



JEFFERSONVILLE PLANNING AND ZONING

2025 ANNUAL REPORT





The City welcomed its first stand-alone electric vehicle charging station this year. The Tesla-branded station is located in Veterans Town Center South near Academy Sports.

On the cover:
The new Pike Elementary School opened this year near the intersection of Veterans Parkway and Holmans Lane

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Planning Staff used developer fees to purchase 24 trees to shade the parking lot at the new Chapel Lake Disc Golf Course. In October, we got a little help from some staff members at the River Ridge Development Authority to plant the new trees.

City of Jeffersonville Department of Planning & Zoning

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A Message from the Director



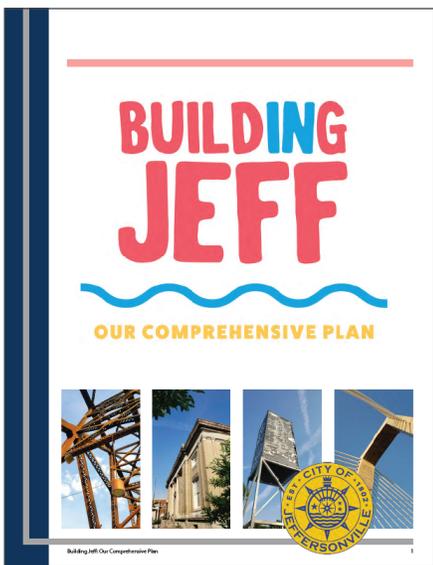
Greetings,

I have always been a huge proponent of trees within the urban environment. They not only make our City beautiful and provide cooling shade, but they also help in so many other ways. Trees clean dust and pollutants from our air. They reduce flooding by intercepting rainwater. They increase property values, improve our mental health, and have even been shown to reduce crime in neighborhoods.

Unfortunately trees and development are often at odds with one another. Thanks to a grant from the Indiana DNR, our department recently hired Eocene Environmental Group to conduct a canopy study and public tree inventory for the City of Jeffersonville (more about this on page 12). Not surprisingly, the canopy study noted a significant loss of tree cover across the city in the last decade. Much of this is due to development replacing wooded lands. It was especially notable in the areas around 10th Street and Vissing Park where we've lost a lot of woodlands to new commercial and residential development.



But there is some good news. All these new developments are required to plant trees as part of their City-approved plans. In the last decade, these landscape requirements have helped to add over 15,000 trees to the City. As these grow, they will help to replace some of this lost cover. We've also instituted a fee-in lieu of landscaping program that has allowed us to transfer some of the required landscaping from development projects around the City to parks and other public spaces (more on this on page 7). Since starting this fee-in lieu program in 2017, our department has used this money to plant nearly 500 new trees in and around our parks, schoolyards, maintenance buildings, and other City properties. We hope that these efforts help to provide benefits to the community for years to come.



While 2025 was a bit slower than previous years, Jeffersonville continues to grow and develop. This year we approved 235 new single-family homes and almost 800 new single-family residential lots. We approved over 190,000 square feet of commercial and industrial space, 40 new businesses, and the new River Ridge Middle School.

We hope this report gives you some great insight into all that we've been working on in 2025 and a sneak peak at a few things to look forward to in 2026.

Sincerely,
Chad Reischl, AICP
Director of Planning and Zoning

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, AICP
Planner II	Shane Shaughnessy, AICP
Planner I	Shelby Walsh
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.

2025 Members

- Mike McCutcheon: President
- Duard Avery
- Chris Bottorff
- Bill Burns
- Donna Reed
- David Schmidt
- Steve Webb

Board of Zoning Appeals

The Jeffersonville 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.

2025 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:



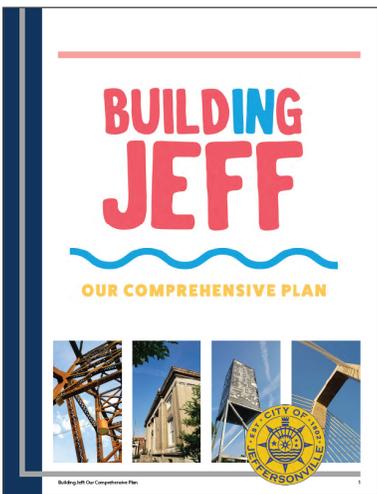
Plan Commission and Board of Zoning Appeals Support

