

Jeffersonville City Council Meeting July 18, 2022

Case No.: PC-22-20

Applicant: Greater Clark County School Corporation, Inc.

Presenters

Alan Applegate- Attorney Representing Greater Clark

David Bauer - Real Estate Agent Representing Greater Clark

Jamie Lake - Architect Representing Greater Clark

Mark Laughner - Superintendent of Greater Clark County Schools

Jeremy Shireman - Director of Facilities for Greater Clark County Schools

Daniel Borders - Director of Transportation for Greater Clark County Schools

ZONING PRESENTATION

Favorable Recommendation

- ▶ Greater Clark County School Corporation (the “Applicant”) has entered into a contract with Lenfert Properties, LC to purchase the subject property containing 26 acres situated at the corner of Utica-Sellersburg and New Chapel Road (the “Property”). Applicant received a favorable recommendation to change the zoning classification of the property from R2 (Medium Lot Single Family) to NS (Institutional) so as to enable Applicant to develop a new middle school to replace Parkview Middle School. The favorable recommendation was not unanimous and those plan commission members and public participants opposing the recommendation cited general concerns regarding traffic, congestion and road width, the non-existence of a site plan, drainage and noise. As a result, the School Corporation has garnered much of its resources in an effort to address those perceived concerns.

HOW WE GOT HERE

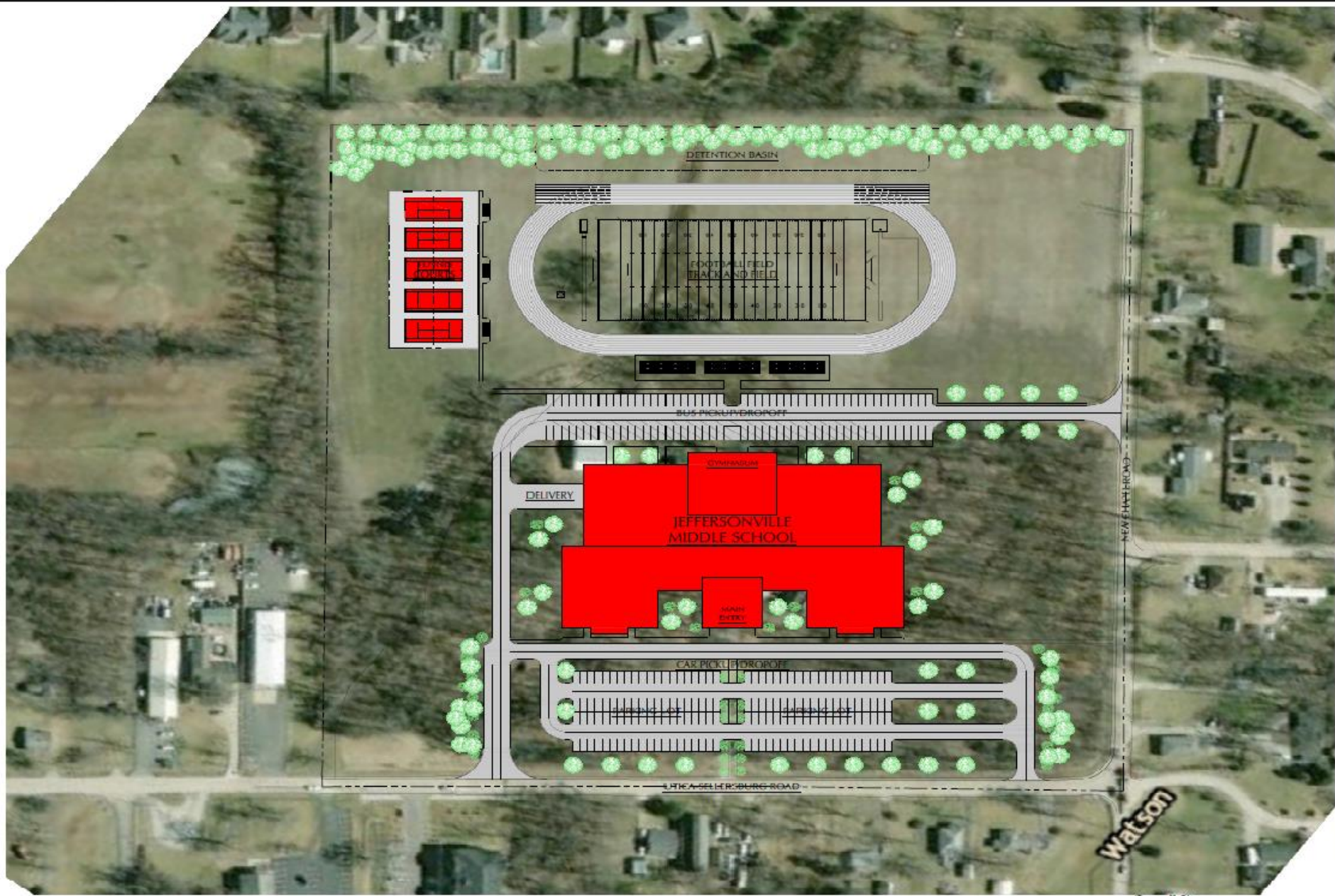
[David Bauer - Realtor]

- ▶ Much was made of the fact that the three rezoning applications have been made for the subject property in less than a year.
- ▶ GCCSC tried to tie property up prior to Lenfert's acquisition. First two rezoning requests were made by Lenfert.
- ▶ GCCSC sought Lenfert out.
- ▶ The Property is currently zoned R2 which now enables the construction of approximately 87 single family homes.
- ▶ There are few, if any undeveloped and relatively flat parcels of left in Jeffersonville.
- ▶ Properties to the east and south are zoned R1 and C-2 and properties to the north and west are zoned M2, C2 and R3. This site creates a perfect buffer between R1 Residential and the surrounding higher intensity uses to the north and west.
- ▶ Future Zoning Map did not account for future schools. From a comprehensive plan standpoint, Schools were left out of the equation; other than to point out that Institution Districts represent a very small portion of area in Jeffersonville and should be permitted in any other zoning district.
- ▶ NS District is the only District in which elementary/secondary school use is a by right permitted use.
- ▶ Utica-Sellersburg is considered an Urban Collector Road.
- ▶ New Chapel Road is scheduled to be widened in 2023- including sidewalks - in 2023 from Utica Sellersburg Road to Gottbrath Pkwy.
- ▶ Per an email from the City Engineer, the City is designing plans to remediate the ditch and culvert under New Chapel Road in order to better convey stormwater with the bank of the ditch between Stonybrooke and the subject property being exceeded.

SIGHT PLAN

[Jamie Lake - Architect]

- ▶ While no final plans have been finalized or approved, GCCSC spent the funds necessary to identify a site plan which complies with the Jeffersonville Development Standards. Construction is not slated until 2024 or 2025.
- ▶ The existing Parkview Middle School currently comprises only 11.5 acres, whereas the subject property is approximately 26 acres.
- ▶ 2000 feet of road frontage
- ▶ Multiple points of ingress and egress.
- ▶ On site bus and vehicular parking and stacking.
- ▶ On site detention basin (which could be oversized to assist, if possible, with existing drainage issues).
- ▶ No lighted athletic facilities. Ambient Light discussion
- ▶ 65% Lot coverage area.
- ▶ Distance from exterior boundaries (i.e. buffer). Buffer is much larger than 87 residential homes
- ▶ Noise discussion



Overall Site-
Site Buffer Aerial Plan
1/16/2017

j.lake
ARCHITECTURE & DESIGN
125-Cocke Road, Suite 100 - Jeffersonville, IN 47130
jim.lake@j.lake.com - 302.802.8191

