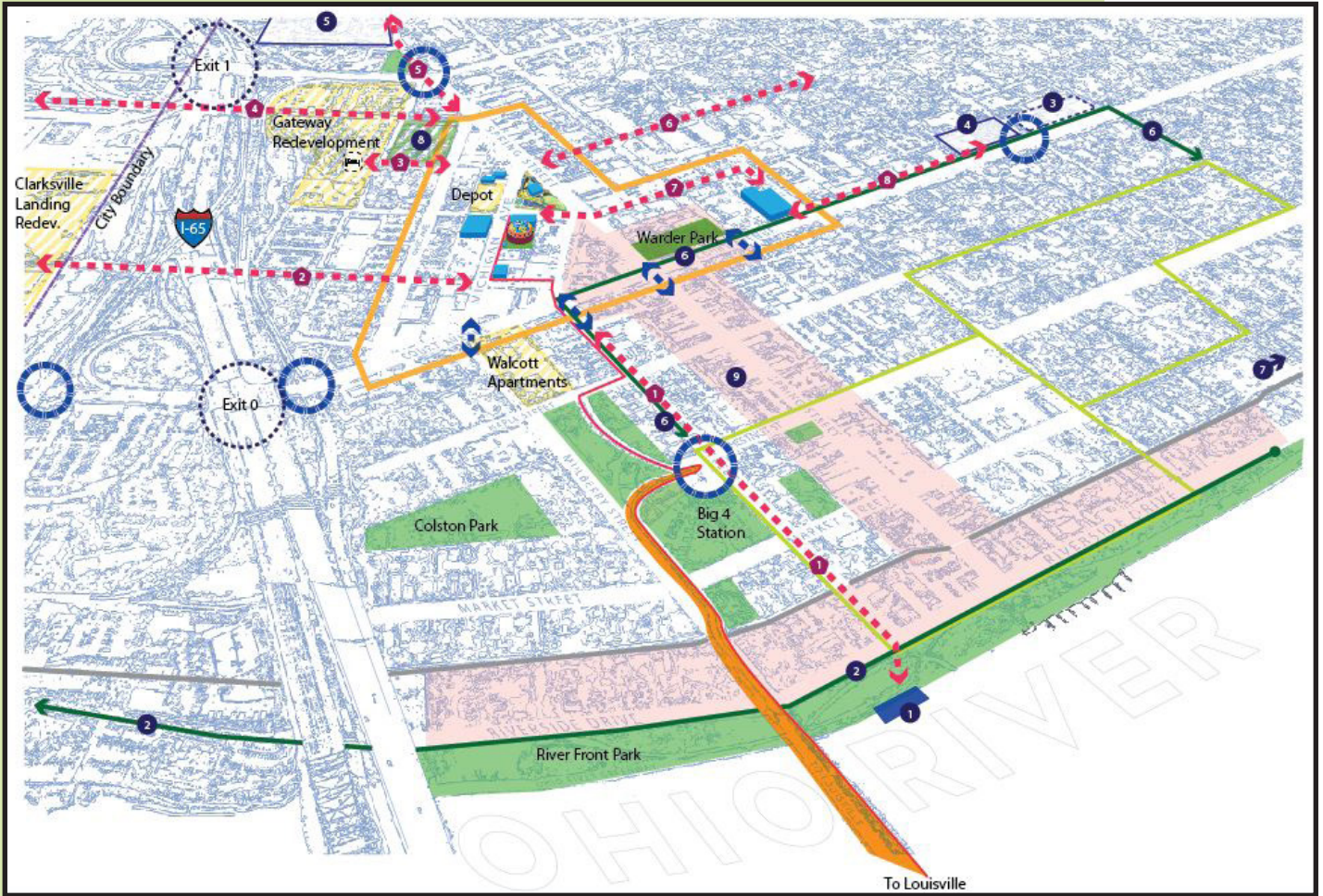


A wide-angle photograph of Jeffersonville, Indiana, taken from an elevated position. The foreground shows a dark, metallic structure, likely part of a bridge or observation deck. The middle ground features a large, green, grassy area with a small building and a dock extending into the Ohio River. The background shows a mix of residential and commercial buildings, including a prominent multi-story apartment complex, under a clear blue sky.

