

*Neighborhood Associations working together  
to preserve, enhance, and promote  
the Evansville neighborhoods*

# ***NEIGHBOR TO NEIGHBOR***

**A Publication of United Neighborhoods of Evansville**

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## **From the President.....**

Hello Neighborhoods!

The heat and humidity have arrived so it must be near the start of summer in the River City. While walking downtown the other day, I noticed how steel is starting to rise up from the new downtown arena project. After seeing that sight, I decided that this month, I would like to use my time to direct everyone to an important website that can answer many questions about the project. That website is [www.evansvillearenaproject.com](http://www.evansvillearenaproject.com). When visiting that site, you can learn about everything involved in the construction, designs, plans, and timelines. There is also vendor information as well. My favorite thing to follow is the live webcam of the construction site.

Remember that United Neighborhoods of Evansville has two members on the Evansville Arena Project Committee that meets regularly. Jayne Buthod and myself are the two representatives from our organization who serve on this committee. Either way, I ask that everyone take the time to visit the Evansville Arena Project website and learn a little more about the new downtown arena. If you have questions that can't be answered on the website, please contact myself or Jayne. We will both do our best to find the answers for you!

See you at the General Meeting!

Chris Cooke  
President  
United Neighborhoods of Evansville

## **NEW NEIGHBOR IN THE NEIGHBORHOOD !!**



*We welcome*

**Reed Michael Clark**

Born May 11th, 2010  
7 lbs. 3 ozs., 19 inches long

Proud Mommy & Daddy:  
Lori Gardner & Garrett Clark

Lori is the Operational Mgr. in our office.

## **WWW.UNOEVANSVILLE.ORG Website**

### **Community Resource Links**

- ❖ American Red Cross
- ❖ City of Evansville
- ❖ Courier & Press
  - ❖ Disaster Resistant Community Corp (DRC)
- ❖ Evansville City Clerk
- ❖ Evansville Department of Metropolitan Development
- ❖ Evansville Parks and Recreation Department
- ❖ Evansville Geographic Information Systems (GIS)
- ❖ Evansville Vanderburgh Public Library
- ❖ Habitat for Humanity of Evansville
- ❖ Keep Evansville Beautiful
- ❖ Pigeon Creek Greenway Passage
- ❖ Vanderburgh County Assessor

## **LOOK INSIDE FOR...**

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## ***Upcoming Dates.....***

- June 3rd— Parks, Trees & Beautification Meeting
- June 5th—Recycle Day
- June 16th—UNOE Board Mtg.
- June 17th—Traveling City Hall Program
- June 19th—Recycle Day
- June 24th—UNOE General Membership Mtg.
- Aug. 3rd—NATIONAL NIGHT OUT

## Land Use Planning, Part XIIIIV

By Fred Padget

.As I said last month, we'll start to look at some specific changes to the zoning code recommended in the Comp Plan as well some thoughts about improving the code from others and myself. At this point we most likely will not take a position regarding the potential changes but rather hope to encourage a wide and diverse community conversation concerning zoning as well as land use philosophy and practice.

Although the city and county each have their own zoning code, they are pretty much the same but not exactly. One possible change that would affect only the county is to require rezoning from Agricultural to Residential before platting major subdivisions. From my experience, it is not very well known that a major subdivision can be developed on Agricultural zoned land in the county outside the city limits without rezoning to Residential. Obviously much of the land outside the city is zoned Agricultural. A major subdivision is anything with three or more lots. Basically this means that if I own sufficient land and want to put in a 500 or 1,000 home subdivision, I can do that by simply meeting the subdivision code which is basically technical requirements and get the Area Plan Commissions approval. Further, the APC must approve it, if I meet the conditions of the subdivision code. No approval by any elected body is required effectively eliminating the ability for anyone to remonstrate regarding the development. I think a case could be made that this procedure could possible hurt the city in its redevelopment effort and growth because it becomes easier and perhaps cheaper to develop in the county. Just my opinion. The reason this applies only to the county and not the city is that upon annexation into the city Agricultural zoned land is automatically re-classed as Residential. It's important to not get confused with property tax assessment which is not based on zoning other than, perhaps, in an indirect way.

