



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

February 2019

Total permits issued for the month of February: 65

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### Permit Activity Breakdown

Commercial Permits	February 2019	February 2018	YTD 2019	YTD 2018	YTD Diff
New	1	0	1	1	0
Interior Remodel	4	2	4	3	1
Addition	1	0	2	0	2
Sign	6	4	10	6	4
Electric	1	0	1	3	-2
Other	2	4	8	7	1
Sewer	0	0	0	0	0
<b>Commercial Totals</b>	<b>15</b>	<b>10</b>	<b>26</b>	<b>20</b>	<b>6</b>
<b>Residential Permits</b>					
Single Family	19	17	29	29	0
Addition	6	7	13	13	0
Remodel	6	10	20	15	5
Electric	2	1	4	4	0
Pool/Spa	3	0	4	0	4
Demolition	3	1	6	2	4
Other	8	18	11	22	-11
Sewer/Repairs	3	2	4	3	1
<b>Residential Totals</b>	<b>50</b>	<b>56</b>	<b>91</b>	<b>88</b>	<b>3</b>
<b>Combined Totals</b>	<b>65</b>	<b>66</b>	<b>117</b>	<b>108</b>	<b>9</b>

Building/Site Inspections: 251      Number Of Inspections: 400

Certificates Of Occupancy Issued: 19

Easement Encroachments Authorized: 0      Denied: 0

### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 1

Number of violations that resulted in a violation and/or stop work order: 1

Number of Investigations closed this month: 2

Total number of zoning code violations to date: 3



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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
U2019-53	February	1	\$10,000	\$252	\$0	\$0	\$0	Jennifer Blandford	MARK AMMAN & JENNIFER	Res Remodel	crosses 4th Addition	49, 50	380 W WALNUT	46077
U2019-54	February	1	\$8,000	\$530	\$0	\$0	\$0	Adam Henry	Adam & Rebecca Henry	Res Remodel	Huntington Woods	50	1122 HUNTINGTON	46077
U2019-55	February	1	\$0	\$25	\$0	\$0	\$0	Flow Pro Plumbing and	Judith Schmutte	Res Sewer	Linaburry's Valley	6	655 VALLEY VIEW DRIVE	46077
U2019-56	February	1	\$260,000	\$1,025	\$6,900	\$0	\$1,060	Blaze Construction	Ford Road Property LLC	Comm Remodel			262 S FORD RD	46077
U2019-57	February	4	\$525,000	\$1,144	\$0	\$0	\$0	Innovative Homes &	Scott & Carol Blanchard	Res New			260 N MAIN STREET	46077
13U2019-58	February	4	\$65,000	\$466	\$0	\$0	\$0	Pools of Fun	ANDREW & KRISTIN	Res Add Pool	Willow Glen	30	3266 AUTUMN	46077
U2019-59	February	4	\$25,000	\$465	\$0	\$0	\$0	Master's Mark Builders	CHRISTOPHER & MELISSA	Res Remodel	Oak Ridge Estates	149	10063 HICKORY	46077
R2019-60	February	4	\$46,000	\$75	\$0	\$0	\$0	ICON Solar Power LLC	NGO, DANNY & KATHLEEN	Res Electric	STONEGATE	206	6647 REGENTS	46077
U2019-61	February	5	\$0	\$0	\$0	\$0	\$0	CalAtlantic Homes of	Manchester Square LLC/Joe	Grading	Manchester Square		Manchester Drive	46077
19U2019-62	February	6	\$30,000	\$410	\$0	\$0	\$0	William Gordon Group	Stephanie Woodall	Res Remodel	THE ENCLAVE	36	6825 WOODHAVEN	46077
13U2019-63	February	6	\$440,000	\$1,307	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	78	3606 EVERGREEN	46077
19U2019-64	February	6	\$6,000	\$75	\$0	\$0	\$0	Gary Wagner	Gary & Colleen Wagner	Res Reroof			4075 S 875 EAST	46077
U2019-65	February	8	\$0	\$0	\$0	\$0	\$0	Wagner Signs	ZIONSVILLE DEVELOPMENT	Comm Sign	Pemberton	COMMON AREA	800 and Easton Lane	46077
U2019-66	February	11	\$0	\$100	\$0	\$0	\$0	New Generation Homes	Kerry Stuart	Res Demo	Stuart Minor	1 & 2	705 W OAK STREET	46077
U2019-67	February	11	\$0	\$100	\$0	\$0	\$0	New Generation Homes	Kerry Stuart	Res Demo	Stuart Minor	1 & 2	705 W OAK STREET	46077
U2019-68	February	11	\$650,000	\$1,143	\$0	\$0	\$0	Moore Restoration	J & T Properties LLC	Comm Remodel		21	76 South Main Street	46077
U2019-69	February	11	\$261,700	\$1,208	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	249	8225 PEGGY COURT	46077
U2019-70	February	11	\$270,800	\$1,221	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	287	8226 PEGGY COURT	46077



