



2020

ANNUAL REPORT

JEFFERSONVILLE PLANNING AND ZONING



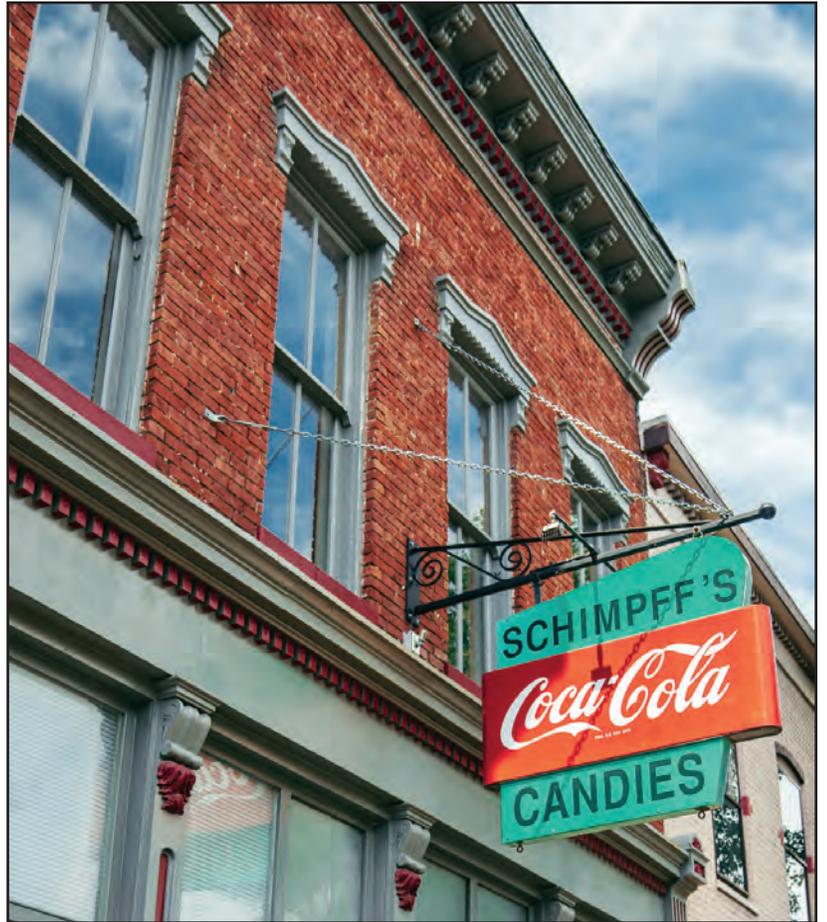
Outdoor dining along Spring Street.



River Ridge Office Park under Construction (approved 2019)

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City of Jeffersonville Department of Planning & Zoning

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A Message from the Director



Greetings,

It probably goes without saying that 2020 was a crazy year for all of us. Navigating the switch from working in the office to working from home, figuring out how to hold Plan Commission and BZA meetings remotely, and managing communications with a lot of folks without meeting in person has certainly been challenging. We've made it work, however, and we're beginning to see the light at the end of the long tunnel.



When the pandemic started rearing its ugly head back in February and March, I personally worried that development in Jeff might come to a grinding halt. Boy was I wrong! In April we permitted over 600,000 square feet of new commercial and multi-family residential developments; all from our newly created home offices. While April was certainly the biggest month of the year in terms of square footage approved, the case load for the remainder of the year has remained strong. By the end of the year we approved over 1,300 new residential units and over 2 million square feet of new commercial and industrial development.



Apart from approving new development, the Planning department has undertaken a year-long effort to overhaul its 19-year old zoning code and its 24 year old Subdivision Control Ordinance, combining these two documents into one Unified Development Ordinance. This is a huge undertaking for the Department, but one that we feel is long overdue. More information about this and other special projects we've been working on can be found later in this report.

We hope this report gives you some great insight into all that we've been working on in 2020 and maybe even a few things to look forward to in 2021.

Sincerely,

Chad Reischl, AICP
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 Walsh	Planning and Zoning Coordinator
Cassie Nichols	Administrative Assistant

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. The Plan Commission oversees the subdivision of properties, zoning map amendments, zoning code amendments, and development plans.

2020 Members

Mike McCutcheon: President
Duard Avery
Kathy Bupp
Chris Bottorff
Bill Burns
Joe Paris
Steve Webb

Board of Zoning Appeals

The Jefferson Board of Zoning Appeals is made up of five members. 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.

