



**JEFFERSONVILLE PLANNING AND ZONING**

# **2022 ANNUAL REPORT**



Lakeside Gardens, a 200+ unit apartment complex located off 10th Street and Herb Lewis Rd., was completed in 2022.

On the Cover:

Vivera Senior Living opened to residents in 2022. It is one of two new senior living facilities that opened this past year.

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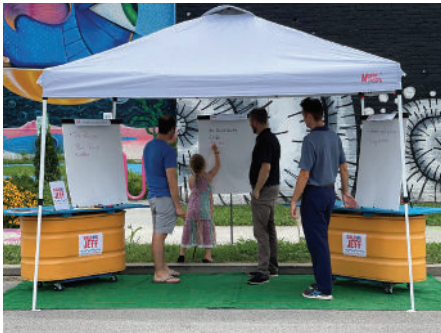
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## City of Jeffersonville Department of Planning & Zoning

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# A Message from the Director

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Greetings,

Once again, it's been a busy year in the Planning and Zoning Department. Among many other things, this year we:

- reviewed plot plans for 300+ new single-family homes,
- approved the third largest building in River Ridge at 1.02 million square feet,
- removed 700+ linear feet of chain link and barbed wire fence from around the parking lot of the Howard Steamboat Museum,
- spoke to approximately 350 people at events around town in preparation for drafting our new Comprehensive Plan, and
- worked with Louisville Grows and the Town of Clarksville to organize a large tree planting project in Claysburg and nearby neighborhoods in both cities.

One of the biggest projects in our department, however, is largely unseen. This year marked the start of our new online permitting system. This system allows residents, contractors, and developers the ability to complete applications for variances, rezonings, fences, sheds, new homes, etc. from the comfort of their office, home, jobsite, or wherever they happen to be rather than coming into the office. It also saves us a lot of time that we used to spend personally entering hand-written data into our computer system. The new system hasn't been without bugs, but we're getting more comfortable with it all the time.

We hope this report gives you some great insight into all that we've been working on in 2022 and a sneak peek at a few things to look forward to in 2023.

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	Vacant (formerly Shawn Dade)
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.

### 2021 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.

### 2021 Members

- Mike McCutcheon: President
- Duard Avery
- Rodger Clarke
- 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 30 cases this past year:

- 14 Primary Plats
- 13 Rezoning
- 3 Minor Plats (needing modifications)

## Board of Zoning Appeals

The Board of Zoning Appeals considered 58 cases in 2022

- 42 Development Standards Variances
- 14 Special Exceptions
- 2 Use Variances

## Administrative Review

City Planning Staff reviewed and approved 58 additional cases.

- 32 Development Plans
- 14 Minor Plats
- 9 Secondary Plats

## By the numbers

Development plans approved by Planning Staff, the Plan Commission and BZA throughout 2022 included:

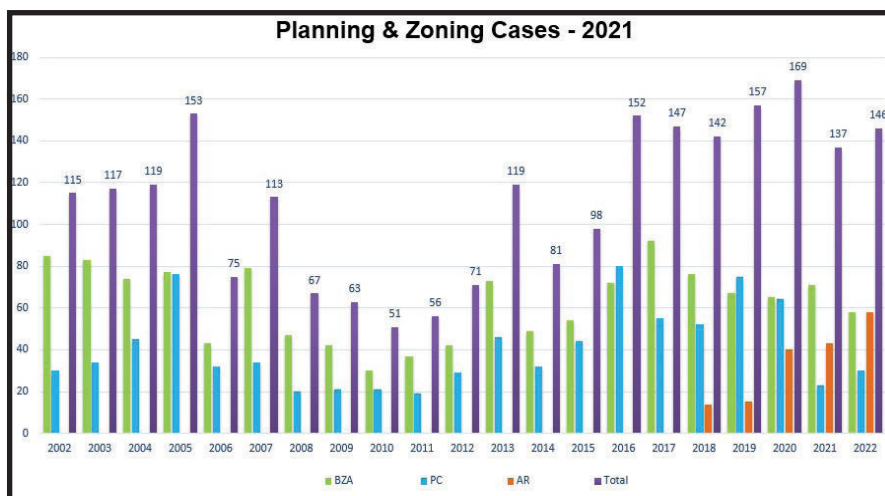
- Almost 2.9 Million sq. ft. of commercial and industrial space
- 1,589 Residential units
- Over 2,400 new trees.

## Plats: Major vs. Minor

Subdivision Plats are divisions of land into multiple parcels for individual sale. Division of land into four or fewer parcels without the creation of public streets is considered a “Minor Plat” and can be approved by City Planning Staff. If the plat needs a modification from our subdivision standards, however, it must go before the Plan Commission.