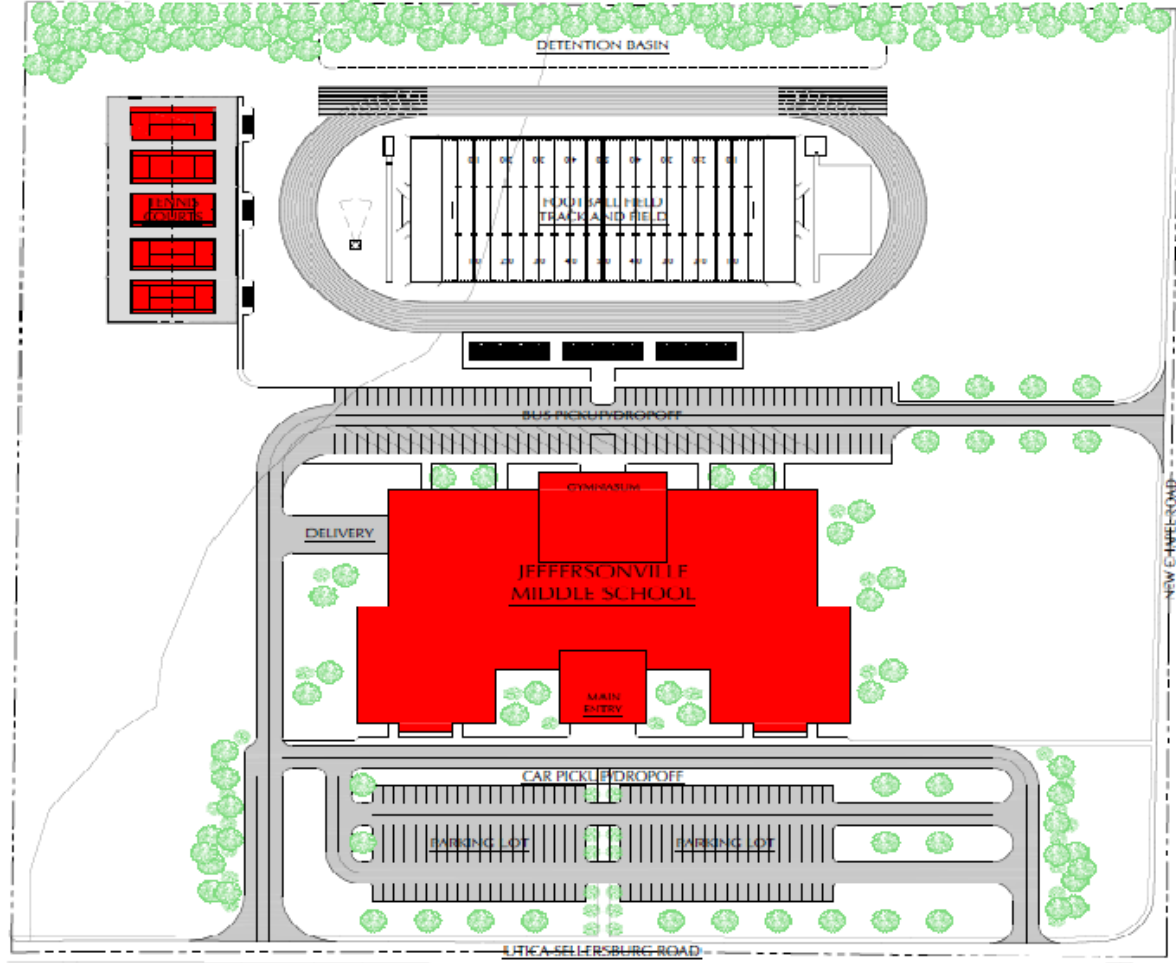
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REVISED	11/08
BY/CHKD	BY/CHKD

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The contractor shall verify all dimensions and locations of existing and proposed structures, utilities, and other features shown on this plan. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for all construction costs and shall be responsible for the quality and quantity of all work shown on this plan. The contractor shall be responsible for the safety of all workers and the public during the construction process.

**JEFFERSONVILLE
MIDDLE SCHOOL**
GREATER CLAIR COUNTY SCHOOLS
NEW CHANCE ROAD AND UTICA-SELLERSBURG ROAD
JEFFERSONVILLE, IN 47130

B100



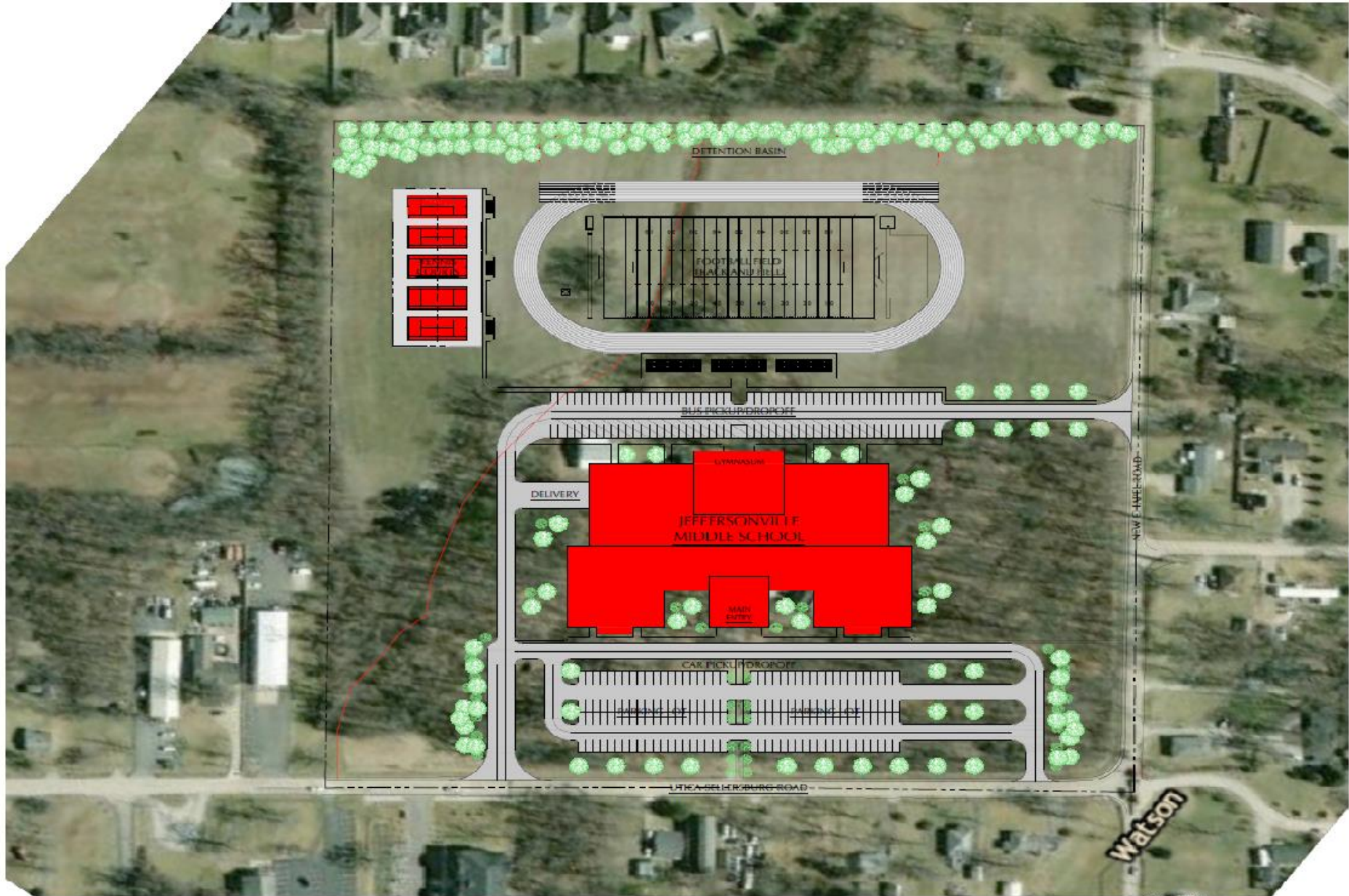
Overall Site-
Site Buffer Plan
Scale: 1/8" = 1'-0"

j. lake
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MIDDLE SCHOOL**
GREATER CLARK COUNTY SCHOOLS
NEW CHARLETTOWN AND UTICA-SELLERSBURG ROAD
JEFFERSONVILLE, IN 47130

