



**ZIONSVILLE PLAN COMMISSION MEETING RESULTS**  
**Monday May 16, 2016**

A meeting of the Zionsville Plan Commission was scheduled for Monday May 16, 2016, at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street. The following items were scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of April 18, 2016 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2016-05-PP	DeRossi	8810 and 8811 Whitestown Road	<b>Continued from the February 15, 2016, March 21, 2016, April 18, 2016 meeting, and May 10, 2016 meetings, to the June 20, 2016 Plan Commission Meeting</b> Petition for Primary Plat approval in order to subdivide 77.015 acres into twelve (12) lot subdivision, in the (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District
2016-06-DP	DeRossi	8810 and 8811 Whitestown Road	<b>Continued from the February 15, 2016, March 21, 2016, April 18, 2016 meeting, and May 10, 2016 meetings, to the June 20, 2016 Plan Commission Meeting</b> Petition for Development Plan Approval to provide for development of a twelve (12) lot subdivision, in (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District
2016-14-DP	Giant Eagle, Inc	7105 Whitestown Parkway	Petition for Development Plan Approval to provide for a fuel station and convenience store in the (GB) Rural General Business Zoning District <b>Approved at the May 16, 2016 Plan Commission meeting</b> <b>4 in Favor</b> <b>0 Opposed</b>

VI. New Business

<b>Docket Number</b>	<b>Name</b>	<b>Address of Project</b>	<b>Item to be Considered</b>
2016-28-Z	Zionsville Christian Church	120 N. Ninth Street	Petition for Zone Map Change to rezone 0.275 acres from the (SU-2) Urban Special Use Zoning District to the (RV) Urban Residential Zoning District <b>Received a Favorable Recommendation to the Town Council at the May 16, 2016 Plan Commission Meeting</b> <b>4 in Favor</b> <b>0 Opposed</b>
2016-25-DP	DMP Property, LLC	5400 W. 106 <sup>th</sup> Street-Lot 6-Creekside Corporate Park	Petition for Development Plan Approval to allow for an approximate 18,000 sf office building, in the Creekside Corporate Park PUD Zoning District <b>Approved with Conditions</b> <b>4 in Favor</b> <b>0 Opposed</b>
2016-26-DPA	Five J. LLC	4900 W. 106 <sup>th</sup> Street	Petition for Development Plan Amendment approval requesting Architectural and Building Materials waivers to allow for additions to an existing commercial structure located in the (I2) Urban General Industrial District <b>Approved with Conditions</b> <b>4 in Favor</b> <b>0 Opposed</b>
2016-27-DP	Courtyards of Zionsville	6355 S. 950 East	Petition for Development Plan approval to allow for the construction of 60 single family dwellings and a clubhouse in the (R-4) Rural Residential Zoning District <b>Approved with Conditions</b> <b>4 in Favor</b> <b>0 Opposed</b>

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

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

May 17, 2016



**Petition Number:** 2016-05-PP

**Subject Site Address:** 8810 and 8811 Whitestown Road

**Petitioner:** Robert and Sarah DeRossi

**Representative:** Matthew Price

**Request:** Petition for Primary Plat approval in order to subdivide 77.015 acres into twelve (12) lot subdivision, in the (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District

**Current Zoning:** Rural (R2), Low Density Single and Two-Family Residential, and Urban (R-SF-2), Single Family Residential Zoning District

**Current Land Use:** Residential / Undeveloped

**Approximate Acreage:** 77.015 acres

**Related Petitions:** Board of Zoning Appeals Docket # 2015-02-DSV, approved by the Board of Zoning Appeals on March 8, 2016

**Exhibits:** Exhibit 1 - Staff Report  
Exhibit 2 - Aerial Location Map  
Exhibit 3 - Site Plan  
Exhibit 4 - Town Engineer review letter (dated March 7, 2016)  
Exhibit 5 - Findings of Fact (Subdivision Plat)

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Petition History**

On March 8, 2016 the Board of Zoning Appeals approved the Petition for Development Standards variance to provide for 12 estate lots without public water and sewer facilities and with a lot depth to width ratio exceeding 3 to 1. Both the Primary Plat Petition 2016-05-PP and Development Plan Petition 2016-06-DP dockets were continued from the March 21, 2016, and April 18, 2016 Plan Commission meeting, to the May 16, 2016 meeting.

### **Property History / Location**

The overall subject site is comprised of two (2) parcels located in the Rural (R2) Low Density Single and Two-Family Residential and the R-SF-2 (Urban) Residential Zoning District.

## **PRIMARY PLAT REVIEW**

### **Subdivision Control Ordinance**

The primary plat has been reviewed using the standards of the Zionsville Subdivision Control Ordinance (SCO) and found to be in compliance as outlined in the March 7, 2016 Town Engineer review letter (content specific to MINOR PLAT).

### **Zoning Ordinance**

The primary plat has been reviewed using the standards of the Zionsville Zoning Ordinance.

### **Street Access**

The proposed development is intended to gain access from existing roadways (no new roads are proposed as a part of the contemplated division).

### **Stormwater Management**

As a part of this proposed development, the Town Council considered, and granted, a waiver from the Town's Drainage ordinance related to the contemplated development. Development of the waiver involved the Town staff, the Boone County Surveyor, and the Town Engineer (execution of the requirements of the waiver have been included in the proposed subdivisions Declarations and Restrictions). As of the writing of this report, Town staff awaits the final design of the drainage system (specifically the sediment basin) for its review and sign off. Staff will provide an update at the meeting as to the status of this design.

### **Utility Capacity / Utility Easements**

As the development is to be served by well and septic, it will be up to individual lot owners to size and furnish adequate wells and septic fields (Note: Health Department has reviewed soil borings for the site and have indicated that due to soil quality in certain areas and overall high seasonal water table, above ground systems will be required for some lots, and all lots will require that drainage be available for all systems). Further, adequate easements are being platted as a part of the subdivision process to provide for utility access within the subdivision.

### **Findings of Fact**

The Plan Commission may approve a Primary Plat upon finding that:

- (a) Adequate provisions have been made for regulation of minimum lot depth and minimum lot area;
- (b) Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and
- (c) Adequate provisions have been made for the extension of water, sewer, and other municipal services.

Findings as submitted by the Petitioner are attached as a part of this report.

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### **PUBLIC POLICY**

#### **Comprehensive Plan**

The Proposed Land Use Map in the Zionsville Comprehensive Plan identifies the property as residential. The proposed subdivision is an appropriate land use consistent with the policies in the Comprehensive Plan.

#### **Transportation Plan**

The Thoroughfare Plan in the Zionsville Transportation Plan recognizes County Road 875 East, County 550 South, and Whitestown Road as candidates for potential widening. Further, a recent amendment to the Transportation Plan identifies the area to have the potential to be improved with the "North South Connector".

#### **Water and Sewer**

The property currently does not have sanitary sewer services or potable water near the property. Access to water, in particular, to provide for fire protection as required by the Subdivision Control Ordinance, if it cannot be achieved, may require the Petitioner to seek a waiver from the Safety Board related to water pressure.

#### **Emergency Warning Siren**

Based on current or planned installations of Warning Sirens, the proposed development is located in a coverage gap area. The Town will look to work with the Petitioner in an effort to remedy this concern.

#### **Findings of Fact**

The Plan Commission may approve a Primary Plat upon finding that:

- (d) Adequate provisions have been made for regulation of minimum lot depth and minimum lot area;
- (e) Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and

- (f) Adequate provisions have been made for the extension of water, sewer, and other municipal services.

Findings as submitted by the Petitioner are attached as a part of this report.

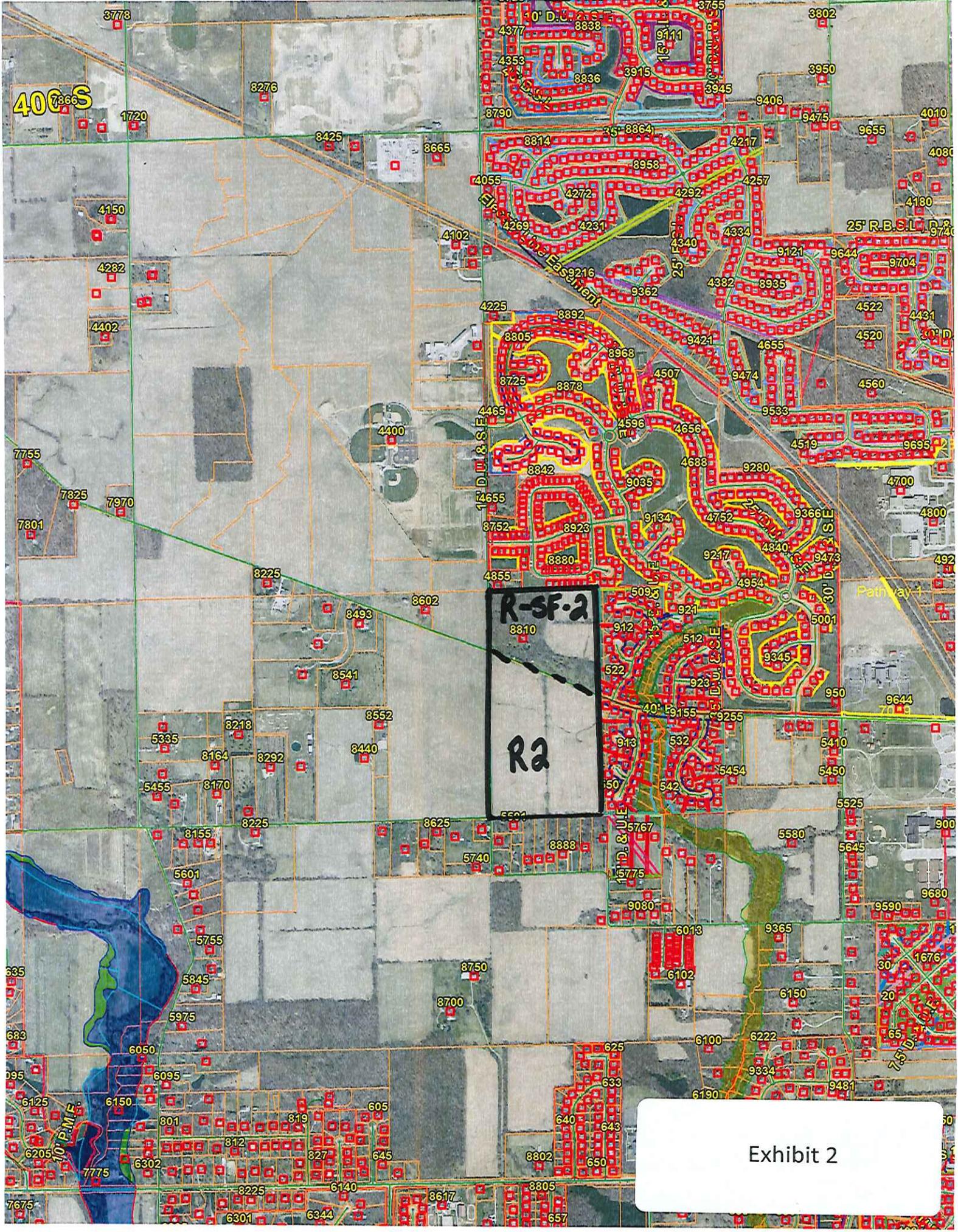
**STAFF COMMENTS**

With the comments captured within the Town Engineer letter (dated May 7, 2016) related to the MINOR PLAT, Staff has full confidence that each future item can be resolved to the satisfaction of Staff prior to the recordation of the Subdivision Plat. With that in mind, staff recommends approval of the proposed preliminary plat.

**RECOMMENDED MOTIONS**

**Primary Plat Motion**

I move that Docket #2016-05-PP primary plat approval, at 8810 and 8811 Whitestown Road to subdivide 77.015 acres into a twelve (12) lot subdivision, in the (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District be (Approved with the conditions noted in the staff report and the proposed findings of fact / Approved based on the findings of fact / Denied / Continued ) as presented.



R-SF-2  
R2

Exhibit 2





To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: March 7, 2016

We have completed our review of the following submittal for the referenced project.

**PROJECT DESCRIPTION**

Project	Name	DeRossi Estates	
	Location	8810 Whitestown Rd. and 8811 Whitestown Rd.	
	Developer	Owner	
	Submittal	Submittal #2 – Primary Plat	
Documents Reviewed		Document Name	Document Date
		Primary Plat Site Plan	January 29, 2016
		Development Plan	January 29, 2016
		Drainage Report	March 3, 2016
Zoning	Current	R-SF-2, R-2	
	Proposed	R-SF-2, R-2	
Land Use	Current	Residential	
	Proposed	Residential	
Requested Variances			

Based on our review, we have developed the following list of items that do not appear to be consistent with the Town’s standards or requirements:

I. MINOR PLAT

- A. Building setback lines should be added for side and rear yards. For R-SF-2, rear yard setback is 25’. For R-2, rear yard setback is 20’ and side yard setback is 5’.
- B. Provide parcel number for each lot.
- C. Provide address plan.
- D. Add text of existing and proposed covenants.
- E. Provide plans for any common use areas.

- F. Lots 10, 11, and 12 do not meet the lot depth: width ratio (3:1) for R-2. Please obtain a variance.
- G. Provide Minimum Flood Protection Grade (FPG) for each lot.

## II. DEVELOPMENT PLAN

- A. Include rear and side yard setback lines.
- B. Provide sidewalk plan.
- C. Provide landscaping plan.
- D. Provide lighting plan.
- E. Provide preliminary erosion control plan.

