



MEETING DATE:

December 3, 2015

TIME:

5:30 -7:30 PM

PLACE:

Admin Conference Room
City Hall, 1 Municipal Drive
Fishers, IN

LAND USE TASK FORCE MEETING MINUTES

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 than 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 from 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 southern 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](#)