



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

(Item Revised on 10/15/2023)

Monday, October 16, 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=a1E4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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 [September Monthly Report](#) (Informational Only – no action required)
- IV. Approval of the [September 18, 2023, Regular Meeting Minutes](#)
- V. Continuance or Withdrawal Requests

Docket Number & Links	Name	Address of Project	Item to be Considered
2023-27-Z: Petitioner's Continuance Request and Letters of Interest	Atwater Rezoning	7250 W. Oak Street	<p>Continued from the July 17, 2023, August 21, 2023, and September 18, 2023, Meetings. A Continuance to the November 20, 2023, Meeting is requested by the Petitioner.</p> <p>Petition for the rezoning of 10.0+/- acres from the Rural Professional Business (PB), Rural Single- and Two-family Residential (R2), and Rural Single- and Two-family (R3) Districts to the Rural General Business (GB) District.</p>

2023-36-Z: Staff Report and Materials and Letters of Interest	Sentry Development/ Holliday Farms Senior Living PUD	3795 S. US Highway 421, Zionsville	Continued from the September 18, 2023, Meeting. A second Continuance to the November 20, 2023, Meeting has been requested by a neighboring HOA and will be considered by the Plan Commission. Petition to Rezone 23.18+/- acres from the SU-7 District to a Planned Unit Development to provide for development as specified within Exhibit 4 of the proposed Holliday Farms Ordinance (First Amendment), including a three-story, 155-unit senior living facility with related accessory buildings. This acreage is to be incorporated into the existing Holliday Farms PUD.
2023-39-DP: Petitioner's Continuance Request	Stohler Roofing Office Building	5898 S. 700 East	Continuance to the November 20, 2023 Meeting requested by Petitioner. Petition for Development Plan Approval for the expansion of a parking area for a roofing business being in the Rural Single-family Residential (R-1) District.
2023-40-Z: Letter of Withdrawal	Fischer Homes / Summers Rezoning	7860 S. 850 East	Petitioner has submitted a Letter of Withdrawal. Petition for the Rezoning of 66.65+/- acres from the Rural Equestrian (RE) District to the Rural Single- and Two-family Residential (R-2) District to permit a 106-lot single-family subdivision.

VI. Continued Business from previous Meeting(s) to be Heard

Docket Number & Link	Petitioner / Project Name	Address of Project	Item to be Considered
2023-53-OA: Staff Memo and Materials (Formerly 2023-34-CPA)	Town of Zionsville		Continued from the September 18, 2023, Meeting. An Ordinance Amending the Town's Comprehensive Plan to include a "Zone Improvement Plan" which proposes a road impact fee for future development.
2023-28-Z: Staff Report and Materials and Letters of Interest	Bradley Ridge PUD - Rezoning	Parcels addressed as: 1120, 1310, 1550 S. U.S. Highway 421; 1555 S. 950 East; and 9625 E. 100 South (approx. address)	Continued from the July 17, 2023, August 21, 2023, and September 18, 2023, Meetings. Petition for the rezoning of 349+/- acres (9 parcels) from the Rural General Agriculture (AG), Rural Single-family Residential (R1), and Rural Single- and Two-family Residential (R2) Districts to the Planned Unit Development (PUD) District.

VII. New Business to be Heard

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
2023-42-PPA: Staff Report and Materials	Henke Development / Holliday Farms - Section 10	Dartmoor Court	Petition for approval of a Primary Plat Amendment consisting of 7 single-family lots being in the Planned Unit Development (Holliday Farms PUD) District. Four (4) Waivers of the Subdivision Control Ordinance are also requested.
2023-43-DPA: Staff Report and Materials	Henke Development / Holliday Farms - Section 10	Dartmoor Court	Petition for approval of a Development Plan for seven (7) residential lots being in the Planned Unit Development (Holliday Farms PUD) District.
2023-41-DPA: Staff Report and Materials	Larson Design Group / FedEx Gateway Building Expansion	10301 Bennett Parkway	Petition for Approval of a Development Plan Amendment to provide for the expansion of an existing gateway building for new security screening equipment being in the Urban General Industrial (I-2) District.

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
ACT-2023-62: Staff Memo and Materials	Café Patachou		Minor DP Amendment for an awning over the east side of the building. (Original DP Docket #2022-39-DPA)
2024 PC Schedule - Draft			Review of the 2024 Plan Commission Filing and Meeting Date Schedule

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 ONSITE AND ELECTRONIC REGULAR MEETING OF
THE ZIONSVILLE PLAN COMMISSION**

Please click the following link to join the webinar:

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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.

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.
2. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.
3. 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.