Let's look in a little more detail at this 500 or 1,000 home subdivision I can develop with no required approval of any elected body. A single family dwelling need only be 720 square feet which is quite small compared to most single family homes. A one-story 27 foot by 27 foot home would more than satisfy this requirement. A full two-story home would need to be only 19 foot by 19 foot. And please don't misunderstand me, I'm not being critical or disparaging about smaller homes, I'm just looking at the current code. The minimum lot size required is 6,000 square feet with a 60 foot minimum width meaning a 60 foot by 100 foot lot meets the requirement. There are other requirements such as lot coverage, height, front and side yards, and more. There would be a need for a sewer system because septic systems require much larger lots, at least 2 ½ acres. And, as I understand it, a mobile home park could be allowed with approval of a Special Use Permit by the BZA. In my companion article in this newsletter, I point out that the BZA approved 100% of requests ruled on for Special Use permits during 2009 although none applied to mobile home parks.

My point with this article is simply that a major residential development can happen in the county outside the city limits on Agricultural zoned property with no change in zoning, no hearing by any elected body and no possibility for any meaningful remonstrance from the public. In my opinion, that circumvents good public policy and absolutely circumvents good land use planning.

As I said at the beginning of this article, my hope is to encourage a wide and diverse community conversation concerning zoning as well as land use philosophy and practice. If you have comments, we'll include them in upcoming articles if you would like and if you have any questions feel free to contact me at fcpadget@aol.com or 428-2529 anytime. Next month we'll continue to look at some additional changes to the zoning code recommended in the Comp Plan as well some thoughts about improving the code from others and myself.

### UNOE Services

The UNOE office wants to remind member neighborhoods about the services we provide to help you grow and reach your goals!

- Technical Assistance
- Grant writing assistance
- Help with research, program ideas and development
- Computer and work station for individual neighborhood use
- Discounted copy rate and use of UNOE's Bulk Mailing Permit



We encourage all neighborhoods to take advantage of these great services *and many more!*  
That's what we are here for! Call the UNOE office for more information at 428-4243.

# Evansville *in motion*



How many times have we used these excuses for not exercising: It's too hot; it's too cold; it's raining; it's not safe in my neighborhood; it gets boring? Maybe you could add a few more excuses. We have all used them.

