



STAFF REPORT

Floyd County Plan Commission

Docket Number: FC-07-26-35

Petitioner: Floyd County Parks & Recreation, Representative Matt Denison

Location: 1430 North Tucker Road & 7055 State Road 64, Georgetown, IN 47122

Request: Zoning Map Amendment AR to PR

Zoning District: Agricultural Residential (AR)

Date: 09/14/2026

Overview:

Petitioner is requesting a zoning map amendment changing approximately 201.4 acres in the agricultural residential zoning district into the parks and recreation zoning district for the future site of the Bob Lane Regional Park. The site sits between Highway 64 and interstate 64, to the west of Novaparke industrial park and to the east of the Brookstone subdivision and is a mix of fields and wooded areas.

The site is currently home to the Melvin and Vickie Jensen Nature Preserve and Trails and a conceptual master plan has been rendered for the future park.

Justifications:

1. **The re-zoning of the subject property (IS / IS NOT) consistent with the Floyd County Comprehensive Plan because:**

Community preferences survey pg 23 indicates a desire for more recreational and park activities 74% and more walking and bike trails 71%, with the creation of new parks and recreational facilities as one of the top three categories residents were willing to have the community pay for. Places to Play was identified as a core theme on page 30, with objectives of Creating Public Space, Develop Walking and Biking Venues, and Expanding Recreational and Park Activities.

In the 2024 update of the Parks Master Plan continuing goals statement, item 3 pushes for acquiring park space in the growing areas within the county in advance of development, item 8 promotes the acquisition of new parks that provide a unique recreational opportunity.

2. **The re-zoning of the subject property (IS / IS NOT) consistent with the current conditions and the character of current structures and uses in the area because:**

The land has already been dedicated for use as a nature preserve with hiking trails and is located next to the Novaparke business park in the east, the Brookstone subdivision in the west, and the Copperfield and Knob Hill subdivisions in the north. This central location, being also located on the edge of the Edwardsville Gateway District and the border of Georgetown, makes it a unique opportunity to provide easy access to many residents of Floyd County.



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3. The re-zoning of the subject property (IS / IS NOT) necessary for the most desirable use of the land because:

The property is currently zoned for AR Agricultural, which allows walking trails by right, but all other recreational uses would require a conditional use permit. If zoned for Parks & Recreation, many other uses would be permitted by right and any public camping grounds would still require approval of a conditional use permit.

4. The re-zoning of the subject property (WILL NOT / WILL) be injurious to the value of other properties in the area because:

Location is a central driver of real estate value, and close proximity to a major park is a significant value booster. In a paper on the "Impact on property values of distance to parks and open spaces", Cropton & Nicholls reviewed 33 studies and found results suggesting a premium of 8%-10% on properties adjacent to a park.

Crompton, J. L., & Nicholls, S. (2020). Impact on property values of distance to parks and open spaces: An update of U.S. studies in the new millennium. *Journal of Leisure Research*, 51(2), 127–146.
<https://doi.org/10.1080/00222216.2019.1637704>

5. The re-zoning of the subject property (WILL / WILL NOT) support responsible growth and development in the area because:

The comprehensive plan discusses Smart Growth starting on page 26 and places particular emphasis on 'the preservation of open space, farmland, natural beauty and critical environmental areas' as well as 'foster distinctive, attractive communities with a strong sense of place'. The placement of a regional park in this location help to accomplish both of these goals with preservation of open space and natural beauty and provides something distinctive and attractive for the local community as a unique recreational opportunity.

Staff Summary

Where the comprehensive plan offers abundant support of the proposal, where the proposal is consistent with the current conditions and character of the site, where the rezoning is necessary for the most desirable use of the land, where the proposal will not be injurious to the value of the properties in the area, and where the proposal supports responsible growth and development in the area, staff finds that all criteria have been met for a favorable recommendation.