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U2019-71	February	11	\$262,300	\$1,134	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	235	4185 KEIGHLEY	46077
U2019-72	February	12	\$0	\$0	\$0	\$0	\$0	Signworks	ELLIPSIS ZIONSVILLE	Comm Sign			11870 SANDY	46077
U2019-73	February	12	\$25,000	\$410	\$0	\$0	\$0	Backyard Living	John & Christi Steele	Res Add Deck	Austin Oaks	222	4355 CREEKSIDE	46077
R2019-74	February	12	\$25,000	\$306	\$0	\$0	\$0	Kenneth Collins	Kenneth & Betty Collins	Res Add			9370 E 200 SOUTH	46077
U2019-75	February	13	\$2,070,000	\$100	\$0	\$0	\$8,056	The Skillman Corporation	Zionsville Comm. School	Comm New		Health Center	800 Mulberry Street	46077
19U2019-76	February	14	\$370,000	\$1,511	\$0	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	BROOKHAVEN	195	11145 GLEN AVON WAY	46077
R2019-77	February	15	\$22,000	\$200	\$0	\$0	\$0	LNR Companies	Michael & Lanna Guzman	Res Add Deck	Stonegate	312	6490 WESTMINSTER	46077
U2019-78	February	15	\$309,500	\$1,209	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	281	8314 PEGGY COURT	46077
13U2019-79	February	15	\$25,000	\$410	\$0	\$0	\$0	Chuck's Construction	Timothy & Sandra Kuehl	Res Add	HIDDEN PINES	30	3600 SUGAR PINE LANE	46077
13U2019-80	February	15	\$461,000	\$1,307	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	77	3821 CONIFER	46077
U2019-81	February	15	\$40,000	\$410	\$0	\$0	\$0	Young's Constr.	Robert & Gail Brown	Res Remodel	Colony Woods	56	105 BENNINGTON	46077
U2019-82	February	19	\$9,500	\$75	\$0	\$0	\$0	McKinney Construction	Charles & Kathleen	Res Reroof	Colonial Heights	5	10841 MARQUETTE	46077
U2019-83	February	19	\$45,000	\$410	\$0	\$0	\$0	Shaffer Constr	Michael & Donna Silbert	Res Add	Village Walk	6	1535 VILLAGE	46077
U2019-84	February	19	\$309,900	\$1,353	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	268	8279 CARNEGIE	46077
U2019-85	February	19	\$258,700	\$1,326	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	286	8238 PEGGY COURT	46077
U2019-86	February	20	\$966,000	\$1,577	\$4,025	\$1,221	\$1,009	Executive Homes	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	15	5130 MELBORNE	46077
13U2019-87	February	20	\$468,000	\$1,511	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	24	3714 SUGAR PINE LANE	46077
13U2019-88	February	20	\$528,000	\$1,492	\$0	\$1,221	\$1,009	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	37	11150 CANOPY	46077



