



**ZIONSVILLE TOWN COUNCIL  
MEETING AGENDA  
FOR  
Tuesday July 5, 2016 at 7:00PM  
Zionsville Town Hall – Beverly Harves Meeting Room  
1100 West Oak Street**

1. OPENING
2. Call Meeting To Order
3. Pledge Of Allegiance
4. APPROVAL OF THE MEMORANDA OF THE JUNE 6, 2016 REGULAR MEETING (COPY POSTED)

Documents: [2016-07-05\\_TC\\_MEETING\\_JUNE\\_06\\_2016\\_TOWN\\_COUNCIL\\_MEETING\\_MEMORANDA.PDF](#)

5. DEPARTMENTAL MONTHLY REPORTS  
Monthly Reports submitted by the Town management staff for Council review and posted on the Town's website ([WWW.ZIONSVILLE-IN.GOV](http://WWW.ZIONSVILLE-IN.GOV)).

6. REQUEST TO SPEAK

7. OLD BUSINESS

- A. Consideration Of A Request To Rezone Property (Pittman "The Farm" Property)
- B. Consideration Of An Ordinance To Amend Section 70.99 Of The Zionsville Code Of Ordinances Regarding Traffic Code Penalties (Collection Agency Fee)

Documents: [2016-07-05\\_TC\\_MEETING\\_ORDINANCE\\_TO\\_AMEND\\_SECTION\\_70\\_99\\_REGARDING\\_TRAFFIC\\_CODE\\_PENALTIES.PDF](#)

8. NEW BUSINESS

- A. Consideration Of A Re-Appropriation Resolution (Mid-Year Budget Rectification)

Documents: [2016-07-05\\_TC\\_MEETING\\_RE-APPROPRIATION\\_RESOLUTION.PDF](#)

- B. Consideration Of An Additional Appropriation Resolution From The CCD Fund To Fund Preliminary Engineering (\$24,800), For Zionsville's Portion Of The 116th Street Pathway Project (Joint Carmel/Zionsville Project) (PUBLIC HEARING)

Documents: [2016-07-05\\_TC\\_MEETING\\_ADDITIONAL\\_APPROPRIATION\\_116TH\\_ST\\_PATHWAY.PDF](#)

- C. Consideration Of An Additional Appropriation Resolution From The Police Operating Fund (\$500), To Reimburse Line Item #209001313 (Continuing Education), For A Cancelled Course. (PUBLIC HEARING)

Documents: [2016-07-05\\_TC\\_MEETING\\_ADDITIONAL\\_APPROPRIATION\\_POLICE\\_FUND\\_REIMBURSEMENT.PDF](#)

- D. Consideration Of An Ordinance Establishing A Town Hall Project Fund

Documents: [2016-07-05\\_TC\\_MEETING\\_ZIONSVILLE\\_TOWN\\_HALL\\_FUND\\_ORDINANCE.PDF](#)

- E. Consideration Of A Comprehensive Plan Amendment (Strategic Trails Implementation Plan/Pedestrian And Bikeways Plan)

Documents: [2016-07-05\\_TC\\_MEETING\\_STRATEGIC\\_TRAILS\\_IMPLEMENTATION\\_PLAN\\_AMENDMENT.PDF](#)

- F. Consideration Of A Zone Map Change Ordinance To Rezone 4.32 Acres From The B-3 (Urban Outdoor Business Development) District To A PUD (Planned Unit Development) District To Provide For A Mixed Use Development Consisting Of Residential, Office And Commercial Uses (Plan Commission Docket 2016-10-Z – Forwarded To The Council With A Recommendation For Denial)

Documents: [2016-07-05\\_TC\\_MEETING\\_2016-10-Z\\_CERTIFICATION\\_AND\\_ORDINANCE.PDF](#)

9. APPROVAL OF CLAIMS

10. ADJOURN

- A. The Next Regular Town Council Meeting Is Scheduled For Monday August 1, 2016 @ 7:00 PM.



ZIONSVILLE TOWN COUNCIL  
MEETING MEMORANDA  
FOR

Monday June 6, 2016 at 7:00 PM  
Zionsville Town Hall – Beverly Harves Meeting Room  
1100 West Oak Street

(Note: Meeting preceded by the Council pre-meeting  
at 6:30 p.m. in the Town Hall Conference Center)

Date of Preparation: June 9, 2016

Members Present: Susana Suarez, Elizabeth Hopper, Jeff Papa, Kevin Spees, Bryan Traylor, Tom Schuler, Josh Garrett

Also Present: Tim Haak, Mayor; Ed Mitro, Deputy Mayor; Heather Willey, Town Attorney; Mark Adam, Crowe Horwath; Amy Lacy, Director of Finance & Records and Town Department Staff

1. OPENING

- A. Call meeting to order
- B. Pledge of Allegiance

2. APPROVAL OF THE MEMORANDA OF THE MAY 2, 2016 REGULAR MEETING (COPY POSTED).

**COUNCIL ACTION:** Councilor Garrett moved to approve the Memoranda of the May 2, 2016 Town Council Meeting. Councilor Hopper seconded the motion. The Memoranda of the May 2, 2016 meeting was approved by a vote of seven in favor, zero opposed.

3. DEPARTMENTAL MONTHLY REPORTS

Monthly Reports submitted by the Town management staff for Council review and posted on the Town's website ([www.zionsville-in.gov](http://www.zionsville-in.gov)).

4. REQUEST TO SPEAK

There being no Request to Speak cards submitted, President Suarez requested that anyone wishing to speak please step forward at this time. No response was given from the audience.

5. OLD BUSINESS

- A. Consideration of an Additional Appropriation Resolution (\$186,901.72), for the creation of a Planner II position in the Department of Planning and Economic Development and a Director of Community Relations position in the Administration Department **(PUBLIC HEARING) Resolution # 2016-10**  
Deputy Mayor Ed Mitro reviewed Resolution #2016-10 and the need for the additional positions. He stated that the item had been previously continued in order to more thoroughly review and ensure there would be sufficient funding to sustain the positions in the future and that he was confident there was adequate funding, including all departments sharing in the funding of the Director of Community Relations position from their budgets.

With Proof of Publication for a Public Hearing, President Suarez opened the Public Hearing for comment. With no public comment, President Suarez closed the Public Hearing and called for discussion or a motion on Resolution #2016-10. Discussion from the Council followed.

**COUNCIL ACTION:** Councilor Traylor moved to approve Resolution #2016-10 and Councilor Garrett seconded the motion. Resolution #2016-10 was approved by a vote of six in favor, one opposed, with Councilor Schuler opposing.

- B. Consideration of an Amendment to the Town of Zionsville's 2016 Salary Ordinance to:
1. change a position's title and rating and add a position and rating to the Department of Planning and Economic Development; and
  2. add the position and rating to the Administration Department.
- Ordinance # 2016-05**

**COUNCIL ACTION:** Councilor Spees moved to adopt Ordinance #2016-05 on first reading and Councilor Garrett seconded the motion. The motion passed with a vote of six in favor, one opposed, with Councilor Schuler opposing.

Councilor Spees moved to suspend the rules and Councilor Garrett seconded the motion. The motion passed with a vote of six in favor, one opposed, with Councilor Schuler opposing.

Councilor Garrett moved to adopt Ordinance #2016-05 on final reading and Councilor Traylor seconded the motion. Ordinance #2016-05 was adopted by a vote of six in favor, one opposed, with Councilor Schuler opposing.

## 6. NEW BUSINESS

- A. Consideration of an Additional Appropriation Resolution from the General Fund (\$17,000.00) for pass-through engineering fund reimbursement. **(PUBLIC HEARING) Resolution #2016-12**

After a review of Resolution #2016-12 by Wayne Delong, Director of Planning and Economic Development regarding the need for the Additional Appropriation to allow pass-through engineering fund reimbursement, with Proof of Publication for a Public Hearing, President Suarez opened the Public Hearing for comment. With no public comment, President Suarez closed the Public Hearing and called for discussion or a motion on Resolution #2016-12.

**COUNCIL ACTION:** Councilor Hopper moved to approve Resolution #2016-12 and Councilor Garrett seconded the motion. Resolution #2016-12 was approved by a vote of seven in favor, zero opposed.

- B. Consideration of an Additional Appropriation Resolution from the Motor Vehicle Highway Fund (\$575,000.00) to provide additional funds for street repairs and paving in 2016 and for the purchase of milling equipment for the Street and Stormwater Department. **(PUBLIC HEARING) Resolution #2016-13**

Lance Lantz, Superintendent of Streets and Stormwater reviewed the need for the Additional Appropriation, stating that this will allow flexibility and put the Town in a favorable situation when applying through the federal matching grant program while allowing current projects to go forward as well as allowing purchase of needed equipment. With Proof of Publication for a Public Hearing, President Suarez opened the Public Hearing for comment. With no public comment, President Suarez closed the Public Hearing and called for discussion or a motion on Resolution #2016-13.

**COUNCIL ACTION:** Councilor Hopper moved to approve Resolution #2016-13 and Councilor Traylor seconded the motion. Resolution #2016-13 was approved by a vote of seven in favor, zero opposed.

- C. Consideration of a technical amendment to Council Resolution #2016-08 (PERF enlargement). **Resolution # 2016-14**

Deputy Mayor Ed Mitro explained the need for the Resolution in order to correct a clerical error.

**COUNCIL ACTION:** Councilor Garrett moved to approve Resolution #2016-14 and Councilor Spees seconded the motion. Resolution #2016-14 was approved by a vote of seven in favor, zero opposed.

D. Consideration of a Resolution authorizing an investment policy for the Town of Zionsville. **Resolution # 2016-15**

Amy Lacy, Director of Finance and Records and Heather Willey, Town Attorney reviewed the investment policy resolution, stating that it is not a new policy but by state requirement must be periodically renewed and updated.

**COUNCIL ACTION:** Councilor Spees moved to approve Resolution #2016-15 and Councilor Hopper seconded the motion. Resolution #2016-15 was approved by a vote of seven in favor, zero opposed.

E. Consideration of an Ordinance to amend Section 70.99 of the Zionsville Code of Ordinances regarding Traffic Code Penalties (Collection Agency Fee). **Ordinance # 2016-09**

President Suarez tabled the consideration of Ordinance #2016-09 to the July 5, 2016 meeting to allow Judge Singler to be present for discussion.

F. Consideration of an Ordinance to reestablish the Cumulative Capital Development Fund. **(PUBLIC HEARING) Ordinance # 2016-10**

Town Attorney Heather Willey reviewed the Ordinance, explaining that this is not a new tax or fund but that this is a re-establishment to the maximum rate approved by the Council originally.

With Proof of Publication for a Public Hearing, President Suarez opened the Public Hearing for comment. With no public comment, President Suarez closed the Public Hearing and called for discussion or a motion on Ordinance #2016-10.

**COUNCIL ACTION:** Councilor Traylor moved to adopt Ordinance #2016-10 on first reading and Councilor Garrett seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Garrett moved to suspend the rules and Councilor Traylor seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Garrett moved to adopt Ordinance #2016-10 on final reading and Councilor Traylor seconded the motion. Ordinance #2016-10 was adopted by a vote of seven in favor, zero opposed.

G. Consideration of an Ordinance to reestablish the Fire Equipment Replacement Fund. **(PUBLIC HEARING) Ordinance #2016-11**

Town Attorney Heather Willey reviewed the Ordinance, explaining it re-establishes and brings the rate back up to the original maximum amount.

With Proof of Publication for a Public Hearing, President Suarez opened the Public Hearing for comment. With no public comment, President Suarez closed the Public Hearing and called for discussion or a motion on Ordinance #2016-11.

**COUNCIL ACTION:** Councilor Garrett moved to adopt Ordinance #2016-11 on first reading and Councilor Spees seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Spees moved to suspend the rules and Councilor Garrett seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Garrett moved to adopt Ordinance #2016-11 on final reading and Councilor Traylor seconded the motion. Ordinance #2016-11 was adopted by a vote of seven in favor, zero opposed.

H. Consideration of a Zone Map Change Ordinance to rezone 0.275 acre from the SU-2 (Urban Special Use Zoning District) to the R-V (Urban Residential Village) zoning classification. **Ordinance #2016-12**

Wayne Delong, Director of Planning and Economic Development, reviewed the Zone Map Change Ordinance from the Zionsville Christian Church to allow for the sale of a lot for single family residential development.

**COUNCIL ACTION:** Councilor Garrett moved to adopt Ordinance #2016-12 on first reading and Councilor Spees seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Spees moved to suspend the rules and Councilor Traylor seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Spees moved to adopt Ordinance #2016-12 on final reading and Councilor Garrett seconded the motion. Ordinance #2016-12 was adopted by a vote of seven in favor, zero opposed.

I. Consideration of an Ordinance to establish a fund for LOIT special distributions. **Ordinance #2016-13**

Deputy Mayor Ed Mitro reviewed the Ordinance, stating that it is the Town's recommendation to place the required 75% to be spent on Local Roads and Streets in the fund and the remaining allowed 25% be placed into the General fund to help bolster the health of that fund.

**COUNCIL ACTION:** Councilor Garrett moved to adopt Ordinance #2016-13 on first reading and Councilor Spees seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Spees moved to suspend the rules and Councilor Garrett seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

Councilor Garrett moved to adopt Ordinance #2016-13 on final reading and Councilor Spees seconded the motion. Ordinance #2016-13 was adopted by a vote of seven in favor, zero opposed.

7. WALK-ON ITEM

President Suarez presented a Town Council Motion directing the Plan Commission to initiate a rezoning of Pittman Farms PUD from PUD to RSF-2.

Wayne Delong, Director of Planning and Economic Development answered general questions from the Council. After much Council discussion, consideration of the proposed Motion was tabled until the July 5, 2016 meeting to allow for further research and discussion.

8. APPROVAL OF CLAIMS

**COUNCIL ACTION:** Councilor Traylor moved to approve the claims as presented and Councilor Garrett seconded the motion. Claims were approved by a vote of seven in favor, zero opposed.

9. ADJOURN

**COUNCIL ACTION:** Councilor Hopper moved to adjourn and Councilor Garrett seconded the motion. The motion was approved by a vote of seven in favor, zero opposed.

The next regular Town Council meeting is scheduled for Tuesday July 5, 2016 @ 7:00 PM (Please note change in date due to the Independence Day holiday).

**ORDINANCE NO. 2016-\_\_\_\_\_**  
**OF THE TOWN OF ZIONSVILLE**

**AN ORDINANCE TO AMEND SECTION 70.99 OF THE ZIONSVILLE CODE OF  
ORDINANCES REGARDING TRAFFIC CODE PENALTIES**

**WHEREAS**, Indiana Code § 5-22-6.5 et seq. allows the Town to enter into a contracts for Collection Services; and

**WHEREAS**, Indiana law also allows the Collection Agency to collect from the debtor a collection fee; and

**WHEREAS**, the Town of Zionsville has entered into a contract for Collection Services on behalf of the Zionsville Town Court to collect unpaid fines due and owing to the Court; and

**WHEREAS**, it is now necessary to amend the Zionsville Code of Ordinances regarding Traffic Code Penalties to allow for the collection fee;

Now, therefore, be it ordained by the Zionsville Town Council of the Town of Zionsville, Boone County, Indiana it is hereby ordered as follows:

1. **Amendment to Penalty.** Section 70.99 is amended to read as follows: “The schedule of violations, adopted by order of the Town Court ~~on 11-5-2005~~, is incorporated into this traffic code in its entirety. Each violator of any provision of this traffic code shall pay a fine and penalty to the town in the amount set forth in such schedule of violations or as determined by the Town Court in any of its proceedings. **Such fine and penalty may include an additional collection fee of thirty percent (30%) of the unpaid balance of the fine and penalty if such fine and penalty is not timely paid by the violator.**”
2. **Construction of Clause Headings.** The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.
3. **Repeal of Conflicting Ordinances.** The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are no further force or effect and are hereby repealed.
4. **Severability.** If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.
5. **Duration and Effective Date.** The provisions of this Ordinance shall become and remain in full force and effect and until its repeal by ordinance.

**DULY PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2016,  
by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by  
a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,  
BOONE COUNTY, INDIANA**

**YAY**  
Signature

**NAY**  
Signature

Susana Suarez, President		
Elizabeth Hopper, Vice President		
Kevin Spees, Member		
Bryan Traylor, Member		
Thomas Schuler, Member		
Jeff Papa, Member		
Josh Garrett, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor Timothy R. Haak on the \_\_\_\_\_ day of \_\_\_\_\_ 2016, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_ Amelia Anne Lacy, Director,  
Department of Finance and Records

**MAYOR'S APPROVAL**

\_\_\_\_\_  
**Timothy R. Haak, Mayor**

\_\_\_\_\_  
**DATE**

**MAYOR'S VETO**

\_\_\_\_\_  
**Timothy R. Haak, Mayor**

\_\_\_\_\_  
**DATE**

**RESOLUTION 2016-\_\_\_\_\_**  
**A RESOLUTION**  
**RE-APPROPRIATING FUNDS**

DATE: July 5, 2016

**WHEREAS**, it has been determined that certain existing appropriations now have un-obligated balances which will not be needed for the purposes for which appropriated.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Zionsville, Boone County, Indiana, that the following existing funds be re-appropriated as follows:

<b>FUND/LINE ITEM</b>	<b>AMOUNT RE-APPROPRIATED</b>
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**PARK AND RECREATION FUND (FUND 216)**

**PARKS DEPARTMENT**

**FROM Line Item**

1-17	Salary Increases	\$ 7,597.00
2-40	Signs	\$ 500.00
3-21	Telephone	\$ 597.16
3-31	Printing	\$ 1,000.00
3-62	Cemetery Care	\$ 1,000.00
<b>Total Re-appropriated:</b>		<b>\$10,694.16</b>

**TO Line Item**

1-11	Superintendent	\$ 2,359.12
1-12	Tech II	\$ 2,214.04
1-13	Tech	\$ 975.36
1-14	Naturalist	\$ 1,240.74
1-15	Assistant Superintendent	\$ 1,404.90
3-40	Insurance	\$ 500.00
3-97	Tree Service	\$ 2,000.00
<b>Total Re-appropriated:</b>		<b>\$10,694.16</b>

<b>FUND/LINE ITEM</b>	<b>AMOUNT RE-APPROPRIATED</b>
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**GOLF COURSE FUND (FUND 275)**

**FROM Line Item**

1-11	Manager	\$ 46,886.00
1-31	Unemployment	\$ 1,500.00
2-40	Signs	\$ 2,500.00
3-71	Aeration	\$ 2,000.00
<b>Total Re-appropriated:</b>		<b>\$ 52,886.00</b>

**To Line Item**

1-16	Part time/Overtime	\$ 46,886.00
3-97	Tree Service	\$ 1,500.00
2-34	Maintenance	\$ 4,500.00
<b>Total Re-appropriated:</b>		<b>\$ 52,886.00</b>

**TIF FUND (FUND 490)****REDEVELOPMENT COMMISSION****FROM Line Item**

3-81	Lease Rental Bond of 2008	\$443,000.00
	<b>Total Re-appropriated:</b>	<b>\$443,000.00</b>

**TO Line Item**

3-01	Redevelopment Engineering	\$383,000.00
4-39	Creekside Corporate Park Engineering	\$ 60,000.00
	<b>Total Re-appropriated:</b>	<b>\$443,000.00</b>

**POLICE OPERATING FUND (FUND 209)****POLICE DEPARTMENT****FROM Line Item**

1-08	Additional Compensation	\$ 44,433.88
	<b>Total Re-appropriated:</b>	<b>\$ 44,433.88</b>

**TO Line Item**

1-11	Police Chief	\$ 2,386.85
1-18	Captain	\$ 3,923.10
1-19	Lieutenant	\$ 5,125.75
1-14	Sergeant	\$ 7,942.35
1-13	Detective	\$ 6,234.96
1-12	Patrolman 2	\$ 17,316.52
1-16	Administrative Assistant	\$ 1,504.35
	<b>Total Re-appropriated:</b>	<b>\$ 44,433.88</b>

**FUND/LINE ITEM****AMOUNT RE-APPROPRIATED****GENERAL FUND (FUND 101)****ADMINISTRATION****FROM Line Item**

11-40	2.5% Pay Increase	\$25,754.00
12-32	Vehicle Expense	\$ 408.00
13-51	General Heat	\$10,000.00
13-63	Building Maintenance	\$15,000.00
14-49	Equipment Upgrades	\$10,000.00
33-91	Promotional	\$ 800.00
	<b>Total Re-appropriated:</b>	<b>\$61,962.00</b>

**TO Line Item**

11-11	Clerk Treasurer	\$ 1,963.00
11-13	General Maintenance	\$ 459.00
11-14	Building Inspector	\$ 1,496.00
11-15	Planning Director	\$ 2,038.00
11-32	Sr. Inspector	\$ 1,882.00
11-33	Planner I	\$ 1,612.00
11-34	Town Manager	\$ 2,904.00
11-35	Admin. Assistant Town Manager	\$ 1,316.00
11-37	IT Position	\$ 1,148.00
11-38	Planning Administrative Assistant	\$ 1,144.00
13-10	Admin. Engineering	\$25,000.00
13-14	Plan Commission Legal	\$11,000.00
13-23	Bank Fees	\$10,000.00
	<b>Total Re-appropriated:</b>	<b>\$61,962.00</b>

**FIRE OPERATING FUND (FUND 207)****FIRE DEPARTMENT****FROM Line Item**

1-22	Health Insurance	\$20,000.00
1-26	Accident & Sickness	\$ 5,401.00
1-31	Performance Pay	\$102,000.00
2-30	Fuel	\$16,000.00
3-21	Telephone	\$ 1,818.00
3-51	Gas (Heat)	\$ 1,500.00

**Total Re-appropriated: \$ 146,719.00****TO Line Item**

1-09	Engineer	\$12,700.00
1-10	Fire Chief	\$ 2,150.00
1-11	Deputy Chief	\$ 3,900.00
1-12	Division Chief	\$ 7,150.00
1-13	Captain	\$ 5,100.00
1-14	Lieutenant	\$ 8,800.00
1-15	Firefighter	\$49,900.00
1-16	Admin Assistant	\$ 1,225.00
1-25	Work Comp	\$48,794.00
3-24	Travel	\$ 1,500.00
3-60	Fire Station Maint.	\$ 5,500.00

**Total Re-appropriated: \$146,719.00****FUND/LINE ITEM****AMOUNT RE-APPROPRIATED****FIRE EQUIPMENT REPLACEMENT FUND (FUND 208)****FIRE DEPARTMENT****FROM Line Item**

4-59	Fire Engine	\$ 7,000.00
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**Total Re-appropriated: \$ 7,000.00****TO Line Item**

4-52	Fire Equipment	\$ 7,000.00
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**Total Re-appropriated: \$ 7,000.00****WASTEWATER FUND (FUND 606)****WASTEWATER DEPARTMENT****FROM Line Item**

1-16	PT/OT	\$ 10,000.00
1-19	Chief Operator	\$ 2,378.67
1-20	Merit Raises	\$ 9,000.00
3-13	Accounting	\$ 5,493.00
3-85	Sewer-Clerk-Sewage	\$459,350.00
3-91	IDEM Permit Fees	\$ 700.00
3-93	Employee Training	\$ 1,000.00
3-95	Refunds	\$ 1,000.00
4-82	Re-Build Lobeline Pump	\$ 5,246.50

**Total Re-appropriated: \$494,168.17**

**TO Line Item**

1-11	Superintendent	\$ 1,835.00
1-12	Maintenance Supervisor	\$ 2,378.67
1-14	Operator II	\$ 1,149.00
1-15	Operator I	\$ 1,030.50
1-17	Billing Clerk	\$ 2,425.00
3-52	Water	\$ 4,000.00
3-62	Treatment Plant Repair & Maintenance	\$ 20,000.00
3-83	Revenue Bonds	\$459,350.00
3-96	Miscellaneous	\$ 2,000.00
<b>Total Re-appropriated:</b>		<b>\$494,168.17</b>

**FUND/LINE ITEM****AMOUNT RE-APPROPRIATED****MVH FUND (FUND 201)****STREET AND STORMWATER DEPARTMENT****FROM Line Item****201002**

1-16	PT/OT	\$ 4,884.00
1-17	Assistant Superintendent	\$ 8,500.00
1-24	Undistributed Pay Increase	\$14,616.00

**201003**

1-23	Undistributed Pay Increase	\$ 1,384.00
3-15	Stormwater Program	\$ 1,040.00
<b>Total Re-appropriated:</b>		<b>\$30,424.00</b>

**TO Line Item****201002**

1-11	Superintendent	\$ 2,000.00
1-12	Admin Assistant	\$ 800.00
1-13	Team Leader	\$ 1,350.00
1-14	Street Tech II	\$ 4,100.00
1-15	Street Tech I	\$ 1,800.00
2-31	Tires	\$ 4,000.00
3-14	Training/Conference	\$ 1,850.00

**201003**

1-16	PT-OT	\$ 340.00
1-17	Stormwater Coordinator	\$ 1,384.00
1-21	PERF	\$ 700.00
1-22	Insurance	\$12,100.00
<b>Total Re-appropriated:</b>		<b>\$30,424.00</b>

**DULY PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2016,  
 by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed  
 by a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,  
 BOONE COUNTY, INDIANA**

	<b>YAY</b> Signature	<b>NAY</b> Signature
Susana Suarez, President		
Elizabeth Hopper, Vice-President		
Thomas Schuler, Member		
Jeff Papa, Member		
Kevin Spees, Member		
Josh Garrett, Member		
Bryan Traylor, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor  
 Timothy R. Haak on the \_\_\_\_\_ day of \_\_\_\_\_ 2016, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_

Amelia Anne Lacy, Department of  
 Finance and Records

**MAYOR'S  
 APPROVAL**

\_\_\_\_\_  
**Timothy R. Haak, Mayor**

\_\_\_\_\_  
**DATE**

**MAYOR'S  
 VETO**

\_\_\_\_\_  
**Timothy R. Haak, Mayor**

\_\_\_\_\_  
**DATE**

**RESOLUTION NO. 2016-\_\_\_\_\_**  
**OF THE TOWN OF ZIONSVILLE**

**A RESOLUTION REGARDING**  
**THE APPROPRIATION OF**  
**ADDITIONAL FUNDS**

Whereas, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual Town of Zionsville budget.

