



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

### July 2018

Total permits issued for the month of July: 118

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#### Permit Activity Breakdown

Commercial Permits	July 2018	July 2017	YTD 2018	YTD 2017	YTD Diff
New	0	0	8	4	4
Interior Remodel	7	4	16	21	-5
Addition	0	1	1	2	-1
Sign	3	11	25	19	6
Electric	1	3	13	11	2
Other	8	3	39	32	7
Sewer	0	0	0	0	0
<b>Commercial Totals</b>	<b>19</b>	<b>22</b>	<b>103</b>	<b>89</b>	<b>14</b>
<b>Residential Permits</b>					
Single Family	17	8	139	106	33
Addition	13	11	68	63	5
Remodel	12	10	49	58	-9
Electric	2	1	26	26	0
Pool/Spa	4	4	24	21	3
Demolition	2	1	10	12	-2
Other	48	266	289	734	-445
Sewer/Repairs	1	1	14	7	7
<b>Residential Totals</b>	<b>99</b>	<b>302</b>	<b>619</b>	<b>1027</b>	<b>-408</b>
<b>Combined Totals</b>	<b>118</b>	<b>324</b>	<b>722</b>	<b>1116</b>	<b>-394</b>

Building/Site Inspections: 383      Number Of Inspections: 551

Certificates Of Occupancy Issued: 44

Easement Encroachments Authorized: 0      Denied: 0

#### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 10

Number of violations that resulted in a violation and/or stop work order: 6

Number of Investigations closed this month: 9

Total number of zoning code violations to date: 57



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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
R2018-606	July	2	\$11,280	\$75	\$0	\$0	\$0	Sullivan and Fortner Roofing	Marc & Lynn Elliott	Res Reroof	THE ENCLAVE	43	6834 WOODHAVEN	46077
R2018-607	July	2	\$10,000	\$426	\$0	\$0	\$0	Greg Brown	Greg & Regina Brown	Res Add			3380 SOUTH 875 EAST	46077
R2018-608	July	2	\$12,243	\$75	\$0	\$0	\$0	Hoosier Contracting LLC	Jeffrey & Eilizabeth	Res Reroof			1870 SOUTH US 421	46077
R2018-609	July	2	\$15,000	\$75	\$0	\$0	\$0	Home Value Renovation	Anthony Baumgartner	Res Reroof	THE ENCLAVE	5	6576 BAINBRIDGE	46077
R2018-610	July	2	\$13,000	\$75	\$0	\$0	\$0	Home Value Renovation	Clinton & Jeanne Hardin	Res Reroof	THE ENCLAVE	6	6578 BAINBRIDGE	46077
U2018-611	July	3	\$340,000	\$1,317	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	237	4149 KEIGHLEY	46077
R2018-612	July	3	\$14,078	\$75	\$0	\$0	\$0	Bone Dry	Brian & Ashley Miller	Res Reroof	Brookhaven	73	2802 NEWBURY	46077
U2018-613	July	3	\$18,448	\$75	\$0	\$0	\$0	Bone Dry	Boyd & Judy Baker	Res Reroof	Sugarbush	76	682 MORNINGSIDE	46077
R2018-614	July	3	\$7,035	\$100	\$0	\$0	\$0	Indy Decorative	Kristopher & Tali Corbin	Res Other	Brookhaven	199	11127 GLEN AVON WAY	46077
13U2018-615	July	3	\$78,618	\$504	\$0	\$0	\$0	CMH Builders	Jeffrey & Melinda Cappa	Res Remodel	The Willows	129	11576 BENT TREE	46077
R2018-616	July	3	\$69,193	\$542	\$0	\$0	\$0	CMH Builders	Eric & Ann Marie Nelson	Res Remodel	Flora Minor Plat	1	9755 EAST 100 SOUTH	46077
R2018-617	July	5	\$575,000	\$1,595	\$0	\$1,221	\$1,009	Luther Selby	Luther Selby	Res New	Mil-Dot Acres	2	8460 HUNT CLUB ROAD	46077
R2018-618	July	5	\$35,000	\$450	\$0	\$0	\$0	Luther Selby	Luther Selby	Res Add	Mil-Dot Acres	2	8460 HUNT CLUB ROAD	46077
R2018-619	July	5	\$75,000	\$522	\$0	\$0	\$0	Luther Selby	Luther Selby	Res Add Pool	Mil-Dot Acres	2	8460 HUNT CLUB RD	46077
U2018-620	July	5	\$8,000	\$140	\$0	\$0	\$0	Alt Construction	Kate Bova-Drury	Comm Remodel		Lemon Bar	95 EAST PINE	46077
U2018-621	July	5	\$18,814	\$75	\$0	\$0	\$0	Elbert Construction	Mary Ann Gray	Res Reroof	Colony Woods	197	140 CAMDEN	46077
R2018-622	July	5	\$21,000	\$75	\$0	\$0	\$0	Elbert Construction	Grant & Andrea Gilroy	Res Reroof	Stonegate	26	7652 BISHOPS	46077
R2018-623	July	6	\$20,000	\$100	\$0	\$0	\$0	Lemke Landscape	Andrew & Sylvia White	Res Other	Stonegate	127	6648 E DEERFIELD	46077



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U2018-624	July	6	\$0	\$90	\$0	\$0	\$0	Borman Electri, Inc	Town of Zionsville	Comm Electric			5150 OLD 106TH ST	46077
U2018-625	July	6	\$100,000	\$410	\$0	\$0	\$0	Mark & Jane Edwards	Mark & Jane Edwards	Res Remodel	Crosses 4th Addition	52	440 WEST WALNUT	46077
R2018-626	July	9	\$14,000	\$100	\$0	\$0	\$0	Aspen Outdoor Designs	Justin & Audra Stewart	Res Other	Blackstone	50	7484 INDEPENDENCE	46077
U2018-627	July	9	\$13,000	\$100	\$0	\$0	\$0	Chuck's Construction	Jeremy & Laura Wilmot	Res Add Deck	Bloor Woods	19	753 BLOOR WOODS	46077
U2018-628	July	9	\$16,184	\$75	\$0	\$0	\$0	Bone Dry	MICHAEL & RHONDA FOX	Res Reroof	Cobblestone Lakes	157	9343 WINDRIFT	46077
U2018-629	July	9	\$22,714	\$75	\$0	\$0	\$0	Bone Dry	NATHAN & CRYSTAL	Res Reroof	Cedar Bend	15	10106 WILDWOOD	46077
U2018-630	July	9	\$8,945	\$75	\$0	\$0	\$0	Bone-Dry Roofing	NICHOLAS & TERESA	Res Reroof	Brittany Chase	31	4151 HUNTSMAN	46077
13U2018-631	July	9	\$562,000	\$1,464	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	139	11554 FOXTAIL	46077
13U2018-632	July	9	\$523,000	\$1,446	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	141	11620 FOXTAIL	46077
R2018-633	July	9	\$125,000	\$525	\$0	\$0	\$0	Dwellings Unlimited	Dennis & Patricia Smith	Res Add			6515 S 800 E	46077
U2018-634	July	10	\$60,000	\$550	\$0	\$0	\$0	Premier Pools	James & Sarah King	Res Add Pool	Austin Oaks	141	4695 WOODS	46077
U2018-635	July	10	\$0	\$125	\$0	\$0	\$0	Christopher Scott Homes	Steven & Jennifer Pratt	Res Other	Seery Minor	1	955 BLOOR LANE	46077
R2018-636	July	11	\$250,000	\$782	\$0	\$0	\$8,268	Alderson Commercial	Trinity Realty Company LLC	Comm Remodel	Stonegate	101 - Zionsville	6857 W STONEGATE	46077
U2018-637	July	11	\$5,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Daniel & Amy Knueppel	Res Reroof	Rock Bridge	129	8836 WEATHER	46077
U2018-638	July	11	\$30,000	\$200	\$0	\$0	\$0	Tom Simmons	Sean & Cheryl Black	Res Add Deck	Cedar Bend	61	10049 LAKEWOOD	46077
U2018-639	July	12	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Gary & Debbie Forbeck	Res Reroof	Crosses 4th Addition	71, 72	370 W POPLAR	46077
U2018-640	July	12	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Mary Sonner	Res Reroof	Colony Woods	242	190 GOVERNORS	46077
U2018-641	July	12	\$7,000	\$90	\$0	\$0	\$0	Stay Dry Roofing	Barbara Harris FLP	Comm Reroof			45 S ELM ST	46077



