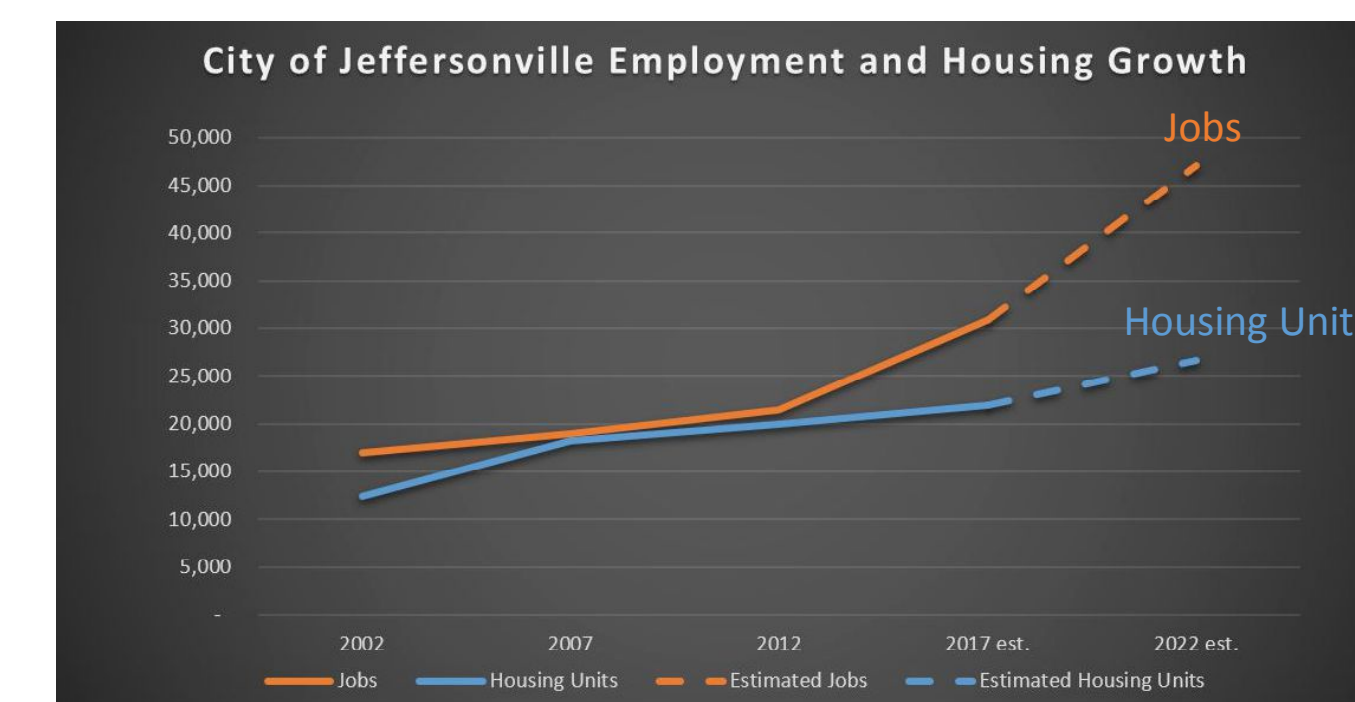


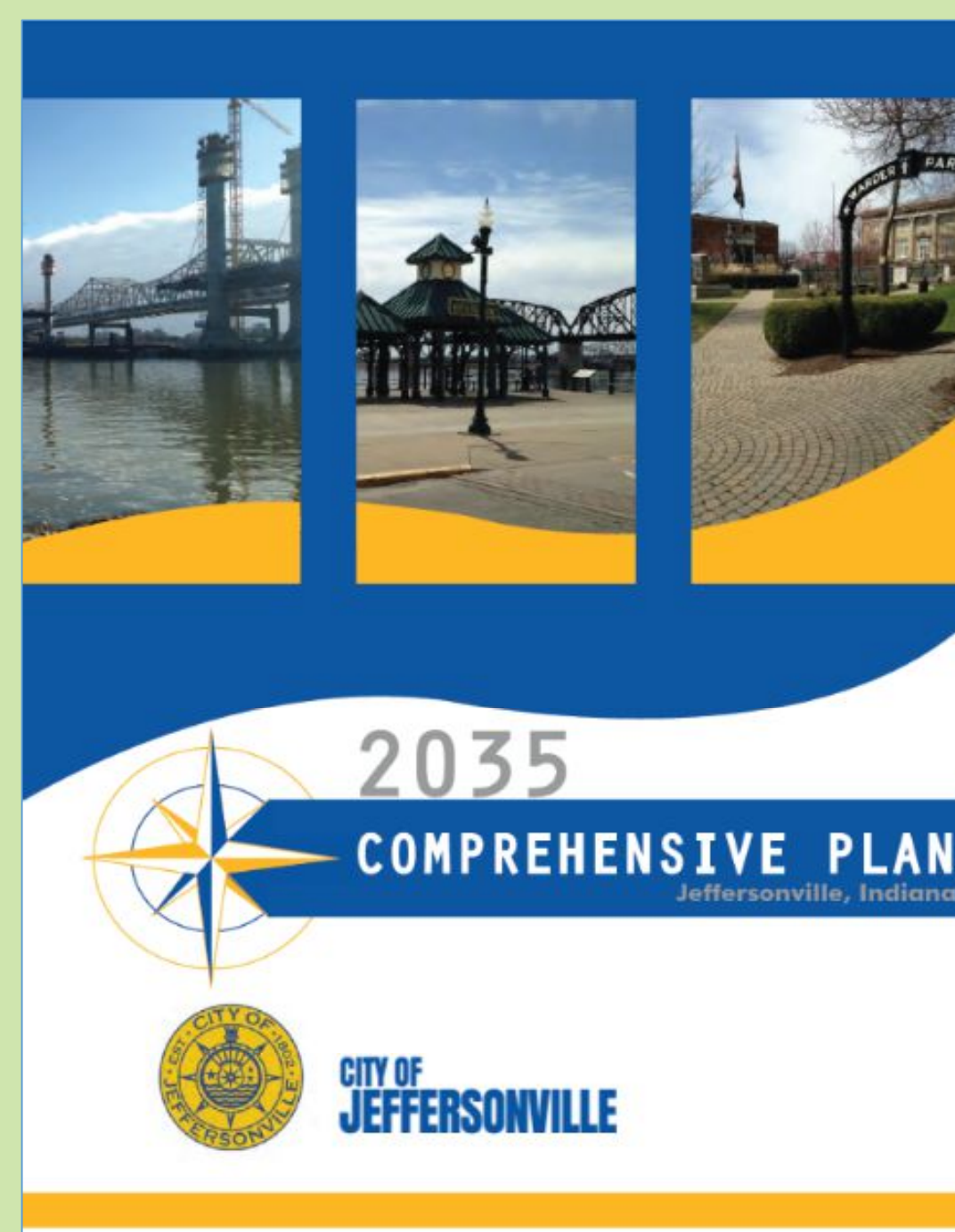


Planning

Downtown Residential Overlay District:



Jeffersonville Comprehensive Plan (2015)