Now, therefore, be it resolved by the Zionsville Town Council of the Town of Zionsville, Boone County, Indiana that for the expenses of the Town of Zionsville, the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

<u>Fund Name</u>	<u>Budget Classification</u>	<u>Amount</u>	<u>Amount Approved by Fiscal Body</u>
CCD Fund (Fund #427)	116 <sup>th</sup> Street Pathway Engineering (Line item #427004310)	\$24,800.00	\$24,800.00
<b><u>Total CCD Fund</u></b>		<b><u>\$24,800.00</u></b>	<b><u>\$24,800.00</u></b>

**Total Amount Appropriated - \$24,800.00**

Funds noted above are available for additional appropriation via a May 2016 balance in the CCD Fund of \$2,178,281.34.

The purpose of the additional appropriation is to provide additional funds for preliminary engineering for Zionsville's portion of the 116<sup>th</sup> Street Pathway project (joint Carmel/Zionsville project).

**DULY PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2016,  
by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by  
a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,  
BOONE COUNTY, INDIANA**

	<b>YAY</b> Signature	<b>NAY</b> Signature
Susana Suarez, President		
Elizabeth Hopper, Vice President		
Kevin Spees, Member		
Bryan Traylor, Member		
Thomas Schuler, Member		
Jeff Papa, Member		
Josh Garrett, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor Timothy R. Haak on the \_\_\_\_\_ day of \_\_\_\_\_ 2016, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_ Amelia Anne Lacy, Director,  
Department of Finance and Records

**MAYOR'S APPROVAL**

\_\_\_\_\_  
Timothy R. Haak, Mayor

\_\_\_\_\_  
DATE

**MAYOR'S VETO**

\_\_\_\_\_  
Timothy R. Haak, Mayor

\_\_\_\_\_  
DATE

**RESOLUTION NO. 2016-\_\_\_\_\_**  
**OF THE TOWN OF ZIONSVILLE**

**A RESOLUTION REGARDING**  
**THE APPROPRIATION OF**  
**ADDITIONAL FUNDS**

Whereas, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual Town of Zionsville budget.

Now, therefore, be it resolved by the Zionsville Town Council of the Town of Zionsville, Boone County, Indiana that for the expenses of the Town of Zionsville, the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to laws governing the same:

<u>Fund Name</u>	<u>Budget Classification</u>	<u>Amount</u>	<u>Amount Approved by Fiscal Body</u>
Police Operating Fund (Fund #209)	Continuing Education (Line item #209001313)	\$500.00	\$500.00
<b><u>Total Police Operating Fund</u></b>		<b><u>\$500.00</u></b>	<b><u>\$500.00</u></b>

**Total Amount Appropriated - \$500.00**

Funds noted above are available for additional appropriation via a May 2016 balance in the Police Operating Fund of \$1,233,607.91

The purpose of the additional appropriation is to reimburse the Continuing Education line item in the Police Department (refund for a cancelled training course).

**DULY PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2016,  
by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by  
a vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,  
BOONE COUNTY, INDIANA**

	<b>YAY</b> Signature	<b>NAY</b> Signature
Susana Suarez, President		
Elizabeth Hopper, Vice President		
Kevin Spees, Member		
Bryan Traylor, Member		
Thomas Schuler, Member		
Jeff Papa, Member		
Josh Garrett, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor Timothy R. Haak on the \_\_\_\_\_ day of \_\_\_\_\_ 2016, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_ Amelia Anne Lacy, Director,  
Department of Finance and Records

**MAYOR'S APPROVAL**

\_\_\_\_\_  
**Timothy R. Haak, Mayor**

\_\_\_\_\_  
**DATE**

**MAYOR'S VETO**

\_\_\_\_\_  
**Timothy R. Haak, Mayor**

\_\_\_\_\_  
**DATE**

**ORDINANCE NO. 2016-**

**AN ORDINANCE ESTABLISHING A TOWN HALL PROJECT FUND**

**WHEREAS**, The Town Council has authorized the financing and construction of a Town Hall (“Town Hall Project”);

**WHEREAS**, the Town wishes to establish a separate fund to serve as a holding fund to deposit revenue from other Town sources in order to make payments on the Town Hall Project loan;

**WHEREAS**, the Town will pay for costs associated with the loan repayment of the Town Hall Project from the revenues collected in the Fund;

**WHEREAS**, the Town Council wishes to establish a separate and distinct fund for the purposes stated above;

**NOW, THEREFORE, BE IT HEREBY ORDAINED** by the Town Council of the Town of Zionsville, Boone County, Indiana:

**Section 1. Fund established.**

- (A) A Town Hall Project Fund (“Fund”) is hereby established. The Town shall deposit in the Fund any revenue from other Town sources.
- (B) The Town shall use such revenues collected in the Fund (if available) to pay expenses related to the Town Hall Project loan.

**Section 2. Construction of Clause Headings.** The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

**Section 3. Repeal of Conflicting Ordinances.** The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are no further force or effect and are hereby repealed.

**Section 4. Severability.** If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

**Section 5. Duration and Effective Date.** The provisions of this Ordinance shall become and remain in full force and effect and until its repeal by ordinance.

**DULY PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2016,  
 by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a  
 vote of \_\_\_\_\_ in favor and \_\_\_\_\_ opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,  
 BOONE COUNTY, INDIANA**

	<b>YEA</b> Signature	<b>NAY</b> Signature
Susana Suarez, President		
Elizabeth Hopper, Vice President		
Kevin Spees, Member		
Bryan Traylor, Member		
Thomas Schuler, Member		
Jeff Papa, Member		
Josh Garrett, Member		

I hereby certify that the foregoing Resolution was delivered to Town of Zionsville Mayor  
 Timothy R. Haak on the \_\_\_\_\_ day of \_\_\_\_\_ 2016, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_  
 Amelia Anne Lacy, Director,  
 Department of Finance and Records

**MAYOR'S APPROVAL**

\_\_\_\_\_  
**Timothy R. Haak, Mayor**

\_\_\_\_\_  
**Date**

**MAYOR'S VETO**

---

**Timothy R. Haak, Mayor**

---

**Date**

EXECUTIVE SUMMARY

# STRATEGIC TRAILS IMPLEMENTATION PLAN

A PEDESTRIAN AND BIKEWAYS PLAN



DRAFT

ZIONSVILLE

# EXECUTIVE SUMMARY

## PURPOSE AND BACKGROUND

The Town of Zionsville is an active community with many biking and walking enthusiasts. From the crowds strolling along Main Street in the Village to the number of cyclists, joggers and walkers on the Zionsville Rail-Trail, residents and visitors are choosing walking and biking for transportation and recreation. This trend is representative of the same patterns across the United States. People across the country are biking and walking more frequently for exercise, visiting friends, recreation, shopping and commuting to work. Cities must respond to this need by providing safe, comfortable and connected facilities.

The Town has already established a pedestrian and bicycle-friendly community with over 18 miles of trails. Projects like the Zionsville Rail-Trail, streetscape enhancements along Main Street, multi-use paths along most school properties, creation of the Pathways Committee, and the many bicycle and pedestrian races and events demonstrate the town's commitment to supporting healthy lifestyles and active transportation. The League of American Bicyclists Bronze Level Bicycle Friendly designation obtained by the Town in 2015 recognizes the Town's efforts to create a more walkable and bikeable community.

The Town of Zionsville and the Zionsville Department of Parks and Recreation have undertaken an extensive, community-driven planning process to create the Zionsville Strategic Trails Implementation

Plan (the Plan). The Plan outlines a vision for biking and walking in Zionsville, with developed goals and objectives to help guide the implementation of the vision. The Plan includes infrastructure and program recommendations that are supported by an action-oriented implementation strategy to sustain momentum and progress for years.

The physical improvement recommendations in the Plan will increase connectivity, accessibility and safety for pedestrians and cyclists. The education, encouragement and enforcement programs will foster a culture that values active transportation and recreation. These improvements will change not only the physical appearance of Zionsville but also the cultural environment for all users of the system. Zionsville will provide opportunities for people to be healthier, reduce vehicular miles traveled, support economic development, and attract tourism activity.

The Zionsville Strategic Trails Implementation Plan was funded by a grant from the Indiana State Department of Health and funds provided by the Town of Zionsville Parks and Recreation Department. This publication was supported by the Cooperative Agreement Number 1U58DP004806-01 from the Centers for Disease Control and Prevention. Its content are solely the responsibility of the authors and do not necessarily represent the official view of the Centers for Disease Control and Prevention.



### BENEFITS OF A BIKE AND WALK FRIENDLY COMMUNITY

Creating a complete network of pedestrian and bike facilities provides Zionsville residents with more than just additional options for getting around town or to get some exercise. The infrastructure improvements have significant benefits in the form of improved community health, increased property values, greater recruitment and retention of commercial and retail opportunities leading to increased economic development, greater tax returns for local governments, lower healthcare costs for residents and safer facilities for all users.

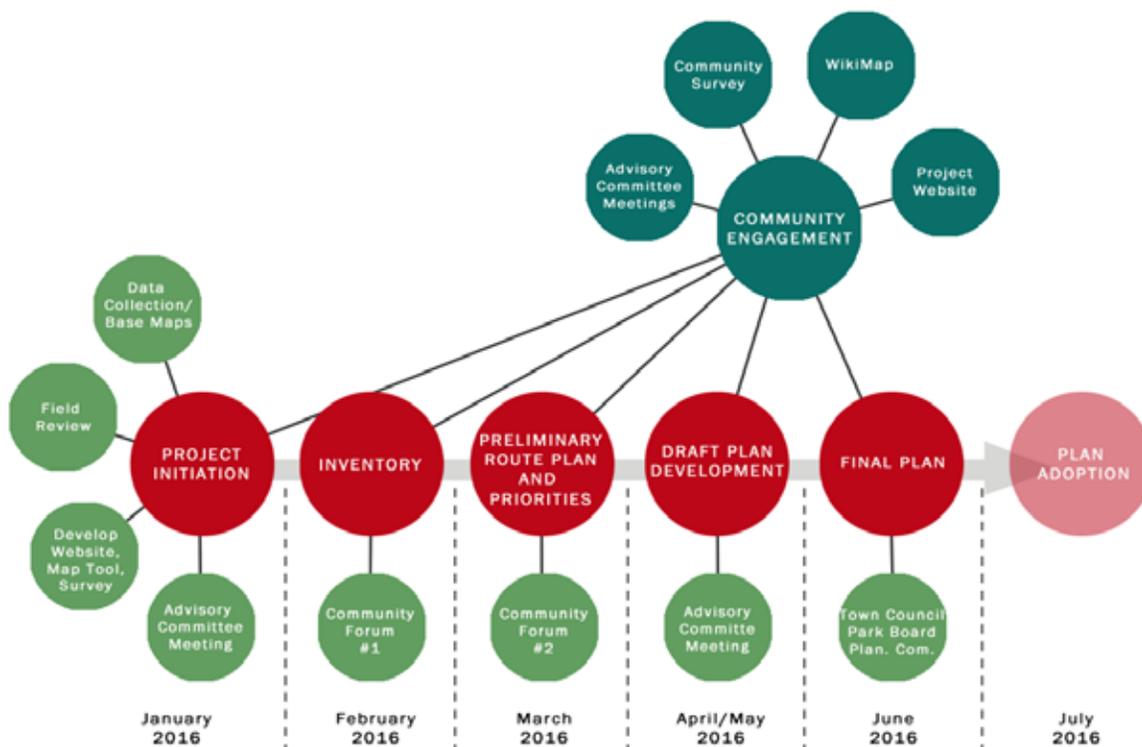
### STUDY AREA

The study area for the Plan includes both the rural and urban districts of the Town of Zionsville (as reorganized per State-enabling legislation, in 2010 and 2015). The 2010 reorganization of additional property from Eagle and Union Township and 2015 reorganization with Perry Township by the Town of Zionsville increased the size of the town to 71 square miles and increased the population to 25,734 according to 2014 Census data. Not only does this affect the town in the short term with an increase in area and population but it will affect the Town's future needs and planning with many areas available for development and infill.

### PLANNING FRAMEWORK

The planning process began in January of 2016 and concluded in May of 2016. The diagram below outlines the planning process from project initiation to plan completion and adoption. The process included an intensive public input phase providing various opportunities for residents to shape the Plan's vision, goals, and recommended facility improvements. The planning process included steps to meet the following key plan objectives:

- Gather meaningful input from a wide cross-section of the community by providing multiple and various types of public input opportunities
- Develop goals and objectives that articulate the input received from the public and the Technical Advisory Committee
- Evaluate physical conditions to understand the current bicycle and pedestrian facilities
- Recommend facilities and strategies for implementation to continue the growth of the system
- Recommend policies and programs for pedestrian and bicycle facilities to support the physical improvements to the network



## **PLAN GOALS AND OBJECTIVES**

The Plan established goals and objectives to aid in the development of the planned network, help establish priorities, and to measure the continued progress of the Plan. The goals and objectives were developed utilizing community input gathered during the input phase. The objectives articulate specific actions to be taken to support the specific goals of the Plan. The goals include:

**Goal 1: Plan a system which provides active transportation choices for residents and visitors creating a balanced transportation system.**

**Goal 2: Increase the number of available facilities where people are currently walking and biking while also creating new connections between neighborhoods; to schools and parks; and to entertainment/retail destinations.**

**Goal 3: Provide economic benefits for the community by increasing the quality of life through the creation of a network of pedestrian and bike facilities.**

**Goal 4: Increase safety and security for pedestrians and bicyclists by creating and maintaining a system where interactions between pedestrians, bicyclists and motorists are respectful and tolerant of other types of users.**

**Goal 5: Provide recommendations for policy and programs to educate, support, and encourage an increase in traveling by bike and foot.**

## **PROPOSED PEDESTRIAN AND BIKE NETWORK**

The Strategic Trails Implementation Plan provides a comprehensive set of facility recommendations designed to meet the goals and objectives of the Plan. These recommendations are built on a solid foundation of input from the public, Town staff, and technical analysis. Infrastructure improvement maps include facilities for the pedestrian and bicycle networks; the complete network of facilities showing how all facilities work together; a closer look at 10 Keystone Projects; and the proposed Zionsville Bikeways System Loops. Pedestrian recommendations include sidewalks, multi-use pathways, and intersection treatments. The bicycle recommendations include

bike lanes, shared lanes, signed routes and amenities such as trailheads and bike parking. Together, these recommendations provide the Town of Zionsville with the roadmap needed to continue the current momentum in pedestrian and bike facilities growth.

The proposed infrastructure improvements are shown in Figure 1 and Figure 2. Detail maps are provided in the Plan to provide a closer look at areas within the project limits. In addition, a digital copy of the Recommended Facility Map is included with the Plan.

## **IMPLEMENTATION**

The Plan outlines the strategy and approach for implementation of the pedestrian and bikeways network. Pedestrian network recommendations will promote a safe, comfortable, and attractive pedestrian system. The proposed bicycle network will make bicycling safer and more convenient, and will help to promote a wider recognition and acceptance of bicycling as a transportation mode. The recommended policies and programs will further enhance the effectiveness of the Town's transportation system for walking and bicycling.

Although many of the pedestrian and bicycle infrastructure improvements will be implemented as a part of larger roadway and streetscape projects it is still important to develop priorities and phasing strategies. It is necessary to remain flexible and open to opportunities for implementing recommendations and related pedestrian and bicycle improvements. For example, programs such as resurfacing funds can create opportunities to add bike lanes or shared lane markings as streets are paved.

## **PRIORITIZATION**

The recommended pedestrian and bicycle facility improvements have been organized into short-range, mid-range and long-range projects. The project timeframes were determined through analysis of the pedestrian and bicycle needs of the community and public input gathered during the second public forum. High priority facilities include those which would not only fulfill a high demand but would also have a high impact on the use of facilities by pedestrians and bicyclists by providing the framework for the network within the first year of facility construction.



Figure 2 - Recommended Facility Map | Village Detail

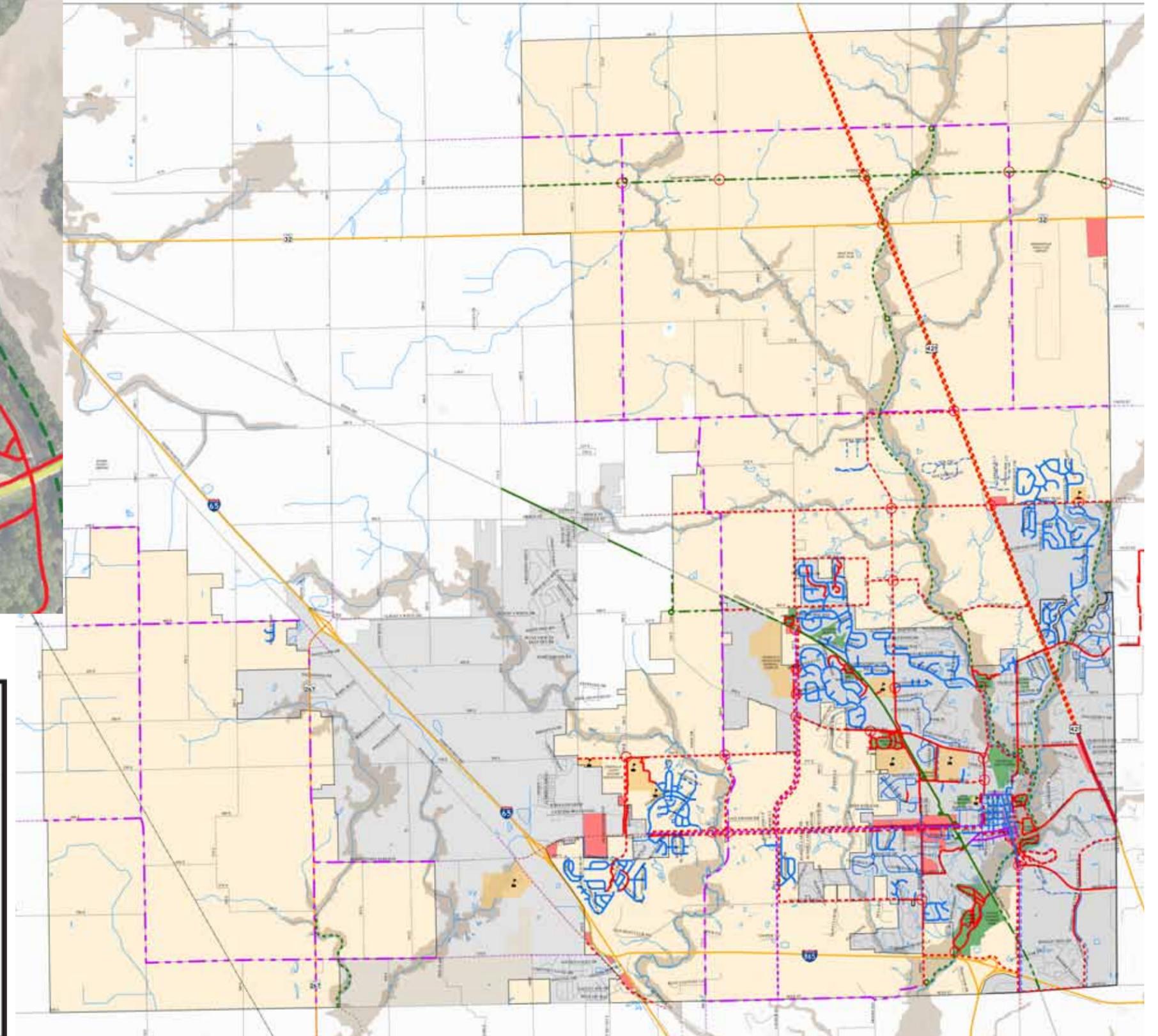


Figure 1 - Recommended Facility Map



**Short Range Capital Project Recommendations**

Project	Description	Notes	Miles	Cost Range	
Proposed Sidewalks	Sidewalk	Coordinate with roadway and development projects	3.50	\$2,975,000.00	\$3,570,000.00
Sycamore Street (Lions Park to Elm Street)	Multi-use Path	North side - grade challenges	0.08	\$96,000.00	\$115,200.00
Zionsville Soccer Complex (700 East to 650 East)	Multi-use Path	Overland - not adjacent to right-of-way	0.50	\$600,000.00	\$720,000.00
875 East (Whitestown Road to Zionsville Rail Trail)	Multi-use Path	Both sides -fill gaps between existing	0.69	\$828,000.00	\$993,600.00
875 East (Zionsville Rail Trail to 400 South)	Multi-use Path	East side	0.33	\$396,000.00	\$475,200.00
Bloor Lane (Bloor Woods Drive to Mulberry Street)	Multi-use Path	North side	0.22	\$264,000.00	\$316,800.00
Mulberry Street (Pine Meadow Drive to Ash Street)	Multi-use Path	Improve existing sidewalk to full width multi-use path	0.51	\$612,000.00	\$734,400.00
Templin Road (Willow Road to Little Eagle Creek)	Multi-use Path		0.30	\$360,000.00	\$432,000.00
Turkey Foot Road (Mulberry Street to Turkey Foot Park Trailhead)	Multi-use Path	Improve existing sidewalk to full width multi-use path - west side	0.77	\$924,000.00	\$1,108,800.00
Ford Road (Hunt Club Road to Oak Street)	Multi-use Path	Fill in gaps and improve existing sidewalk	0.74	\$888,000.00	\$1,065,600.00
700 East (Boys and Girls Club to 550 South)	Multi-use Path	West side - complete path on east side	0.61	\$732,000.00	\$878,400.00
400 South (Heritage Trail Park to 950 East)	Multi-use Path	North side	0.83	\$996,000.00	\$1,195,200.00
Michigan Road (131st Street to Templin Road)	Multi-use Path	West side	1.05	\$1,260,000.00	\$1,512,000.00
Zionsville Road (106th Street to 96th Street)	Multi-use Path	With road improvements - west side	1.32	\$1,584,000.00	\$1,900,800.00
Oak Street (Blackstone Drive to South Eaglewood Drive)	Multi-use Path	South side	0.73	\$876,000.00	\$1,051,200.00
Whitestown Road (Heritage Lane to 875 East)	Multi-use Path	North side	0.53	\$636,000.00	\$763,200.00
975 East (Autumn Way to Greenthread Lane)	Multi-use Path	West side	0.40	\$480,000.00	\$576,000.00
300 South (Michigan Road/421 to County Line)	Multi-use Path	North side	1.25	\$1,500,000.00	\$1,800,000.00
400 South (800 East to Rail Trail)	Multi-use Path	South side	0.32	\$384,000.00	\$460,800.00
Eagle Creek (Lions Park to Elm Street Green)	Multi-use Path	West side	0.15	\$180,000.00	\$216,000.00
Oak Street (Dominion Rd to Ninth Street)	Multi-use Path - Urban Section	Widen existing sidewalk/path	0.62	\$930,000.00	\$1,116,000.00
North Sixth Street (Beech Street to Ash Street)	Multi-use Path - Urban Section	School side to Poplar then improve ex. Sidewalk on east side	0.15	\$225,000.00	\$270,000.00
Sycamore Street (Main Street to Second Street)	Multi-use Path - Urban Section	School side to Poplar then improve ex. Sidewalk on east side	0.10	\$150,000.00	\$180,000.00
Zionsville Road (Sycamore Street to 106th Street)	Multi-use Path - Urban Section	Both sides	0.56	\$840,000.00	\$1,008,000.00
Sixth Street (Ash Street to Pine Street)	Shared Lane Markings	Including signage	0.39	\$5,850.00	\$7,020.00
Ash Street (North Sixth Street to South Elm Street)	Shared Lane Markings	Including signage	0.31	\$4,650.00	\$5,580.00
Elm Street (Ash Street to Sycamore Street)	Shared Lane Markings	Including signage	0.46	\$6,900.00	\$8,280.00
Pine Street (South Sixth Street to Main Street)	Shared Lane Markings	Including signage	0.10	\$1,500.00	\$1,800.00
Zionsville Road (106th Street to 96th Street)	Bike Lane	With road improvements	1.32	\$19,800.00	\$23,760.00
775 East (Oak Street to 96th Street)	Signed Route		1.86	\$9,300.00	\$11,160.00
800 East (Oak Street to 300 South)	Signed Route		3.34	\$16,700.00	\$20,040.00
780 East (250 South to 300 South)	Signed Route		0.53	\$2,650.00	\$3,180.00
775 East (250 South to 200 South)	Signed Route		0.52	\$2,600.00	\$3,120.00
200 South (650 East to County Line)	Signed Route		5.56	\$27,800.00	\$33,360.00
700 East (200 South to 100 North)	Signed Route		2.95	\$14,750.00	\$17,700.00
100 North (600 East to 1100 East)	Signed Route		5.06	\$25,300.00	\$30,360.00
96th Street (775 East to Ford Road/1000 East)	Signed Route		2.34	\$11,700.00	\$14,040.00
1100 East (100 North to 200 South)	Signed Route		2.96	\$14,800.00	\$17,760.00
Zionsville Rail Trail (Heritage Trail Park to 800 East)	Rail Trail	Within former railroad right-of-way	0.72	\$864,000.00	\$1,036,800.00
Zionsville Rail Trail (800 East/Rail Trail to Town Limits)	Rail Trail	Adjacent to right-of-way	1.07	\$1,284,000.00	\$1,540,800.00
Zionsville Rail Trail (100' Bridge to Zionsville Road)	Rail Trail	Coordinate with developer	0.57	\$684,000.00	\$820,800.00