## III. DRAINAGE REPORT

- A. The information in the drainage analysis letter is valuable, and indicated that the run-off rates will be reduced by the proposed development (the increased run-off from impervious cover – homes, driveways, and other improvements – was more than offset by reduced run-off because of the change from cultivated land to lawn grasses). However, the Town's ordinances and standards require that a drainage report, meeting those standards, be provided.
- B. Provide Professional Engineers signature and seal indicating the report was prepared by a PE or under a PE's direction.
- C. Provide Certificate of Insurance for the engineer preparing the drainage report with the required limits.
- D. Provide a drainage report, described in the drainage report with design incorporated into the subdivision plans, that meets the Town's applicable ordinances and standards, including, for each drainage basin:
  - 1. Post-development run-off that does not exceed 0.1 cfs/acre for the 10-year storm and 0.3 cfs/acre for the 100-year storm.
    - a. Run-off rates are typically controlled by installation of wet bottom or dry bottom detention ponds.
    - b. Some LID development techniques may provide an alternative method of run-off control that is also appropriate for the site.
  - 2. Bypass off-site drainage entering each of the drainage basins around detention or flow attenuation systems (or provide special features to pass the water through the basin without impacting the basin's performance for on-site run-off).

3. Culverts and roadside ditches sized so the water does not overtop the road for the 100-year post-development storm and off-site existing condition drainage.
4. Drainage easements for storm pipes with minimum 15' easement on either side of the pipe.
5. Emergency flood routing.
6. Determination of downstream drainage system capacity (including within Sycamore Bend) to confirm adequate capacity for the discharges from the site.
7. Provide Water Quality Volume (WQv) calculations and size the storm water facilities accordingly.
8. Provide appropriate Channel Protection Volume (CPv) calculations and size the storm water facilities accordingly.
9. Two BMPs (Stormwater Best Management Practices) in series are required for treatment of the storm water leaving the site at each of the various discharge points. If these BMPs are hydraulic Water Quality Devices, provide an agency (such as an HOA) to own and maintain the devices.

**TOWN OF ZIONSVILLE PLAN COMMISSION  
BOONE COUNTY, INDIANA**

**FINDINGS OF FACT**

The Town of Zionsville Plan Commission (the "Commission"), after a Public Hearing held on Tuesday, February 16, 2016 has determined that the Primary Plat is/is not in full compliance with all terms and provisions of the Town of Zionsville Subdivision Control Ordinance and the Town of Zionsville Zoning Ordinance.

The Town of Zionsville Plan Commission finds that:

- a. Adequate provisions have been made for regulation of minimum lot depth and minimum lot area;
- b. Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and,
- c. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

**TOWN OF ZIONSVILLE PLAN COMMISSION**

The Primary Plat was APPROVED/DENIED on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, subject to any conditions agreed to at the public hearing and listed in the Letter of Grant.

\_\_\_\_\_  
President, Town of Zionsville Plan Commission

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**Petition Number:** 2016-06-DP

**Subject Site Address:** 8810 and 8811 Whitestown Road

**Petitioner:** Robert and Sarah DeRossi

**Representative:** Matthew Price

**Request:** Petition for Development Plan Approval to provide for development of a twelve (12) lot subdivision, in (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District

**Current Zoning:** Rural (R2), Low Density Single and Two-Family Residential, and Urban (R-SF-2), Single Family Residential Zoning District

**Current Land Use:** Residential / Undeveloped

**Approximate Acreage:** 77.015 acres

**Related Petitions:** Board of Zoning Appeals Docket # 2016-02-DSV, approved by the Board of Zoning Appeals on March 8, 2016

**Exhibits:** Exhibit 1 - Staff Report  
Exhibit 2 - Aerial Location Map  
Exhibit 3 – Project Area Map  
Exhibit 4 – Town Engineer review letter (dated March 7, 2016)  
Exhibit 5 - Development Plan Findings of Fact

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Petition History**

On March 8, 2016 the Board of Zoning Appeals approved the Petition for Development Standards variance to provide for 12 estate lots without public water and sewer facilities and with a lot depth to width ratio exceeding 3 to 1. Both the Primary Plat Petition 2016-05-PP and Development Plan Petition 2016-06-DP dockets were continued from the March 21, 2016, and April 18, 2016 Plan Commission meeting, to the May 16, 2016 meeting.

### **Property History / Location**

The overall subject site is comprised of two (2) parcels located in the Rural (R2) Low Density Single and Two-Family Residential and the R-SF-2 (Urban) Residential Zoning District.

## **DEVELOPMENT PLAN REVIEW**

### **Zoning Ordinance**

The development plan has been reviewed using the standards of the Zionsville Zoning Ordinance.

### **Street Access**

The proposed development is intended to gain access from existing roadways (no new roads are proposed as a part of the contemplated division).

### **Stormwater Management**

As a part of this proposed development, the Town Council considered, and granted, a waiver from the Town's Drainage ordinance related to the contemplated development. Development of the waiver involved the Town staff, the Boone County Surveyor, and the Town Engineer (execution of the requirements of the waiver have been included in the proposed subdivisions Declarations and Restrictions). As of the writing of this report, Town staff awaits the final design of the drainage system (specifically the sediment basin) for its review and sign off. Staff will provide an update at the meeting as to the status of this design.

### **Utility Capacity / Utility Easements**

As the development is to be served by well and septic, it will be up to individual lot owners to size and furnish adequate wells and septic fields (Note: Health Department has reviewed soil borings for the site and have indicated that due to soil quality in certain areas and overall high seasonal water table, above ground systems will be require for some lots, and all lots will require that drainage be available for all systems). Further, adequate easements are being platted as a part of the subdivision process to provide for utility access within the subdivision.

## **FINDINGS**

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 4.3.C of the Ordinance the Plan Commission finds:

1. The Development Plan/Modification of Development Plan is compatible with surrounding land uses because:
2. The Development Plan/Modification of Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
3. The Development Plan/Modification of Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
4. The Development Plan/ Modification of Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:
5. The Development Plan/Modification of Development Plan **does** provide for the calculation of storm water runoff because:
6. The Development Plan/Modification of Development Plan **does** provide for current and future right-of-way dedications because:
7. The Development Plan/Modification of Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

Findings as submitted by the Petitioner are attached as a part of this report.

#### **STAFF COMMENTS**

With the comments captured within the Town Engineer letter (dated May 7, 2016) related to the DEVELOPMENT PLAN, Staff has full confidence that each future item can be resolved to the satisfaction of Staff prior to the recordation of the Subdivision Plat. With that in mind, staff recommends approval of the proposed Development Plan.

#### **RECOMMENDED MOTIONS**

I move that Docket #20106-DP Development Plan approval for site improvements associated with twelve (12) lot subdivision, in (R2), Rural Low Density Single and Two Family Residential Zoning District, and the (R-SF-2), Urban Single Family Zoning District be (Approved with the conditions noted in the staff report and based upon the findings / Denied/ Continued ) as presented.

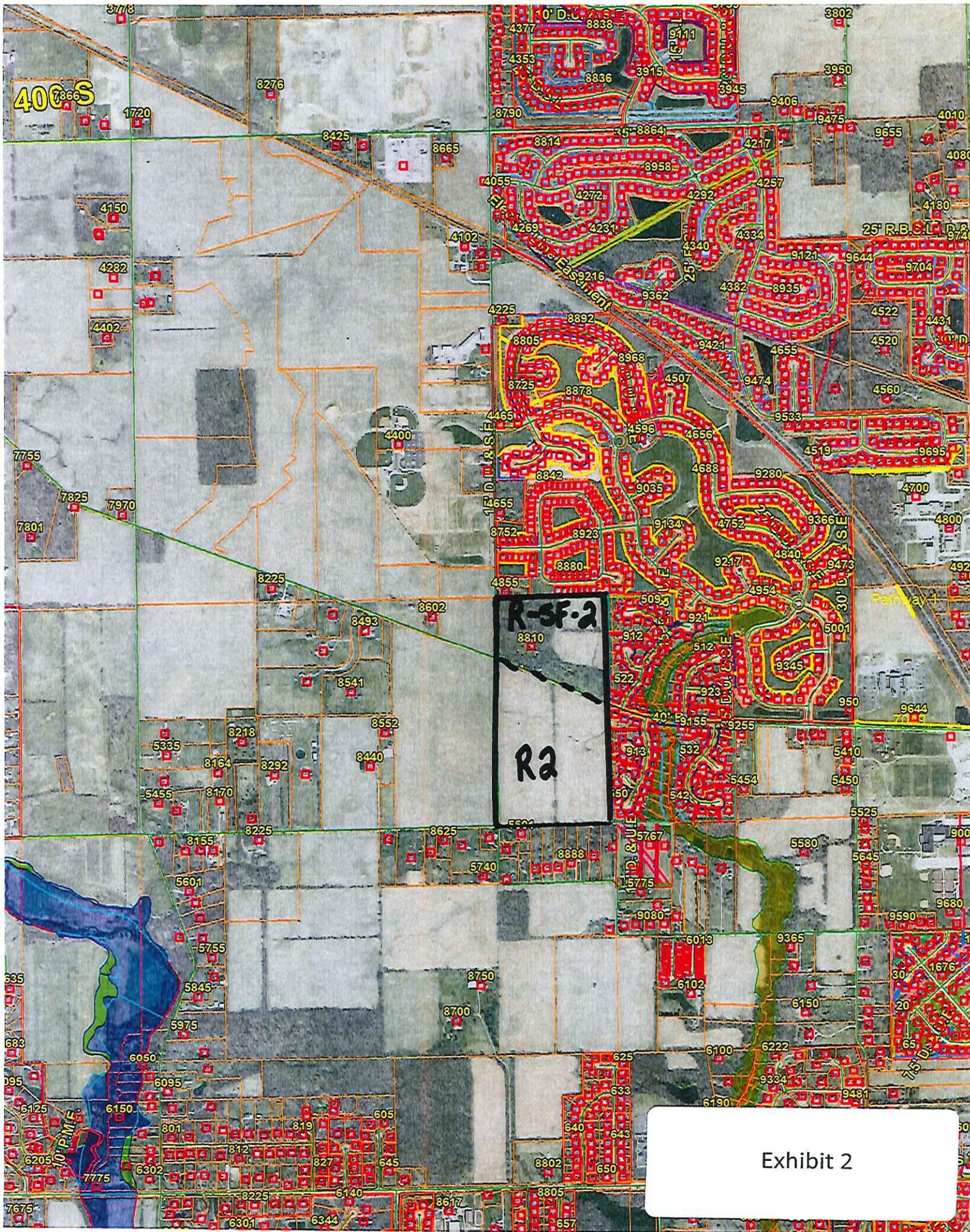


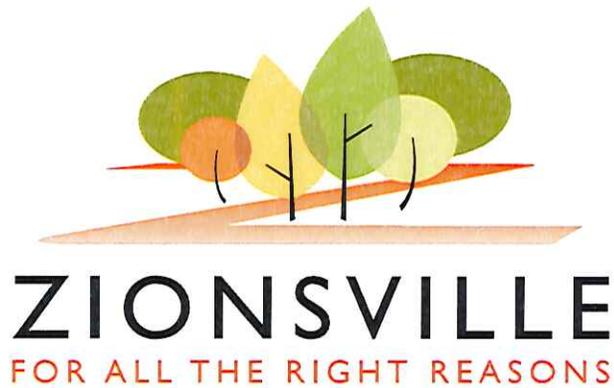
Exhibit 2



Exhibit 3

  
 NOT TO SCALE

ZIONSVILLE PROPERTY



To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: March 7, 2016

We have completed our review of the following submittal for the referenced project.

**PROJECT DESCRIPTION**

Project	Name	DeRossi Estates	
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	Developer	Owner	
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	Proposed	R-SF-2, R-2	
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Requested Variances			

Based on our review, we have developed the following list of items that do not appear to be consistent with the Town’s standards or requirements:

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- D. Add text of existing and proposed covenants.
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F. Lots 10, 11, and 12 do not meet the lot depth: width ratio (3:1) for R-2. Please obtain a variance.

G. Provide Minimum Flood Protection Grade (FPG) for each lot.

## II. DEVELOPMENT PLAN

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B. Provide Professional Engineers signature and seal indicating the report was prepared by a PE or under a PE's direction.

C. Provide Certificate of Insurance for the engineer preparing the drainage report with the required limits.

D. Provide a drainage report, described in the drainage report with design incorporated into the subdivision plans, that meets the Town's applicable ordinances and standards, including, for each drainage basin:

1. Post-development run-off that does not exceed 0.1 cfs/acre for the 10-year storm and 0.3 cfs/acre for the 100-year storm.
  - a. Run-off rates are typically controlled by installation of wet bottom or dry bottom detention ponds.
  - b. Some LID development techniques may provide an alternative method of run-off control that is also appropriate for the site.
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3. Culverts and roadside ditches sized so the water does not overtop the road for the 100-year post-development storm and off-site existing condition drainage.
4. Drainage easements for storm pipes with minimum 15' easement on either side of the pipe.
5. Emergency flood routing.
6. Determination of downstream drainage system capacity (including within Sycamore Bend) to confirm adequate capacity for the discharges from the site.
7. Provide Water Quality Volume (WQv) calculations and size the storm water facilities accordingly.
8. Provide appropriate Channel Protection Volume (CPv) calculations and size the storm water facilities accordingly.
9. Two BMPs (Stormwater Best Management Practices) in series are required for treatment of the storm water leaving the site at each of the various discharge points. If these BMPs are hydraulic Water Quality Devices, provide an agency (such as an HOA) to own and maintain the devices.

**TOWN OF ZIONSVILLE PLAN COMMISSION  
BOONE COUNTY, INDIANA**

**PETITION FOR PLAN COMMISSION APPROVAL  
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN**

**FINDINGS**

1. The Development Plan/Modification of Development Plan **(is/is not)** compatible with surrounding land uses because:

The area is dominated by single-family dwellings and undeveloped property. The very low density of the 12-lot subdivision will result in a development with less impact upon adjoining properties than nearly any alternative development scenario.

2. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

The 12-lot single-family residential development will constitute such a very low density that the application of private sanitary and water facilities will not impact adjoining properties. Storm water drainage and other utilities will be provided as required.

3. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

The very low density single-family residential development will result in extremely low impact upon the adjoining roads and the road network in the vicinity.

4. The Development Plan/ Modification of Development Plan **(does/does not)** utilize building materials and building style compatible with the Zionsville theme because:

The 12-lot single-family residential development will promote the construction of estate-type homes with significant economic value.

5. The Development Plan/Modification of Development Plan **(does/ does not)** provide for the calculation of storm water runoff because:

The very low density single-family residential development will easily accommodate storm water runoff in accordance with the requirements of the town and/or the county.

6. The Development Plan/Modification of Development Plan **(does/does not)** provide for current and future right-of-way dedications because:

The Primary Plat associated with the 12-lot single-family residential development presumes full dedication along the frontage of the adjoining streets in accordance with the Thoroughfare Plan.

7. The Development Plan/Modification of Development Plan **(does/does not)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The very low density single-family residential development will easily accommodate, and typically exceed, the minimum standards associated with the existing zoning districts for the subject site, and extensive areas of open space will be inevitably provided.

**DECISION**

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED**.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Petition Number:** 2016-14-DP

**Subject Site Address:** 7105 Whitestown Parkway

**Petitioner:** Giant Eagle, Inc.

**Representative:** Nelson & Frankenberger

**Request:** Development Plan Approval

**Current Zoning:** (GB) Rural General Business

**Current Land Use:** Undeveloped

**Approximate Acreage:** 2.263-acre

**Related Petitions:** 2016-13-CA

**Exhibits:**  
Exhibit 1 – Staff Report  
Exhibit 2 – Aerial Location Map  
Exhibit 3 – Site Map  
Exhibit 4 – Conceptual Elevation (Front, Left, Right, and Rear Elevations)  
Exhibit 5 – Lighting Plan  
Exhibit 6 – Planting Details  
Exhibit 7 – Town Engineer Review Letter (dated May 9, 2016)  
Exhibit 8 – Boone County Highway Letter (dated April 14, 2016)  
Exhibit 9 - Findings of Fact  
Exhibit 10 – Town Council May 2016 Memorandum

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Project Location**

The subject property is approximately 2.263 acres located on the south side of the Whitestown Parkway, at the intersection of 700 East.

## **ANALYSIS**

As proposed, the approximately 2.263 acre site would be improved with a 6,233 square foot one story building serving as a sales area for the retail component associated with the use, a canopy associated with the fueling component, and a surface parking lot. Details related to the proposal are outlined in this report.

As part of the original contemplated development of the overall 40 acre site, the Owner entered into Zoning Commitments related to the site which, among other things, prohibited a number of land uses from occupying the site (including an Automobile Repair, Service Station). By definition, just the dispensing of fuel causes the proposed improvement the fall under the definition of Automobile Repair, Service Station). As such, the Petitioner filed 2016-13-CA (received consideration at the April 2016 Plan Commission, given Unfavorable Recommendation and subsequently Certified to Town Council for its consideration at its May 2016 meeting). At the May meeting of the Town Council, the Council approved the modification to the current commitments (see Exhibit 10).

## **BUILDING / ARCHITECTURE**

Per the submitted site plan and renderings, the exterior of the proposed building would be comprised of a combination of modular brick veneer, modular block, fiber cement panels, glass, and aluminum. Exhibit 4 illustrates the proposed renderings of the building with the larger drawings contained in the petition packet offering a complete illustration of the proposed improvements.

## **WATER / SANITARY SEWER**

Potable water: Water is adjacent to the site. The Petitioner's design team will ensure that proper flow rates are available and adequate pressures can be maintained related to domestic use and for fire suppression.

Sanitary Sewer: As of the writing of this staff report, staff is unaware of any issues or concerns related to sanitary sewer or capacity.

## **STORM WATER / DRAINAGE**

The Town's Street / Storm Water Department and the Town Engineer have reviewed the proposed storm water drainage plan, as well as the County Surveyor. Approval of the County Drainage Board is required to be secured in order to discharge into the Maple Grove Legal Drain Watershed (hearing scheduled for April 18, 2016). Specific to the Drainage Plan, the Town Engineer provided comments within its letter dated May 9, 2016. As staff views the remaining

items as minor in nature, staff suggests that these items can be addressed in advance of seeking an Improvement Location Permit associated with the vertical improvements.

### SIGNAGE

A sign package is identified as a part of the filing (identifying a variety of signs designed for the benefit of the facility). Staff is supportive of the sign package as submitted for permanent signs. Grand opening and/or now hiring signs will be addressed at the time of the event.

### PARKING / VEHICLE ACCESS

The site will derive vehicular access from Whitestown Parkway and Grove Pass (currently a private street) via proposed curb cuts. As petitioner intends to dedicate Grove Pass to the public, staff would suggest that such dedication occur within 90 days of the approval of the Development Plan (and occur using forms approved by the County). Specific to parking, the proposed parking ratio exceed the standards of the Ordinance (40 spaces required, 68 provided).

Further, the County Highway Department provided a letter dated April 14, 2016 (in response to plans dated April 12, 2016) in which three (3) items remain to be addressed by the applicant specific to the upgrading of Grove Pass (Exhibit 8). The Petition will need to make provisions to adhere to the listed requirements.

### LANDSCAPING / LIGHTING

The submittal includes a landscaping plan which provides for landscaping in both the required yards, within the parking lot, and adjacent to the building. The proposed plan provides for a variety of plantings at the required locations.

Specific to lighting, the Petitioner has provided a lighting plan as a part of the file and proposed to utilize LED lighting components (installed in both wall mounted, under canopy, and on 25-foot tall poles). While the project was filed prior to the adoption of the Town's lighting ordinance and is not subject to those standards, those standards have been shared with the Petitioner for its reference. However, as filed, staff does not have an objection to the proposed lighting package.

### FINDINGS

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 4.3.C of the Ordinance the Plan Commission is to consider the following:

1. The Development Plan is compatible with surrounding land uses because:
2. The Development Plan does demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

3. The Development Plan does demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

4. The Development Plan does utilize building materials and building style compatible with the Zionsville theme because:

5. The Development Plan does provide for the calculation of storm water runoff because:

6. The Development Plan does provide for current and future right-of-way dedications because:

7. The Development Plan does provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

Findings as submitted by the Petitioner are attached as a part of this report.

#### **STAFF COMMENTS**

Staff recommends approval of the petition as filed subject to:

1. Obtaining Town Engineer approval of the proposed Drainage Plan as well as outstanding items identified in its May 9, 2016 letter.
2. Recordation of the dedication of right-of-way associated with Grove Pass (executed on Town forms) within 90 days of the date of the approval of Petition 2016-14-DP.
3. Obtaining Boone County Engineer approval regarding Grove Pass (as per its letter dated April 14, 2016).

#### **RECOMMENDED MOTION**

##### **Development Plan Motion**

I move that Docket #2016-14-DP Development Plan to provide for a fuel station and convenience store in the (GB) Rural General Business Zoning District be (Approved based the findings in the staff report and the staff recommendation/ Denied/ Continued) as presented.

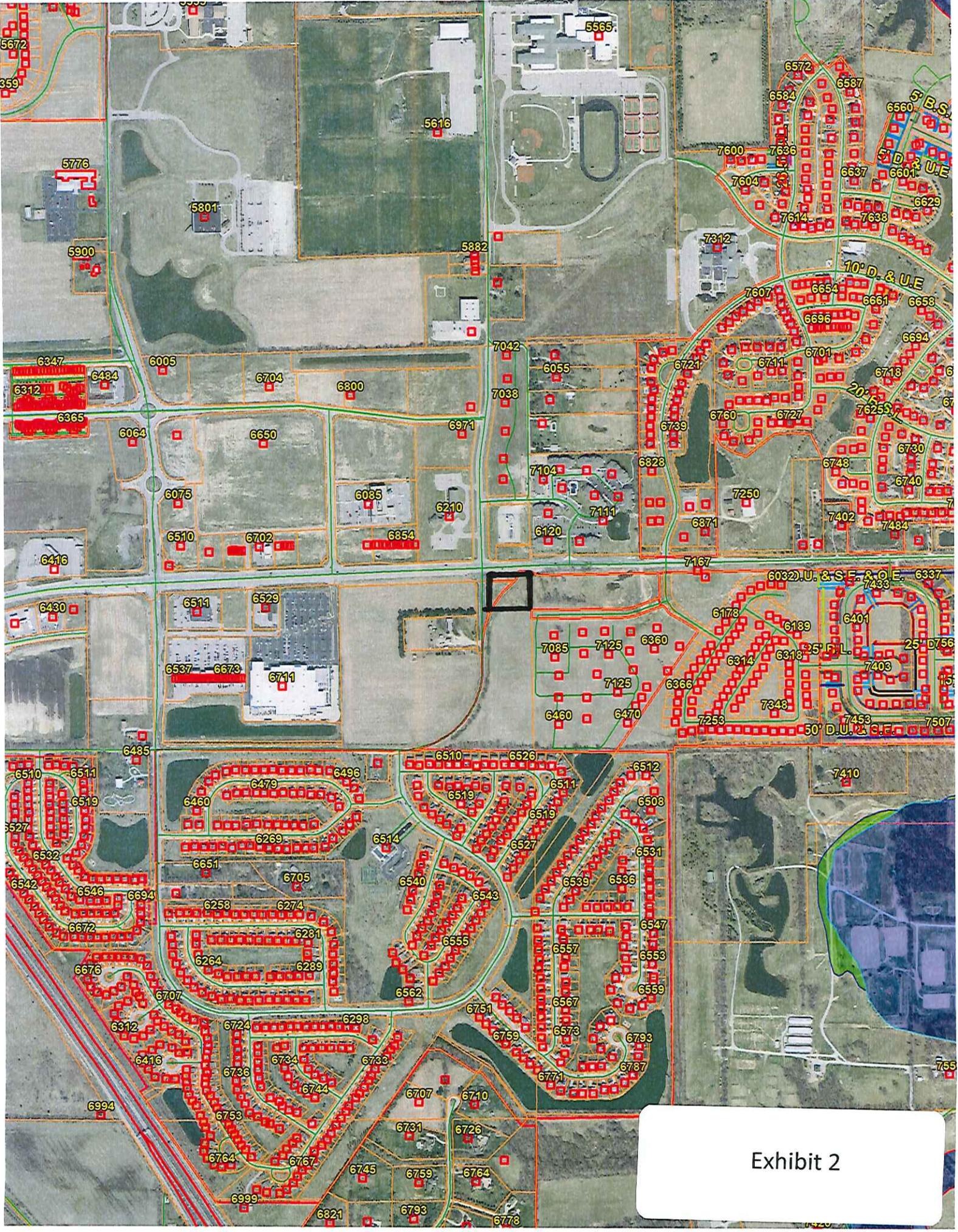
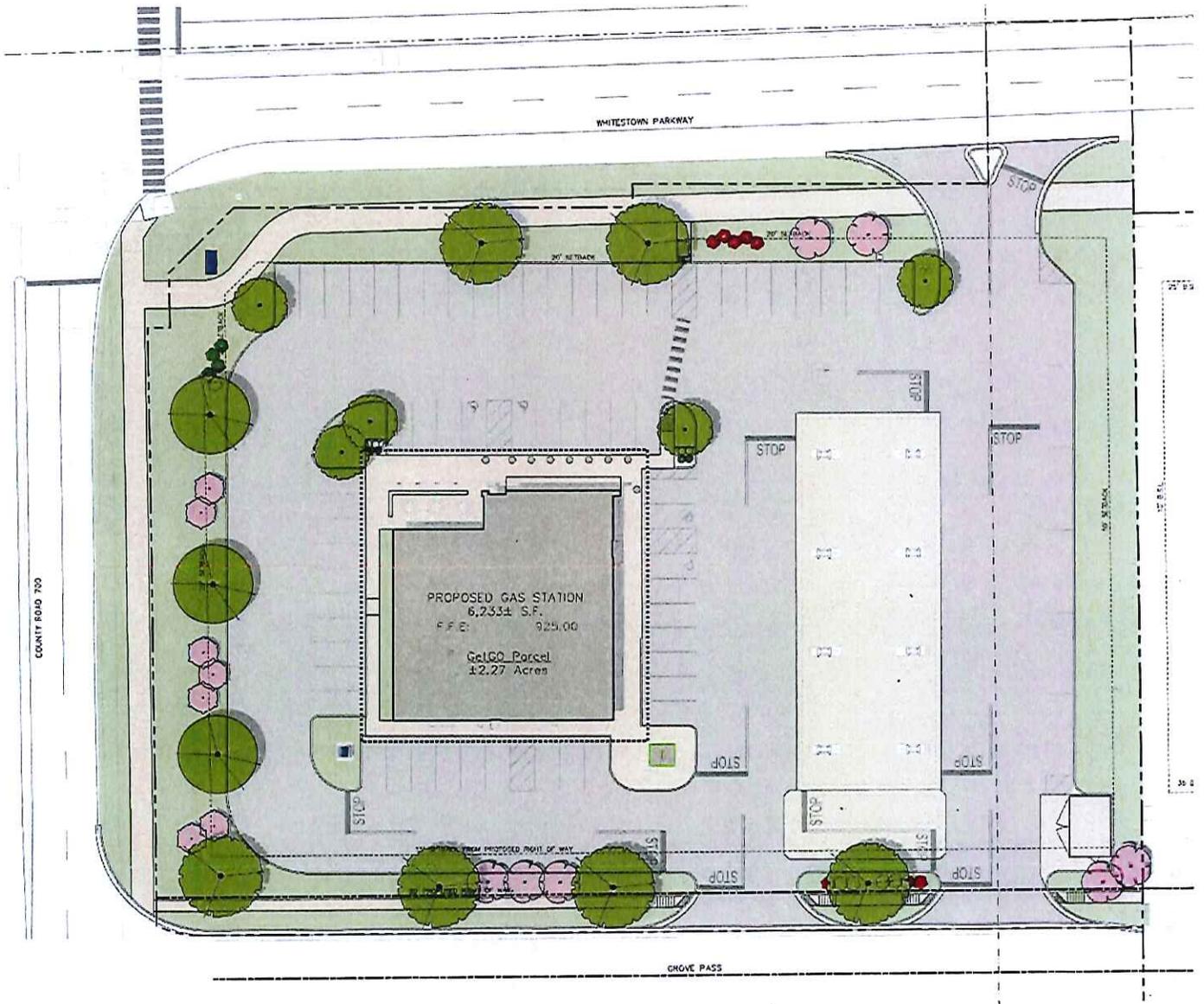
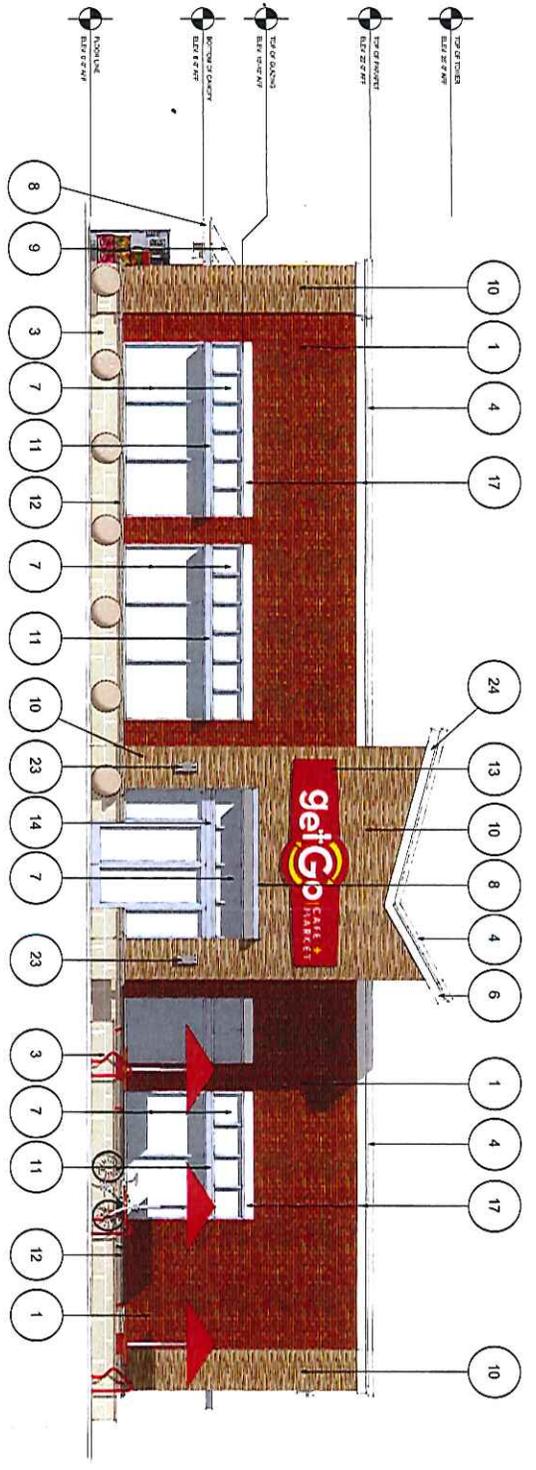


