



JEFFERSONVILLE PLANNING AND ZONING

2021 ANNUAL REPORT



Grand opening of The Depot in the NoCO Arts District



New homes in Ellingsworth Commons

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City of Jeffersonville Department of Planning & Zoning

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A Message from the Director



Greetings,

When the pandemic struck in 2020, our department expected a development slowdown. Instead, it was one of the busiest years for permitting in our history. That frenzy of permitting can be seen today in terms of new construction. It seems as if everywhere you turn in Jeffersonville, there's a new building going up. From new residential subdivisions to senior housing, apartment buildings, commercial strip centers, and industrial warehouses, every sector is seeing construction activity.



Despite the uncertainties of the pandemic, supply chain issues, and material cost increases, development in Jeffersonville is still going strong. While our office saw a slight slowdown in the number of new development proposals this past year, we anticipate a number of large projects coming down the pipeline in 2022.



The biggest news in our department this year, however, was the passage of the new Unified Development Ordinance by City Council in July 2021. This passage culminated a year-long effort by Planning and Zoning Staff to combine the Zoning Code and Subdivision Control Ordinance into one document while simultaneously modernizing, and streamlining the 20+ year old ordinances. We hope that the newly updated UDO will help ensure a strong development pattern well into the next decade.



Outside of construction permitting and code writing, our office also took up a number of other smaller "quality of life" projects this past year. High on the list was the planting of 47 new shade trees along walking trails in three Jeffersonville parks thanks to a grant from the Indiana DNR. Some of our other projects are outlined on page 12.

We hope this report gives you some great insight into all that we've been working on in 2021 and a few things to look forward to in 2022.

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
Zachary Giuffre	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.

2021 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.

2021 Members

- Mike McCutcheon: President
- Duard Avery
- Rodger Clarke
- Christopher Fox / Kelli Jones
- 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:

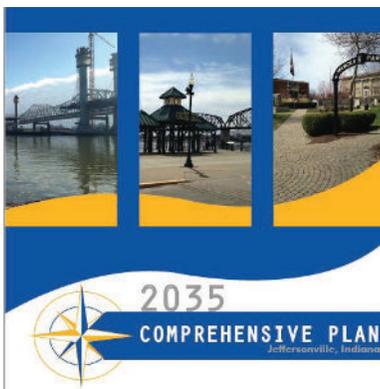


Plan Commission and Board of Zoning Appeals Support

- 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.
- Engaging 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

The Plan Commission considered 23 cases this past year:

- 9 development plans,
- 12 rezoning applications
- 2 primary plat applications

Additionally, the Planning & Zoning Department administratively approved 43 cases, including 18 development plans that were fully compliant with the Unified Development Ordinance, 6 secondary plats, and 19 minor plats.

Board of Zoning Appeals

The Board of Zoning Appeals considered 71 cases in 2021 - an average of 6.5 per meeting. Of these cases, 53 were for variances from development standards (78% of all cases). The remaining cases were for use variances (8 cases), special exceptions (7 cases), and administrative appeals (3 cases.)

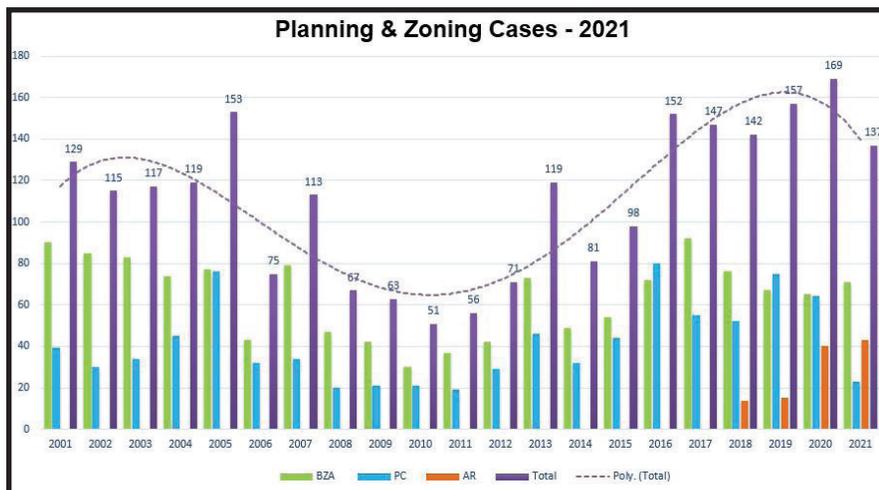
By the numbers

Development plans approved by Planning Staff, the Plan Commission and BZA throughout 2021 included:

- Almost 1.2 Million sq. ft. of commercial and industrial space
- 1,757 parking spaces
- Over 1,150 new trees.

What's a Variance?

