

Others Present: Rachel Johnson, Connie Nimmo, Megan Baumgartner, Jason O’Neill, Brandon Dickinson

KEY DISCUSSION POINTS

- Map Revisions and Summary of Changes
  - Some existing neighborhoods are denser than prescribed in the proposed zones. For example, some suburban homes are closer to 4.2 units per acre, while the zone dictates 2-4 units per acre.
  - The Sailing and Yacht Club were designated a different zone then initially proposed.
  - A neighborhood mixed-use area was added to the North towards Southeastern Parkway.
  - A small community center would be additive to 96th Street along the Duke easement.
  - The Johnson property is divided to include open space, mixed use and residential.
  - Special study areas, including Hwy 37 and I-69, are not given a recommended zoning.
    - This will allow for more creativity.
    - Transportation plans may influence land use.

- Final Review of Future Land Use Map
  - Rich Block
    - He stated that he would like to see less commercial pockets as their success may be unrealistic.
    - He encouraged the Task Force to be sensitive to current ownership.
    - Ikea may encourage more regional commercial zoning toward the north of its proposed site.
    - Additional commercial should be high quality and not add too much more traffic.
      - Locations should be accessible.
      - Smaller, boutique shops with attractive landscaping is preferred
    - He is supportive of more immediate development, as long as its accretive to the community.
    - The Task Force should anticipate needs and hurdles.
    - Footprints should be limited.
    - R & D should allow some commercial, but needs to be further defined.
    - Some special study areas may benefit from overlays.

  - Megan Baumgartner
    - 106th Street and Hague Road would benefit form a flex employment node.

  - Allen Bourff
    - Fishers Elementary is difficult to fill as students no longer live in the western portion of the City.
      - Fishers Elementary will not be upgraded or expanded.
    - 27 K-4th grade rooms are needed. More will be needed in 20 years.
• A new school could be placed on Cyntheanne Road.
• There is a need for more schools on the eastern portion of the City.
• The District has access to 160 acres in Wayne Township and has land on Cyntheanne Road.

▶ Steve Hardin
• The Airport should also be indicated as an area of special study.
• There should be no retail south of the mixed-use on Allisonville Road.
• Institutional use may not fit Conner Prairie. 126th and Hwy 37 may not be assigned as retail due to the YMCA and hockey rink.
• 116th and Kroger should not have attached residential.
• The Johnson property should also be indicated as an area of special study.
• Marsh should be an area service node similar to 116th Street and Allisonville.
• Brooks Chase should be mixed-use or attached residential.
• Self-Storage may not be considered retail.
• Olio Road and Geist should not be institutional.
• There could be a park further east of the yacht club, giving residents access to Geist.
• I-69 should have more regional commercial.
• Cyntheanne Road and Southeastern Parkway should have a neighborhood service node.
• The comprehensive plan should have a disclaimer stating that all zones and uses are guides.
• Open space should be defined.
• Attached residential should not have a density limit.

▶ John Weingardt
• 116th Street and Allisonville Road needs improvement.
• 96th Street and Allisonville Road needs to be fiscally sustainable.

▶ April Hensley
• There should be nodal points in towards the southeastern portion of the City to better transition use. 116th Street and White River could be a dynamic neighborhood mixed-use.
  □ 116th Street could be realigned to open up souther portion of the area.

▶ John McDonald
• Southeastern Parkway should have a neighborhood center
  □ Surrounding areas will support the commercial use.
  □ Addresses needs of growing population.

▶ Jason O’Neill
• Higher density generates more revenue.
• Most of the population growth will occur in the eastern portion of the City.
• High quality and value will promote growth.
• The development of Fall Creek Township will be crucial.
• Small changes, like going from 1.7 units per acre to 1.8 units per acre may make enough of a difference to make the City sustainable.
• Development standards should optimize acreage.

ACTION ITEMS
• Update map to reflect discussion. – Staff

ADDITIONAL SUPPORTING DOCUMENTS
• Fiscal Impact of Land Use Policy