- 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



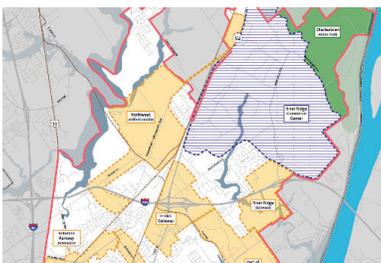
Current Planning

- 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
- Registering and regulating short-term rentals



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 43 cases this past year including:

- 19 Rezoning, and
- 9 Primary Plats, and
- 15 Miscellaneous hearings

Board of Zoning Appeals

The Board of Zoning Appeals considered 38 cases in 2025 including:

- 27 Development Standards Variances
- 10 Special Exceptions, and
- 1 Use Variance

Administrative Review

City Planning Staff reviewed and approved 32 additional cases:

- 18 Development Plans
- 7 Minor Plats, and
- 6 Secondary Plats

By the numbers

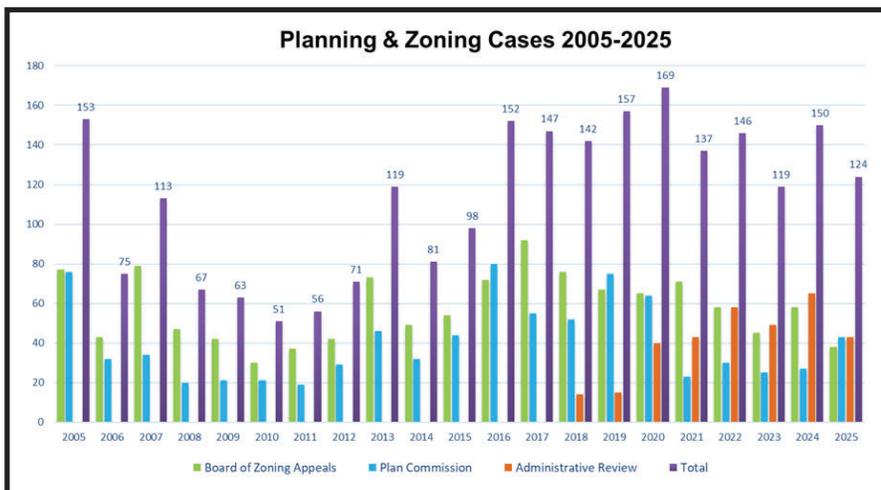
Development plans approved by Planning Staff, the Plan Commission, and BZA throughout 2025 included:

- Over 190,000 square feet of commercial and industrial development
- 1,451 future residential units (54% single-family, 46% multi-family)
- Over 800 new trees.

Fee-in-Lieu



While the City requires new developments to provide sidewalks and plant landscaping, sometimes it is impossible to do so due to unique situations on-site such as terrain or utilities. In such cases, the City allows developers to pay into a fund instead of providing these amenities. These funds in turn are used to place infrastructure in areas of greater need. The programs have helped us add much needed shade to parks and schoolyards and fill in a handful of gaps in the sidewalk network.



Case Trends

While a bit lower than some previous years, the department handled 124 cases in 2025. Despite concerns about the economy and prices, development continues to move forward, pushing Jeffersonville into the future.

Highlighted Development

Veterans Parkway is hopping!

Several new businesses opened their doors near Veterans Parkway in 2025. In Jeffersonville Town Center South, a new Dick's Sporting Goods store opened and a high-speed Tesla charging station was established. Meanwhile, in Town Center North, the multi-year construction of the Warren apartments came to an end as the final building was finished.

Down the street, a large tract of land became home to a Jack-in-the-Box restaurant, a Dutch Bros coffee shop, and a Valvoline oil change service. This site is also the future home of a Bachman auto dealership.

Veterans Parkway continues to establish itself as a primary gateway into Jeffersonville with a host of amenities and businesses unique to Southern Indiana and the Louisville Metro region. There is still plenty of land available so this area promises to remain a prime location for new development in the future.



Legacy Shoppes at Jeffersonville

The new owners of the former Youngstown Shopping Center are finishing up a full renovation of the old mall. This update includes brand new building faces, wide pedestrian walkways between shops, and rebranding the center as the "Legacy Shoppes at Jeffersonville." Future phases will include parking lot, signage and landscaping improvements. This is an exciting reinvestment project that brings a breath of fresh air to this section of 10th Street.



Ohio River Greenway update

The City is finishing the newest section of the Ohio River Greenway. This section connects the existing stub below Interstate 65 and continues it along the shores of the Ohio River behind Kingfish before ramping up to Riverside Drive. This connection will allow someone to walk or bike from Clarksville all the way to Fisherman's Wharf and allows for close-up, scenic views of the river.