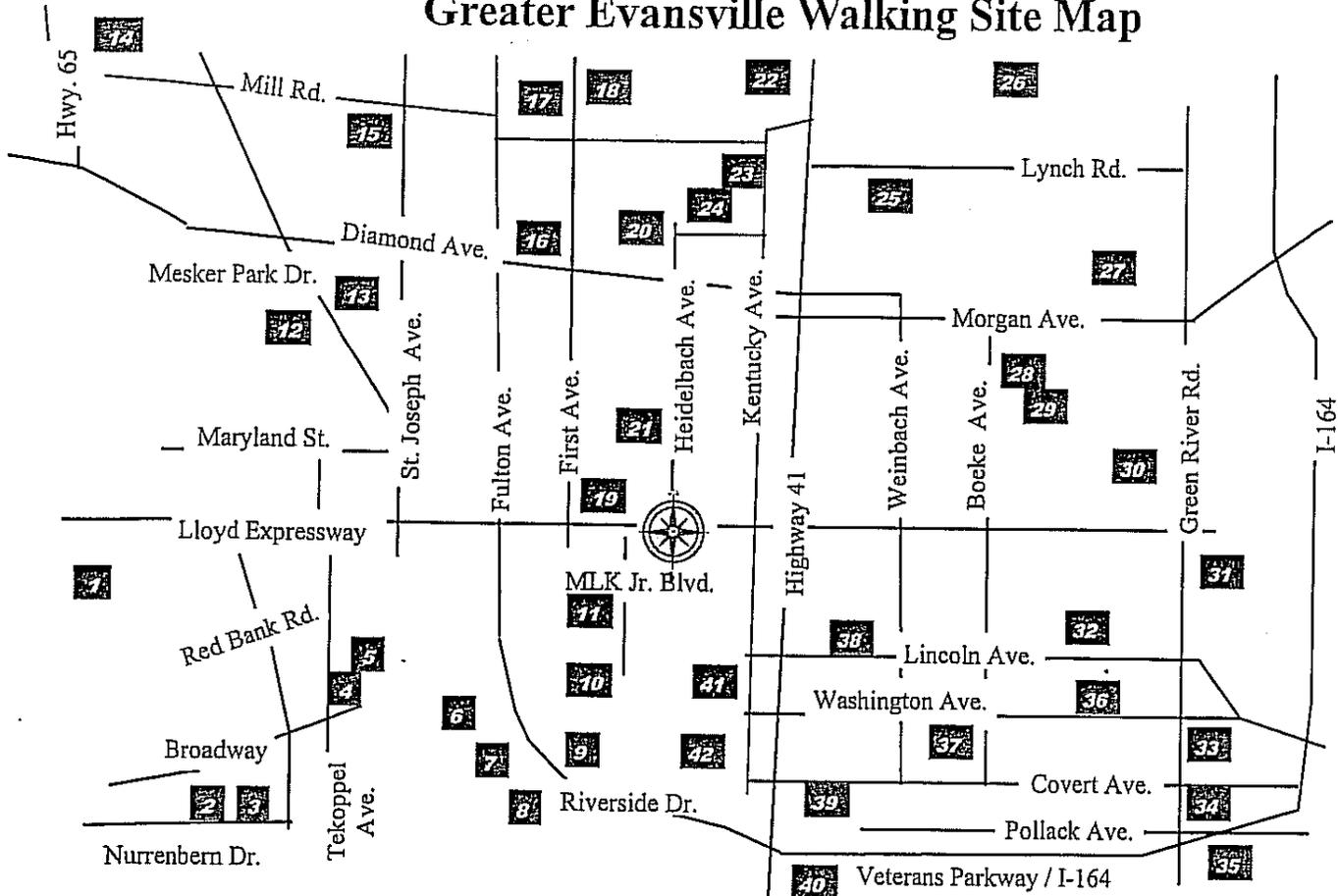
Evansville in Motion has a solution! They have found many beautiful areas in Greater Evansville to get out for a walk or a run. They have even mapped out the mileage for you. Also included are places to exercise indoors when you can't exercise outdoors.

So just do it! You'll feel better, look better, be healthier and as a bonus you will discover the beautiful area in which we live.

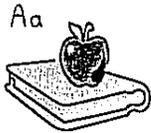
Go to <http://vanderburghgov.org/Index.aspx?page=1097> for more details and individual maps with the mileage.

\* Before increasing your physical activity level, we recommend you consult with your primary care provider.

