



MEETING DATE:

September 28, 2015

TIME:

5:30-7:30 PM

PLACE:

Fishers City Hall  
1 Municipal Drive  
Fishers, Indiana 46038

## RESIDENTIAL TASK FORCE MEETING MINUTES

Members Present: Rich Block, Ronda Shrewsbury Weybright, Selina Stoller, Nate Lichti, Jimmy Dulin, John Dierdorf, Emily Bowman, Sharon Reed, Grace Bohlsen

Others Present: Sue Harrison, Rachel Johnson, Leah McGrath, Kevin Stotts, Connie Nimmo

### KEY DISCUSSION POINTS

- How can we create a community that allows residents to age in place and meets transitioning needs over time?
- The Unified Development Ordinance (UDO) assigns density and uses to different districts.
  - Zones with residential uses include R1, R2, R3, Mixed Use 1 and Mixed Use 2.
  - Subdivisions can be grid, coved or cul-de-sacs.
  - The UDO also dictates open space, architectural and site design standards.
  - Staff would like to see more flexibility in the UDO. Most Planned Unit Developments (PUD) conform to all UDO standards except for one. Most of the deviation from the UDO is a small change in setbacks, lot sizes, etc.
- *“(Communities) are not one size fits all... What range of standards will meet the needs of our community?” – Sue Harrison*
- *“This is our opportunity to influence and affect what we would like to see in the future...(and) be the driver of what happens.” – Rich Block*
- Current homes do not have a lot of room to grow. They are typically built to the setbacks and easements which may not allow for additions, such as porches or decks.
- Different types of homes include single family, multi family, assisted living and mixed use. Some homes are redeveloped while others are developed with new urbanism concepts.
- Communication and collaboration with the Land Use Task Force is crucial. Staff will serve as the liaison between the task forces to ensure a cohesive end product. On November 5, the Land Use Task Force will discuss residential uses.
  - Residential Task Force Members are welcome to attend the meeting if interested.
- Areas of improvement for neighborhood standards:
  - More thought to architectural design and articulation would create a more visually interesting community.
    - For example, most homes use a high percentage of fiber cement board which creates monotony within the neighborhood.
    - Communities, such as West Clay, create more of an identity by reflecting changing styles and community growth in the architectural standards of neighborhoods. For example, older neighborhoods are built in the architectural style of the time they were built (1950s, 1960s, etc.) while newer homes look more modern.
  - Variety of home types would attract a greater variety of people and allow current residents to stay in their community if they outgrow or need to downsize their current home.
  - Older neighborhoods do not follow current standards as they were not previously required.
    - Some neighborhoods do not have sufficient street lighting.
    - Some neighborhoods have small sidewalks.
- Incorporating mixed use districts in a creative and innovative way will create an engaging community for all demographics. Saxony and Downtown Noblesville are great examples of this as they have many different housing

options (such as single family homes, apartments, townhouses), amenities (trails, parks) and commercial uses (restaurants, businesses).

- “We need to up standards to serve a variety of different needs.” – Rich Block
  - Architectural standards (porches, overhangs, material colors, material articulation patterns) can be implemented to create an esthetically interesting neighborhood.
    - Welcoming custom, local builders can help achieve this. National home builders may not have the interest of the community at heart.
  - Having a variety of price-points with incremental improvements on homes offers a stock of homes that buyers are looking for.
- Community will get a product that they are proud of if the City sticks to standards and can get developers to buy in.
- “The competition doesn’t stop... (We) need to calibrate standards to meet the needs of the market... (and have) more affordable options that attract young professionals.” – Rachel Johnson
  - People can typically afford five times their annual income, however this can be difficult for some who have additional costs (student loans, car payments).
    - Ronda Shrewsbury Weybright stated that her neice makes \$70,000 per year and is thirty years old. She wants to move to Fishers, but cannot afford to buy a \$200,000 home. The homes within her price point are not appealing.
    - Defining affordable is important to fully understand the market.
  - Access to jobs will determine if someone joins the community.
  - Can we put a face to a home? Can a teacher realistically afford a home \$200,000 home?
  - Neighborhoods can be enhanced and affordable units can be made more attractive by reusing the current stock of homes in the community.
  - Amenities play a large role in how people select and feel about a community.
- How can neighborhoods be held accountable to standards?
  - Ordinances regulate safety concerns, but not esthetics. They are largely reactive versus proactive.
  - Keep open communication between homeowner’s associations and City.
  - Engage residents and encourage participation.
  - Build relationships and enact neighborhood organizations.
  - Create incentives for homeowners to reinvest (matching grants).
- An entrepreneurial homeownership is analogous to business growth. Homes are gradated to meet needs of individuals and families at various stages of life.
  - “Build a complete community.” – Sue Harrison
  - “That’s entrepreneurial.” – Jimmy Dulin

## **ACTION ITEMS**

- Provide Task Force descriptions of zones with residential uses and subdivision types - Staff
- Provide Task Force with a breakdown of PUD requests and where they deviate from the UDO – Staff
- Provide Task Force with updated presentation containing Fishers Vacant Land Map - Staff
- Provide Task Force with LAUNCH members commuting statistics - Staff
- Consult Legal on PUD timeframes and moratoriums - Staff
- **Send comments on draft goals to Sue Harrison by Friday, October 9 – All Members**
- **Speak with developers about standards and send discussion highlights to Sue Harrison by Friday, October 9**
  - Boomerang Development – Selina Stoller
  - Pulte Homes – Emily Bowman
  - Arbor Homes – Grace Bohlsen
  - Ryland Homes – Jimmy Dulin
  - Beazer Homes – John Dierdorf
  - Custom builders and alternative types of housing – Any Member with a Contact

## **ADDITIONAL SUPPORTING DOCUMENTS**

- [Unified Development Ordinance Sec. 2.01-2.20, 2.35-2.36](#) – Districts with Residential Uses
- [Unified Development Ordinance Sec. 6](#) – Types of Subdivisions
- Unified Development Ordinance Planned Unit Developments and Text Amendments
- [Draft Goals and Developer Discussion Points](#)
- [Affordability](#) and [Growth and Jobs](#) (Nate Lichti)