Highlighted Development (cont.)

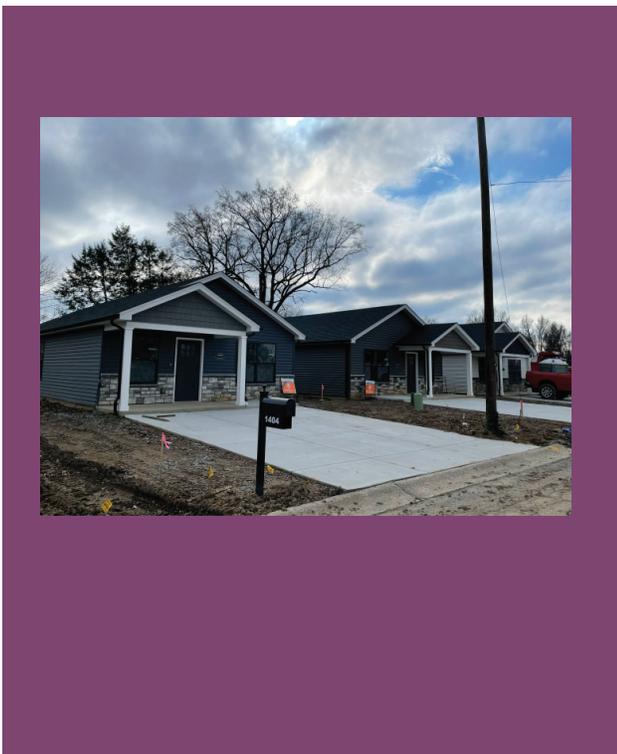
Continued residential growth

A number of new single family residential subdivisions were approved in 2025. With the exception of one large outlier, most of these subdivisions were modest in terms of the number of new units, indicating a shift toward infill development (see below) and away from the large-scale subdivisions of the past. The one large project approved this year, Hilton Farms, will bring 603 new homes to Charlestown Pike.

Other new subdivisions include:

- Trailside Landing (61 lots)
- Woodland Woods (27 lots)
- Sunshine Place (37 lots)
- Trophy Ridge (42 lots)

At the same time, home construction is well underway at a number of previously permitted subdivisions. Especially notable are the first phases of Woodstone Creek off of Coopers Lane, and the final phases of Stacy Springs near River Ridge, and Ellingsworth Commons off of 10th Street.



Infill development

As large tracts of non-developed land within the City become fewer and fewer, housing developers are starting to look at previously developed areas in order to add new housing. Usually that means replacing one building on a large lot with a number of homes. One such development approved this year is Trailside Landing, a 61-lot subdivision replacing the old Eastlawn school building on 8th Street. Another project is the Frederick Commons subdivision at the corner of Main Street and Frederick Avenue. In this development, seven new homes are replacing the one house that used to inhabit an unusually large corner lot.

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 structures to commercial signs and new businesses, here’s a snapshot of some of our other current planning activities in 2025.



235 New Single-Family Homes for Jeff

While we didn’t eclipse the record number of new home plans we approved in 2024, the residential housing market proved that it is still going strong. Furthermore, we approved **7** new subdivisions with a total of **784 new residential lots**. We expect house plans for a number of these lots to cross our desk next year.



Other Permits

- 82 Accessory Structure Permits
(Sheds, pools, carports, gazebos, etc.)
- 160 Fence Permits
- 63 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 2025, we approved 40 Certificates for new businesses. A sampling of new businesses permitted this year include:

- Aptiva Health Surgery Center
- Dagger’z Bar and Grill
- Dick’s Sporting Goods
- Dutch Bros Coffee
- Goodwill
- Jack-in-the-Box
- Key Cards
- Mindful Abundance Therapy
- Onestop Health Broker
- Pacers & Races
- Sierra Trading Post
- Smoothie King
- Swig
- The Paddock on Spring
- Union Volleyball Club

A number of these businesses have already opened, but others will open in 2026.

Long-Range Planning

Downtown Jeffersonville Master Plan

In April 2025, City Council adopted a master plan for Downtown Jeffersonville. This plan examines the current condition of Downtown and provides a number of recommendations to help move the area forward into the future. Highlights from the plan include the impacts of the future JeffBoat development, recommendations for improving the major corridors in Downtown including Spring Street and Court Avenue, and making quality of life improvements to enliven Downtown and bring in more residents and visitors.