NEW REGIONAL PARK CONCEPT
COMMUNITY AND REGIONAL PARK PLANNING FLOYD COUNTY, INDIANA

OCTOBER 20, 2024



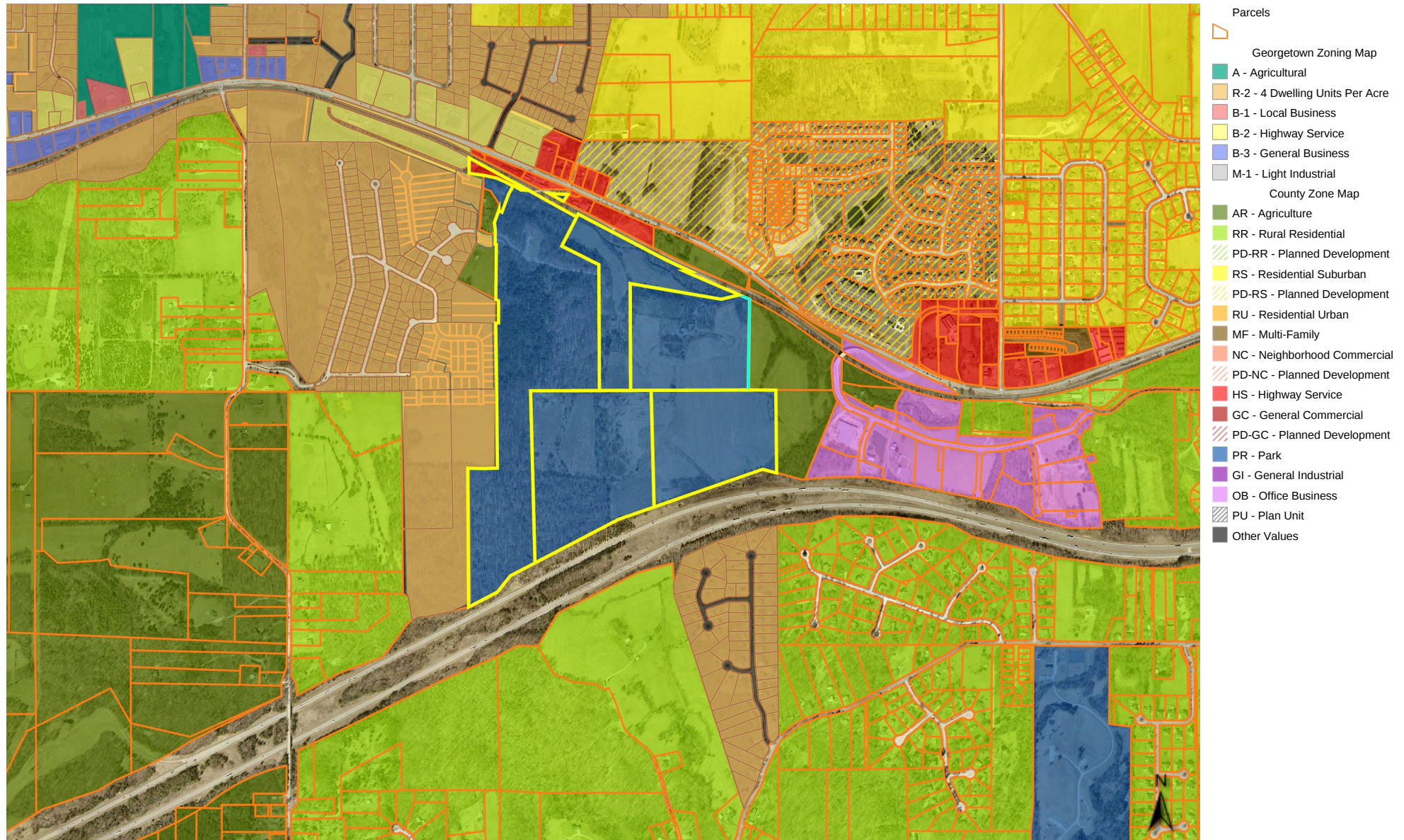


Floyd County, IN

Zoning Aerial Map

Bob Lane Regional Park

Created by: Franklin J Walden





Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 203
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Zoning Map Amendment Application

