Summary of Mapleton Fall Creek Neighborhood Land Use Plan meeting
December 18th

Approximately 55 individuals attended the December 18th Mapleton Fall Creek Neighborhood Land Use Plan meeting. An overview of the neighborhood plan area and the planning process was presented by the project planning staff. The plan will cover the area between Meridian Street, 38th Street, and Fall Creek Parkway.

It was noted that this is the beginning of an 8-10 month planning process to develop an updated plan for the Mapleton Fall Creek neighborhood. The plan will provide a guide for zoning, land use, development methods, City improvements, and grant applications. This new plan will update the current plan from 1991, and will also build upon, but try not to duplicate, the recent Quality of Life Plan (QoLP) for the area.

Planning staff will hold monthly meetings to discuss smaller individual neighborhood districts. Some districts may require more than one meeting depending on the discussion. Within each of these discussion areas, existing land use recommendations and zoning will be identified. Discussion will be held on what changes to land use recommendations will be needed to reflect current growth patterns and anticipated future growth patterns.

After the smaller individual neighborhood district meetings are completed, staff will put the plan together in draft form. There will then be another community wide meeting to discuss major changes, and other observations that occurred through the process. Staff will begin finalizing the plan, and prepare it for a formal adoption process.

After general approval from the neighborhood, staff will proceed with taking the plan to the Metropolitan Development Commission (MDC). The MDC holds public hearings and adopts planning documents. After adoption by the MDC, the plan will go into effect.

Staff opened the floor up to questions. Here is a summary of most of the questions that were asked:

Q. Can you give use a sense of how much of the old plan has been implemented?
A. At this time, we do not have that information, but staff will continue to work towards obtaining it. Although the old plan was done in a different format, and incorporated some quality of life components, staff will look to determine how many rezonings matched the plan recommendations, along with the other implemented plan recommendations.

Q. How will the meetings be conducted? Is there something we can do concerning the plan between the monthly scheduled meetings? When will the meetings be scheduled?
A. Depending on turnout and size of the group, it is our intent to conduct the meeting in a roundtable discussion format. We may break out into several smaller discussion groups within the meeting if needed. As recommendations are discussed and agreed, they will be added to a working map that will be available during discussions.

A. Participants can observe how they interact with their neighborhood, and note how their interactions can be improved through land use recommendations.

A. We intend to schedule meetings on a monthly basis, preferably near the end of the month to avoid conflicts with other neighborhood meetings. Some date migration may occur into other weeks due to facility and individual schedules.
Q. **Will you have the transit maps available?**
   A. We will have a map of the IndyGo bus routes, and the proposed IndyConnect transit plan recommendations available.

Q. **Will street and alley parking be a part of this plan?**
   A. Parking and alley access are generally discussed during land use planning meetings. We take into consideration the recommended density and the capacities for the parcel to address adequate parking. However, Parking, by itself is not a specific land use recommendation that we generally employ, unless it applies to a commercial parking lot or structure, and then we would give an additional or secondary land use recommendation in case the primary use (Parking) were to change. We understand that some existing land uses might not have adequate parking capabilities and may need recommendations to address that, such as offsite parking.

Q. **Will infrastructure be addressed?**
   A. Infrastructure is generally a quality of life issue, and may already be addressed in the Mid-North Quality of Life Plan. For those areas of infrastructure that are not addressed in the QoLP, we will be open to discussing those as they relate to land uses.

Q. **Will there be opportunity to discuss issues in a City online commentary?**
   A. We have set up an informational webpage for the plan and the process: [www.indy.gov/mapletonfallcreek](http://www.indy.gov/mapletonfallcreek). In the past we have not included online commentary on our webpages. At this time we do not know if we have the capabilities to do so. We will look into the possibility of doing such with the City’s IT department. Project leader Robert Uhlenhake is on Facebook, and a member of several neighborhood Facebook groups. He can answer specific questions through that forum. We will look to see if an online commentary will work in a Facebook forum as well.

Q. **Will the maps shown at the meeting be available online?**
   A. In the past we have not included copies of the meeting maps online, but we will attempt to do so for this project.

Q. **Will adopting the plan change anyone’s zoning or make it easier to get property rezoned?**
   A. Adopting the plan will not automatically change the zoning on any parcel. For any parcel to change zoning, it will still need to go through the rezoning process. Adopting the plan will provide a guide for zoning staff to use when future rezoning petitions are filed with the city.

   A. Rezoning petitions that meet the plan recommendations are more likely to be approved. However, a plan recommendation is only one of five criteria that are used in determining approval for a rezoning petition.

Q. **If we have identified land uses in the quality of life plan how can we ensure that they will be added to the new land use plan?**
   A. Staff will refer to the QoLP for land use recommendations. The land use recommendations will need to meet the planning document criteria in order to be added.

Q. **Who is going to ensure that the quality of life plan and this plan are married up?**
   A. City Staff and Mapleton Fall Creek Development Corporation will work with the QoLP Community Builder to ensure this.