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U2018-642	July	12	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Robert & Jayne Harris	Res Reroof	PRESERVE AT SPRING KNOLL	208	4231 HONEYSUCKLE	46077
U2018-643	July	12	\$0	\$0	\$0	\$0	\$0	Signarama	MR Turley LLC	Comm Sign	OLIVERS	26 Francis & Parke	120 N MAIN ST	46077
U2018-644	July	12	\$272,525	\$1,325	\$4,025	\$1,221	\$1,009	Fischer Homes	Fischer Homes	Res New	Hampshire	87	4837 ABERDEEN	46077
R2018-645	July	12	\$200,000	\$1,202	\$4,025	\$0	\$1,009	Lennar	Lennar	Res New	Vonterra	58	5915 MUSCADINE	46077
R2018-646	July	12	\$17,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Joshua & Melissa Nepute	Res Reroof	Stonegate	4	7665 CARRIAGE	46077
R2018-647	July	12	\$650,000	\$1,488	\$0	\$1,009	\$1,221	Evan Green	EVAN & MELISSA	Res New			6550 E 525 South	46077
R2018-648	July	12	\$79,000	\$523	\$0	\$0	\$0	James Meyers Construction	Neer Development	Comm Other	Courtyards of Zionsville	Clubhouse Pool &	COMMON BLOCK B	46077
U2018-649	July	12	\$11,500	\$410	\$0	\$0	\$0	L & R Restoration LLC	William & Amy Tischer	Res Remodel	PRESERVE AT SPRING KNOLL	23	8875 PIN OAK DRIVE	46077
U2018-650	July	12	\$0	\$75	\$0	\$0	\$0	Acker Electric	Craig & Dabney Frothingham	Res Electric	Timber Ridge	15	981 TILLSON DRIVE	46077
13U2018-651	July	12	\$441,000	\$1,371	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	123	3573 EVERGREEN	46077
U2018-652	July	13	\$550,000	\$1,443	\$4,025	\$1,009	\$1,221	Citation Homes Inc	SCOTT & STACEY	Res New		2	145 NORTH 3RD STREET	46077
13U2018-653	July	13	\$10,000	\$200	\$0	\$0	\$0	Douglas Schetzel	Douglas Schetzell	Res Add Deck	HIDDEN PINES	108	3931 EVERGREEN	46077
R2018-654	July	13	\$11,000	\$75	\$0	\$0	\$0	Daahl Property Group	Mir Zaheer	Res Reroof	THE ENCLAVE	73	6539 BRIARWOOD	46077
U2018-655	July	13	\$1,500	\$410	\$0	\$0	\$0	Tuttle Construction	Robert & Lu Carole West	Res Remodel	Austin Oaks	19	11703 PROMONTORY	46077
U2018-656	July	13	\$25,000	\$100	\$0	\$0	\$0	Noll Landscape	Tyler Towns	Res Other	Hampshire	113	4485 Kettering	46077
U2018-657	July	13	\$9,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	NATHAN & TANIA	Res Reroof	IRONGATE	66	95 LEXINGTON	46077
U2018-658	July	13	\$100,000	\$490	\$0	\$0	\$0	Mitch Young	David & Jeanine Mikell	Res Add	OLIVERS	89, 90	165 NORTH MAPLE	46077
U2018-659	July	16	\$9,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Mark & Michele Hudson	Res Reroof	Colony Woods	237	240 GOVERNORS	46077



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U2018-660	July	16	\$12,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Brian & Kem Pawlaczyk	Res Reroof	Colony Woods	238	230 GOVERNORS	46077
U2018-661	July	17	\$32,621	\$445	\$0	\$0	\$0	CMH Builders	Kyle & Johanna Riddle	Res Remodel	Spring Knoll	21	4526 SUNFLOWER	46077
U2018-662	July	17	\$0	\$25	\$0	\$0	\$0	Ben Franklin Plumbing	Kyler Wilson	Res Sewer	Brittany Chase	85	4170 HUNTSMAN	46077
R2018-663	July	17	\$4,609	\$200	\$0	\$0	\$0	Merrifield Builders	John & Lucinda Keller	Res Add Deck			6155 S 950 EAST	46077
U2018-664	July	17	\$220,000	\$1,680	\$0	\$0	\$6,042	Browning Construction	FAE HOLDINGS 471004R LLC	Comm Remodel	Ripberger Business Park	4A Martek	10505 BENNETT	46077
R2018-665	July	17	\$0	\$75	\$0	\$0	\$0	Rebecca Overmeyer	Rebecca Overmyer	Res Electric			8611 E 250 SOUTH	46077
U2018-666	July	17	\$10,000	\$75	\$0	\$0	\$0	Centennial Construction	John & Marci Dunham	Res Reroof	Raintree	59	55 SPRING DRIVE	46077
U2018-667	July	18	\$600,000	\$1,278	\$0	\$0	\$0	Old Town Design Group	Jeffrey Cooper	Res New	Eagle View Court	1	510 EAGLE VIEW	46077
U2018-668	July	18	\$72,520	\$451	\$0	\$0	\$0	G & J Remodeling	OHI Asset	Comm Remodel		Zionsville Meadows	675 SOUTH FORD ROAD	46077
U2018-669	July	18	\$150,000	\$568	\$0	\$0	\$0	TT Renovations	Christina Gregory	Res Add	L F & H	56	505 W SYCAMORE	46077
U2018-670	July	18	\$10,000	\$90	\$0	\$0	\$0	Deaton's Mechanical	Ford Centre Assoc	Comm Other	Ford Center	Domino's	1466 WEST OAK	46077
R2018-671	July	18	\$370,000	\$1,442	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	Stonegate	353	6619 EAST DEERFIELD	46077
U2018-672	July	18	\$10,000	\$75	\$0	\$0	\$0	Bone Dry	Courtland Jackson	Res Reroof			10 SOUTH 6TH STREET	46077
R2018-673	July	18	\$0	\$0	\$0	\$0	\$0	Drees Homes	Lawrence & Carol Reitz	Comm Sign	Stonegate		6250 STONEGATE	46077
R2018-674	July	18	\$50,000	\$460	\$0	\$0	\$0	New Generation Homes	Timothy & Ellyn Nettleton	Res Remodel	Brookhaven	135	11237 E HIGH	46077
U2018-675	July	19	\$12,645	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Virren & Shea Malhotra	Res Reroof	Raintree Place	105	205 SPRING DRIVE	46077
U2018-676	July	19	\$23,573	\$75	\$0	\$0	\$0	Bone Dry	Marvin & Catherine	Res Reroof			630 PINE MEADOW	46077
U2018-677	July	19	\$11,089	\$75	\$0	\$0	\$0	Bone Dry	Anthony & Sheila Manna	Res Reroof	PRESERVE AT SPRING KNOLL	325	4238 HONEYSUCKLE	46077



