

BUILDING JEFF

JEFFERSONVILLE PLANNING AND ZONING 2023 ANNUAL REPORT





A conceptual rendering of the Jeffboat redevelopment site from the newly created master plan

On the cover:

A portion of the new Future Land Use Map from “Building Jeff” our recently adopted Comprehensive Plan

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
Other Current Planning Activities	9
Long Range Planning	10
Placemaking Activities	12
Looking Forward	13

City of Jeffersonville Department of Planning & Zoning

500 Quartermaster Court Suite 200
Jeffersonville, IN 47130
812-285-6413
www.cityofjeff.net/planning-and-zoning

A Message from the Director



Greetings,

Once again, it's been a busy year in the Planning and Zoning Office. While the number of new applications for development was down a bit compared to previous years (see page 7), the slowdown has given us some time to think about the future.



On June 20, the Jeffersonville City Council adopted "Building Jeff," our City's new Comprehensive Plan. This plan was the culmination of a year's worth of work analyzing data, mapping development, and meeting with stakeholders to determine where and how the City should develop in the next 10 to 20 years. The plan sets forth goals for future land use, transportation, utilities, public services, economic development, and quality of life.

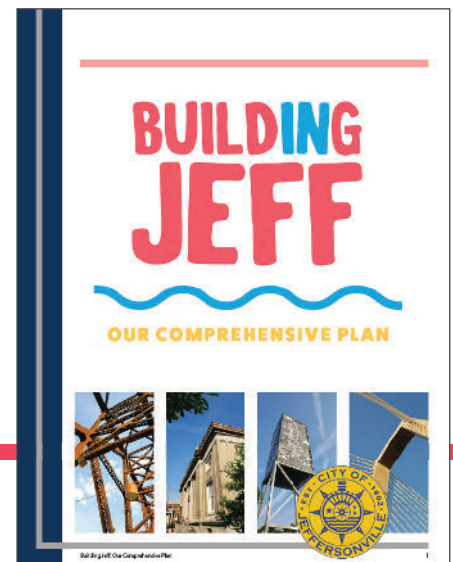
In addition to this planning effort, the department has been providing valuable input into the redevelopment efforts for the Jeffboat site, Jeff Main Street's 5-year plan, and a 6-county regional trails plan authored by Align Southern Indiana. Planning staff has also been working to create a master facilities plan for Jeffersonville. This plan will help address the needs of several City departments as they expand to meet the needs of a growing community.



Amid all this planning for the future, we continued to support current growth and development by permitting over 250 new single-family residences and welcoming many new businesses to our growing city. We hope this report gives you some great insight into all that we've been working on in 2023 and a sneak peak at a few things to look forward to in 2024.

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



Director	Chad Reischl
Planner I	Zachary Giuffre
Planner II	Shane Shaughnessy
Admin. Assist.	Cassie Nichols

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.

2023 Members

Mike McCutcheon: President
Duard Avery
Chris Bottorff
Bill Burns
Joe Paris
David Schmidt
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.

2023 Members

Mike McCutcheon: President
Duard Avery
Dennis Hill
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

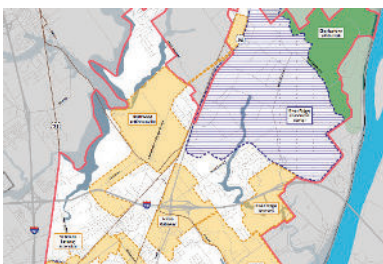
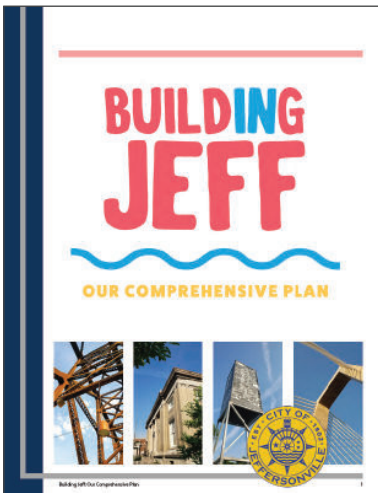
- Managing applications including, but not limited to, rezonings, development plans, use and development standards variances, and special exceptions
- Notifying the public pursuant to IC 5-3-1-2 and IC 5-3-1-4
- Providing staff support to both boards for public hearings
- Disseminating information about current applications to other departments
- Administering and maintaining the Official Zoning Map