Exhibit 2

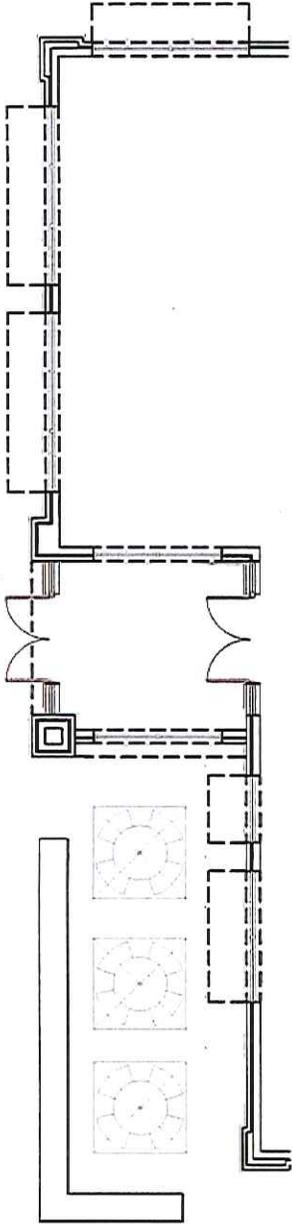


ZIONSVILLE, INDIANA  
 Scale: 1" = 50'-0"





01 PROPOSED FRONT ELEVATION  
Scale: 1/8" = 1'-0"  
5'-0" X 15'-0" GET GO WALL SIGN  
75.0 SQ. FT.



02 PARTIAL FLOOR PLAN - FRONT ELEVATION  
Scale: 1/8" = 1'-0"

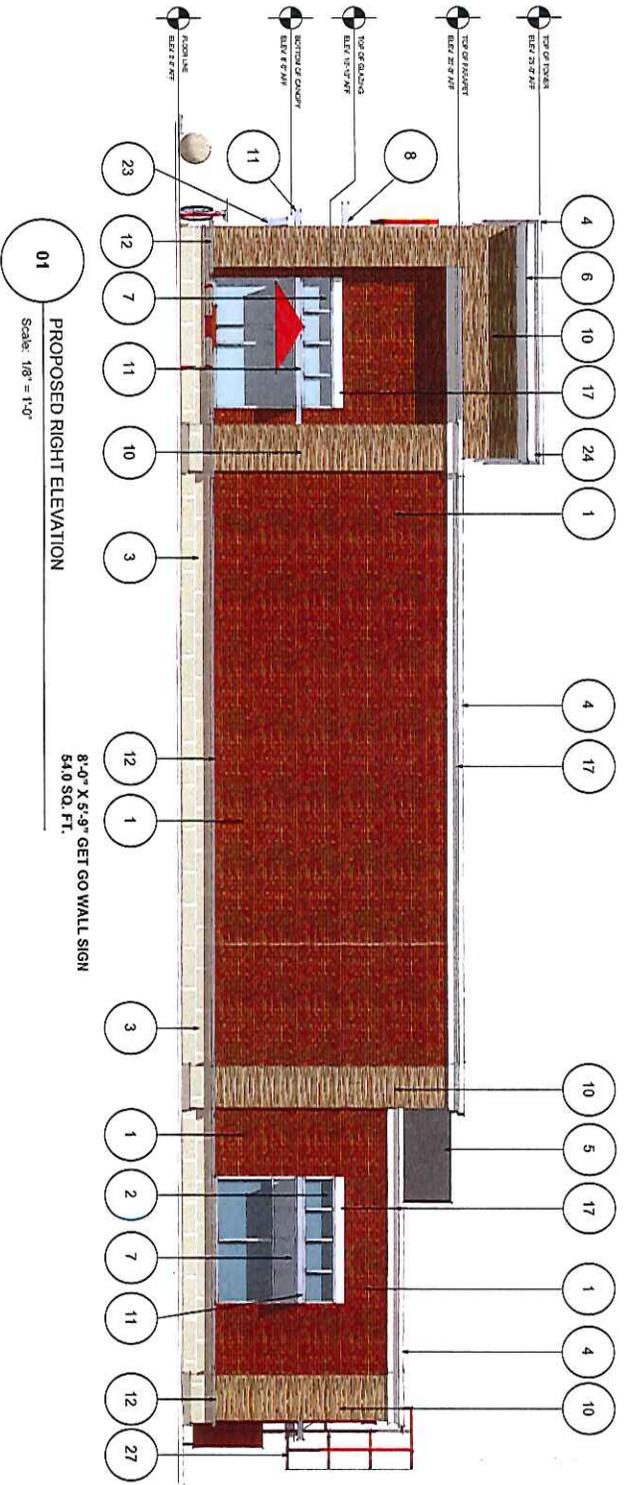
KEYED NOTES:

- 1 BRICKWORK, MODULAR BRICK VENEER, COLOR: "RED MOUNTAIN"
- 2 SPANSEL GLASS
- 3 COEFFICIENT COLORED, BRICK, TEXTURE: "SANDBLASTED" COLOR: "BUFF BLEND"
- 4 PREFINISHED METAL COPING TO MATCH (6)
- 5 ROOFTOP EQUIPMENT ENCLOSURE
- 6 EXTERIOR INSULATION FINISHING SYSTEM (EIFS) WITH STAINLESS STEEL SKIN SYSTEM FINISH. GLASS JOISTWORK SYSTEM CLEAR ANODIZED ALUMINUM FIN INSULATED GLAZING
- 7 PREFINISHED METAL CANOPY BY USFS, COLOR: "SANDSTONE"
- 8 CANOPY/TECHNO. BEER TO STRUCTURAL PLANT HOUSING BEER TAP RASSEMBLY PANEL SYSTEM, STAINLESS STEEL, COLOR: "TERRAZO"
- 9 ALUMINUM SIGNAGE, COLOR TO MATCH
- 10 STOREFRONT FINISHING
- 11 SILL, ANTI-SWIFT, FINISHANCE WAGONRY, TEXTURE: "ROCKED" GEORGIA COLORED, VENEER SIGNAGE BY SIGN CONTRACTOR, BLU-GRAY BY GC
- 12 COORDINATE IRON FINISHMENTS WITH SIGNAGE
- 13 CLEAR ANODIZED ALUMINUM SIGNAGE METAL TO MATCH STOREFRONT FINISHING
- 14 HOLLOW METAL DOOR, COLOR TO MATCH (1)
- 15 EMERGENCY REL. STOP
- 16 ANTI-SWIFT, FINISHANCE WAGONRY, TEXTURE: "ROCKED" GEORGIA COLORED, VENEER
- 17 PAINTED METAL DOWNPOUT COLOR: TO MATCH (1)
- 18 THROUCH WALL SO. PRESS A. BLANDED METAL CONDUCTION HEAD, COLOR TO MATCH (1)
- 19 15/16" DIA. PIPING, MOUNTED HORIZONTALY, COLOR TO MATCH (3)
- 20 CO. 2 TAKE EXPOSURE BY OTS/COLORS, COLOR: "YELLOW ROSE"
- 21 WALL MTD LIGHTING FEATURE (PREFER TO ELEC. DWGS.)
- 22 RECESSIVE WALL SCONCE (PREFER TO ELEC. DWGS.)
- 23 RECESSIVE UNDER LED LIGHTING FEATURE
- 24 PROPANE CAGES
- 25 OUTDOOR EQUIPMENT VEHICLE
- 26 ROOF UNDER W. SAFETY CAZE, COLOR TO MATCH (1)
- 27 CT CABINET AND KEYS



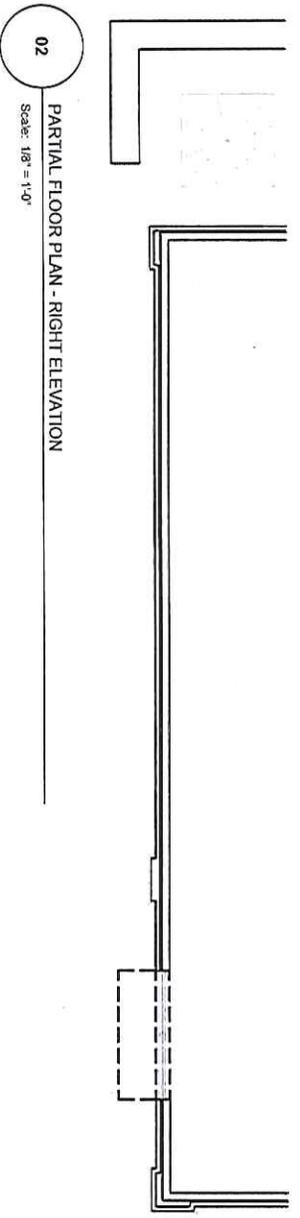
**KEYED NOTES:**

- 1) BARNWOODS®-MODULAR BRICK VENEER, COLOR: "RED SHEDDING"
- 2) SPANISH GLASS
- 3) GEMFLEX® COLORED BLOCK, TEXTURE: SANDBLASTED, COLOR: "W/FF ELBOR"
- 4) FINISHED METAL COPING TO MATCH 6
- 5) ROOFTOP EQUIPMENT ENCLOSURE
- 6) FIBERGLASS INSULATED POLYURETHANE STRUCTURE WITH COLOR: "TODAY'S" FIBERGLASS INSULATION
- 7) GLASS STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM w/ T INSULATED GLAZING
- 8) FINISHED METAL CANOPY BY WALES, COLOR: SANDSTONE
- 9) CANOPY/TERNOOL REFER TO STRUCTURAL, PAINT FINISHING PLANS - COLOR: SHERMAN WALLS
- 10) NON-HA FIRE-RATED BRASS SCREEN PANEL SYSTEM, STAINED STONE, COLOR: "DUSSEIN" STOREFRONT FRAMING
- 11) ALUMINUM SHROUD, COLOR TO MATCH
- 12) SILL, ANTI-SWIFT - RENAISSANCE WAGONRY, TEXTURE: ROBERT, GEORGIA, COLOR: "CONVENER" SOURCE: FRESH CONTRACTORS, BLOOMING BY GIC
- 13) COORDINATE REPAIRMENTS WITH SOURCE
- 14) CLEAN ANODIZED ALUMINUM FRAME METAL TO MATCH STOREFRONT FRAMING
- 15) HOLLOW METAL DOOR, COLOR TO MATCH 1
- 16) EMERGENCY PANEL, STOR
- 17) ANTI-SWIFT - RENAISSANCE WAGONRY, TEXTURE: SHERMAN, GEORGIA, COLOR: "CONVENER" PAINTED METAL DOWNSPOUT, COLOR TO MATCH 1
- 18) THROUGH WALLS, COPPER & PAINTED METAL CONDUCTION HEAD, COLOR TO MATCH 1
- 19) ISOLATING TPA IN G.P.F.E.
- 20) MOUNTED HORIZONTALY, COLOR TO MATCH 3
- 21) CO2 TANK ENCLOSURE BY CONCEPTS, COLOR: YELLOW/ROSE
- 22) WALL AND LIGHTING FINISHES REFER TO ELEC. DIVISION
- 23) DECATIVE WALL SOURCE REFER TO ELEC. DIVISION
- 24) RECESSED LINEAR LED LIGHTING FINISHES
- 25) PROJECT CASES
- 26) OUTDOOR EQUIPMENT MESH/SHROUD
- 27) ROOF LADDERS W/ SAFETY CASE, COLOR TO MATCH 1
- 28) CT CASE/FLAND METERS