B101



Overall Site
Site Drainage Aerial Plan
1/20/17

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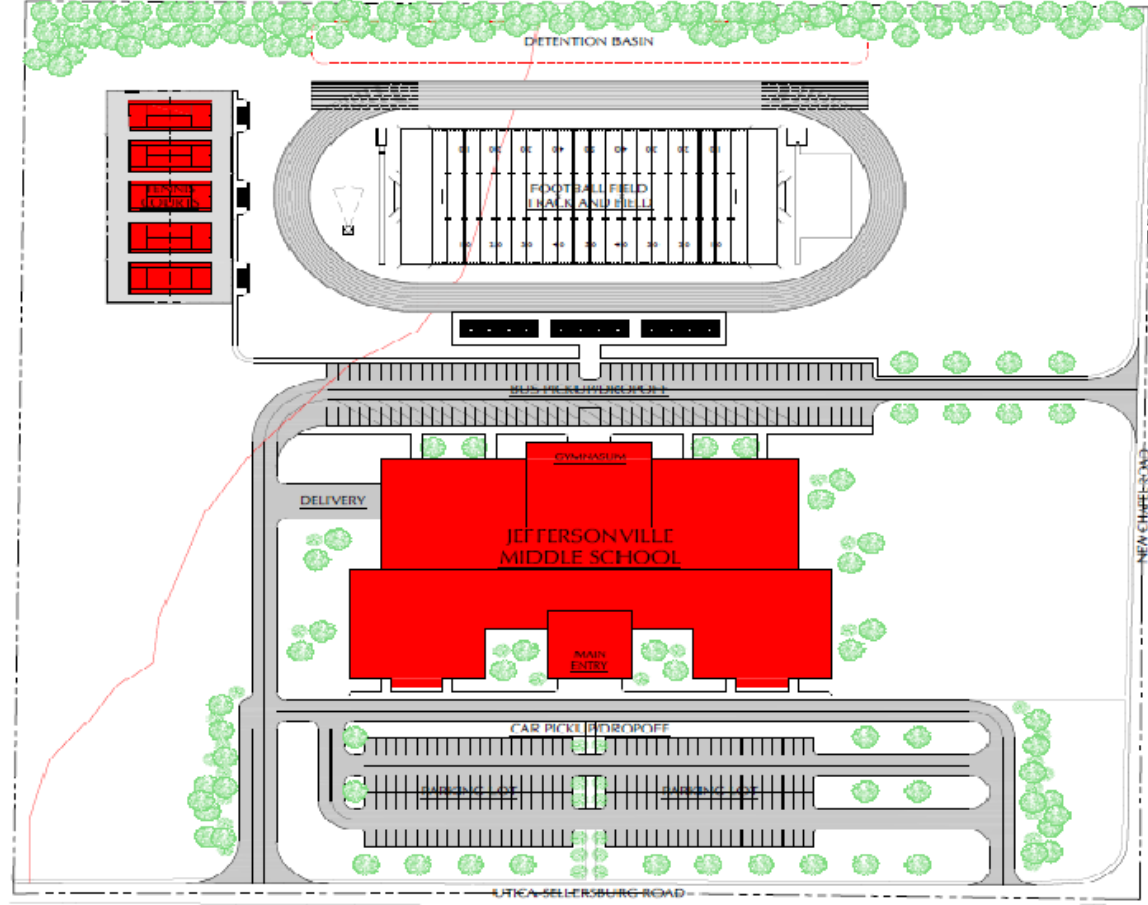
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**JEFFERSONVILLE
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 GREATER CLARK COUNTY SCHOOLS
 NEW CHAPEL ROAD AND JITA-BELLSBURG ROAD
 JEFFERSONVILLE, IN 47304

D100



Overall Site-
Site Drainage Plan
As of 11/14/17



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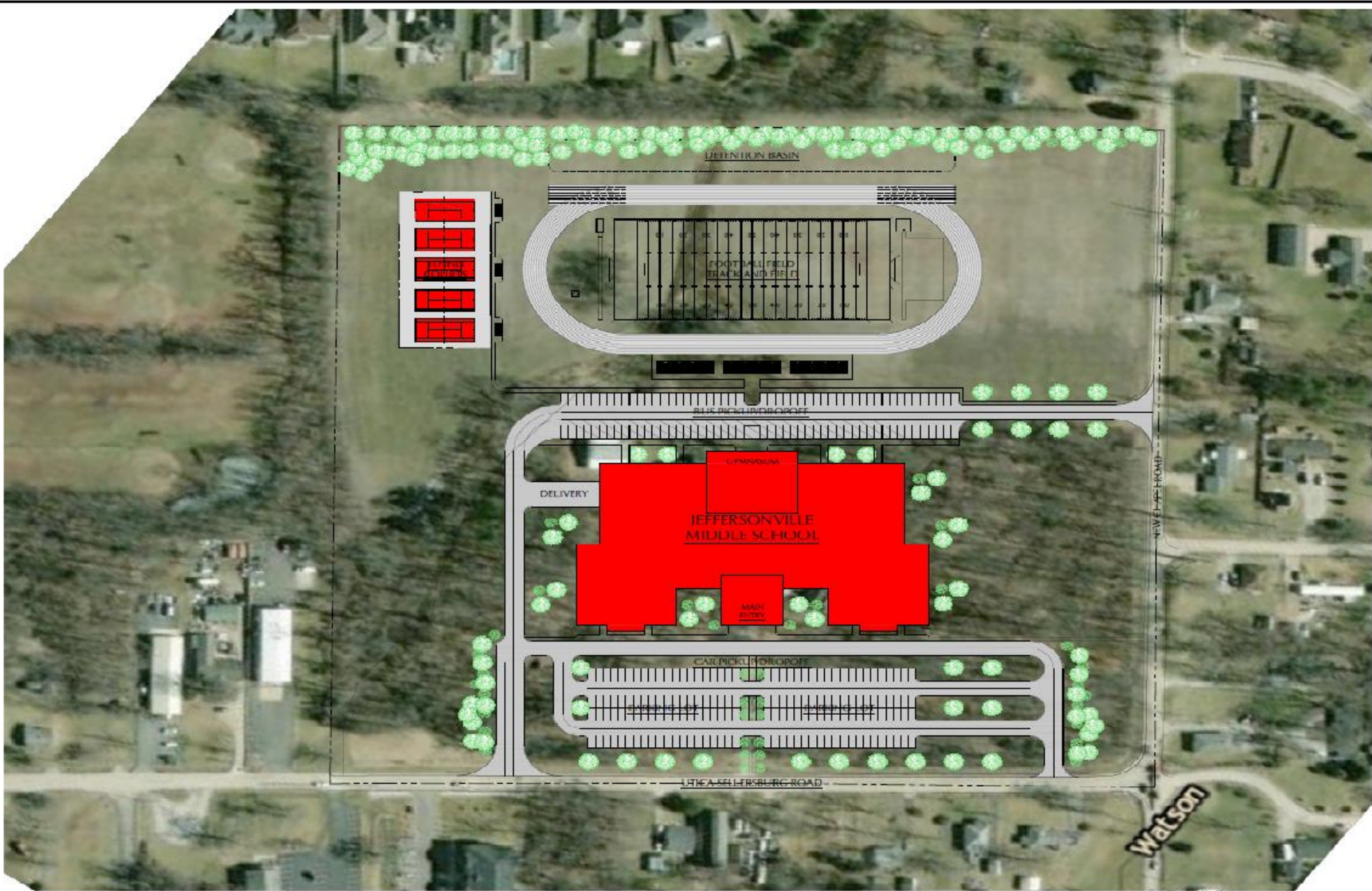
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MIDDLE SCHOOL**
GREATER CLARK COUNTY SCHOOLS
NEW CHAPEL ROAD AND LITKA-SELLERSBURG ROAD
JEFFERSONVILLE, IN 47130