Variances from the development standards are required when proposed development plans do not meet the standards in the City's UDO. Variances can be granted by the BZA if they can determine that there is a specific hardship that necessitates the variance and that granting the variance will not harm adjacent property owners. Common variance requests involve building setbacks, accessory structure size, parking counts, and landscaping standards.



Case Trends

While case numbers were down this year, they still remained stronger than the 20-year average. As some of the uncertainty over the pandemic subsides, we expect 2022 to be another strong year for the City.

Highlighted Developments



100 West Court Ave.

In December 2020, a fire destroyed the office building at 100 West Court Ave. This past summer development plans for a new building were approved through the planning office. The new building will be more visually transparent and more pedestrian friendly. We look forward to seeing construction begin on this highly prominent street corner in the new year.

New Businesses in Jeffersonville

All new businesses locating in Jeffersonville are required to acquire a Certificate of Zoning Compliance from the Department of Planning & Zoning. In 2021 the Planning office approved 78 Certificates for new businesses. A sampling of new businesses permitted this year include:

- Bubbakoo's Burritos
- Coffee Crossing (new location on Spring St.)
- Green District
- LensCrafters
- Nothing Bundt Cakes
- Qdoba
- River Ridge Liquor
- Sherwin Williams
- Starbucks (new location at Jefferson Ridge)
- Tazikis Mediterranean Cafe
- Upland Brewery

A number of these businesses have already opened, but others will open in 2022.

River Ridge Update

Development activity at River Ridge continues to be strong. Three new warehouse buildings were permitted through our department this year, including:

- America Place IV – 420,000 sq. ft.
- America Place V - 150,000 sq. ft.
- Gray #6 – 305,000 sq. ft.

Construction wrapped up on several significant projects as well, including buildings for HempRise and Niagara Bottling as well as the first office building in River Ridge's business park (photo below). The building will house offices for River Ridge and Clark County.

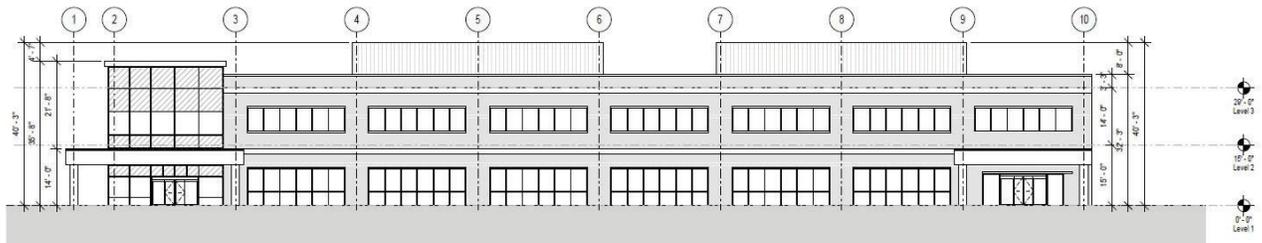


Highlighted Developments



New Medical Facilities on the horizon

Two new medical facilities are coming to the Tenth St. Corridor. In July, ground was broken for projects by Baptist Health and Norton Health Care. Both projects are near the new Kroger. Baptist health is constructing an 11,169 sf urgent care center at Jefferson Ridge (elevation above) opposite the Kroger on the south side of 10th Street. Construction of this building is now well underway. Norton Health Care is building a two-story 60,000 sf medical building in Jeffersonville Commons (elevation below). The project, next to Planet Fitness, will include medical offices and a full emergency/trauma center.



Coming Soon: New Senior Living options

Construction is well under way on two large senior living developments in Jeffersonville. The senior apartments at Bridgepoint Commons off of Utica Sellersburg Drive (above, left) will contain 131 Units in a three-story building as well as a memory care center for residents with dementia. The Vivera project off of Hamburg Pike (above, right) is a four-story project that will contain 130 units. Another senior living apartment building is slated to break ground next to Northaven Elementary School in the near future.

Other Current Planning Activities

The big developments in the City often get the spotlight, but the Planning and Zoning Department reviews permit requests for numerous smaller projects as well. From new homes and accessory dwelling units to commercial signs, here's a snapshot of some of our other current planning activities in 2021.



275 New Single-Family Homes

Planning and Zoning Staff reviews a site plan for every new single family home in the City. This year we approved 275 new homes - an increase of 15% over last year.



Other Permits

- 10 Home additions
- 174 Accessory Structure Permits (Sheds, pools, carports, gazebos, etc.)
- 269 Fence Permits
- 87 Commercial Sign Permits



Accessory Dwelling Units

In the process of developing the new UDO, language was added to help make it easier for property owners to construct an Accessory Dwelling Unit (ADU for short). These smaller, independent residential dwelling units are located on the same lot as a single-family home and are often created as a residence for an aging parent. As such they are often called "Mother-in-law suites" or "Granny Flats." Since adopting the UDO, five of these structures have been permitted by the Board of Zoning Appeals under the new guidelines.