**Mid Range Capital Projects Recommendations**

Project	Description	Notes	Miles	Cost Range	
Proposed Sidewalks	Sidewalk	Coordinate with roadway and development projects	3.50	\$2,975,000.00	\$3,570,000.00
550 South (Zionsville West Middle School to 800 East)	Multi-use Path	South side	0.77	\$924,000.00	\$1,108,800.00
550 South (800 east to 875 East)	Multi-use Path	South side	0.75	\$900,000.00	\$1,080,000.00
875 East (Whitestown Road to 550 South)	Multi-use Path	East side	0.36	\$432,000.00	\$518,400.00
875 East (350 South to 400 South)	Multi-use Path	West side	0.50	\$600,000.00	\$720,000.00
350 South (875 East to 950 East)	Multi-use Path	South side	0.77	\$924,000.00	\$1,108,800.00
950 East (350 South to 400 South)	Multi-use Path	West side	0.47	\$564,000.00	\$676,800.00
375 South (950 East to Holiday Road)	Multi-use Path	North side	0.26	\$312,000.00	\$374,400.00
Holiday Road (375 South to Eagle Creek)	Multi-use Path	North side	0.96	\$1,152,000.00	\$1,382,400.00
975 East (Autumn Way to Holiday Road)	Multi-use Path	West side	0.55	\$660,000.00	\$792,000.00
700 East (Oak Street/Whitestown Parkway to Royal Road Blvd.)	Multi-use Path	East side	0.33	\$396,000.00	\$475,200.00
850 East (Oak Street to Hunt Club Road)	Multi-use Path	East side	0.70	\$840,000.00	\$1,008,000.00
Oak Street (South Eaglewood Drive to 875 East)	Multi-use Path	South side	0.18	\$270,000.00	\$324,000.00
Oak Street (875 East to 950 East)	Multi-use Path	North side	1.01	\$1,515,000.00	\$1,818,000.00
Ford Road (Ford Valley Lane to I-865)	Multi-use Path	East side	0.32	\$384,000.00	\$460,800.00
I-865 (Ford Road to Eagle Creek)	Multi-use Path		0.35	\$420,000.00	\$504,000.00
I-865 (Eagle Creek to Zionsville Road)	Multi-use Path	Bridge over Eagle Creek	0.73	\$876,000.00	\$1,051,200.00
Bennett Parkway (106th Street to County Line)	Multi-use Path	Sidewalk improved to multi-use path	0.80	\$960,000.00	\$1,152,000.00
Michigan Road (200 South to Holiday Road)	Multi-use Path	With roadway improvements, both sides	4.36	\$5,232,000.00	\$6,278,400.00
Michigan Road (Holiday Road to 131st Street)	Multi-use Path	With roadway improvements, both sides	0.96	\$1,152,000.00	\$1,382,400.00
Michigan Road (131st Street to Templin Road)	Multi-use Path	With roadway improvements - east side	1.06	\$1,272,000.00	\$1,526,400.00
Michigan Road (Templin Road to County Line)	Multi-use Path	With roadway improvements - improve existing sidewalk	1.79	\$2,148,000.00	\$2,577,600.00
Eagle Creek (Willow Road to Turkey Foot Road)	Multi-use Path	West side	0.36	\$432,000.00	\$518,400.00
Eagle Creek (Elm Street Green to Willow Road)	Multi-use Path	West side	0.46	\$552,000.00	\$662,400.00
Oak Street (Dominion Drive to Ford Road)	Multi-use Path - Urban Section	South side	0.21	\$315,000.00	\$378,000.00
Oak Street (Ford Road to Rail Trail)	Multi-use Path - Urban Section	South side	0.35	\$525,000.00	\$630,000.00
South Sixth Street (Oak Street to Pine Street)	Multi-use Path - Urban Section	West side	0.06	\$90,000.00	\$108,000.00
Pine Street (Sixth Street to Second Street)	Multi-use Path - Urban Section	Sidewalk improved to multi-use path	0.24	\$360,000.00	\$432,000.00
Second Street (Pine Street to Sycamore Street)	Multi-use Path - Urban Section	Sidewalk improved to multi-use path	0.10	\$150,000.00	\$180,000.00
300 South (Town Limits to 200 East)	Signed Route		0.50	\$2,500.00	\$3,000.00
200 East (300 South to 750 South)	Signed Route		4.53	\$22,650.00	\$27,180.00
400 South (125 East to Indianapolis Road)	Signed Route		2.44	\$12,200.00	\$14,640.00
600 South (100 East to 200 East)	Signed Route		1.01	\$5,050.00	\$6,060.00
750 South (200 East to Town Limits)	Signed Route		3.02	\$15,100.00	\$18,120.00
State Road 267 (County Line to Indianapolis Road)	Signed Route		3.29	\$16,450.00	\$19,740.00
Whitestown Parkway (SR 267 to 475 East)	Signed Route		1.26	\$6,300.00	\$7,560.00
Zionsville Rail Trail (Zionsville Road to 96th Street)	Rail Trail		0.54	\$648,000.00	\$777,600.00
Eagle Creek Greenway (Turkey Foot Park to Holiday Road)	Greenway	In floodway	0.55	\$715,000.00	\$858,000.00

Long Range Capital Projects Recommendations					
Project	Description	Notes	Miles	Cost Range	
Proposed Sidewalks	Sidewalk	Coordinate with Roadway projects	3.50	\$2,975,000.00	\$3,570,000.00
Oak Street (W Stonegate Drive to 800 East)	Multi-use Path	North side	0.79	\$948,000.00	\$1,137,600.00
Oak Street (800 East to 875 East)	Multi-use Path	North Side	0.50	\$600,000.00	\$720,000.00
Oak Street (875 East to 950 East)	Multi-use Path	Two bridges - south side	0.99	\$1,188,000.00	\$1,425,600.00
Ford Road (I-865 to 96th Street)	Multi-use Path	East side	0.32	\$384,000.00	\$460,800.00
Bennett Parkway (Bennett Parkway to 96th Street)	Multi-use Path	With road extension	0.51	\$612,000.00	\$734,400.00
Holiday Road (Eagle Creek to Michigan Road)	Multi-use Path	North side	0.75	\$900,000.00	\$1,080,000.00
875 East (300 South to 350 South)	Multi-use Path	West side	0.50	\$600,000.00	\$720,000.00
300 South (Town Limits to 875 East)	Multi-use Path	North side	1.27	\$1,524,000.00	\$1,828,800.00
300 South (875 East to Michigan Road)	Multi-use Path	North side	2.05	\$2,460,000.00	\$2,952,000.00
200 South (950 East to Michigan Road)	Multi-use Path	South side	0.91	\$1,092,000.00	\$1,310,400.00
975 East (300 South to 375 South)	Multi-use Path	West side	0.75	\$900,000.00	\$1,080,000.00
975 East (200 South to 300 South)	Multi-use Path	East side	1.05	\$1,260,000.00	\$1,512,000.00
950 East (Whitestown Road to Mulberry Fields)	Multi-use Path	West side	0.20	\$240,000.00	\$288,000.00
Hunt Club Road (850 East to Monahan Road)	Multi-use Path	North side - connect with existing path	1.25	\$1,500,000.00	\$1,800,000.00
Michigan Road (Town Limits to 200 South)	Multi-use Path	Both sides - with roadway improvements	8.44	\$10,128,000.00	\$12,153,600.00
800 East (550 South to Oak Street)	Multi-use Path	West side	0.82	\$984,000.00	\$1,180,800.00
875 East (500 South to 550 South)	Multi-use Path	West side	0.36	\$432,000.00	\$518,400.00
875 East (550 South to Oak Street)	Multi-use Path	With road extension - both sides	1.76	\$2,112,000.00	\$2,534,400.00
Indianapolis Road (650 East to Whitestown Town Limits)	Multi-use Path	Coordinate with Whitestown	0.23	\$276,000.00	\$331,200.00
Indianapolis Road (Whitestown Town Limits to I-65 Underpass)	Multi-use Path	Coordinate with Whitestown	0.45	\$540,000.00	\$648,000.00
96th Street (Zionsville Road to Bennett Parkway Extension)	Multi-use Path	North side	0.70	\$840,000.00	\$1,008,000.00
Oak Street (950 East to Dominion Drive)	Multi-use Path - Urban Section	South side	0.29	\$435,000.00	\$522,000.00
Oak Street (Rail Trail to Sixth Street)	Multi-use Path - Urban Section	With road improvements, south side	0.30	\$450,000.00	\$540,000.00
North Sixth Street (Oak Street to Beech Street)	Multi-use Path - Urban Section	South side	0.24	\$360,000.00	\$432,000.00
Elm Street (Oak Street to Walnut Street)	Multi-use Path - Urban Section	East side - connect with existing pathway	0.19	\$285,000.00	\$342,000.00
Whitestown Parkway (Stonegate Drive to Sixth Street)	Bike Lane	With road improvements	3.50	\$52,500.00	\$63,000.00
850 East (Oak Street to 96th Street)	Bike Lane	With road improvements	1.75	\$26,250.00	\$31,500.00
875 East (Rail Trail to Oak Street)	Bike Lane	With road improvements	3.92	\$58,800.00	\$70,560.00
Zionsville Rail-Trail (Rail-trail corridor 800E to 750E)	Rail Trail	With development or new property ownership	0.57	\$684,000.00	\$820,800.00
Midland Trace Trail (County Line to Town Limits)	Rail Trail	Coordinate with developers and land owners	6.09	\$7,308,000.00	\$8,769,600.00
Eagle Creek Greenway (Starkey Nature Park to Ford Road)	Greenway	In floodway	0.54	\$702,000.00	\$842,400.00
Eagle Creek Greenway (Holiday Road to 300 South)	Greenway	In floodway	1.45	\$1,885,000.00	\$2,262,000.00
Eagle Creek Greenway (200 South to 300 South)	Greenway	In floodway	1.16	\$1,508,000.00	\$1,809,600.00
Eagle Creek Greenway (100 South to 200 South)	Greenway	In floodway	1.03	\$1,339,000.00	\$1,606,800.00
Eagle Creek Greenway (SR 32 to 100 South)	Greenway	In floodway	1.00	\$1,300,000.00	\$1,560,000.00
Eagle Creek Greenway (100 North to SR 32)	Greenway	In floodway	1.23	\$1,599,000.00	\$1,918,800.00
Little Eagle Creek Greenway (Eagle Creek Greenway to Michigan Rd)	Greenway	In floodway	1.09	\$1,417,000.00	\$1,700,400.00
Little Eagle Creek Greenway (Michigan Road to 146th Street)	Greenway	Coordinate with Carmel	2.00	\$2,600,000.00	\$3,120,000.00
Brownsburg Greenway (Town Limits to SR 267)	Greenway	Coordinate with Brownsburg	1.29	\$1,677,000.00	\$2,012,400.00
Eagle Creek Greenway (Sycamore Street to Willow Road)	Greenway	In floodway	0.95	\$1,235,000.00	\$1,482,000.00
Eagle Creek Greenway (Willow Road to Turkey Foot Park)	Greenway	In floodway	0.87	\$1,131,000.00	\$1,357,200.00



**TOWN OF ZIONSVILLE  
STRATEGIC TRAILS IMPLEMENTATION PLAN**



**CERTIFICATION TO THE  
TOWN COUNCIL  
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

June 20, 2016

To the Town Council of the Town of Zionsville, Indiana:

Be it advised that, pursuant to Indiana Code 36-7-4, on June 20, 2016 the Town of Zionsville Advisory Plan Commission (the "Commission"), by a vote of 5 in favor and 0 opposed, gave an, **Unfavorable Recommendation** to proposal 2016-10-Z to rezone 4.32 acres from the (B-3) Urban Outdoor Business Development Districts, to a (PUD) Planned Unit Development District to provide for a mixed use development consisting of residential, office and commercial uses, and located in the jurisdiction of the Town of Zionsville, Boone County Indiana.

The Town of Zionsville Advisory Plan Commission hereby certifies proposal #2016-10-Z to rezone 4.32 acres from the (B-3) Urban Outdoor Business Development Districts, to a (PUD) Planned Unit Development District (a copy of which is attached to this Certification and incorporated here by this reference) to the Town Council of Zionsville, Indiana, with an Unfavorable Recommendation.

**TOWN OF ZIONSVILLE  
ADVISORY PLAN COMMISSION**

\_\_\_\_\_  
**David Franz, President**

**Attest:** \_\_\_\_\_

**Wayne DeLong, AICP  
Secretary, Town of Zionsville Advisory Plan Commission**

**ORDINANCE NO. 2016 -  
OF THE TOWN OF ZIONSVILLE,  
INDIANA**

**AN ORDINANCE TO AMEND  
THE OFFICIAL ZONING MAP  
OF THE TOWN OF  
ZIONSVILLE  
PURSUANT TO INDIANA CODE 36-7-4-  
608**

**Plan Commission Petition No. 2016-10-Z**

**WHEREAS**, I.C. 36-7-4-600, confers upon Zionsville Town Council the power to determine reasonable zoning requirements for property within the Town's corporate boundaries, and Section 7.3 of the Town of Zionsville Zoning Ordinance sets forth the process to amend the Town's Official Zone Map; and

**WHEREAS**, the property described in Exhibit B to the Certification attached hereto as Exhibit 1 ("Property"), in the Town of Zionsville, is currently zoned B-3 (Urban Outdoor Business) and

**WHEREAS**, the Town of Zionsville Advisory Plan Commission certified on June 20, 2016 to the Zionsville Town Council an unfavorable recommendation for rezoning the Property to PUD (Planned Unit Development) District (as further described in Exhibit 1, being the PUD Ordinance file dated June 14, 2016), and

**WHEREAS**, the Zionsville Town Council has been requested to amend the Official Zone Map for the Town of Zionsville, Indiana, as amended, and fix a time when the same shall take effect.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF  
THE TOWN OF ZIONSVILLE, INDIANA, THAT:**

**1. Official Zone Map Amendment**

- (a) The Official Zone Map of the Town of Zionsville Zoning Ordinance is hereby amended to rezone the Property located in the Town of Zionsville, illustrated and listed on Exhibit A to the attached Certification, from its current B-3(Urban Outdoor Business) zoning classification to the PUD District (as further described in Exhibit 1) zoning classification. Such Property shall be subject to the conditions and restrictions adopted and imposed by the Town Council, if any.
- (b) The Director of Finance and Records and Staff are directed to comply with Section 7.3 of the Zoning Ordinance by taking all actions required thereby to implement this Zone Map Amendment.

2. **Construction of Clause Heading:** The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

3. **Repeal of Conflicting Ordinances:** The provisions of all other Town ordinances in conflict with the provisions herein, if any, are of no further force or effect and are hereby repealed.

4. **Severability:** If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

5. **Effective Date:** The provisions of this Ordinance shall be in full force and effect from and after its passage and adoption.

Introduced and filed on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**DULY PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of in favor and opposed.

**TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,  
BOONE COUNTY, INDIANA**

<b>Signature</b>	<b>YAY</b>	<b>NAY</b>
Susana Suarez, President		
Elizabeth Hopper, Vice President		
Josh Garrett Member		
Tom Schuler Member		
Kevin Spees Member		
Bryan Traylor Member		
Jeff Papa Member		

I hereby certify that the foregoing Resolution was delivered to the Town of Zionsville Mayor Tim Haak on the \_\_\_\_\_ day of \_\_\_\_\_ 2016, at \_\_\_\_\_ m.

ATTEST: \_\_\_\_\_  
Amelia Lacy, Director, Department of Finance and Records

**MAYOR'S**  
**APPROVAL**

\_\_\_\_\_  
Tim Haak, Mayor

\_\_\_\_\_  
DATE

**MAYOR'S**  
**VETO**

\_\_\_\_\_  
Tim Haak, Mayor

\_\_\_\_\_  
DATE

**200 WEST**  
**PLANNED UNIT DEVELOPMENT**  
Docket No. 2016-10-Z



**IceMiller**  
LEGAL COUNSEL



ZIONSVILLE PLAN COMMISSION  
June 20, 2016

Exhibit B

**200 WEST PUD**

**Table of Contents**



**Developer:**

4SITE Properties, LLC  
Randy Green  
4502 Pathera Leo Drive  
Westfield, IN 46074

**Legal Counsel:**

Ice Miller LLP  
Timothy Ochs  
One American Square  
Suite 2900  
Indianapolis, IN 46282-0200  
317-236-5952

***Table of Contents***

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**Tab 1: Clean Version of PUD Ordinance  
with Exhibits**

**Tab 2: Red-line Version of PUD Ordinance**

**Tab 3: Aerial Location Map**

**Tab 4: Architectural Exhibits**

**Tab 5: Traffic Study Memorandum**

**Tab 6: Letter of Support from the Zionsville  
Chamber of Commerce**

200 WEST

Petition for Zone Map Change

As Recommended for \_\_\_\_\_ by the Plan Commission on  
\_\_\_\_\_, 2016

**Petitioner:**

200 West Partners, LLC  
4502 Panthera Leo Drive  
Carmel, IN 46032

**Counsel:**

Ice Miller, LLP  
Timothy E. Ochs  
One American Square  
Suite 2900  
Indianapolis, IN 46282-0200

## Petition for Zone Map Change

### I. Intent.

Due to the proximity of the 200 West Property, which is further described on Exhibit A attached hereto (the "Real Estate" or the "200 West Property") to the core of the downtown village of Zionsville and unique characteristics of the land, the development potential of the 200 West Property presents an opportunity to expand the downtown Village with residential, office and commercial uses. The 200 West Property provides a desirable gateway into the downtown Village of Zionsville. The proposed PUD provides that gateway through a set of regulations which combine to: maximize the development potential of the site in a manner that is consistent with the gateway concept; provide the residents of the Zionsville Village area with additional amenities; and, expand the downtown Village area in manner that is consistent with and sensitive to the existing uses and residents in the Village.

The foregoing objectives are accomplished by dividing the 200 West Property into several "Subareas. The major Subareas Areas within 200 West include Multi-Family Area, the Single Family Area, and the Mixed Use Area, as shown on the Subarea map attached as Tab A. Given the proximity of the property to the Village and its location just north of an area that is within the flood plain, the project maximizes density in an urban setting.

**II. Land Uses in 200 West.**

The primary focus of 200 West is to provide for the development of a predominantly residential mixed use project adjacent to the downtown Village area of Zionsville and to provide for uses which are complementary to and supportive of the neighboring Village. The uses provided below are tailored to match this purpose, and vary depending upon the Subarea in 200 West. The Subareas are identified on the drawing attached as Tab A (the "Overall Concept Plan"). The maximum number of dwelling units permitted in 200 West, regardless of the Subarea, shall be 70.

1. Uses Permitted Throughout 200 West:

- (a) Primary Uses shall be those provided in the Subareas below.
- (b) Accessory Uses shall be permitted throughout 200 West; provided, however, that Accessory Uses shall not be permitted on a lot prior to the erection of the Primary Building. Accessory Uses shall be customarily incidental, and subordinate to, and commonly associated with, the operation of the Primary Use of the Lot. Accessory structures shall be clearly subordinate in height, area, bulk extent, and purpose to the primary use, building or structure.
  - i. By way of example only, some typical Accessory Uses are: Garages; Carports; Porches; Decks; Awnings; Canopies; fences; Patios; outdoor fireplaces; bathhouses; cabanas; children's playhouses; swings; Game Courts, including tennis or basketball courts; Parking Areas; Signs; swimming pools; hot tubs; radio sending and receiving antennas; Satellite Dish Antennas; and, storage Buildings.
- (c) Accessory Uses shall not encroach upon any:
  - i. platted easement; or
  - ii. recorded easements for infrastructure, utilities, or drainage, or for access to such infrastructure, utilities or drainage; unless specifically authorized by the terms of such platted easement or recorded easement or by written consent of the agency in whose favor the easement is granted.
- (d) No Accessory Use or Structure shall be permitted within any required setback or yard unless specifically authorized by the applicable Subarea regulations.

2. Permitted Uses in the Mixed Use Subarea:

In addition to the Uses set forth in sub-Section 1 above, the following uses shall be permitted in the Mixed Use Subarea, subject to compliance with the applicable Development Standards:

- (a) Primary Uses:
  - i. Clothing Service
    - (1) Dry Cleaning and Laundry Establishment
    - (2) Shoe Repair

- (3) Tailor or Pressing Shop
- ii. Miscellaneous
  - (1) Workout Facility, including Dancing, Aerobics, Yoga, Gymnastics Studio
  - (2) Hotel and Motel, including full or limited service with or without banquet or meeting facilities
  - (3) Print Shop
  - (4) Mortuary/Funeral Home
  - (5) Lodge or Private Club Recreation
  - (6) General Business Office
- iii. Personal Services
  - (1) Barber Shop
  - (2) Beauty Shop
  - (3) Real Estate Office
  - (4) Service Organization Office
  - (5) Travel Agency
  - (6) Insurance Agency
  - (7) Stock Brokers and Dealers
- iv. Professional Services
  - (1) Automated Teller Machines; ATMS (excluding freestanding machines)
  - (2) Banks / Savings & Loan / Credit Union
  - (3) Designer or Architect Services
  - (4) Health Spa or Fitness Center
  - (5) Musician or Artist Studio
  - (6) Photographic Studio
  - (7) Doctor, Dentist or other medical office, specifically excluding, however, clinics that treat substance abuse or other addictions
  - (8) Accounting, Auditing and Bookkeeping Services
  - (9) Advertising Agency
  - (10) Attorney Services
  - (11) Engineering/Land Surveyor
  - (12) Veterinary Clinic/Hospital (indoor boarding and runs only)
  - (13) Pet Shop
  - (14) Shoe Store
  - (15) Stationary and Book Store
  - (16) Chiropractic or Optometrist
  - (17) Service Organization or Consultant Office
  - (18) Pharmacist or Pharmacy
  - (19) Bed and Breakfast
  - (20) Leasing Office
  - (21) Gym or Health Club

v. Retail

- (1) Antique Shop
- (2) Apparel Shop
- (3) Art and Craft Store
- (4) Bicycle Sales
- (5) Camera Shop
- (6) Card Shop
- (7) Computer Store, Cell Phone, Radio, Television, Electronics – Sales or Service
- (8) Drug Store
- (9) Fabric Store
- (10) Flower Shop
- (11) Frame Shop
- (12) Gift Shop
- (13) Hardware Store
- (14) Hobby, Toy or Game Shop
- (15) Jewelry Store
- (16) Music Shop
- (17) Paint / Wall Cover Store
- (18) Shoe Store
- (19) Sporting Goods Store
- (20) Stationary and Book Store

vi. Retail Food Sales and Service

- (1) Bakery; Candy Store
- (2) Banquet Facility
- (3) Carry Out Restaurant
- (4) Neighborhood Market (no gasoline sales)
- (5) Dairy Bar / Ice Cream Store / Yogurt Store (retail sales)
- (6) Delicatessen
- (7) Grocery
- (8) Liquor Store
- (9) Meat Market
- (10) Restaurant (with or without outdoor seating, and with or without accessory liquor sales)
- (11) Tavern

vii. Multifamily Dwellings; provided, however, that any building shall not contain multifamily dwelling units on the first floor. Leasing offices and other amenities that are not dwelling units shall be permitted on the first floor.

viii. Public Facilities

- (1) Parking Garages
- (2) Surface Parking Lots

3. Permitted Uses in the Multifamily Subarea:

In addition to the Uses set forth in sub-Section 1 above, the following uses shall be permitted in the Multifamily Subarea, subject to compliance with the applicable Development Standards:

- (a) Multifamily Dwellings
- (b) Leasing office
- (c) Workout facility, including Dancing, Aerobics, Yoga, Gymnastics Studio
- (d) Coffee Shop
- (e) Meeting rooms or recreational facilities designed for use solely by the residents or tenants of 200 West
- (f) Clubhouse with or without a pool or athletic courts for residents or tenants of 200 West

4. Permitted Uses in the Single Family Subarea

- (a) Single Family Dwellings
- (b) Clubhouse with or without a pool or athletic courts for residents or tenants of 200 West
- (c) Home Occupations, subject to the following:
  - i. Home Occupations shall be limited to Family members residing within the Dwelling and who make the Dwelling their primary place of residence. The employment of one (1) non-resident employee also shall be permitted.
  - ii. The use of the Dwelling Unit for the Home Occupation shall be incidental and subordinate to the use for residential purposes by the occupants. No more than twenty-five (25) percent of the Gross Floor Area of the Dwelling Unit shall be used in the conduct of the Home Occupations.
  - iii. There shall be no structural alterations to the interior of the Dwelling to accommodate a Home Occupation which would render the Dwelling undesirable for residential use.
  - iv. There shall be no structural additions, enlargements or exterior alterations changing the residential appearance of the Dwelling or the Lot or other visible indications of the conduct of the Home Occupation.
  - v. There shall be no additional or separate entrance added to the Dwelling for the purpose of conducting the Home Occupation.