Current Planning

- Serving as a resource to the public, as well as developers, who need assistance with the City's development and zoning controls
- Acting as a first point of contact for other city services such as streets, drainage, wastewater, etc.
- Providing zoning verification for properties in Jeffersonville
- Approving and permitting commercial and residential signage
- Reviewing and approving site improvements including garages, fences, sheds, etc.
- Creating and issuing property addresses
- Conducting property research for the general public and professionals through open records' requests
- Creating and/or updating zoning ordinances

Long Range Planning

- Advocating for project and policy recommendations in the Comprehensive Plan and other adopted planning documents.
- 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
- Conducting research and analysis for policy studies



Plan Commission and BZA Activity

Plan Commission

The Plan Commission considered 25 cases this past year.

- 17 Rezoning
- 6 Major Plats
- 2 Minor Plats (needing modifications)

Board of Zoning Appeals

The Board of Zoning Appeals considered 45 cases in 2023.

- 29 Development Standards Variances
- 9 Special Exceptions
- 7 Use Variances

Administrative Review

City Planning Staff reviewed and approved 49 additional cases.

- 27 Development Plans
- 13 Minor Plats
- 6 Secondary Plats

By the numbers

Development plans approved by Planning Staff, the Plan Commission, and BZA throughout 2023 included:

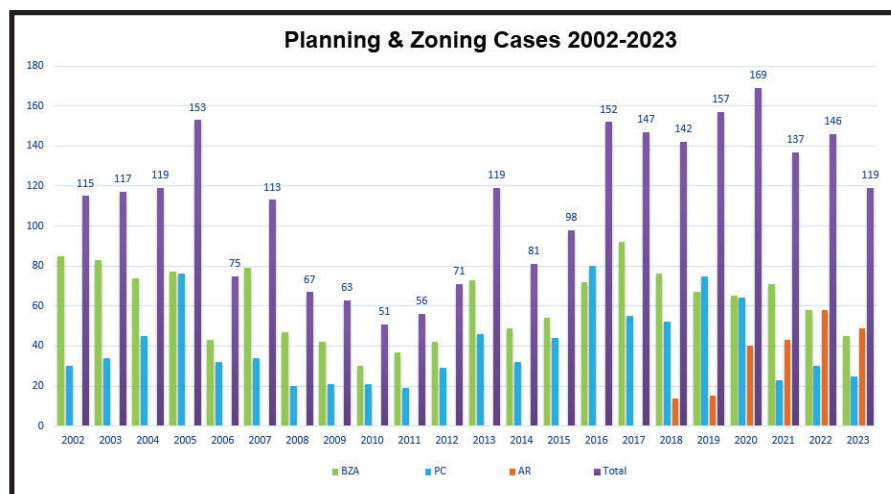
- Almost 1 Million sq. ft. of commercial and industrial space
- 729 future residential units
- Over 1,400 new trees.

What is Rezoning?

Each property (or parcel) in the City is classified into a specific zoning district. This district prescribes what kind of uses (i.e residential, commercial, industrial, etc.) can be located on site, the intensity of those uses, and how those uses may be situated in relation to the property lines, streets, and other adjacent uses.

When a property owner or prospective property owner decides that they would like to change their parcel's zoning, they initiate a rezoning request.

The Plan Commission must review this zoning change against the Comprehensive Plan and make sure that it does not conflict with adjacent uses. They then forward the case to the City Council with a specific recommendation. The Council makes the final decision on whether or not to change the parcel's zoning designation.

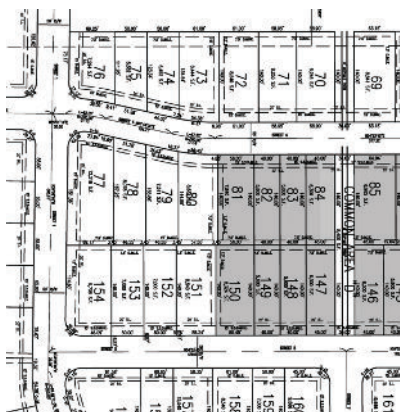


Case Trends

Case numbers in 2023 were a bit lower than recent years. Given the recent spikes in interest rates and higher costs of development, however, it is not surprising. In fact, having a very average caseload despite these growing costs is a good indicator that Jeff is still a great environment for development.