2020 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 including, but not limited to, rezoning, development plans, and use and/or development standards variances and special exceptions.
- Public notification pursuant to IC 5-3-1-2 and IC 5-3-1-4.
- Provide staff support to both boards for public hearings.
- Disseminating information about current applications.
- Administers and maintains the Official Zoning Map.

Current Planning

- Serves as a resource to the public, as well as developers, who need assistance with the City's development and zoning controls.
- Provides zoning verification for properties in Jeffersonville.
- Temporary and permanent sign permitting and approval.
- Development standards approval for residential improvements including garages, fences, sheds, etc.
- Creating and issuing property addresses.
- Property research for the general public and professionals through open records' requests.
- Updates to existing and the development of 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.
- Conducts research and analysis for policy studies.

Plan Commission and BZA Activity

Plan Commission

In 2020, the Plan Commission considered 65 cases:

- 22 development plans,
- 16 rezoning applications
- 2 final plat applications
- 15 miscellaneous cases

Additionally in 2020, the Planning & Zoning Department administratively approved 40 cases, including development plans that were fully compliant with the Zoning Ordinance, final plats, and 17 minor plats.



In 2020, the Plan Commission approved development plans totalling over **2.4 Million sq. ft.** of commercial and industrial space with **3,350 parking spaces** and over **2,700 new trees.**



Board of Zoning Appeals

In 2020, the Board of Zoning Appeals considered 65 cases, an average of 6 per meeting. Fifty of these cases (86% of all cases) were for variances from development standards. The remaining cases were for use variances (4 cases), special exceptions (4 cases). The remaining cases were either tabled or withdrawn by the applicant.

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

Not even a worldwide pandemic could slow growth in Jeffersonville down this year. The increase in total case load from 2019 to 2020 was almost 8%. Caseloads can often be an indicator of the broader economic health of the region, as well as the country.

Highlighted Developments



Hilton Garden Inn

The first major development in Bridgepoint Commons on the west side of Hwy 62 got underway in 2020, and is projected to open in the second quarter of 2022. The Hilton Garden Inn will provide 115 rooms and a Fuzzy Zoeller branded restaurant, with convenient access to I-265.



Certificates of Zoning Compliance

In 2016 the City created the Certificate of Zoning Compliance. All new businesses locating in, and all existing businesses relocating to Jeffersonville are required to submit this form to the Department of Planning & Zoning. This allows for a review to determine if the proposed use is permitted in the zone district where the business is to locate.

In 2020 the Planning office approved 84 Certificates for new businesses, which is an 18% increase from 2019. Since its inception, the City has approved 271 Certificates for new businesses in Jeffersonville.

River Ridge Update

2020 brought a lot of uncertainty, however large-scale development was relatively unfazed. While the number of developments in River Ridge decreased, the square footage of permitted development actually increased by 11%, with 4 projects approved, totalling 1.45 million square feet.

- VanTrust – 708,000 sq. ft.
- Gray #5 – 260,000 sq. ft.
- America Place Learning Ctr – 5,200 sq. ft.
- US Capital Development – 460,000 sq. ft.



Multi-Family Residential at Jefferson Ridge

Located in the Jefferson Ridge development, the 4-story, interior courtyard-style development will provide 190 multi-family units and amenities including a pool and dog run. This development will provide a mix of housing within walking distance of restaurants, parks, and grocery store, and will help to create a new mixed-use community along E. 10th St.



Notable Commercial Developments

2020 saw some notable developments open their doors for business in 2020. In Jeffersonville Town Center, a new multi-tenant building saw the opening of Chicken Salad Chick and Five Guys Burgers. In Jeffersonville Commons, Planet Fitness, Feeders Supply, and Chick Fil-A all opened for business.

The Great Escape Movie Theater opened its doors for business in 2020, as did the new Fairfield Inn. Both are located in Bridgepoint Commons. Jefferson Ridge saw the opening of Parnelli's and several other commercial businesses. It is safe to say new and exciting businesses are opening almost every day across the City, and this should continue into 2021.

Residential Development



Residential Update

2020 saw no slow down of residential developments across the city. In 2020, 1,352 residential units were permitted across the City, for a total of 3,065 residential housing units approved from 2015-2020. This 2020 total was comprised of 284 single family residential units, and 1,068 multi-family residential units. While this seems like a lot, single family residential zoning accounts for over 65% of the housing make up across the City.