- vi. There shall be no internal or external alterations, construction features, or use of electrical or mechanical equipment which would change the fire rating of the Structure.
  - vii. There shall be no Outside Storage or outside display of any kind related to the Home Occupation.
  - viii. All aspects of the Home Occupation shall be conducted within the Dwelling Structure in which the occupant makes his/her residence. No Home Occupation shall be conducted in any detached Accessory Building.
  - ix. There shall be no traffic generated by a Home Occupation which is greater in volume than that which would be normally expected in the residential area in which the Home Occupation is located.
  - x. There shall be no equipment or process used in the Home Occupation which creates noise, vibration, glare, smoke, fumes, odors, or electrical interference detectable to the normal senses at any point beyond the Lot Line.
  - xi. There shall be no electrical or mechanical equipment utilized in the Home Occupation which will create any visual or audible interference with radio or television reception or which will cause fluctuations in line voltage off the premises.
  - xii. The Home Occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises other than vehicles normally associated with residential home delivery (i.e., postal or united parcel vehicles).
  - xiii. The Home Occupation shall not involve the use of On-Premise Signs which call attention to the fact that the Dwelling is being used for business purposes.
  - xiv. The Dwelling shall not be altered in its appearance and the Home Occupation shall not be conducted in such a manner as to differentiate the Dwelling from the residential character of the area by either use of colors, materials, construction, separate entrances, lighting, Signs or other means.
5. The Subareas within 200 West are the Multi-Family Area, the Single Family Area, and the Mixed Use Area, as shown on the Subarea map attached as Tab A. The exact area encompassed by a particular Subarea may increase or decrease by up to ten percent (10%) as compared to Tab A when a Subarea or portions of a Subarea are submitted to the Development Plan and/or subdivision procedure as required in Article VI below.

**III. Development Standards and Architectural Requirements For Mixed Use Subarea:**

1. General:
  - (a) The development shall be designed to produce character in harmony with nature of the surrounding village districts.
  - (b) Interest shall be pursued through the use of a mixture of materials, scale, proportion and massing to create variety and character.

- (c) Storefronts, materials, scale and streetscape shall be consistent with the images shown on Tab B and TAB C.

2. Building Height:

- (a) Buildings located within fifty (50) feet of the southern right-of-way of Sycamore Street shall be a minimum of two (2) Stories and a maximum of three (3) Stories in height. All other buildings shall be a minimum of two (2) Stories and a maximum of four (4) Stories in height.
- (b) The Maximum Building Height for any building constructed within fifty (50) feet of the southern right-of-way of Sycamore Street shall not exceed forty-five (45) feet; provided that the exterior wall above thirty (35) feet is stepped behind a minimum of thirty (30) feet from the lower portion of the wall at the north and east side of the building, subject to accent areas that are aesthetically desirable as determined during the Development Plan process.
- (c) The Maximum Building Height for any building constructed more than fifty (50) feet south of the southern right-of-way of Sycamore Street shall not exceed fifty-five (55) feet; provided that the exterior wall of any fourth floor shall be stepped behind a minimum of twenty-five (25) feet from the lower portion of the wall at the north side of the building.
- (d) For purposes of this Section "Maximum Building Height" and "Story or Stories" shall have the same meaning as provided in the Zionsville zoning ordinance.

3. Building Size: It is the intent of the development to maximize or fully utilize the parcel for the building footprint. The Maximum Lot Coverage may be one hundred percent (100%) of the Lot Area. No single retail or clothing service use, whether free-standing or contained in a building with other uses, shall exceed fifteen thousand (15,000) square feet. The scale and footprints of the building(s) shall be consistent with the aerial rendering attached as Tab D.

4. Building Facades:

- (a) Buildings shall utilize four sided architecture.
- (b) Facades facing public streets shall be stepped in accordance with building height regulations and be composed so as to articulate a base, middle and top.
- (c) Facades facing residential uses shall be composed with architectural detailing, proportion and character so as to be respectful to the neighboring residential use.
- (d) Facades shall include brick parapets, lintels or arches that are consistent with Tab E.

5. Building Materials:

- (a) Buildings shall utilize at least two (2) primarily building materials (excluding windows, doors, glazing and roofing).
- (b) The primary exterior materials for any façade within 20 feet of Sycamore Street shall be brick, which may be accented by stone, cast stone, or siding made of wood or cement board. For all

other facades visible from a public way, the primary exterior materials shall be one of the following:

- (i) Brick
  - (ii) Stone
  - (iii) Cast stone
  - (iv) Wood or cement board siding
- (c) The primary exterior materials for any façade not visible from a public way shall be one of the following:
- (i) Brick
  - (ii) Stone
  - (iii) Cast stone
  - (iv) Wood or cement board siding
  - (v) Decorative concrete masonry units

6. Roofs:

- (a) Pitched roofs: Pitched roofs as the primary roof of any building are prohibited.
- (b) Shed roofs: Shed roofs are prohibited.
- (c) Flat roofs: Flat roofs shall be utilized as the primary roof. Flat roofs shall terminate to a parapet of walls that front a public street. Other types of roofs are permitted over stoops or entrances; provided that such roofs are clearly incidental to the building and not the primary roof.
- (d) Screening: All rooftop mechanical equipment shall be screened so as to not be visible from a public street or single family residential lot.

7. Entrances:

- (a) Main building entrances and tenant entrances shall be defined and articulated using architectural elements appropriate to the architectural style.
- (b) The location, style, size and detailing of entrances shall be consistent with the architectural character of the façade.

8. Awnings and Canopies:

- (a) Fixed or retractable awnings and canopies are encouraged at primary entrance and tenant storefronts.

- (b) Fixed or retractable Awnings or Canopies are permitted, provided: they complement the Building's architectural style, Building materials, colors, and details; do not conceal architectural features (such as cornices, columns, pilasters, or decorative details); do not impair facade composition; and are designed as an integral part of the facade. Plastic or aluminum Awnings or Canopies are prohibited.

9. Windows:

- (a) All window design shall be compatible with the style, materials, color, details and proportion of the Building. The number of panes, the way the window opens, the trim around the window and whether the window is embellished with shutters shall be consistent with the selected architectural style of the Building.
- (b) All building facades shall have windows.

10. Balconies/Courtyards and Patios:

- (a) Balconies are permitted for residential and private commercial uses above street grade.
- (b) Balcony projections and railings shall be constructed of durable, weather resistant materials and designed so as to compliment the architectural character of the façade on which they are located.
- (c) Bottom surfaces of balconies shall have finished materials when visible from a public way.
- (d) Drainage shall be designed so that water from balconies is not shed onto pedestrians below.
- (e) Courtyards and patios are permitted for residential and private commercial uses at street grade.

11. Lighting:

- (a) All exterior lighting shall be shielded to prevent light pollution and light trespass (to adjacent property).
- (b) The maximum height of site lighting fixtures shall be twenty (20) feet.
- (c) Façade illumination shall be directed and shielded so the light source is not visible from a public street or single family residential lot.

12. Loading dock/receiving areas:

- (a) Loading docks shall only be permitted if they do not face Sycamore Street.
- (b) Service doors used primarily for receiving, loading or unloading shall not face a public way unless screened from view.

13. Landscaping:
  - (a) Landscaping shall be provided to enhance the character of the site.
  - (b) Landscaping shall be designed so as to be compatible with the urban area in which the project is located. Size, type and application of plant material shall be considered based on the location and orientation.
14. Bufferyard:
  - (a) Lots adjacent to single family residential uses shall utilize plant material, opaque fencing, or building walls for effective buffering.
  - (b) It is recognized that the urban and mixed use nature of the development promotes adjacent disparate uses and artificial means to create distinct separation is not necessary.
15. Building signage:
  - (a) Building signage shall comply with the provisions of the Zionsville zoning ordinance applicable to Urban On-Premise Signs in a Business District.
  - (b) Building signage shall be designed to complement the architectural character of the façade on which it is located.
16. Utilities:
  - (a) Water and Sanitary System Requirements - attachment to public water and sanitary sewer facilities shall be mandatory.
  - (b) Streets/Drives – Streets, roads, drives and alleys shall be private. Roads shall be a minimum of twenty-four feet in width and shall comply with the requirements of the Zionsville Fire Department and any applicable utility companies or departments. The Mixed-Use Subarea shall be designed so that an interior drive/street can be extended to the east, as shown on Tab F.
17. Setbacks:
  - (a) No setback, yard or bufferyard requirements exist internally within the District.
  - (b) Perimeter Setbacks:
    - (i) Sycamore Street: Minimum setback shall be zero and maximum setback shall be twenty (20) feet.
    - (ii) Southern Boundary of Subarea and District: Zero, unless abutting a property zoned or used for single family, in which case the setback shall be ten (10) feet.

18. Outdoor Operations:

- (a) Except for the following uses which may be conducted outdoors, all uses and operations in the Mixed Use Subarea shall be conducted completely within enclosed Buildings:
  - i. Off-Street Parking, Off-Street Loading and delivery;
  - ii. Walk-up customer service windows or Automated Teller Machines (ATMs), provided they are not free standing and are set flush with the facade of the Building.
  - iii. Trash container(s) exceeding thirty-six (36) cubic feet shall:
    - (1) be completely screened on all four (4) sides with a solid-walled or opaque fenced enclosure with gate not less than six (6) feet, nor greater than eight (8) feet in height above Grade;
    - (2) be located behind the established front Building line; and,
    - (3) not be located within a required yard or Bufferyard.
  - iv. Outdoor seating for restaurants; and
  - v. Outdoor display of merchandise may be conducted only upon the grant of a Special Exception by the Board of Zoning Appeals, and subject to the following recommendations:
    - (1) shall not reduce the effective sidewalk width measured from the back the curb, to less than five (5) feet;
    - (2) shall be located against the Building facade;
    - (3) shall not block access points to the business or the Building;
    - (4) shall be permitted only along the business tenant bay or storefront facade;
    - (5) shall be permitted only during the hours of operation of the business and shall be removed at the close of each business day; and,
    - (6) shall require an encroachment permit from the Building Commissioner.

19. Drive-Through Service Units – Drive-through service units shall be permitted within the Mixed Use Subarea provided such drive-through service units shall either:

- (a) not be permitted along a façade which is parallel to or within ninety (90) degrees of being parallel to a front lot line;
- (b) be located along a façade which is located between ninety (90) and one-hundred and twenty (120) degrees of being parallel to a front lot line, provided that the view of such drive-through service unit is screened from such front lot line by either:
  - i. a screening wall accompanied by foundation landscaping; or,
  - ii. landscaping screening in compliance with Level B landscape screening of Section 3.12 of the Zionsville Zoning Ordinance;

- (c) be located along a façade of a building more than one-hundred and twenty (120) degrees from parallel with any public right-of-way; or,
  - (d) be designed so as to not appear to be a drive-through service unit (as determined by the Plan Commission).
20. Off-Street Parking: The total number of Off-Street Parking Spaces required for any use shall comply with the requirements of the VBD District in effect as of the date of the adoption of this PUD.
21. Architectural Design Requirements:
- (a) Design Theme - Buildings shall be designed to incorporate the salient features of and be consistent with or complementary to the Zionsville Theme, incorporating the architecture, design and overall aesthetic exterior character of a Building consistent with the Georgian, Federal, Greek Revival, or Victorian Architectural styles as shown in the renderings attached hereto as Tabs B, C and E.
  - (b) Building Materials - In order to create variation and interest in the built environment, all new Buildings or Building additions shall use the exterior Building materials specified herein. In addition, the exterior Building material selection shall be supplemented by the use of multiple colors, textures (e.g. rough, smooth, striated, etc.) or architectural elements, (quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.) on each facade. Two (2) or three (3) Building materials (excluding glass in windows or doors and roofing material) shall be utilized for all facades visible from a street or alley.
  - (c) Storefronts – Shall be integrally designed with the overall facade character. Ground floor retail, service and restaurant uses should generally have large pane display windows, however, they shall not exceed seventy-five percent (75%) of the total ground level (first floor) facade area. Buildings with multiple storefronts shall be of unified design, through the use of common Building materials, architectural details, Signs and lighting consistent with the overall Building style.

**IV. Development Standards and Architectural Requirements For Multi-Family Subarea:**

1. Building Height:
- (a) Buildings shall be a minimum of two (2) stories and a maximum of three (3) stories in height.
  - (b) The Maximum Building Height for any building shall not exceed forty-five (45) feet, subject to accent areas that are aesthetically desirable as determined during the Development Plan process.
  - (c) For purposes of this Section “Maximum Building Height” and “Story or Stories” shall have the same meaning as provided in the Zionsville zoning ordinance.
2. Building Size: It is the intent of the development to maximize or fully utilize the parcel for the building footprint.

3. Building Facades:

- (a) Buildings shall utilize four sided architecture.
- (b) Facades facing public streets or with shall be stepped in accordance with building height regulations.
- (c) Facades facing residential uses shall be composed with architectural detailing, proportion and character so as to be respectful to the neighboring residential use.

4. Building Materials:

- (a) Buildings shall utilize at least two (2) primarily building materials (excluding windows, doors, glazing and roofing).
- (b) The primary exterior materials for any façade visible from a public way shall be one of the following:
  - (i) Brick
  - (ii) Stone
  - (iii) Cast stone
  - (iv) Wood or cement board siding
  - (v) Synthetic stucco shall be allowed on walls located a minimum of 20 feet above adjacent grade, and no more than 50% of the façade area on which it is located.
- (c) The primary exterior materials for any façade not visible from a public way shall be one of the following:
  - (i) Brick
  - (ii) Stone
  - (iii) Cast stone
  - (iv) Wood or cement board siding
  - (v) Decorative concrete masonry units
  - (vi) Synthetic stucco shall be allowed on walls located a minimum of 20 feet above adjacent grade, and no more than 50% of the façade area on which it is located.

5. Roofs

- (a) Pitched roofs: Pitched roofs as the primary roof of any building are prohibited.

- (b) Shed roofs: Shed roofs are prohibited.
  - (c) Flat roofs: Flat roofs shall be utilized as the primary roof. Flat roofs shall terminate to a parapet of walls that front a public street. Other types of roofs are permitted over stoops or entrances; provided that such roofs are clearly incidental to the building and not the primary roof.
  - (d) Screening: All rooftop mechanical equipment shall be screened so as to not be visible from a public street or single family residential lot.
6. Entrances:
- (a) Main building entrances and tenant entrances shall be defined and articulated using architectural elements appropriate to the architectural style.
  - (b) The location, style, size and detailing of entrances shall be consistent with the architectural character of the façade.
7. Windows:
- (a) Windows shall be compatible in size, style, proportion and materials of the building.
  - (b) All building facades shall have windows.
8. Awnings and Canopies:
- (a) Fixed or retractable awnings and canopies are encouraged at primary entrance and tenant storefronts.
  - (b) Fixed or retractable Awnings or Canopies are permitted, provided: they complement the Building's architectural style, Building materials, colors, and details; do not conceal architectural features (such as cornices, columns, pilasters, or decorative details); do not impair facade composition; and are designed as an integral part of the facade. Plastic or aluminum Awnings or Canopies are prohibited.
9. Balconies:
- (a) Balconies are permitted for residential and private commercial uses above street grade.
  - (b) Balcony projections and railings shall be constructed of durable, weather resistant materials and designed so as to compliment the architectural character of the façade on which they are located.
  - (c) Projecting and recessed balconies are both permitted.
  - (d) Bottom surfaces of balconies shall have finished materials when visible from a public way.
10. Lighting:
- (a) All exterior lighting shall be shielded to prevent light pollution and light trespass (to adjacent property).

- (b) The maximum height of site lighting fixtures shall be twenty (20) feet.
  - (c) Façade illumination shall be directed and shielded so the light source is not visible from a public street or single family residential lot.
11. Loading dock/receiving areas:
- (a) Loading docks shall not be permitted.
  - (b) Service doors used primarily for receiving, loading or unloading shall not face a public way.
12. Landscaping:
- (a) Landscaping shall be provided to enhance the character of the site.
  - (b) Landscaping shall be designed so as to be compatible with the urban area in which the project is located. Size, type and application of plant material shall be considered based on the location and orientation.
13. Bufferyard:
- (a) Lots adjacent to single family residential uses shall utilize plant material, opaque fencing, or building walls for effective buffering.
  - (b) It is recognized that the urban and mixed use nature of the development promotes adjacent disparate uses and artificial means to create distinct separation is not necessary.
14. Building signage:
- (a) Building signage shall comply with the Zionsville zoning ordinance applicable to Urban On-Premise Signs in a Business District.
  - (b) Building signage shall be designed to complement the architectural character of the façade on which it is located.
15. Utilities:
- (a) Water and Sanitary System Requirements - attachment to public water and sanitary sewer facilities shall be mandatory.
  - (b) Streets/Drives – Streets, roads, drives and alleys shall be private. Roads shall be a minimum of twenty-four feet in width and shall comply with the requirements of the Zionsville Fire Department and any applicable utility companies or departments. The Multi-Family Subarea shall be designed so that an interior drive/street can be extended to the west, as shown on Tab F.
16. Setbacks:
- (a) No setback, yard or bufferyard requirements exist internally within the District.

- (b) Perimeter Setbacks:
  - (i) Southern Boundary of Subarea/District: Zero, unless abutting a property zoned or used for single family, in which case the setback shall be ten (10) feet.
  - (ii) Western Boundary of Subarea/District: Zero, unless abutting a property zoned or used for single family, in which case the setback shall be ten (10) feet.
  - (iii) Northern Boundary of Subarea/District: Ten (10) feet.
- 17. Off Street Parking: The total number of Off-Street Parking Spaces required for any use shall comply with the requirements of the VBD District in effect as of the date of the adoption of this PUD.
- 18. Architectural Design Theme - Buildings shall be designed to incorporate the salient features of and be consistent with or complementary to the Zionsville Theme, incorporating the architecture, design and overall aesthetic exterior character of a Building consistent with the Georgian, Federal, Greek Revival, or Victorian Architectural styles as shown in the renderings attached hereto as Tab D.
- 19. Notwithstanding anything in this PUD Ordinance to the contrary, single family dwellings shall comply with the Development Standards and Architectural Requirements for the Single Family Subarea.

**V. Development Standards and Architectural Requirements For Single Family Subarea:**

- 1. General:
  - (a) Residences shall be designed to produce character in harmony with the architectural character of the surrounding neighborhood.
  - (b) Homes on lots immediately adjacent to one another shall have distinctively different architecture from each other, so as to produce architectural diversity consistent with the surrounding neighborhood.
- 2. Building Height:
  - (a) Dwellings shall be a minimum of one (1) Story and a maximum of three (3) Stories.
  - (b) Maximum Building Height: Thirty five (35) feet for dwellings and twenty-two feet for an Accessory Building; provided, however, that an Accessory Building shall not exceed the height of the dwelling.
  - (c) For purposes of this Section "Maximum Building Height" and "Story or Stories" shall have the same meaning as provided in the Zionsville zoning ordinance.
- 3. Building/Dwelling Size:
  - (a) One story: Minimum of Twelve Hundred (1200) square feet (not including basement or garage).
  - (b) Multi-story: Minimum of One Thousand (1000) square feet of building footprint provided the total square footage is not less than One Thousand Six Hundred (600) square feet.

- (c) Lot coverage ratio: The covered portions, which includes those portions of structures covered with a roof, of the primary dwelling and any accessory structures, including garages, shall not exceed fifty percent (50%) of the area of a Lot.

4. Building Facades:

- (a) Buildings shall utilize four sided architecture and shall be consistent in style, scale and concept to the renderings shown on Tab G.
- (b) Facades facing public streets or with shall be stepped in accordance with building height regulations.
- (c) Facades facing residential uses shall be composed with architectural detailing, proportion and character so as to be respectful to the neighboring residential use.

5. Building Materials:

- (a) Buildings shall utilize at least two (2) primary building materials (excluding windows, doors, glazing and roofing).
- (b) The primary exterior materials for any façade visible from a public way shall be one of the following:
  - i. Brick
  - ii. Stone
  - iii. Cast stone
  - iv. Wood or cement board siding
  - v. Synthetic stucco shall be allowed on walls located a minimum of 20 feet above adjacent grade, and no more than 50% of the façade area on which it is located.
- (c) The primary exterior materials for any façade not visible from a public way shall be one of the following:
  - i. Brick
  - ii. Stone
  - iii. Cast stone
  - iv. Wood or cement board siding
  - v. Decorative concrete masonry units
  - vi. Synthetic stucco shall be allowed on walls located a minimum of 20 feet above adjacent grade, and no more than 50% of the façade area on which it is located.

6. Roofs
  - (a) Pitched roofs:
    - i. Pitched roofs shall be uniformly pitched on each individual building and composed to compliment the architectural style.
    - ii. Pitched roofs shall generally be a minimum rise/run of 6/12
  - (b) Shed roofs: Shed roofs are prohibited.
  - (c) Flat roofs: Flat roofs are encouraged only when consistent with the style of architecture. Flat roofs shall terminate to a parapet of walls that front a public street.
7. Entrances: Front entry doors shall be distinct, defined and articulated using architectural elements appropriate to the architectural style.
8. Windows:
  - (a) Windows shall be compatible in size, style, proportion and materials of the building.
  - (b) All building facades shall have windows.
9. Awnings, canopies and porches:
  - (a) Awnings and canopies are generally not encouraged.
  - (b) Front porches that define the primary entrance shall be provided.
  - (c) Front porches may be covered or uncovered to fit with the architectural style.
10. Balconies:
  - (a) Balconies are permitted for uses above street grade.
  - (b) Balcony projections and railings shall be constructed of durable, weather resistant materials and designed so as to compliment the architectural character of the façade on which they are located.
11. Lighting:
  - (a) All exterior lighting shall be shielded to prevent light pollution and light trespass (to adjacent property).
  - (b) The maximum height of site lighting fixtures shall be ten (10) feet.
12. Garages:
  - (a) Unless feasibly not possible, garages shall be rear loading with doors facing away from a public street.

- (b) Garages may be attached or detached.
  - (c) Garages shall be designed in a manner so as to be complimentary to the design of the primary residence.
13. Landscaping:
- (a) Landscaping shall be provided to enhance the character of each home. Development Plan approval shall include a conceptual landscape plan for each home that designates a minimum number of trees and shrubs with minimum size at planting.
14. Bufferyard:
- (a) Lots adjacent to single family residential uses shall utilize plant material, opaque fencing, or building walls for effective buffering.
  - (b) It is recognized that the urban and mixed use nature of the development promotes adjacent disparate uses and artificial means to create distinct separation is not necessary.
15. Building signage: Except for a permitted Entrance/Monument Sign at the entrance, identification signage shall not be permitted. Urban Exempt Signs (as defined in the Zionsville zoning ordinance) shall be permitted.
16. Entrance/Monument Sign: Notwithstanding anything in the Zionsville zoning ordinance to the contrary, entry or monument signage is permitted at the entrance into the Single Family Subarea.
17. Utilities:
- (a) Water and Sanitary System Requirements - attachment to public water and sanitary sewer facilities shall be mandatory.
  - (b) Streets/Drives – Streets, roads, drives and alleys shall be private. Roads shall be a minimum of twenty-four feet in width and shall comply with the requirements of the Zionsville Fire Department and any applicable utility companies or departments.
18. Off-Street Parking: The total number of Off-Street Parking Spaces required for any use shall comply with the requirements of the VBD District in effect as of the date of the adoption of this PUD. Driveways shall be a minimum of sixteen (16) feet wide and twenty-two (22) feet deep.
19. Sidewalks: Any lot with a dwelling constructed on its shall include a five (5) feet wide sidewalk in the Front yard with a minimum three (3) feet wide grass/green strip between the sidewalk and the existing Right-Of-Way.
20. Lot Widths: The minimum Lot Width is fifty (50) feet.
21. Setbacks:
- (a) Front Yard: Each lot in the Subarea shall have a minimum twenty (20) feet Front Yard and Building Setback measured from the existing Right-Of-Way.

- (b) Side Yard: Each individual lot in the Subarea shall have a minimum Side Yard of five (5) feet along all Side Lot Lines and a minimum aggregate Side Yard of fifteen (15) feet.
- (c) Rear Yard: Each individual lot in the Subarea shall have a minimum Rear Yard of ten (10) feet; provided, however, that accessory structures may encroach into the Rear Yard a maximum of five (5) feet.