Highlighted Developments

Woodstone Creek



In May, the Plan Commission approved a 223-lot residential subdivision on 73 acres off of Coopers Lane. The subdivision is unique in that it will feature a mix of traditional single-family homes and townhome-style development (townhome lots are shaded in the image to the left). The plan will also preserve 14 acres of open space along the I-265 freeway. This open space contains some existing wetland areas and a large number of young trees that will grow to become a nice buffer between the freeway and the development. Sidewalks within the development will connect to the open space where the developer has plans for a nature trail.

Middle Road Commons



After a failed rezoning attempt to place an apartment complex on a long vacant, 15-acre site on Middle Road near Capitol Hills Subdivision, the Plan Commission approved the primary plat for Middle Road Commons in March, 2023. This plan calls for 55 single-family homes which are more compatible with the adjacent subdivisions. Staff hopes that this new infill development will help spur some reinvestment in the nearby commercial areas around Allison Lane and Middle Road.

River Ridge Update

Intake of applications for projects in River Ridge was significantly lower this year with only two applications for new projects and one small expansion project. This is not surprising, however, as the number of available properties in the Jeffersonville portion of the site is rapidly decreasing. That said, Canadian Solar recently announced their plans for an \$800 million facility in Jeffersonville. Our conversations with River Ridge indicate another large project may be announced in the near future. These two projects will, together, fill up the “mega-site” located between International Drive and the Ohio River.

One interesting project to note is the completion of the first phase of the River Ridge Flex Space Project off International Drive (photo at right). This project is one of the first “flex space” developments in Jeffersonville. The project allows space for small-scale businesses to have commercial sales/showrooms in the front and warehousing and/or manufacturing in the rear.



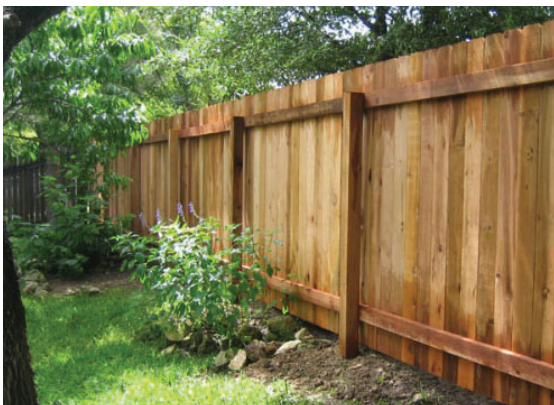
Other Current Planning Activities

The big developments in the City often get the spotlight, but the Planning and Zoning Department also reviews permit requests for numerous smaller projects. From new homes and accessory dwelling units to commercial signs, here's a snapshot of some of our other current planning activities in 2023.



Over 250 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 just over 250 new homes. Like other development activity, this is down slightly from last year. This is, however, a very strong sign of growth in the Jeffersonville residential market.



Other Permits

- 133 Accessory Structure Permits
(Sheds, pools, carports, gazebos, etc.)
- 197 Fence Permits
- 66 Commercial Sign Permits

New Businesses in Jeffersonville

All new businesses locating in Jeffersonville are required to acquire a Certificate of Zoning Compliance from the Planning Department. In 2023, we approved 52 certificates for new businesses. A sampling of new business permitted this year include:

- 7 Brew (Veterans Pkwy)
- Bennett and Bloom Eye Centers
- Bicycle Station (at Upland Brewing)
- Culver's (Tenth St.)
- Domi-Rican Grocery
- El Guanajuato Grocery
- Game on the River
- Kabuki (Spring St.)
- La Catrina
- McDonald's (Veterans Pkwy)
- Marco's Pizza
- Meineke Car Care Center
- Panda Express
- PetVet 365

A number of these businesses have already opened, but others will open in 2024.