Plats that create more than four parcels and/or create public streets are considered “Major Plats”. These must go to the Plan Commission for approval.

Approval of a Major Plat occurs in two phases - Primary Plat and Secondary Plat. All Primary Plats go before the Plan Commission. Once approved, Secondary Plats are drafted (with more detailed information). So long as they nearly match the approved Primary Plat, Planning Staff may approve them administratively.



## Case Trends

This year’s case numbers were at about average for the last 6 years but well above average over the last 20 years. One notable change is the number of Administrative Review cases. This has grown significantly in response to changes made within the UDO that allow Planning Staff to approve more projects.

# Highlighted Developments

## Jeff on 10th Apartments (Phase I and Phase II)



Following substantial completion of the Jeff on 10th, a 4-story, 200+ unit apartment building at 3501 Ellingsworth Dairy Drive, the Planning and Zoning Department approved a development plan for the second phase of this project. The second phase will be a nearly identical building that will offer many of the same amenities (courtyard pool, fitness center, pet spa, clubhouse, etc.). We look forward to seeing how these new residential living options will begin to transform Jefferson Ridge into a walkable, mixed-use commercial center on the east end of town.

## New Businesses in Jeffersonville

All new businesses locating in Jeffersonville are required to acquire a Certificate of Zoning Compliance from the Planning Department. In 2022, we approved 56 certificates for new businesses. A sampling of new business permitted this year include:

- 7 Brew Coffee
- Academy Sports & Outdoors
- Baptist Health ER & Urgent Care
- Bark Avenue Pet Salon
- Crumbl Cookie
- Drake's
- HOTWORX
- Premier Martial Arts
- Qdoba
- Tazikis Mediterranean Café
- The Jefferson event center

A number of these businesses have already opened, but others will open in 2023.

## River Ridge Update

Development activity at River Ridge continues to be strong. Several new warehousing projects were permitted through our department this year including:

- Gateway 1000 – 1,022,055 sq. ft.
- Genpak Warehouse Expansion – 130,500 sq. ft.
- River Ridge Center 7 – 300,000 sq. ft.
- River Ridge Flex Space Project – 172,500 sq. ft.
- Tract 5B – 104,000 sq. ft.

**Of Note:** Once completed, Gateway 1000 will be the third largest building in the River Ridge development to date.





# Highlighted Developments



## **New Housing Opportunities on Old JeffBoat Property: Howard Yard**

In October, the Planning and Zoning Department approved the secondary plat for a 12-lot single-family subdivision at Market and Main. The property was a former parking lot for the JeffBoat company and marks the first redevelopment project associated with the former shipyard. The subdivision will feature modern, 3-story homes with a greenspace/commons area at the center of the development. The Planning and Zoning Department is excited to see how this infill development will set the stage for future redevelopment in the area.



## **Continued growth at Jeffersonville Town Center**

In January, the Planning and Zoning Department approved development plans for multiple commercial tenants on the southeast corner of Hamburg Pike and Veterans Parkway. This development includes the new Academy Sports + Outdoors store which opened in October.

# 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 2022.



### Over 300 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 300 new homes - an increase of 10% over last year.



### Other Permits

- 183 Accessory Structure Permits (Sheds, pools, carports, gazebos, etc.)
- 200 Fence Permits
- 57 Commercial Sign Permits



### Planning Department and Building Commission Go Online!

In July 2022, the Planning Department and Building Commission began utilizing GeoPermits - an online application and permitting system. Since July, we've been slowly adding applications and permits to the system and we are now fully online. While there are still a few bugs that need to be worked out, the system is working well and saving Staff from both departments a great deal of time and energy that used to be spent hand-entering data from every applicant into our computer system. Applications for everything from rezonings to shed permits can now be done through our online portal, a link to which can be found at [cityofjeff.net/applications](http://cityofjeff.net/applications).



**GeoPermits<sup>™</sup>**

City of Jeffersonville, Indiana

# Long Range Planning

## BUILDING JEFF

### OUR COMPREHENSIVE PLAN

Check out our informational  
videos at:  
[buildingjeff.com/latestnews](https://buildingjeff.com/latestnews)

### Planning for the Future!

After several years of remarkable growth and development, the City of Jeffersonville is embarking on a year-long effort to update its Comprehensive Plan. The City has made great progress since our last plan was drafted in 2015, but there is much to be done, new challenges to overcome, and new opportunities to explore.