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Overall Site Aerial Plan

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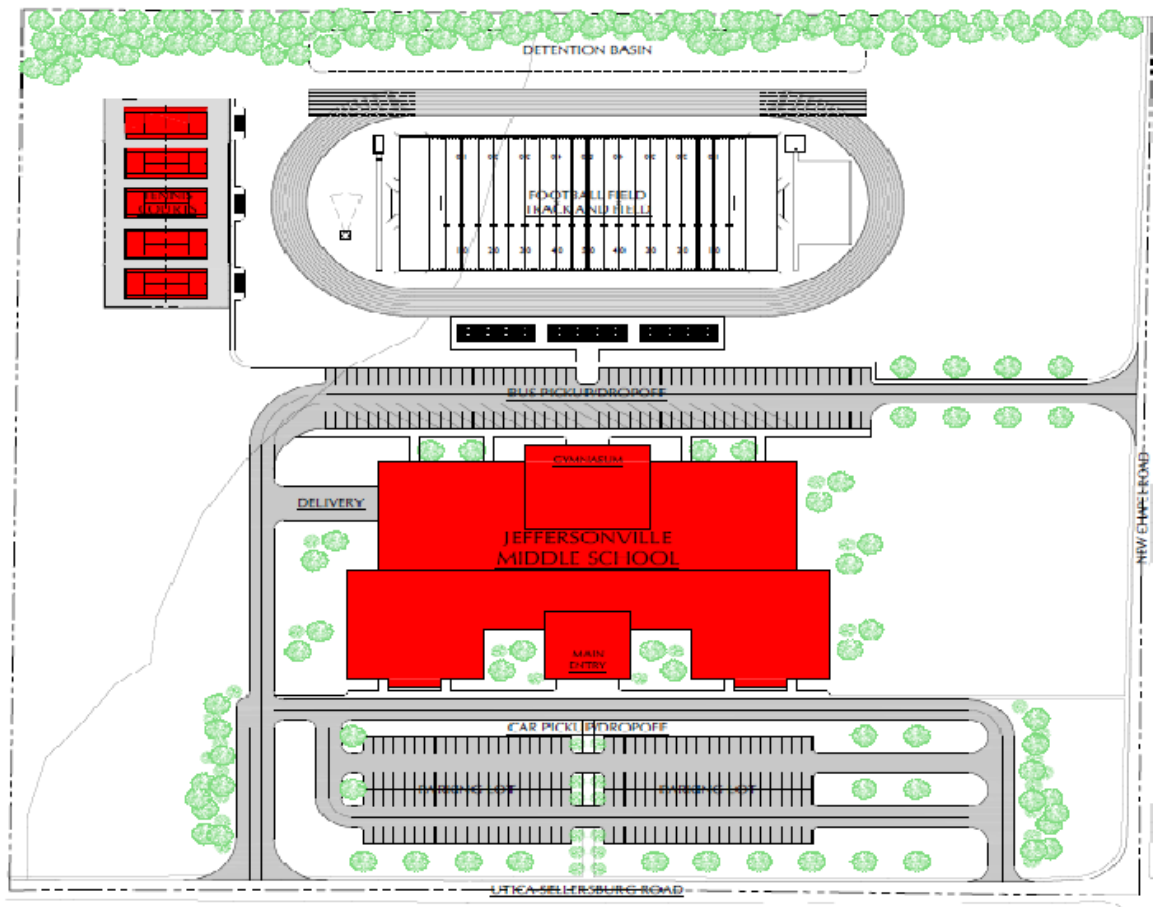
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**JEFFERSONVILLE
 MIDDLE SCHOOL**
 GREATER CLARY COUNTY SCHOOLS
 NEW CLARE ROAD AND LUTICA SELLERSBURG ROAD
 JEFFERSONVILLE, IN 47130

G100



Overall Site-
Site Layout Plan



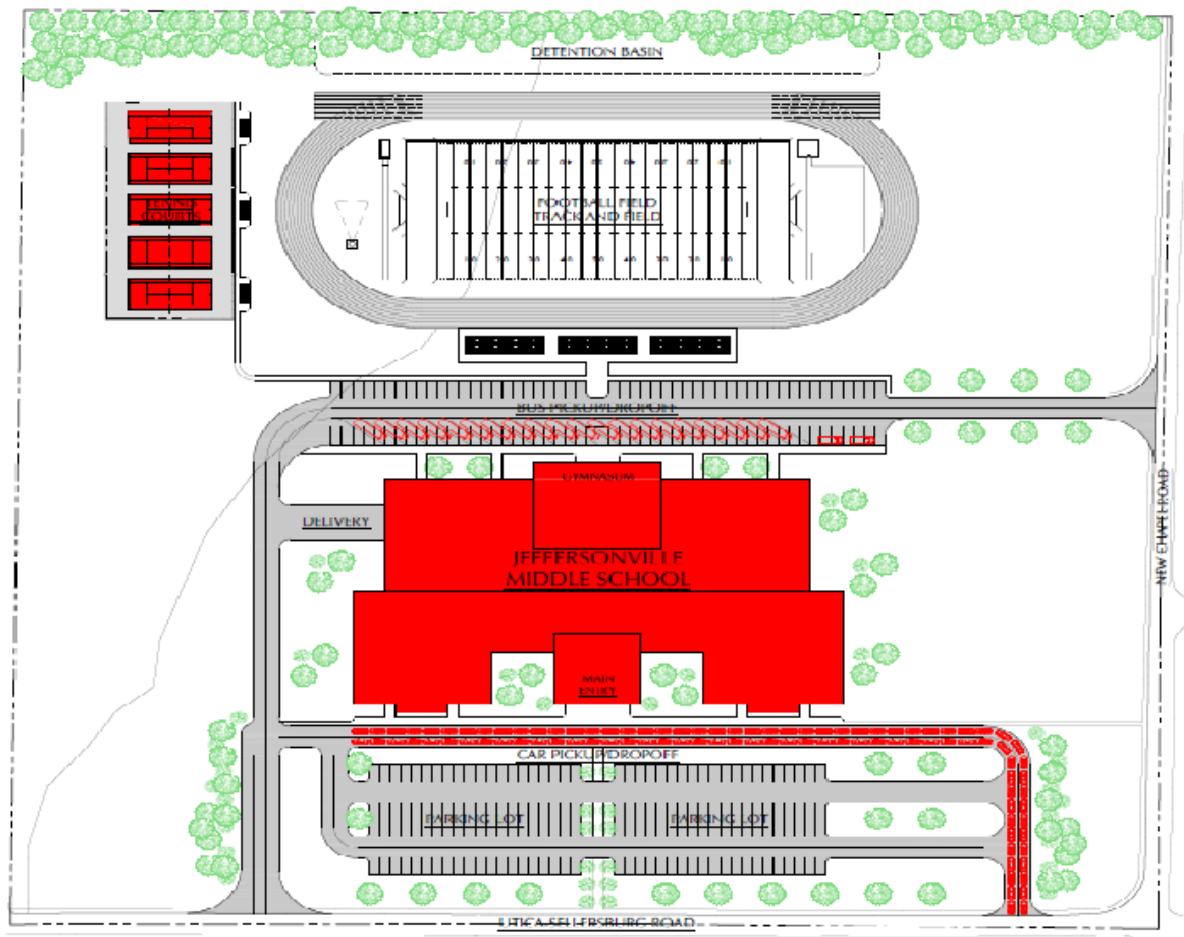
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MIDDLE SCHOOL**
GREATER CLAY COUNTY SCHOOLS
NEW CHAPEL ROAD AND LITKA-SHELLEBURG ROAD
JEFFERSONVILLE, IN 47130

G101



Overall Site-
Site Traffic Plan AM Dropoff
March 2017

**JEFFERSONVILLE
MIDDLE SCHOOL**
GREATER CLARK COUNTY SCHOOLS
NEW CHAPEL ROAD AND UTICA-SELLERSBURG ROAD
JEFFERSONVILLE, IN 47130