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13U2018-678	July	19	\$65,000	\$75	\$0	\$0	\$0	Bone Dry	Justin & Darrienne	Res Reroof	Willow Ridge	41	11553 RIDGE VALLEY	46077
U2018-679	July	19	\$11,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	Susan & Shane Hawkins-Wilding	Res Reroof	COLONY SQUARE	63	861 FRANKLIN	46077
R2018-680	July	19	\$900,000	\$125	\$0	\$0	\$0	Christopher Scott Homes	John Chappo	Res Other			9485 HUNT CLUB ROAD	46077
R2018-681	July	19	\$200,000	\$979	\$4,025	\$0	\$1,009	CalAtlantic Homes of	CalAtlantic Homes of	Res New	Vonterra	35	10327 SEMILLON	46077
U2018-682	July	19	\$16,500	\$410	\$0	\$0	\$0	Taylor Home Improvement	Jeffrey & Pamela Bourff	Res Add	Cobblestone Lakes	368	8752 W COBBLESTONE	46077
U2018-683	July	19	\$30,000	\$410	\$0	\$0	\$0	Chris Hinker	Christoper & Jill Hinker	Res Add	The Sanctuary	39	11852 AVEDON	46077
R2018-684	July	20	\$200,000	\$1,269	\$4,025	\$0	\$1,009	Lennar	Lennar	Res New	Vonterra	59	5907 MUSCADINE	46077
R2018-685	July	20	\$200,000	\$1,243	\$4,025	\$0	\$1,009	Lennar	Lennar	Res New	Vonterra	57	5925 MUSCADINE	46077
R2018-686	July	20	\$225,000	\$1,166	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	34	1671 CYPRESS	46077
R2018-687	July	20	\$225,000	\$1,166	\$4,025	\$1,221	\$1,009	Neer Development	Neer Development	Res New	Courtyards of Zionsville	13	1703 ARBOR WAY	46077
U2018-688	July	20	\$31,500	\$410	\$0	\$0	\$0	David Schoenbaum	Matthew & Vanessa	Res Remodel	Rock Bridge	82	3955 ROCK BRIDGE	46077
13U2018-689	July	23	\$3,900	\$740	\$0	\$0	\$0	TCD Assoc	TCD-L ASSOCIATES	Comm Remodel	Northwest Technology	4 MOBI	6100 TECHNOLOGY	46077
U2018-690	July	23	\$20,000	\$90	\$0	\$0	\$0	Stay Dry Roofing	HARRIS FLP	Comm Reroof			65 E CEDAR STREET	46077
R2018-691	July	23	\$0	\$75	\$0	\$0	\$0	Metzger	Witham Memorial	Res Demo			10350 EAST 200 SOUTH	46077
U2018-692	July	23	\$100,000	\$420	\$0	\$0	\$0	Pulliam-Scott Construction Inc	Jason & Beth Whittington	Res Add	Rock Bridge	208	9232 KEYSTONE	46077
U2018-693	July	23	\$0	\$150	\$0	\$0	\$0	John Stehr	Jarmco LLC	Res Demo	GRIMES	2	190 NORTH 6TH STREET	46077
13U2018-694	July	23	\$15,000	\$100	\$0	\$0	\$0	CPH LLC	Emily & Scott Luc	Res Other	The Willows	139	11552 WILLOW	46077
R2018-695	July	23	\$10,000	\$100	\$0	\$0	\$0	Lunar Decks	Lucian & Margaret	Res Add Deck			6201 SOUTH 950 EAST	46077



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U2018-696	July	23	\$500,000	\$400	\$0	\$0	\$0	Whiting-Turner Contracting	MDC Coastal 6 LLC	Comm Remodel	Ripberger Business Park	1 FedExPark	10301 BENNETT	46077
U2018-697	July	23	\$0	\$0	\$0	\$0	\$0	Sign Craft	FAE HOLDINGS 471004R LLC	Comm Sign	Ripberger Business Park	4A	10505 BENNETT	46077
13U2018-698	July	23	\$22,692	\$75	\$0	\$0	\$0	Cochran Exteriors	Christopher Culpepper	Res Reroof	Fox Hollow	5	7162 FOX HOLLOW	46077
U2018-699	July	23	\$52,500	\$533	\$0	\$0	\$0	Tropical Pool	William & Shelby Maurer	Res Add Pool	Oak Ridge Estates	1	4815 COTTONWOOD	46077
R2018-700	July	23	\$50,000	\$75	\$0	\$0	\$0	Barry Smith	Dexter McCormick	Res Reroof			11330 TEMPLIN	46077
U2018-701	July	23	\$25,000	\$70	\$0	\$0	\$0	Nazareth	Zionsville Lions Club	Comm Remodel		Lion's Club	115 SOUTH ELM	46077
U2018-702	July	24	\$10,184	\$75	\$0	\$0	\$0	Universal Roofing	Noel & Jane Bewley	Res Reroof	PRESERVE AT SPRING KNOLL	350	4223 HONEYSUCKLE	46077
U2018-703	July	24	\$12,927	\$75	\$0	\$0	\$0	Universal Roofing	Michal & Daniel Murphy	Res Reroof	Cobblestone Lakes	330	8862 HEATHERSTONE	46077
U2018-704	July	24	\$200,000	\$90	\$0	\$0	\$0	Knox Roofs	Mark Munley	Comm Reroof	Manchester Square		100 MANCHESTER	46077
U2018-705	July	25	\$12,000	\$75	\$0	\$0	\$0	Robert Stevens Roofing	David & Rosemary	Res Reroof	Sugarbush	7	660 SUGARBUSH	46077
U2018-706	July	25	\$33,000	\$75	\$0	\$0	\$0	Home Value Renovation	Andrew & Sharon Gall	Res Reroof	Isenhour Hills	5	480 ISENHOUR	46077
U2018-707	July	25	\$527,000	\$1,351	\$0	\$1,221	\$1,009	Estridge Homes	Estridge Homes	Res New	Oxford Woods	5	11640 WALTON	46077
U2018-708	July	25	\$10,075	\$75	\$0	\$0	\$0	Bone Dry	William & Stacy Gruen	Res Reroof	Colony Woods	10	85 WILLIAMSBURG	46077
U2018-709	July	25	\$9,584	\$75	\$0	\$0	\$0	Bone Dry	Roderick Pettit	Res Reroof	Hunt Club Village	12	15 PALOMINO	46077
U2018-710	July	25	\$20,000	\$410	\$0	\$0	\$0	June Palms Property	Waseem Sheikh	Res Remodel	Zion Hills	11	12327 DAUGHTRY	46077
U2018-711	July	26	\$25,000	\$75	\$0	\$0	\$0	Home Value Renovation	Gregg & Michele Boeck	Res Reroof	Oak Ridge	117	10192 HICKORY	46077
R2018-712	July	27	\$11,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Justin & Trisha Davis	Res Reroof	THE ENCLAVE	89	6546 BRIARWOOD	46077
U2018-713	July	27	\$8,000	\$90	\$0	\$0	\$0	Stay Dry Roofing	HARRIS FLP	Comm Reroof		4,5	270 SOUTH MAIN	46077



