



Town Of Zionsville

Planning and Economic Development Combined Permit Activity

January 2014

Total permits issued for the month of January: 32

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Permit Activity Breakdown

| Commercial Permits | January 2014 | January 2013 | YTD 2014 | YTD 2013 | YTD Diff |
|----------------------------|--------------|--------------|-----------|-----------|------------|
| New | 1 | 1 | 1 | 1 | 0 |
| Interior Remodel | 1 | 1 | 1 | 1 | 0 |
| Addition | 1 | 0 | 1 | 0 | 1 |
| Sign | 2 | 4 | 2 | 4 | -2 |
| Electric | 1 | 2 | 1 | 2 | -1 |
| Other | 0 | 4 | 0 | 4 | -4 |
| Sewer | 0 | 0 | 0 | 0 | 0 |
| Commercial Totals | 6 | 12 | 6 | 12 | -6 |
| Residential Permits | | | | | |
| Single Family | 9 | 16 | 9 | 16 | -7 |
| Addition | 3 | 4 | 3 | 4 | -1 |
| Remodel | 6 | 11 | 6 | 11 | -5 |
| Electric | 2 | 2 | 2 | 2 | 0 |
| Pool/Spa | 1 | 1 | 1 | 1 | 0 |
| Demolition | 2 | 0 | 2 | 0 | 2 |
| Other | 2 | 0 | 2 | 0 | 2 |
| Sewer/Repairs | 1 | 2 | 1 | 2 | -1 |
| Residential Totals | 26 | 36 | 26 | 36 | -10 |
| Combined Totals | 32 | 48 | 32 | 48 | -16 |

Building/Site Inspections: 251 Number Of Inspections: 416

Certificates Of Occupancy Issued: 50

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 3

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

Number of Investigations closed this month: 1

Total number of zoning code violations to date: 3



Town Of Zionsville

Planning and Economic Development Permit Detail

January 2014

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Combined Permit Activity Detail

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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 |
|------------|--------------|------------|-------------------|----------|------------|-----------------|-----------------|---------------------------|---------------------------|----------------------|-------------------|---------------|--------------------------|----------|
| U2014-1 | January | 1 | \$246,455 | \$1,460 | \$4,025 | \$1,221 | \$861 | David Weekley Homes | David Weekley Homes | Comm Add | Rock Bridge | 197 | 3524 Old Quarry Drive | 46077 |
| U2014-2 | January | 3 | \$5,000 | \$75 | \$0 | \$0 | \$0 | HW Gunn | Deb Keller | Res Reroof | | | 185 Walnut Street | 46077 |
| R2014-3 | January | 3 | \$50,000 | \$250 | \$0 | \$0 | \$0 | Betsy Pitts Custom Homes | David Roe | Res Remodel | Timberwolf | 3 | 9198 Timberwolf | 46077 |
| R2014-4 | January | 3 | \$25,000 | \$250 | \$0 | \$0 | \$0 | Joey Auler | Kandi Hidde | Res Add | Cheval De Selle | 14 | 7855 Cheval Rue Court | 46077 |
| 13U2014-5 | January | 8 | \$0 | \$50 | \$0 | \$0 | \$0 | Kinder Electric | Jim Voegee | Res Electric | Willow Glen | | 3277 Cimmaron | 46077 |
| U2014-6 | January | 10 | \$0 | \$0 | \$25 | \$0 | \$0 | Williams Comfort Air | Will Thacker | Res Sewer | Thornhill | | 1538 Corniche | 46077 |
| U2014-7 | January | 13 | \$20,000 | \$250 | \$0 | \$0 | \$0 | Mark Olis Construction | Dave Blake | Res Remodel | Cobblestone Lakes | 56 | 9150 Stone Court | 46077 |
| U2014-8 | January | 13 | \$0 | \$50 | \$0 | \$0 | \$0 | 500 Sycamore, LLC | Brandon Nicholson | Res Electric | | | 500 W. Sycamore | 46077 |
| R2014-9 | January | 13 | \$89,000 | \$553 | \$0 | \$0 | \$0 | Keesling Custom Pools | Coby & Alison Maxwell | Res Add Pool | Cheval De Salle | 11 | 7923 Cheval Rue Court | 46077 |
| U2014-10 | January | 14 | \$289,000 | \$993 | \$0 | \$1,221 | \$861 | MI Homes | MI Homes | Res New | The Sanctuary | 66 | 11986 Avedon Way | 46077 |
| U2014-11 | January | 15 | \$0 | \$100 | \$0 | \$0 | \$0 | Viewegh and Assoc | Tom & Tracy Wright | Res Demo | | | 701 N. Elm Lane | 46077 |
| U2014-12 | January | 16 | \$15,000 | \$250 | \$0 | \$0 | \$0 | Richard & Cheryl Campbell | Richard & Cheryl Campbell | Res Remodel | Rock Bridge | 174 | 3530 Lannon Castle Drive | 46077 |
| R2014-13 | January | 17 | \$160,000 | \$1,145 | \$0 | \$1,221 | \$861 | Ryland | Ryland | Res New | Blackstone | 42 | 6378 Blackstone | 46077 |
| 13U2014-14 | January | 17 | \$203,000 | \$1,294 | \$0 | \$1,221 | \$0 | Ryland | Ryland | Res New | The Willows | 49 | 3248 Willow Bend Trail | 46077 |
| U2014-15 | January | 23 | \$25,000 | \$250 | \$0 | \$0 | \$0 | Sage Construction | Dwight Moser | Res Remodel | Sugarbush | 30 | 705 Sugarbush | 46077 |
| U2014-16 | January | 23 | \$0 | \$90 | \$0 | \$0 | \$0 | Monster Electric | Stan Evans | Comm Electric | Boone Village | Happy Kitchen | 69 Boone Village | 46077 |
| R2014-17 | January | 23 | \$0 | \$75 | \$0 | \$0 | \$0 | Gerald Levin | Gerald Levin | Res Other | | | 1042 N 1200 East | 46069 |
| U2014-18 | January | 27 | \$18,000 | \$250 | \$0 | \$0 | \$0 | KJ's Handman Service | Matthew & Yvette Mybeck | Res Remodel | Rock Bridge | 149 | 8963 Hearthstone | 46077 |