2019 ANNUAL REPORT

JEFFERSONVILLE PLANNING AND ZONING



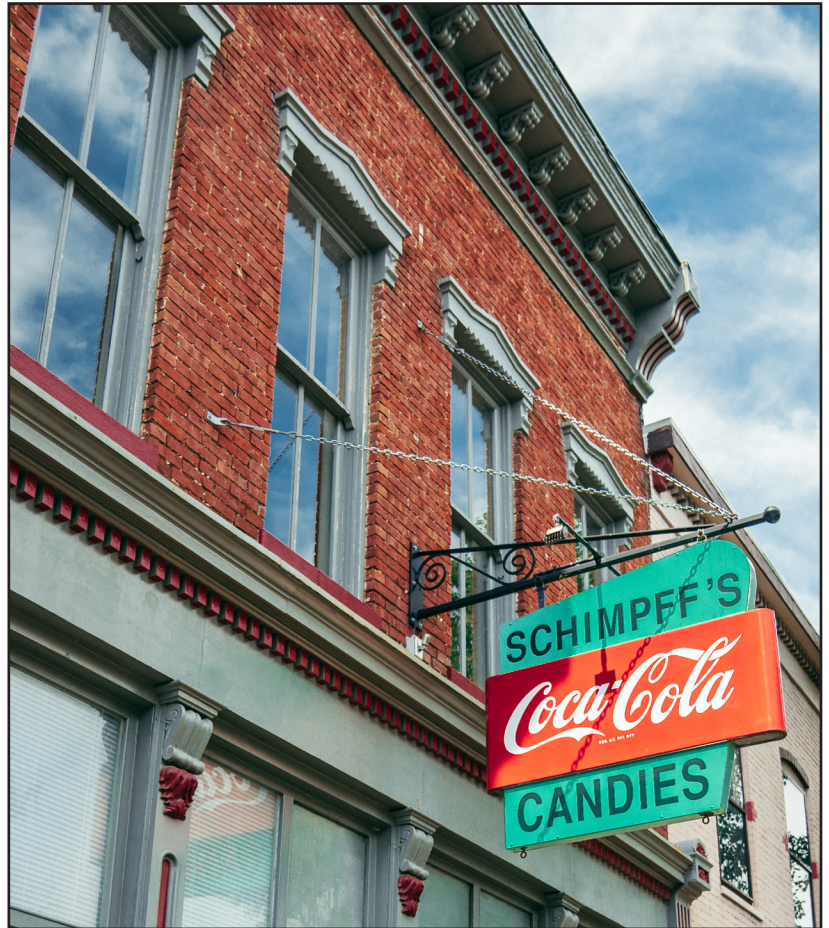
A map created for the NoCO Arts and Cultural District Master Plan



Inside the remodeled Carriage House at the Howard Steamboat Museum

Table of Contents

A Message from the Director	4
Our Team	5
Our Work	6
Plan Commission and BZA Activity	7
Highlighted Development Projects	8
Long Range Planning	11
Placemaking Activities	12
Looking Forward	13



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A Message from the Director



Greetings,

As I begin a new year with the City of Jeffersonville (this time in my new role as Planning Director), I feel its a good time to bring back the tradition of presenting an annual report of the Department's work. We've missed a few issues in the hubbub of development and project work over the last couple years, but it is a great tool for us to reflect on our work and share our successes with you and I'm committed to bringing it back on a regular basis.



In 2019, the Planning and Zoning Department reviewed 157 new development projects. While we don't have data compiled before 2000, this could represent the largest number of new projects ever reviewed by our department. This development review included over two million square feet of commercial and industrial space and around 560 new housing units in new subdivisions or multi-family projects. We look forward to seeing a lot of construction in the upcoming year.