**VI. Administration.**

1. Incorporation of the Town of Zionsville Zoning Ordinance - Certain Sections of the Town of Zionsville Zoning Ordinance, which are in effect as of the date of adoption of the 200 West rezoning, have been specifically noted in the text above as providing regulations for 200 West.
2. Subdivision Control - All lots developed within 200 West shall be approved through the subdivision process as set forth in the Town of Zionsville Subdivision Control Ordinance in effect at the time of application for a plat approval, regardless of acreage, which shall include the granting of easements, at no cost to the Town of Zionsville, to public utility providers to provide utility services to all lots within 200 West.
3. Development Plan - All lots developed within 200 West shall be approved through the development plan process as set forth in the Town of Zionsville Zoning Ordinance in effect at the time of application for such development plan approval.
4. Access
  - (a) Sycamore Street – The primary access to the District shall be from Sycamore Street.
  - (b) In connection with a primary plat, final plat or development plan, a Traffic Study may be submitted as justification for approval of a revised access for 200 West. If such Traffic Study is submitted in connection with a final plat or development plan, the Building Commissioner shall forward such Traffic Study to the Safety Board and Town Council for determination. If approved by the Safety Board and Town Council, the new Access Plan shall be used to evaluate access within 200 West, until or unless superseded by a subsequent Traffic Study submitted and approved in the same manner.
5. Development Timetable - Development of the site will occur as demand dictates.
6. Determination of Permitted Uses
  - (a) Similar and Comparable Uses - It is recognized that the permitted use provisions of this 200 West rezoning may require interpretation to assign all permitted land uses within the appropriate Subareas. Therefore, any land use which is not specifically set forth in this 200 West rezoning shall be reviewed by the Director of Planning for consistency with the intent set forth for each Subarea and for compatibility with land use characteristics typical of land uses permitted within those Subareas. The Director of Planning shall then determine if the proposed use is appropriate for the Subarea in question.

- (b) Uses Not Specified - If it is determined by the Director of Planning that a particular use is not permitted in any Subarea provided for in this 200 West rezoning, such use shall be deemed to require a new petition for zone map change.
  - (c) Clarification of Determination of Permitted Uses - The Director of Planning may request input from the Plan Commission prior to making a determination regarding a permitted use.
7. **Modifications** - Amendments, deviations, or other changes from uses or development standards approved for 200 West shall be processed as a zoning amendment with a public hearing by the Plan Commission and final approval by the Town Council (i.e., any addition of uses, change of plans, or increase in size or density of any Subarea shall require a separate application for amendment of this document and shall follow the same process as other rezoning requests to change the zoning map incorporated by reference into the Town of Zionsville Zoning Ordinance).
  8. **Appeals** - Any final official determination of the Director of Planning under this 200 West rezoning, including the determination to issue or not issue an Improvement Location Permit, shall be a determination appealable to the Town of Zionsville Board of Zoning Appeals.
  9. **Severability** - It is hereby declared that the sections, paragraphs, sentences, clauses, and phrases of this Petition for Zone Map Change are severable and, if any such section, paragraph, sentence, clause, or phrase is declared unconstitutional or otherwise invalid by any court of competent jurisdiction in a valid judgment or decree, such unconstitutionality or invalidity shall not affect any remaining sections, paragraphs, sentences, clauses or phrases of this Petition for Zone Map Change because the same would have been enacted without the incorporation into this Petition for Zone Map Change of such unconstitutional or invalid section, paragraph, sentence, clause, or phrase.

**VII. Additional Information**

Per Article 5.8 of the Town of Zionsville Zoning Ordinance, the following additional information is required to be submitted.

<u>Additional Information</u>	<u>Response</u>
The proposed title of the project and the name of the engineer, architect, designer, or landscape architect, and the development.	200 West
A location map showing the position of the proposed development in relationship to the surrounding area.	See Tab A – Development Areas and Tab – Location Map.
A general description of the proposal, stating the purpose and goals of the development, and the design features incorporated for meeting these goals.	See Section I, above.

<p>A discussion of the proposed standards for development, including restrictions on the use of the property, density standards, yard requirements and restrictive covenants.</p>	<p>Incorporated into text of each Subarea, above.</p>
<p>A discussion as to how accessory uses and buildings will be considered.</p>	<p>See sub-Section II, 1., above.</p>
<p>Location, height, and material of all fences, walls, screens, planting, and landscaping, Plans for protection of abutting properties, including buffers, screening, and landscaping.</p>	<p>As regulated by Section 3.12 of the Town of Zionsville Zoning Ordinance and the Architectural Standards of each Subarea.</p>
<p>Proposed development timetable, including all planned phases of the project.</p>	<p>Development of individual lots will occur as market demand dictates.</p>
<p>The boundaries of the property involved the location of all existing easements, section lines, and property lines, existing streets, buildings, and other existing physical features in or adjoining the project.</p>	<p>See Tab I – Survey.</p>
<p>The location and character of construction of proposed streets, alleys, driveways, curb cuts, entrances and exits, loading areas (including numbers of parking and loading spaces), and outdoor lighting systems.</p>	<p>The main access shall be from Sycamore Street. All interior streets may be either public or private at the discretion of the developer, and all other requirements are provided in the standards of each Subarea. See Tabs J and K for location of parking spaces on the lower level and street level of the project. See Tab L for a table of parking spaces.</p>
<p>The location and sizes of existing and proposed sanitary and storm sewers, water mains, culverts, and other underground facilities in or near the project.</p>	<p>To be determined during the development plan and platting process.</p>
<p>The location of proposed lots, setback lines, and easements, and proposed reservations for parks, parkways, playgrounds, school sites, and open spaces.</p>	<p>See the development requirements for each Subarea.</p>
<p>The location and height of all proposed main and accessory buildings and structures, including typical elevations of such structures.</p>	<p>Incorporated into text of each Subarea. See also Tabs D, J and K.</p>

<p>Proposed location, intended use, and character of all buildings, including a tabulation of the total number of dwelling units if proposed.</p>	<p>Incorporated into text of each Subarea.</p>
<p>Location, character, size, and height of proposed signs and their orientation in relation to surrounding properties.</p>	<p>Per Article 6 of the Town of Zionsville Zoning Ordinance, except as specifically stated otherwise in the Subarea requirements.</p>
<p>A tabulation of the total number of acres in the project, gross and net, and the percentage square footage thereof proposed to be devoted to different dwelling types, commercial uses, other non-residential uses, off-street parking, streets, parks, schools, green space, conservation areas, and other public and private reservations.</p>	<p>Total Area: 4.32 acres  Percentage square footage proposed to be devoted to the different permitted uses shall be determined during the development plan process.</p>
<p>A tabulation of the total number of dwelling units of various types in the project and the overall project density in dwelling units per acre, gross and net, as required by district regulations.</p>	<p>Single Family: No more than 8 single family homes  Multi-family: No more than 62 multi-family units  Total Dwelling Units: No more than 70 units  Total Maximum Density: 15.5 units/acre</p>
<p>A discussion of the mechanism for matters not covered by the PUD to default to zoning regulations of the Town of Zionsville.</p>	<p>Matters not covered by the provisions of the 200 West rezoning shall be regulated by the applicable provisions of the Town of Zionsville Zoning Ordinance as such provisions relate to the specific matter not otherwise addressed herein.</p>
<p>A detailed legal description of the location of the site</p>	<p>See Exhibit A</p>

**EXHIBIT A**

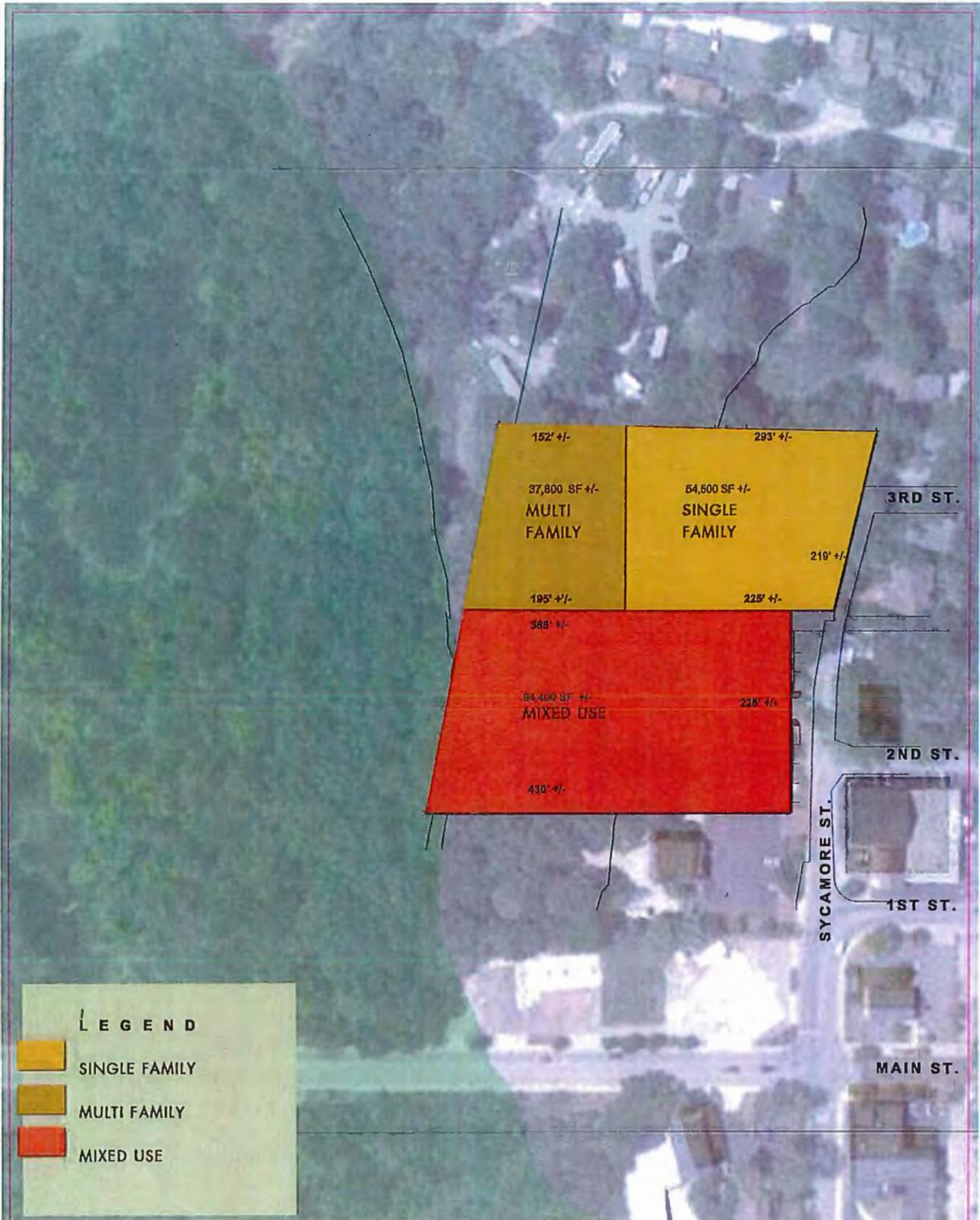
All of Lot #9, and a part of Lot #10 and a part of Out-lot #3 in the Original Plat of the Town of Zionsville, being located in the northeast quarter of Section 2, Township 17 North, Range 2 East in Boone County, Indiana, and particularly described as follows:

From the southeast corner of the aforesaid northeast quarter, proceed thence South 89 degrees 03 minutes 26 seconds West (an assumed bearing), along the quarter section line, 498.44 feet to the point of beginning. From said point of beginning, continue thence South 89 degrees 03 minutes 26 seconds West, with the south line of Out-lot #3, 230.32 feet; thence North 11 degrees 21 minutes 00 seconds West, along the west the of Out-lot #3, and said line, extended, 394.30 feet; thence North 78 degrees 30 minutes 00 seconds East, along the south line of Sycamore Street, 226.53 feet; thence south 11 degrees 21 minutes 00 seconds East 436.50 feet to the point of beginning, containing 2.1602 Acres, more or less.

And also a part of the northeast quarter of Section 2, Township 17 North, Range 2 East, situated in the Town of Zionsville, Boone County, Indiana, particularly described as follows:

From the southeast corner of the aforesaid northeast quarter, proceed thence South 89 degrees 03 minutes 26 seconds West (an assumed bearing), along the quarter section line, 728.76 feet to the point of beginning. From said point of beginning, continue thence South 89 degrees 03 minutes 26 seconds West, with the quarter section line, 219.64 feet; thence North 10 degrees 36 minutes 42 seconds West, with the east line of the Willis I. Woodrum tract and said line, extended 445.31 feet; thence South 88 degrees 04 minutes 00 seconds East, 216.07 feet; thence South 11 degrees 21 minutes 00 seconds East, along the west line of Out-lot #3 of the Original Plat of Zionsville, and said line, extended, 435.30 feet to the point of beginning, containing 2.1574 Acres, more or less.

TAB A



**LEGEND**

- SINGLE FAMILY
- MULTI FAMILY
- MIXED USE

**DEVELOPMENT AREAS**  
 APPROX 1"=50' @ 24X36 ORIGINAL SIZE

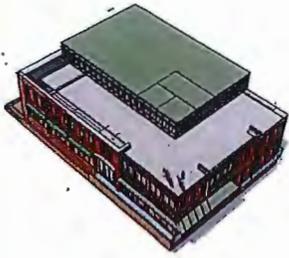
**200 WEST**  
 ZIONSVILLE, INDIANA

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PRELIMINARY & CONCEPTUAL  
 DEVELOPMENT PLAN  
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TAB B



VIEW FROM ABOVE



VIEW OF STEP BACK MASSING FROM SYCAMORE & 1ST STREET



VIEW FROM DAIRY QUEEN DRIVE THROUGH ON 2ND STREET



ELEVATION CONCEPT ALONG SYCAMORE STREET



COMMERCIAL BUILDING  
@ SYCAMORE & 2ND

**DESIGN STRATEGIES**

MATERIALS AND SCALE  
TO RELATE TO ZIONSVILLE  
THEME WITHOUT MIMIC

MIX OF STOREFRONT  
AND PUNCHED OPENINGS

RECALL VBD ARCHITECTURE  
WITHOUT LITERAL INTERPRETATION

UNIMPEDED GARAGE ACCESS  
WITH PUBLICLY ACCESSIBLE  
STAIR

SET BACK 3RD FLOOR  
TO PROMOTE CORNICE AT  
TOP OF 2ND FLOOR

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TAB C



CHARACTER IMAGES  
& INSPIRATION

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TAB D



AERIAL FROM NORTH



AERIAL FROM EAST

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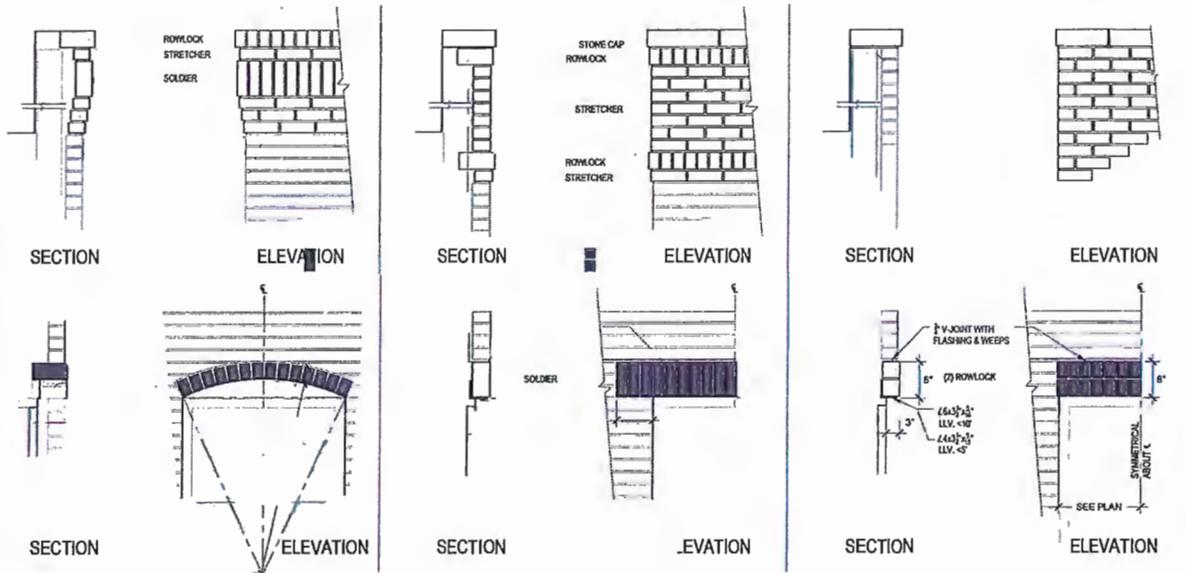
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TAB E



**PARAPETS, LINTELS & ARCHES (EXAMPLES)**



THE QUALITY OF THE WORKMANSHIP, CHARACTER AND LIFE GIVING QUALITY ATTRACTED A NUMBER OF MERCHANTS TO THE PROGRESSIVE TOWN OF ZEVILLE IN THE MID NINETEENTH CENTURY. LED BY SPURD & WELCH, WHO OPERATED THE FIRST STORE IN 1862, THE TOWN DEVELOPED THE BRICK, A PLASTER WALL, SAW MILL, CARRIAGE AND BRASS MANUFACTURES, FOUR CHURCHES, A TAYLOR AND A GAITHER, EMPLOYED AS A RESULT OF THE WORKING RAILROAD AND AMERICAN ECONOMY, THE TOWN'S PROGRESSIVE BRICK COMMERCIAL ARCHITECTURE TENDED TOWARD A 19TH CENTURY FUNCTIONAL STYLE.

ONE HUNDRED SEVENTY YEARS LATER, WITH THE AUTOMOBILE AS PRIMARY TRANSPORTATION IN A COMMERCIAL BASED ECONOMY, THE COLLECTION OF ZEVILLE'S BRICKS HAS BEEN REDEVELOPED AND OLD CHARACTER IS BEING BY A CONSISTENT OF ORIGINAL PROPORTION AND ARRANGEMENT ALONG THE ORIGINAL BRICK STREET. THE ORIGINAL WORKMANSHIP OF THE COMMERCIAL CONTRACT QUALITY IN THE COLLECTION OF BUILDINGS AND THE STREETSCAPE WOULD BE THE ONE BUILDING OR ARCHITECTURAL STYLE.

INSPIRED BY THE TOWN'S CHARACTER, THE PROJECT INCLUDES MATERIALS, DRAINAGE AND PROPORTION THAT ARE COMPATIBLE WITH THE HIGHEST EXAMPLES OF THE TOWN'S EARLY ARCHITECTURE, EMPLOYING CONSTRUCTION METHODS AND DETAILS OF ITS AGE, THE COMMERCIAL BUILDINGS HAVE REFERENCE, WITHOUT LITERAL REPLICATION, TO THE FORMS OF THE ORIGINAL.



**STOREFRONTS & WINDOWS**

**INSPIRATION**

**200 WEST**  
ZIONSVILLE, INDIANA

200 WEST PARTNERS LLC

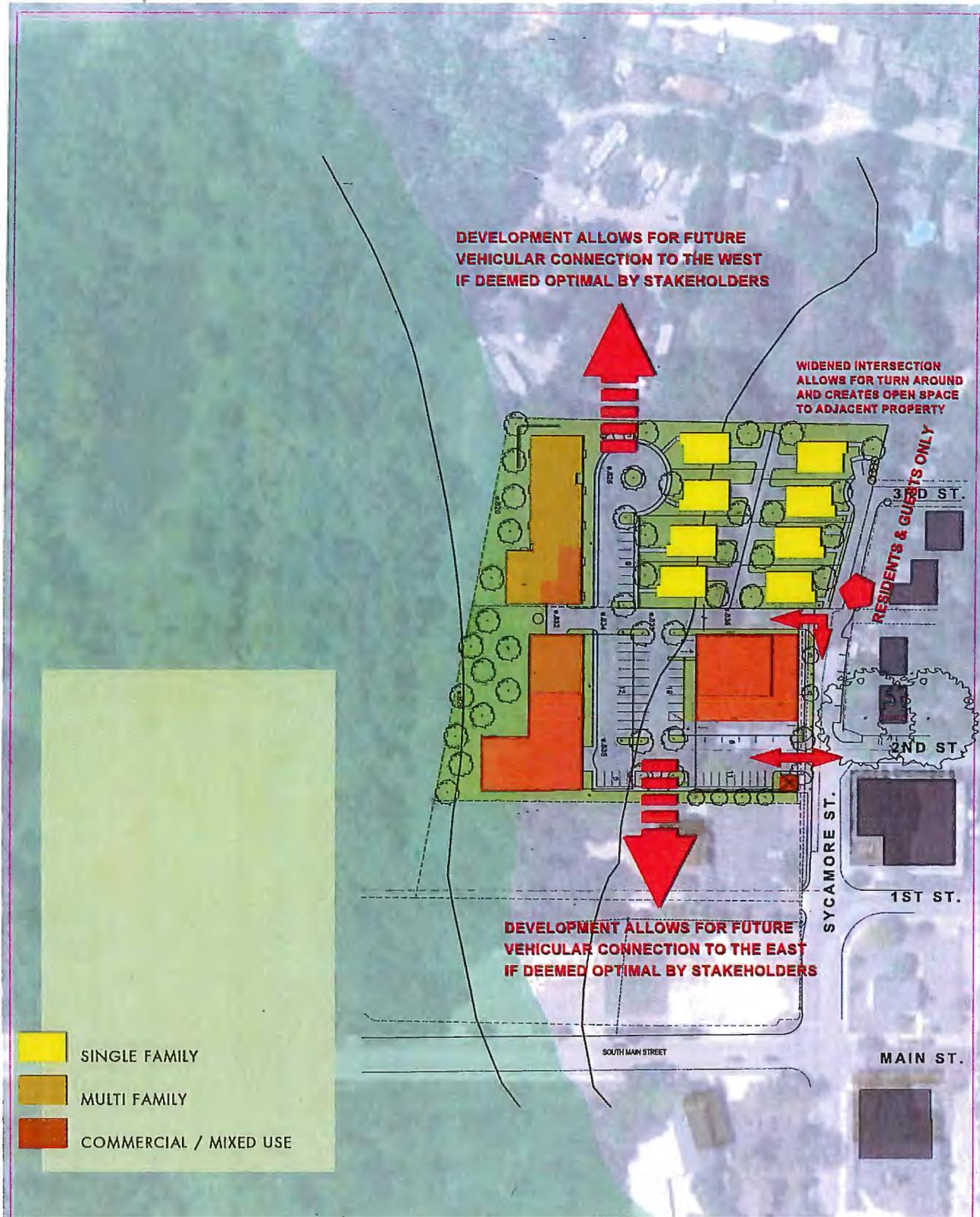
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TAB F



SITE INGRESS & EGRESS

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 DEVELOPMENT PLAN

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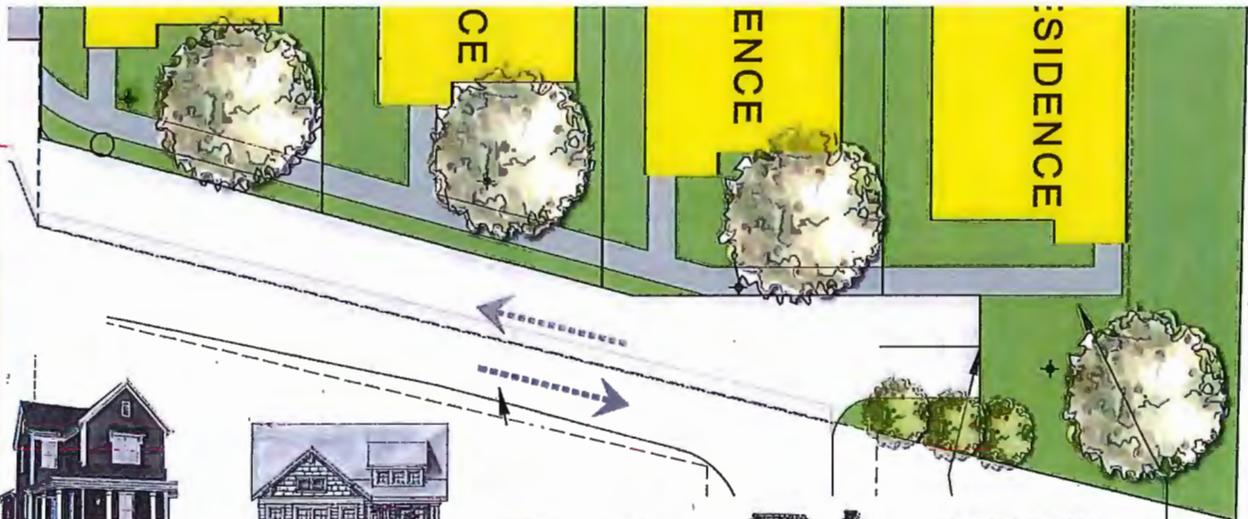
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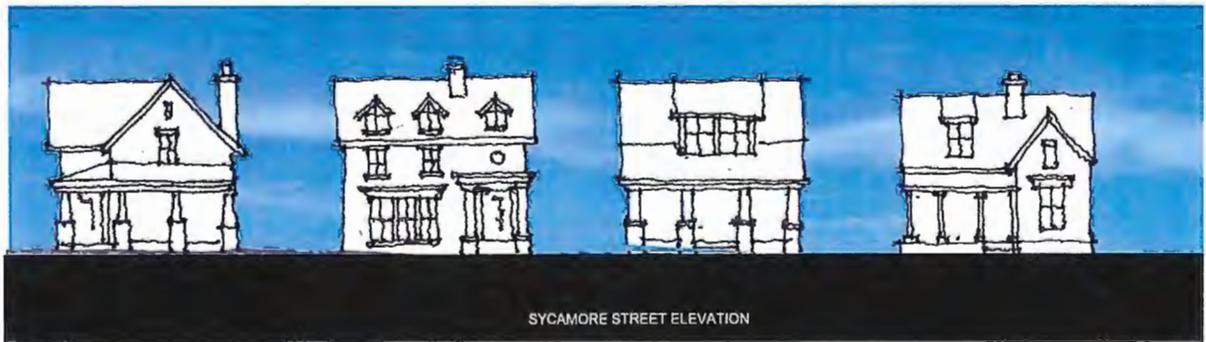
TAB G