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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 |
|------------|--------------|------------|-------------------|----------|------------|-----------------|-----------------|---------------------|--------------------------|----------------------|-------------|---------------------|--------------------------|----------|
| R2014-19 | January | 28 | \$245,000 | \$1,492 | \$0 | \$1,221 | \$0 | Drees Homes | Drees Homes | Res New | Brookhaven | 148 | 2805 W High Grove Circle | 46077 |
| 13U2014-20 | January | 28 | \$355,000 | \$1,428 | \$0 | \$1,221 | \$0 | Fischer Homes | Fischer Homes | Res New | The Willows | 174 | 3244 Sunrise Court | 46077 |
| U2014-21 | January | 29 | \$48,000 | \$475 | \$0 | \$0 | \$0 | Roger Ragan | KLC Realty | Comm Remodel | | All State Insurance | 88 Brendon Way | 46077 |
| R2014-22 | January | 29 | \$245,000 | \$1,409 | \$0 | \$1,221 | \$0 | Drees Homes | Drees Homes | Res New | Brookhaven | 158 | 2808 W High Grove Circle | 46077 |
| R2014-23 | January | 29 | \$25,000 | \$283 | \$0 | \$0 | \$0 | Tyson Onsite | Boys and Girls Club | Comm New | | Portable Classroom | 5964 S 700 East | 46077 |
| U2014-24 | January | 29 | \$291,500 | \$1,274 | \$4,025 | \$1,221 | \$861 | David Weekley Homes | David Weekley Homes | Res New | Rock Bridge | 202 | 3585 Old Quarry Drive | 46077 |
| R2014-25 | January | 29 | \$400,000 | \$250 | \$0 | \$0 | \$0 | Ursula David Homes | David & Zoe Moore | Res Add | | | 6100 Irish Hill | 46077 |
| R2014-26 | January | 30 | \$0 | \$150 | \$0 | \$0 | \$0 | Tim Donathen | Tim Donathen | Res Demo | | | 3955 S 875 East | 46077 |
| R2014-27 | January | 30 | \$25,000 | \$405 | \$0 | \$0 | \$0 | Grabber Post | Tim Donathen | Res Add | | | 3955 S 875 East | 46077 |
| R2014-28 | January | 30 | \$400,000 | \$1,409 | \$0 | \$1,221 | \$0 | Kai Yu | Kai Yu | Res New | Stonegate | 153 | 7626 Windsor Drive | 46077 |
| R2014-29 | January | 31 | \$2,000 | \$144 | \$0 | \$0 | \$0 | Kevin Haas | GK Macs LLC | Comm Sign | | Burger King | 6330 Center Drive | 46075 |
| R2014-30 | January | 31 | \$2,000 | \$144 | \$0 | \$0 | \$0 | Kevin Haas | GK Macs LLC | Comm Sign | | Burger King | 6330 Center Drive | 46075 |
| 13U2014-31 | January | 31 | \$60,000 | \$410 | \$0 | \$0 | \$0 | CMH Builders | Michael & Christine Hill | Res Remodel | The Willows | 82 | 11569 Weeping | 46077 |
| U2014-32 | January | 31 | \$354,000 | \$1,342 | \$4,025 | \$1,221 | \$861 | Pulte Homes | Pulte Homes | Res New | Cobblestone | 236 | 8835 Windpointe | 46077 |



