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LAND USE

The land use chapter sets a framework for the development and redevelopment of land within the City's jurisdiction over time. In addition to defining future land use, this element also sets a vision for the character of future growth.

INTRODUCTION

The future land use plan establishes and defines different land use classifications to be applied across the City of Fishers' planning jurisdiction. In addition to defining the land uses that are most appropriate for each area of the city, the plan also integrates design elements that are most appropriate for each classification.

Organization

The future land use plan includes the following components:

Goals, Objectives and Actions.

Through the plan development process, overarching goals were developed that define the overall intent of the future land use plan. Action items detail how these goals will be obtained.

Future Land Use Map. The future land use map was developed in order to illustrate the geographic distribution of the various land use categories that is envisioned by 2040.

Land Use Category Definitions.

Each land use category has a separate description that defines the purpose and character envisioned for that particular land use.

*2015 aerial of the Fishers
Nickel Plate District*



*2021 aerial of the Fishers
Nickel Plate District*



Key Findings and Initiatives

The future land use plan establishes the desired development pattern for the City of Fishers. It was created in a collaborative process that sought input from stakeholders, policy makers, City staff and the development community. As this plan was developed, the planning team identified many ideas, trends, opportunities and constraints. The key findings and initiatives from this process are listed below.

Land is a finite resource. The amount of land left for greenfield development is shrinking. The City must be wise with its approvals of developments on the remaining tracts of undeveloped land.

Redevelopment will intensify. Though land is a finite resource, development will continue in Fishers. This will be in the form of redevelopment of some existing areas.

Previous land use plans lacked character direction. Creating quality places is about more than land use alone. This plan introduces future land use classifications that include direction on character. These classifications describe types of places that are created by a mix of uses, building scale, and transportation infrastructure. This approach provides more clear expectations and long-term flexibility for addressing development trends and community needs such as mixed-use development, redevelopment and employment centers.

Standards require updating. The City's ordinances require a substantial update to provide options for mixed-use development and redevelopment. The standards also need to be brought into line with current market expectations. In 2018, the City adopted an update to the Unified Development Ordinance (UDO) which addressed many recommendations in the plan. Additional code updates and changes to the zoning map will be required to implement several of the plans ideas.

Areas Need Special Study. The City of Fishers has areas of unique character, identity and possibility. As identified in this plan, there are areas in the city that will require extensive study so the land can be utilized to its greatest potential. In 2021, general land use recommendations on the future Land Use Map were prepared for these areas. Some of these areas may require additional detailed study.

FIVE-YEAR UPDATE

A Future Land Use Subcommittee was convened as part of the five-year update process to provide direction for the previously-defined Areas for Future Study and other recommendations for future land use citywide.

CURRENT STATE OF LAND USE

Over the past 30 years, the City of Fishers has experienced tremendous growth. Fishers has grown from 7,000 residents in 1990 to nearly 100,000 today. As Fishers looks to the future, the nature of this growth and the services required to support the community will continue to change. The policy and development decisions made now regarding growth management, development practices and fiscal planning will shape the long-term character of the community.

Forecasted increase
in population
2021-2040:

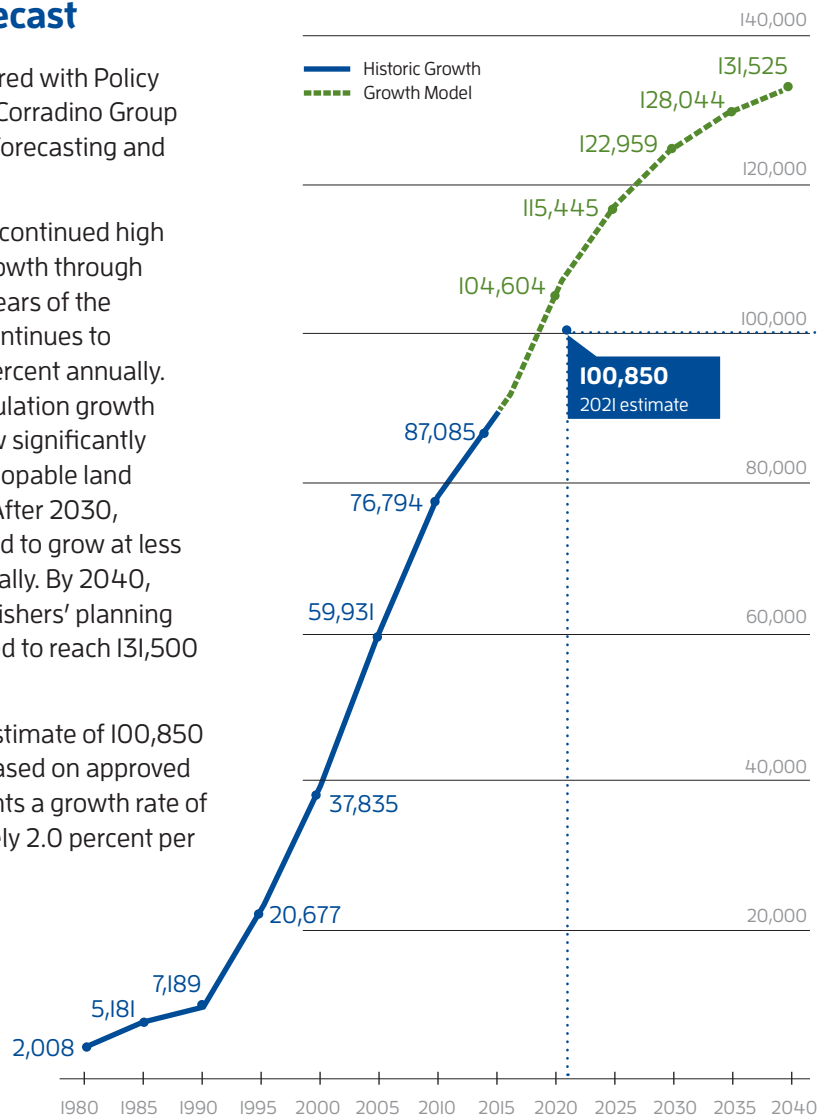
30,675
30%

Population Forecast

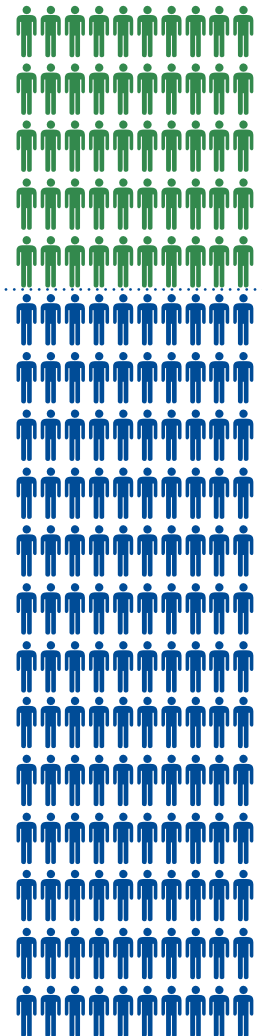
In 2014, the city partnered with Policy Analytics, LLC and the Corradino Group to prepare a Demand Forecasting and Sustainability Analysis.