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U2019-89	February	20	\$800,000	\$1,388	\$4,025	\$1,221	\$1,009	Whicker Construction	ZIONSVILLE DEVELOPMENT	Res New	Pemberton	14	5150 MELBORNE	46077
U2019-90	February	20	\$309,300	\$1,307	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	256	8210 CARNEGIE	46077
U2019-91	February	20	\$255,200	\$1,063	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	256	8142 CARNEGIE	46077
U2019-92	February	21	\$0	\$0	\$0	\$0	\$0	Whitehead Signs	MCDONALDS CORPORATION	Comm Sign	ZIONSVILLE BUS. PARK		50 BRENDON	46077
U2019-93	February	21	\$0	\$0	\$0	\$0	\$0	Whitehead Signs	MCDONALDS CORPORATION	Comm Sign	ZIONSVILLE BUS. PARK		50 BRENDON	46077
U2019-94	February	21	\$0	\$0	\$0	\$0	\$0	Whitehead Signs	MCDONALDS CORPORATION	Comm Sign	ZIONSVILLE BUS. PARK		50 BRENDON	46077
R2019-95	February	21	\$106,000	\$748	\$0	\$0	\$0	Keesling Custom Pools	Justin & Cristina Wiseman	Res Add Pool	Old Hunt Club	26	6879 OLD HUNT CLUB	46077
U2019-96	February	21	\$0	\$90	\$0	\$0	\$0	TPI Utility Construction	Town of Zionsville	Comm Electric			9575 WHITESTOWN	46077
U2019-97	February	22	\$12,000	\$200	\$0	\$0	\$0	Hittle Const	Gary & Dolores Krohne	Res Add Deck	Cobblestone Lakes	343	8735 HEATHERSTONE	46077
U2019-98	February	25	\$0	\$125	\$0	\$0	\$0	Brad White	Charles & Ella White	Res Finish Permit	Isenhour	4	495 ISENHOUR	46077
U2019-99	February	25	\$0	\$25	\$0	\$0	\$0	Flow Pro Plumbing and	Jill Eder	Res Sewer	Linaburry's Valley	6	660 VALLEY VIEW DRIVE	46077
13U2019-100	February	25	\$17,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Michael & Katherine	Res Reroof	Willow Glen	80	3246 CIMMARON	46077
19U2019-101	February	25	\$445,000	\$1,563	\$4,025	\$1,221	\$1,009	Drees Homes	Drees Homes	Res New	THE ENCLAVE	2	8616 HUNT CLUB ROAD	46077
R2019-102	February	26	\$0	\$0	\$0	\$0	\$0	Casey-Bertram Construction	Zionsville Comm. School	Comm Demo			9275 E SR 32	46077
U2019-103	February	26	\$10,000	\$209	\$0	\$0	\$0	Bryce Wooden	Sullivan Munce Cultural Center	Comm Remodel		Sullivan Munce	225 W Hawthorne	46077
U2019-104	February	27	\$0	\$0	\$0	\$0	\$0	Skin Care by Nannerl	Valerie Swack	Comm Sign			62 North First Street	46077
U2019-105	February	27	\$0	\$25	\$0	\$0	\$0	Mr Quik	Josef & Jane Streepey	Res Sewer	PRESERVE AT SPRING KNOLL		9228 GREENTHREAD	46077
U2019-106	February	27	\$288,300	\$1,165	\$4,025	\$1,221	\$1,009	Beazer Homes	Beazer Homes	Res New	Hampshire	234	4182 KEIGHLEY	46077



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U2019-107	February	27	\$65,000	\$691	\$0	\$0	\$0	Perma Pools	Maximilian & Kyla Pyko	Res Add Pool	OLDFIELD	1	6949 FOXLAND	46077
U2019-108	February	27	\$50,000	\$410	\$0	\$0	\$0	Innovative Homes &	Anthony & Rebecca Jacklin	Res Remodel	PRESERVE AT SPRING KNOLL	329	4262 HONEYSUCKLE	46077
R2019-109	February	27	\$7,949	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Richard & eileen Orban	Res Reroof	Royal Run	184	6740 WIMBLEDON	46077
R2019-110	February	27	\$0	\$75	\$0	\$0	\$0	Charles Ney	Charles & Jennifer Ney	Res Electric			9375 E SR 32	46077
R2019-111	February	27	\$0	\$250	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Res Demo			10102 ZIONSVILLE	46077
U2019-112	February	27	\$125,000	\$304	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Comm Add	Hoosier Village	Covered Entry	9799 Hoosier Village Drive	46077
U2019-113	February	27	\$175,000	\$536	\$0	\$0	\$0	Bedrock Builders	BHI Senior Living	Comm Remodel	Hoosier Village	Pullman Room	9999 Hoosier Village Drive	46077
U2019-114	February	27	\$39,314	\$251	\$0	\$0	\$0	The Smart Pergola	Fabio & Amber Nunes	Res Other	Cobblestone Lakes	8	4981 S COBBLESTONE	46077
U2019-115	February	28	\$0	\$125	\$0	\$0	\$0	New Generation Homes	Carolyn James	Res Finish Permit	HYPES ADD.	6	685 TERRACE	46077
R2019-116	February	28	\$1,100,000	\$1,783	\$0	\$1,221	\$1,009	Schafer Custom Homes, LLC	David & Michal Owens	Res New	DEROSSI ESTATES	11	5371 S 875 E	46077
R2019-117	February	28	\$45,000	\$75	\$0	\$0	\$0	Home Value Renovation	Jeffrey & Mary Gelwicks	Res Reroof	Old Hunt Club	6	6958 OLD HUNT CLUB	46077