Town Of Zionsville

Planning and Economic Development C of O Detail

January 2014

Total: C of O issued for the month of January: 50

C of O Detail

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| Permit # | Builder | Owner | Type Of Construction | Subdivision | Lot# | Address | Zip Code | C of O Approved |
|-----------|----------------------------|----------------------------|----------------------|-------------|------|---------------------------|----------|-----------------|
| R2011-429 | Homes by McKenzie | Homes by McKenzie | Comm Add | Stonegate | 294 | 6764 Regents Park Drive | 46077 | 2014/01/25 |
| R2011-453 | Drees Homes | Drees Homes | New Res | Brookhaven | 120 | 2707 Still Creek Drive | 46077 | 2014/01/22 |
| R2011-454 | Drees Homes | Drees Homes | New Res | Brookhaven | 126 | 11181 Glen Avon Way | 46077 | 2014/01/22 |
| R2011-523 | Drees Homes | Drees Homes | New Res | Brookhaven | 122 | 2699 Still Creek Drive | 46077 | 2014/01/22 |
| R2011-616 | Drees Homes | Drees Homes | New Res | Brookhaven | 121 | 2703 Still Creek Drive | 46077 | 2014/01/22 |
| U2012-101 | David Weekley Homes | David Weekley Homes | New Res | Rock Bridge | 478 | 3515 Lannon Castle Drive | 46077 | 2014/01/22 |
| R2012-158 | Drees Homes | Drees Homes | New Res | Brookhaven | 127 | 11193 Glen Avon Way | 46077 | 2014/01/22 |
| R2012-218 | Drees Homes | Drees Homes | New Res | Brookhaven | 88 | 2718 E High Grove Circle | 46077 | 2014/01/22 |
| R2012-219 | Drees Homes | Drees Homes | New Res | Brookhaven | 125 | 11200 Glen Avon Way | 46077 | 2014/01/22 |
| R2012-359 | Drees Homes | Drees Homes | New Res | Brookhaven | 1 | 11344 Abbitt Trail | 46077 | 2014/01/22 |
| R2012-423 | Wedgewood Building Company | Wedgewood Building Company | New Res | The Willows | 189 | 11479 Golden Willow Drive | 46077 | 2014/01/22 |
| R2012-432 | Drees Homes | Drees Homes | New Res | Brookhaven | 89 | 2716 E High Grove Circle | 46077 | 2014/01/22 |
| R2012-433 | Drees Homes | Drees Homes | New Res | Brookhaven | 105 | 2703 E High Grove Circle | 46077 | 2014/01/22 |
| R2012-451 | Drees Homes | Drees Homes | New Res | Brookhaven | 95 | 2717 Benmore Court | 46077 | 2014/01/22 |
| R2012-452 | Drees Homes | Drees Homes | New Res | Brookhaven | 113 | 2700 Still Creek Drive | 46077 | 2014/01/22 |
| R2012-472 | Wedgewood Building Company | Wedgewood Building Company | New Res | The Willows | 199 | 11521 Golden Willow Drive | 46077 | 2014/01/22 |