The analysis forecasts continued high levels of population growth through 2025. In the first five years of the forecast, population continues to grow faster than 2.5 percent annually. Beyond 2025, the population growth rate is expected to slow significantly as the amount of developable land in Fishers diminishes. After 2030, population is forecasted to grow at less than one percent annually. By 2040, the population of the Fishers' planning jurisdiction is forecasted to reach 131,500 residents.

The 2021 population estimate of 100,850 (prepared by the city based on approved development) represents a growth rate of approximately 2.0 percent per year since 2015.



Source: Policy Analytics, LLC



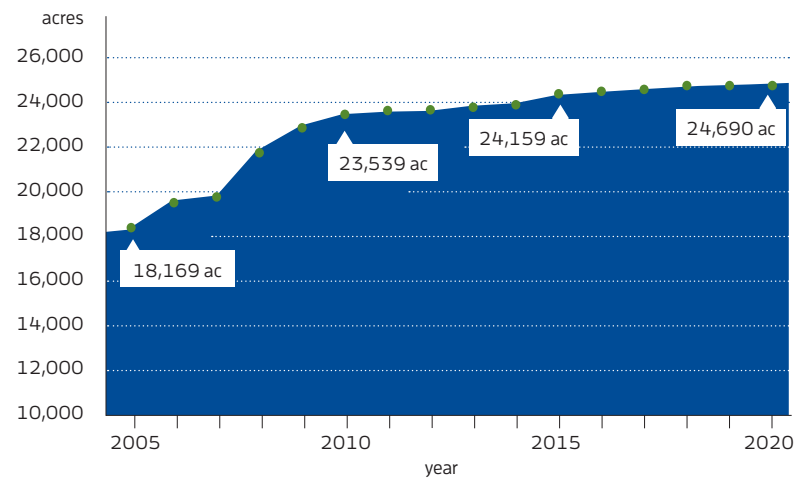
Land Use

As the city grows and its demographics change, community values about the design of the built environment will likely shift. To ensure that new development and redevelopment within the City's jurisdiction meets those values, new approaches to land use regulation are considered in the plan. The future land use map sets a new framework for land use and development.

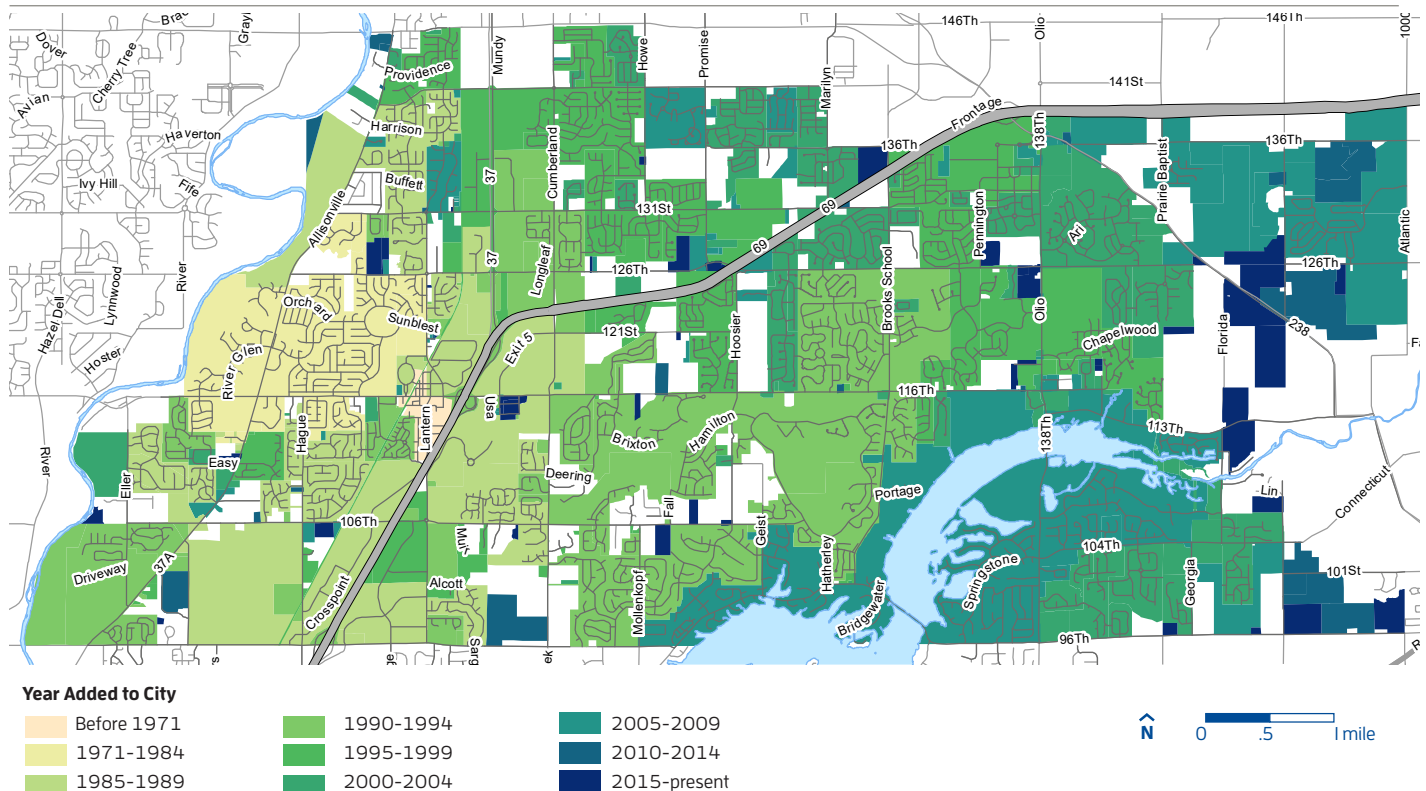
City Boundaries and Growth

Since 1971, the city limits of Fishers has expanded with each decade. Originally located within a few blocks west of Interstate 69, the city limits have expanded to the Marion, Hancock and Madison County borders and the Carmel and Noblesville city limits. There are remaining unincorporated tracts within the City's planning jurisdiction that may be annexed in the future.

LAND AREA CHANGE SINCE 2005



ANNEXATION HISTORY



Existing Land Use

Fishers has diverse land uses. The existing land use map on page 13 illustrates the distribution of land use types throughout the city. The commercial core surrounds Interstate 69 and State Road 37 while the balance of the city is primarily residential with nodes of commercial development dispersed near major intersections.

Existing land use categories differentiate between developed and undeveloped and include: residential (low, medium and high density), commercial (low, medium and high), industrial (light and high), mixed-use, institutional, public and private parks, agriculture and utilities. Currently, the mixed-use land use is located within the Nickel Plate District in downtown Fishers or select planned unit developments. The remaining agriculture use is located primarily in the eastern portion of Fishers.

Future Land Use

The future land use map helps guide development and growth policies throughout the city by defining preferred land uses, their attributes and geographic distribution.