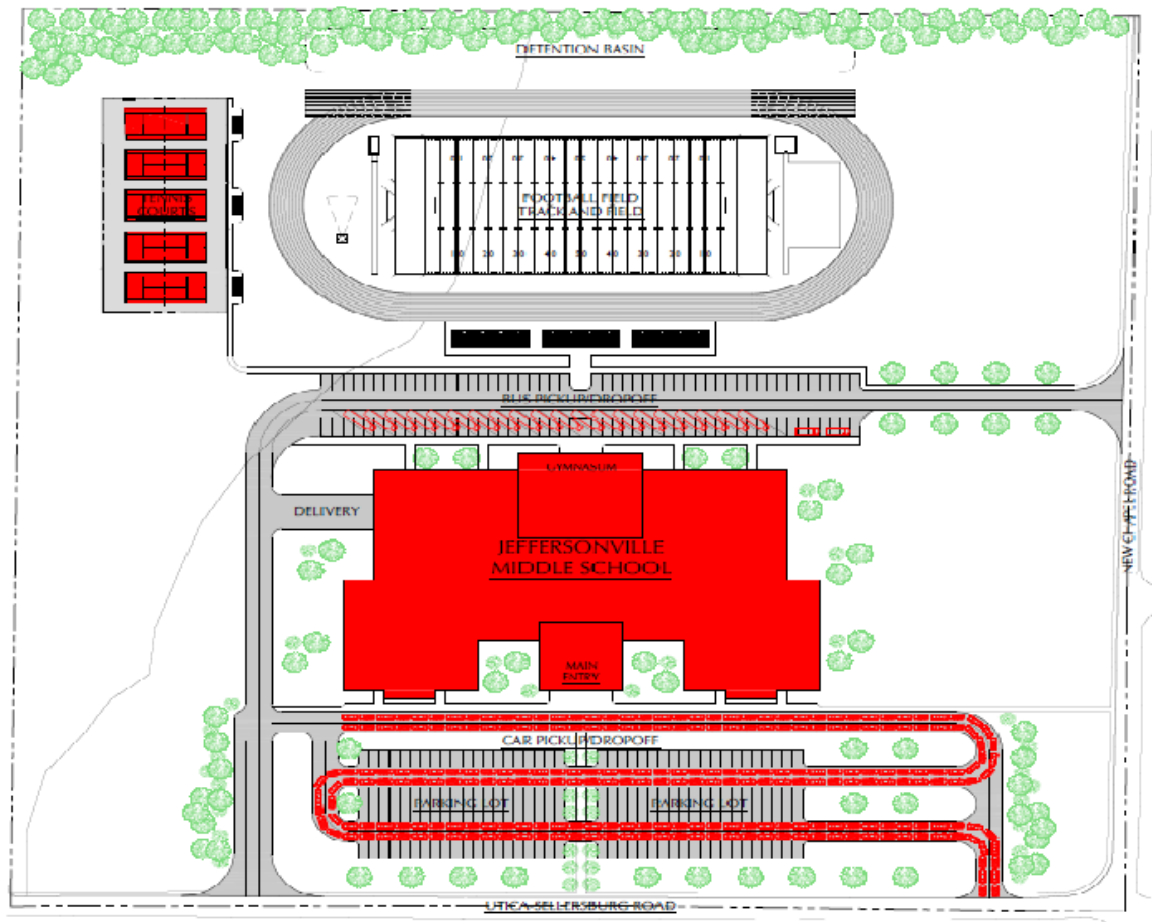
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REVISION	1
BY	JL

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Overall Site-
Site Traffic Plan-PM Pickup
March 2016

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JEFFERSONVILLE MIDDLE SCHOOL
GREATER CLARK COUNTY SCHOOLS
NEW CHAPEL ROAD AND JTCN-SELLERSBURG ROAD
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T102

TRAFFIC AND SCHOOL BUS PATTERNS

[Daniel Borders/Jeremy Shireman-GCCSC]

- ▶ Number of buses currently using the Sellersburg Road/New Chapel intersection.
- ▶ Proposed Travel Patterns using Gottbrath Pkwy.
- ▶ Number of new buses using the Sellersburg Road/New Chapel intersection.
- ▶ 180 days of usage vs INDOT trips per day for single family residential.
 - 87 new homes on average will have 2.4 vehicle trips per household -US Census Bureau Data, $87 \times 2.4 = 209$ cars per day for 365 days a year, both day and night.
 - The average number of household vehicle trips per day in Clark County Indiana as measured by the US Census Bureau is 5-6 trips per household. 87 multiplied by 5-6 trips per household = **435 to 522 trips per day**.
 - At the new middle school there will be 15 large busses and 5-6 mini-buses coming on site in the morning and afternoon along with approximately 180 cars coming on site each day between employees and parents dropping off and picking up children. That is a total of **200** vehicles in the morning and **200** vehicles in the afternoon, for a total of **400 trips per day** - for only 180-190 days per year. This is less of an impact on traffic in the neighborhood than the 87 homes.
 - Because of the size of the 26 acre site, all the cars and busses can be staged on the site, so cars and busses will not be backing up into the New Chapel and Utica-Sellersburg roadways like they currently are at the Parkview site.

Option A
12-15 Buses Entering/Exiting Gottbrath @ 10th
2-4 Buses Entering/Exiting Utica Sellersburg Rd.

Option B
4-6 Buses Entering/Exiting Gottbrath @ 10th
10-13 Buses Entering/Exiting Utica Sellersburg Rd.

** numbers do not include buses that service the immediate area*



Greater Clark County School Strategic Plan

Mark Laughner

▶ Facility Studies

- 2014 Study Completed by Kovert-Hawkins
- 2021 Study Completed by Lancer+Beebe

(Both state a replacement of Parkview is necessary because the building is at the end of its life. Parkview was built in 1961 based on the city of Jeff's comprehensive plan from the late 50's) The new site should be based on what is currently going on in the city of Jeff not the plan from 65 years ago.

▶ Demographic Study

- Completed by Jerry Mckibben, former Indiana State Demographer in 2020
- Stated enrollment and school aged children in the Parkview area has plateaued and may slightly decrease. (Fertility Replacement Rate, Lack of home turnover)
- Stated that Greater Clark's growth will come on the north side of the city and we need to plan for this in our facility plan

▶ Policy Analytics Study - Study of tax base and assessed value projections

Greater Clark 5 Year Facility Plan- Jeffersonville

Mark Laughner

- ▶ 2019, 2020 and Currently Under Construction- JHS Football Stadium, track, turf, 7 new Utica Elem classrooms, JHS Locker room/weight room(\$9.3 mill)
- ▶ Year 1 of Rolling 5 year Plan (\$20.4 million) 2021-22
 - Riverside Elem. - 6 new classrooms
 - Northaven Elem. - New gym, expansion of kitchen and cafeteria, 4 new classrooms in the old gym
 - River Valley Middle School - Renovation of old pool into new classrooms and office space, renovation of all bathrooms, new gym floor
 - JHS Tennis Center Complex
 - Various paving, HVAC, Sidewalk, Curbing
- ▶ Year 2 (\$45 million) 2022-23
 - New Elementary School on current Wilson property that will merge TJ Elementary and Wilson Elementary together
- ▶ Year 3 (\$30 million) 2023-24
 - New Natatorium at JHS

Greater Clark 5 Year Facility Plan- Jeffersonville

- ▶ Year 4 (\$60 to \$65 million) 2024-25
 - New Jeffersonville Middle School to Replace Parkview
- ▶ Year 5 (\$11 million) 2025-26
 - Renovate old JHS Pool into a Wrestling Arena
 - Turf the JHS soccer field and baseball outfield
 - JHS Restroom Renovations
 - River Valley Athletic Complex
- ▶ \$170 million dollar investment in the Jeffersonville Schools over the next five years.
- ▶ These are “tax neutral projects” due to assessed value growth in Jeffersonville and debt being paid off by Greater Clark.