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U2018-714	July	27	\$8,000	\$75	\$0	\$0	\$0	Stay Dry Roofing	Chad Bauman	Res Reroof	OLIVERS	71	210 NORTH MAPLE	46077
U2018-715	July	27	\$9,000	\$90	\$0	\$0	\$0	Stay Dry Roofing	HARRIS FLP	Comm Reroof			675 SOUTH MAIN	46077
U2018-716	July	27	\$0	\$0	\$0	\$0	\$0	Beazer Homes	Beazer Homes	Grading	Hampshire	147-191 and	4751 CR South 800	46077
13U2018-717	July	30	\$105,297	\$457	\$0	\$0	\$0	Blue Haven Pools	Bernard & Windy	Res Add Pool	IRISHMAN'S RUN	20	9710 IRISHMANS	46077
U2018-718	July	31	\$15,000	\$548	\$0	\$0	\$0	Grande & Grande Inc	Chad & Jenifer Wright	Res Remodel	Cobblestone Lakes	247	8920 SNOWBERRY	46077
U2018-719	July	31	\$14,628	\$75	\$0	\$0	\$0	Bone Dry	Jere & Beverly Meredith	Res Reroof	PRESERVE AT SPRING KNOLL	2	4234 HONEYSUCKLE	46077
R2018-720	July	31	\$0	\$100	\$0	\$0	\$0	Michael Lyons	Michael Lyons	Res Other			8541 East 500 South	46077
R2018-721	July	31	\$55,000	\$473	\$0	\$0	\$0	Nazareth Building	TRISTAN & MEGAN	Res Remodel	Stonegate	248	6710 CHAPEL	46077
13U2018-722	July	31	\$41,000	\$504	\$0	\$0	\$0	WF Construction and Design Inc	Andrea & Anthony Price	Res Remodel	Willow Glen	19	3274 CIMMARON	46077
R2018-723	July	31	\$11,077	\$100	\$0	\$0	\$0	Lawn Landscape	Charles & Lisa Scholer	Res Other	THE ENCLAVE	81	6562 BAINBRIDGE	46077



# Town Of Zionsville

## Planning and Economic Development C of O Detail

July 2018

Total: C of O issued for the month of July: 44

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2016-920	Deaton's Mechanical	RPM Pizza	Comm Remodel	Ford Centre	Dominos Pizza	1486 W OAK STREET	46077	2018/07/18
U2016-933	Bradley Johnson	Bradley & Janet Johnson	Res Remodel	MELORA DYES		960 W PINE STREET	46077	2018/07/20
U2017-4	Christopher Scott Homes	Steven & Jennifer Pratt	Res New	Seery Minor	1	955 BLOOR LANE	46077	2018/07/10
13U2017-48	William Fyffe	William Fyffe	Res Remodel	The Willows	57	3207 WILLOW BEND TRAIL	46077	2018/07/06
13U2017-133	Hoss Building Group	Sharon Sponseller	Res New	N.T.		3938 WILLOW BROOK LANE	46077	2018/07/02
U2017-202	Bedrock Hardscapes	John & Kristen Quigley	Res Add	Austin Oaks	133	11749 ARBORHILL DRIVE	46077	2018/07/23
U2017-276	Mike Mcghee	John & Julia Sofia	Res Add Pool	OLDFIELD	15	6644 BELFAIR COURT	46077	2018/07/10
R2017-638	Wood Groovers, Inc	Frank & Janet Kafoure	Res Add			8000 HUNT CLUB ROAD	46077	2018/07/16
13U2017-742	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	80	3745 CONIFER DRIVE	46077	2018/07/20
R2017-753	Housewurks of Zionsville	Lucian & Margaret Lupinski	Res Add			6201 S 950 EAST	46077	2018/07/12
R2017-945	Darin & Angela Martin	Darin & Angela Martin	Res Other	Blackstone	26	7453 INDEPENDENCE DR	46077	2018/07/26
R2017-952	Drees Homes	Ali & Chistina Mansoori	Res New			8302 HUNT CLUB ROAD	46077	2018/07/27
U2017-1044	Engcon, LLC	HARRIS FLP	Comm Remodel		Body Outfitters	575 S MAIN STREET	46077	2018/07/31
13U2017-1055	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	15	3920 SUGAR PINE LANE	46077	2018/07/19
U2017-1083	Schaefer Development, LLC	RCS HOLDINGS XIII LLC	Comm Remodel	N.T.	Ste 30 Edwards Jones	1555 W OAK STREET	46077	2018/07/31
13U2017-1152	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	16	3904 SUGAR PINE LANE	46077	2018/07/19



# Town Of Zionsville

## Planning and Economic Development C of O Detail

July 2018

Total: C of O issued for the month of July: 44

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2017-1714	Bedrock Builders	Bedrock Builders	Res New	THE WILLOWS	71	3246 POLO TRAIL	46077	2018/07/31
13U2017-2081	Hamilton Homes	Derron & Natalie Wilson	Res Add	THE WILLOWS	213	11578 WILLOW BEND COURT	46077	2018/07/06
13U2018-12	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	140	11596 FOXTAIL COURT	46077	2018/07/19
13U2018-22	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	27	3658 SUGAR PINE LANE	46077	2018/07/19
R2018-47	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	26	255 ASPEN DRIVE	46077	2018/07/16
U2018-50	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	36	10336 SEMILLON CIRCLE	46077	2018/07/30
R2018-71	St Louis Property Group	Dale St Louis	Res Remodel			1850 S US 421	46077	2018/07/24
R2018-74	Robin Campbell Builders	Edwin Watson	Res Add	Shannon Springs	17	6250 BOULDER SPRINGS COURT	46077	2018/07/10
U2018-82	Fischer Homes	Fischer Homes	Res New	Hampshire	121	4658 KETTERING PLACE	46077	2018/07/13
U2018-97	Beazer Homes	Beazer Homes	Res New	Hampshire	220	4266 KETTERING DRIVE	46077	2018/07/31
13U2018-100	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	142	11630 FOXTAIL COURT	46077	2018/07/16
R2018-131	CalAtlantic Homes of Indiana	CalAtlantic Homes of Indiana, Inc	Res New	Vonterra	42	5924 MUSCADINE WAY	46007	2018/07/09
R2018-150	Candace Buckmaster	Candace Buckmaster	Res Add Deck			6485 E 650 South	46077	2018/07/16
13U2018-151	Fiano Landscapes	Brian Anciaux	Res Add Deck	HIDDEN PINES	73	11491 EVERGREEN WAY	46077	2018/07/27
13U2018-154	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	124	3561 EVERGREEN WAY	46077	2018/07/26
13U2018-182	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	122	3591 EVERGREEN WAY	46077	2018/07/31