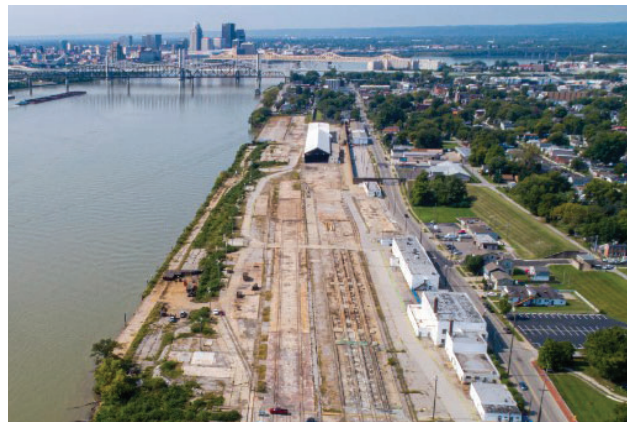
Beginning in August, City's Planning Staff began collecting data, interviewing residents, talking to civic leaders, and mapping development trends in an effort to determine a course of action for the next 10-20 years. Staff hopes to have a draft of the plan completed by February. Once drafted it will be posted on our comprehensive plan website - [Buildingjeff.com](https://Buildingjeff.com) and presented to the community for feedback.

Once fully adopted by City Council, Building Jeff will be the City's new framework for growth, development, infrastructure, and public policy.

### Planning for JeffBoat

This fall 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. The master plan is being drafted by OHM Advisors a national planning, engineering, and economic development firm with a local office in Jeffersonville. As the project has gotten underway, the Planning Department has played an active role on the steering committee for the project and has been helping ensure the consultants have access to the latest community data.

The consultants aim to have public meetings regarding the project in late January/early February of 2023 to get further input from local residents.



# Placemaking Activities

## Jeffersonville and Clarksville Planning Departments team up with Louisville Grows to plant trees!

On October 22, 30+ volunteers came together at Lansden Park in the Claysburg Neighborhood. These volunteers helped to plant 68 new trees for residents of Jeffersonville and Clarksville. This planting was the first of two planting projects that will add 150 new trees in the neighborhoods around Eastern Boulevard and Spring St. on either side of I-65. The second planting is scheduled for March 2023. These trees will help mitigate pollutants from the highway and local industries, reduce stormwater runoff, provide needed shade, and beautify these lower-income neighborhoods. Funding for the project came from both communities, Duke Energy, Red Ball Recycling, the Jeffersonville UEZ, and First Savings Bank.



## Cleaning up the Howard Steamboat Museum Parking lot

After the closure of JeffBoat, the Howard Steamboat Museum acquired one of the parking lots that was formerly used for the plant. The Museum raised the money to repave the lot, but didn't have the funds needed to deal with the fence around the lot. In the interest of sprucing up the area (and removing a non-compliant fence), the Planning Department decided to help the Museum out. Staff worked with construction teams at the City to help remove the chain link fence and a (mostly) gravel median. The area was backfilled and seeded with grass. Additionally, 9 new trees (donated by Lamb's Lawn and Landscape) were planted to help beautify and shade the area.



## Sidewalks and Bus Stop Improvements on Spring and Eastern

Several years ago, Planning and Engineering requested grant funds from the Federal Government (through the Kentuckiana Regional Planning and Development Agency) for transit improvements along Eastern Blvd and Spring Street. While it was a bit of a wait for the funds to come through, we're excited to have the work completed. The project added new sidewalks along Eastern and Spring and three bus shelters for transit users. These improvements will greatly aid those using the TARC busses in the Claysburg Neighborhood.





# Looking Forward

Jeffersonville keeps growing and changing and, with that change, it's now time to take a look forward and see where we're going. As we end the year, we are busy working on "Building Jeff," our new Comprehensive Plan. We intend to complete the first draft of the document in January or early February and present that document to the public for comments.

As we go into 2023, we also look forward to hearing from OHM on how the JeffBoat site could be redeveloped and how that development might be leveraged to improve our City's quality of life through improved Ohio River access and recreation amenities along the waterfront.

As development continues to be strong, we anticipate many more groundbreakings and business openings in the year ahead as well. We look forward to our second round of tree planting with Louisville Grows, and will be on the lookout for other opportunities for creative placemaking in Jeffersonville.

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 2023:

- Adoption of Building Jeff the City's new Comprehensive Plan
- Completion of the JeffBoat Master Plan
- Opening of Clark Memorial and Norton Health Care's new emergency services center at Jeffersonville Commons
- Ground breaking for several apartment buildings including, Phase II of the Jeff on 10th, Thompson Square, Arbor Place, and the Warren.





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