Land Use v. Zoning

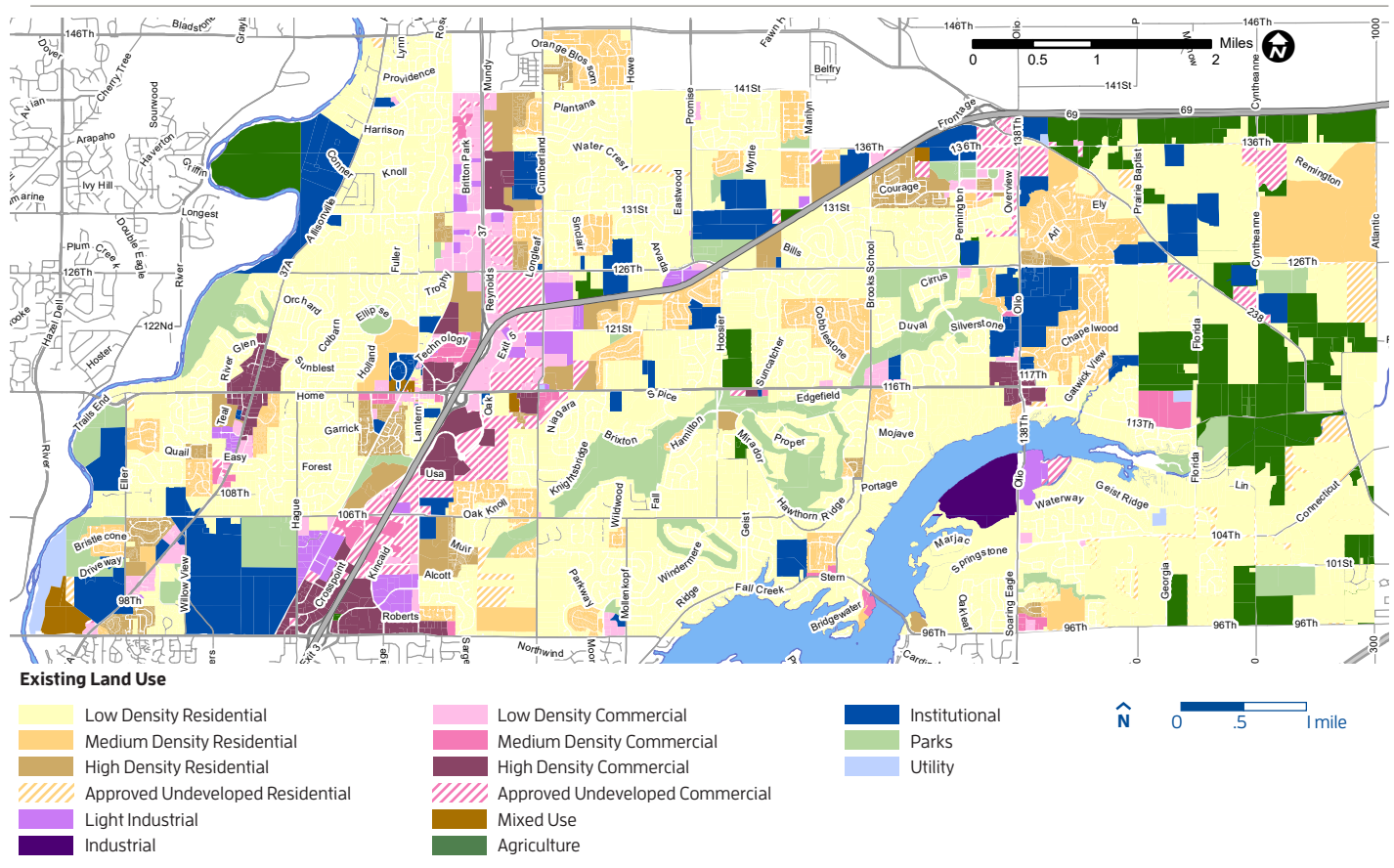
Land use identifies how a property is actually being utilized. Zoning is a set of laws that regulate land use including types of structures that may be built, how they are to be built, where they are to be built and how they may be used. A zoning district may allow for various land uses. The existing land use does not necessarily reflect current zoning.

Zoning

Properties within the Fishers jurisdiction are assigned a zoning classification. Residents seeking to change the use of their property often have to seek rezoning. Zoning districts are defined in Chapter Three of the Unified Development Ordinance (UDO). Planned Unit Development (PUD) Districts (also in Chapter 3) constitute roughly half of all zoning within the city. PUDs are a mechanism to create a custom, unique zoning district that responds to individual project concerns and constraints. These developments are often applied to residential neighborhoods and commercial developments. Text amendments are necessary when the standards of the PUD are to be changed and revised.

The City of Fishers has jurisdiction to regulate zoning and development for the entire area east of the White River, north of the Marion/Hancock County boundary, west of the Madison County boundary and south of the City of Noblesville boundary, even though not all these areas are annexed.

EXISTING LAND USE (JANUARY 2021)



Land Use Classification	Acres	Percent of land area
Residential	16,786	65%
Low Density Residential	13,033	51%
Medium Density Residential	2,377	9%
High Density Residential	954	4%
Approved Undeveloped Residential	423	2%
Commercial	2,561	10%
Low Density Commercial	653	3%
Medium Density Commercial	279	1%
High Density Commercial	672	3%
Approved Undeveloped Commercial	861	3%
Mixed Use	96	<1%
Agriculture	1,861	7%
Agriculture	1,891	7%
Industrial	558	3%
Light Industrial	386	2%
Industrial	172	1%
Public/Institutional	3,966	15%
Institutional	2,101	8%
Parks	1,762	7%
Utility	103	<1%
TOTAL	23,871	100%

PLAN SUMMARY

The future land use plan was developed through the involvement of key stakeholders, City staff, task forces and steering committee groups. The future land use map and associated land use categories are presented in this section and will shape the future of Fishers.

Purpose

The future land use plan that includes goals, objectives, actions and the future land use map, which establishes the desired development pattern for the City of Fishers. This map is to be consulted whenever decisions are made regarding the change of use for land in Fishers.

Fiscal Sustainability

As Fishers continues to grow, the city must maintain a revenue and expense structure capable of supporting the growing demand for services. The potential for revenue growth is constrained by state statutes, local tax policy and economic conditions. The fiscal sustainability analysis was designed to evaluate Fishers' long-term ability to fund public services and infrastructure given the forecasts of future growth.

As the community matures over the next 15 years, growth will slow and revenue sources which typically accompany development will decrease. Meanwhile, costs for maintaining aging infrastructure will likely rise.

Goals




1. **SENSE OF PLACE** - New development and redevelopment incorporates all the best practices of creating a sense of place and smart growth principles to remain resilient and sustainable for the long-term.
2. **ADAPTABLE** - Commercial and employment districts that allow employers and entrepreneurs to meet the changing needs of modern business.
3. **SUSTAINABLE** - Smart land use planning that encourages fiscal, environmental and cultural sustainability.




Steering committee and task force members discuss the Fishers 2040 Comprehensive Plan (2015).



GOALS, OBJECTIVES AND ACTIONS

FIVE-YEAR UPDATE All actions were assessed and updated in 2021. The status of each action is noted with an icon.

-  Underway (started, but not yet complete)
-  Future (not started)
-  Future, then maintenance

-  Complete
-  New (Actions added during the 2021 update)
-  Maintenance (currently occurring on a repeating basis)

Goal I: Sense of Place

New development and redevelopment incorporates all the best practices of creating a sense of place and smart growth principles to remain resilient and sustainable for the long-term.