Please Note:

This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

1. General Information:

Applicant:	Matt Denison - Parks Superintendent
Applicant Address:	620 Park East Boulevard, New Albany, IN 47150
Applicant Phone:	812-948-5360
Applicant Email:	mdenison@floydcounty.in.gov

Applicant's Interest in Property:

Owner ☒ Option Holder ☐ Purchase Agreement ☐ Legal Representative ☐ Other ☐

Owner(s) of Property: (complete this section if owner is different than applicant)

Owner Name:	Floyd County Board of Commissioners
Owner Address:	120 West Spring Street, Suite 300
Owner Phone:	812-948-5466
Owner Email:	commissioners@floydcounty.in.gov

Applicant's Representative:

Representative Name:	Matt Denison
Representative Address:	620 Park East Boulevard, New Albany, IN 47150
Representative Phone:	812-948-5360
Representative Email:	mdenison@floydcounty.in.gov

2. Site Information:

	22-02-03-400-039.000-002	73.9 ac	
	22-02-03-400-040.000-002	22.3 ac	
	22-02-03-400-038.001-002	29.9 ac	
Parcel ID Number:	22-02-00-300-005.001-002	30.9 ac	
Total Acreage:	22-02-00-300-005.002-002	44.4 ac	
Address of Property/Location:	7055 State Road 64, 1430 North Tucker Road		
Current Use of Property:	Trails/Vacant		
Current Zoning District:	Agricultural Residential		

3. Zoning Map Amendment Request:

Detail the zoning map amendment request:

From AR to PR, See attached letter

Requested Zoning District: PR

4. Zoning Map Amendment Justification:

Indiana Code and the Floyd County Zoning Ordinance establish specific criteria to which both the Plan Commission and County Commissioners must "pay reasonable regard" when considering a zoning map amendment request. Explain how this request addresses each criterion.

1. The rezoning of the subject property is consistent with the Floyd County Comprehensive Plan and any other applicable, adopted planning studies or reports:

See attached

2. The rezoning of the subject property is consistent with the current conditions and the character of current structures and uses in the area:

See attached

3. The rezoning of the subject property is necessary for the most desirable use of the land:

See attached

4. The rezoning of the subject property will not be injurious to the value of other properties in the area:

See attached

5. The rezoning of the subject property will support responsible growth and development:

See attached

5. Required Documents:

- ☐ \$500.00 Filing Fee
- ☒ Deed for subject property
- ☐ Affidavit of Ownership (if applicable)
- ☒ A conceptual site plan drawn to scale showing all existing and any proposed structures, setbacks, easements, rights-of way, floodplains, and any other feature relevant to the petition.
- ☒ A vicinity map showing the use and zoning of all properties within 1,000 feet of the property subject to the re-zoning request.
- ☒ A letter of intent to the Plan Commission stating the reasons for the Zoning Map Amendment, including a detailed description of any proposed development for which the re-zoning is sought. The letter should include any written commitments being made by the petitioner.
- ☐ For proposals using septic systems, a letter from the Floyd County Health Department shall be provided verifying that any proposed development makes appropriate use of the septic system.
- ☐ For proposals using sanitary sewer systems, a letter from the service provider shall be included verifying that any proposed new development will be served.

6. Signature:

The undersigned states that the above information is true and correct.

Name: Matthew B. Denison

Signature: MATTHEW B DENISON

Date: 8/26/2024

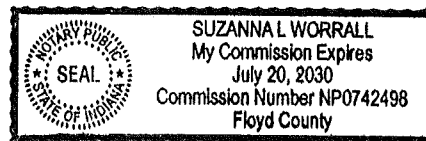
SUBSCRIBED AND SWORN BEFORE ME

THIS 20th DAY OF August, 2024.

Suzanna Worrall

NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 7-20-2030





Floyd County Plan Commission
Floyd County Board of Zoning Appeals

AFFIDAVIT OF OWNERSHIP

If the owner(s) of the subject property are giving authorization for someone else to apply for this request, this attached attachment is to be completed and submitted at the time of the application.