Outside of development review, planning staff was hard at work on several smaller projects dedicated to insuring that Jeffersonville remains a quality place to live, work and play. These include:

- The planting of 100 new trees in the downtown, thanks to a generous donation from the Pfau Oil company,
- Guiding construction of Chapel Lake Park,
- Reconstructing Spring St. in the Claysburg Neighborhood,
- Working with Arts and Engineering on continuing enhancements in NoCo, and
- Updating the zoning code in regard to Sign Regulations.

We hope you enjoy this look back at the projects that defined 2019 and a taste of what is to come in 2020.

Sincerely,

Chad Reischl
Planning and Zoning Director



Our Team

The Planning & Zoning Department of Jeffersonville includes four staff positions: the Planning Director, two professional planners and an administrative assistant. Our department provides staff support for the Plan Commission and Board of Zoning Appeals.



City Planning Staff

Chad Reischl	Planning Director
Shawn Dade	Planner
Shelby Moore	Planning and Zoning Coordinator
Cassie Nichols	Administrative Asst.

Former Staff (from 2019)

Nathan Pruitt	Former Planning Director
Ashley Woolsey	Former Planning and Zoning Coordinator

Plan Commission

The Jeffersonville Plan Commission is made up of seven members. Three members are appointed from the City Council and four are appointed by the Mayor (IC 36-7-4-207b). The Plan Commission oversees the subdivision of properties, zoning map amendments, zoning code amendments, and development plans.

2019 Members

Mike McCutcheon: President
Duard Avery
Kathy Bupp
Chris Bottorff
Ed Zastawny/Ron Ellis
Lisa Gill/Scottie Maples
Dustin White

Board of Zoning Appeals

The Jefferson Board of Zoning Appeals is made up of five members (IC 36-7-4-902). Two members are appointed by the City Council and three are appointed by the Mayor. The Board of Zoning Appeals oversees variances, special exceptions, use variances, and administrative appeals.

2019 Members

Mike McCutcheon: President
Duard Avery
Rodger Clarke
Christopher Fox
David Stinson

Our Work

The Planning and Zoning Department performs a wide range of services and is involved in many activities in the City. The variety of these services and activities are detailed below:

Public Outreach

- Communicating the activities and benefits of community planning and zoning to the community
- Advocating for projects, programs and policies that make our community a better place to live, work and play



The majority of planning staff effort is expended on supporting the City's Plan Commission and Board of Zoning Appeals and handling phone and in-person inquiries.



Plan Commission and Board of Zoning Appeals Support

- Application management for rezoning, development plans, and use and/or development standards variances
- Public notification
- Generating Staff Reports
- Disseminating information about current applications

Current Planning

- Serving as a resource to the public and developers who need assistance with the City's development and zoning controls, both through phone and in-person inquiries.
- Zoning verification for property
- Temporary and permanent sign permitting and approval
- Development standards approval for residential improvements including garages, fences, sheds, etc.
- Issuing new addresses for new construction
- Research on property development history
- Updating existing and developing new ordinances
- Redirecting inquiries concerning parks, streets, drainage, etc.

Long Range Planning

- Advocating for project and policy recommendations in the comprehensive plan
- Developing master plans and city-wide studies
- Implementing approved master plans
- Coordinating with other departments on implementation of infrastructure projects
- Engage in placemaking activities that improve the look, feel and function of the City.

Plan Commission and BZA Activity

Plan Commission

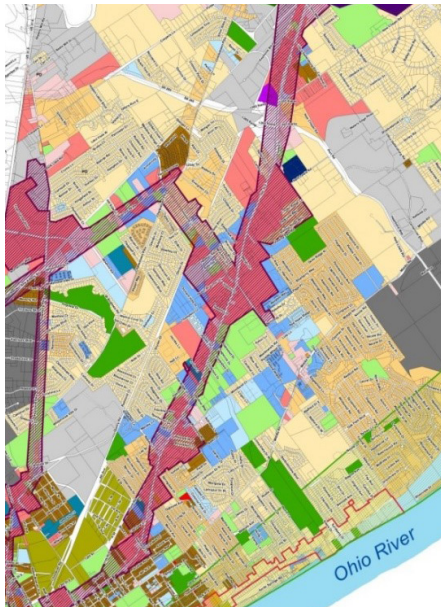
In 2019, the Plan Commission considered 75 cases:

- 32 development plans,
- 24 rezoning applications
- 9 final plat applications
- 11 miscellaneous cases

Additionally in 2019, the Planning & Zoning Department administratively approved 30 cases, including development plans that were fully compliant with the Zoning Ordinance, final plats, as well as minor plats.



