

Frequently asked questions

What are the future development Plans for USI?

- USI is currently undergoing an update to their master plan. The plan will guide the direction of the University's growth in the coming years. To learn more regarding the plan please visit www.usi-masterplan.com.

What are the potential impacts to property values?

- The intent of the plan is not to impact property values.

Will there be other infrastructure upgrades (internet, phone, fiber)?

- These utilities are owned and operated by private entities. At this time, they have not released any infrastructure improvement plans for this area.

What mitigation strategies are there for noise?

- Noise mitigation is outside the scope of the study. However, the potential relative noise impacts of different intersection control options or zoning buffers will be taken into account when evaluating different alternatives. Mitigation methods depend on the source and existing conditions of the impacted site. Some common methods include increased setbacks, screening walls, vegetative buffers, or a combination.

What is a Technology Center?

- A technology center/park has various definitions in different communities. The 2040 Millennial Plan describes the technology park as a business incubator and accelerator with operations like co-working space, technology business accelerator with prototyping facilities, 3D printing, mentorship, training, and financial assistance resources. The center would potentially be a partnership with USI or other interested parties in Evansville. The center would act as an economic development opportunity to advance new and small businesses by providing them access to technology and technical resources (The Millennial Plan for 2040, Vol. 2).

How are water and sewer improvements being funded along University Pkwy?

- The County Commissioners are responsible for the cost of the sanitary sewer improvements, which they have indicated will be paid for through the use of Tax Increment Financing (TIF) funds. The Evansville Water & Sewer Utility is responsible to complete the acquisition of all land rights for the project. This includes the land for the lift station site and easements along the force main corridor. Citizens can call the County Commissioners office at (812) 435-5241 for information about the sewer improvements, including the lift station, and the funding sources.

Emergency Services – would growth overextend existing services? What are the impacts/costs to emergency services?

- According to interviews with an Emergency Management Agency (EMA) official, the corridor is currently well served by existing stations in surrounding areas including Posey County, Perry Township, and Delaware Township. If development increases, the need for additional stations would depend on the intensity of development and increase in traffic volumes. This will be examined when the concepts are being developed.

How will future development impact stormwater drainage?

- Any future development will be required to meet existing drainage standards set by the county. The Stormwater Drainage Control ordinance is listed below. As part of this study, higher drainage standards could be considered.
- http://www.evansvillegov.org/egov/documents/1500989201_69203.pdf

Who is proposing development?

- We only know of one developer that has been wanting to build along the west side of the Parkway north of Lloyd and south of Hogue Rd. That developer is Gene Pfeiffer, who had his land rezoned for commercial and residential uses several years ago. The project has not proceeded due to lack of sanitary sewers. He is the only individual we know of that has filed any development request or rezoning, other than Tom Haas who has been developing homes and condos in the area for years and is currently constructing condos adjacent to his existing development site in the corridor. The majority of the corridor has the same issue -- before it can be developed, it will need sanitary sewers. As a result, the County Commissioners funded a project to design a sanitary sewer extension for the southern portion of the area. The push for this corridor plan did not come from private developers. It came from the action by the County Commissioners to fund the design of an extension of sanitary sewers further into the University Parkway corridor, which will result in future development. The corridor plan is a direct result of this eminent development, as the corridor plan was initiated to allow the community to be prepared for this growth; while at the same time help to determine the best locations for that growth, the type of development desired, and the specific features of that development to ensure quality growth. The Plan will also address the areas that should not be developed, so that substantial agricultural use and open space will remain within the corridor. The corridor plan is not about who wants to develop. It is about when development comes, for the community to be prepared so that it does not happen in a haphazard manner with major negative impacts to the area.
<http://www.evansvillegov.org/county/departement/board.php?structureid=208>

TIF – What is it, where are funds allocated and what are the impacts on residents?

- TIF stands for Tax Increment Financing, an economic development tool permitted by state law. When a local jurisdiction designates an area a TIF District, a portion of the taxes generated from new development are collected to be used within in the district for such things as studies, roadways, other transportation improvements, utility improvements, etc.

Are there plans for annexation in the study area?

- Currently, there are no plans to annex the area, and it would be difficult to do so as there are criteria for a percentage of a new annexation boundary to be contiguous to the existing City boundary.

What are the impacts of industrial development?

- The impacts of industrial development can vary depending on scale and type of industrial uses. Hopefully, these impacts would be addressed in any overlay zone requirements or at least partially mitigated in the development review process. Examples of potential impacts are: reduced property values, noise, air pollution, truck traffic, etc.

What is the intended zoning for the area?

- No zoning changes have been suggested related to the University Parkway Corridor Plan. The current zoning is mostly agricultural spanning the corridor from Hogue Rd. up to Diamond Ave. The Evansville-Vanderburgh County Comprehensive Plan 2015-2035 makes suggestions with the future land use plan but this does not change the zoning. The same could be said for the corridor plan.
- Zoning Map: <http://dev.evansvilleapc.com/maps/zoningmobile/index.html>
- Zoning Regulations: <http://www.codepublishing.com/IN/VanderburghCounty/html/VanderburghCounty17/VanderburghCounty1716.html#17.16>

How many acres are zoned commercial?

- Currently there are roughly 21 acres zoned community commercial (C-2) and 79 acres zoned general commercial (C-4). The commercial zoning is south of Hogue Road and west of University Parkway.

How is Majestic Place incorporated into the project?

- Majestic Place is an approved development and therefore it will be considered when developing land use recommendations. At this time, no scenarios have been created to indicate how it will be addressed.

What is a zoning overlay? What does it mean and how does it apply to locals?

- An overlay district is a zone that is placed onto the top of existing zoning districts. The overlay zone can change standards by either reducing regulations, or adding additional regulations. Items that the overlay could influence include: the types of uses; the height, area, or setback requirements; architectural standards, landscape standards; and driveway or other access regulations.

Was the traffic study conducted while USI was in session?

- All the peak period intersection traffic counts were collected on August 29th and/or August 30th, 2017. This was more than a week after USI started the fall session but outside of the influence of the Labor Day holiday. It should be noted that additional, historic Average Daily Traffic volumes were also reviewed for context. These counts are collected by INDOT or the EMPO throughout the year and adjusted for seasonality.

What has the County proposed for the extension of University Parkway to I-64?

- The extension of University Parkway to I-64 is part of the regional long-range plan. However, it is not funded and has not been through the necessary environmental studies, so there is no established timeframe or preferred route for this extension.

After the study is completed, how will the enforcement of the plan be handled?

- The plan will be a guide for the County Commission, APC, and governing bodies. However, it is only a guide and the governing entities do not have obligations to follow it. As part of the scope, the consultant is developing an overlay zone. If the County Commissioners adopts the overlay zone regulations, they would be enforced by the APC.

Why is development needed here? Is there a community need?

- The corridor plan itself will answer these questions in the market analysis that will be included in the plan. The consultant preliminary findings show that there is little need for big box retail. With the continuation of residential development, there will be a need for smaller neighborhood serving commercial.

Is this plan due to the county wanting more tax revenue? What is the motivation for development?

- It is true that any new development would add to the County's tax base. However, the main point of the corridor plan is to help the community prepare for what is to come in the future. With the County Commissioners' planned sewer extension, some amount of future development is now a certainty. The motivation for development will be from individual land owners that decide to develop their land because of access to new sewer. There will be other property owners in the corridor who will not be motivated to develop their property, and may choose to keep their land as is. It will be up to each property owner to decide what they want to do with their property. All this plan does is provide a guide for the future of the corridor.