Long Range Planning



City Council Adopts Unified Development Ordinance!

In July 2021, City Council approved the Department of Planning and Zoning’s newly created Unified Development Ordinance (UDO). The approval marked the end of a year-long process to update both the Zoning Ordinance and the Subdivision Control Ordinance and merge them together in one document. These documents had not seen a major update in 20+ years. While the new UDO does not take a drastic departure from the old codes, the changes made help bring the document in line with contemporary best practices and development trends. They also build in more flexibility for meeting the needs of future development. Staff feels that the new document strikes a good balance between promoting new development while still protecting individual property owners from the negative impacts of new construction.



Planning for Shade & Comfort

In December 2020, the Planning Department was awarded a grant from the Indiana DNR to plant shade trees along the walking loops at Lottie Oglesby Park, Shirley Hall Park and the Jeffersonville Aquatic Center. Thanks to the grant, we were able to plant a total of 47 new shade trees in the three parks this past spring. Over time, we hope these new trees will grow to provide ample shade for these community trails in the summer months.

In addition to planting trees, Planning Staff has been working with the Parks Department to fund some other minor improvements to Lottie Oglesby Park. We are currently planning for the addition of two new park benches and pouring a concrete slab for the picnic table in the park in early 2022. Funding for the project comes from developer fees collected by our department.

Placemaking Activities

Its the little things. . .

Sometimes little things can make a big difference in our City's quality of life. This year the Planning Department has undertaken a number of small projects to make our City just a little bit better. These include:

- Adding two new bus shelters on Spring Street at the Riddle intersection,
- Relocating one of our bicycle fix-it stations from an under utilized location in Downtown, to Utica Pike and Allison Lane - for use by the numerous bicyclists who use Utica Pike,
- Placing a bench overlooking the Ohio River along the sidewalk at Duffy's Landing,
- Planting several crape myrtle shrubs on the back side of the streets department, to break up the view of the mostly blank wall for residents across the street,
- Creating eight new tree wells in front of the Clark County Courthouse in order to provide more shade for pedestrians,
- Adding 34 trees to other parks and public spaces using funds from our landscape fee in-lieu program and a significant donation from Lambs Lawn and Landscape, and
- Completing a multi-year project to increase the size of the tree wells along Spring Street in order to remove tripping hazards and prolong the life of the existing trees.





Looking Forward

While the total number of new development applications was down a bit in 2021, development activity in Jeffersonville remains strong. There are a large number of projects under construction with more to come in the coming year. Having met with a number of potential applicants in the last two months of 2021, the Planning Department anticipates a strong start to 2022.

As we start planning for 2022, we'll also be looking at some long-range planning and placemaking activities as well. With the release of the 2020 Census data, our office is looking to create an updated employment and housing report for the City. This report will detail changes within the City since the previous report was completed in 2016 and give us some fresh forecasts for future growth and development. We are also in talks with Louisville Grows to conduct another neighborhood tree planting project in the fall.

The biggest news in 2022, however, will be our office's transition to an online permitting system. Over the past year, Staff has been working with Schneider Geospatial Systems to automate our permitting system so that folks can apply and pay for permits from anywhere at any time. This will be a big change, but will save a lot of time and a lot of paper.

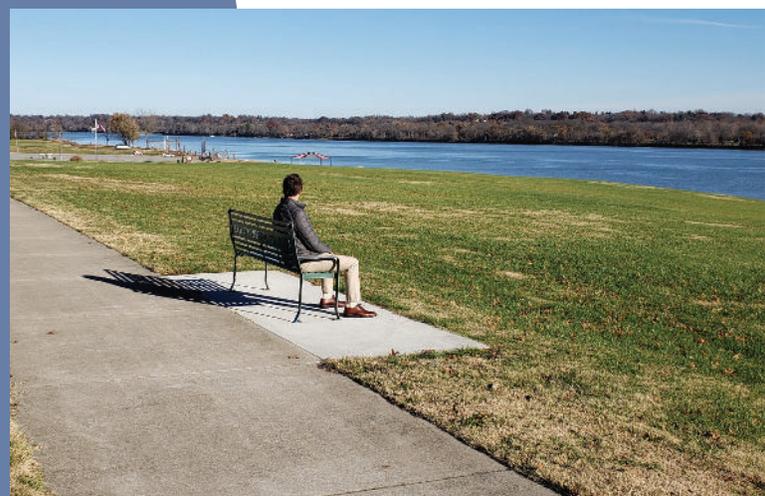
We look forward to an exciting year ahead!



What's Coming up?

The following are some items that you can expect to see/hear about in 2022:

- Grand opening of the Hilton Garden Inn
- Opening of several apartment and senior living projects including, Lakeside Gardens, The Jeff On 10th, Vivera Senior Living and Bridgepoint Gardens Senior Living.
- New Retail Announcements at Jeffersonville Town Center.





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