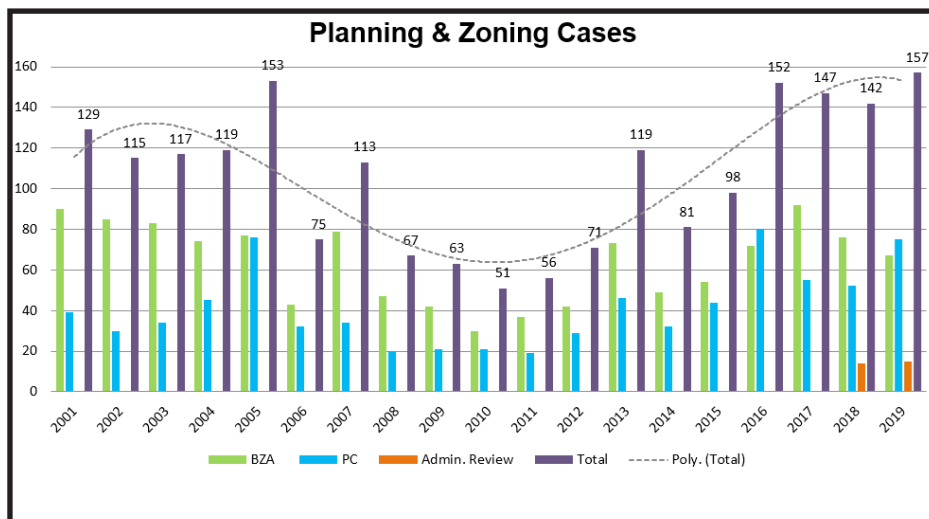
In 2019, Plan Commission approved development plans totalling over **2 Million sq. ft.** of commercial and industrial space with **3,400 parking spaces** and over **1,800 new trees**.



Board of Zoning Appeals

In 2019, the Board of Zoning Appeals considered 67 cases, an average of 6 per meeting. Fifty-seven of these cases (85% of all cases) were for variances from development standards. The remaining cases were for use variances (2 cases), special exceptions (4 cases) and signage issues (4 cases).

Variances from the Development standards are required when the proposed development plans do not meet the city's standards in the Zoning Ordinance. Commonly, these variance requests are for setback distances, lighting standards, parking standards, building height, loading standards, density standards, and lot coverage.



Case Trends

Caseloads often trend with the broader economic health of the City and nation. As seen in the graph to the left, the total number of cases decreased sharply from 2008 to 2012. In 2019 the Planning & Zoning Dept. reviewed 157 total cases. This represents an 11% increase from 2018, and a 121% increase since the Great Recession.

Highlighted Developments



River Ridge Gateway Office Park

The first development in the River Ridge Gateway Office Park received approval in 2019. The three-building office complex will provide more than 125,000 square feet of office space to support the world-class River Ridge Commerce Center. The Office Park is located near the I-265 exit for River Ridge Parkway.



New Connection Coming Soon!

After several stakeholder meetings and a lot of design work, the Port of Indiana is now gearing up for construction of the new heavy haul road from the Port of Indiana to exit 11 (Old Salem Road) on I-265. This new connection will provide a second truck entrance to the port and provide easier access from the Port to Businesses in River Ridge. The road will also provide a direct link from the Middle Road/8th Street Corridor to the freeway and may free up a bit of congestion at Port and Middle Road.

River Ridge Update

2019 was a productive year. Seven projects were approved for River Ridge, totalling over 1.3 million square feet. River Ridge continues to be the engine of both residential and commercial growth in the City.