I (We), FLOYD COUNTY PARKS AND RECREATION, do hereby certify that I am (we are)
(Owners of subject property)

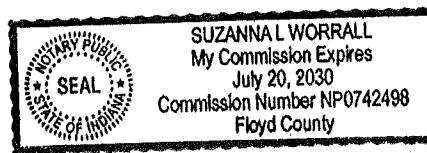
the owner(s) of the property legally described as _____,
(Parcel ID Number)

And hereby certify that I (we) have given authorization to MATTHEW B. DENNIS,
(Applicant/Petitioner/Representative)

To apply for the included application on this subject property.

Name of Owner(s):	Parcel I.D. No:	Signature:	Date:
FLOYD COUNTY PARKS AND RECREATION	22-02-03-400-039.000-002	Matthew B. Dennis	9/20/2026
"	22-02-03-400-040.000-002	Matthew B. Dennis	9/20/2026
"	22-02-03-400-039.001-002	Matthew B. Dennis	9/20/2026
"	22-02-03-400-040.001-002	Matthew B. Dennis	9/20/2026
"	22-02-03-400-039.002-002	Matthew B. Dennis	9/20/2026

STATE OF Indiana)
) SS:
COUNTY OF Floyd)



Subscribed and sworn to before me, a Notary Public within and for said County and State

this 20th day of August, 202 6.

MY COMMISSION EXPIRES:

July 20, 2030

Suzanna Worrall
Notary Public

MY COUNTY OF RESIDENCE:

Floyd

Suzanna Worrall
Printed Signature

1.The rezoning of the subject property is consistent with the Floyd County Comprehensive Plan and any other applicable, adopted planning studies or reports:

Community preferences survey pg 23 indicates a desire for more recreational and park activities 74% and more walking and bike trails 71%, with the creation of new parks and recreational facilities as one of the top three categories residents were willing to have the community pay for. Places to Play was identified as a core theme on page 30, with objectives of Creating Public Space, Develop Walking and Biking Venues, and Expanding Recreational and Park Activities.

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3.The rezoning of the subject property is necessary for the most desirable use of the land:

The property is currently zoned for AR Agricultural, which allows walking trails by right, but all other recreational uses would require a conditional use permit. If zoned for Parks & Recreation, many other uses would be permitted by right and any public camping grounds would still require approval of a conditional use permit.

4.The rezoning of the subject property will not be injurious to the value of other properties in the area:

Location is a crux of real estate value, and close proximity to a major park is a significant value booster. In a paper on the “Impact on property values of distance to parks and open spaces”, Cropton & Nicholls reviewed 33 studies and found results suggesting a premium of 8%-10% on properties adjacent to a park.

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<https://doi.org/10.1080/00222216.2019.1637704>

5.The rezoning of the subject property will support responsible growth and development:

The comprehensive plan discusses Smart Growth starting on page 26 and places particular emphasis on ‘the preservation of open space, farmland, natural beauty and critical environmental areas’ as well as ‘foster distinctive, attractive communities with a strong sense of place’. The placement of a regional park in this location help to accomplish both of these goals with preservation of open space and natural beauty and provides something distinctive and attractive for the local community as a unique recreational opportunity.

Letter of Intent

The Bob Lane Regional Park has been a plan in the works several years, and rezoning the property from Agricultural Residential to Parks & Recreation is the next step in that process, bringing us closer to having one of, if not the best community run park in the region.

Once completed, the new regional park, being located near Georgetown, Novaparke, and the Edwardsville Gateway district, will be the largest park in Floyd County. The Melvin and Vicke Jensen Nature Preserve and Trails are already opened, providing hiking trails and a trail head, giving a small glimpse of a beautiful rolling landscape of over 200-acres of woodlands, streams and farmland. In addition to the western side of the property open to visitors, our conceptual plan, based on community feedback and stakeholder meetings, includes:

- A historic farmstead with a potential demonstration farm.
- Additional nature trails and a paved loop trail.
- Restored streams and meadows.
- Sports fields and outdoor event spaces.
- An overlook with dramatic views of the park and surrounding landscape.
- Pavilions, a pond, and a destination playground.