Objective 1.1 Create more opportunities for mixed use districts at key nodes geographically distributed throughout the community.

Status (as of June 2021)

1.1.1. Update the zoning map to create mixed use nodes that align with the future land use map.



Objective 1.2 Create design standards for mixed use districts to set the vision for the character of the new development.

1.2.1. Develop a strategy for regional mixed use and neighborhood mixed use category in the City's development standards to reflect the success of areas such as Saxony and the Nickel Plate District.



1.2.2. Create a plan for the undeveloped land northwest of Allisonville Road and 96th Street that incorporates a mix of uses.



1.2.3. Create a plan for future redevelopment of the Lantern Road corridor between 116th Street and Fishers Point Boulevard to encourage reinvestment that extends the character of the Nickel Plate District.



Objective 1.3 Provide a variety of housing types throughout the city to create a strong sense of place

1.3.1. Update the UDO to define updated land use categories.



1.3.2. Develop a strategy to align the zoning map with the future land use map.



1.3.3. Assess opportunities for future redevelopment at 131st Street and Brooks School Road area.



1.3.4. Assess opportunities to integrate attached residential product within a mixed use development at the northeast corner of Hoosier Road and 116th Street.



Goal 2: Adaptable

Commercial and employment districts that allow employers and entrepreneurs to meet the changing needs of modern business.



Objective 2.1 Encourage redevelopment that creates desirable location for employment.

Status (as of June 2021)

2.1.1. Update the UDO to define updated land use categories.	removed (duplicate)
2.1.2. Develop a strategy to align the zoning map with the future land use map.	
2.1.3. Create a plan for the State Road 37 corridor to set a vision for future redevelopment and attract future employment.	☰
2.1.4. Create a plan for the airport property that incorporates a mix of uses and increase opportunities for employment.	✓
2.1.5. Create a plan for the area of land south of I26th Street between State Road 37 and Interstate 69 to set a vision for future redevelopment and attract future employment.	☰
2.1.6. Create a plan for the areas of land south of Interstate 69 between Olio Road and Atlantic Road to set a vision for future redevelopment and attract future employment.	☰
2.1.7. Identify future redevelopment areas and areas for special study. Example: Area north of I13th Street, between Florida Road and Southeastern Parkway.	☰

Previously mentioned actions

- 1.3.1 and 1.3.2 UDO updates and Zoning Map alignment

Goal 3: Sustainable

Smart land use planning that encourages fiscal, environmental and cultural sustainability.



Objective 3.1 Provide nodes of commercial retail throughout the community to balance growth over time and provide easier access from residential neighborhoods to amenities and services.

Status (as of June 2021)

3.1.1. Update the UDO to define updated land use categories.	removed (duplicate)
3.1.2. Develop a strategy to align the zoning map with the future land use map.	removed (duplicate)
3.1.3. Assess opportunities for a future neighborhood mixed use node near Southeastern Parkway and Atlantic Road.	✓

Previously mentioned actions

- 1.3.1 and 1.3.2 UDO updates and Zoning Map alignment

Objective 3.2 Protect environmentally sensitive areas and natural corridors for environmental health and recreational opportunities.

3.2.1. Update the UDO to include standards for protection of lands designated on the open space overlay.	☰
3.2.2. Assess potential locations for future public access to Geist waterfront.	☰
3.2.3. Study new land use opportunities along the Nickel Plate Trail	☰
3.2.4. Study land uses along waterway and other natural resources for environmental protection	☰

Objective 3.3 Routinely reassess development growth for continued fiscal sustainability.

3.3.1. Continue to conduct a yearly statistical analysis of development to maintain accurate and up-to-date data on Fishers' growth.	↻
3.3.2. Periodically update the fiscal sustainability analysis to monitor the fiscal impact of land use and development decisions.	↻
3.3.3. Develop a policy for sunset dates in PUD so that when a development does not occur within a specified period of time, the PUD expires and the land returns to use identified by the future land use map.	☰

Objective 3.4 (new) Promote sustainability and public health.

3.4.1. Identify potential changes to land use policies that would improve environmental sustainability and public health.	☰
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FUTURE LAND USE

The future land use plan defines the various land use categories that are envisioned for growth and development to 2040. Each category is color-coded and displayed on the future land use map to illustrate how the various categories work together and how they are geographically distributed across the city. The future land use map is used as a guide for future decision-making about development, zoning, or infrastructure investments. Continued review and updates are expected to occur on a regular basis.

Land Use Categories

The following land uses are defined in this chapter and assigned to geographic locations on the future land use map.

- Estate Residential
- Low Density Suburban Residential
- Suburban Residential
- Core Residential
- Attached Residential
- Regional Mixed Use
- Neighborhood Mixed Use
- Neighborhood Center
- Area Service Node
- Regional Center
- Employment Node
- Flex Employment/ Center / R&D
- Parks and Open Space
- Civic/Institutional
- Open Space Overlay
- Areas for Special Study

Each land use category description contains the following information in order to define how the land is intended to be used and developed.

Purpose. This section details the intent of the land use category and explains the need for the category.

