



MEETING DATE:

**November 12, 2015**

TIME:

6:00 -8:00 PM

PLACE:

Sun King Fishers Tap Room  
7848 E. 96<sup>th</sup> St.  
Fishers, IN

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## LAND USE TASK FORCE MEETING MINUTES

Members Present: April Hensley, Steve Hardin, John Weingardt, Rich Block, Eric Moeller

Members Not Present: Allen Bourff, John McDonald, Kristin Mays-Corbit, Sarah Congress

Others Present: Rachel Johnson, Connie Nimmo, Leah McGrath, Megan Baumgartner, Jason O'Neill

### KEY DISCUSSION POINTS

- Future Land Use Category Descriptions:
  - Two new future land use categories were added: Neighborhood mixed use and Area Service Node.
  - Employment Center and Flex Employment/R&D were redefined.
    - Flex space allows for more functionality.
    - Attracting bulk distribution centers is not the goal, so employment areas should focus on attracting employment centers or makers space as the primary use.
    - This guides the type of workforce that fits within the market demands and vision of Fishers.
  - The categories are not rules, but simply a guide for City Council to make future land use decisions and will set the framework for the zoning code update.
  - All categories should feature pedestrian connectivity.
  - Core Residential allows for a mix of densities in a given area. Attached and detached homes are permitted. This category is intended for neighborhoods near commercial or mixed use centers where a variety of densities in a pedestrian friendly setting are encouraged.
  - I-69 corridor near 106<sup>th</sup> Street is envisioned to be an office/employment node.
- Proposed land uses for land between Olio Rd. and Fishers eastern border:
  - Eric Moeller suggested balancing services towards the east of the city to match what is in the west.
    - There is a great opportunity for commercial use between Southeastern Pkwy., Prairie Baptist Rd. and 136<sup>th</sup> St.
  - Rich Block stated that 136<sup>th</sup> St. and I-69 would be a good area for an employment node.
    - Some retail and services could be helpful in that area.
    - The northern end of Southeastern Pkwy. would make a good place to mimic the Nickel Plate District.
    - The estates on Cyntheanne and Florida Rds. should be protected.
    - There is a potential for a commercial node south of Welch Springs.
  - Megan Baumgartner stated that 136<sup>th</sup> St. would make a good employment node.
    - She mentioned that businesses don't want to relocate to an office park that does offer amenities.
    - She recommended offering amenities and gathering hubs.
    - The amenities people want near homes is what they now also want in the work place.
  - John Weingardt recommended that what has been referred to as the med. tech. corridor (land between 136 and I-69, east of Olio) offer flex employment space.
    - A smaller node of commercial or mixed use development should be added to ease commercial congestion in other areas.
    - Amenities should also be accessible to estate residential zones.
    - The Johnson property (NEC 116<sup>th</sup> and Hoosier) could be a gathering point for Fishers as a park or neighborhood center.

- Flat Fork could be an opportunity for commercial use, however, the surrounding low density may not support it.
- April Hensley said that 113<sup>th</sup> St. and Southeastern Pkwy. could be a neighborhood service area or neighborhood-serving mixed use district, serving as a gateway on the southeast edge of Fishers.
- Jason O’Neill stated that the majority of the population growth in Fishers will be towards the east.
  - A transportation corridor will be necessary.
  - He recommends offering commercial or mixed use in key nodes on the east side of the city as well to reduce the need for residents to make additional trips west for services and amenities.
  - The low density residential areas could be broken-up a bit more to add some higher density areas in the east.
  - Carefully planned streetscapes and walkable neighborhoods will create a sense of place.
- Connie Nimmo presented John McDonald’s feedback.
  - He encouraged the Task Force to think boldly.
  - 116<sup>th</sup> St. and Olio Rd. could be a mixed use area.
  - The IML property could be a park that accesses Geist Reservoir.
  - Hwy 37 should have offices and company headquarters along limited freeway access. No residential or commercial should be in that area.
  - A mixture of low, medium and high density residential should be seen throughout the entire community.
  - Southeastern Pkwy. and 113<sup>th</sup> St. could become a major intersection.
- Leah McGrath stated that the Duke Easement can be used to create a Monon-like trail featuring destinations.
  - There are opportunities for commercial or neighborhood service uses along the trail.
  - This will also make 136<sup>th</sup> St. a more attractive employment node.
- Steve Hardin stated that the City should be careful not to overload the market with too many commercial uses.
  - Cyntheanne Rd. and I-69 should not be commercial use.
  - A potential future interchange at Cyntheanne would offer access and should be an area of further study.
  - The northern section of Southeastern Pkwy. would make a great mixed use area.
  - A grocery store should eventually be placed on Cyntheanne Rd.
  - Some areas on the map don’t correctly indicate all current institutional/civic uses.
  - Reinvestment should be encouraged in Brooks Chase. Brooks Chase is recommended as an area for special study.
  - The Johnson property should be a community gathering area with a mix of uses. The mixed use in that area should be less intense than the Nickel Plate District and should have more open space.
- The city is proposing that any future Hwy 37 improvements should increase east-west connectivity on 126<sup>th</sup>, 131<sup>st</sup>, 141<sup>st</sup> and 146<sup>th</sup>. The city is recommending that the future design of Hwy 37 should be done to allow the east/west streets crossing 37 be at grade, and the highway go underneath, similar to Keystone.
- High priority areas of special study:
  - I-69 corridor
  - Hwy 37 corridor
  - 126<sup>th</sup> St., west of I-69
  - Land between 136<sup>th</sup> and I-69, particularly at the intersection with Cyntheanne Rd.
  - Triangle of land between Southeastern Parkway, 136<sup>th</sup> and Prairie Baptist Road

## **ACTION ITEMS**

- **Email any additional comments to Rachel Johnson. – All Members**
- Update map to reflect discussion. – Staff
- Update minutes on Fishers2040 website. – Staff
- Schedule additional meeting for a final review of the map and category descriptions. – Staff
- Overlay parks and traffic plans on map. – Staff

## **ADDITIONAL SUPPORTING DOCUMENTS**

- [Draft Special Study Areas Map](#)