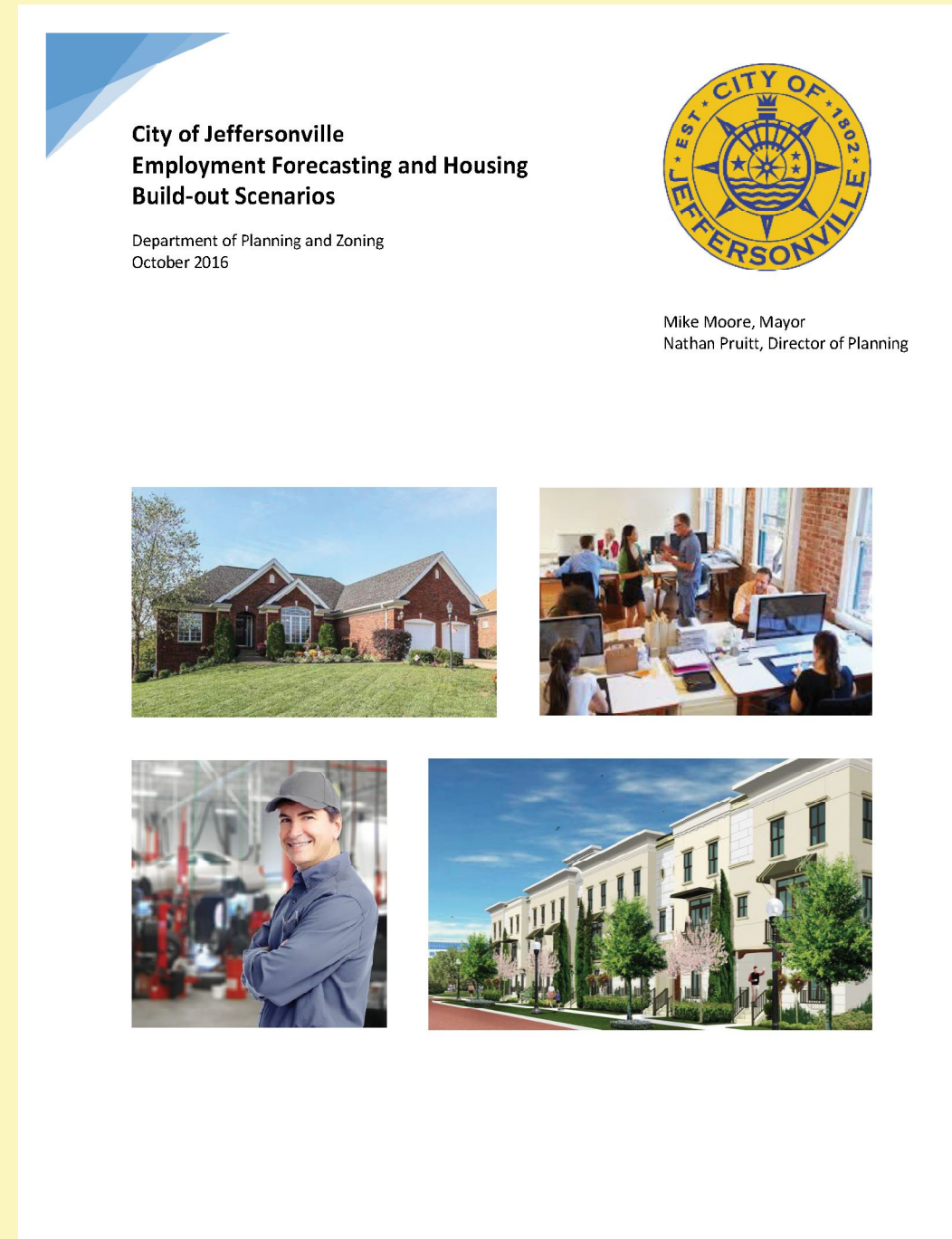
Community Vision Statement

*“Building upon Jeffersonville’s position as a gateway to Indiana and a regional location, the City will define itself through **vibrant downtown living options . . .**”*

GOALS

- Promote **planned growth**, distinct and deliberate development
- Support **revitalization** of areas with potential for infill development
- Capitalize on **Ohio River Bridges Project**
- Provide a **range of housing options**
- Promote **economic development** in Downtown

Employment and Housing Growth Forecast (2016)



Issue

Forecasted residential growth is greater than land available for development

Estimated new jobs by 2022:

+17,000

Estimated housing demand in the next 5 years:

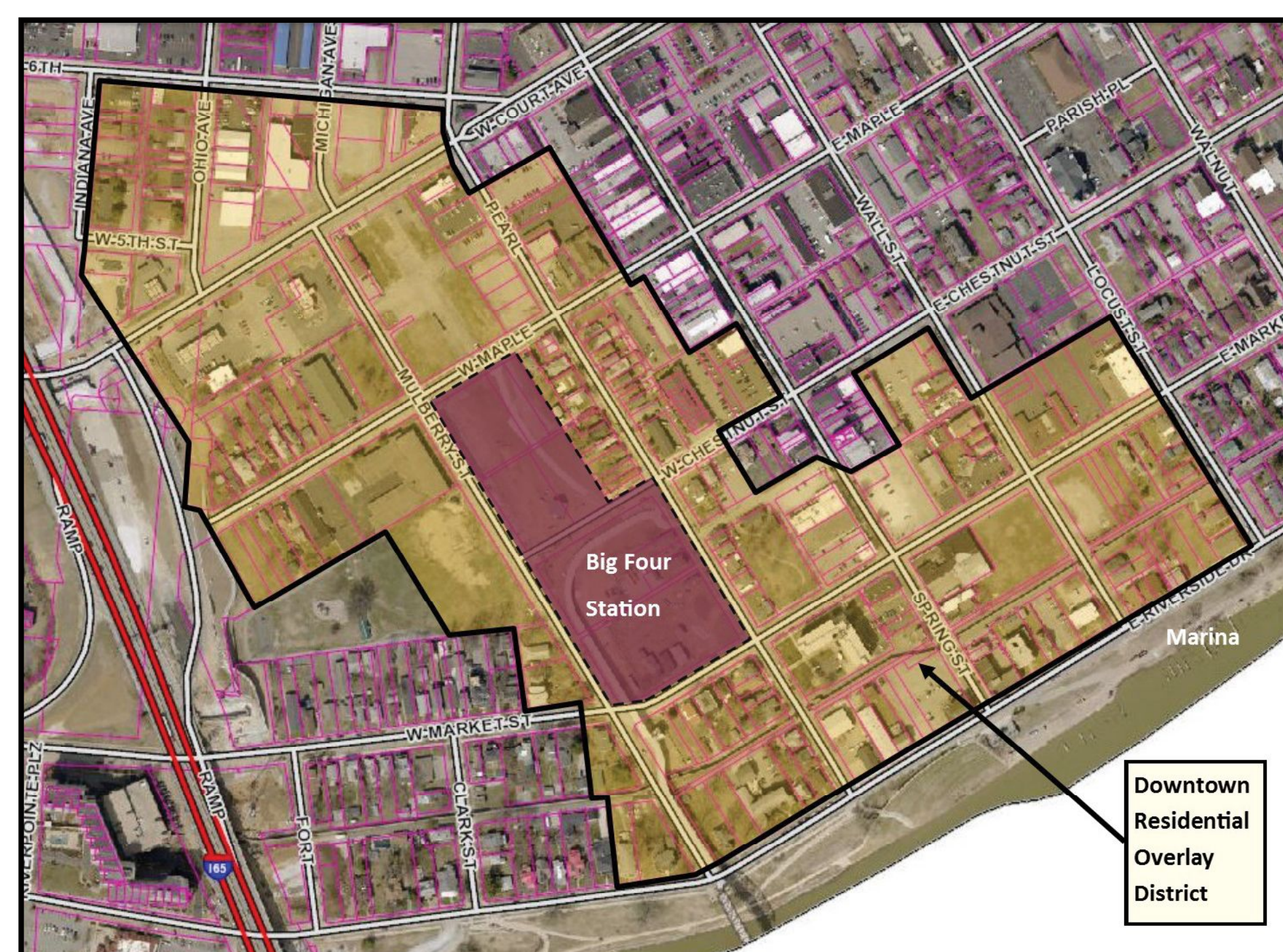
+4,700

Estimated deficit of land under current development standards

-202 acres / 0.32 sq. mi.

Purpose of Overlay District

- Remove the barriers that deter **beneficial residential development in the downtown area**
- Allow residential buildings to build to similar standards as downtown commercial including:
 - Zero setbacks from street, side and rear of property
 - Residential without ground-floor retail
 - Remove other suburban design standards
- Require new commercial structures to support a pedestrian environment
- Require high quality materials and construction



District Map

Benefits

- Increases local support for downtown businesses and arts and cultural activities
- Improves safety with more activity and eyes on the street in late evening and early morning hours
- Increases local land values and tax revenues to help fund additional improvements in the downtown
- Provides housing options for young professionals, empty nesters and seniors not intersted in single family homes
- Maximizes return on \$21M recent public investment
- Helps us stay competitive with other local communities' downtown investments