- River Ridge Office Park – 125,866 sq. ft.
- Exeter Phase II – 563,032 sq. ft.
- Project Café – 256,500 sq. ft.
- Project Sprout – 77,000 sq. ft.
- America Place Phase VII – 150,000 sq. ft.
- America Place Phase VIII – 81,000 sq. ft.
- Posco Expansion – 49,983 sq. ft.



Jeffersonville Gateway - 10th St./Spring St.

2019 saw the Gateway project at Spring St. and E. 10th St. start to take shape. The mixed-commercial project, when complete, will host office space, restaurants, and hotels. The 11.5 acre site is well under way, with Starbucks and McDonald's expected to complete construction in 2020.



Completed in 2019, the "eye" catching artwork on the water tank has kick-started the NoCo Arts & Cultural District, started in collaboration with the Public Arts Commission.

Notable Commercial Developments

In addition to the Jeffersonville Gateway, 2019 saw development in the major commercial areas really take off. The Jeffersonville Town Center saw the opening of Hobby Lobby and Home Goods. Jeffersonville Commons also saw quite a bit of construction with Planet Fitness, Feeders Supply, and Chick Fil-A all breaking ground.

One of the more exciting and highly anticipated developments in the city is the beginning of construction activities on the new Movie theater. Located in Bridgepointe Commons, it is expected to open for movie-goers in 2020!

Highlighted Developments Cont.



Riverside Dr./Market St. Multi-Family Project

One of the more exciting residential projects in 2019 is the approval of the multifamily development encompassing two parcels – one at the 700 block of W. Riverside Dr. and the other on the 1000 block of Market St. This project will provide a total of 138 multi-family units. The Riverside Dr. area will have 32 brownstone style units in seven buildings, while the Market St. section will provide 106 units of varying sizes in a more traditional multi-family style building.

Residential Update

In 2016 the Planning & Zoning Department completed a housing study for Jeffersonville. This study found that the explosive growth the City is projected to see will require around 5,000 new housing units by 2024. In 2019, 563 new housing units were approved. With these new units, a total of 1,743 housing units have been approved since 2016 (34% of that goal). The following are some of the larger developments approved this year

- Williams Crossing – 93 single family homes
- Waterford Pointe – 34 single family homes
- Red Tail Ridge – 100 single family homes
- Willow Ridge – 22 single family homes
- Spring/Market - 38 Multi-family apartments
- Riverside/Market – 138 multi-family homes
- Vivera – 130 senior-living units



Long Range Planning

Phase 1 of Spring St. Reconstruction

The first phase of improvements suggested in the 2016 Spring Street Master Plan was completed in the Claysburg Neighborhood in August 2019. This street retrofit narrowed traffic lanes, rebuilt sidewalks, provided designated space for parking, striped designated bike lanes, and added street lighting in this segment of the corridor. The reconstruction was completed on time and under budget. The improvements have made a dramatic impact in the neighborhood, and we are happy to see folks using the bike lanes, improved sidewalks and bus stop furnishings provided by this project.



A portion of Spring Street in the Claysburg Neighborhood; Before (left) and After (Right)



A Planning Idea

Streets are the bones of a community, and bones are designed according to where they are in the body. Imagine if you had a femur on your finger. It would not work well. Similarly, the streets must be designed according to what is around them, and the activities that are needed and desired. That's what context-based street design is all about. If a street is primarily designed to move cars, it won't support social connections, small businesses, walking, or many of the other vital aspects of community life. In cities or towns, streets are public space.

Chapel Lake Park

Over the last two years, the planning department has been highly involved in the site selection, design, and construction of Chapel Lake Park. This new 115+ acre park located between the Crystal Springs Subdivision and River Ridge will be one of the City's premiere parks and one of the first public spaces north of I-265. We look forward to completion of the first phase of the park in Spring of 2020. The photo below is an aerial photo of the new picnic pavilion and parking lot.



Placemaking Activities



Trees, Trees, Trees!