VIGNETTE FROM THE WEST



EXTERIOR EXAMPLES



SYCAMORE STREET ELEVATION

CONCEPTUAL DEPICTION OF  
SINGLE FAMILY HOMES

200 WEST  
ZIONSVILLE, INDIANA

200 WEST PARTNERS LLC

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TAB H

# 200 WEST

S Y C A M O R E



PROJECT LOCATION PLAN

200 WEST  
ZIONSVILLE, INDIANA

200 WEST PARTNERS LLC

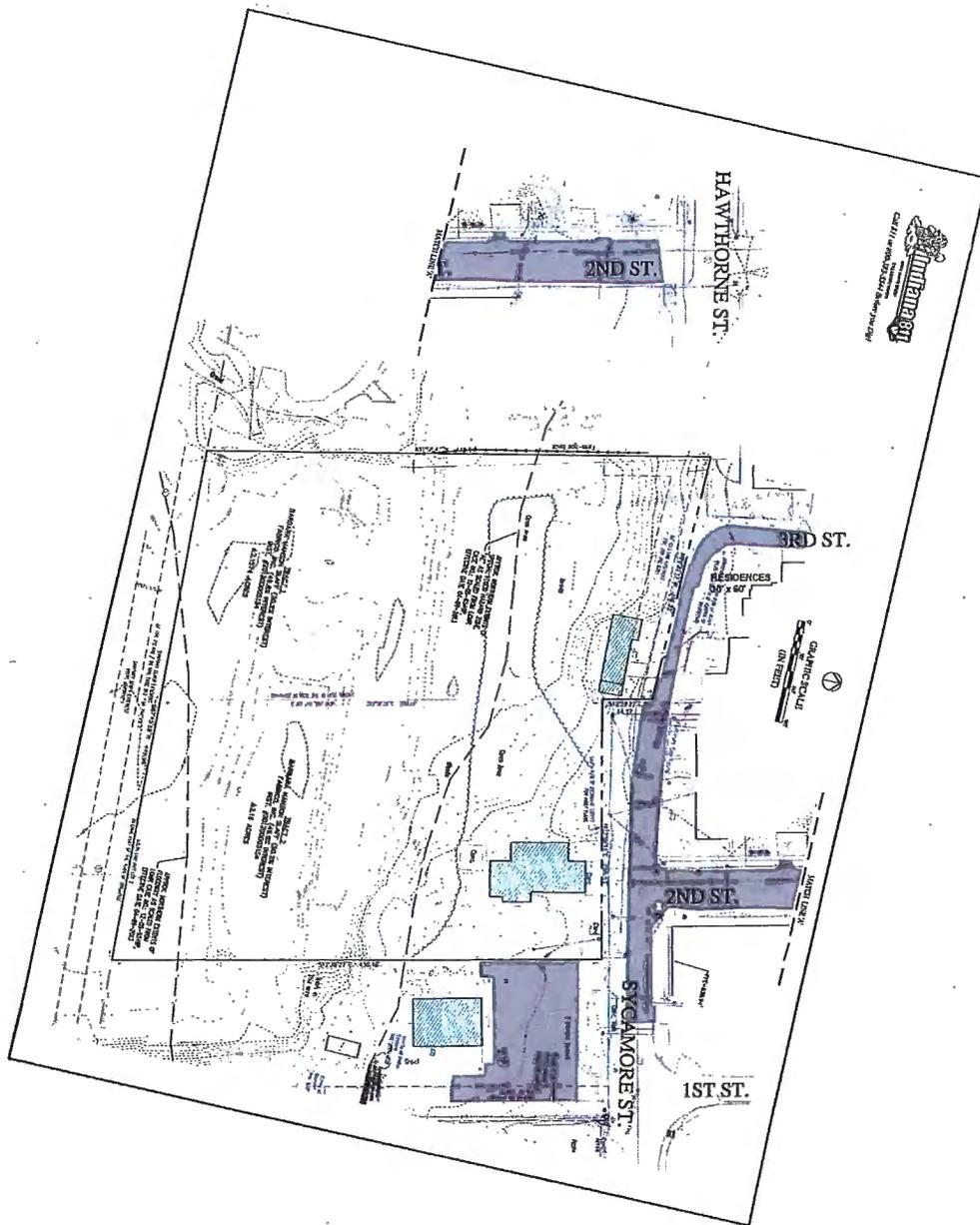
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TAB I



EXISTING SURVEY

200 WEST  
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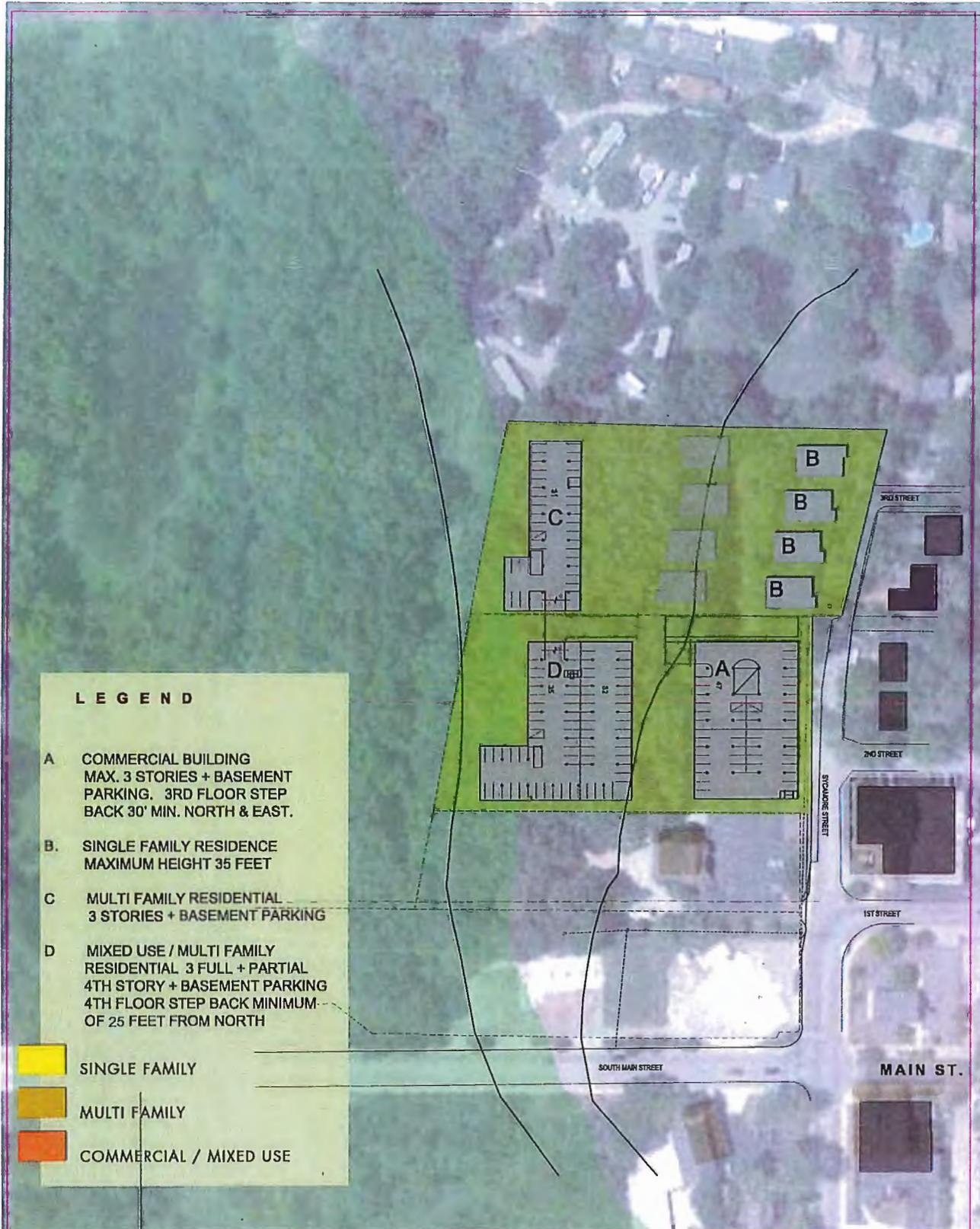
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TAB J



LOWER LEVEL PLAN  
APPROX 1'-50' @ 24X36 ORIGINAL SIZE

200 WEST  
ZIONSVILLE, INDIANA

200 WEST PARTNERS LLC

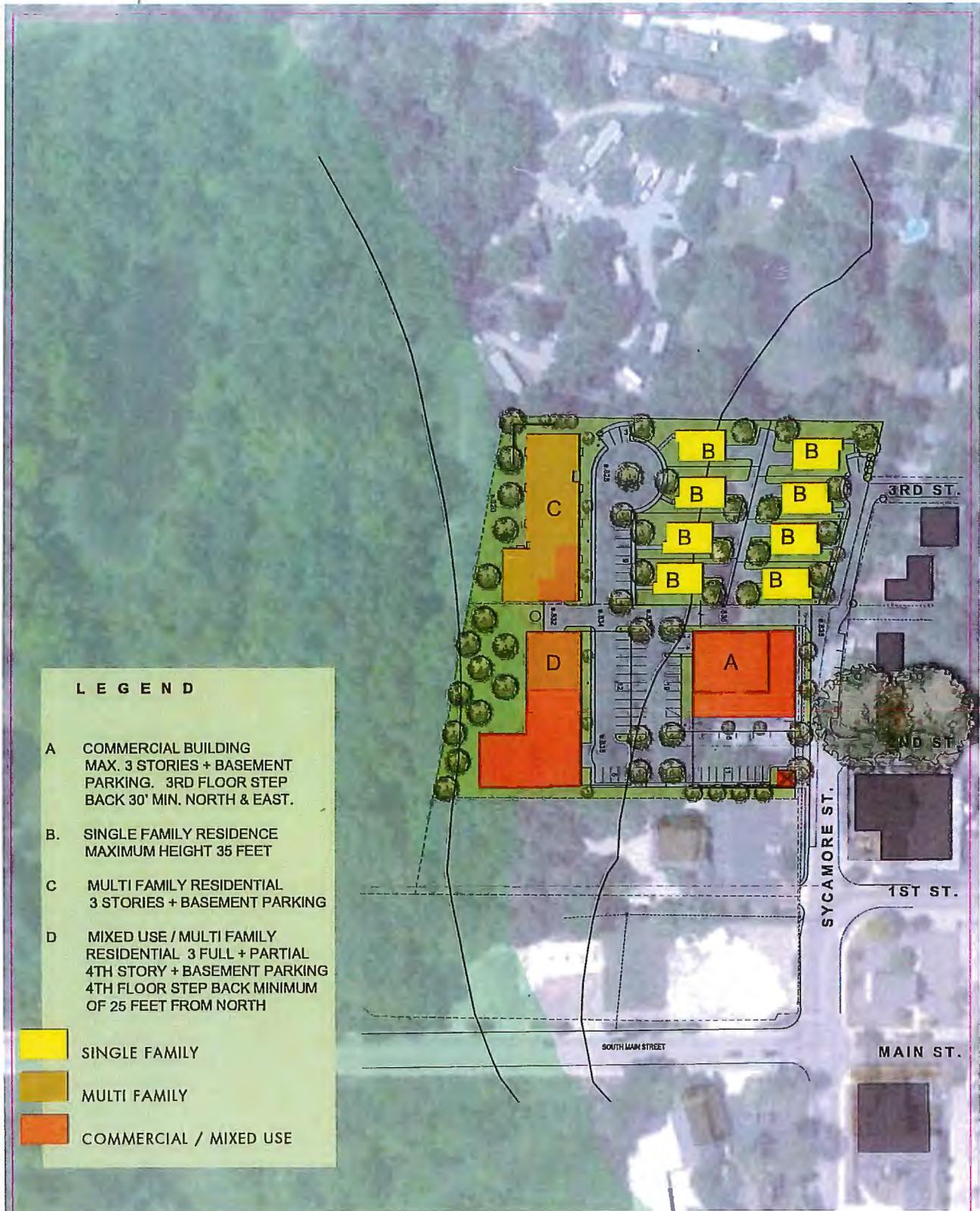
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TAB K



**LEGEND**

- A COMMERCIAL BUILDING  
MAX. 3 STORIES + BASEMENT  
PARKING. 3RD FLOOR STEP  
BACK 30' MIN. NORTH & EAST.
- B. SINGLE FAMILY RESIDENCE  
MAXIMUM HEIGHT 35 FEET
- C MULTI FAMILY RESIDENTIAL  
3 STORIES + BASEMENT PARKING
- D MIXED USE / MULTI FAMILY  
RESIDENTIAL 3 FULL + PARTIAL  
4TH STORY + BASEMENT PARKING  
4TH FLOOR STEP BACK MINIMUM  
OF 25 FEET FROM NORTH

- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL / MIXED USE

**STREET LEVEL PLAN**  
APPROX 1"=50' @ 24X36 ORIGINAL SIZE

**200 WEST**  
ZIONSVILLE, INDIANA

200 WEST PARTNERS LLC

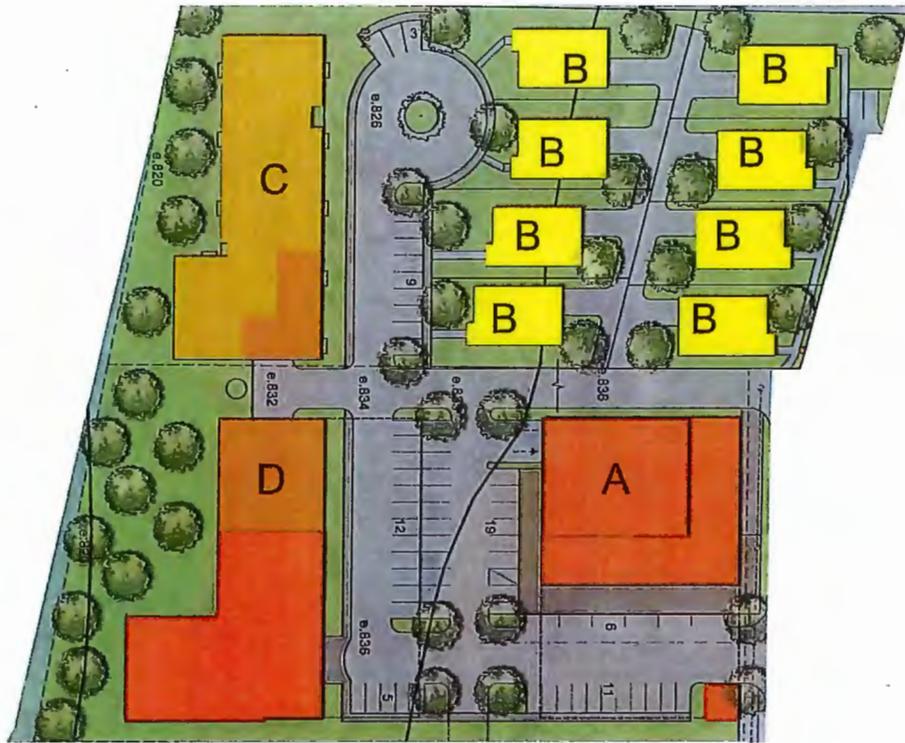
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BUILDING / USE	ELEVATION	FOOTPRINT	AREA	COMMERCIAL	RESIDENTIAL	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	TOTAL BR			NOTES
									1BR	2BR	TOTAL BR	
<b>TOTAL</b>				37500	70		195	221	22	40	102	
<b>MIXED USE BUILDING</b>		12000		30000			67	83				
LOWER LEVEL	826		20000					47				150 SEAT RESTAURANT
SYCAMORE STREET LEVEL	838		12000	12000		0.00175	36	36				
2ND LEVEL	854		12000	12000		0.00175	21					
3RD LEVEL	866		6000	6000		0.00175	11					
<b>SINGLE FAMILY RESIDENCES</b>		20000			8		16	16				2 CAR GARAGE + DRIVEWAY
LOWER LEVEL			10000		8							
SYCAMORE STREET LEVEL	840		20000		8	2	16	16				
2ND LEVEL			20000									
3RD LEVEL												
<b>MIXED RESIDENTIAL   WEST</b>		14000			31		44	38	10	21	52	
LOWER LEVEL	822		14000		0	2		26				
SYCAMORE STREET LEVEL	834		14000		9	2		12	2	7	16	
2ND LEVEL	846		14000		11	2	22		4	7	18	
3RD LEVEL	860		14000		11	2	22		4	7	18	
4TH LEVEL												
<b>MIXED USE   EAST</b>		15000		7500	31	8	61	84	12	19	50	
LOWER LEVEL	824		30000					67				1/2 AMENITY SPACE
SYCAMORE STREET LEVEL	836		15000	7500		0.00175	13	17				
2ND LEVEL	852		15000		12	2	24		5	7	19	
3RD LEVEL	864		15000		12	2	24		5	7	19	
4TH LEVEL	876		9000		7	2	14		2	5	12	

200 WEST  
SYCAMORE  
ZIONSVILLE INDIANA

SCHEME 10B

PRELIMINARY

4 SITE  
PROPERTIES LLC

DEVELOPMENT SUMMARY

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**200 WEST PUD**

**Aerial Location Map**



# 200 WEST

S Y C A M O R E



PROJECT LOCATION PLAN

200 WEST  
ZIONSVILLE, INDIANA

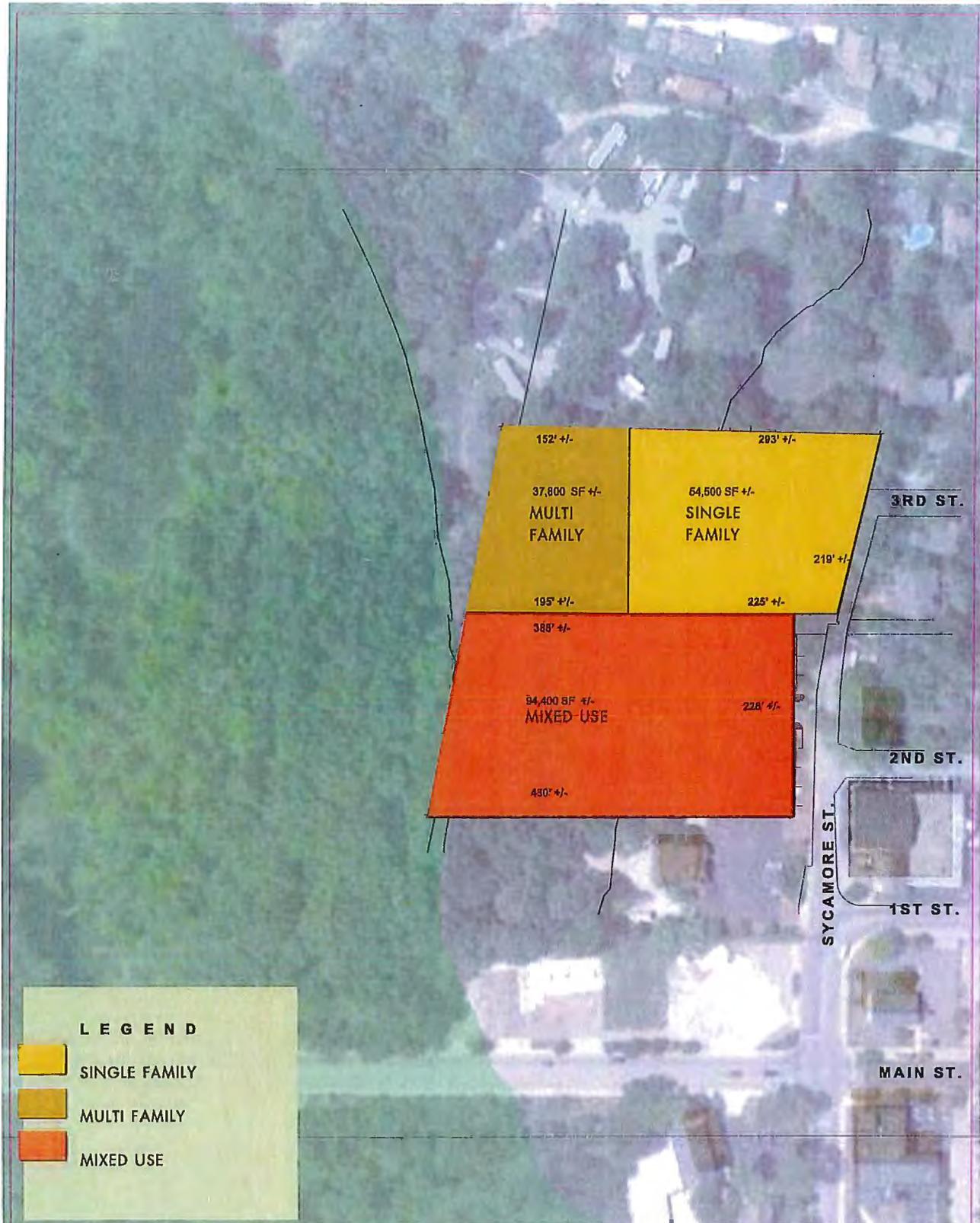
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**LEGEND**

- SINGLE FAMILY
- MULTI FAMILY
- MIXED USE

**DEVELOPMENT AREAS**  
 APPROX 1"=50' @ 24X36 ORIGINAL SIZE

**200 WEST**  
 ZIONSVILLE, INDIANA

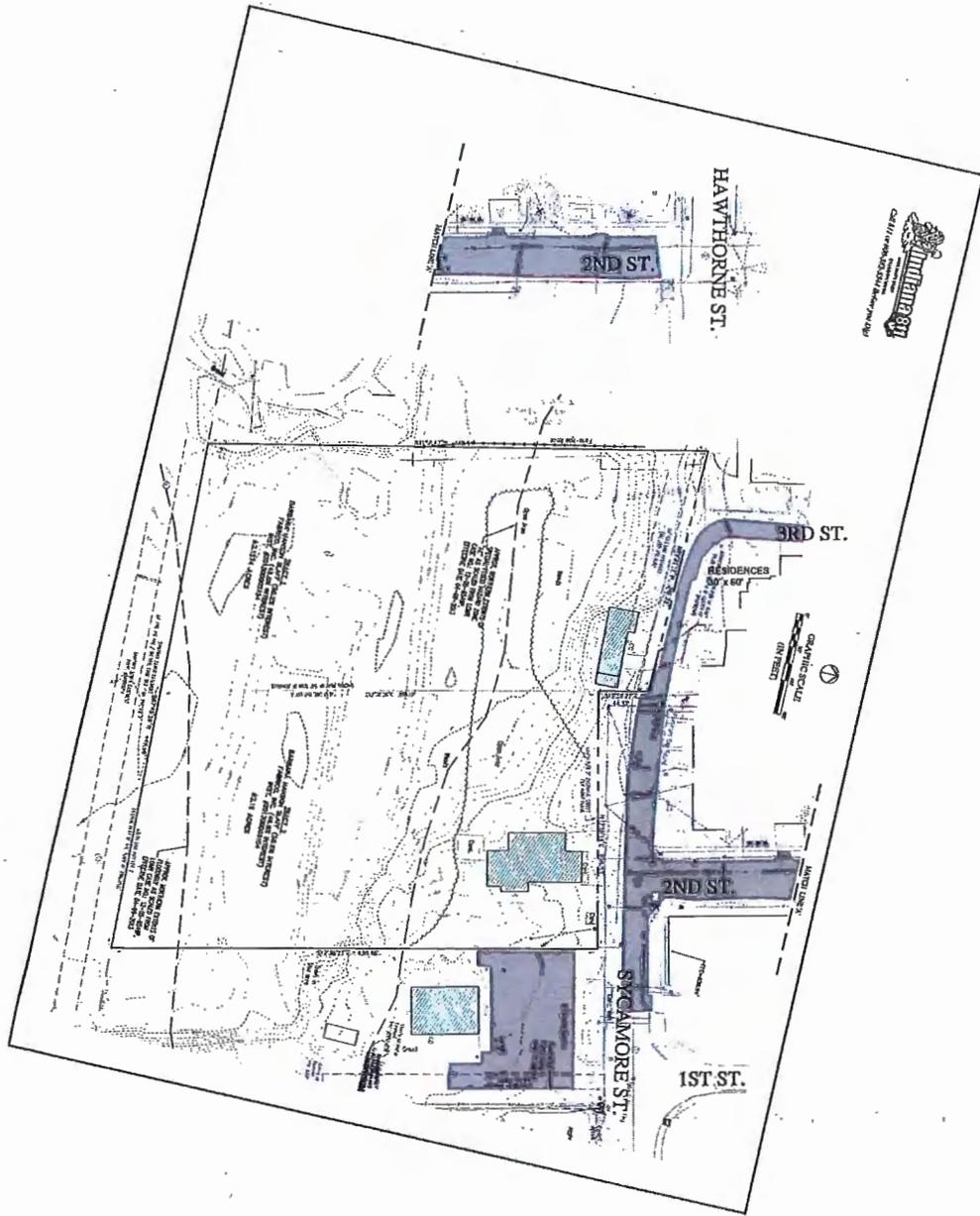
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EXISTING SURVEY

