



MEETING DATE:

October 22, 2015

TIME:

6:30 -8:30 PM

PLACE:

Tom Wood Aviation
Conference Room
9913 Willow View Road
Fishers, IN

LAND USE TASK FORCE MEETING MINUTES

Members Present: April Hensley, Allen Bourff, John Weingardt, Steve Hardin, Rich Block, Eric Moeller, Kristin Mays-Corbitt, Sarah Congress

Members Not Present: John McDonald

Others Present: Bill Sheldrake, Jason O'Neill, Rachel Johnson, Connie Nimmo

KEY DISCUSSION POINTS

- The Task Force should focus on where to put and define categories. Do they make sense and do they help to meet the vision for the community?
 - The suburban residential category may be too broad.
 - One, two and four units per acre look very different from each other.
 - One unit per acre may be more appropriate for a family, while four units per acre may be more appropriate for empty nesters.
 - A possible solution would be to further define the units per acre into two different suburban residential categories.
 - Core and attached residential categories allow for a large range in density.
 - The categories can be differentiated by adding characteristics to each.
 - These would create spaces like the Lockerbie District.
 - It may not make sense to add density limitations in the core residential district as space restrictions should mitigate the density.
 - Mixed use opportunities may be available in neighborhood districts.
 - Areas for improvement include Allisonville Rd. and 116th St.
 - Neighborhood retail typically requires 2,000 residents within a two mile radius.
 - There should be a variety of retail space sizes available to accommodate a diverse blend of businesses.
 - The City should have transitional areas that blend into the next zone. These areas would be flexible and the uses depend on neighboring uses.
 - Neighborhood centers can mimic the amenities of the Nickel Plate District.
 - More commercial use is needed in the eastern portion of the City. Residents there have more limited access to stores such as Target or Marsh.
 - However, this need may lessen if the throughfare plan and trails allow for more efficient travel.
 - Industrial uses should be accretive to the City.
 - Large warehouses, factories or distribution centers are not wanted in the area.
 - Buildings with office and warehouse uses would lend itself well to entrepreneurs as the space can be more adaptable.
 - A variety of industry would strengthen the City.
 - Some thoughtful, environmentally sensitive manufacturing may be additive to the community.
- Proposed land uses for land west of Cumberland Road:

- Areas of special study: retail on 96th Street, southwestern portion of Allisonville Road, Allisonville Road and 116th Street, Hague Road connecting to Downtown, eastern portion of 106th, Delaware Park, Lantern Road and I-69, 106th and Lantern Road, Cumberland Road and Promise Road, northwestern portion of 131st Street to 141st Street, airport, Highway 37
- There may be a need to redistrict dependent on where residential areas are. Some residential areas are no longer populated by families with children, which changes the need for schools in certain areas.
 - Keeping a sense of education downtown is important to a smart community.
 - The safety, security and visibility of schools are important.
 - Access to mass transit may also affect the placement of schools and other institutions.
- Some areas, such as 96th Street, are viewed as a gateway to the City and should reflect the City's vibrancy.
- The excitement of the Nickel Plate District can flow into surrounding areas such as Hague Road.
- Redevelopment may be appropriate in Sunblest.
- Place can be created by adding attractions to the community, such as a Children's Museum annex.
- "Determine the character of your community first, then go back and find ways to make it fiscally sustainable." – Bill Sheldrake
- "We should retain our identity and stay true to our Indiana roots." – Sarah Congress

ACTION ITEMS

- **Review areas of special study and bring feedback to Task Force – All Members**

ADDITIONAL SUPPORTING DOCUMENTS

- [Staff Presentation](#)