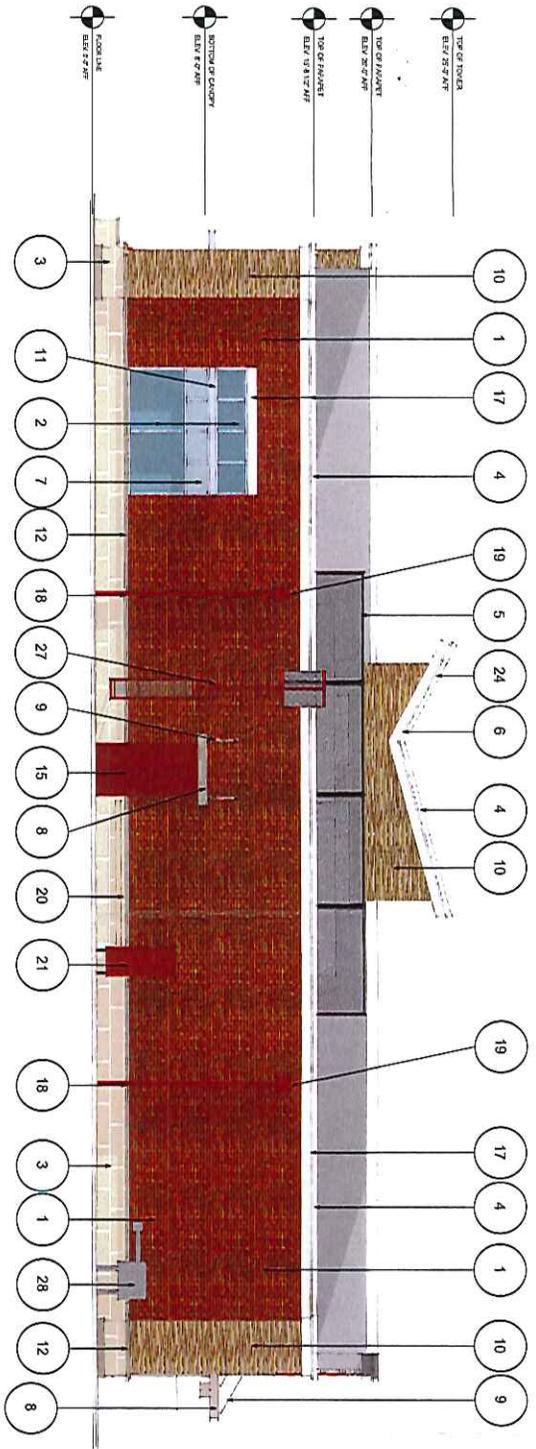


**01** PROPOSED RIGHT ELEVATION  
Scale: 1/8" = 1'-0"

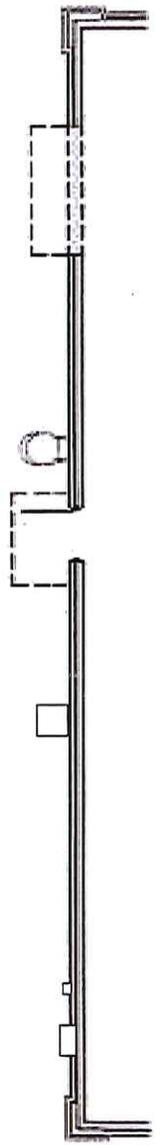
8'-0" X 8'-9" GET GO WALL SIGN  
54.0 SQ. FT.



**02** PARTIAL FLOOR PLAN - RIGHT ELEVATION  
Scale: 1/8" = 1'-0"



**01** PROPOSED REAR ELEVATION  
Scale: 1/8" = 1'-0"

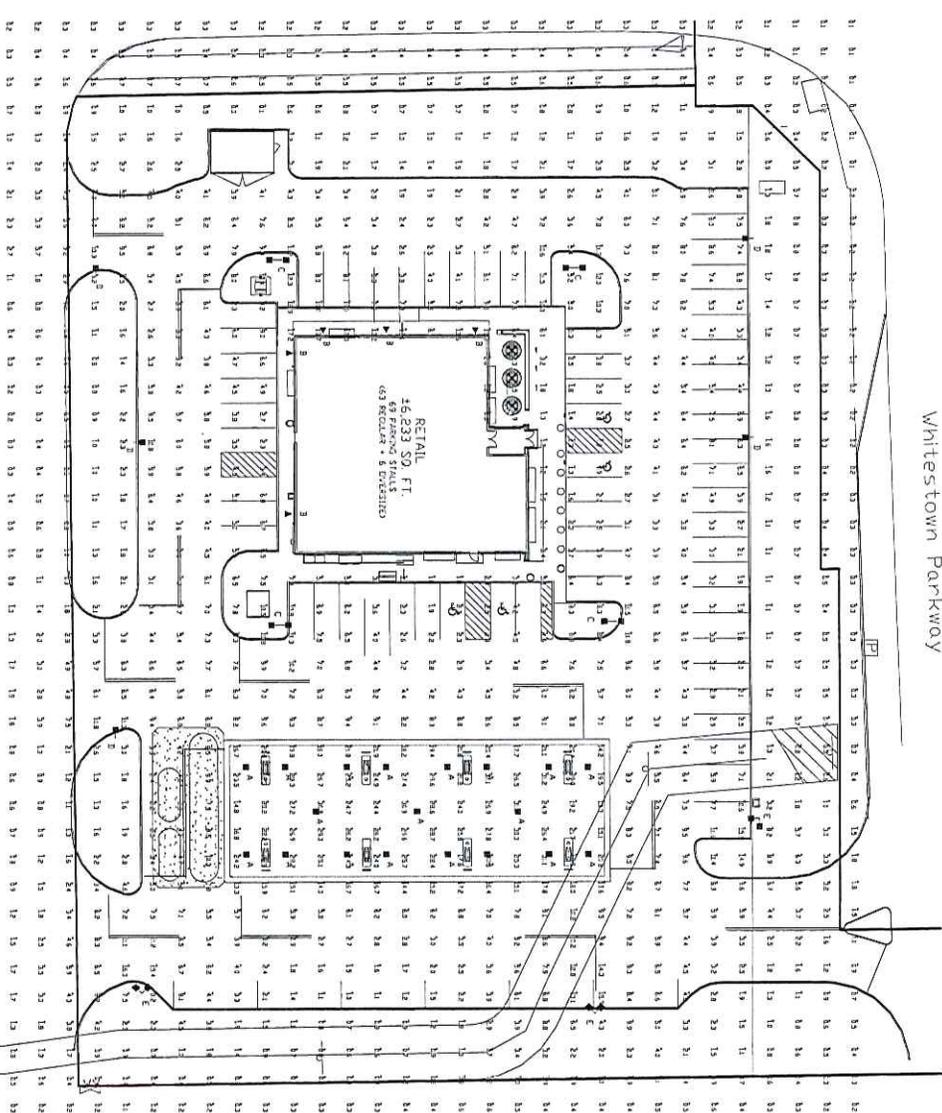


**02** PARTIAL FLOOR PLAN - REAR ELEVATION  
Scale: 1/8" = 1'-0"

**KEYED NOTES:**

- 1 BRANNON BRICK - MODULAR BRICK REVERSE COLOR - "RED SMOOTH"
- 2 SPANSEL GLASS
- 3 OBERSTAR COLORED BLOCK TEXTURE SUBSTRATE COLOR: "BIF EBONY"
- 4 PREFINISHED METAL COPING TO MATCH (6)
- 5 ROOFTOP EQUIPMENT ENCLLOSURE
- 6 EXTERIOR METAL RAINING SYSTEM WITH COLOR: "DUNKER SKY" ALUM. SMOOTH
- 7 GLASS STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM #1 INSULATED GLAZING SYSTEM
- 8 PREFINISHED METAL CANOPY BY WARS. COLOR: SANDSTONE
- 9 CANOPY TIE-ROD. REFER TO STRUCTURAL PAINT MAINTENANCE PLAN - COLOR: SHERMAN WALLS
- 10 NOCHIA RESTRICTION PAINTS/STAINEL SYSTEM. STITCHED STONE. COLOR: TESSER
- 11 ALUMINUM SUNSHADE. COLOR TO MATCH STOREFRONT FRAMING
- 12 SIL. ANTI-SPLAT - RENAISSANCE WAGONRY
- 13 TECHNICAL ROOM. GEORGIA COLORS. VARIETY STORAGE BY SEON CONTRACTOR. BLOCKING BY GC. COORDINATE WITH ARCHITECT
- 14 CLEAN ANODIZED ALUMINUM HANG METAL TO MATCH STOREFRONT FRAMING
- 15 HOLLOW METAL DOOR. COLOR: TO MATCH (1)
- 16 BURNED/PAEL STIPE
- 17 ANTI-SPLAT - RENAISSANCE WAGONRY. TECHNICAL ROOM. GEORGIA COLORS. VARIETY
- 18 PAINTED METAL DOWNSPOUT COLOR: TO MATCH (1)
- 19 THROUGH WALL SOUPPER & FINISHED METAL CONDUCTION HEAD. COLOR: TO MATCH (1)
- 20 15' LONG 2" DIA. PVC PIPE. MOUNTED HORIZONTALLY COLOR: TO MATCH (3)
- 21 CO2 TANK ENCLLOSURE BY CRISCOFELS. COLOR: FELDANDORSE
- 22 WALL AND LIGHTING FEATURE. REFER TO ELECTRICAL DRAWING
- 23 RECESSED UNDER LED LIGHTING (REFER TO ELEC. DRAWING)
- 24 RECESSED UNDER LED LIGHTING FEATURE
- 25 PROPANE CAGES
- 26 OUTDOOR EQUIPMENT ENCLOSURE
- 27 ROOF LADDER WITH STEEL CASE. COLOR: TO MATCH (1)
- 28 CT CABINET AND METERS

Whitestown Parkway



Room No.	Room Name	Description	UF	Load/Equip	Avg. Lum. Load	Avg. Watt
19	STOCK	60'S-5'-11"X-5'-6"X-6" NIT 8 15	650	NA	1354	34
5	STOCK	60'S-9'-0"X-11'-11"X-10'-0"X-6" NIT 8 9-5	650	NA	4856	55
4	STOCK	60'S-9'-0"X-11'-11"X-10'-0"X-6" NIT 8 9-5	650	NA	4856	55
3	STOCK	60'S-9'-0"X-11'-11"X-10'-0"X-6" NIT 8 9-5	650	NA	4856	55
2	STOCK	60'S-9'-0"X-11'-11"X-10'-0"X-6" NIT 8 9-5	650	NA	4856	55
1	STOCK	60'S-9'-0"X-11'-11"X-10'-0"X-6" NIT 8 9-5	650	NA	4856	55

Category	Item	Qty	Watt	Volts	Phase	Area	Notes
LED CANOPY LIGHTS	LED CANOPY LIGHT	13	222	120	1PH	148	
	LED CANOPY LIGHT	1	549	120	1PH	515	
	LED CANOPY LIGHT	1	145	120	1PH	145	

Based on the information provided, all equipment and fixture locations are subject to change. The lighting design is based on the information provided and is not a guarantee of performance. The lighting design is based on the information provided and is not a guarantee of performance. The lighting design is based on the information provided and is not a guarantee of performance.

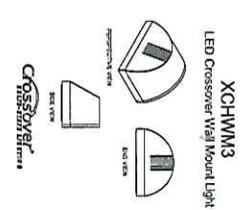
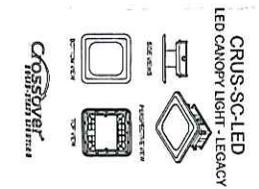


Exhibit 5

Final Project with  
Final AIAA - 5/14

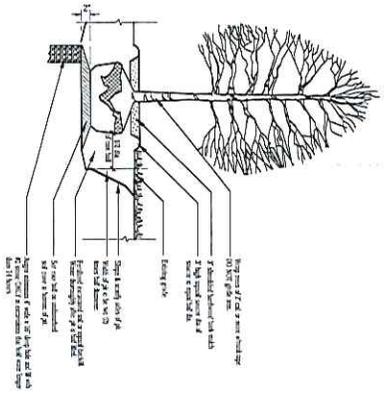
DATE: 5/14/2024  
PROJECT: LED-131770  
SCALE: 1/8" = 1'-0"



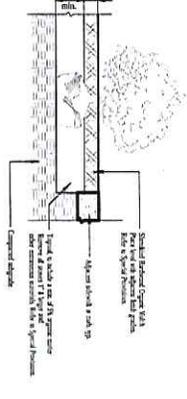
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	C/L	REMARKS
Acacia	7	Acacia saligna (var. robusta) 'Alumina Ballant'	Alumina Ballant Serotinous	B & B	ZCAL	multi-trunk, reddish
Geac	7	Geac eriosperma	Essian Redwood	B & B	ZCAL	multi-trunk, reddish
Geac	6	Geac leucostoma 'Linn's Shyde'	Shyde Thornless Honeyeater	B & B	ZCAL	Lt. strong central leader, reddish
Querc	3	Quercus sp.	Red Oak	B & B	ZCAL	strong, dark Lt. strong central leader, reddish
Ulmus	5	Ulmus americana 'Princeton Elm'	Princeton Elm	B & B	ZCAL	Lt. strong central leader, reddish
SIZES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Acacia	5	Acacia saligna (var. robusta) 'Alumina Ballant'	Alumina Ballant Black Oxalberry	container	2ft	space @ 2' x 2' o.c.
Geac	9	Geac leucostoma 'Linn's Shyde'	Green Thornless Honeyeater	container	15"	space @ 2' x 2' o.c. allow to mass
Ulmus	5	Ulmus americana 'Princeton Elm'	Princeton Elm	container	15"	space @ 2' x 2' o.c.
Ulmus	12	Ulmus americana	Yard Elm	container	2ft	space @ 2' x 2' o.c.

