



**ZIONSVILLE PLAN COMMISSION**

**MEETING NOTICE AND AGENDA**

**Tuesday, February 21, 2023**

**6:30 PM (Local Time)**

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT THE ZIONSVILLE TOWN HALL, 1100 WEST OAK STREET, ROOM 105 (COUNCIL CHAMBERS).**

Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/87250398689?pwd=alE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

Webinar ID: 872 5039 8689

Passcode: 485628

Or by Telephone at the following numbers:

+1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782

**The following items are scheduled for consideration:**

- I. Pledge of Allegiance
- II. Attendance
- III. Community & Economic Development [January Monthly Report](#) (Informational Only – no action required)
- IV. Approval of the January 17, 2023, Regular Meeting Minutes
- V. Continuance or Withdrawal Requests

Docket Number & Links	Name	Address of Project	Item to be Considered
			None

## VI. Continued Business

Docket Number & Links	Petitioner / Project Name	Address of Project	Item to be Considered
<a href="#">2022-53-PP: Staff Report &amp; Materials</a>	Epcon Communities / The Courtyards of Russell Oaks	8901 and 9085 E. Oak Street, Zionsville	<b>Continued from the January 17, 2023, Meeting.</b> Petition for the Approval of a Primary Plat for a 150-lot residential subdivision being zoned Rural Single and Two-Family Residential (R-2) with four (4) requested Waivers of the Subdivision Control Ordinance.
<a href="#">2022-54-DP: Staff Report &amp; Materials</a>	Epcon Communities / The Courtyards of Russell Oaks	8901 and 9085 E. Oak Street, Zionsville	<b>Continued from the January 17, 2023, Meeting.</b> Petition for Approval of a Development Plan for a 150-lot, single family subdivision being zoned Rural Single and Two-Family Residential (R-2) with proposed Waivers of the Subdivision Control Ordinance.
<a href="#">2022-59-RP: Staff Report &amp; Materials</a> and <a href="#">Letter of Interest</a>	The Club at Holliday Farms / Replat of Lot "S" & C.A. "B" of Sec. 7 and Lots "T7" & "T8" of Sec. 8	3546 S. U.S. 421 and 10756 & 10778 Dartmoor Way, Zionsville	<b>Continued from the January 17, 2023, Meeting.</b> Petition for the Approval of a Replat of Lot "S" and Common Area "B" of Section 7, and Lots "T7" and "T8" of Section 8 of Holliday Farms to modify the previously platted lot lines being in the Planned Unit Development District (Holliday Farms PUD).

## VII. New Business

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
<a href="#">2023-01-Z: Staff Report &amp; Materials</a>	Ophthalmology Practice Rezoning	11695 E 550 South, Zionsville	Petition for the Rezoning of 1.288+/- acres from the R-SF-2 Zoning District to the Urban Neighborhood Business (B-1) District, also being in the Michigan Road Overlay.
<a href="#">2022-61-RP: Staff Report &amp; Materials</a>	4071 & 4073 Wild Wood Court	4071 & 4073 Wild Wood Court, Zionsville	Petition for Approval of a Replat of Lots 49 and 50 in the Willow Ridge Subdivision to relocate the shared lot line between the two lots, being in the Rural Single and Two-family Residential (R-2) District.
<a href="#">2023-02-RP: Staff Report &amp; Materials</a>	Creekside Corporate Park - Lots 10 and 11	10814 and 10850 Creek Way, Zionsville	Petition for Approval of a Replat of Creekside Lots 10 and 11 to relocate the shared lot line between the two Lots, being zoned Planned Unit Development (Creekside PUD).
<a href="#">2023-03-DP: Staff Report &amp; Materials</a>	Rahal Performance Building – Number One	10850 Creek Way, Zionsville	Petition for Development Plan Approval a 104,568 SF commercial building on Lot 10 being zoned Planned Unit Development (Creekside PUD).
<a href="#">2023-04-DP: Staff Report &amp; Materials</a>	Rahal Performance Building – Number Two	10814 Creek Way, Zionsville	Petition for Development Plan Approval a 25,635 SF commercial building on Lot 11 being zoned Planned Unit Development (Creekside PUD).

## VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
<a href="#">Rules: Materials</a>			Amendments to Plan Commission Rules of Procedure

<a href="#">ACT 2023-011: Materials</a>	267 Industrial Park - Building 4	5433 S. State Road 32, Lebanon	Minor DPA: Notification from Staff of Amendments to the previously approved DP (Docket #2021-33-DP).
	Form-based Code		Status Update regarding the Form-based Code review process.

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

Respectfully Submitted: Mike Dale, AICP

Director - Department of Community & Economic Development  
Town of Zionsville

### ADDITIONAL INSTRUCTIONS

#### FOR THE FEBRUARY 21, 2023, ONSITE AND ELECTRONIC REGULAR MEETING OF THE ZIONSVILLE PLAN COMMISSION

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/87250398689?pwd=alE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at [jstevanovic@zionsville-in.gov](mailto:jstevanovic@zionsville-in.gov).

1. If a member of the public would like to attend a Plan Commission Public Meeting but cannot utilize any of the access methods described above, please contact Janice Stevanovic at 317-416-1920 or [jstevanovic@zionsville-in.gov](mailto:jstevanovic@zionsville-in.gov).
2. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.
3. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at [jrust@zionsville-in.gov](mailto:jrust@zionsville-in.gov).