# Town Of Zionsville

## Planning and Economic Development C of O Detail

February 2019

Total: C of O issued for the month of February: 19

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
R2017-724	Sullivan Williams Homes	Sullivan Williams Homes	Res New	STONEGATE	173	6590 W DEERFIELD DRIVE	46077	2019/02/04
13U2017-2031	Barton Pool Company	David & Noreen Hudson	Res Add Pool	HIDDEN PINES	87	11450 EVERGREEN WAY	46077	2019/02/01
R2018-11	Homes by Design	Jeffery Teague	Res Add			3005 S 875 East	46077	2019/02/08
U2018-106	Holt Construction Group	Hunters Point Apartments	Comm Other	Hunters Point Apts	6	1440 HUNTERS POINT DRIVE	46077	2019/02/01
U2018-107	Holt Construction Group	Hunters Point Apartments	Comm Other	Hunters Point Apts	6	1523 HUNTERS POINT DRIVE	46077	2019/02/01
U2018-161	Bedrock Builders	Bedrock Builders	Res New 2 Family	The Oaks at Hoosier Village	45 and 46	10091 & 10093 WHISPER TRACE	46077	2019/02/08
R2018-687	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	13	1703 ARBOR WAY	46077	2019/02/04
U2018-710	June Palms Property	Waseem Sheikh	Res Remodel	Zion Hills	11	12327 DAUGHTRY DRIVE	46077	2019/02/15
13U2018-760	The Turf Boss, LLC	Pulte Homes	Res Add Deck	HIDDEN PINES	27	3658 SUGAR PINE LANE	46077	2019/02/06
U2018-872	All Star Renovation LLC	HENRY & LAURA HANSEN	Res Add	Zion Hills	5	12181 DAUGHERTY DRIVE	46077	2019/02/08
U2018-905	All Star Contractors	Leonardo & Elisabet Carbonara	Res Remodel	Old Dominion	39	37 DOMINION DRIVE	46077	2019/02/21
U2018-959	Hays & Sons	Waseem Sheikh	Res Add	Zion Hills	11	12327 DAUGHERTY DRIVE	46077	2019/02/13
U2018-967	Keen co	Boone Village	Comm Other	Boone Village	KROGER	5 Boone Village	46077	2019/02/04
U2018-996	All Star Renovation LLC	Donald & Melanie Renner	Res Add	Coventry Ridge	35	11550 CLARKSTON ROAD	46077	2019/02/08
13U2018-1016	The Smart Pergola	Jonathan & Kelly Kramer	Res Other	The Willows	140	11556 WILLOW BEND DRIVE	46077	2019/02/21
R2018-1037	The Deck Store	DONALD & JODI AN SCHILSON	Res Add Deck	Brookhaven	25	2813 BROOKLINE COURT	46077	2019/02/06



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**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2018-1057	RL Turner	Town of Zionsville	Comm Tenant Finish	Zionsville Government	1	1100 WEST OAK STREET	46077	2019/02/14
U2018-1065	Gilliatte General Contractors	Interactive Academy	Comm Remodel			3795 SOUTH US 421	46077	2019/02/15
U2018-1085	Reel Construction	John & Michelle DeMarco	Comm Remodel		3 Edward Jones	1555 W OAK STREET	46077	2019/02/25



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2019

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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	0	1	0	4	0	6	10	7	14	2	1	3	3	1	0	52	0	2	222	335	13	23
February	1	1	4	6	1	2	19	6	6	2	3	3	8	3	0	65	1	12	251	400	15	19
March																						
April																						
May																						
June																						
July																						
August																						
September																						
October																						
November																						
December																						
Totals	1	2	4	10	1	8	29	13	20	4	4	6	11	4	0	117	1	14	473	735	28	42



## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - FEBRUARY 2019

### *Planning*

#### **Intake**

- The Department reviewed / issued 59 building permits, accepted six (6) sign permits, and conducted 401 inspections (as detailed in the attached pages)
- The Department accepted six (6) petitions for review by the Board of Zoning Appeals at future meetings
- The Department accepted one (1) petition for review by the Plan Commission and two (2) for Staff review, being: J. Marshall Minor Plat, and McEowen Minor Plat

#### **Meetings**

- Attended the February 4, 2019 Town Council meeting
- Attended the February 12, 2019 Board of Zoning Appeals meeting
- Attended the February 19, 2019 Town Council meeting
- Attended the February 19, 2019 Plan Commission meeting
- Attended the February 19, 2019 National Flood Insurance Program meeting hosted by the Indiana Department of Natural Resources
- Attended the February 21, 2019 Technical Advisory Meeting
- Attended the February 26, 2019 pre-construction meeting regarding Holliday Farms erosion control installation and tree clearing
- 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
- Met with various internal staff members regarding programming within the Town Hall Government Center

#### **Reporting / Documentation**

- Prepared one (1) staff report/project memorandum 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/02122019-928>)
- Prepared three (3) 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/02192019-926>)
- Prepared the Department's February month-end report
- Finalized Department's 2018 year-end report
- Prepared the Department's monthly report on usage of Advanced Structural Components to the local 911 call center and local fire department

#### **Communications**

- Conducted various communications with applicants for the March Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications regarding the March Plan Commission meeting (agenda attached)
- Conducted internal and external communications regarding scheduled upgrades to the Permits Warehouse software
- 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 regarding matters
- Conducted communications regarding various Public Records Requests with Town Staff

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

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and Plan Commission
- Assigned addresses to new properties
- 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 record
- Continued with efforts to evaluate candidates for open positions within the Department (Econ. Dev. Planner & Zoning Tech.)
- Received furniture delivery of the additional work station as well as reconfiguration of two existing surfaces of work stations

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - FEBRUARY 2019

### *Economic Development*

#### **Meetings**

- Attended the February 13, 2019 meeting regarding The Sanctuary reuse
- Attended the February 22, 2019 meeting of the Community Development Corporation
- Attended the February 26, 2019 Zionsville Architectural Review Committee meeting
- Participated in various internal meetings regarding the development within Creekside Corporate Park
- Met with individuals regarding redevelopment opportunities in the Zionsville EDA
- Met with various individuals regarding interest in development within the Creekside TIF District
- Met with various individuals regarding interest in development within the 106<sup>th</sup> Street TIF District
- Met with various individuals regarding the establishment of new TIF Districts within the Town
- 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 Boone EDC representatives regarding current efforts

#### **Reporting / Documentation**

- Zionsville Community Development Corporation – Lease document in favor of Town and Parks Board
- Zionsville Community Development Corporation – February 22, 2019 meeting agenda
- Zionsville Architectural Review Committee – Financial Reporting

#### **Communications**

- Conducted communications regarding both the regular meeting and future meetings of the Redevelopment Commission
- Conducted communications regarding a February meeting of the Community Development Corporation
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF districts
- Conducted communications regarding tax abatements being sought by
- Conducted communications with interested parties regarding potential Redevelopment Commission/ Town incentives
- Conducted internal communications regarding incentive programs utilized by the Redevelopment Commission
- 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 Colliers International as broker of record for Creekside Corporate Park
- 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 1
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 4/5
- Conducted communications regarding Kite/Harris offer to purchase Creekside Corporate Park Lot 9
- Conducted communications regarding CCRs for Creekside Corporate Park
- Conducted communications regarding integrated center signage for Zionsville Government Center
- Communications regarding programming associated with the Zionsville Architectural Review Committee
- Conducted communications with TriCo and Duke Energy utility representatives regarding additional outfall pipe to Eagle Creek

#### **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 Maintenance
- Contract management Creekside Trail Snow Removal
- Contract Management: Addendum 7 Creekside Corporate Park
- Contract Management: Creekside Covenants
- Contract Management: Airport Strategic Land Use Plan
- 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
- Insurance policy – Community Development Corporation