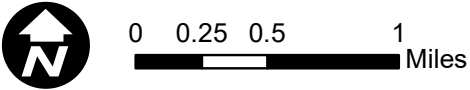
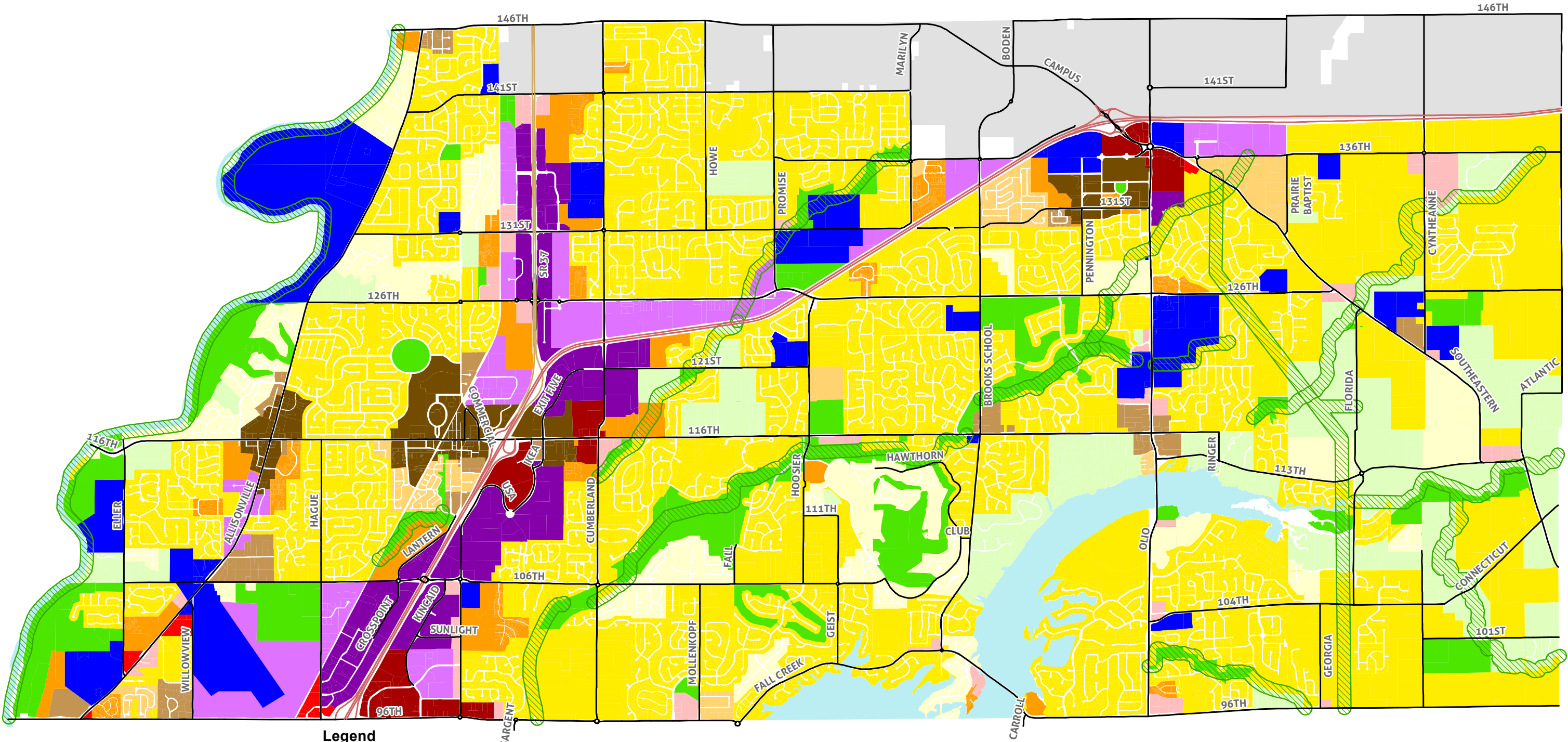
Land Uses. This section outlines the type of uses that are intended to be permitted in each land use category. The UDO then establishes the specific land uses permitted in each zoning district.

Intensity/Density. This section outlines the desired intensity (typically in maximum square footage of building size for commercial uses or dwelling units per acre for residential uses). The UDO may add further standards on density and intensity and may utilize more than one zoning district to regulate each land use category.

Development Features. This section details the standards necessary for subdivisions, planned unit development, or development projects. For the purposes of the future land use plan, this section is intended to list the important themes and policy considerations. The UDO provides more detailed requirements.

Examples. This section provides photographs and locations of land that exemplifies each category.

FUTURE LAND USE 2040



Legend

- | | | | | | |
|--------------------------|----------------------|-----------------------------|----------------------------|-------------------|-------------|
| Open Space Overlay | Suburban Residential | Neighborhood Mixed Use | Area Service Node | Employment Node | Noblesville |
| Estate Residential | Core Residential | Regional Mixed Use | Regional Center | Parks, Open Space | |
| Low Density Suburban Res | Attached Residential | Neighborhood Service Center | Flex Employment Center/R+D | Institutional | |

FISHERS 2040

A Framework for Our Future

Estate Residential

PURPOSE

Establish and preserve land that is used for single-family homes on large lots, less than one unit per acre. Uses may include residential single-family development that is integrated with compatible agricultural or ecological uses.

LAND USES

- Single-family detached residential
- Agricultural uses

DENSITY/INTENSITY

- Residential development less than one dwelling unit per acre.

DEVELOPMENT FEATURES

- More pervious surface than in higher density residential areas.
- Protects environmentally sensitive areas.
- Accessory structures are permitted.
- Agricultural uses are permitted.

EXAMPLES: Geist area



This aerial image of 113th Street at Geist is an example of estate residential lots, typically much larger than one acre in size.



The photo above is an example of an estate residential home in Fishers, which typically have large front yards and considerable natural areas.

Low Density Suburban Residential

PURPOSE

Single-family, detached residential at low densities ranging from one to two dwelling units per acre. For larger development, a variety of densities within the permitted range is encouraged to allow for more diversity in housing type.

LAND USES

- Single-family detached residential

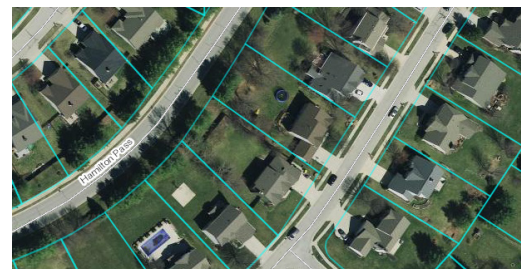
DENSITY/INTENSITY

- Residential development between one and two dwelling units per acre.

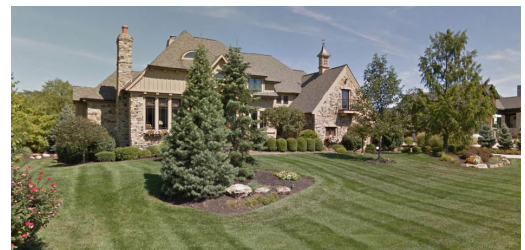
DEVELOPMENT FEATURES

- A mix of housing types and architectural styles is desired.
- Development shall protect and enhance natural environment.
- Integrate with existing environmental features.
- Internal and external pedestrian and vehicular connectivity is required.
- Typically curvilinear streets.

EXAMPLES: Hamilton Proper, Hawthorn Ridge



This aerial image of residential lots in Hamilton Proper neighborhood is typical of low density suburban residential lots.



The photo above of a home in Hawthorn Ridge is an example of the typical setbacks and architecture found in low density suburban residential neighborhoods.

Suburban Residential

PURPOSE

Single-family detached residential at low densities ranging from two to four dwelling units per acre. For larger development, a variety of densities within the permitted range is encouraged to allow for more diversity in housing type.

LAND USES

- Single-family detached residential

DENSITY/INTENSITY

- Residential development between two and four dwelling units per acre

DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Internal and external pedestrian and vehicular connectivity is required.
- A mix of housing types and architectural styles is desired.

- Curvilinear street layout is permitted, however grid or modified grid street layout is also permitted to increase connectivity with surrounding neighborhoods. Vehicular and pedestrian connections to neighboring parcels is required.
- To provide opportunities for affordable, sustainable housing, smaller lots and smaller minimum home sizes may be appropriate depending on the location, quality, and character of the development plan and homes.

EXAMPLES: Sandstone, Silverton



This aerial photo of residential lots in the Sandstone neighborhood is an example of typical suburban residential densities.



This photo of a home in the Silverton neighborhood is typical of the architecture, size and front yard setbacks typical to suburban residential neighborhoods.

Core Residential

PURPOSE

Residential neighborhoods that may incorporate a variety of single- and multiple-family dwellings. The integration of a broad range of housing within neighborhoods allows for greater housing choices particularly for younger and older age groups. This classification is intended to provide market flexibility for a wider range of housing choices. This land classification is appropriate in areas close to the downtown core or other mixed-use districts. Larger sites are expected to incorporate a mix of housing types and to be designed to look, feel and function as a cohesive neighborhood. Smaller sites may include a single housing type, appropriately scaled to the surrounding context.