# Town Of Zionsville

## Planning and Economic Development C of O Detail

July 2018

Total: C of O issued for the month of July: 44

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2018-204	Samuel Pollauf	Samuel Pollauf	Res Add Pool			8218 E 550 S	46077	2018/07/16
U2018-207	Case Design	PERCIVAL CHUCK CREDIT TRUST c/o	Comm Remodel		4	117 SOUTH FIRST STREET	46077	2018/07/16
U2018-242	BPI Outdoor Living	Dean and Jennifer Ranalli	Res Add Deck	Coventry Ridge	88	4729 BAYBERRY LANE	46077	2018/07/09
U2018-253	Mac General Contractors LLC	Thomas Lewis	Res Add	CROSSES	122	465 WEST CEDAR STREET	46077	2018/07/03
U2018-302	Pools of Fun	Thomas and Lisa Harrison	Res Add Pool	Austin Oaks	182	4831 AUSTIN TRACE	46077	2018/07/12
U2018-305	RMC Construction	Steven Weigle	Res Add Deck	Cedar Bend	45	10140 LAKEWOOD DRIVE	46077	2018/07/25
2018-436	Brick Doctor	John Gill	Res Add	OLIVERS	32	190 NORTH MAIN ST	46077	2018/07/11
U2018-438	CMH Builders	Michael & Lucy Dollens	Res Remodel	Spring Knoll	45	9557 GREENTHREAD DRIVE	46077	2018/07/10
13U2018-485	Nazareth	Michael & Sonia Schatzlein	Res Remodel	Bridlewood	9	11160 BRIDLEWOOD TRAIL	46077	2018/07/25
U2018-501	Fox Pools	Jeffrey & Lisa Higgins	Res Add Pool	Spring Knoll	31	9694 BELLFLOWER DRIVE	46077	2018/07/25
U2018-620	Alt Construction	Kate Bova-Drury	Comm Remodel		Lemon Bar	95 EAST PINE STREET	46077	2018/07/12
U2018-635	Christopher Scott Homes	Steven & Jennifer Pratt	Res Other	Seery Minor	1	955 BLOOR LANE	46077	2018/07/30



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2018

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### Activity Report

	Commercial/Industrial						Residential									Sewer Reporting		Summary Of Field Activity				
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	1	0	1	2	3	3	12	6	5	3	0	1	4	1	0	42	1	7	350	441	21	20
February	0	0	2	4	0	4	17	7	10	1	0	1	18	2	0	66	0	10	362	431	17	20
March	2	0	1	6	0	7	31	16	3	4	5	3	46	1	0	125	1	22	335	448	9	19
April	1	0	1	8	3	6	21	11	5	9	7	1	52	2	0	127	1	17	406	564	17	33
May	4	0	2	0	2	8	19	7	6	4	4	0	79	3	0	138	0	13	479	666	80	80
June	0	1	2	2	4	3	22	8	8	3	4	2	42	4	0	105	0	9	436	651	24	60
July	0	0	7	3	1	8	17	13	12	2	4	2	48	1	0	118	0	9	383	551	8	44
August																						
September																						
October																						
November																						
December																						
Totals	8	1	16	25	13	39	139	68	49	26	24	10	289	14	0	721	3	87	2751	3752	176	276



# Town Of Zionsville

## Planning and Economic Development Comprehensive Status

### Year: 2018

#### Status Report

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Residential Fees	January	February	March	April	May	June	July						YTD
New Home Residential ILP Fees	\$16,643	\$23,124	\$42,544	\$27,810	\$26,010	\$30,013	\$22,545						\$188,689
All Other Residential ILP Fees	\$5,861	\$9,976	\$12,426	\$14,652	\$12,985	\$13,214	\$16,362						\$85,476
Residential Inspection Fees (Fees Due)	\$4,200	\$4,875	\$5,075	\$5,550	\$6,000	\$5,025	\$4,500						\$35,225
New Home Residential Road Impact Fees	\$12,108	\$17,153	\$29,227	\$21,189	\$19,171	\$21,401	\$16,568						\$136,817
New Home Residential Park Impact Fees	\$14,652	\$19,536	\$32,514	\$23,199	\$18,315	\$21,766	\$14,228						\$144,210
Sanitary Sewer Fees	\$28,175	\$40,250	\$116,550	\$68,425	\$50,251	\$36,225	\$36,225						\$376,101
Total Residential ILP, Inspection, Impact, Sewer	\$77,439	\$110,039	\$233,261	\$155,275	\$126,732	\$122,619	\$105,928						\$931,293
New Commercial Start ILP Fees	\$2,106	\$0	\$7,439	\$916	\$8,705	\$0	\$0						\$19,166
All Other Commercial ILPs	\$1,488	\$1,665	\$1,579	\$4,027	\$5,066	\$2,988	\$5,416						\$22,229
Commercial Inspection Fees(Fees due)	\$1,050	\$0	\$0	\$450	\$300	\$300	\$600						\$2,700
Commercial Road Impact Fees	\$30,528	\$0	\$6,042	\$0	\$123,914	\$0	\$0						\$160,484
Commercial Sanitary Sewer Fees	\$4,625	\$0	\$600	\$7,600	\$0	\$0	\$0						\$12,825
Total Commercial ILP, Inspection Impact Sewer	\$38,747	\$1,665	\$15,660	\$19,857	\$137,685	\$2,988	\$19,726						\$236,328
Combined Residential and Commercial Sewer	\$32,800	\$40,250	\$117,150	\$76,025	\$50,251	\$36,225	\$36,225						\$388,926
Combined Residential and Commercial Impact	\$57,288	\$36,689	\$67,783	\$51,702	\$161,400	\$43,167	\$45,106						\$463,135
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$116,186	\$111,704	\$248,921	\$175,132	\$264,417	\$125,607	\$125,654						\$1,167,621
Petition Filing Fees	January	February	March	April	May	June	July						YTD
Plan Commission													
Primary Plat Approval				\$3,195	\$1,385	\$1,200							\$5,780
Secondary Plat Approval		\$830	\$2,240	\$2,130	\$400		\$1,710						\$7,310
Minor Plat Approval	\$400		\$330				\$345						\$1,075
Zone Map Amendment			\$20,900	\$2,537		\$5,700	\$3,200						\$32,337
Subdivision Waiver													
Development Plan	\$675	\$575	\$1,112	\$9,470	\$2,896	\$1,980							\$16,708
Development Plan Amendment	\$575						\$623						\$1,198
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use	\$1,200			\$400		\$1,200							\$2,800
Variance of Dev Standards	\$325	\$800	\$1,462	\$1,650	\$1,575	\$400	\$1,325						\$7,537
Special Exception			\$1,050	\$700			\$700						\$2,450
TOTAL FILING FEES Plan Commission and	\$3,175	\$2,205	\$27,644	\$20,082	\$6,256	\$10,480	\$7,903						\$77,745
Permit Overview	January	February	March	April	May	June	July						YTD
New Home ILP	12	17	31	21	19	22	17						139
New Home Construction Cost	\$4,858,939	\$7,050,452	\$15,217,198	\$7,615,976	\$9,321,833	\$11,782,300	\$6,660,525						\$62,507,223
All Other Residential ILP	20	39	78	87	103	71	82						480
New Commercial Start ILP	1		2	1	4								8
All Other Commercial ILP	9	10	14	18	12	12	19						94
Total Permit Per Month	42	66	125	127	138	105	118						721
Petition Filing Quantities	January	February	March	April	May	June	July						YTD
Plan Commission													
Primary Plat Approval				<sup>1</sup> Putte Homes of Ind	<sup>1</sup> Manchester Square	<sup>1</sup> MAP 1861 Developme							
Secondary Plat Approval		<sup>1</sup> Inglenook Phase 2	See Files	<sup>1</sup> Putte Homes of Ind	<sup>1</sup> K. Shaffer (Hale M		See Files						
Minor Plat Approval	<sup>1</sup> Lenox Minor Plat -		<sup>1</sup> B&D Homes, LLC				<sup>1</sup> J. Ma						
Zone Map Amendment			<sup>2</sup> Henke Development Little League Inte	See Files		<sup>2</sup> State Bank of Litz Becknell Services,	<sup>1</sup> Hoosier Village						
Subdivision Waiver													
Development Plan	<sup>1</sup> J. Viewegh	<sup>1</sup> LDR Rentals LLC	<sup>2</sup> S. Scheidler Zionsville Communi	See Files	<sup>1</sup> Manchester Square	<sup>1</sup> MAP 1861 Developme							
Development Plan Amendment	<sup>1</sup> TPI Utility Constr						<sup>1</sup> Interactive Academ						
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	<sup>1</sup> D. Swiney			<sup>1</sup> J. Williams		<sup>1</sup> M. Villanueva							
Variance of Dev Standards	<sup>1</sup> T. Lewis	<sup>2</sup> J. Scott J. Stehr	See Files	See Files	See Files	<sup>1</sup> C. Gregory	See Files						
Special Exception			<sup>2</sup> Oak Center Food Te Zionsville Communi	<sup>1</sup> J. Williams			<sup>1</sup> J. Ma						
TOTAL FILINGS Plan Commission and BZA	5	4	16	14	9	6	11						65
Collected Fees: Duplicate Permits, Amendments/Proceeding Fees	\$250	\$500	\$1,200	\$275		\$1,475	\$350						\$4,050
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$37,698	\$44,050	\$124,351	\$93,569	\$71,578	\$72,500	\$65,229						\$508,975
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$127,786	\$120,989	\$309,284	\$221,296	\$283,229	\$151,892	\$146,560						\$1,361,036