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY - FEBRUARY 2019

### 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 platting (HWC / Internal)  
Creekside Corporate Park CCR's (Internal)  
Creekside Corporate Park tenancy (Kite/Harris / internal)  
Creekside Corporate Park tenancy (Colliers / internal)  
Zoning Ordinance maintenance (American Legal Publication / Internal)  
Airport Strategic Land Use Plan (HWC / Internal)  
Zionsville Government Center integrated center sign (REA/ 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)  
Creekside TIF (internal)  
Oak Street TIF (Internal)  
700E TIF (Internal)  
300S / US 421 TIF (Internal)  
Town Hall / Government Center – site development / internal space configuration (Internal)  
WTH-Upgrades / FOG (Phase 3, internal)



**MEETING RESULTS- ZIONSVILLE BOARD OF ZONING APPEALS FEBRUARY 12, 2019**

The meeting of the Zionsville Board of Zoning Appeals occurred Tuesday, February 12, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 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
2018-46-DSV	R. Pabst	8090 E 550 South	<b>Continued from January 8, 2019 to February 12, 2019 Meeting, Continued by Petitioner from February 12 to the March 12, 2019 Meeting</b> Petition for Development Standards Variance in order to permit the establishment of a 1.83 acre lot. (Minimum lot size is 2 acres) in the Low-Density Single-Family Residential Zoning District (R1).

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-01-DSV	Hoosier Village Guard House	5300 W 96th Street	<b>Approved with Commitments as presented &amp; filed w/exhibits &amp; per staff report</b> <b>– 5 in Favor, 0 Opposed</b> Petition for Development Standards Variance to provide for a guardhouse at the new entrance into Hoosier Village’s campus without an attachment to public sewer facilities. Location: Zionsville Road & Nuttall Oak Road in the Special Use Zoning District (SU-7).

III. 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
2018-19-DSV	Wildwood Designs	2720 S 875 East	Status of Commitments
2018-34-SE	Zionsville Underground	91 S Main Street	Status of Commitments/Plan of Operation
2018-39-UV	Wheat Holdings LLC	10890 Bennett Parkway	Status of Commitments
2018-40-DSV	Wheat Holdings LLC	10890 Bennett Parkway	Status of Commitments

2018-31-SE & 2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	Status of Right to Farm & Commitments
2018-41-DSV	D. Miller	8370 E 300 South	Status of Commitments
2018-45-DSV	B. Bobbitt	465 W Poplar Street	Status of Alley Vacation

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



## ZIONSVILLE PLAN COMMISSION MEETING RESULTS

**Tuesday February 19, 2019**

The meeting of the Zionsville Plan Commission was scheduled for **Tuesday February 19, 2019**, at 7:00 p.m.  
in the Zionsville Town Hall Council Chamber  
1100 West Oak Street

The following items are scheduled for consideration:

**VI. New Business**

Docket Number	Name	Address of Project	Item to be Considered
2019-04-PP	Holliday Farms	3900 S. U.S. 421	<b>Petitioner requested a continuance</b> Petition for Primary Plat Approval with waivers to provide for 165 Lots in a (PUD) Planned Unit Development
2019-05-DP	Holliday Farms	3900 S. U.S. 421	<b>Petitioner requested a continuance</b> Petition for Development Plan approval to provide for the development of a 88.368 acre site into 165 lots for residential use in the (PUD) Planned Unit Development Zoning District
2019-03-DP	Wheat Holdings, LLC	10890 Bennett Parkway	<b>Approved with Conditions</b> <b>6 in Favor</b> <b>0 Opposed</b> Petition for Development Plan Approval to allow for construction of an approximately 28,000 square foot building in the (I-ORT) Office Research & Technology Zoning District
2019-06-DPA	Baptist Homes of Indiana, Inc. (Hoosier Village)	Zionsville Road	<b>Approved with Conditions</b> <b>6 in Favor</b> <b>0 Opposed</b> Petition for Development Plan Amendment to allow for the construction of a Greenhouse, Pet Care Facility, Guardhouse and Entryway to Zionsville Road in the (SU-7) Special Use Zoning District
2019-07-DPA	Zionsville Medical Investments, LLC	55 Brendon Way	<b>Approved with Conditions</b> <b>6 in Favor</b> <b>0 Opposed</b> Petition for Development Plan Amendment to allow for the an increase in the footprint of the building by construction of an of an ADA ramp and a door entryway system with awning on the South side of the building in the Urban (B-2) General Business Zoning District