LAND USES

- Single-family detached residential
- Townhomes or condominiums
- Duplexes

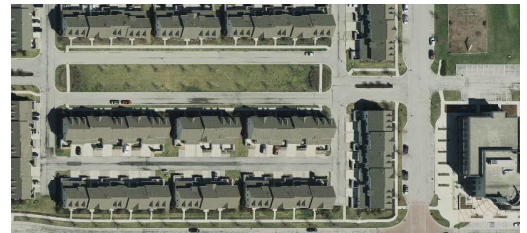
DENSITY/INTENSITY

- Density is intended to be between four to eight units per acre. Density shall be further defined through the applicable development standards in the UDO.

DEVELOPMENT FEATURES

- A mix of housing types and architectural styles is desired.
- Development shall protect and enhance natural environment.
- A grid-like street layout that is well-connected to neighboring parcels.
- Internal and external pedestrian and vehicular connectivity is required.
- On-street parking and use of alleys for garage access preferred.
- Features such as porches that support street-level activity are encouraged.

EXAMPLES: Saxony



The aerial photo above shows townhomes in the Saxony area. The mix of a variety of housing types in a walkable setting is what is envisioned for the core residential neighborhoods.



The photo above is an example of cottage homes that fit the vision for the core residential areas.

Attached Residential

PURPOSE

Attached residential areas include housing types such as duplexes, condominiums, townhouses and apartments. These areas add for diversity in the housing stock for a variety of residents, such as young professionals, empty nesters and families looking to be in a location close to amenities. This land classification is intended to be used where larger building footprints and a higher density of land use is appropriate.

LAND USES

- Townhomes, condominiums
- Duplexes
- Apartment units

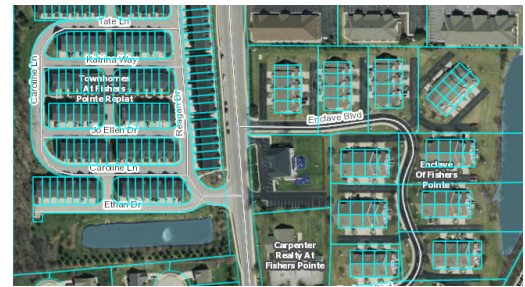
DENSITY/INTENSITY

- Density shall be further defined through the applicable development standards in the UDO.

DEVELOPMENT FEATURES

- A mix of housing types and architectural styles is desired.
- Development shall protect and enhance natural environment.
- Alleys for garage access preferred, no front load products.
- Front facades facing right-of-way.
- On-street parking.
- Grid or modified grid street layout.
- Internal and external pedestrian and vehicular connectivity is required.
- Multiple exterior materials and architectural elements are encouraged.

EXAMPLES: Fishers Point Boulevard, Princeton Woods



This aerial image of Fishers Point Boulevard illustrates the land use pattern for attached residential. This attached residential is in a preferred location between commercial and lower density residential.



The condominiums on Fishers Point Boulevard reflect typical architecture for attached residential housing.

Neighborhood Mixed Use

PURPOSE

Mixed use district that provides a neighborhood-sized node of services, amenities and gathering space in a pedestrian friendly environment. Uses may be mixed vertically and horizontally. This designation is intended to provide opportunities for smaller-scale mixed use developments that are compatible with surrounding neighborhoods. This designation is intended to be of smaller scale and lower density than the regional mixed use category and have standards that are sensitive to the scale and character of surrounding neighborhoods.

LAND USES

- Low intensity commercial retail
- Office
- Low intensity employment center
- Community center, open space
- Upper floor residential

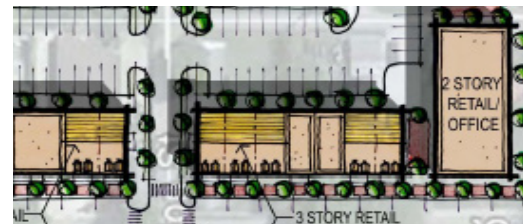
DENSITY/INTENSITY

- May vary depending on proximity to single-family residential areas. The UDO may include additional standards and utilize more than one zoning district to regulate this category.

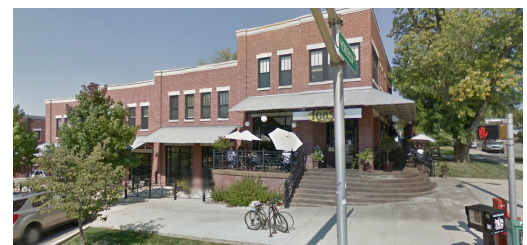
DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Internal and external pedestrian and vehicular connectivity is required.
- A mix of architectural styles with minimal front setbacks and parking on street or in rear.
- Pedestrian accessible site and building design.

EXAMPLES: Neighborhood mixed use is envisioned at Olivo Road and Il6th Street, as well as Southeastern Parkway and Cyntheanne Road.



The rendering above is an example of a building-forward design that is typical in a walkable, neighborhood-scaled mixed use center.



The example above of a neighborhood mixed-use center is of a scale that is appropriate for this category. The building-forward design has ground floor restaurants and shops with condominiums above.

Regional Mixed Use

PURPOSE

Mixed use district that provides a community hub, with higher densities and intensities of commercial retail, employment centers, multi-family, attached residential, public spaces and institutional uses in a pedestrian friendly environment. The designation allows a broad range of commercial and employment uses, public services and a wide range of housing options. Development is pedestrian-oriented with a strong emphasis on design and street level activity and will range from low- to mid-rise in scale.

LAND USES

- Commercial retail
- Office
- Employment center
- Community center, open space
- Upper floor residential

DENSITY/INTENSITY

- May vary depending on proximity to single-family residential areas. The UDO may include additional standards and utilize more than one zoning district to regulate this category.

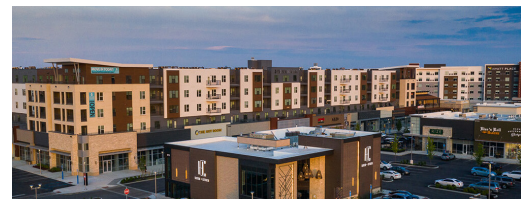
DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Internal and external pedestrian and vehicular connectivity is required.
- A mix of architectural styles with minimal front setbacks and parking on street or in rear.
- Pedestrian accessible site and building design

EXAMPLES: Nickel Plate District, Saxony



The Depot at Nickel Plate is an example of a regional mixed use district, with retail and residences in the same structure. The garage parking provides opportunity for a building forward design and walkable streetscape.



Fishers District has examples of mixed use buildings with retail and office near a mix of attached and detached housing. The development features building-forward design with a walkable streetscape.

Neighborhood Service Center

PURPOSE

Neighborhood service centers are intended to provide daily retail uses, personal services and community gathering space for the convenience of neighborhoods in which they are located. These centers may also draw from surrounding residential neighborhoods within a reasonably short distance. Integrated residential uses may be appropriate and neighborhood centers should be integrated to coordinate with surrounding residential uses to provide support and pedestrian activity.