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JULY 2018

### *Planning*

#### **Intake**

- The Department reviewed / issued 115 building permits, accepted three (3) sign permits, and conducted 571 inspections (as detailed in the attached pages)
- The Department accepted five (5) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted four (4) petitions for review by the Plan Commission (either at future meetings or by Staff)

#### **Meetings**

- Attended the July 2, 2018 Town Council meeting
- Attended the July 6, 2018 Zionsville Olive Tap Ribbon Cutting
- Attended the July 9, 2018 meeting with Mayor Haak and Deputy Mayor Mitro regarding current projects
- Attended the July 10, 2018 Board of Zoning Appeals meeting
- Attended the July 16, 2018 meeting of the Plan Commission
- Attended the July 17, 2018 mid-year review meeting with Mayor Haak and Deputy Mayor Mitro
- Attended a July 23, 2018 meeting with Council President Garrett regarding current development projects
- Attended the July 25, 2018 internal TAC meeting
- Attended the July 26, 2018 TAC meeting
- Attended the July 27, 2018 Pre-construction meeting associated with Hampshire, Section 3B
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended scheduled Town legal services meetings
- Attended the bi-weekly Town engineering services meeting
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with future applicants regarding potential BZA filings and/ or PC filings

#### **Reporting / Documentation**

- Prepared four (4) staff reports/project memorandums for the Board of Zoning Appeals meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link):  
[http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/\\_07102018-864](http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_07102018-864)
- Prepared seven (7) staff reports/project memorandums for the Plan Commission meeting (Disposition of matter and Staff Recommendations are attached to this Report and are available at the following link):  
[http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/\\_07162018-862](http://www.zionsville-in.gov/AgendaCenter/ViewFile/Minutes/_07162018-862)
- Prepared the Department's July month-end report

#### **Communications**

- Conducted various communications with applicants for the August Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the August Plan Commission meeting (agenda attached)
- Conducted intake, processing, and disposition of Developers/ Contractors/ Residents' concerns in a timely manner
- Conducted communications with town staff members regarding fence encroachments within platted easements
- Conducted communications regarding Plan Commission findings, draft commitments, and other documents
- Conducted communications with legal counsel for Plan Commission and Board of Zoning Appeals matters
- Conducted communications regarding various Public Records Requests with Town Staff
- Conducted communications with Duke Energy regarding rebuild/ overbuild project occurring near County Road 100 South

#### **Projects / Education / Training**

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- Secured internal approvals and conducted correspondence with OfficeWorks regarding replacement of four (4) desk chairs
- The Department continued with resource reassignment due to work load and anticipated specific service line increase in demand
- Staff completed various zoning verification letters / public records requests associated with various properties within the Town
- Conducted various sign removal efforts (signs located in the right-of-way)
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Document scanning / preparation for relocation of records
- Began preparation to report use of advanced structural components within both Class 1 and Class 2 structures to 1) the local fire department and 2) the local 911 call center (reporting required by Indiana Law to occur within 90 days of issuance of permit associated with advanced structural components for all permits issued after June 30, 2018)
- Finalized 2019 department financial (revenue) projections

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JULY 2018

### *Economic Development*

#### **Meetings**

- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the 106<sup>th</sup> Street TIF District
- Met with various individuals regarding interest in development within the Oak Street TIF District
- Met with various individuals regarding interest in development along SR 32 and also US 421
- Met with various parties regarding interest in relocating commercial entities to Zionsville
- Met with town staff members on July 3, 2018 regarding the utility access for Lot 3 at Town Hall
- Attended a July 16, 2018 meeting with DK Pierce and Associates regarding occupancy of Creekside Corporate Park
- Attended the July 18, 2018 meeting with the Duke Energy Site Selection program team

#### **Reporting / Documentation**

- Prepared the July TIF Report
- Prepared the May 29, 2018 Redevelopment Commission memorandum
- Prepared the July 23, 2018 Redevelopment Commission agenda