Why the New Chapel and Utica-Sellersburg Road Site

Mark Laughner

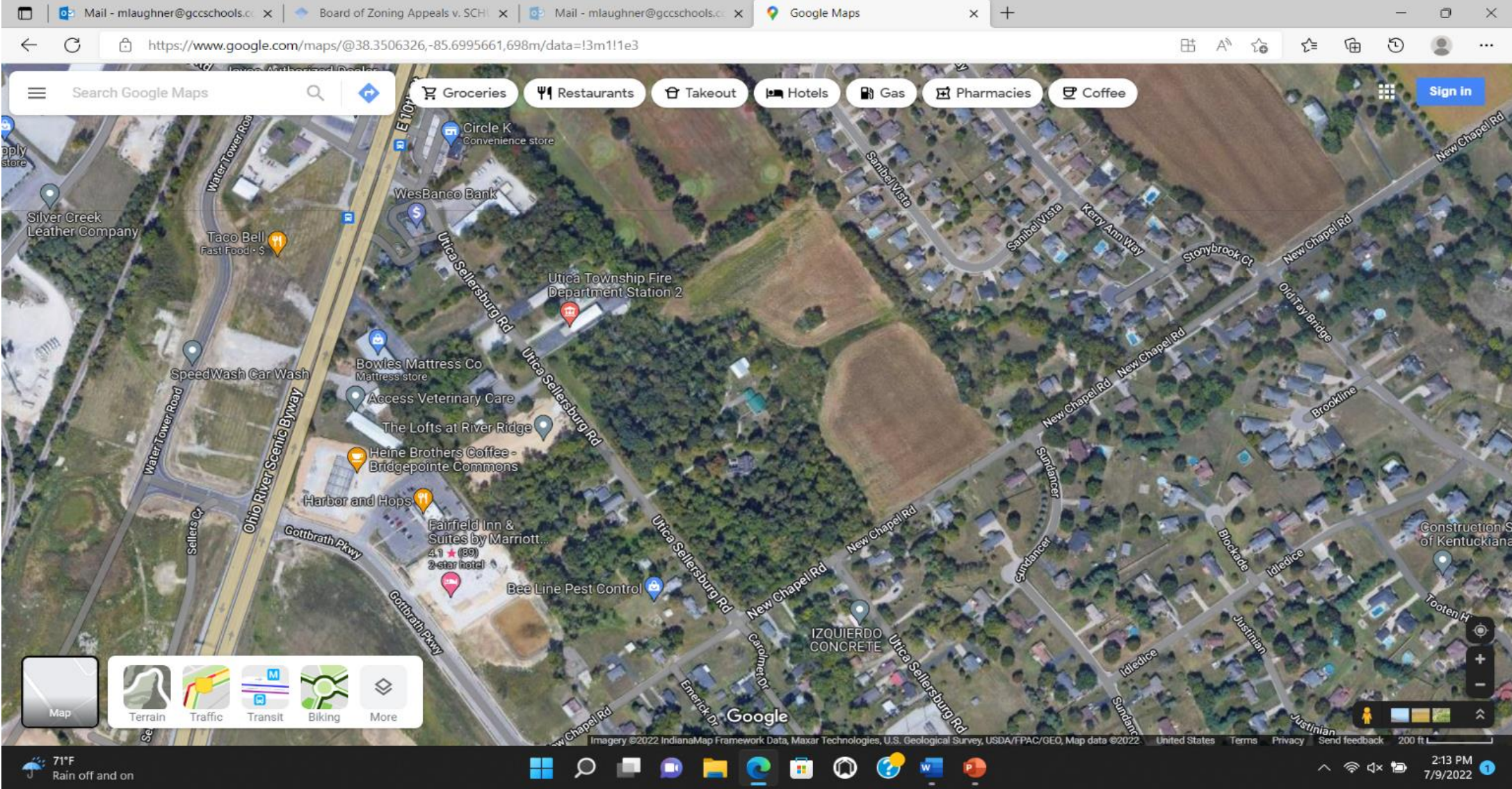
- ▶ Current Parkview site is too small at 11.5 acres. No room for staging cars, parking or expansion, the new site is 26 acres.
- ▶ Current Parkview site was selected 65 years ago based off the growth and comprehensive plan of the city 65 years ago.
- ▶ New site meets the needs of the current and expected growth of the city, which will be to the north.
- ▶ Current Parkview site does not allow for the building of a new school on site while having school because of the small size of the site and the fact that it is land locked by the railroad tracks and little league park. (2 Year Building Process)
- ▶ New site has plenty of room to manage traffic by staging cars/busses and having different entry/exit points for cars and busses.
- ▶ New site allows for plenty of green space for retention ponds to control drainage and runoff. 87 homes will not have as much green space.

- ▶ New Site keeps one middle school in Jeffersonville on the east side of 10th street and just outside of I-265 and one middle school (River Valley) on the west side of 10th street and inside of I-265. This keeps the district from having to redistrict middle school students.
- ▶ Allows the district to keep current middle school districting plan, with Franklin Square, Riverside and Utica feeding into the new middle school and Northaven, the new elementary and Parkwood feeding into River Valley. Creates feeder elementary schools for our middle schools.
- ▶ District demographic study done by Jerry Mckibben confirms that the growth of Jeffersonville is moving to the north and that Greater Clark needs to build facilities closer to that growth. This site is a great central location that can serve the downtown students and the new growth that will occur over the next 50 years.
- ▶ Greater Clark currently loses students to other districts in the Salem-Noble corridor because there are no middle schools close to that area.
- ▶ New site creates a great setting for an educational facility that will enhance learning, attract families and attract teachers.

Current Parkview Site - Parkview Middle School - Google Maps



New Chapel - Utica-Sellersburg Site - [Google Maps](#)



Talking Points

- ▶ Greater Clark is trying to transform the school facilities within Jeffersonville, which the city council should support as it will help attract new businesses and families.
- ▶ The first thing new businesses and families look at when relocating is the quality of the schools and the school facilities.
- ▶ A new middle school will have less of an impact on the 26 acre site than 87 new homes. With 87 new homes there will be just as much or more traffic, just as much or more runoff water with no green space to contain it. 87 homes will have an impact on the area 365 days a year, 24 hours a day, 7 days a week. The new middle school is only open 180 days a year and will have the acreage and green space to manage water and traffic.
- ▶ New school will have 5 tennis courts, a track and football field for the community to use. (No lights, so there will be no night games)
- ▶ In 15 to 20 years the area will still have a nice, well maintained, state of the art middle school in the neighborhood. What will the 87 homes and development look like??
- ▶ Growth of the city of Jeffersonville is moving to that area, shouldn't the educational facilities follow that movement? Why build a new middle school on the current Parkview site that was based off the city's growth and comprehensive plan from 65 years ago.

Talking Points

- ▶ This will be a \$60 million dollar investment within the city of Jeffersonville, why would the city council not support this investment. A “no” vote will cause the district to look for land further out and possibly out of the city.
- ▶ There is no factual basis to deny the zoning change. All the concerns brought up in the planning and zoning meeting will not be an issue and will not bring harm to the local neighborhoods.
- ▶ Two different architects have advised the district the current Parkview site would be nearly impossible to build on while still trying to have school and it would be a two-year process.
- ▶ A total renovation of Parkview would not be possible while still trying to have school and in the end the cost to renovate would be close to the cost to build new and the district would still have an old building with 20 years of added life versus a new building that adds 50 years of life.
- ▶ New site is flat which will make it easy to deal with water runoff with retention ponds on the 26 acre property.
- ▶ There will be no lighting on the athletic fields, so ambient light will not be a problem for the neighborhoods surrounding the new middle school.

Talking Points

- ▶ The feeder elementary schools for the new middle school will be Franklin Square, Riverside and Utica, which are all on the south-east side of 10th street. Because of this fact most, if not all of the bus traffic can be routed to stay out of the roundabouts. The new school will be a great investment in the community and a great learning environment for students and teachers. Research has proven that newer-modern facilities do have a positive impact on student achievement, behavior, socio-emotional health and property values.
- ▶ The district is expending significant amounts of money on maintenance and repair cost at Parkview Middle School because of the age and condition of the building, which is not a good use of tax-payer dollars.
- ▶ Equivalent Daily Use for sewage is 310 gallons per day, for 87 homes that amounts to 27,590 gallons per day. For a school the use is 15 gallons per person per day multiplied by 800 is 12,000 gallons per day.
- ▶ Residential Equivalent Daily Use for sewage is 310 gallons per day. School Equivalent Daily Use for sewage is 15 gallons per person per day.
 - ▶ Residential Usage - 87 homes x 310/day = 26,970 gallons per day.
 - ▶ School Usage - 800 students x 15 gallons = 12,000 gallons per day.
- ▶ Over the course of a year, a neighborhood would use 10 million gallons compared to 2 million gallons the school would use.