LAND USES

- Commercial, retail preferred on ground floor
- Office, institutional
- Upper floor residential
- Community center, community open space

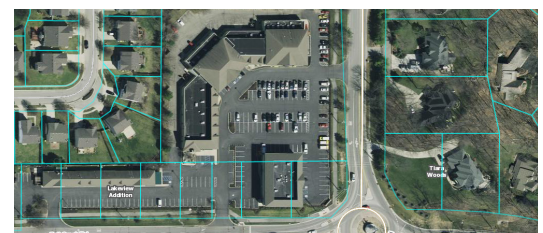
DENSITY/INTENSITY

- 40,000 square feet maximum per building footprint
- 80,000 square feet maximum cumulative per center

DEVELOPMENT FEATURES

- Architecture style and height should be consistent with surrounding residential neighborhoods.
- Greater sensitivity to traffic circulation, lighting, signage and hours of operation for compatibility with surrounding residential neighborhoods
- Development shall protect and enhance natural environment.
- Internal and external pedestrian and vehicular connectivity is required.

EXAMPLES:



An aerial photo of the commercial buildings at the northwest corner of Fall Creek and Brooks School Road demonstrate how the shops and restaurants offer a nice amenity to neighboring residents while also providing a buffer from the arterial roads.



The restaurants and shops at the northwest corner of Fall Creek and Brooks School Road are an example of a neighborhood service center.

Area Service Node

PURPOSE

Area service nodes are larger in size than the neighborhood service centers, allowing these nodes to serve the needs of a larger amount of surrounding neighborhoods. Area service nodes include a grocery anchor center with supporting retail and office uses.

LAND USES

- Grocery-anchored centers
- Retail, service, office, restaurant, institutional
- Upper-floor residential units

DENSITY/INTENSITY

- While intended to allow higher densities and intensities than the neighborhood service center, the maximum densities and intensities shall be limited by development standards. The UDO may add further standards and may utilize more than one zoning district to regulate this category.

DEVELOPMENT FEATURES

- Buffering between residential uses where appropriate.
- Screened and landscape parking areas.
- Protection of environmental features.
- Careful attention to traffic circulation and pedestrian connectivity both internally and externally.

EXAMPLES: Kroger Center at Il6th Street and Olio Road.



A grocery-anchored retail center, such as the Kroger store above, is an example of an area service node.



An example of an area service node offering retail, restaurants and service uses.

Regional Center

PURPOSE

Regional centers include targeted areas near arterials or major collectors that are intended to provide daily retail, major retail and grocers and other conveniences to serve the community within a three to five-mile radius. These areas act as a regional commercial node for surrounding residential neighborhoods, office and commercial development, with higher densities and intensities of commercial retail, employment centers, multi-family, public spaces and institutional uses.

LAND USES

- Regional commercial and retail uses
- Supporting retail and office
- Hotel
- Entertainment
- Outdoor lifestyle centers

DENSITY/INTENSITY

- This category permits higher densities and intensities than the area service node. The maximum densities and intensities shall be limited by development standards. The UDO may add further standards and may utilize more than one zoning district to regulate this category.

DEVELOPMENT FEATURES

- Buffering between residential uses where appropriate.
- Screened and landscape parking areas.
- Protection of environmental features.
- Careful attention to traffic circulation and pedestrian connectivity both internally and externally.

EXAMPLES: Super Target Center and Walmart Shopping Center are two areas marked as Regional Centers on the future land use map.



The aerial photo above is of the Walmart shopping center on 96th Street. This area is categorized as a regional center on the future land use map.



The photo above is an example of a regional center, where a mix of retail amenities attract customers from a regional service area.

Flex Employment Center / R+D

PURPOSE

A mix of employment uses that includes office, research and development (R&D) and components of light or flex-industrial uses. R&D includes basic and applied research, application of such knowledge to the production process, research facilities, clean manufacturing and support services in a coordinated and high quality, aesthetic environment and incubator facilities for start-ups and growing tech/research companies. Campus settings with coordinated buildings and pedestrian environments are strongly encouraged. Employment intensive uses which allow existing buildings to be converted to high tech office and makers space are also encouraged.

LAND USES

- Professional and business office
- Research and development centers
- Manufacturing and makers space
- Employment supporting commercial (small-scale restaurants, office supply and the like)
- Warehouse uses permitted for products made on-site

DENSITY/INTENSITY

- The maximum densities and intensities shall be limited by development standards. The UDO may add further standards on density and intensity and may utilize more than one zoning district to regulate this category.

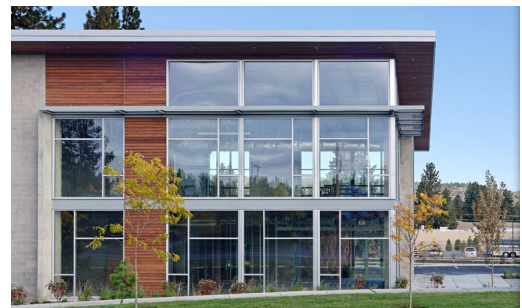
DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Connectivity to surrounding neighborhoods via active transportation is a priority.
- Buffering between residential uses where appropriate.
- Screened and landscape parking areas.
- Careful attention to traffic circulation and pedestrian connectivity both internally and externally.

EXAMPLES:



The Meyer Najem building in Fishers is an example of a modern office building that meets the needs of the twenty-first century employer.



The photo above is an example of the building scale and aesthetic that is envisioned in the Flex Employment category. Buildings are encouraged to use innovative materials and construction methods that allow for adaptation to changing needs.

Employment Node

PURPOSE

Establish areas for large office buildings providing regional employment with opportunity to integrate employment-serving mixed-use.

LAND USES

- Professional and business office
- Makers space
- Medical offices
- Employment supporting commercial (small-scale restaurants, office supply and the like)
- Ancillary uses

DENSITY/INTENSITY

- The maximum densities and intensities shall be limited by development standards. The UDO may add further standards on density and intensity and may utilize more than one zoning district to regulate this category.

DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Connectivity to surrounding neighborhoods via active transportation is a priority.
- Buffering between residential uses where appropriate.
- Screened and landscape parking areas.
- Careful attention to traffic circulation and pedestrian connectivity both internally and externally.

EXAMPLES:



The Forum Conference Center is an example of an existing development in Fishers in an area where additional employment growth is envisioned.



The rendering above is an example of an office park that integrates walkable open spaces.

Parks and Open Space

PURPOSE

This designation is intended for lands that serve a recreational, public open space or ecological function. Lands in this designation are primarily publicly owned but can be in private ownership. Lands intended for the open space designation include parks, public plazas, natural areas, scenic lands, golf courses, cemeteries and large water bodies. This classification may include portions of private lands that have been identified for open space preservation as part of future development projects, but not necessarily targeted for public dedication or acquisition.

LAND USES

- Public and private parks
- Recreation
- Greenways and linear parks or trail systems
- Golf courses
- Areas suitable to remain natural, such as forested lands, stream corridors and other environmentally sensitive lands

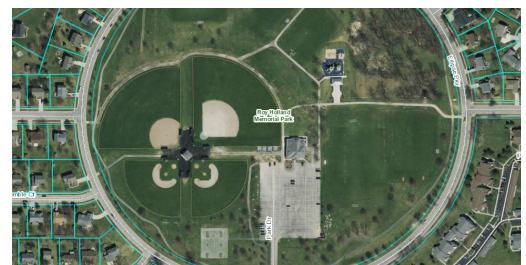
DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Connectivity to surrounding neighborhoods via active transportation is a priority.
- A mix of active and passive recreational opportunities is desired.