Acacia to receive selected items

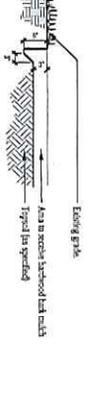
**TREE PLANTING**  
 Not to Scale



**LANDSCAPE BED PREPARATION**  
 Not to Scale



**SPADE EDGE**  
 Not to Scale



**SHRUB PLANTING**  
 Not to Scale

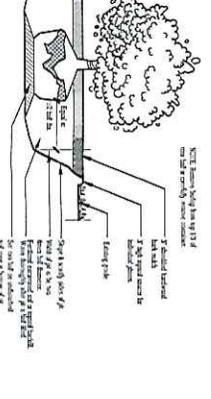


Exhibit 6



**APPROVED FOR CONSTRUCTION**  
 PROJECT NO. 1510107  
 ISSUANCE NO. 03152518  
 PROJECT PHASE: PERMITTING  
 PERSON SCHEDULE  
 NO. RESERVOIR DATE  
 COMMENTS 5/15/15

Project Number: 2015-00448  
 PLANTING DETAILS  
 C801



To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: May 9, 2016

We have completed our review of the following submittal for the referenced project.

**PROJECT DESCRIPTION**

Project	Name	GETGO Café and Market	
	Location	7103 E. Whitestown Parkway	
	Developer	Giant Eagle, Inc.	
	Submittal	#3	
Documents Reviewed		Document Name	Document Date
		Construction Plans	May 5, 2016 (Plot Stamp Edit Date)
		Drainage Report	May 6, 2016 (Rev 2)
Zoning	Current	R-GB	
	Proposed	R-GB	
Land Use	Current	Fallow	
	Proposed	Business	
Requested Variances			

Based on our review, we have developed the following list of items that do not appear to be consistent with the Town's standards or requirements:

I. CONSTRUCTION PLANS

- A. The access easement over the pathway along Whitestown Road should extend to the lot line through the drainage easement on the NW corner and the NE corner of the lot to cover the entire pathway.
- B. Construction plans shall be signed by a licensed professional engineer.

## II. DRAINAGE REPORT

- A. Provide a detail for the hydraulic structures (STR 13 and STR 24) controlling the flow split between the isolator rows and the remainder of the underground storage systems.
- B. A registered professional engineer needs to seal the drainage report.
- C. An E&O insurance certificate from the engineer needs to be provided with the drainage report.



1955 INDIANAPOLIS AVE

Lebanon, IN 46052

Phone: (765) 482-4450 | Fax: (765) 483-4451

**TO:** Wayne DeLong, Director of Planning and Economic Development

**FROM:** Craig M. Parks, Boone County Engineer

**DATE:** April 14, 2016

**SUBJECT:** GetGo Project Review, Submittal #2

We have completed our review of the referenced project and based on our review of the plans and comments submitted to you by the Town Engineer, we offer the following additional comments:

1. We would request 5' sidewalk along Grove Pass to meet current ADA recommendations.
2. It appears the sidewalk along Grove Pass goes out of right of way near 700E. Please modify the right of way to include a corner cut to ensure the sidewalk is within public right of way.
3. Please incorporate the Boone County Standard pavement section for a secondary street in your plans for the construction of Grove Pass.

If you have any questions, do not hesitate contacting me.

Exhibit 8

**TOWN OF ZIONSVILLE PLAN COMMISSION  
BOONE COUNTY, INDIANA**

PETITION FOR PLAN COMMISSION APPROVAL  
OF A DEVELOPMENT PLAN/MODIFICATION OF DEVELOPMENT PLAN

**FINDINGS**

1. The Development Plan/Modification of Development Plan is compatible with surrounding land uses because the subject site is zoned as Rural General Business (GB) and the proposed use is a permitted use under the Rural GB zoning classification. Further, the uses that generally surround the subject site are also zoned Rural GB and include commercial and retail types of uses.
2. The Development Plan/Modification of Development Plan does demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because the proposed development plans demonstrate that water, sanitary sewer, storm water drainage and other utilities have been accounted for and will be available to serve the subject site.
3. The Development Plan/Modification of Development Plan does demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because the proposed development plans have taken into account the existing roadways and designed the entrance and exist points onto the subject site in consideration of the surrounding roadways.
4. The Development Plan/Modification of Development Plan does utilize building materials and building style compatible with the Zionsville theme as evidenced by the elevations and proposed building materials for the subject building.
5. The Development Plan/Modification of Development Plan does provide for calculation of storm water runoff because the Petitioner has filed with the development plans and drainage plan that provides for the design and calculation of storm water runoff.
6. The Development Plan/Modification of Development Plan does provide for current and future right-of-way dedications because the development plans have been designed in conjunction with reviewing the Towns Thoroughfare Plan and the development plan provides for the appropriate right-of-way dedications.
7. The Development Plan Modification of Development Plan does provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because the development plans, as filed, depict the building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space (if applicable) and the outdoor lighting.

**DECISION**

It is therefore the decision of this body that this Development Plan/Modification of Development

Plan is **APPROVED/DENIED**.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**ZIONSVILLE TOWN COUNCIL  
MEETING MEMORANDA  
FOR**

Monday May 2, 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:** May 4, 2016

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

**Also Present:** Tim Haak, Mayor; Ed Mitro, Town Manager; Attorney, Rich Starkey, Barnes & Thornburg; 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 APRIL 4, 2016 REGULAR MEETING (COPY POSTED).

**COUNCIL ACTION:** Councilor Traylor moved to approve the Memoranda of the April 4, 2016 Town Council Meeting. Councilor Garrett seconded the motion. The Memoranda of the April 4, 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 a Resolution regarding the enlargement of PERF enrollment. **RESOLUTION #2016-08**

Town Manager Ed Mitro briefly reviewed Resolution 2016-08 regarding the addition of positions to the PERF enrollment to include new or changed position titles.

**COUNCIL ACTION:** Councilor Garrett moved to approve Resolution #2016-08 and Councilor Hopper seconded the motion. Resolution #2016-08 was approved by a vote of seven in favor, zero opposed.

- B. Consideration of a request for a waiver of Chapter 50 of the Town of Zionsville Code of Ordinances/Drainage Code (DeRossi property project).

Matt Price, Attorney for the DeRossi property project, reviewed the project and the need for the requested waiver. He provided a letter from Ken Hedge, Boone County Surveyor.

**COUNCIL ACTION:** Councilor Traylor made a motion to approve the request for the waiver and Councilor Hopper seconded the motion. The waiver request was granted by a vote of seven in favor, zero opposed.

6. NEW BUSINESS

- A. Consideration of an Additional Appropriation Resolution (\$250,000.00 LIDS grant from the IEDC). (PUBLIC HEARING) **RESOLUTION #2016-09**

After a review of Resolution #2016-09 by Wayne Delong, Director of Planning and Economic Development regarding the need for the Additional Appropriation to allow funds to be transferred from the general TIF fund to a specific line item, President Suarez, with Proof of Publication for a Public Hearing, 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 #2016-08.

**COUNCIL ACTION:** Councilor Garrett moved to approve Resolution #2016-08 and Councilor Traylor seconded the motion. Resolution #2016-08 was approved by a vote of seven in favor, zero opposed.

- B. 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 Communications and Community Relations position in the Administration Department (PUBLIC HEARING). **RESOLUTION #2016-10**

- C. 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**

Town Manager Ed Mitro reviewed Item 6B, Additional Appropriation Resolution #2016-10 and Item 6C, Consideration of an Amendment to the Town of Zionsville's 2016 Salary Ordinance #2016-05 and requested that item 6B be continued to the June 6, 2016 Town Council Meeting and item 6C be tabled until the June 6 Meeting as well.

President Suarez called for a motion to continue Consideration of an Additional Appropriation Resolution #2016-10 and table Consideration of an Amendment to the 2016 Zionsville Salary Ordinance #2016-05 to the June 6, 2016 Town Council meeting.

**COUNCIL ACTION:** Councilor Spees moved to continue the Consideration of An Additional Appropriation Resolution # 2016-10 and table the Consideration of an Amendment to the Town of Zionsville's 2016 Salary Ordinance #2016-05 to the June 6, 2016 Town Council meeting. Councilor Papa seconded the motion. The motion was approved by a vote of 7 in favor, zero opposed.

- D. Consideration of a Declaratory Resolution regarding an amendment to the 334/700 Economic Development Area / approval of the Economic Development Plan (EDP) supplement. **RESOLUTION #2016-11**

Wayne Delong, Director of Planning and Development reviewed Resolution #2016-11.

**COUNCIL ACTION:** Councilor Garrett moved to approve Resolution #2016-11 and Councilor Traylor seconded the motion. Resolution #2016-11 was approved with a vote of seven in favor, zero opposed.

- E. Consideration of a Cash Change Fund Ordinance for the Town of Zionsville. **ORDINANCE #2016-06**

Amy Lacy, Director of Finance and Records reviewed Ordinance #2016-06 and stated it would improve accountability and strengthen internal controls.

**COUNCIL ACTION:** Councilor Hopper moved to adopt Ordinance #2016-06 on first reading and Councilor Garrett seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

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

Councilor Schuler moved to adopt Ordinance #2016-06 on final reading and Councilor Garrett seconded the motion. Ordinance #2016-06 was adopted by a vote of seven in favor, zero opposed.

F. Consideration of an Ordinance to establish the position of Deputy Mayor for the Town of Zionsville. **ORDINANCE #2016-07**

Mayor Tim Haak reviewed Ordinance #2016-07 and discussed the need for the position of Deputy Mayor which would replace the current title job title of Town Manager.

**COUNCIL ACTION:** Councilor Papa moved to adopt Ordinance #2016-07 on first reading and Councilor Hopper seconded the motion. The motion passed with a vote of in seven favor, zero opposed.

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

Councilor Papa moved to adopt Ordinance #2016-07 on final reading and Councilor Hopper seconded the motion.

Ordinance #2016-07 was adopted by a vote of seven in favor, zero opposed.

G. Consideration of a Zoning Ordinance amendment to modify both text and graphics of an existing Planned Unit Development (PUD) document (Creekside Corporate Park PUD). **ORDINANCE #2016-08**

Wayne Delong, Director of Planning and Economic Development reviewed Ordinance #2016-08.

**COUNCIL ACTION:** Councilor Traylor moved to adopt Ordinance #2016-08 on first reading and Councilor Spees seconded the motion. The motion passed with a vote of seven in favor, zero opposed.

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

Councilor Traylor moved to adopt Ordinance #2016-08 on final reading and Councilor Garrett seconded the motion.

Ordinance #2016-08 was adopted by a vote of seven in favor, zero opposed.

H. Consideration of a commitment amendment to provide for modification of Commitments made in relation to Ordinance #2009-05 in the Rural General (GB) Business District.

Wayne Delong, Director of Planning and Zoning reviewed the commitment amendment and stated that the certification was presented with a unanimous unfavorable recommendation from the Plan Commission. He also stated that it was part of a two part process for the Plan Commission, with the Consideration of the commitment modifications already being heard and the development plan still pending.

Questions and discussion from Council followed.

Matt Price, Attorney for the Get Go project and Pat Avolio, Director of Real Estate Development for the project answered questions and reviewed the project.

At President Suarez's request, Councilor Papa reviewed the history of the issues regarding the area in question.

President Suarez called for a motion to approve the change in commitments as described in the commitment amendment in relation to Ordinance #2009-05.

**COUNCIL ACTION:** Councilor Garrett moved to approve the commitment amendment to provide for modification of Commitments made in relation to Ordinance #2009-05 in the Rural General (GB) Business District. Councilor Hopper seconded the motion. The commitment amendment was approved by a vote of seven in favor, zero opposed.

6. APPROVAL OF CLAIMS

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

7. 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 Monday June 6, 2016 @ 7:00 PM.

Respectfully submitted,

Amelia Anne Lacy, Director Finance and Records



**Petition Number:** 2016-25-DP

**Subject Site Address:** 5400 W. 106<sup>th</sup> Street-Lot 6 Creekside Corporate Park  
(10910 Creek Way – unassigned address)

**Petitioner:** DMP Property, LLC

**Representative:** DMP Property, LLC / David Rausch Studios

**Request:** Petition for Development Plan Approval to provide for an approximate 18,000 sf office building, in the Creekside Corporate Park PUD Zoning District

**Current Zoning:** Creekside Corporate Park PUD Zoning District

**Current Land Use:** Undeveloped

**Approximate Acreage:** 2.17 acres

**Zoning History:** 2010-24-Z (Rezone from I-3 Heavy Industrial to PUD)  
2015-02-Z (PUD Amendment) (Approved)  
2016-16-Z (PUD Amendment) (Approved)  
2016-18-PP (Approved)

**Exhibits:** Exhibit 1 – Staff Report  
Exhibit 2 – Aerial Location Map  
Exhibit 3 – Site Plan  
Exhibit 4 – Conceptual Elevations  
Exhibit 5 – Landscaping Plan  
Exhibit 6 – Lighting Plan  
Exhibit 7 – Town Engineer’s Comment Letter (dated May 10, 2016)  
Exhibit 8– Findings of Fact

**Staff Reviewer:** Wayne DeLong, AICP

## **PETITION HISTORY**

This petition will receive a public hearing at the May 16, 2016 Plan Commission meeting.

