



MEETING DATE:

December 14,

TIME:

5:30 p.m. - 7:30 p.m.

PLACE:

Launch Fishers

7 Launch Way

Fishers, IN 46038

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## LAND USE TASK FORCE MEETING MINUTES

Members Present: Jocelyn Vare, Todd Zimmerman, Eric Moeller, Anderson Schoenrock, Ellen Rosenthal, Warren Harling, Pete Peterson, Cecilia Coble, David George, Rich Block, Scott Fandess, Rodney Retzner, April Hensley, Leah McGrath, Steve Hardin, John Weingardt, Sharon Reed, Selina Stoller, Ronda Shrewsbury Weybright, Jimmy Dulin

Members Not Present: Allen Bourff, John McDonald, Kristin Mays-Corbit, Sarah Congress, Nate Lichti, John Dierdorf, Emily Bowman, Grace Bohlsen, Kimberly Mills, David Becker, David True, Jim White, Jim Moffitt, Amy Ahlersmeyer, Jimmy Cerone, Corby Thompson, Cathy Ferree, Tim Russell, Natalie Teyema, John Amos

Others Present: Lindsey Erdody, Larry Lannan, James Feichtner, Brandon Dickinson, Sean O'Grady, Rick Brandau, Steve Fehribach, Megan Baumgartner, Connie Nimmo, Sue Harrison, Caleb Gutshall, Dale Davis, Casey Cawthon, Tiffany Holbert, Rachel Johnson

### KEY DISCUSSION POINTS

- Overview of Fishers2040 progress to date
  - The City began long-range planning initiatives, such as the thoroughfare plan and master parks plan, a few years ago.
  - The Mayor and Steering committee charged the Task Forces with helping craft the comprehensive plan.
  - Traffic on the [Fishers2040](#) website is expected to go up next winter as the comprehensive plan goes through the public process.
- Reports to Steering Committee
  - Land Use Task Force
    - A variety of different Residential categories were needed to service the community. Different categories allow for estates, cottage homes, townhomes, apartments, etc. The Task Force placed the Residential categories where they made the most sense given their density parameters.
    - The focus of standards are quality and density to best reflect the City.
    - Apartments and higher density are centralized to the downtown and Mixed-Use areas.
    - The neighborhood Mixed-Use category allows for smaller nodes that are less intense than other mixed use areas, such as the Nickel Plate District. Mixed-Use nodes should be located in the Nickel Plate District, 116<sup>th</sup> St. and Allisonville Rd., Saxony and 136<sup>th</sup> St. and Southeastern Pkwy.
    - The Flex Employment/R+D category will appeal to start-ups and technology companies as they are adaptive offices and makers' spaces. Employment Centers should be built vertically to maximize the amount of revenue on a building's footprint. The vertical growth

will also buffer the City. There will be no industrial zones that allow warehouses or logistics.

- The Commercial categories are reflective of today's zoning definitions. A focus will be put on I-69 for Regional Centers. Allisonville Rd. and 96<sup>th</sup> St. will also be heavy in commercial use. Commercial use can be leveraged depending on the proposed interchange in the northeastern quadrant of the City.
- The Areas for Special Study need an in-depth analysis before the City can determine how to best utilize the land. These areas are prime for redevelopment and development. Areas on the edge of the City are gateways. There are opportunities to collaborate and create a plan moving forward to make these gateways more appealing.
- Land use recommendations were made keeping in mind that tax revenue is needed to keep the community sustainable in the future.
- Question and Answer
  - How many green spaces indicated on the future land use map are existing?
    - Most of the parks indicated on the map are existing. The Duke easement and golf courses provide the opportunity for new green space. A greenway along the White River is desirable. No land will be taken away from residents to acquire green space. Most of the proposed acquisition is existing parks or flood plains.
  - Has the Land Use Task Force done a special studies or needs assessments to determine what residents want?
    - The community will be engaged in the next steps to determine if the comprehensive plan meets its needs.
  - Is there a height restriction in the development standards?
    - The Town used to have an ordinance that prohibited buildings from being higher than two stories. New development should be incentivized to build vertically, yielding more revenue per acre. Zoning will determine where to place requirements or restrictions.
- Residential Task Force
  - The focus of this Task Force was architectural quality, streetscape, purposeful development/redevelopment and HOA empowerment.
  - The purpose of the Task Force was to relate residential standards to the Fishers2040 vision. The housing stock must be balanced for fiscal sustainability.
  - A development standards scoring system gives developers more flexibility and the City a more desired look
  - Developers can be creative with building materials. Color and small cosmetic alterations can go a long way using the same building design. However, materials and infrastructure need to be sustainable.
  - Neighborhood connectivity will create a more vibrant City. Sidewalks and parks should be expanded to offer access to adjacent parks.
  - Standards will be incorporated into the UDO, allowing for creativity and flexibility.
  - New standards should be incentivized in order to encourage implementation.
  - Question and Answer
    - How will the City ensure that the quality of the buildings last?
      - Choosing durable materials and using them appropriately will keep the community from being "vanilla." Repurposing previously poorly constructed structures will pose a significant challenge. Residents are encouraged to invest and reinvest in their homes. Well-built structures will keep the community sustainable. Builders should be sure to use and install materials correctly to ensure that buildings endure.
    - Trying to enforce private HOA agreements will pose significant challenges for the community. It may be better for the City to create ordinances to address specific concerns.
      - Enforcement is another concern. Moving forward, code enforcement will be more proactive. The reason to put expectations on paper is to make the