#### **Communications**

- Conducted communications regarding both the regular meeting and future meetings of the RDC
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications with interested parties regarding potential RDC / Town incentives
- Conducted internal communications regarding incentive programs utilized by the RDC
- Conducted communications regarding potential new development opportunities within the Town of Zionsville
- Conducted communications with Boone EDC representatives related to support of the Town of Zionsville
- Conducted communications regarding Creekside Corporate Park marketing materials
- Conducted communications regarding the renewal of Creekside Corporate Park's Environmental Insurance
- Conducted communications regarding future meetings of the Community Development Corporation
- Conducted various communications with Town leadership regarding various projects
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 3
- Conducted communications regarding surveying and easements associated with Lot 3 at Town Hall
- Conducted communications regarding Redevelopment Commission resolutions related to the 1) transfer of Creekside Corporate Park common areas to the Community Development Corporation and 2) the transfer of sale proceeds of Lot 3 at Town Hall to the Town of Zionsville
- Conducted communications regarding CCRs for Creekside Corporate Park
- Conducted communications regarding Duke Energy's Site Selection Program (Creekside's participation)
- Communications regarding the disposal of Lot 3 at Town Hall
- Communications regarding programming associated with the Zionsville Architectural Review Committee

#### **Projects / Training**

- The Department provided staff support to the Redevelopment Authority, Redevelopment Commission, Community Development Corporation, and the Zionsville Architectural Review Committee
- Contract Management: Creekside Common Area / ROW Turf Stabilization Effort
- Contract Management: Addendum 7 Creekside Corporate Park
- Contract Management: Creekside Covenants
- Contract Management: Airport Strategic Land Use Plan
- Contract Management: Schneider Engineering (Replat – Town Hall Minor Subdivision)
- Public Disposal Process: Disposal of Town Hall Government Center Lot 3
- Reviewed/ updated the detailed analysis of Town incentives and associated impacts
- Project coordination activities associated with Creekside Corporate Park
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Assignment Agreement compliance: Creekside Corporate Park
- 2019 Rural to Urban Service Area transition preparation

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JULY 2018

### Current Project Specific Ongoing Matters - Department Wide (Consultant)

Downtown Marketing Study & Parking Analysis implementation (internal)  
Economic Development Strategic Plan implementation (internal)  
Creekside Corporate Park development (HWC/ CBBEL/ REA/ internal)  
Creekside Corporate Park construction (Earth & Turf)  
Creekside Corporate Park platting (HWC / Internal)  
Creekside Corporate Park CCR's (Internal)  
Creekside Corporate Park tenancy (Kite/Harris / internal)  
Zoning Ordinance maintenance (American Legal Publication / Internal)  
Airport Strategic Land Use Plan (HWC / Internal)  
Incentive impact tracking (internal)  
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)  
Unsafe Buildings - 7485 South SR 267 (ongoing internal monitoring)  
Lien posting / recording (Code Enforcement actions – capture recoverable expenses)  
Road Impact Fee calculations (A&F)  
Subdivision Bonding (BLN, Internal)  
Oak Street TIF (Internal)  
700E TIF (Internal)  
300S / US 421 TIF (Internal)  
Town Hall / Government Center – site development / internal space configuration (Internal)  
Town Hall / Government Center – replatting (Schneider Engineering / Internal)  
WTH-Upgrades / FOG



**MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS JULY 10, 2018**

The meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, July 10, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

The following items were scheduled for consideration:

I. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-12-DSV	Pulte Homes / Little League International	8602 E 500 South	<p><b>Withdrawn by Petitioner</b>            Petition for Development Standards variance to:  <i>A: Construct a 78 lot Residential Subdivision with:</i>            1) Reduced front yard and building line setbacks            2) Reduced perimeter street buffers            3) Open Space located on an adjacent parcel in the Special Use Zoning District (SU-7)            in the Urban Residential Single-Family Zoning District (R-SF-2)  <i>B: Construct the Headquarters for the Little League facility, which:</i>            1) Deviates from required development standards            2) Deviates from required Architectural Design of the Urban Office Business Zoning District (B-O), with outdoor operations</p>
2018-18-DSV	S. Batchelor	1886 S 900 East	<p><b>Continued w/Notice from July 10, 2018 to August 14, 2018            3 in Favor, 0 Opposed</b>            Petition for Development Standards Variance in order to provide for a new single family home on a lot which:            1) Deviates from the required 3:1 lot width to depth ratio in the Rural Low Density Single Family and Two-Family Residential Zoning District (R2).</p>
2018-19-DSV	Wildwood Designs, Inc.	2720 S 875 East	<p><b>Approved w/ Commitments and exhibits as filed –            4 in Favor, 0 Opposed</b>            Petition for Development Standards variance in order to provide for the construction of single family homes for 2 (two) lots which:            1) Deviate from the minimum road frontage in the (R1) Rural Residential Zoning District</p>

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-22-DSV	M. Applegate	2705 S 975 East	<p><b>Approved w/exhibits as filed – 4 in Favor, 0 Opposed</b>            Petition for Development Standards variance in order to provide for the addition of an existing barn which:            1) Exceeds the allowable roofed accessory square footage in the Rural Low Density Single Family and Two-Family Residential Zoning District (R2).</p>
2018-23-DSV	C. Gregory	505 W Sycamore	<p><b>Approved w/exhibits as filed – 4 in Favor, 0 Opposed</b>            Petition for Development Standards variance in order to provide for the addition of an existing single family home which:            1) Exceeds the required lot coverage of 35%, to 39%            2) Deviates from the required front yard setback in the Urban Residential Village Zoning District (R-V).</p>
2018-24-UV	M. Villanueva	7300 Hunt Club Road	<p><b>Continued from July 10, 2018 to August 14, 2018</b>  <b>4 in Favor, 0 Opposed</b>            Petition for Use Variance to allow a former private club facility, to serve as a public Reception Hall/Gathering Place within the Rural Equestrian (RE) Zoning District.</p>

Respectfully Submitted:  
 Wayne DeLong AICP  
 Town of Zionsville  
 Director of Planning and Economic Development



## ZIONSVILLE PLAN COMMISSION MEETING RESULTS

### Monday July 16, 2018

The Regular meeting of the Zionsville Plan Commission was scheduled for Monday July 16, 2018, at 7:00 p.m. in Meeting Room # 105 at Zionsville Town Hall, 1100 West Oak Street (additional seating will be available in room 207)

The following items were scheduled for consideration:

#### I. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2018-17-Z	Archview Properties, LLC	779 Lennox Court	<p><b>Given a Favorable Recommendation to the Plan Commission</b>  <b>6 in Favor</b>  <b>0 Opposed</b>            Petition for Zone Map change to rezone approximately 14.56 acres from the Urban (B-2) Business Zoning District to a (R-MF-2) Residential Multi Family Zoning District</p>
2018-18-DP	Archview Properties, LLC	779 Lennox Court	<p><b>Approved with Conditions</b>  <b>6 in Favor</b>  <b>0 Opposed</b>            Petition for Development Plan Approval to provide for the construction of an approximately 218 unit apartment project consisting of three story buildings with associated amenity buildings</p>
2018-13-MP	B&D Homes, LLC	640-650 Mulberry Street	<p><b>Request by Petitioner to Withdraw Approved</b>  <b>6 in Favor</b>  <b>0 Opposed</b>            Petition for Minor Plat approval with waivers from Section 193.056 (Water Facilities), and Section 193.050 (B) (3) (General Improvements from the Subdivision Control Ordinance), and a waiver for a ten (10) foot multi-use path, for the establishment of 3 lots in the (R-SF-2) Urban Residential Zoning District</p>
2018-19-PP	Pulte Homes of Indiana, LLC (The Fields)	8602 E. 500 South	<p><b>Request by Petitioner to Withdraw Approved</b>  <b>6 in Favor</b>  <b>0 Opposed</b>            Petition for Primary Plat approval with a waiver from Section 193.052(Streets), of the Subdivision Control Ordinance, to provide for 78 Lots (for single family homes), and 1 block (labeled as Block A).</p>
2018-20-DP	Pulte Homes of Indiana, LLC (The Fields)	8602 E. 500 South	<p><b>Request by Petitioner to Withdraw Approved</b>  <b>6 in Favor</b>  <b>0 Opposed</b>            Petition for Development Plan Approval to provide for 78 Lots (for single family homes), and 1 block (labeled as Block A).</p>