## **PROPERTY HISTORY**

75 acres of the current CREEKSIDE PUD (the "PUD") was rezoned in 2015 (2015-02-Z) to the Planned Unit Development classification in anticipation of redevelopment but under the ownership of the Town of Zionsville (being its Redevelopment Commission). Subsequent to the 2015 action, the site received additional amendments to the PUD document (found in Petition 2016-16-Z). Lot 6 in Creekside Corporate Park is anticipated to be recorded with the Office of the Boone County Recorder in late May 2016.

## **ANALYSIS**

As contemplated, the property would be improved with an 18,000 square foot building and associated site improvements in association with a professional office use.

## **DEVELOPMENT PLAN REVIEW**

### **Zoning Ordinance**

The development plan has been reviewed using the standards of the Zionsville Zoning Ordinance (Ordinance) and relevant PUD document and found to be in compliance. A Technical Advisory Committee (TAC) meeting was conducted on and Town staff comments were provided to the Petitioner. Since that time, an additional round of reviews has occurred (as further outlined in this report). Per the Town Engineer's comment letter dated May 10, 2016, a few questions remain related to specific construction technical standards, however, staff is confident that these items can be resolved in the timely manner.

### **Architecture & Building Materials**

The proposed improvements utilize a variety of materials and colors (rendering attached to this report). As contemplated, the architecture is in compliance with the PUD.

### **Utility Access**

Adequate access to utilities is or will be available to facilitate the project.

### **Streets & Vehicular Circulation**

The development would derive access from West 106<sup>th</sup> Street via a Creek Way. Pedestrian circulation will be accommodated by the proposed public sidewalk as well as the planned pathway system.

## **Parking**

The proposed site development complies with ordinance standards as the site would be improved with parking to serve the proposed use (63 spaces required / 63 spaces provided).

## **Landscaping**

As proposed, the site would be improved with a combination of deciduous and evergreen trees and shrubs as well as a variety of other types of plantings and features. As proposed, staff is supportive of the contemplated landscape plan.

## **Lighting & Signage**

As proposed, the site would utilize a variety of wall mounted and freestanding lighting elements. As filed, staff is supportive of the lighting plan.

## **Drainage**

A detailed review of the site drainage has been conducted by the Town Engineer and the Street and Stormwater Department. Per the Town Engineer's letter dated May 10, 2016, items remain to be addressed by the Petitioner related to compliance with the Town's standards. Staff will look for these items to be finalized prior to the issuance of an Improvement Location Permit related to the contemplated improvements.

## **FINDINGS**

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 4.3.C of the Ordinance the Plan Commission finds:

1. The Development Plan is compatible with surrounding land uses because:
2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:
5. The Development Plan **does** provide for the calculation of storm water runoff because:
6. The Development Plan **does** provide for current and future right-of-way dedications because:

7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The petitioner has prepared findings which are a part of the packet for Plan Commission review.

#### **STAFF RECOMMENDATIONS**

Staff recommends approval of the petition as filed subject to finalization of development plan (inclusive of drainage and other components) prior to the issuance of an Improvement Location Permit (recommendation may be updated at the meeting based on evolution of the development plan review).

#### **RECOMMENDED MOTIONS**

I move that Docket # 2016-25-DP Development Plan Approval to provide for an approximate 18,000 sf office building, in the Creekside Corporate Park PUD Zoning District at 5400 W. 106<sup>th</sup> Street-Lot 6 Creekside Corporate Park be (Approved based the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued ) as presented.

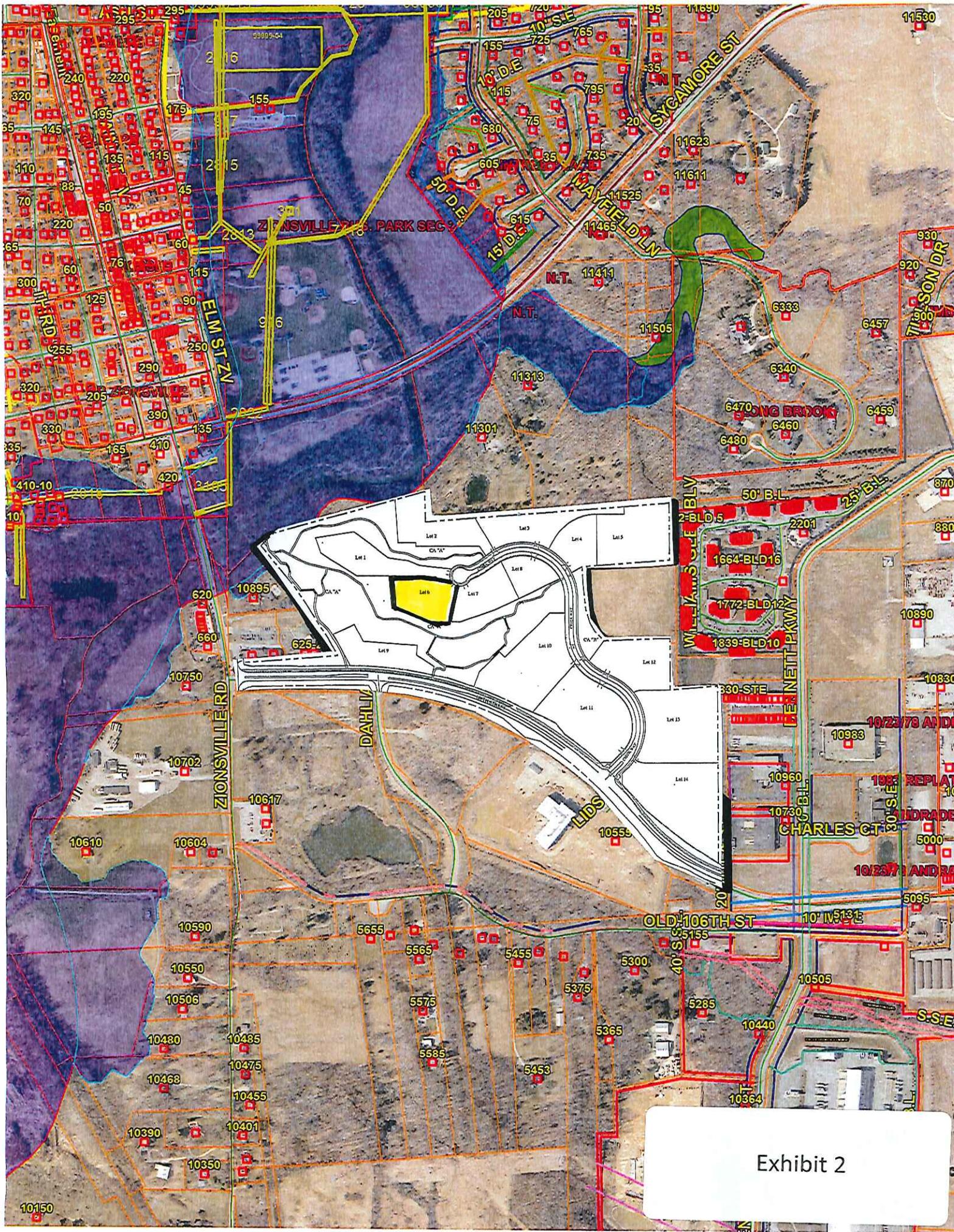


Exhibit 2





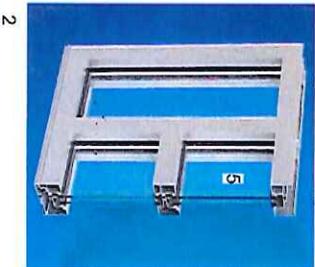
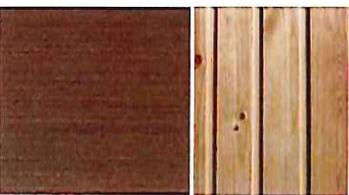
**BASIS OF DESIGN PRIMARY EXTERIOR MATERIALS/COLORS**

1. STAINED CEDAR SIDING, HORIZONTAL SHIPLAP
2. ALUMINUM STOREFRONT WINDOWS AND DOORS
3. INDIANA LIMESTONE VENEER, BUFF
4. JAMES HARDIE CEMENT FIBER BOARD PANEL SIDING AND METAL TRIM REVEAL, PAINTED TO MATCH ALUMINUM STOREFRONT COLOR.
5. LOWE CLEAR GLASS
6. 3 TAB ASPHALT SHINGLE, CERTAINTED DRIFTWOOD
7. TPO ROOF MEMBRANE
8. LIVE ROOF GREEN SYSTEM
9. GALVANIZED STEEL GUTTERS AND DOWNSPOUTS
10. EXPOSED RUBBED CONCRETE FOUNDATION WALL
11. BIKE RACK - MANUFACTURER MRC
12. SITE PARKING LOT LIGHT - AAL M1P 20' HIGH POLE, AAL MITRE
13. PATIO LIGHT: AAL MITRE M4T BOLLARD
14. BUILDING WALL SCOSCE: AAL MITRE M3

**COLOR FOR STOREFRONT AND PAINTED SIDING**

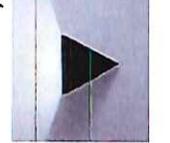
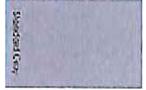


Night Hawk Gray\*



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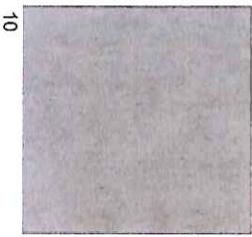
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73/8"

5"

2 1/4"



3

**PRELIMINARY - NOT FOR CONSTRUCTION**  
**DAVID RAUSCH STUDIO**  
 Architects & Engineers

DATE: 04/13/15

PROJECT: 1500 N. WALKER AVENUE & CENTRAL AVENUE  
 1500 N. WALKER AVENUE & CENTRAL AVENUE  
 ZONING: R3  
 PROJECT NO: 1500 N. WALKER AVENUE & CENTRAL AVENUE  
 SHEET NO: 1500 N. WALKER AVENUE & CENTRAL AVENUE  
 DATE: 04/13/15

**DESIGNER:** David Rausch, AIA, LEED AP  
 1500 N. Walker Avenue, Suite 200  
 Indianapolis, Indiana 46203  
 317.475.8500

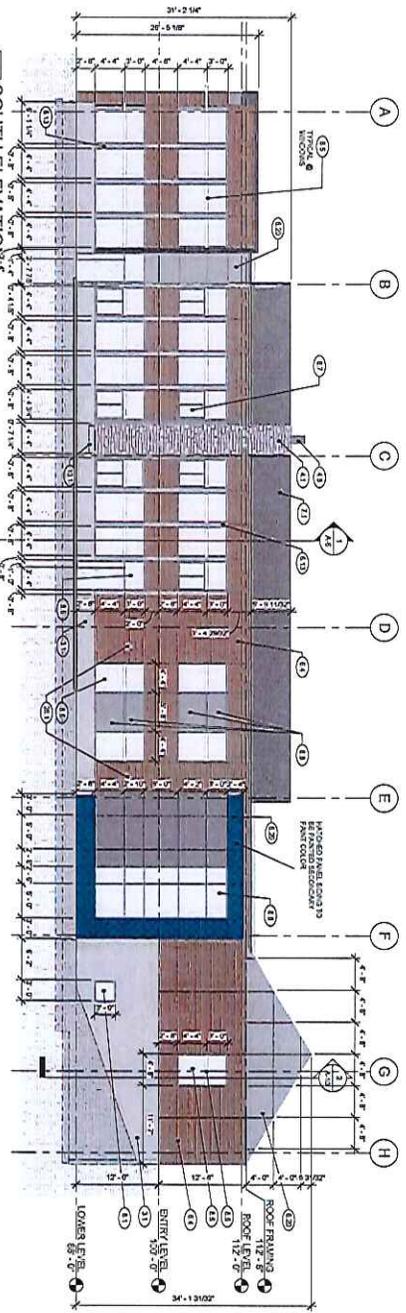
**ARCHITECT:** David Rausch, AIA, LEED AP  
 1500 N. Walker Avenue, Suite 200  
 Indianapolis, Indiana 46203  
 317.475.8500

**ENGINEER:** James Hardie, Inc.  
 1500 N. Walker Avenue, Suite 200  
 Indianapolis, Indiana 46203  
 317.475.8500

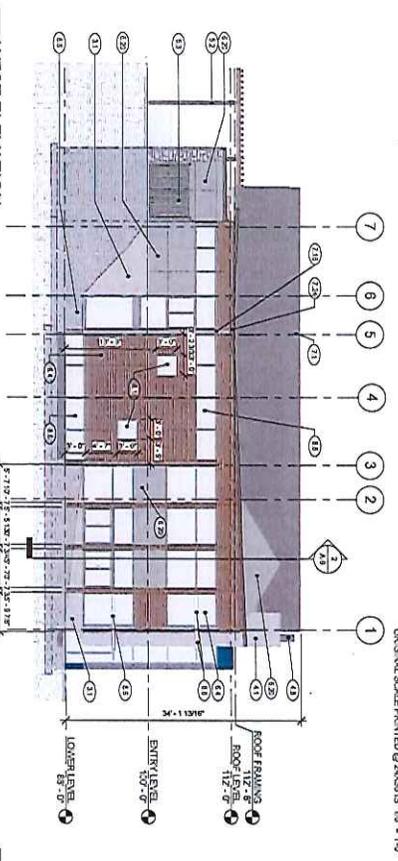
**DATE:** 04/13/15

**PROJECT:** 1500 N. WALKER AVENUE & CENTRAL AVENUE  
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 DATE: 04/13/15