developers and land owners aware in the development process of what they need to do.

- Transportation Task Force
  - The [Bicycle & Pedestrian Master Plans](#) are available online.
  - The goals of the Transportation Task Force all reflect concern over keeping transportation fiscally sustainable in the future and keeping routes as efficient as possible.
  - The priorities for the western portion of the City focus on maintenance. The priorities for the eastern portion of the City focus on new development and supporting higher capacity.
  - PASER scores allow the City to measure the quality of existing roads and prioritize maintenance accordingly.
  - The Thoroughfare Plan identifies main roads in the City. These roads collect traffic from subdivisions and provide connectivity.
  - The bicycle & pedestrian network works similar to the thoroughfare plan. 126<sup>th</sup> Street, Eller Road and others will be the main thoroughfares. These routes will eliminate the need for a car.
  - Corridor identities will be important to maintaining the culture of the City. Some corridors will still need to be defined.
  - Roads can be built to handle more capacity in the future.
  - Certain features, such as speed tables, can be constructed to help safety and create place within the community.
  - Multi-modal transportation will come to Fishers in the future. Bus rapid transit will be implemented in Carmel in the near future. The route will go along the Nickel Plate railroad, starting in Noblesville and ending in Indianapolis. The corridor will take a while to engineer in Fishers, but the MPO will help get some routes running in the the more immediate future.
  - Maintaining the City's property will encourage home owners to maintain their property. It will also create place and pride within the community.
  - Question and Answer
    - How will the City get enough right-of-way for pedestrian corridors.
      - Some routes, such as 126<sup>th</sup> Street, will be easier to build than others. 106<sup>th</sup> Street may be more difficult. Gaps in routes will be filled in. Routes will have two feet of grass between the road and the route.
    - What will Southeastern Parkway look like in the future.
      - The road will remain a two travel lane road. Additions, such as turn lanes or roundabouts will help traffic coming from new developments. AS of right now, four travel lanes are not necessary. However, the City has enough right-of-way to support expansion.
    - Will Allisonville Road be expanded north?
      - Hwy 37 may draw traffic off of Allisonville Road, lessening the need for expansion. Intersection improvements will also alleviate congestion on Allisonville Road. The City will evaluate the road once these improvements are made.
- Parks and Open Space Task Force
  - Residents will need more open space in the future. The challenge is figuring out where to get space and maintaining it. Any newly acquired space should also be multifunctional.
  - The Community Needs Assessment showed that residents value parks as a great amenity. Connectivity between trails and parks was a huge theme. Residents use the trails and want more of them. North/South and East/West corridors are needed.
  - Targeted areas for land acquisition take into account adding value to nearby homes, parcels without a plat and environmental sensitivity. HOA parks and golf courses were not inventoried for this analysis.
  - Maps and apps will help residents plan their route and know where the connecting trails are.

- Goals of the policy will include technology based wayfinding and navigation, parks designed to have active and passive uses, partnerships to provide access to more amenities, spaces optimized for events and programming and funding after impact fees.
- All parks will have a conceptual park design.
- Question and Answer
  - Why is it important to include golf courses in the inventory and will they be acquired?
    - Many neighboring cities include private land in their acreage could. It would be beneficial to connect private parks and open space to the current park system. These connections would allow for a Monon-like path. A paradigm shift is necessary to accomplish this goal. These efforts will benefit the City's aesthetics and experience.
  - Will Geist Reservoir have public access?
    - Fall Creek towards the east of Geist Reservoir provides the greatest opportunity. That area is more wilderness oriented. A new opportunity would have to arise to allow for a more beach oriented park.
- Next Steps
  - Themes throughout all of the Task Forces have stayed consistent
  - The Steering Committee will sort out conflicting recommendations and create a road map to reach Fishers 2040. Actionable goals will be derived from the work of the Task Forces.

## **ADDITIONAL SUPPORTING DOCUMENTS**

- [Presentation](#)