ZONING STANDARDS

Alan Applegate

The following items should be considered when reviewing Applicant's Zoning Petition

1. The Comprehensive Plan
2. Current conditions and character of structures and uses in each district;
3. The most desirable use for which the land in each district is adapted;
4. The conservation of area values throughout the jurisdiction;
5. Responsible development and growth;

LAND USE DESCRIPTIONS

Single Family Residential

This residential is classified as detached single-family residential development in both the traditional street network and suburban street network. This classification also encourages supported uses such as religious facilities. Single family dwellings are the predominant land use throughout all parts of Jeffersonville. This use occupies the majority of the total developed land. Jeffersonville will need additional single family units to accommodate future growth. Currently the dwellings range from older houses on relatively small lots in the central part of Jeffersonville to newer developed subdivisions along both the Charlestown Pike and Utica-Sellersburg Road Corridors. New single family housing areas will be limited by the amount of available space and the adequate transition from adjacent incompatible uses.

Multi-Family Residential

This land use category includes moderately dense residential development commonly adjacent to the city's core or other appropriate uses. This classification encourages supported uses such as religious facilities. This residential use only occupies a small amount of housing units in Jeffersonville, whether this type is rented or privately owned. Types of multi-family units include duplexes, apartments, and condos that vary by price.

Public/Institutional

This land use is intended to show the locations of institutions that are educational, religious, public and semi-public or governmental in nature. Schools, churches, hospitals, government buildings, fire stations, cemeteries, and wastewater treatment facilities would be considered public or semi-public areas. This type of land use is generally permitted within any area and it occupies a very small percentage of the developed land in the study area.

Commercial

This category includes small to medium commercial development intended to serve both the surrounding neighborhoods and region. Businesses may include downtown or suburban locations. This land use is usually located in concentrations. These areas of concentrations are along the 10th Street corridor,



Typical Single Family Home



Typical Multi-Family Home













Public/Institutional



Typical Commercial Example

GOALS

-  1 Promote planned growth that results in **distinct and deliberate development.**
-  2 Support the **revitalization and environmental clean-up** of areas with potential for infill or development.
-  3 Provide **transportation options** (bicycle, pedestrian, public transit, roadway) that meet the needs of a growing community.
-  4 Capitalize on improved **access and economic potential** of both Ohio River Bridges.
-  5 Provide **utilities** that adequately serve current and future growth.
-  6 Attract **quality jobs** through a **strong educational base** and **skilled workforce.**
-  7 Define the city through **parks and public spaces.**
-  8 Provide a range of **housing options** and price ranges to attract a variety of residents.
-  9 Promote **economic development** through targeted focus areas.
-  10 Promote **Jeffersonville as a destination** for events, festivals and entertainment by reinforcing the positive image of the community.

Community Facilities and Utilities

The community facilities and utilities objectives respond to existing conditions and patterns of facilities and utilities such as parks, municipal facilities, wastewater, etc. These objectives provide the framework to begin to upgrade and improve the city's facilities and utilities to accommodate all residents and future growth.

CF-1. Continue to upgrade the amenities provided by the existing parks system.
CF-2. Prepare plans for the acquisition and development of public recreation areas and facilities needed during the planning period.
CF-3. Plan accordingly to allow the Parks and Recreation Department to be able to accommodate annexation areas with park facilities and services in a manner consistent with the provisions of such service in comparable area of the City of Jeffersonville.
CF-4. Continue to expand upon the cooperative relationship that exists between the Parks Board and the Greater Clark School Corporation.
CF-5. Develop special enriched programs for low-income youth that would provide the additional supervision, instruction and guidance they need.
CF-6. Continue to develop and enhance recreational opportunities on, and public access to, the Ohio River.
CF-7. Identify natural areas and features of the city which should be maintained, and seek the permanent preservation of these areas.
CF-8. Parks and open spaces will take a variety of forms and sizes, including protected by city land use regulations, open land that is incorporated into new developments, private land with permanent legal protections, public land and others.
CF-9. Provide a quality education to all children in the area, and provide education facilities that are conveniently located to their extended service population.
CF-10. Provide adequate emergency service delivery systems (ambulance, police and fire), and provide adequate safety facilities, equipment and personnel in areas of greatest overall need.
CF-11. Locate institutions and government facilities with due regard to public access requirements, efficiency in the delivery of public services and compatibility with uses of adjacent property.
CF-12. Set a standard of high design quality for the city through special attention to public architecture, landscaping, site layout and management.
CF-13. Maintain and use existing community facilities when appropriate. When new facilities are required consider the use of private or semi-public facilities to accommodate a public need and encourage planning for multi-purpose facilities.
CF-14. City Boards and Commissions, as well as Department Heads should assist its legislative members with the development of a five-year capital improvement program that is reviewed and updated annually.
CF-15. Maintain and update a master plan for acquisition and use of existing and future community and neighborhood parks and open spaces.
CF-16. Support voluntary public and private efforts to preserve lands for future use or protection through conservation easements, fee simple dedication programs, or deed restrictions.
CU-1. Develop efficient water and sewer systems that are consistent with proposed land use patterns established in the Comprehensive Plan for the community.



Warder Park in Downtown Jeffersonville



Jeffersonville High School

ambitious features such as an overlook that hovers over the riverbank near Spring Street.

The East Riverside Drive Plan includes a new marina and streetscape that enhances the quality and character of the historic downtown. It will be just east of the existing overlook on Riverside Drive and will feature new boat slips for rent as well as seasonal rentals. The marina will have pedestrian and vehicular access, as well as two overlooking plazas near Riverside Drive.

The table on page 62 provides a description of the parks in Jeffersonville. The city controls many of the parks, but a majority of them are an acre or less. Jeffersonville has recently updated their Parks Master Plan to improve existing parks and provide new parks and amenities in areas of the city that are lacking such recreational facilities.

Education

Jeffersonville public schools are part of the Greater Clark County Schools Corporation, which is the 19th largest school district in the State of Indiana. This system employs 1,400 people and serves a student population of approximately 11,000.

The 2013-2018 **Greater Clark County Schools Strategic Plan Framework**, which is available on their website, outlines a number of goals they wish to achieve by 2018. The plan is a blueprint to continuously improve operations that focus on finance, public relations and marketing, facilities and technology, and student achievement and instruction. By 2018, Greater Clark County Schools plans to formalize partnerships with businesses and community organizations, as well as accomplish a number of additional goals.

Greater Clark County Schools also participates in initiatives such as Project Lead the Way, IMPACT, and College & Career Readiness. These initiatives focus on a activity and project based curriculum, diversifying education to meet the needs of each individual student, and improving academic and soft skills necessary to succeed in post-secondary education.

tons annually, mostly from Indiana coal mines. They are the largest purchaser of coal in the state. Their Gallagher Station coal fired generation plant, where Jeffersonville receives its energy, is located on the Ohio River in Floyd County.

Clark County REMC was incorporated in 1939 to provide electricity to areas of the community that had no other means of receiving it. REMC currently serves electricity to customers living in Clark, Floyd, Jefferson, Scott, and Washington counties. The REMC is a Touchstone Energy Cooperative governed by a seven-member board of directors elected by REMC members. The REMC purchases electricity from Hoosier Energy. Hoosier Energy is a generation and transmission cooperative serving 16 REMC's in Central and Southern Indiana through two coal-powered generating plants.

Vectren Energy Delivery of Indiana Inc. provides natural gas sales and local natural gas distribution services. Vectren is an energy holding company with headquarters in Evansville. The company offers combinations of firm and interruptible gas sales as well as natural gas transportation. Other energy related services are available through Vectren Energy family of energy related companies.

Telecommunications

Time Warner Cable Business connects over 15 million customers to entertainment, information and each other; making them one of the largest providers of video, high-speed data and voice services in the United States. They offer some of the fastest upload and download broadband speeds to support growth needs while offering internet, Ethernet, Cloud, phone and other customizable solutions. Their cable modems and Dedicated Gigabit Fiber connections are one of the fastest options available in this region and often requested to replace older, slower T-1 and DSL connections.

The Federal Communications Commission (FCC) has broad jurisdiction over telephone number issues and delegates authority to the states on how to introduce new area codes. On August 3, 2012, the North American Numbering Plan Administration (NANPA) filed a petition for relief in the 812 area code. According to the most recent projections by the NANPA, the 812 area code serving southern Indiana is scheduled to run out of assignable telephone numbers in the second quarter of 2015. The new area code, 930 will serve the same geographic area as the existing 812 area code. Beginning March 7, 2015, new telephone lines or services may be assigned numbers using the new 930 area code.