#### VI. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2018-27-Z	Becknell Service, LLC	5190 S. State Road 267 Lebanon, IN	<b>Continued from the July 16, 2018 Plan Commission Meeting to the August 20, 2018 Meeting</b> Petition for Zone Map change to rezone approximately 80 acres from the Rural (AG) Agricultural Zoning District to a Rural (I-1) Light Industrial Zoning District
2018-28-Z	State Bank of Lizton	8602 E 500 South (North 18 Acres)	<b>Given a Favorable Recommendation to the Plan Commission</b> <b>6 in Favor</b> <b>0 Opposed</b> Petition for Zone Map change to rezone approximately 18.054 acres from the Urban (SU-7) Special Use Zoning District to a (R-SF-2) Residential Single Family Zoning District
2018-29-PP	MAP 1861 Development LLC	410 S. 4 <sup>th</sup> Street 500 S. Main Street	<b>Approved with Conditions</b> <b>6 in Favor</b> <b>0 Opposed</b> Petition for Primary Plat approval to provide for 24 Lots in the (PUD) Planned Unit Development Zoning District
2018-30-DP	MAP 1861 Development LLC	410 S. 4 <sup>th</sup> Street 500 S. Main Street	<b>Approved with Conditions</b> <b>6 in Favor</b> <b>0 Opposed</b> Petition for Development Plan approval to provide for the development of a 13 acre site into 24 lots for residential use in the (PUD) Planned Unit Development Zoning District

Respectfully Submitted:  
Wayne DeLong, AICP  
Director of Planning and Economic Development  
Town of Zionsville

July 17, 2018



**MEETING NOTICE AND AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS AUGUST 14, 2018**

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, August 14, 2018 at 6:30 p.m. in the Zionsville Town Hall Room 105, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the July 10, 2018 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-18-DSV	S. Batchelor	1886 S 900 East	<b>Continued from July 10, 2018</b> Petition for Development Standards Variance in order to provide for a new single family home on a lot which: 1) Deviates from the required 3:1 lot width to depth ratio in the Rural Low Density Single Family and Two-Family Residential Zoning District (R2).
2018-24-UV	M. Villanueva	7300 Hunt Club Road	<b>Continued from July 10, 2018</b> Petition for Use Variance to allow a former private club facility, to serve as a public Reception Hall/Gathering Place within the Rural Equestrian (RE) Zoning District.

VI. New Business

Docket Number	Name	Address of Project	Item to be considered
2018-25-SE	J. Ma	10889 E 200 North	Petition for Special Exception to allow for: 1) A division of land to create a (3) lot residential Minor Plat 2) New residential homes to be constructed in an Agricultural Zoning District (AG).

2018-26-DSV	CalAtlantic - Manchester	Manchester Drive	Petition for Development Standards Variance in order to provide for a 77-unit townhome development which : 1) Deviates from the required thirty-five (35) ft. height allowance to a height of thirty-seven (37) ft. 2) Deviates from the required minimum front, side and rear yard setbacks 3) Deviates from the required open space percentage 4) Deviates from the required minimum internal yard 5) Deviates from the required minimum floor area per floor 6) Deviates from the required minimum private street width in the Urban (R-MF-1) Residential Multi Family Zoning District
2018-27-DSV	J. Blandford	380 W Walnut Street	Petition for Development Standards variance in order to provide for the construction of a patio which: 1) Exceeds the required lot coverage of 35%, to 41% 2) Deviates from the required side yard setback in the Urban Residential Village Zoning District (R-V).
2018-28-DSV	J. Weaver	5805 S 800 East	Petition for Development Standards variance in order to provide for the construction of a detached garage which: 1) Exceeds the allowable accessory square footage in the Rural Low Density Single-Family Residential Zoning District (R-2).
2018-30-DSV	J. Ma	10889 E 200 North	Petition for Development Standards Variance in order to allow existing accessory structures to remain which: 1) Exceed the allowable accessory square footage & height in an Agricultural Zoning District (AG).

VII. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
2017-11-DSV	Fischer Homes	Ansley Park	Status of Amended Plat
2018-05-DSV	ZCS Wireless Telecommunication	4400 South 875 East	Negative Findings of Fact – need signature
2018-06-SE	ZCS Wireless Telecommunication	4400 South 875 East	Negative Findings of Fact – need signature
2018-08-DSV(A)	B & D Homes First Addition	640 & 650 Mulberry Street	Negative Findings of Fact – need signature

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to Joe Rust, Technology Director 317-873-1577, to ensure the proper accommodations are made prior to the meeting.

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:

Wayne DeLong AICP  
Town of Zionsville  
Director of Planning and Economic Development



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING**  
**Monday August 20, 2018**

The Regular meeting of the Zionsville Plan Commission is scheduled for Monday August 20, 2018, at 7:00 p.m. in Meeting Room # 105 at Zionsville Town Hall, 1100 West Oak Street (additional seating will be available in room 207)

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the July 16, 2018 Plan Commission Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2018-27-Z	Becknell Service, LLC	5190 S. State Road 267 Lebanon, IN	<b>Continued from the July 16, 2018 Plan Commission Meeting to the August 20, 2018 Meeting</b> Petition for Zone Map change to rezone approximately 80 acres from the Rural (AG) Agricultural Zoning District to a Rural (I-1) Light Industrial Zoning District

VI. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2018-37-Z	BHI Senior Living, Inc.	Zionsville Road	Petition for Zone Map change to rezone approximately 27.50 acres from the (R-SF-2) Residential Single Family Zoning District to the Urban (SU-7) Special Use Zoning District
2018-34-MP	J. Ma	10889 E. County Road 200 North Sheridan IN 46069	Petition for Minor Plat approval for the establishment of 3 lots with a waiver request from Section 193.056 (B) (4) (Water Facilities) of the Subdivision Control Ordinance in the (AG) Agricultural Zoning District
2018-35-DPA	Interactive Academy	3795 S. U.S. 421	Petition for Development Plan Amendment to allow for architectural improvements and an approximately 5,684 square foot addition to the existing facility in the (SU-7) Special Use Zoning District

VII: Other Matters to be considered

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
			None at this time

Upon request, the Town of Zionsville will provide auxiliary aids and services. Please provide advance notification to Joe Rust (317-873-1577) to ensure the proper accommodations are made prior to the meeting.

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:  
 Wayne DeLong, AICP  
 Director of Planning and Economic Development  
 Town of Zionsville

July 31, 2018