200 WEST  
 ZIONSVILLE, INDIANA

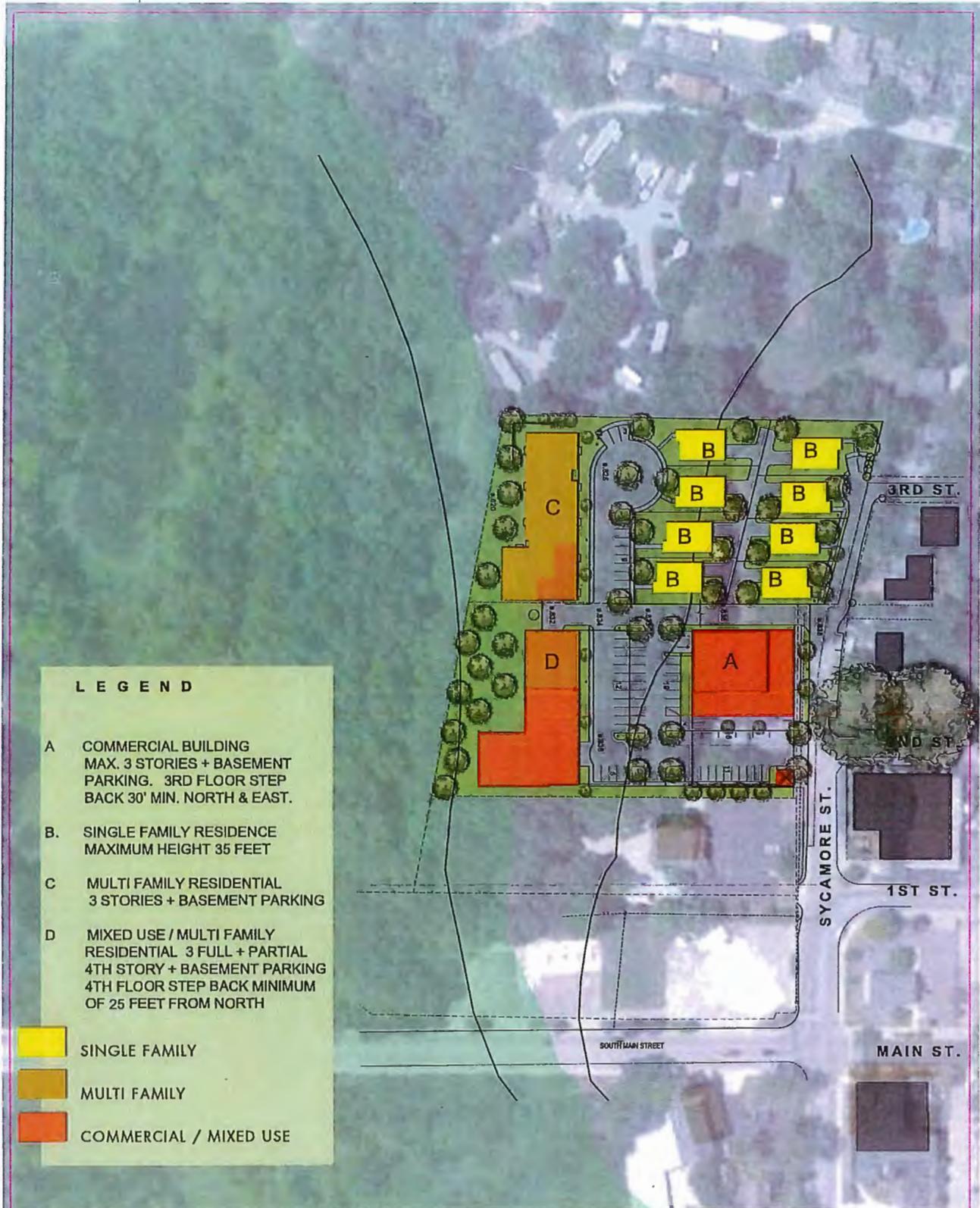
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**LEGEND**

- A COMMERCIAL BUILDING  
MAX. 3 STORIES + BASEMENT  
PARKING. 3RD FLOOR STEP  
BACK 30' MIN. NORTH & EAST.
- B. SINGLE FAMILY RESIDENCE  
MAXIMUM HEIGHT 35 FEET
- C MULTI FAMILY RESIDENTIAL  
3 STORIES + BASEMENT PARKING
- D MIXED USE / MULTI FAMILY  
RESIDENTIAL 3 FULL + PARTIAL  
4TH STORY + BASEMENT PARKING  
4TH FLOOR STEP BACK MINIMUM  
OF 25 FEET FROM NORTH

- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL / MIXED USE

**STREET LEVEL PLAN**  
APPROX 1"-50' @ 24X36 ORIGINAL SIZE

**200 WEST**  
ZIONSVILLE, INDIANA

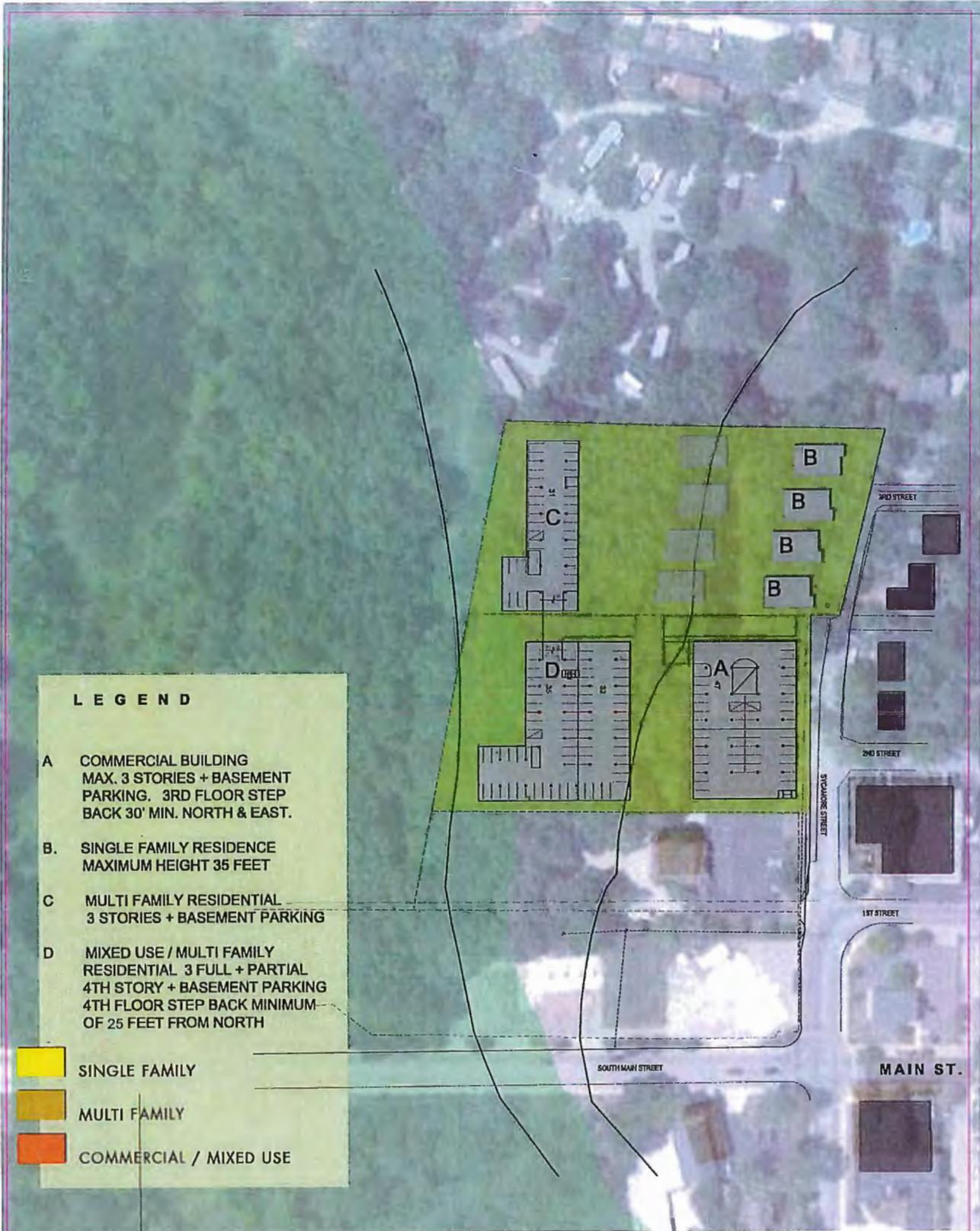
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**LOWER LEVEL PLAN**  
 APPROX 1"-50' @ 24X36 ORIGINAL SIZE

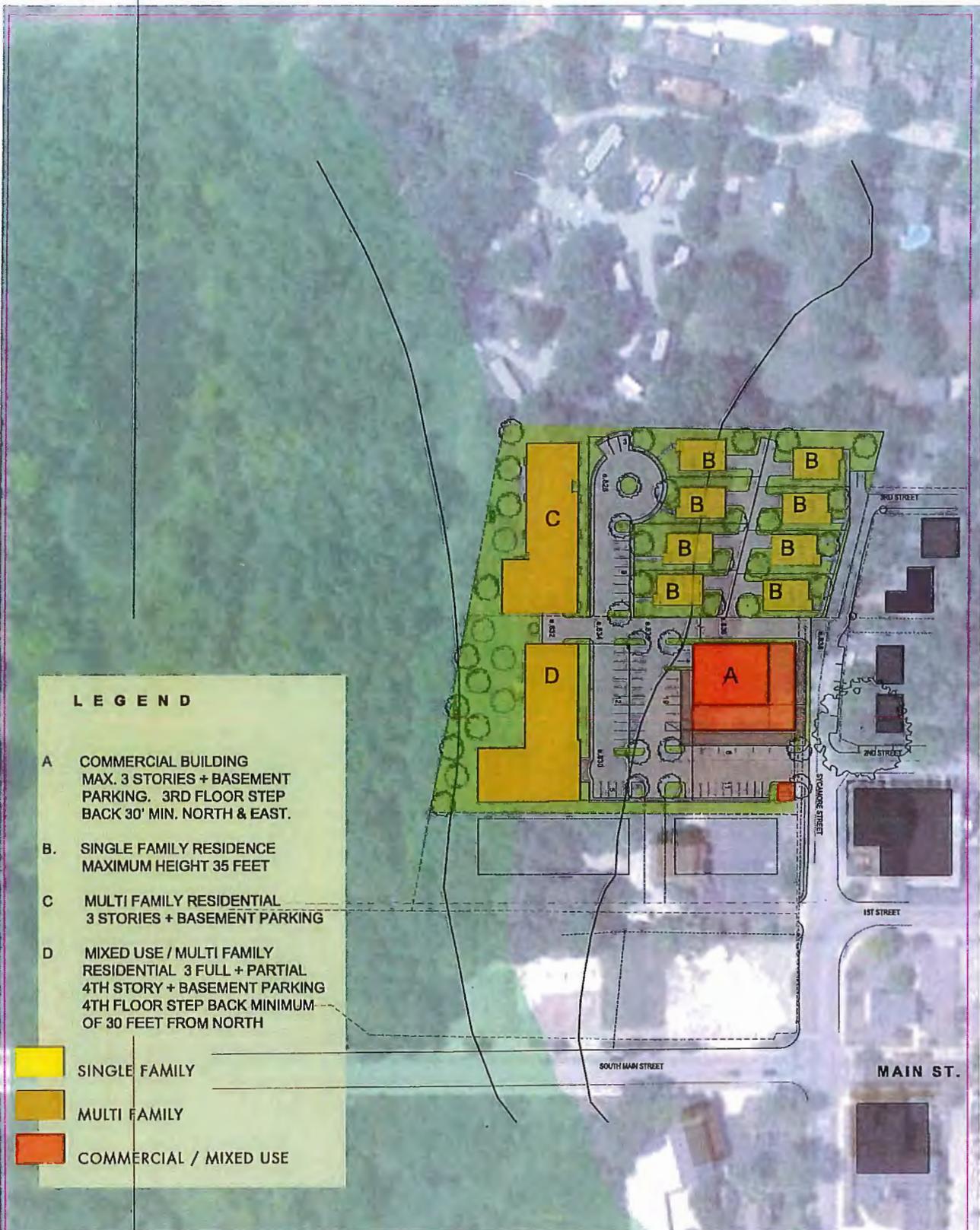
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**LEGEND**

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MAX. 3 STORIES + BASEMENT  
PARKING. 3RD FLOOR STEP  
BACK 30' MIN. NORTH & EAST.
- B. SINGLE FAMILY RESIDENCE  
MAXIMUM HEIGHT 35 FEET
- C MULTI FAMILY RESIDENTIAL  
3 STORIES + BASEMENT PARKING
- D MIXED USE / MULTI FAMILY  
RESIDENTIAL 3 FULL + PARTIAL  
4TH STORY + BASEMENT PARKING  
4TH FLOOR STEP BACK MINIMUM  
OF 30 FEET FROM NORTH

- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL / MIXED USE

**UPPER LEVEL PLANS**  
APPROX 1"=50' @ 24X36 ORIGINAL SIZE

**200 WEST**  
ZIONSVILLE, INDIANA

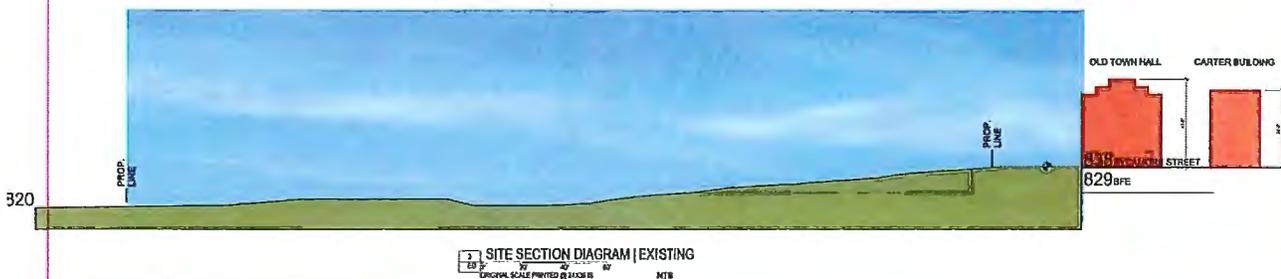
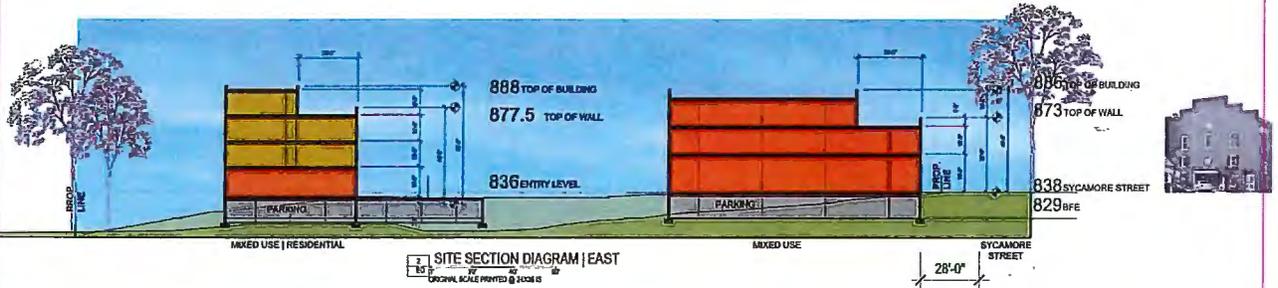
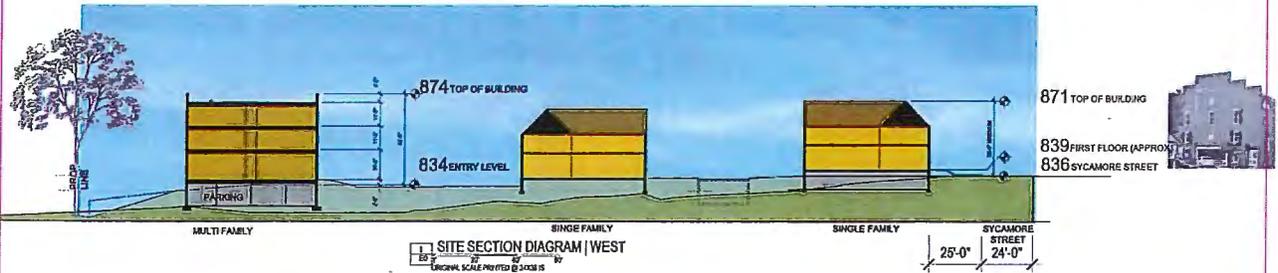
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**LEGEND**

	SINGLE FAMILY
	MULTI FAMILY
	MIXED USE

**SITE SECTION DIAGRAMS**  
APPROX 1"-50' @ 24X36 ORIGINAL SIZE

**200 WEST**  
ZIONSVILLE, INDIANA

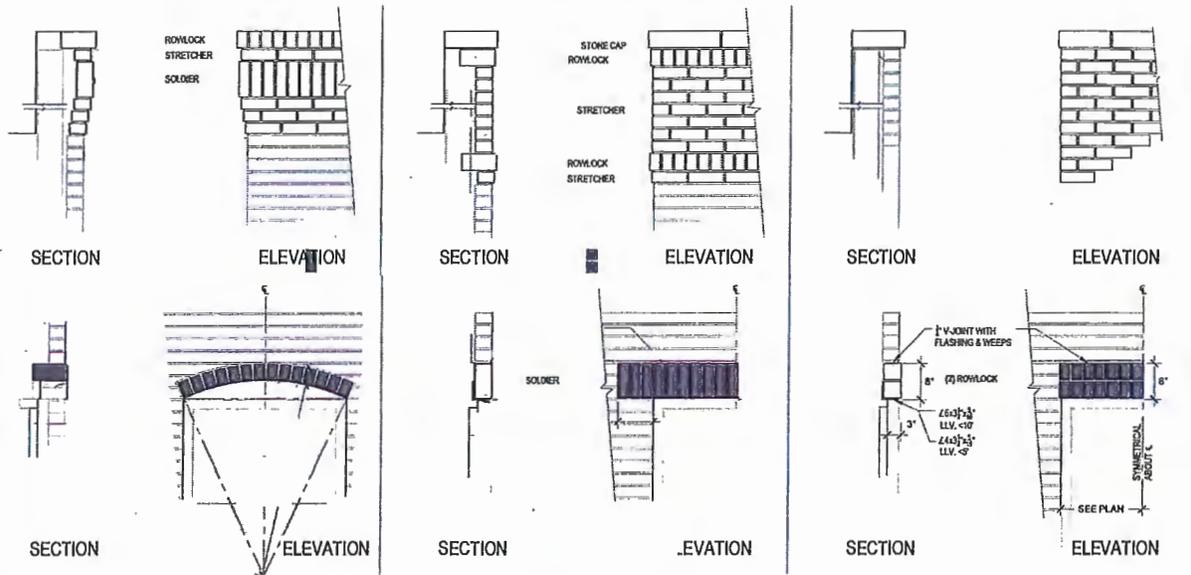
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PARAPETS, LINTELS & ARCHES (EXAMPLES)



THE LIBRARY OF THE BIRMINGHAM, CHICAGO AND LAFAYETTE BUILDINGS ATTRACTED A NUMBER OF MEMBERS TO THE PROGRESSIVE TOWN OF ZIONSVILLE IN THE MID 19TH CENTURY. LATER BY BRANCH A HOTEL, WERE ERIGED IN THE FIRST STORES IN ALL THE TOWN GIVING THE TOWN A FLAIR OF BRICK, BROWN WALL, CORNICES AND WOODEN PORCHES, FOUR CORNERS, 1 THE TOWN WAS A GREAT SUCCESS AS A RESULT OF THE BIRMINGHAM AND ANGRY ECONOMY, THE TOWN'S PROGRESSIVE TOWN'S BRICK COMMERCIAL AND RESIDENTIAL TOWNS TOWARD A 19TH CENTURY FUNCTIONAL STYLE.

ONE HUNDRED SIXTY YEARS LATER, WITH THE AVAILABLE AS PRIMARY TRANSPORTATION IN A COMMERCIAL BASED ECONOMY, THE COLLECTION OF ZIONSVILLE BUILDINGS WOULD BE NEW AND OLD. CHALLENGE IS OFFERED BY A COMBINATION OF MATERIAL, PROPORTION AND ARRANGEMENT ALONG ITS HISTORIC BRICK STREET.

THE NATURAL IMPORTANCE OF THE COMMERCIAL DISTRICT ASSETS IN THE COLLECTION OF BUILDINGS AND THE SIGNIFICANCE OF THE TOWN ARE THE BUILDING OR ARCHITECTURAL STYLE.

INSPIRED BY THE TOWN'S CHARACTER, ONE MUST RECOGNIZE MATERIALS, METHOD AND PROPORTION THAT ARE COMPATIBLE WITH THE HISTORIC SIMPLICITY OF THE TOWN'S EARLY ARCHITECTURE. EMPLOYED CONSTRUCTION METHODS AND DETAILS OF ITS AGE, THE COMMERCIAL BUILDINGS HAVE REFERENCE, WITHOUT ILLUSTRATION, TO THE FABRIC OF THE VILLAGE.



STOREFRONTS & WINDOWS

INSPIRATION

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CHARACTER IMAGES  
& INSPIRATION

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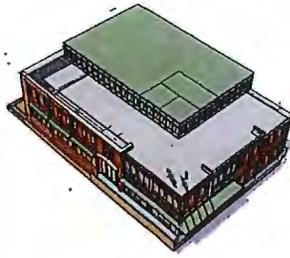
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VIEW FROM ABOVE



VIEW OF STEP BACK MASSING FROM SYCAMORE & 1ST STREET



VIEW FROM DAIRY QUEEN DRIVE THROUGH ON 2ND STREET



ELEVATION CONCEPT ALONG SYCAMORE STREET

**DESIGN STRATEGIES**

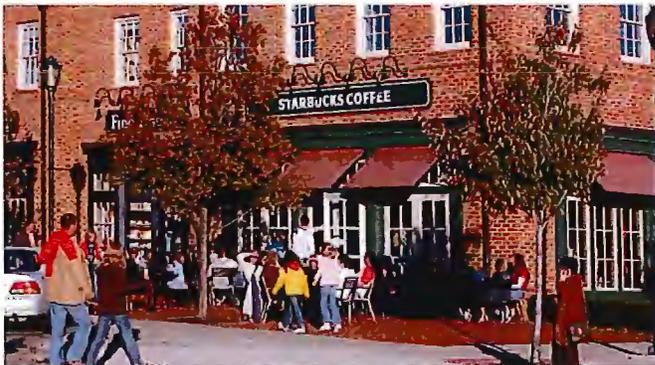
MATERIALS AND SCALE  
TO RELATE TO ZIONSVILLE  
THEME WITHOUT MIMIC

MIX OF STOREFRONT  
AND PUNCHED OPENINGS

RECALL VBD ARCHITECTURE  
WITHOUT LITERAL INTERPRETATION

UNIMPEDED GARAGE ACCESS  
WITH PUBLICLY ACCESSIBLE  
STAIR

SET BACK 3RD FLOOR  
TO PROMOTE CORNICE AT  
TOP OF 2ND FLOOR



COMMERCIAL BUILDING  
@ SYCAMORE & 2ND

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VIEW FROM 2ND STREET @  
DAIRY QUEEN



VIEW FROM 2ND STREET @  
DAIRY QUEEN

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VIEW LOOKING WEST ALONG  
INTERIOR STREET