# Greater Evansville Walking Site Map



1. University of Southern Indiana - 8600 University Boulevard
  2. Burdette / USI Trail - 5301 Nurrenbern Rd.
  3. Burdette Park - 5301 Nurrenbern Rd.
  4. Howell Wetlands - Broadway Ave. & Tekoppel Ave.
  5. Howell Park - Broadway Ave. & Barker Ave.
  6. Greenway Passage-Industrial Corridor - Riverside Dr. to Franklin St.
  7. Evansville Riverfront - Riverside Dr.
  8. Sunrise Park - Riverside Dr. & Waterworks Rd.
  9. Riverside Historic District - Riverside Dr. & Cherry St.
  10. Deaconess Clinic/Health Department - Mulberry St. & 6 th St.
  11. Main Street Walkway - Main Street Downtown
  12. Mesker Park / Helfrich Park - St. Joseph Ave. & Maryland St.
  13. Mesker Park Disc Golf - Mesker Pk. Dr. & Wimberg Ave.
  14. St. Paul's Nature Preserve - 8701 Cynthiana Rd. (Hwy. 65)
  15. Moutoux Park - St. Joseph Ave. & Mill Rd.
  16. Diamond Valley Park - 1100 Fulton Parkway
  17. Central High School - 5400 First Ave.
  18. Igleheart / North Woods - 6101 N. 1st. Ave.
  19. Deaconess Hospital - 600 Mary St.
  20. Greenway Passage - Heidelberg Ave. to Fulton Ave.
  21. Garvin Park - N. Main St. & Heidelberg Ave.
  22. 4-H Center - 201 E. Boonville New Harmony Rd.
  23. Catholic Center - 4200 N. Kentucky Ave.
  24. Evans School - 2727 N. Evans Ave.
  25. EVSC Tech Center - 1901 Lynch Rd.
  26. Scott Park - Schlensker Rd.
  27. Good Shepherd/Stockwell School - 2301 Stockwell Rd.
  28. Wesselman Park - 551 N. Boeke Ave.
  29. Wesselman Woods Nature Preserve - 551 N. Boeke Ave.
  30. Eastland Mall - 800 N. Green River Rd.
  31. Lake at Eagle Crest - Eagle Crest Dr.
  32. State Hospital Grounds - Lincoln Ave. & Vann Ave.
  33. Washington Square Mall - 1138 Washington Square Mall
  34. Price Park - 6229 Covert Ave.
  35. Angel Mounds/Levee - Pollack Ave., East of I-164
  36. St. Mary's Medical Center - 3700 Washington Ave.
  37. Lorraine Park - Boeke Rd. & Monroe Ave.
  38. University of Evansville - 1800 Lincoln Ave.
  39. Anthony Oates Park - Sunburst Blvd. off Riverside Dr.
  40. Eagle Slough - Hwy. 41 & Waterworks Rd.
  41. Bayard Park - Bayard Park Dr. & S. Kentucky Ave.
  42. Akin Park - Park Side Dr. & Taylor Ave.
- \* Bonus - Newburgh Rivertown Trail - SR 662 & Yorkshire Dr.



# **BACK 2 SCHOOL UNITY FEST & HEALTH FAIR**

The Evansville Ministers Wives Council, Coalition of Inner City Neighborhoods in collaboration with EVSC Center for Family School and Community Partnerships, and the Public Education Foundation are ensuring that school aged children in our community are prepared to succeed in school by creating a "ONE STOP" location for all back-to-school needs this year.

**Saturday, August 7, 2010**  
**9:00 am to 5:00 pm**  
**CK NEWSOME CENTER**  
**100 E. Walnut Street**

Join us for this Back-to-School Celebration: We will hosting this one day back-to-school celebration where Title 1 families and other families in need can obtain what their child needs in order to be ready for school.

**THE STUDENT MUST BE ACCOMPANIED BY A PARENT OR  
LEGAL GUARDIAN.**

School supplies will be collected by various organizations and business.

United Neighborhoods of Evansville, various Churches and Neighborhood Associations will be collecting various health and hygiene products for the students, such as Kleenex, hand sanitizer, zip loc baggies, band aids, sanitary products, body soaps, deodorant, shampoo and conditioners. Items can be brought to the UNOE Office where there is a collection box or to any of the UNOE General Meetings in June or July.

We will also be needing volunteers to help disburse items this day. Can you help? If so, call Lois at 568-2198 or Carolyn at 491-3627.

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# Health Care Excel Event



## Health Literacy Meeting

**DATE:** June 9, 2010

**TIME:** 10:00 a.m. - 11:30 a.m. (CT)

**LOCATION:** Evansville Vanderburgh Public Library: Large Group Room  
200 SE Martin Luther King Jr. Blvd., Evansville, IN

(The large group room is located next to the government documents area on the library's second floor).

**MORE:** Please feel free to designate an attendee(s) from your facility or office.

On June 9, 2010, you are invited to join other interested community partners in discussing the importance of increasing health literacy in the Evansville community and laying the groundwork for establishing a health literacy coalition. Through the work of the Care Transitions project in the Evansville area, your facility or office has indicated an interest in focusing on health literacy improvement.