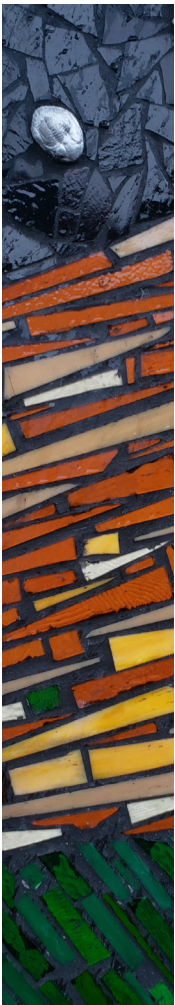
Thanks to a generous donation from Pfau Oil Company to the Jeffersonville Urban Enterprise Association, the City got a little greener in 2019. The planning department assisted the JUEA in distributing 40 new trees to residents of the Urban Enterprise Zone and planting 60 new trees in parks and public spaces within the UEZ.

The Department completed a second round of tree planting (32 trees) using Landscape-in-lieu Funds collected from developers over the previous year in the fall. These trees now grace the Jeffersonville Aquatic Center, Poppy Park, the NoCo Arts District and the Community Kitchen Property along Spring St. in the Claysburg neighborhood.

What is Placemaking?

The intent of “placemaking” is to increase the livability of a community through interventions in the urban fabric. Placemaking might be as simple as adding a bench or planting a tree; it may be as complex as reconstructing a street corridor, retrofitting an existing park, or creating an arts and entertainment district.

According to the Project for Public Spaces, placemaking *“inspires people to collectively re-imagine and reinvent public spaces as the heart of every community. Placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.”* In simpler terms, placemaking creates unique spaces people want to spend time at to work, live, and play.



The NoCo, (North of Court Ave.) Arts and Cultural District has been a collaborative effort between several City entities including the Planning & Zoning Department. This year we’ve been excited to assist with developing a new Master Plan for the district that’s being drafted by Forecast Public Art out of St. Paul, MN. Our team provided significant input into the planning process, helped with a district mapping project, and created many of the graphics used for stakeholder meetings that were part of the planning process. These maps and graphics will be used in the final report due sometime early this year.

LouVelo Bike Share

The LouVelo Bike Share system crossed the river to Jeffersonville in 2019, expanding opportunities to visit and explore the city with three new bike stations. Since the expansion, the station at Big Four Park has consistently been the top performing station in the entire bike share network, bringing hundreds of visitors to the downtown area in 2019.





Looking Forward

The Planning Department anticipates continued growth in the number of development proposals in all sectors of market and continued heavy case loads for the Plan Commission and BZA in 2020. We expect to see a great deal of construction in the year ahead and strong population growth going into 2021.

As we complete existing projects we look forward to the prospects of starting new planning projects. One of the primary projects we intend to work on this year is making a significant number of improvements to the Jeffersonville Zoning Ordinance. The Ordinance has not seen a full update since 2001 and desperately needs revisions that reflect the changing needs of the City and its residents as well as the development community. Some of the revisions that are anticipated in 2020 are:

- Landscaping Standards
- Accessory Structure Standards
- Fences and Wall Standards
- Revisions to the Overlay Districts
- Correcting discrepancies between the Zoning Ordinance and River Ridge's Design Guidelines

In addition, we plan to continue working to make improvements to Spring Street in the Downtown and the Claysburg Neighborhood. We plan to plant more trees, continue to assist with the NoCo district, and help wherever we can to ensure that Jeffersonville remains a great place to live and work.

We look forward to an exciting year ahead!

Anticipated Development Milestones in 2020

2020 will be a big year for development in Jeffersonville. The following are some anticipated project milestones that we expect to see:

- Opening of The Walcott Apartments in Downtown
- Completion of Chapel Lake Park
- Opening of the new Movie Theater
- Opening of Franklin Square Elementary School
- Groundbreaking for the first office complex in River Ridge
- Substantial construction within the Gateway redevelopment at 10th and Spring



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