Downtown is the hub of history and culture in Jeffersonville and its health is key to the future development of the city. Now that the plan has been adopted, the hard work of implementation begins. We look forward to working with our partners and residents to make this vision of Downtown a reality and continue to improve the heart of our city. The full plan can be found on our website at:

www.cityofjeff.net/long-range-planning



New bike lanes on Spring Street

When it was announced that a section of Spring Street north of 10th Street was being repaved this year, Planning Staff lobbied to include new bike lanes as part of the project. These lanes were recommended as part of the Spring Street Master Plan (from 2017) and help provide a safer bicycle connection between the Claysburg neighborhood and Downtown.



Zoning changes for Census Bureau area

In anticipation of the relocation of the Census Bureau, the City has adopted a new overlay district to help guide development in this area. The overlay which encompasses parts of 10th Street from Spring Street to Main Street, makes it easier to redevelop properties to complement the area while prohibiting certain uses, such as vape/smoke shops.

Other Activities

More public art

This year, a new business, IMPCO, sought to relocate to Jeffersonville in the NoCo Arts District. During the process of obtaining a Use Variance, the Board of Zoning Appeals placed a condition on the applicant allowing the business to open at that location if they provided a mural facing Spring Street. This is another way the City is able to work with businesses to improve the look of our city and improve their business at the same time.



New regulations on vape/smoke shops

In 2024, the State of Kentucky passed a law restricting vape/smoke shops. As a result, Jeffersonville saw numerous shops open on this side of the river. In an attempt to stem the tide, Planning and Zoning staff created restrictions on where these shops could be located, a more rigorous application process, and prohibitions on such shops being located within 1/3 of a mile from a school. We hope these restrictions will allow for a proper mix of uses in the City and more protections for the City's residents.

City completes tree inventory and canopy assessment.

In late 2024, Planning Staff signed a contract with Eocene Environmental Group to undertake an inventory of all trees on City-owned properties (parks, fire stations, treatment plants, and city offices), provide an overall canopy assessment for the City, and create a forestry work plan for the near future. The project was funded through a grant from the Indiana Department of Natural Resources with the aim to paint a clearer picture of the value of our City's "forest" and determine a plan of action for its broader preservation and maintenance.



The project inventoried over 3000 trees on public properties and set up priorities for pruning, maintenance, and removal of dead, dying, or problematic trees. The inventory noted a remarkable diversity of tree species on public properties with over 110 different species represented. It also noted a relatively healthy forest with nearly 80% of the trees in a healthy state.

City-wide, however, the picture is not quite as rosy. A comparison of historic aerial photography showed a 2% decline in tree canopy coverage across the City from 2008 to 2022. That may not sound like much, but actually equates to the loss of appx. 420 acres of tree cover across the City. Much of this loss has been due to new development, but other losses have come as older trees are removed but not replaced. The report highlights the need to continually replenish our tree canopy. The full report (and more information on tree planting and maintenance) can be found at: www.cityofjeff.net/trees/.



Looking Forward

Large subdivisions are often built in phases. Roads are built, lots are prepared, houses go up, and when a majority of properties are finished, the developer moves on to the next phase. In these large projects, each new phase of development gets reviewed by the Planning office to make sure it's consistent with the overall plan approved by the Plan Commission at the outset. In 2025, we approved the final sections of Stacy Springs, Ellingsworth Commons, and Mystic Falls, subdivisions that have been in the works since 2009, 2017, and 2018 respectively.

As these subdivision wrap up, several new ones are beginning. With almost 800 lots approved this year alone, we anticipate robust housing construction to continue for several years to come. One of these projects, Hilton Farms, promises nearly 600 homes off a newly-widened and improved Charlestown Pike. This new housing will hopefully spur some additional commercial development to the north of I-265 where it has been lagging for a number of years. Already a handful of businesses have expressed interest in the area around Gottbrath Parkway and we hope to have more conversations with them in the coming year.

As we go into 2025, we also hope to have conversations regarding the JeffBoat Redevelopment and perhaps initial conversations regarding a planned move by the Census Bureau to River Ridge. Proper redevelopment of the nearly 80-acre Census site could add a boost of energy to a portion of 10th Street that could really use some love.

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 may expect to see and hear about in 2026:

- Redevelopment of the former Eastlawn Elementary School site on 8th Street into a new single-family neighborhood.
- Grand opening of the new Ohio River Greenway segment
- Grand re-opening of the remodelled Youngstown Shopping Center
- Completion of the Charlestown Pike widening project
- Discussions about initial clean-up, earth work and rezoning at the JeffBoat Site
- Further construction in and around Jeffersonville Town Center
- Conversations about the Census site

BUILDING JEFF





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