The work on this park will continue on over the next several years, building into a flag park as well as a top destination spot for the county.

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant [Floyd County Parks & Recreation](#) is seeking a:

- ☒ Zoning Map Change (Standard or Planned Unit Development)
- ☐ Minor Subdivision (Five Lots or less)
- ☐ Major Subdivision (Five Lots or more as a Traditional Design)
- ☐ Conservation Subdivision (Five Lots or more with an Open Space Design)
- ☐ Planned Unit Development (PUD)
- ☐ Development Review (Site Review for new Structure)
- ☐ Administrative Appeal

From the **Floyd County Plan Commission.**

Street Address (see enclosed map):

7055 State Road 64 and 1430 North Tucker Road, Georgetown, IN 47122 Parcels: 22-02-03-400-039.000-002, 22-02-03-400-040.000-002, 22-02-03-400-038.001-002, 22-02-00-300-005.001-002, 22-02-00-300-005.002-002
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Description of Project:

To rezone approximately 201.4 acres from Agricultural Residential to Parks & Recreation, as part of the plan for the Bob Lane Regional Park.
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Find out more about the plans for the Bob Lane Regional Park on the Floyd County Parks website!

This is a notice that a public hearing regarding the proposed docket item will be on [Monday, September 14th, 2026 at 6:30 p.m.](#) located in **3rd Floor Assembly Room at the Judicial Center (County Building), 311 Hauss Square New Albany, IN 47150.**

Please note that information about the proposed docket item can be found at the following:

Floyd County Building and Development Services

2524 Corydon Pike Suite 203

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

Floyd County Government Website www.floydcounty.in.gov

Floyd County Plan Commission

Frequently Asked Questions

1. How can I find out more about this docket?

You can either visit the Floyd County Building and Development Services Office and review the file between the hours of 8AM to 4PM Monday through Friday or you can review the proposed application on-line at www.floydcounty.in.gov on the Plan Commission page.

2. How does this process work?

Depending on the docket, there are several different processes. The Plan Commission will take public comments on each proposal and values public comment in their decision-making process. The Plan Commission is required to follow state statute when considering each application. Below is a brief description of each application that may come before the commission. Please note the check marked application on the notification form to the corresponding process listed below:

- **Zoning** – The applicant is seeking to change the land use associated with the property in the proposed application. Per Indiana State statute, the Plan Commission holds a public hearing and determines a recommendation to the County Commissioners. The recommendation may be favorable, unfavorable or no recommendation. The recommendation is non-binding on the decision of the commissioners

The application is sent to the County Commissioners Office to place on their agenda following the Plan Commission hearing. The Commissioners have 90 days to make a decision on the application. They can approve, disapprove, or take no action. If no action is taken within 90 days, the recommendation of the Plan Commission then becomes binding.

- **Subdivision** – The applicant is seeking to subdivide the land. There are three types of subdivisions (Minor, Major and Conservation). The County has a set of rules regarding the subdivision of land. These rules include the placement and specifications of any new road, drainage, and sidewalks. It also has rules regarding utility and public safety services to the proposed application. The number of lots and their configuration are also part of the process. Additionally, studies of impacts on drainage, traffic, and the environment are reviewed if required.

If an applicant has demonstrated through its application that the County rules have been met, then the Plan Commission must approve the subdivision per Indiana State Statute. The Plan Commission does have the ability to place reasonable conditions on the applicant regarding their proposal.

- **Development Review** – The applicant is seeking approval to place a building on a site that must meet County standards. The County sets standards as it relates to building size, façade, sidewalks, parking, lighting, drainage, signage and landscaping. If an applicant has demonstrated through its application that the County rules have been met, then the Plan Commission must approve the plan per Indiana State Statute. The Plan Commission does have the ability to place reasonable conditions on the applicant regarding their proposal.