Long Range Planning

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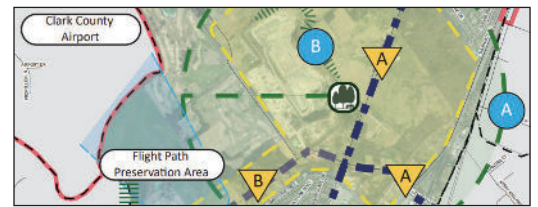
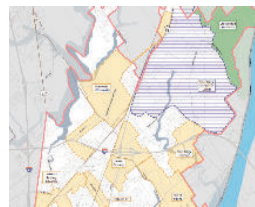
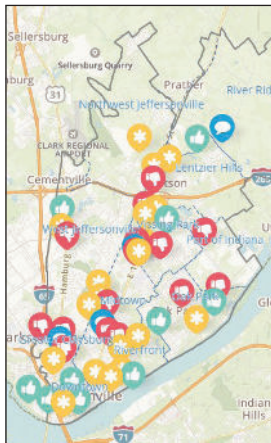
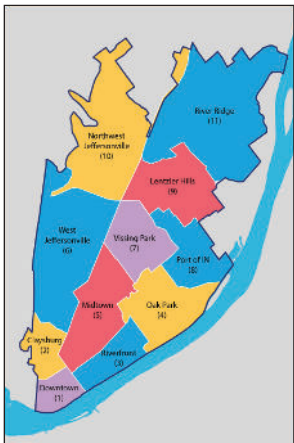
OUR COMPREHENSIVE PLAN

Council Adopts new Comprehensive Plan

After a year-long process, City Council Adopted “Building Jeff,” our City’s new Comprehensive Plan in June 2023. The plan, which is the result of numerous discussions with City residents, business groups, and civic leaders about the future of our City, replaces the previous plan laid out in 2015. Building Jeff provides a road map for growth and development of Jeffersonville for the next 10 to 20 years. It includes goals and objectives for land use, transportation infrastructure, utilities, city services, economic development, and quality of life. We believe that this plan will help ensure that development occurs in a thoughtful, well-planned, and context-sensitive manner that addresses both the City’s history and its future.

The entire plan can be found on our website at:

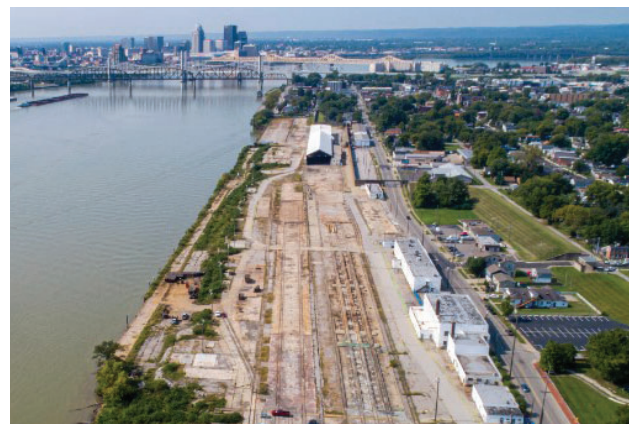
Cityofjeff.net/long-range-planning



Planning for Jeffboat

In 2022, the City’s Redevelopment Department entered into a partnership with American Commercial Barge Lines, owners of the 80+ acre Jeffboat property, to draft a master plan for redevelopment of the site. Throughout the process, Planning Staff played an active role on the steering committee and helped ensure that the consultants had access to the latest community data.

This November, OHM Advisors, a national planning, engineering, and economic development firm with a local office in Jeffersonville, unveiled their master plan for the site. The Jeffboat Master Plan is a bold vision for the site that includes, residential, retail, entertainment, and office uses. ACBL will use this plan to market the site to a master developer and hopes to announce their selection some time in the coming year.



Long Range Planning (cont.)

City Facilities Plan

The City of Jeffersonville has grown rapidly in the last several years and many of our departments are on the verge of needing additional space. As such, Planning Staff coordinated with the Finance Department to hire an architectural firm to help us with some space planning needs. We are currently working with Tower Pinkster to draft a needs assessment for our growing community. We anticipate completion of this plan early next year.



Planning for Downtown Jeffersonville

This July, Planning Staff participated in a five-year planning exercise for Jeffersonville Main Street. This plan will help guide Main Street's efforts to enliven and invigorate the downtown business environment.

One of the items noted in this planning effort was the need for an up-to-date Downtown Master Plan. The last plan was completed in 2009 as part of the Ohio River Bridges Project. While some of this plan is still relevant, much has changed since 2009. Having a more current plan could assist Main Street in getting grant funding for projects in the Downtown.

