

NORA-NORTHSIDE COMMUNITY COUNCIL, INC. LAND USE POLICY STATEMENT

The Nora-Northside Community Council, Inc. promotes the sensitive and appropriate use of our finite land resources through adherence to developmental standards compatible with the existing homes and businesses. Changes in land use must not detract from the quality of life, endanger the environment, create safety hazards, devalue existing development, or be contrary to the general interest of the community as a whole. (Adopted by the Board of Directors on December 3, 1987)

LAND USE POLICY STRATEGIES

(Adopted by the Board of Directors on May 7, 2009)
(Amended June 4, 2009)

I. NCC will support the Marion County Comprehensive Land Use Plan.

- ❖ Land use decisions on rezonings and variance will be made within the parameters of the Plan unless there has been a radical change in conditions.
- ❖ NCC will participate in the updating of the Plan.
 - ❖ As per the State of Indiana Enabling Act, the purpose of the Comprehensive Plan is to encourage units to improve the health, safety, convenience, and welfare of their citizens and to plan for the future development of their communities.
 - ❖ To secure adequate light, air, convenience of access, and safety from fire, flood, and other danger
 - ❖ To lessen or avoid congestion in public ways

II. NCC will make land use decisions within established planning principles.

- ❖ Requests for a zoning change and/or variance must be accompanied by a definitive plan, written commitments, and/or Findings of Fact for review by the NCC Board of Directors before voting. Submitted material should include, but not necessarily be limited to: site plan; sign, landscaping, and lighting programs; drainage design, if applicable; traffic and parking patterns.
- ❖ The 86th, 91st, 96th, and Meridian corridors, being the spines of our community, must be given special consideration and protection.
- ❖ Commercial nodes, even if intensely developed, are preferable to strip zoning along corridors.
- ❖ Irreconcilable differences with the Comprehensive Plan can create negative precedents and lead to "domino" development.
- ❖ Development density, per se, is not necessarily the sole determining factor so long as the development can be made compatible with existing development (including but not limited to buffering, height, increased traffic congestion, drainage, noise and light pollution, quality of design and construction, etc.).
- ❖ Responsible redevelopment should be encouraged/supported so long as it is compatible (per above items) with existing development, especially as it adjoins residential areas. Intrusion into and/or destruction of viable residential areas for redevelopment, however, is unacceptable.
- ❖ Existing traffic does not constitute a hardship or justify a zoning change of property abutting or near a street or corridor.

III. NCC believes that variances should be rare and provable (of all statutory requirements as outlined in Indiana law).

- ❖ By law, the burden of proof lies with the petitioner, not remonstrators.

❖ STATUTORY REQUIREMENT FOR GRANTING A VARIANCE OF USE:

1. The grant of the variance will not be injurious to the public health, safety, morals and general welfare of the community.
2. The use or value of the area adjacent to the subject property will not be affected in a substantially adverse manner.
3. The need for the variance arises from some condition peculiar to the subject property, and such condition is not due to the general conditions of the neighborhood.
4. The strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the subject property.
5. The grant of the variance does not interfere substantially with the Comprehensive Plan.

❖ STATUTORY REQUIREMENTS FOR GRANTING A VARIANCE OF DEVELOPMENTAL STANDARDS:

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community.
2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property.

IV. NCC believes land use decisions should be respectful of and attentive to environmental issues.

- ❖ Plans must show intent to protect and promote greenspace, trees, clean water, and lessening of flooding by avoiding the filling of floodways and floodway fringes. Such plans must provide a program of enforceability.

V. NCC believes fewer and smaller signs enhance the aesthetics, and thus the viability, of the community.

- ❖ NCC opposes all billboards (outdoor advertising signs) within the community.
(See NCC Sign Policy)

NORA-NORTHSIDE COMMUNITY COUNCIL, INC. MISSION AND PURPOSE:

To provide a forum for the public discussion of matters of interest to the community and distribute information to the public on matters of interest to the community. To promote the orderly growth, development, and enhancement of the community and to promote the general welfare of people in the community.