Please RSVP to:

**Amy Tooley**

**Health Care Excel**

**812-234-1499, extension 269**

[atooley@inqio.sdps.org](mailto:atooley@inqio.sdps.org)

# Announcements

- **Parks, Trees & Beautification Committee Meeting**—Thursday, June 3rd, 4:00 pm at the UNOE office
- **Recycle Day**—Saturday, June 5th from 8 am-12 pm at old Wal-Mart West. For more information, call the Solid Waste District at 436-7800.
- **UNOE Board Meeting**—Wednesday, June 16th at 4:00 pm in the 3rd floor Conference Room, Hulman Bldg.
- **West Sector Citizens Meeting**—Thursday, June 17th, 6:00 pm located at 401 E. Columbia Street. For more information, call West Sector at 435-6135.
- **Traveling City Hall Program**— Thursday, June 17th, 5:30-7:30 pm at Nativity Catholic Church, 3635 Pollack Avenue.
- **UNOE General Membership Meeting**—Thursday, June 24th from 6:30—8:00 pm. The meeting will be at the Red Cross Center on Stockwell Road.
- **Parks, Trees & Beautification Committee Meeting**—Thursday, July 1st, 4:00 pm at the UNOE office.
- **Recycle Day**—Saturday, July 17th at old Wal-mart West. For more information, call 436-7800.
- **NATIONAL NIGHT OUT**— Tuesday, August 3rd. 6:00-9:00 pm at Akin, Garvin and Lorraine Parks. Watch for details in your neighborhood!
- **UNOE Sparkplug Banquet**—Friday, October 22nd at 6:00 pm at the Walnut Rooms of the Aztar Executive Conference Center. Mark your calendars!!

## Hilltop Neighborhood Association Annual Rummage Sale

When: June 5; rain date June 12

Time: 7 am to 1 pm

Where: Pine Haven Rehab's parking lot  
at 3400 Stocker Dr. (off of Harmony Way)



## LAMASCO NEIGHBORHOOD ASSOC. 7TH ANNUAL NEIGHBORHOOD YARD SALE

Saturday, June 5th

8:00am—Noon

Map of yard sales will be available.



## Ballard Neighborhood Association

### Block Party



Saturday, June 12th, Noon—3:00pm

at the Nazarene Baptist Church parking lot.

For more information, call 774-2513 or 568-8306.



2009

“Neighborhood Sparkplugs”



**Carolyn Stagg from Hilltop Neighborhood Association** has not only been president of our association, she has been the backbone. She has been on the Board of Directors, of Westside Improvement Assoc., co-chair of National Night Out held at Garvin Park, and an active member of UNOE. She organized the pilot program for the Disaster Preparedness Workshop, and was awarded by the Disaster Resistance of Evansville Leadership. She keeps the organization well informed and encourages us to be active in our neighborhood activities.

- Brenda Carrigan, Hilltop Neighborhood  
**John Cartwright from Mt. Auburn Neighborhood Association** is the picture of a good neighbor. He is there when help is needed by the neighborhood or just one neighbor. One of the many storms we have had caused a large tree to fall across a swing set in a park nearby. John brought a truck and necessary equipment to repair the swings for the children. This is just one example of the many things John does for us.

- Doug Barton, Mt. Auburn Neighborhood

Neighbor to Neighbor  
UNOE Office  
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Suite 501  
Evansville, IN 47708

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## Did U.N.O.E.?

The City of Dayton Dept. of Planning & Community Development  
will be hosting the

### 2010 Regional Neighborhood Network Conference on October 7th-9th, in Dayton, Ohio



The Conference will be held at the Dayton Convention Center  
and Crowne Plaza Hotel.



The theme, *Reinventing Neighborhoods*, salutes the hard work neighborhood leaders contribute to communities while providing new and creative mechanisms to address some of the major concerns in neighborhoods today. The workshops that will enable these leaders to continue with their efforts and take back a wealth of fresh new initiatives to their communities.

— More information coming soon!

### GENERAL MEMBERSHIP MEETING

June 24th, 2010

Thursday 6:30-8:00 p.m.

Red Cross Building—29 S. Stockwell Road

*Program: Informational Overview of the City-County Consolidation*