DENSITY/INTENSITY

- Not applicable

EXAMPLES: Holland Park, Brooks School Park, Ritchie Woods, Bee Camp Creek Greenway, Ironwood Golf Course



This aerial image of Holland Park shows how the park has been integrated into neighborhoods.



Brooks School Park has a popular playground that attracts many visitors.

Civic/Institutional

PURPOSE

Civic uses include public buildings and institutions owned and operated by governmental or other public agencies, not including parks and open space. This classification includes public schools, government offices and other governmental activities. This classification can also include institutional uses that are typically privately owned or operated and include land and facilities occupied by private uses and organizations such as hospitals, profit or non-profit facilities providing continuous patient care, religious centers/activities, private schools, private cemeteries, utilities, private educational facilities and other similar uses. Intensity of development is determined based on use and location.

LAND USES

- Schools
- Places of worship
- Hospitals
- Government facilities
- Emergency services

DEVELOPMENT FEATURES

- Buffering of adjacent residential neighborhoods when appropriate.
- Accessory uses are permitted when appropriate.
- Development shall protect and enhance natural environment.

DENSITY/INTENSITY

- Context sensitive

EXAMPLES: Hamilton Southeaster Schools, City Hall, Hospital campuses



Aerial photo shows the necessary landscaping, parking around Hoosier Road Elementary school.



Hamilton Southeastern middle school is an example of a civic/institutional use.

Open Space Overlay

PURPOSE

Some land identified for development or redevelopment on the future land use map include environmentally sensitive areas, such as wood lots, tree rows or stream corridors, or key connection points within the city's larger greenway network. The Future Land Use Map includes a greenways overlay that conceptually illustrates open space preservation and greenway connection opportunities throughout the planning area. This overlay is not intended to identify public land acquisition or to prohibit the development potential of individual properties. In many cases, existing development regulations will result in the preservation of certain portions of land as part of a larger development proposal. Public access and ownership are determined through the development review process on a case-by-case basis. Connections with the existing bike and pedestrian network are essential.

LAND USES

- Greenways and trail systems
- Areas suitable to remain natural, such as forested lands, stream corridors and other environmentally sensitive lands

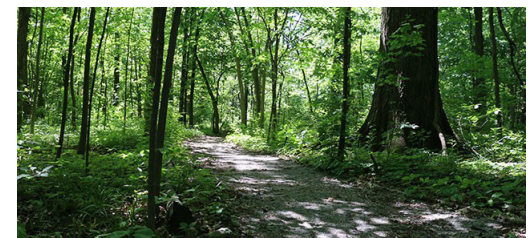
DEVELOPMENT FEATURES

- Development shall protect and enhance natural environment.
- Connectivity to surrounding neighborhoods via trail system.

DENSITY/INTENSITY

- Not applicable

EXAMPLES: Cheeney Creek Greenway, Bee Camp Creek Greenway



The above image demonstrates a typical trail development in a natural greenway.



Cheeney Creek greenway trail offers an important passive recreational opportunity while also maintaining an important habitat corridor.

Area for Special Study

The areas designated for special study on the future land use map are areas where a more detailed analysis of community needs and development potential should be conducted in order to develop a site-specific concept plan. These areas are shown on the future land use map.

FIVE-YEAR UPDATE

In the original adopted 2016 plan, the Future Land Use map did not include recommendations for these Areas of Special Study. During the five-year update in 2021, these areas were analyzed and studied by the Steering Committee and land use subcommittee. The Future Land Use Map was updated to include land use designations within each of these areas. Future detailed study may still be useful in some locations.

1. State Road 37 Corridor

As the state road is redesigned and construction begins, it will be important for the city to have a vision in place for the future land use and character of development along the corridor. A plan for the area should be developed to define the vision for new development along the corridor.

2. 126th Street Corridor

The mostly undeveloped land south of 126th Street between State Road 37 and Interstate 69 is an important area for future growth. A small area plan should be developed to determine what mix of employment or commercial uses are most appropriate here and determine the desired development pattern.

3. Northeast Corner of 116th Street and Interstate 69

The land just north of 116th Street and east of Interstate 69 is a prime location for development. Further study should be conducted to determine the most appropriate uses.

4. Lantern Road Corridor between 116th Street and Fishers Point Boulevard

There has been considerable development and investment along the Lantern Road corridor in the Nickel Plate District, as well as considerable development along Lantern Road south of Fishers Point Boulevard. A plan should be developed to determine the future of the area along Lantern Road between 116th Street and Fishers Point Boulevard. This area offers potential for future redevelopment that could better connect the Nickel Plate District to residential and commercial districts to the south.

5. Airport Property

The City of Fishers has been working closely with the Indianapolis Airport Authority to create a plan for the redevelopment of portions of the airport property.

6. Northwest corner of Allisonville Road and 96th Street

The undeveloped land at the northwest corner of Allisonville Road and 96th Street has significant potential to become an important gateway to the Fishers community. A plan should be developed that maximizes its potential as a gateway and amenity for the community.

7. Northeast corner of 116th Street and Hoosier Road

The undeveloped land at the northeast corner of 116th Street and Hoosier Road is unique in that it is in the center of the Fishers community. A plan should be developed that sets a vision in place for the best mix of uses on this land. A large park feature should be integrated into the plan, with a mix of uses, including retail, office and residential. Careful consideration should be given to linking the development to nearby parks and pedestrian amenities in order to create a unique sense of place.

8. Northeast corner of 131st Street and Brooks School Road

The existing residential development at the northeast corner of 131st Street and Brooks School Road should be studied for future redevelopment potential. Due to the proximity to the growing Saxony development, medical campuses and growing employment and retail area, the land could be prime for redevelopment in the future to incorporate an attached residential product.

9. 136th Street Corridor between Olio Road and Atlantic Road

The largely undeveloped land north of 136th Street and Interstate 69, between Olio Road and Atlantic Road is prime for future employment and commercial development. A plan should be developed for this area to further outline the character and design of future growth in this area.

10. Area of land between Southeastern Parkway and Atlantic Road

A key goal during the development of the future land use map for the Fishers 2040 Plan was to develop key mixed-use nodes throughout the city that would provide amenities and services to surrounding neighborhoods. Several mixed-use nodes were identified in the eastern and central portions of the city, where growth has already occurred. As growth continues in the eastern portion of the city, amenities and services for the residences will be critical to prevent strain on transportation infrastructure and increase quality of life for residents. The area of undeveloped land near Southeastern Parkway and Atlantic Road was marked as a potential small neighborhood-scale mixed use node to serve the many homes in this area. A plan should be developed that further studies the viability of a mixed use node in this location in the future.

11. 116th Street and White River

The area near the White River at 116th Street is an important gateway into the Fishers community. This area is currently residential development, with portions in the floodplain. Thinking to 2040, there may be opportunity to redevelop this area and provide a unique development that offers a gateway to the community, while also provide better access to the White River.

AREAS FOR SPECIAL STUDY

