Approximately 10 people attended the Village Work Group meeting at Blarney Stone. Staff welcomed participants and thanked the Blarney Stone for the use of their facilities. Staff passed out draft Development Principles for the group to review. The purpose of the principles is to provide a basis for the land use, zoning and design recommendations of the plan.

**Neighborhood-level retail and office needs are fully served.**
By providing a full range of neighborhood level services, there will not be a reason to leaving the community for day- to-day needs and services. Regional retail should be secondary if any.

**Businesses are well –connected physically and visually.**
A business community is more than a group of building in close proximity to each other. Promote community spirit between businesses interpersonal connections and support. Encourage connections by physical layout of the buildings, integrated access, sidewalks and paths.

- Newer buildings turn their back on the historic buildings. The historic area could have an attractive walkway with outdoor space with awnings and tables.
- Existing building could have two entrances to integrate the historic area.

**The business area is pedestrian friendly.**
Well-designed streets, medians, crosswalks and sidewalks will encourage better connectivity between businesses, institutions and the neighborhoods. Slowing traffic will draw attention to the area *(its identity)* and retail creating a pedestrian friendly area with more visits to the retail area.

- Options mentioned: round-about, making Millersville one-way or pedestrian, vacate Fall Creek Pkwy N. improving the street behind Windridge shops and adding outdoor public spaces.

**The business area is well- connected to Fall Creek Trail.**
The trail is an asset for the community; easier connections are needed between trail users and the retail.
The streetscape is attractive and practical.
Well maintained landscaping that does not obstruct the view of the traffic or pedestrian, but enhances the hard surfaces. Create and identity for the area using consistent signage, lighting and other design elements. An absence of billboards will enhance the pedestrian scale feel of the village.

Land use and zoning
Staff reviewed the current land use recommendations and zoning districts for the area. Staff in particular noted that the Windridge Shoppes are zoned DP. DP is a flexible zoning category that is tied to a development statement approved at the time of the original rezoning of a parcel. In the case of the Windridge Shoppes, the DP allows for same uses as the C3 (Neighborhood Commercial) zoning district. This does not allow for residential uses or for intense, regional commercial uses.

As part of this planning effort, changes can be made to the land use recommendations of the Comprehensive Plan. Recommendations for zoning changes can also be made. One zoning change has already been made in response to this planning effort, a portion of the Fall Creek Greenway was rezoned from DP to the more appropriate Park zoning district. Because of distance requirements around a park, “adult” uses will be kept out of this area.

We have the opportunity to make design and development recommendations as part of this plan. One example is building height requirements. The group discussed this briefly and decided to pursue it further at an upcoming meeting.

One land use recommendation was proposed to be changed; the wooded parcel adjacent to the Boardwalk Condominiums was proposed to be changed from “Village Mixed Use” to ”Park.”

Staff was asked to research the zoning history of the LaRosa property. The participants expressed a desire to possibly fine-tune the land use recommendations for that site.

Euclidian Zoning or Form Based Districts
Staff explained the two main types of zoning: Euclidian and Form-based. Euclidian is primarily focused on land use and secondarily on development standards while Form-based is primarily focused on development standards and secondarily on land use. Marion County’s zoning is Euclidean, but the City is open to Form-based zoning in appropriate places. Currently downtown Speedway is the only area in the county that has form-based codes. Broad Ripple is considering moving towards form-based codes. The group was asked if they were interested in exploring Form-based Zoning for Millersville. The group thought that the time might not yet be ripe for form-based zoning in Millersville, but decided that they needed to learn more about the subject. Staff will ask
Tammara Tracy to come to the next meeting to do a presentation on Form Based Districts, and then the group can decide which zoning they prefer.