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|-----------|---------------------|---------------------|----------------------|----------------------|------|----------------------------|----------|-----------------|
| R2012-480 | Drees Homes | Drees Homes | New Res | Brookhaven | 129 | 2696 Still Creek Drive | 46077 | 2014/01/22 |
| U2012-492 | David Weekley Homes | David Weekley Homes | New Res | Rock Bridge | 139 | 3886 Rock Bridge Dr | 46077 | 2014/01/22 |
| R2012-494 | Homes by McKenzie | Homes by McKensie | New Res | The Willows | 82 | 11569 Weeping Willow Drive | 46077 | 2014/01/22 |
| U2012-510 | MI Homes | MI Homes | New Res | Sanctury | 15 | 12027 Sanctuary Blvd | 46077 | 2014/01/22 |
| R2012-529 | Drees Homes | Drees Homes | New Res | Brookhaven | 13 | 11164 Fontaine Way | 46077 | 2014/01/22 |
| R2012-530 | Drees Homes | Drees Homes | New Res | Brookhaven | 100 | 2714 Benmore Court | 46077 | 2014/01/23 |
| R2012-575 | David Weekley Homes | David Weekley Homes | New Res | Rock Bridge | 63 | 3815 Stonington Place | 46077 | 2014/01/22 |
| R2012-579 | Drees Homes | Drees Homes | Comm Add | Brookhaven | 111 | 2715 East High Grove | 46077 | 2014/01/22 |
| R2012-627 | Drees Homes | Drees Homes | New Res | Brookhaven | 117 | 2716 Still Creek Drive | 46077 | 2014/01/22 |
| R2012-628 | Drees Homes | Drees Homes | New Res | Brookhaven | 101 | 2712 Benmore Court | 46077 | 2014/01/22 |
| U2012-639 | Drees Homes | Drees Homes | New Res | Pleasant View Estate | 4 | 9804 Equestrian Way | 46077 | 2014/01/22 |
| R2012-643 | David Weekley Homes | David Weekley Homes | New Res | The Willows | 12 | 11529 Wildlife Court | 46077 | 2014/01/22 |
| U2012-649 | Drees Homes | Drees Homes | New Res | Pleasant View Estate | 6 | 9866 Equestrian Way | 46077 | 2014/01/22 |
| R2012-681 | David Weekley Homes | David Weekley Homes | New Res | Rock Bridge | 64 | 3835 Stonington Place | 46077 | 2014/01/22 |
| R2012-694 | Drees Homes | Drees Homes | New Res | The Willows | 146 | 11557 Willow Bend Dr | 46077 | 2014/01/22 |
| R2012-742 | DLS & Associates | Mike Henry | New Res | | | 9144 Hunt Club Road | 46077 | 2014/01/24 |