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

February 20, 2019



**MEETING AGENDA- ZIONSVILLE BOARD OF ZONING APPEALS MARCH 12, 2019**

The meeting of the Zionsville Board of Zoning Appeals has been scheduled for Tuesday, March 12, 2019 at 6:30 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. New Member Oath of Office
- IV. Approval of the February 11, 2019 Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

Docket Number	Name	Address of Project	Item to be considered
2018-46-DSV	R. Pabst	8090 E 550 South	<b>Continued from January 8, 2019 to February 12, 2019 Meeting, Continued by Petitioner from February 12 to the March 12, 2019 Meeting</b> Petition for Development Standards Variance in order to permit the establishment of a 1.83 acre lot. (Minimum lot size is 2 acres) in the Low-Density Single-Family Residential Zoning District (R1).

VII. New Business

Docket Number	Name	Address of Project	Item to be considered
2019-02-DSV	A. Braun	805 W Pine Street	Petition for Development Standards Variance in order to provide for the construction of a new single-family dwelling with attached garage which: 1) Exceeds the required lot coverage of 35%, to 43.12% in the Residential Village Zoning District (R-V).
2019-03-SE	D. Gudenkauf	10002 E 100 North	Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).
2019-04-DSV	D. Gudenkauf	10002 E 100 North	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 Agricultural Zoning District (AG).

2019-05-DSV	T. Dalberg	596 W Linden Street	Petition for Development Standards variance in order to provide for an addition to an existing single-family dwelling which: 1) Exceeds the required lot coverage of 35%, to 45% 2) Deviates from the required front yard setbacks in the Urban Residential Village Zoning District (R-V).
2019-06-DSV	Rottmann Collier	160 N Main Street	Petition for Development Standards Variance in order to provide for the construction of a new single-family dwelling with attached garage which: 1) Exceeds the required lot coverage of 35%, to 46% 2) Deviates from the required rear yard setback in the Residential Village Zoning District (R-V).
2019-07-SE	S. Boedicker	782 N 800 East	Petition for Special Exception to allow for new residential building(s) in an Agricultural Zoning District (AG).

VIII. 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
2018-19-DSV	Wildwood Designs	2720 S 875 East	Status of Commitments
2018-34-SE	Zionsville Underground	91 S Main Street	Status of Commitments/Plan of Operation
2018-39-UV	Wheat Holdings LLC	10890 Bennett Parkway	Status of Commitments
2018-40-DSV	Wheat Holdings LLC	10890 Bennett Parkway	Status of Commitments
2018-31-SE & 2018-32-DSV	A. Safa	6925 E SR 32 (Estimated)	Status of Right to Farm & Commitments
2018-41-DSV	D. Miller	8370 E 300 South	Status of Commitments
2018-45-DSV	B. Bobbitt	465 W Poplar Street	Status of Alley Vacation

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, CPM  
Town of Zionsville  
Director of Planning and Economic Development



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION  
Monday March 18, 2019**

The meeting of the Zionsville Plan Commission is scheduled for Monday March 18, 2019, at 7:00 p.m. in the Zionsville Town Hall Council Chamber. 1100 West Oak Street, Zionsville, Indiana.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of the February 19, 2019 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>
2019-04-PP	Holliday Farms	3900 S. U.S. 421	Petition for Primary Plat Approval with waivers to provide for 165 Lots in a (PUD) Planned Unit Development
2019-05-DP	Holliday Farms	3900 S. U.S. 421	Petition for Development Plan approval to provide for the development of a 88.368 acre site into 165 lots for residential use in the (PUD) Planned Unit Development Zoning District

VI. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2019-09-Z	Sycamore Flats	165 & 235 W. Sycamore Street	Petition for Zone Map change to rezone approximately 4.329 acres from the (VBD) Urban Village Business District to the (PUD) Planned Unit Development 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, CPM  
Director of Planning and Economic Development of Zionsville

February 22, 2019