The growing demand of technology and internet, will increase the need for higher wi-fi speeds and internet access will push infrastructure improvements for telecommunications.

UTILITIES AND FACILITIES PLAN

New investment and expansion in Jeffersonville will require adequate and readily available utilities and facilities. Jeffersonville needs to address the capacity and capabilities of water, electricity, sanitation, schooling, pedestrian and bicycle facilities for needs today and in the future. Current plans in action should be reviewed, amended or updated to accommodate current unanticipated events or projects to make them most relevant. The current 2012 Stormwater Master Plan addresses existing and anticipated future flooding, drainage concerns and water quality problems. Updates should be made to incorporate unanticipated changes in the landscape of Jeffersonville.

ACTION STEP 13

Create a Communication Plan

Description:

- As development or redevelopment occurs, coordinate with the various departments and agencies within Jeffersonville and Clark County, including schools, fire, police, EMS, utilities, INDOT and others, to ensure adequate service and capacity are available.
- Future plans with these departments and agencies need to be coordinated on an on-going basis to serve future development. Development should not occur if needed services cannot adequately accommodate the new growth or redevelopment

Responsible Parties (Bold) & Partners:

- Jeffersonville Plan Commission
- City Council
- Jeffersonville Police Department
- Jeffersonville Fire Department
- Water and Sewer Departments
- Economic Development Department
- **Greater Clark School Corporation**
- Clark County Commissioners Office
- City Engineer

Potential Funding Source(s):

- N/A - Coordination Only

Other Resources:

- City Staff

Start-Up Time Frame:

2015

2016-2019

2020-2025

2026-2035

Target Completion Time Frame:

<1 Year

1-2 Years


2-5+ Years

Ongoing

Related Goals:




Action Step Notes: _____

ACTION STEP 24		Coordinate Training and Education Programs			
Description:	<ul style="list-style-type: none"> Facilitate relationships between the business community, the school systems, both public and private sector, and the regional job training programs. 				
Responsible Parties (Bold) & Partners:	<ul style="list-style-type: none"> Redevelopment Commission Greater Clark School Corporation Regional Workforce Board 				
Potential Funding Source(s):	<ul style="list-style-type: none"> General Fund 				
Other Resources:	<ul style="list-style-type: none"> Jeffersonville Township Public Library 				
Start-Up Time Frame:	2015	2016-2019	2020-2025	2026-2035	
Target Completion Time Frame:	<1 Year	1-2 Years	2-5+ Years	Ongoing	
Related Goals:					

Action Step Notes: _____

ACTION STEP 25

Coordinate Growth with Necessary Departments and Districts

Description:	<ul style="list-style-type: none"> Coordinate growth with necessary departments (city, county, state) and districts (fire, police, EMS, schools, water/sewer, utilities, etc). 			
Responsible Parties (bold) & Partners:	<ul style="list-style-type: none"> City Council Jeffersonville Plan Commission Municipal Departments & Districts 			
Potential Funding Source(s):	<ul style="list-style-type: none"> N/A - Coordination Only 			
Other Resources:	<ul style="list-style-type: none"> City Staff 			
Start-Up Time Frame:	2015	2016-2019	2020-2025	2026-2035
Target Completion Time Frame:	<1 Year	1-2 Years	2-5+ Years	Ongoing
Related Goals:				

Action Step Notes: _____

2. Current conditions and character of structures and uses in each district;

- ▶ Subject property is generally bounded on one side by almost 1000 homes and bounded on the other side by a mix of single family, multi-family, and commercial property.
- ▶ Both the residential uses as well as the commercial uses would benefit from the construction of a school nearby
- ▶ The City is designing plans to remediate the ditch and culvert under New Chapel Road and widen New Chapel Road from Utica Sellersburg Road to Gottbrath Pkwy.

3. The most desirable use for which the land in each district is adapted;

- ▶ There are very few vacant tracts of land of 25+ left within the City which would enable the development of a school which would have on-site stacking of vehicles
- ▶ As your Staff Report indicates, the subject property lies between residential subdivisions and commercial businesses thus creating a buffer between these two uses.
- ▶ Land use description for Single Family Residential states “This classification also encourages supported uses such as religious facilities.” Pursuant to the Indiana Supreme Court, educational and religious facilities are grouped together for supported uses.

4. The conservation of area values throughout the jurisdiction;

- ▶ According to a study published in the Journal of Agricultural and Applied Economics, houses that are located within close proximity to schools tend to have stronger property values than those farther away.

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Impact of Distance to School on Housing Price: Evidence from a Quantile Regression

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Abstract: This paper investigates the impacts of distance to school and other factors on residential housing prices in Oshkosh, Wisconsin, US. To better address the effect of potential outlier problems, we employ quantile regression techniques. Our estimation results show that distance to all three school levels including elementary, middle and high schools has a significant impact on house values: **the closer a house is to schools, the higher price a house will have.** In addition, we find that distance to elementary schools and distance to middle schools play a more important role than distance to high schools in affecting housing price.

Keywords: Hedonics, Housing Price, Distance to School, Quantile Regression

JEL Classification Number: H41, I21, R21

5. Responsible development and growth;

- ▶ Allowing the construction of a new middle school on property twice the size of the school it is replacing is responsible. Conversely, there is only so much undeveloped acreage remaining in the City of Jeffersonville to meet this school size and enable off street vehicle stacking and parking.
- ▶ The City of Jeffersonville is planning improvements to New Chapel Road which include widening, sidewalks and storm water drainage. This reveals the partnership between the School Corporation and the City envisioned by the comprehensive plan.

Zoning Standards must be skewed toward favoring the School Corporation

Constitution of Indiana, Article 8, § 1

Knowledge and learning, generally diffused throughout community, being essential to the preservation of a free government; it shall be the duty of the General Assembly to encourage, by all suitable means, moral, intellectual, scientific, and agricultural improvement; * * *

BOARD OF ZONING APPEALS OF the TOWN OF MERIDIAN HILLS V. SHULTE
Indiana Supreme Court (1961), 172 N.E.2d 39, 241 IND. 339

The Catholic Church sought zoning for a proposed catholic church, school and priest residences on 18 acres in Meridian Hills Indianapolis. The Court noted that all parties conceded the area to be one of the most desirable, close-in, suburban locations in the Indianapolis area and enjoys a semi-rural setting with a quite, peaceful, residential atmosphere consisting primary of single family residential homes which were predominantly owned by families with no children. [These facts are eerily similar to GCCSC's application].

The Court noted that some of the remonstrators even offered to procure two alternative sites of approximately the same area:

- one of which was about three blocks away from the proposed site and which is outside the town limits; and
- the other of which was on a more heavily traveled main highway and immediately adjacent to a junior high school.

The Indiana Supreme Court held that the municipality erroneously denied the rezoning petition and mandated that the town approve the zoning request.

1. It was **immaterial** that whether alternative sites were available as a person may not be excluded from a zone on the ground he could find just as good a site outside the area.
2. The education, morally and spiritually of children, is a matter of great public concern and private interests, although important, should not outweigh such general public welfare.
3. The law has always considered itself the special guardian of the young and gives important consideration to their requirements in the interest of the common good and general welfare.
4. The Court judicially knew that churches and schools promote the common welfare and the general public interest.
5. A zoning board may not zone on the basis that children are undesirable in certain areas and that families without children should be protected against such intrusions.
6. The purpose of the zoning laws is not to protect private, personal interest, but rather to protect and promote the general public interest. Citing Euclid, Ohio v Amber Realty Co. (1926), 272 U.S. 365.
7. Relying on its previous holding in Board of Zoning Ap. of Decatur v. Jehovah's Witnesses, (1954) 33 Ind. 83, 91, 117 N.E.2d 115, 119, the Supreme Court held that the public welfare and interest in church and moral betterment **outweighed traffic safety for the public**.
8. The general public interest in the moral and intellectual education of the young **far outweighs** the private interest affected by any depreciation in neighboring property values.