



MEETING DATE:

November 5, 2015

TIME:

6:30 -8:30 PM

PLACE:

Wesleyan Church

13300 Olio Rd.

Fishers, IN

LAND USE TASK FORCE MEETING MINUTES

Members Present: Steve Hardin, Rich Block, Eric Moeller, John McDonald

Members Not Present: John Weingardt, Allen Bourff, April Hensley, Kristin Mays-Corbitt, Sarah Congress

Others Present: Rachel Johnson, Connie Nimmo, Bill Gallant

KEY DISCUSSION POINTS

- Suggestions of special study from previous meeting:
 - Eric Moller suggested high density office and supporting retail space along Hwy 37.
 - He also recommended long-term parking garages as the area near 146 Street is anticipated to be a transportation hub.
 - There was discussion on whether the auto businesses should stay in this area.
 - 37 could be a good location for an office corridor.
 - Rich Block suggested redevelopment of 116th Street and Allisonville Road.
 - The area should be viewed as an extension of downtown.
 - He recommended creating place through adaptive reuse of empty buildings, such as Marsh, to community centers. He stated that the location is tough for retail.
 - Corridor overlays will restrict the aesthetics of the area.
 - Connectivity to surrounding residential areas is important to its success.
 - Office space or a place of worship may be compatible with the current surrounding retail.
 - Steve Hardin suggested creating an employment node in the area between 96th Street, Kincaid Drive and Lantern Road.
 - He stated the area should be extended to office space with limited retail. The use should be assigned based on what best fits in the area, not what currently exists.
 - No distribution or heavy industrial uses should be allowed in this area.
 - John McDonald raised concerns with traffic between Cumberland and Hoosier Road on 126th Street should the use change.
- Land Use Categories:
 - The categories should be defined with purpose, typical uses, examples and development features to guide the quality of future development.
 - Industrial/Employment nodes should be limited to light industrial and/or service use.
 - Most of the area should include office spaces. Some of the office spaces could include flex space, meeting the needs of entrepreneurs who need office and storage space. The inclusion of production and distribution could differentiate the two industrial categories.
- Proposed land uses for land between Cumberland and Olio Roads:
 - Areas of special study: Cumberland Road and 96th Street, 116th Street and Hoosier Road, 126th Street and Hoosier Road, I-69 and Brooks School, 126th Street and Olio Road, 116th Street and Olio Road, limestone quarry, 96th Street and Cumberland Road, 126th Street and Hoosier, 136th Street southeast of Prairie Baptist, 131 Street and Promise Road, 136th Street and Maryland Road, Brooks School and 136th Street, Brooks Chase, 116th Street and Primrose, 141st Street and Promise Road
 - Geist Reservoir provides an opportunity to create place within the City.
 - The public wants access to the reservoir via parks and trails.
 - Mixed use could be successful in certain locations in the area.

- There may be opportunities to create another mixed-use development that mimics the Nickel Plate District on a smaller scale near Olio Road. This would provide amenities to residents on this side of the city.
- Employment nodes could be strategically placed along the highway.
- Neighborhood centers will add vibrancy to mostly residential areas.
- Areas that are currently zoned estate residential should remain.
- Current commercial uses that are surrounded by residential and not ideal locations for long-term commercial should be shown as different land use category on future land use map.
- Allowed uses should be additive to the community.
- Providing an additional mixed use or commercial node east of Olio would help reduce the need for homeowners on this side of the city from having to drive farther west for amenities and services.
- Bill Gallant said that providing amenities closer to the area would be great.
 - He stated that he's ventured downtown more often since the redevelopment.
 - He would like to see more development around Geist Reservoir.
 - Estates in the area provide character and value.
 - The mostly suburban residential in the area doesn't reflect thought towards current residences.
 - Higher density residential zoning will increase traffic on roads that cannot handle the increase.

ACTION ITEMS

- Edit draft land use categories and map to reflect discussion. - Staff

ADDITIONAL SUPPORTING DOCUMENTS

- [Draft Land Use Map](#)
- Minutes on [Fishers](#) and Fishers [2040 websites](#) (*currently being updated*)