Single-Family Developments

11 final plats for single family subdivisions were approved in 2020; 10 approved administratively. Only four of these were additions to existing subdivisions. The following are some of the larger developments approved this year:

- Red Tail Ridge Sec. 1 – 44 single family homes
- Ellingsworth Commons Sec. 3 – 99 single family homes
- Whispering Oaks, Sec. 8&9 – 52 single family homes
- Coopers Crossing– 100 single family homes
- Holmans Commons - 48 single family homes
- River Birch Woods - 22 single family homes



Long Range Planning



Zoning Ordinance Update

The Department of Planning & Zoning started a full update of both the current Zoning Ordinance and the Subdivision Control Ordinance. These documents have not seen a major update in 20 years. The revised document will combine the two ordinances into one, thereby creating a new Unified Development Ordinance (UDO). Reasons for this update include 20 years of physical growth in Jeffersonville over the past two decades, evolving development patterns, and an increasingly heavy caseload for the Plan Commission and Board of Zoning Appeals. The new UDO will not drastically change the layout or substance of the document; however, it will bring the document more in line with contemporary best practices and development trends and build in more flexibility in meeting the needs of future development.



A Planning Idea

An Accessory Dwelling Unit (ADU for short) is a smaller, independent residential dwelling unit located on the same lot as a single-family home. Often created as a residence for an aging parent, ADU's are also commonly referred to as "Mother-in-law suites" or "Granny Flats." ADU's can be either attached to or detached from the primary residential structure. The resurgence of this traditional home type can provide an affordable housing option for seniors and in other cases generate rental income for the property owner. Planning and Zoning Staff are looking at ways to permit this type of development within the new Unified Development Ordinance.

Shirley's Arbor Park

This past December, the City cut the ribbon Shirley's Arbor Park. The Department of Planning & Zoning worked closely with designers of the new park throughout design and construction. The 14 acre park will serve the dual purposes of providing for outdoor recreation and alleviating some drainage and flooding issues in the area with a retention pond. This park is a fine example of how low-impact green infrastructure can serve multiple purposes and benefit an area.



Placemaking Activities

Trees, Trees, Trees! - Louisville Grows

On October 17, The Department of Planning & Zoning partnered with the Department of Redevelopment and Louisville Grows for a Tree planting day that was focused on enhancing the pedestrian experience for those walking to parks and schools in Central Jeffersonville. Volunteers and staff of Louisville Grows gathered in small, socially distant groups to plant 110 new trees.

Numerous studies have shown that neighborhoods with fewer trees tend to lose value over time compared to those with many trees; it is vital that we are constantly replenishing our tree canopy in order to improve the health and value of these neighborhoods.



Green Infrastructure

Green Infrastructure is a cost-effective, resilient approach to managing wet weather impacts that also provide community benefits. While conventional single-purpose gray stormwater infrastructure (piped drainage and water treatment systems) is designed to move urban stormwater away from the built environment, green infrastructure reduces and treats stormwater at its source while delivering environmental, social, and economic benefits.

Green infrastructure can include rain gardens and bioswales, however it can also include permeable pavements and green roofs.

Green infrastructure can reduce a community's infrastructure costs, promote economic growth, and provide community space that benefits the entire City.



The Depot Plaza is the latest project in the Arts & Cultural District. Its objective is to further extend the downtown area, and to combine a visual interest with elements of art, the City's cultural heritage, recreation, food and drink. Further, this new destination point will stimulate community engagement.

The Depot Plaza hopes to be open for events in spring 2021.





Looking Forward

2020 has been a year of uncertainty, concern, and change. However, progress in Jeffersonville defied these, and strong growth continued throughout the year. Development trends in the City shifted from predominantly new commercial and industrial developments, to permitting more housing units in 2020 than in the last three years combined.

The new Unified Development Ordinance will wrap up and be brought before the Plan Commission in the second quarter of 2021. The new document should provide ease of use and ease of access to both developers and the general public, while helping guide development into the future...

We look forward to an exciting year ahead!

Anticipated Development Milestones in 2021

2021 will be a big year for development in Jeffersonville. The following are some anticipated project milestones that we expect to see:

- Opening of the Depot Plaza in the Arts & Cultural District
- Full renovation of the GCCS Bus Depot
- Jeffersonville Town Center growth
- Construction of the first office building in River Ridge's office complex at Corporate Dr.



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