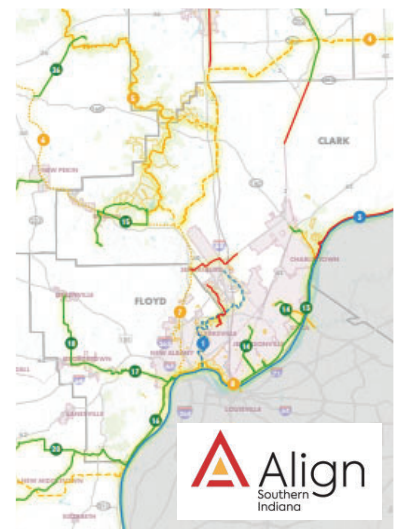
To that end, Planning Staff is in the initial stages of working with Jeff Main Street to develop a new plan. The plan will build off of the Comprehensive Plan's "mini-plan" for Downtown, but be more specific and include smaller projects not covered within the Comp. Plan.



Regional Trails Planning

Jeffersonville's quality of life is not only generated by amenities within our City, but also by amenities throughout our local region. As such Planning Staff was excited to participate in a regional planning effort undertaken by Align Southern Indiana to develop a six-county regional trails plan for our area. This plan, completed in November, takes into consideration a number of existing and planned trails in the region and suggests specific projects to link communities together with these trails. The plan serves as a guide for decisionmakers throughout the region and can be used to help tap into grant funding for trail development.

The full plan can be found at alignregionaltrails.com

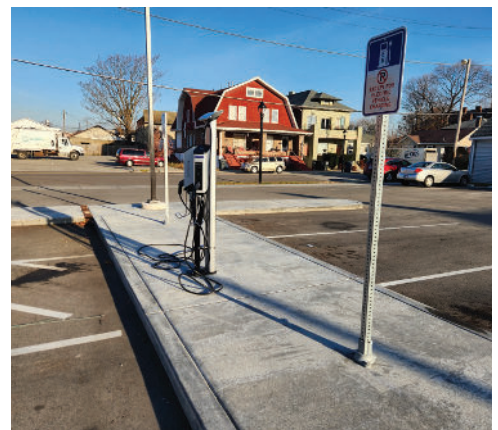


Placemaking Activities

It's 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:

- Teaming up with Louisville Grows for a second round of tree planting this spring - 42 new trees were added to the Claysburg Neighborhood, and 10 trees were planted around City Hall,
- Providing 15 trees to residents in the Fields of Lancasange and Pebble Creek Neighborhoods through our "Root for your Block" program,
- Adding 25 additional trees to City parks and a number of public spaces Downtown,
- Installing the City's first public electric vehicle charging station in a parking lot of Chestnut Street,
- Sprucing up the interpretive signage outside City Hall,
- Refacing signs along the Jeffersonville Tree Walk, and
- Cracking down on the increasing number of abandoned and/or broken signs along 10th Street. So far, five signs have been removed and several others have been temporarily refaced.





Looking Forward

From our work on “Building Jeff,” our City’s new Comprehensive Plan, to conversations about regional parks and trails, Jeffboat, and Jeff Main Street, 2023 was a great year to think about the future of Jeffersonville and how we plan for the City’s robust growth over the next 10 to 20 years. It was also a year in which we continued to approve large numbers of homes and businesses throughout the City.

As we go into 2024, we expect much of the same, however, we are looking forward to some exciting project announcements as well. These include projects at the mega-site in River Ridge, results from an ongoing developer search for the Jeffboat property, and residential redevelopment of some existing parcels in and near Downtown.

It should be a year that sees substantial completion of a number of commercial and apartment projects that are already in the works and, of course, more single-family home construction.

We look forward to continuing to grow and improve our City in the coming year.

Stay tuned!



What’s Coming up?

The following are some items that you can expect to see and hear about in 2024:

- More detailed plans for the River Ridge mega-site
- Downtown Planning Activities
- Substantial completion of several apartment complexes, including Arbor Place, Kendall Farms, Thompson Square, and The Warren.
- Possible selection of a developer for Jeffboat
- A development proposal for the former Eastlawn site on 8th St.
- A development proposal for the foundry site on Market St. in Downtown Jeffersonville.



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