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| Permit # | Builder | Owner | Type Of Construction | Subdivision | Lot# | Address | Zip Code | C of O Approved |
|------------|--------------------------|-----------------------------------|----------------------|----------------------|------|-----------------------------|----------|-----------------|
| R2012-755 | Drees Homes | Drees Homes | New Res | Brookhaven | 90 | 2714 East High Grove Circle | 46077 | 2014/01/22 |
| R2013-14 | Drees Homes | Drees Homes | New Res | Pleasant View Estate | 13 | 9787 Equestrain Way | 46077 | 2014/01/22 |
| R2013-19 | Drees Homes | Drees Homes | New Res | Brookhaven | 92 | 2710 E High Grove Circle | 46077 | 2014/01/22 |
| R2013-37 | Drees Homes | Drees Homes | New Res | Brookhaven | 237 | 11532 Wood Hollow Trail | 46077 | 2014/01/22 |
| R2013-39 | Drees Homes | Drees Homes | New Res | Brookhaven | 222 | 2502 Brookhaven Court | 46077 | 2014/01/22 |
| 13U2013-46 | Ryan Homes | Ryan Homes | Res Remodel | Willow Glen | 46 | 3220 Autumn Ash Drive | 46077 | 2014/01/22 |
| U2013-150 | EB Rayburn | Todd Rattmann | Res Remodel | | | 320 W Hawthorn Street | 46077 | 2014/01/29 |
| U2013-474 | Booher Building | Gordon White | Res Remodel | Iron Gate | | 150 Lexington Court | 46077 | 2014/01/13 |
| U2013-589 | HW Gunn | Deb Keller | Res Remodel | | | 185 Walnut Street | 46077 | 2014/01/14 |
| U2013-619 | Randall Custom Building | Timothy Diedrich | Res Add | Austin Oaks | 155 | 11577 Summit Circle | 46077 | 2014/01/08 |
| U2013-723 | TJ Keene | Tom Briere | Res Remodel | Village Walk | 26 | 11329 Valley Meadow Drive | 46077 | 2014/01/16 |
| U2013-747 | Concept 7 Fitness | Zionsville Fire House Real Estate | Comm Remodel | | | 85 E. Cedar Street | 46077 | 2014/01/17 |
| U2013-755 | Maxson Remodeling | Brock Shaw | Res Remodel | The Preserve at Spri | | 4296 Honeysuckle Lane | 46077 | 2014/01/30 |
| U2013-756 | Moore Restoration | Constance McLain | Res Remodel | Sugarbush Hill | 37 | 615 Sugarbush Drive | 46077 | 2014/01/14 |
| U2013-787 | William Gordon Companies | Eric Bretzman | Comm Remodel | | | 40 S. Main Street | 46077 | 2014/01/02 |
| R2013-822 | Johnny Wheelington | Michelle Winberry | Res Remodel | Blackstone | 41 | 6358 Blackstone Drive | 46077 | 2014/01/28 |



Town Of Zionsville

Planning and Economic Development C of O Detail

January 2014

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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 |
|-----------|---------------------------|------------------|----------------------|-------------|------|--------------------|----------|-----------------|
| U2013-824 | Martin Homes & Remodeling | Storen Financial | Comm Remodel | | | 1630 W. Oak Street | 46077 | 2014/01/16 |
| R2014-17 | Gerald Levin | Gerald Levin | Res Other | | | 1042 N 1200 East | 46069 | 2014/01/27 |



Town Of Zionsville

Planning and Economic Development Permit Activity

Year: 2014

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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 | C of O |
| January | 1 | 1 | 1 | 2 | 1 | 0 | 9 | 3 | 6 | 2 | 1 | 2 | 2 | 1 | 0 | 32 | 1 | 3 | 251 | 416 | 50 |
| February | | | | | | | | | | | | | | | | | | | | | |
| March | | | | | | | | | | | | | | | | | | | | | |
| April | | | | | | | | | | | | | | | | | | | | | |
| May | | | | | | | | | | | | | | | | | | | | | |
| June | | | | | | | | | | | | | | | | | | | | | |
| July | | | | | | | | | | | | | | | | | | | | | |
| August | | | | | | | | | | | | | | | | | | | | | |
| September | | | | | | | | | | | | | | | | | | | | | |
| October | | | | | | | | | | | | | | | | | | | | | |
| November | | | | | | | | | | | | | | | | | | | | | |
| December | | | | | | | | | | | | | | | | | | | | | |
| Totals | 1 | 1 | 1 | 2 | 1 | 0 | 9 | 3 | 6 | 2 | 1 | 2 | 2 | 1 | 0 | 32 | 1 | 3 | 251 | 416 | 50 |

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JANUARY 2014

Planning

Intake

- The Department issued 32 building permits and conducted 416 inspections (as detailed in the attached pages)
- The Department issued 2 sign permits (as detailed in the attached pages)