VIEW FROM WEST ALONG  
2ND STREET

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VIEW LOOKING EAST FROM  
ADJACENT PROPERTY TO  
THE WEST



VIEW LOOKING WEST ON  
SYCAMORE STREET

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VIEW FROM MAIN STREET



VIEW ALONG INTERIOR STREET



SYCAMORE STREET VIEW

REPRESENTATIVE ELEVATIONS

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VIEW LOOKING NORTH  
FROM EAST PROPERTY LINE



VIEW FROM SYCAMORE &  
MAIN

200 WEST  
ZIONSVILLE, INDIANA

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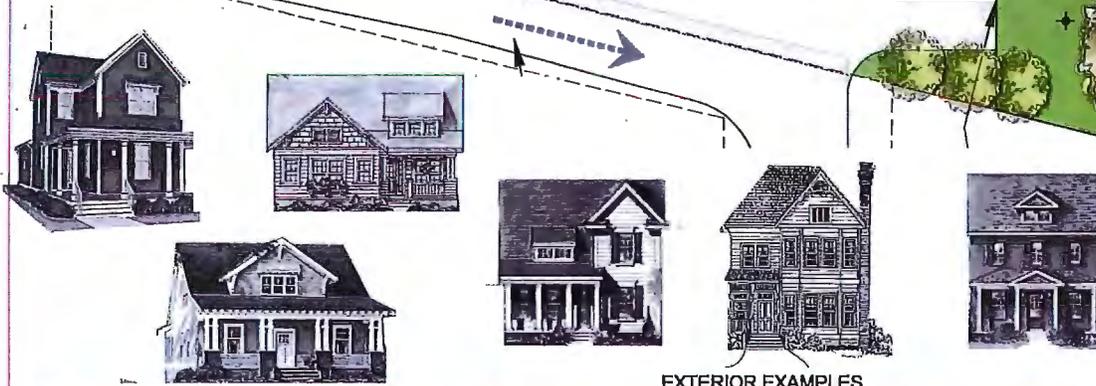
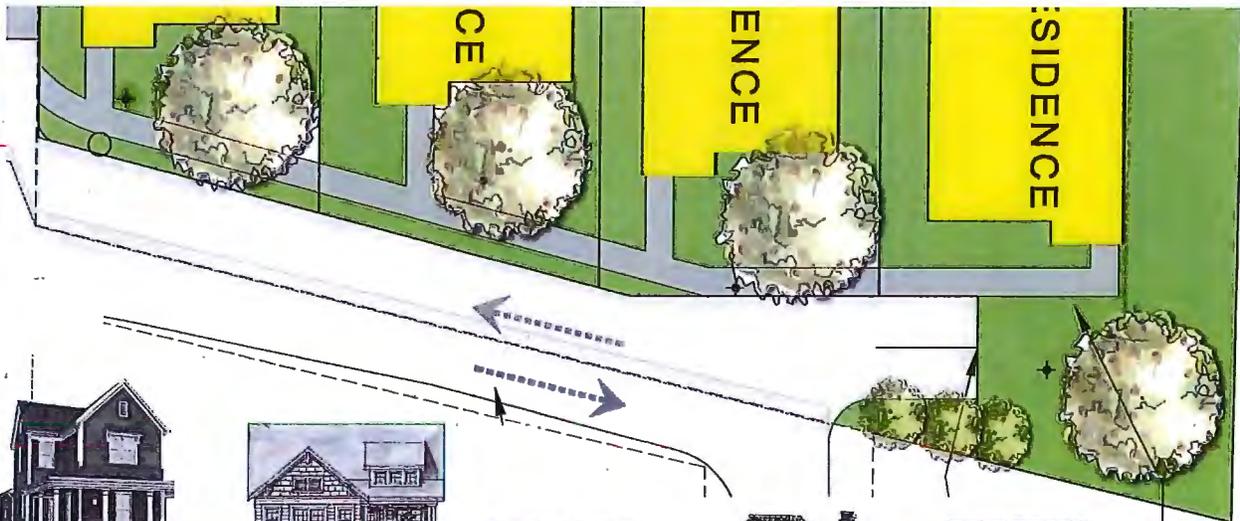
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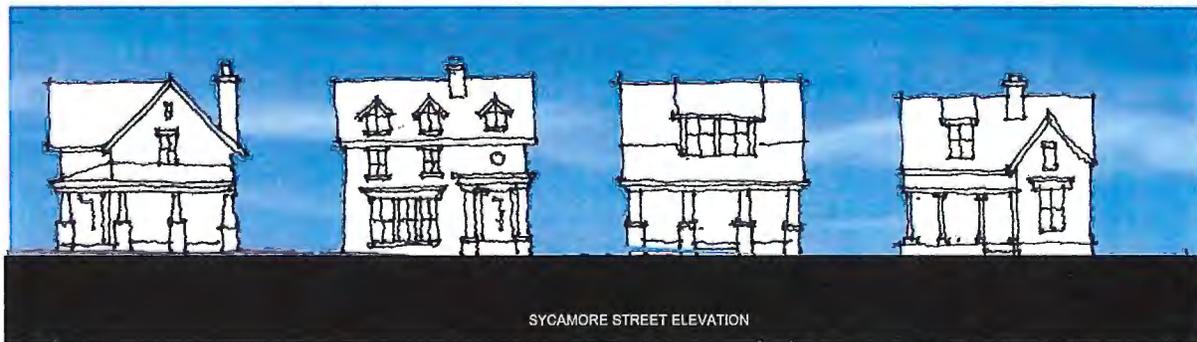
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VIGNETTE FROM THE WEST



EXTERIOR EXAMPLES



SYCAMORE STREET ELEVATION

CONCEPTUAL DEPICTION OF  
SINGLE FAMILY HOMES

200 WEST  
ZIONSVILLE, INDIANA

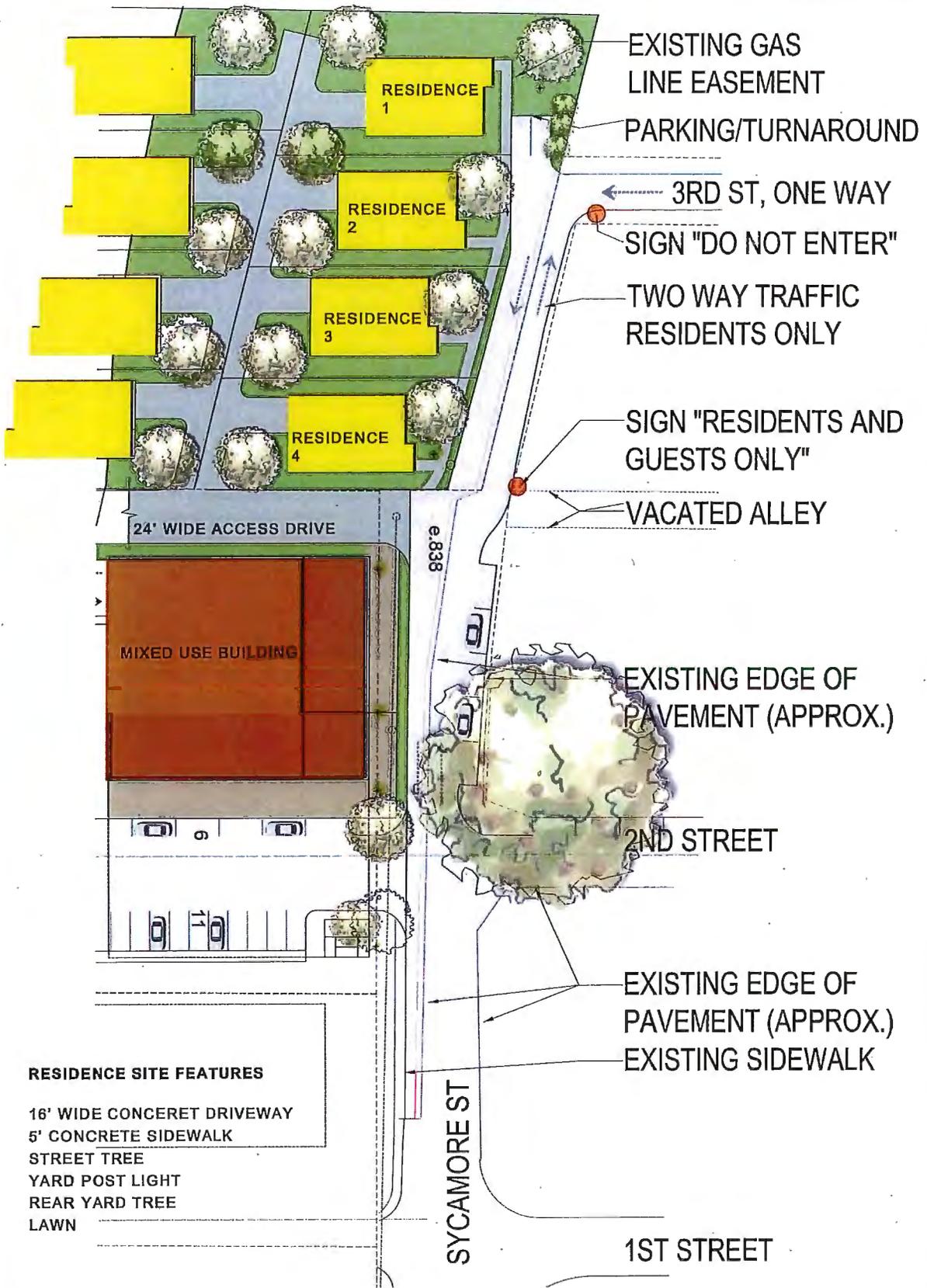
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**RESIDENCE SITE FEATURES**

- 16' WIDE CONCRETE DRIVEWAY
- 5' CONCRETE SIDEWALK
- STREET TREE
- YARD POST LIGHT
- REAR YARD TREE
- LAWN

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**KEY STRATEGIES:**

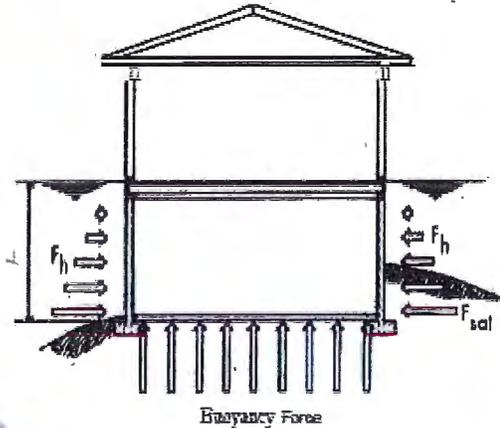
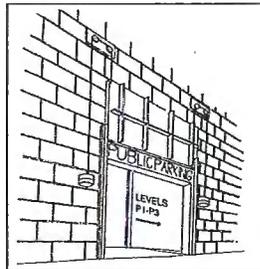
DRY FLOODPROOFING PER FEMA TECHNICAL REQUIREMENTS

GARAGE ENTRY MIN. 2 FEET ABOVE BASE FLOOD ELEVATION

WHERE POSSIBLE, FINISH GRADE TO MATCH BASE FLOOD ELEVATION



**Below-Grade Parking Requirements for Buildings Located in Special Flood Hazard Areas in accordance with the National Flood Insurance Program**



**DRY FLOODPROOFING DIAGRAM - KEY ASPECTS**

WATER RESISTANCE  
STRUCTURAL RESISTANCE  
BOYANCE



Federal Emergency Management Agency  
Federal Emergency Administration

FIA-TB-6  
493

**Below-Grade parking for Mixed-Use Buildings**

While the NFIP regulations state that dry floodproofing of below-grade parking garages is allowed only for non-residential buildings in A zones, professionally designed buildings that have both commercial (non-residential) and residential uses may be designed with floodproofed below-grade parking garages. All residential-use areas of the building must be above the BFE.

**DRY FLOODPROOFING STRATEGY**

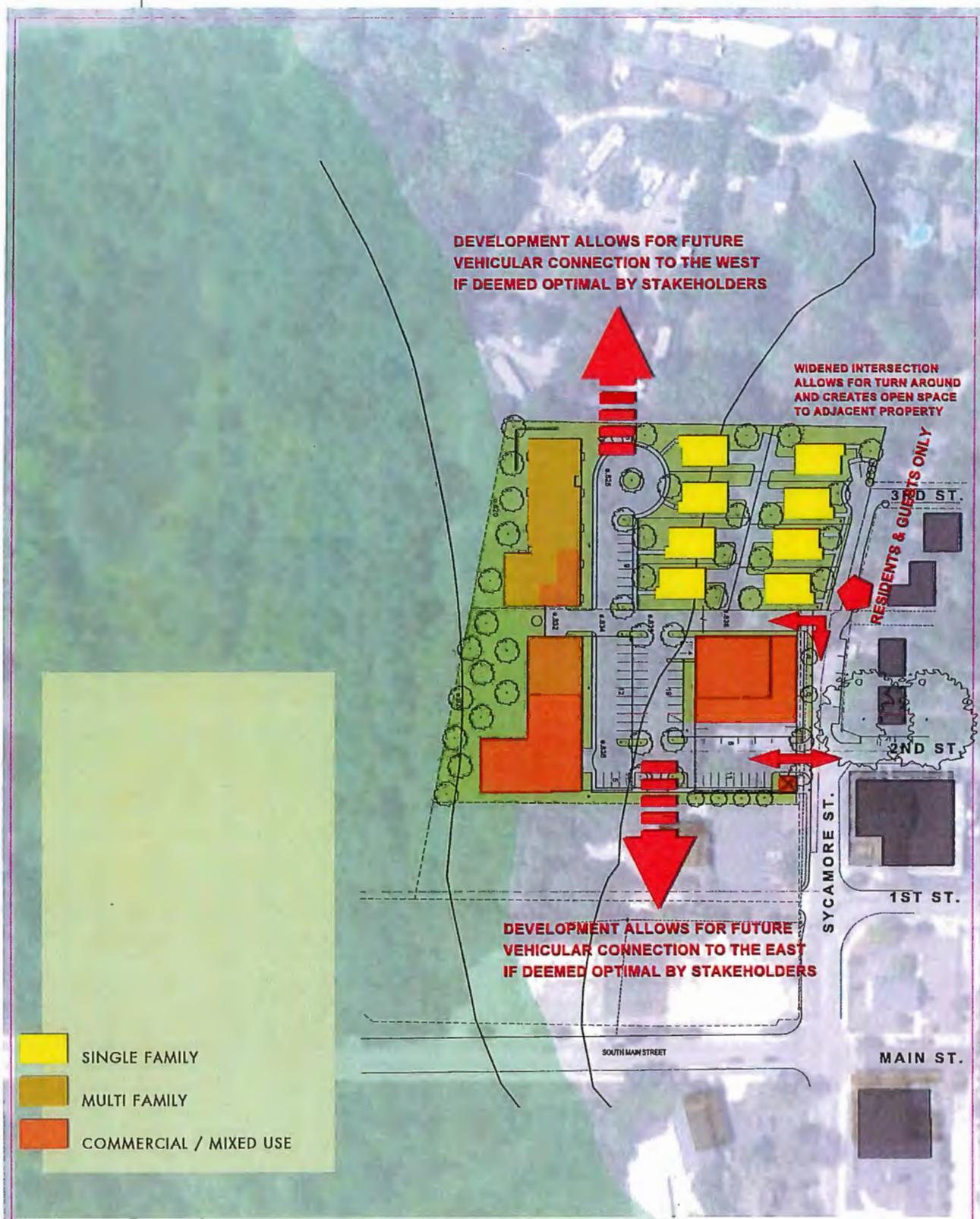
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- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL / MIXED USE

**SITE INGRESS & EGRESS**

**200 WEST**  
 ZIONSVILLE, INDIANA

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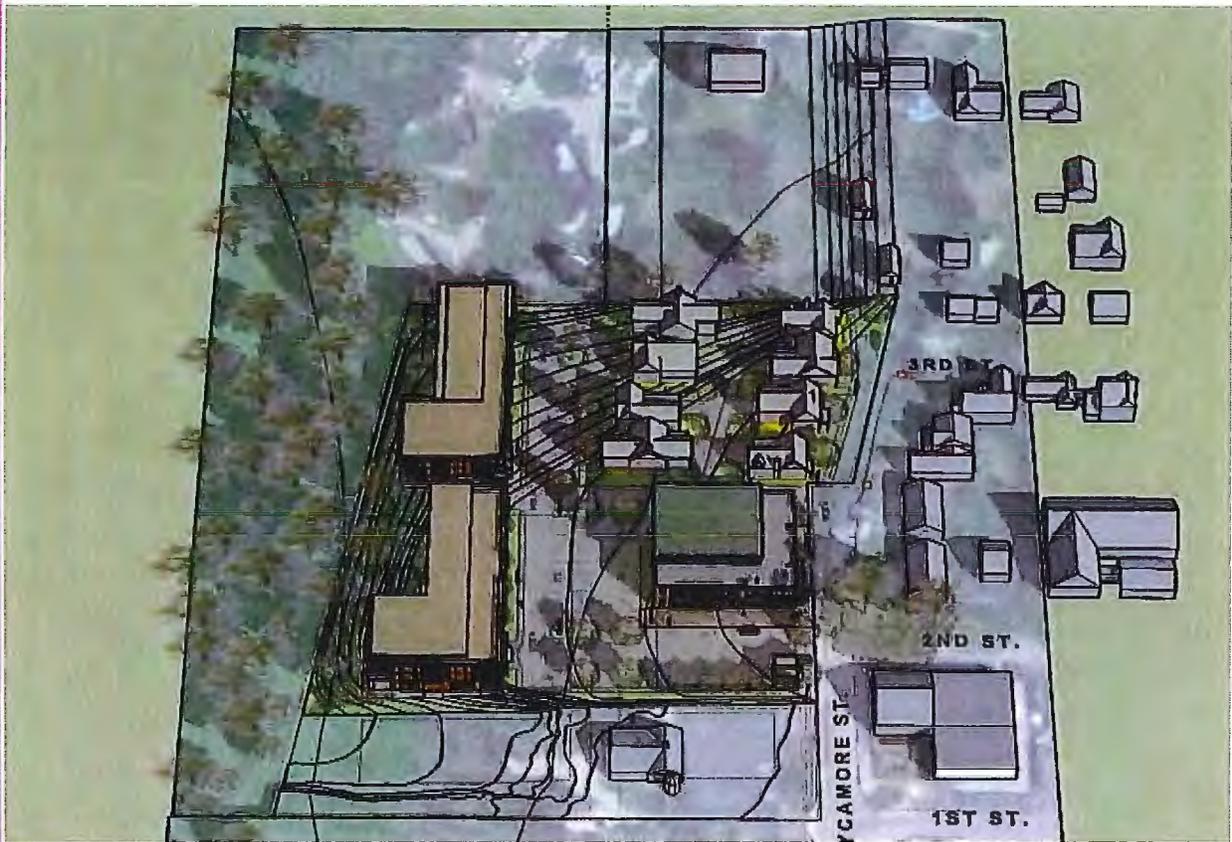
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AERIAL FROM NORTH



AERIAL FROM EAST

200 WEST  
 ZIONSVILLE, INDIANA

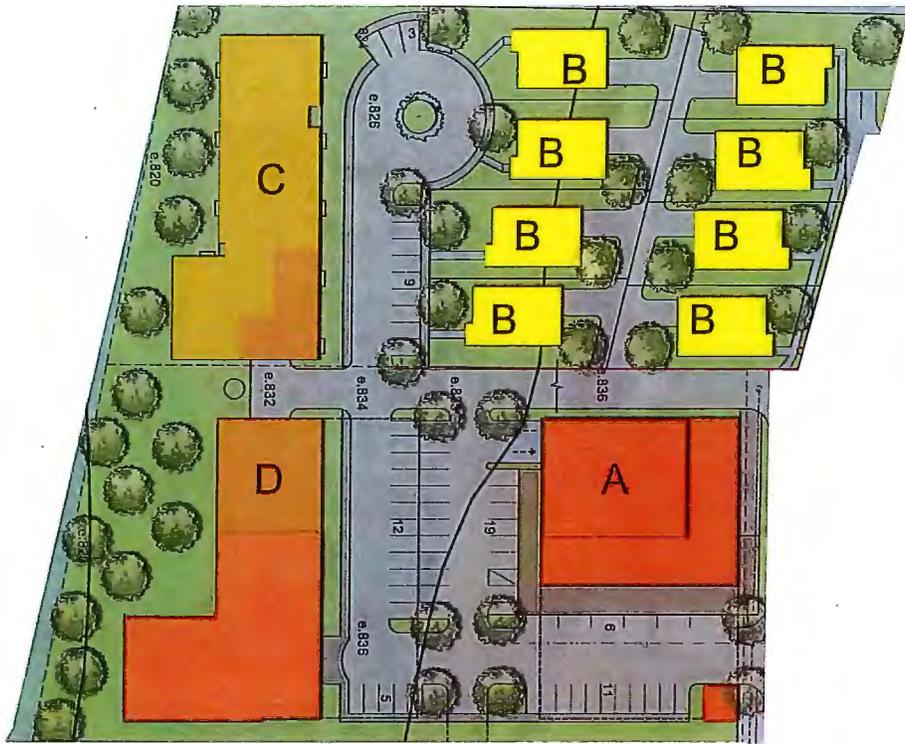
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BUILDING / USE	ELEVATION	FOOTPRINT	AREA	COMMERCIAL	RESIDENTIAL	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	TOTAL BR			NOTES
									1BR	2BR	TOTAL BR	
<b>TOTAL</b>				37500	70		195	221	22	40	102	
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SYCAMORE STREET LEVEL	840		20000		8	2	16	16				2 CAR GARAGE + DRIVEWAY
2ND LEVEL			20000									
3RD LEVEL												
<b>MIXED RESIDENTIAL   WEST</b>		14000			31		44	38	10	21	52	
LOWER LEVEL	822		14000		0	2		26				
SYCAMORE STREET LEVEL	834		14000		9	2		12				
2ND LEVEL	848		14000		11	2	22		2	7	16	
3RD LEVEL	860		14000		11	2	22		4	7	18	
4TH LEVEL									4	7	18	
<b>MIXED USE   EAST</b>		15000		7500	31	6	61	84	12	19	50	
LOWER LEVEL	824		30000				67					
SYCAMORE STREET LEVEL	836		15000	7500		0.00175	13	17				
2ND LEVEL	852		15000		12	2	24		5	7	19	
3RD LEVEL	864		15000		12	2	24		5	7	19	
4TH LEVEL	876		9000		7	2	14		2	5	12	1/2 AMENITY SPACE

200 WEST  
SYCAMORE  
ZIONSVILLE INDIANA

SCHEME 10B

PRELIMINARY

DEVELOPMENT SUMMARY

4 SITE  
PROPERTIES LLC

DAVID RAUSCH STUDIO  
Architecture & Interiors  
THE ART OF BUILDING™

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WILLIAM J. FEHRIBACH, P.E.  
OF COUNCIL

STEVEN J. FEHRIBACH, P.E.  
PRESIDENT

JOSEPH T. RENGEL, P.E.  
VICE PRESIDENT

R. MATTHEW BROWN, P.E.  
VICE PRESIDENT

TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSES  
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REGISTRATION  
INDIANA  
ILLINOIS  
IOWA  
KENTUCKY  
MICHIGAN  
OHIO  
MISSOURI  
FLORIDA

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MEMORANDUM

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**DATE:** 3/14/2016  
**TO:** Randy Green  
200 West Partners, LLC  
4502 Panthera Leo Drive  
Westfield, Indiana 46074  
**FROM:** Matt Brown, PE/PTOE  
Vice President  
A&F Engineering Co., LLC  
**RE:** Trip Generation Analysis

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A&F Engineering has conducted a cursory review and analysis for a development site that is located along Sycamore Street, west of Main Street in Zionsville, Indiana. The purpose of this review and analysis was to estimate and compare the number of trips that will be generated by the prospective land-uses on the site during a typical weekday (24-hour) and during the AM and PM peak hour for the following two development options: Option 1 (possible under current B-3 zoning) – retail and office land-uses, and Option 2 – a speculative mixed-use development that has been proposed by Randy Green (the developer).

Option 1 includes the construction of what possibly could be constructed under the current B-3 zoning. It should be noted, this concept only represents one development option that could be constructed per existing zoning. Other options are possible as well:

- Shopping Center of approximately 40,000 square feet.
- General Office Building of approximately 80,000 square feet.

Option 2 includes the construction of the following as proposed by the developer:

- Sit-Down Restaurant of approximately 5,000 square feet.
- Medical-Dental Office Building of approximately 35,000 square feet.
- 10 dwelling units of Single-Family Detached Housing.
- 70 dwelling units of Apartments.



The following summarizes the analysis results:

- The AM peak, PM peak hour and 24-hour weekday trip estimates were calculated according to data published in the ITE *Trip Generation Manual* based on the two development options.

**Table 1** summarizes the trip generation estimates for each option.

TABLE 1 – PEAK HOUR & 24-HOUR TRIP DATA

DEVELOPMENT INFORMATION	GENERATED TRIPS* (ENTER + EXIT)		
	AM PEAK HOUR	PM PEAK HOUR	24-HOUR
Option 1 (current zoning)	200	357	3361
Option 2 (as proposed)	132	187	2054

\*Includes internal and pass-by trip reductions.

- A comparison of the trip generation indicates that the land-uses as proposed by the developer would generate approximately **50%, 90%, and 60%** fewer trips during the AM peak, PM peak and during the 24-hour period, respectively.
- Based on the trip generation data, it can be concluded that the proposed development will have less of an impact on the adjacent roadway system and near-by intersections than land-uses that could be constructed per the existing B-3 zoning regulations.

If you have any questions regarding the information summarized in this memorandum please feel free to contact A&F Engineering.



April 14, 2016

David Franz, President  
Zionsville Plan Commission  
1100 W. Oak Street  
Zionsville, IN 46077

RE: 200 West Project. Petition 2016-10-Z

Dear President Franz and Commission Members,

In 1961, the Zionsville Chamber of Commerce was founded with the mission to promote and advocate for its businesses and provide them with the essential resources and expertise they need to thrive. With more than 425 members and an active Board of Directors, the Zionsville Chamber of Commerce supports quality, responsible growth that will meet the needs of its residents and further diversify the local tax base.

On behalf of the Zionsville Chamber of Commerce, I am writing to express support for the zone map change requested by Fabrico Inc. and Barbara Hanson Slaff for 165 and 235 W. Sycamore Street.

The request is consistent with the Strategic Economic Development Plan, Downtown Market Analysis and Comprehensive Plan.

As proposed, the project will:

- Generate less traffic than the uses permitted in a B-3 zoning district;
- Create little to no negative impact on the school system per review by Zionsville Community Schools; and
- Have more restrictions as a Planned Unit Development District than a B-3 zoning district.

We understand the rezoning request is just the first step and look forward to staying engaged throughout the process. The Zionsville Chamber of Commerce encourages the Zionsville Plan Commission to approve the zone map change to a Planned Unit Development District.

Sincerely,

Julie Johns-Cole  
Executive Director