



MEETING DATE:

October 9, 2015

TIME:

8:00 -10:00 AM

PLACE:

LAUNCH Fishers
12175 Visionary Way
Fishers, IN 46038

LAND USE TASK FORCE MEETING MINUTES

Members Present: John Weingardt, Steve Hardin, Rich Block, Eric Moeller, April Hensley, John McDonald

Members Not Present: Allen Bourff, Kristin Mays-Corbitt, Sarah Congress

Others Present: Rachel Johnson, Leah McGrath, Connie Nimmo, Scott Fadness, Jason O'Neill, Brandon Dickinson, Megan Baumgartner

KEY DISCUSSION POINTS

- How many land use categories are necessary on the future land use map to satisfy the future needs of Fishers?
 - There will be various land use categories representing residential uses, commercial uses, open space, institutional, and office/industrial areas. The group will need to discuss how much detail is needed to properly describe the land uses that are envisioned in each of these various categories.
- The future land use plan gives the City Council something to consider when reviewing new requests. It will not change any current uses.
- To be sustainable, the future land use plan should consider economic, environmental, and social sustainability. Today's discussion is focused more on the economic and fiscal side of the discussion.
- How can Fishers create a well-balanced community? Making sure that the various land uses are distributed in the appropriate locations across the city will be important for transportation, accessibility, connectivity, etc.
- What decisions do we need to make to put Fishers in a financially good place 20 years from now?
 - Current growth in Fishers is higher than the state average.
 - Right now, we are in a great position to be selective and creative to make Fishers sustainable.
 - Policy Analytics, LLC presented their work with the City of Fishers to develop a Demand Forecast and Fiscal Sustainability Analysis. The analysis looked to 2040, but is based on current laws.
 - Continued population growth in the city is anticipated and brings in a strong revenue stream. However, population growth will eventually taper off as we near 2040.
 - Models used by Policy Analytics indicate mixed and commercial use, and redevelopment attracts people to the community.
 - The community needs the right mix of commercial properties and residential properties to generate revenue.
 - Development and redevelopment of the community can achieve this.
 - The appropriateness and necessity of various land uses will keep Fishers vibrant.
 - The goal is to get residents to live and work in Fishers.
 - The question was discussed: "How does the vision meet financial sustainability?"
 - The group discussed that building a great community where people want to live and work is an answer.
 - Consideration will need to be made to the amount of revenue that can be generated per acre.
 - Fishers will eventually depend more on income tax as property tax will not generate enough income.
 - Currently, 40% of revenue comes from income tax and 60% comes from property tax.
 - Fishers will need to maintain a strong income tax base.
 - The density and price of housing will affect revenue.

- The demand of housing stock will change as the population ages.
 - The value of homes will need to be maintained to financially sustain the City.
 - Exploring possible incentives to neighborhoods to help maintain homes will help keep values high.
 - Fall Creek, Binford and Nickel Plate neighborhoods are good examples of neighborhoods that were revitalized.
 - Access to good school systems, amenities, roads and landscaping will encourage pride in the community. The goal is to create a sense of place that further encourages investment and retains residents and businesses.
 - It is crucial to manage population growth in a way that is fiscally sustainable and provides long-term jobs to residents.
 - There may be opportunities to partner with neighboring communities (Noblesville).
- A perspective employee of John McDonald stated that they were attracted to the Nickel Plate District because it is accessible to restaurants, shops, greenspace, etc..
 - Diversity of amenities and housing options will attract a talented workforce, which will bring more tax revenue to the City.
 - Saxony is another example of an attractive neighborhood that is easy to navigate without driving.
 - There may be other opportunities to create neighborhood districts in Fishers.
 - Services and infrastructure is needed to support commercial uses in residential areas.
 - These can be focus areas for development/redevelopment.
 - The ability to easily get from one place to another is important to prospective residents.
 - East to west connectivity needs to be improved.
 - Traffic is a major concern. A well-planned future land use strategy can help alleviate traffic congestion.
 - This creates a “place to live, work and play.”
- What type of industry does Fishers want to attract in industrial zones?
 - High-tech manufacturing is currently coming to Fishers.
- How can Fishers keep from overdeveloping and be sure to also preserve environmentally sensitive land?
 - There may be potential opportunities for urban agriculture.

ACTION ITEMS

- Provide Taskforce with the amount of total acreage of Fishers - Staff
- Create layered document with all maps - Staff
- **Review proposed categories and map – All Members**
- **Review first third of map and brainstorm appropriate uses – All Members**

ADDITIONAL SUPPORTING DOCUMENTS

- [Staff Presentation](#)
- [Policy Analytics Presentation](#)
- [Draft Future Land Use Map](#) and [Category Descriptions](#)