Meetings

- Attended the Town Council's monthly pre-meeting and regular meeting
- Attended the Board of Zoning Appeals monthly meeting
- Attended the Plan Commission monthly meeting as well as an Executive Session of the Plan Commission
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended various meetings
- Attended various meetings regarding Pulte's proposed subdivision (west of Cobblestone)
- Met/spoke with reporters (or coordinated with the Town's POI) from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, Indianapolis Star, The Current, and Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with applicants regarding the February Plan Commission meeting
- Discussed the topic of recreational shooting related to platted subdivisions with interested parties
- Met with the Town Manager to begin to set 2014 Department goals and objectives
- Met with a representative of the VRA to discuss the Town's implementation of a PUD committee
- Met with members of the Plan Commission and A&F Consultants regarding the draft Traffic Impact Study.
- Met with and conducted various communications regarding signage at Quail Run
- Met with interested parties regarding the SEC of US 421 and CR 300S.
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Attended a meeting regarding mediation of the Wal-Mart lawsuit regarding the Plan Commission
- Met with parties regarding the March meeting of the Plan Commission.

Reporting

- Prepared one staff report for the January Board of Zoning Appeals meeting
- Prepared one staff report for the January Plan Commission meeting
- Prepared findings of facts & reviewed commitments for various BZA matters
- Prepared the monthly department report for January as well as the year-end report
- Prepared the December 7 and December 17 Plan Commission meeting memorandum

Communications

- Conducted various communications with applicants for the February Plan Commission meeting (agenda attached)
- Conducted various communications with applicants for the February Board of Zoning Appeals meeting (agenda attached)
- Conducted communications with new members appointed to the Board of Zoning Appeals and Plan Commission
- Conducted communications with AEI Consultants regarding the Boone Villages Public Records Request.
- Conducted communications with interested parties (Zionsville residents) related to Pulte's Whitestown subdivision proposal
- Conducted communications with Plan Commission members regarding the Town's current TIF study
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner

Projects / Education / Training

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and the Plan Commission
- Began onboarding of the Town's new Compliance Inspector (new hire started January 27, 2014)
- Took delivery of office furniture associated with the Town's new Compliance Inspector
- Took delivery of a new vehicle associated with building inspection services
- Assigned addresses to new properties
- Completed training and took delivery of the department's new building permit tracking software
- Continued to review realignment of the Department specific to Town goals and objectives
- Prepared a detailed flow chart associated with the process to rezone land within the Town
- Conducted various sign removal efforts (signs located in the right-of-way)
- Review the department's website for updates

DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JANUARY 2014

Economic Development

Meetings

- Participated in various internal meetings regarding the development within CCP@Z
- Participated in the January 27, 2014 meeting of the Redevelopment Commission
- Participated in the January 28, 2014 meeting of the Zionsville Architectural Review Committee
- Participated in various meetings regarding Town Public Works projects in the TIF District
- Met with individuals regarding redevelopment opportunities in the TIF district
- Met with representatives of Indiana Brownfields regarding programming and qualifications
- Met with interested parties inquiring about constructing facilities within CCP@Z
- Met with representatives of Lids to discuss the filing of its Development Plan petition with the Town

Reporting

- Prepared the monthly TIF project update report
- Prepared the December 30, 2013 RDC meeting memorandum
- Prepared the January 13, 2014 RDC meeting memorandum

Communications

- Conducted communications regarding development of CCP@Z
- Conducted communications with RDC membership regarding site clearing activities at Creekside.
- Conducted communications regarding the January meeting of the Economic Development Commission
- Met/spoke with reporters (or coordinated with the Town's POI) from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, Indianapolis Star, The Current, and Zionsville Sentinel Times
- Responded to public records requests related to 1) the Town's purchase of the former Dow site and 2) the Statement of Benefits associated with the Lids purchase agreement.

Projects

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Continued with project coordination activities associated with CCP@Z.
- Prepared permit cost documentation for Town Council related to Lids filing/Purchase Agreement.
- Began review of Title Work associated with Lids Purchase Agreement
- Continued with efforts to draft of Covenants Conditions and Restrictions in CCP@Z
- Undertook efforts in drafting an all-encompassing list of documents associated with the Town's purchase of the former Dow site
- Reviewed information from potential applicants regarding assistance from the Facade Grant program
- Continued to review the 2013 Village Marketing & Parking Study draft summary prepared by the Consultant
- Reviewed the Town's Economic Development website for updates and modifications
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Wayne DeLong applied for and was accepted into the 2014-2015 Indiana Certified Public Manager's program
- Reviewed the status of the outstanding MicroLoan associated with the now closed Eagle Creek Coffee Company



MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS – February 11, 2014

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for February 11, 2014 at 6:30 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Oath of Office (New Members)
- IV. Approval of January 14, 2014 Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

| Docket Number | Name | Address of Project | Item to be Considered: |
|---------------|------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013-30-DSV | Pulte Group The Crossings | 8810 Whitestown Road 8811 Whitestown Road 8602 E. 500 South | Petition for Development Standards Variance in order to allow a subdivision of (3) three parcels totaling 144.16 +/- acres, in the (RSF-2- Residential Single Family, and (R2) Low Density Single Family and Two Family Residential Zoning Districts. Request by Petitioner to be continued to the March 11, 2014 meeting was approved pending personal notification to the property's adjoining. |

VII. New Business

| Docket Number | Name | Address of Project | Item to be Considered: |
|---------------|------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2014-01-DSV | Watts WNA LLC | 9180 Hunt Club Road | Petition for Development Standards Variance in order to allow an accessory garage building to remain in existence on the parcel, prior to constructing a new Single-Family Residence on the property, in the (RE), Rural Equestrian Zoning District. |
| 2014-02-DSV | S. Jenkins | 55 East Oak Street | Petition for Development Standards Variance in order to provide (6) parking spaces in lieu of (9) parking spaces as required by ordinance, as the building converts its use to a restaurant, in the (VBD) Village Business Zoning District. |

Other Matters to be considered:

None at this time

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

January 15, 2013



MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION February 19, 2014

A meeting of the Zionsville Plan Commission is scheduled for Wednesday, February 19, 2014 at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street. The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Oath of Office (New Member)
- IV. Approval of January 22, 2014 Meeting Minutes
- V. Continuance Requests
- VI. Continued Business

| Docket Number | Name | Address of Project | Item to be Considered |
|---------------|-----------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2013-25-PP | The Crossing (Formerly The Villages) | 8810 Whitestown Road 8811 Whitestown Road 8602 E 500 South | Petition for Primary Plat approval in the (RSF-2) Residential Single Family and (R2) Low Density Single Family and Two-Family Residential Zoning Districts, for a 224 lot subdivision seeking waivers from the following Subdivision Control Ordinance: <ol style="list-style-type: none"> 1. Table 1 of Design Standards for Streets: Minimum length 2. Increase in the number of model homes 3. Cul-de-sac length 4. Driveway Location 5. Passing Blisters 6. Side and Rear Lot lines 7. Requirement to complete a Traffic Study 8. Requirements to complete Perimeter Street Improvements Requested by Petitioner to be continued to March 17, 2014 meeting date. |
| 2013-26-DP | The Crossing (Formerly The Villages) | 8810 Whitestown Road 8811 Whitestown Road 8602 E 500 South | Petition for Development Plan Approval to develop 224 Single Family lots in the (RSF-2) Residential Single Family and (R2) Low Density Single Family and Two-Family Residential Zoning Districts. Requested by Petitioner to be continued to the March 17, 2014 meeting date. |
| 2013-29-OA | Town of Zionsville | 1100 W. Oak Street | Petition for Ordinance Amendment to the Town of Zionsville Code of Ordinances in order to adopt an amendment to the Road Impact Fee Ordinance. Requested by Petitioner to be continued to the February 19, 2014 meeting date. |

VII. New Business

| Docket Number | Name | Address of Project | Item to be Considered |
|----------------------|----------------|----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2014-01-DP | S. Jenkins | 55 East Oak Street | Petition for Development Plan Approval for the Renovation and 100 square foot addition to an existing building to provide for restaurant use in the (VBD), Village Business Zoning District. |
| 2014-02-DP | Hat World, LLC | 5401 W. 106 th Street | Petition for Development Plan Approval for a proposed 150,000 square foot office building located on the south side of 106 th Street within Creekside Corporate Park at Zionsville in a (PUD), Zoned Planned Unit Development (PUD) |

VII: Other matters to be considered:
None at this time

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

February 3, 2014, 2014