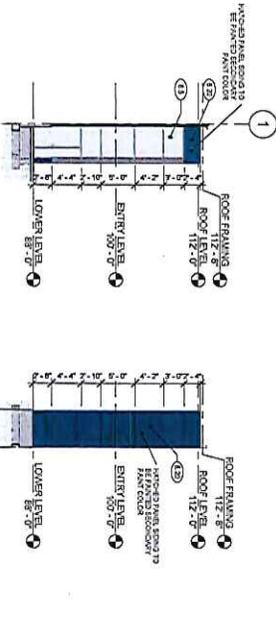
**DATE:** 04/13/15



**8 SOUTH ELEVATION**  
 ORIGINAL SCALE PRINTED @ 2400 IS 15" = 1'-0"

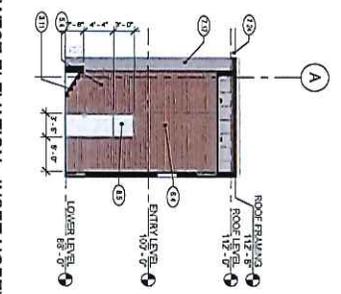


**3 WEST ELEVATION**  
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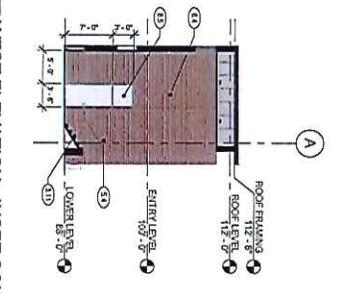


**5 SOUTH PROJECTION - WEST ELEVATION**  
 ORIGINAL SCALE PRINTED @ 2400 IS 15" = 1'-0"

**4 SOUTH PROJECTION - EAST ELEVATION**  
 ORIGINAL SCALE PRINTED @ 2400 IS 15" = 1'-0"



**2 WEST ELEVATION - INSET NORTH**  
 ORIGINAL SCALE PRINTED @ 2400 IS 15" = 1'-0"



**1 WEST ELEVATION - INSET SOUTH**  
 ORIGINAL SCALE PRINTED @ 2400 IS 15" = 1'-0"

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1. REFER TO SHEET A5.1 FOR DETAILS

CHECK REVISIONS



**DK PI ASSC**  
 LOT 6  
 210 N SW 111

**DAVID RAUSCH STUDIO, LLC**  
 75 East Oak Street  
 317.217.4132

**DAVID RAUSCH STUDIO, LLC**  
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 317.217.4132

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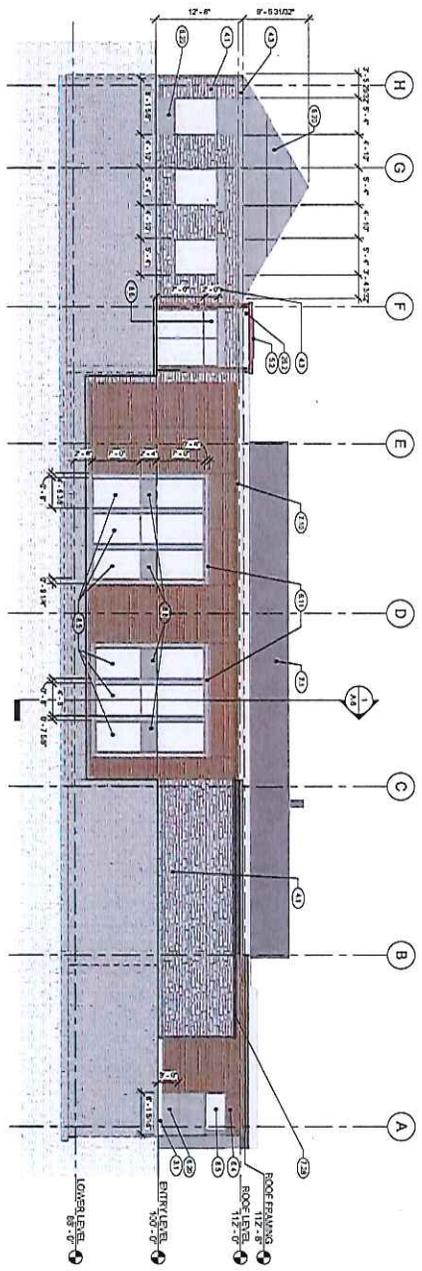
**DAVID RAUSCH STUDIO, LLC**  
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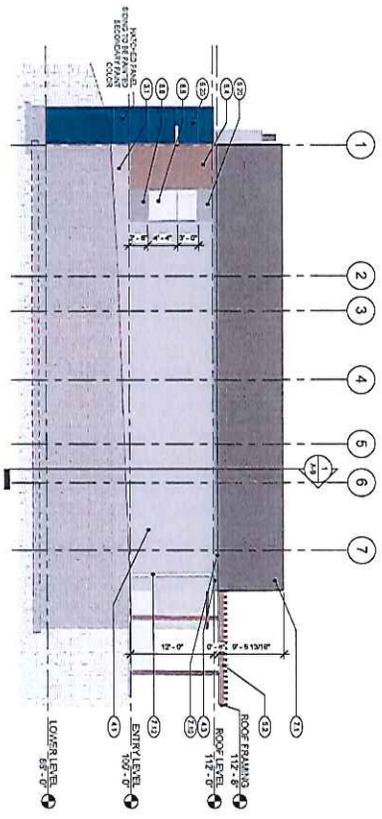
**DAVID RAUSCH STUDIO, LLC**  
 75 East Oak Street  
 317.217.4132

GENERAL ELEVATION NOTES  
1. REFER TO SHEET 14 FOR MATERIALS

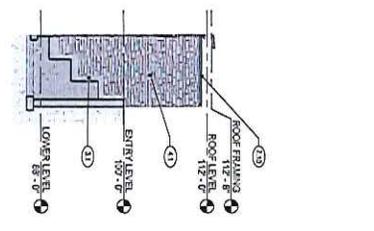
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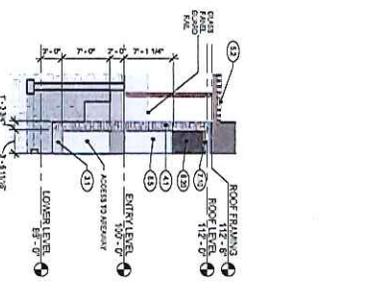
**4 NORTH ELEVATION**  
A-5.2  
ORIGINAL SCALE PRINTED @ 24x36 IS 1/8" = 1'-0"



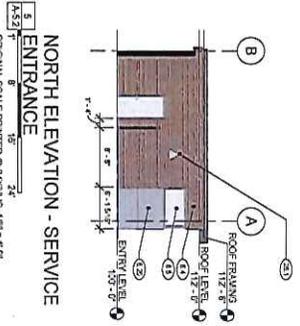
**3 EAST ELEVATION**  
A-5.2  
ORIGINAL SCALE PRINTED @ 24x36 IS 1/8" = 1'-0"



**2 NORTH ELEVATION - INSET WEST**  
A-5.2  
ORIGINAL SCALE PRINTED @ 24x36 IS 1/8" = 1'-0"



**1 NORTH ELEVATION - INSET EAST**  
A-5.2  
ORIGINAL SCALE PRINTED @ 24x36 IS 1/8" = 1'-0"



**5 NORTH ELEVATION - SERVICE ENTRANCE**  
A-5.2  
ORIGINAL SCALE PRINTED @ 24x36 IS 1/8" = 1'-0"



**DK F ASS LOT**  
210 NSV  
DMF PROPERTY, LLC  
115 N. 9th Street  
Zionsville, Indiana 46377

**Architect**  
DAVID RAUSCH STUDIO, LLC  
72 East Oak Street  
Zionsville, Indiana 46377

**Civil Engineer**  
Simpson Engineering  
6313 Brookside  
Zionsville, Indiana 46377

**Structural Engineer**  
Simpson Engineering  
6313 Brookside  
Zionsville, Indiana 46377

**MECHANICAL ENGINEER**  
Simpson Engineering  
6313 Brookside  
Zionsville, Indiana 46377

**MECHANICAL ENGINEER**  
Simpson Engineering  
6313 Brookside  
Zionsville, Indiana 46377

**MECHANICAL ENGINEER**  
Simpson Engineering  
6313 Brookside  
Zionsville, Indiana 46377

**PRELIMINARY - NOT FOR CONSTRUCTION**  
**DAVID RAUSCH STUDIO**  
Architect & Engineer

**DATE:** 04/21/24  
**PROJECT:** 210 NSV  
**CLIENT:** DMF PROPERTY, LLC  
**SCALE:** 1/8" = 1'-0"

**ESTIMATE EXTERIOR ELEVATIONS**  
**A-5.2**

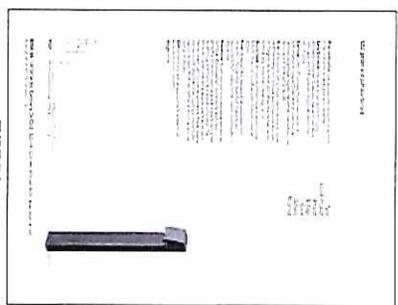
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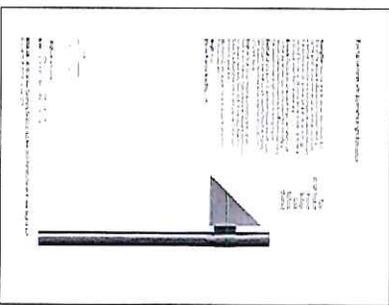


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3	3	WMA	429	043	ESCA 22441	24

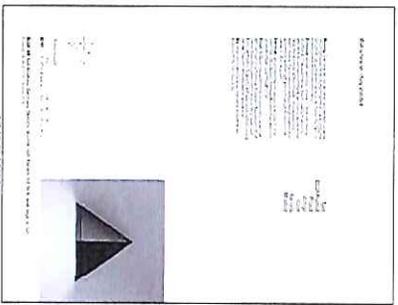
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PERM	PERMANENT	FC	027	14	00	N/A	N/A



TYPE B1



TYPE SL2



TYPE WMA

GENERAL NOTES:  
 • ALL TYPES  
 • UNITS  
 • UNITS

**LIGHT SOURCE**

Project Name: 1444 Adams  
 DK PIERCE

Drawn by	KLS	Scale	E101
Date	5/22/18	Drawing #	
Scale	1/8"=1'-00.00"		



# ZIONSVILLE

FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: May 10, 2016

We have completed our review of the following submittal for the referenced project.

### PROJECT DESCRIPTION

Project	Name	D.K. Pierce and Associates	
	Location	Creekside Park Lot 6	
	Developer	DMP Property	
	Submittal	#2	
Documents Reviewed	Document Name	Document Date	
	Construction Plans	May 6, 2016 (Matches prior submittal)	
Zoning	Current	PUD	
	Proposed	PUD	
Land Use	Current	Fallow	
	Proposed	Business	
Requested Variances			

Based on our review, we have developed the following list of items that do not appear to be consistent with the Town's standards or requirements:

#### I. CONSTRUCTION PLANS

- A. Provide details of the wall signs, including dimensions.
- B. Provide a street address for the property.
- C. Confirm that connection of ST-10 and ST-11 to the foundation drain meets building code.
- D. Discharges from the roof leaders, the front window well, and the inlet on the west side of the building are not provided with treatment by two BMPs. This can be corrected by providing a forebay where these flows are discharged into the detention basin.

- E. The PaveDrain system detail indicated Sch 40 or SDR-35 PVC underdrains. The plans call for perforated HDPE. Corrugated HDPE drain pipe should be smooth interior double wall type. Provide a letter from PaveDrain on its letterhead that the proposed pipe is acceptable in their system or provide sealed vehicle loading calculations indicating the proposed pipe can withstand the vehicle loads.
- F. Indicate the type of storm sewer pipe between ST-1 and ST-2. Is this pipe to be perforated?
- G. Provide information about the drainage at the area's internal walkway where the storm discharges will flow. If a culvert is located at this point, provide the size and capacity. If the storm flow is overland at this point, provide a profile of the walkway indicating the width and depth of the flow over the walkway.

**TOWN OF ZIONSVILLE PLAN COMMISSION  
BOONE COUNTY, INDIANA**

**PETITION FOR PLAN COMMISSION APPROVAL  
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN**

**FINDINGS**

**DK Pierce & Associates, Lot 6, Creek Way, Zionsville, Indiana 46077**

1. The Development Plan/Modification of Development Plan (is) compatible with surrounding land uses because:
  - a. The project involves the development of Lot 6 of the Creekside PUD set forth by the Town of Zionsville into a corporate headquarters office building and adjacent parking lot. Requirements of the PUD are met.
2. The Development Plan/Modification of Development Plan (does) demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
  - a. Each item is designed and indicated in the project plans, which have been coordinated with the utility companies to determine the availability and capacity.
3. The Development Plan/Modification of Development Plan (does) demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
  - a. The design is consistent with common engineering practice for the area and uses the Town of Zionsville design requirements and Creekside PUD requirements.
4. The Development Plan/ Modification of Development Plan (does) utilize building materials and building style compatible with the Zionsville theme because:
  - a. The project use is an office building located on a site surrounded by wooded areas that remain natural and largely undevelopable areas, including a dedicated natural conservation area.
  - b. The project employs several sustainable principals, including stormwater capture techniques that require specific geometries.
  - c. Utilities: The building shall connect to adjacent utilities including water, sanitary drainage, electricity, and gas once those are installed.
  - d. The materials, massing and overall architectural character will be compatible with the Creekside PUD requirements. See attached drawings for more information.
5. The Development Plan/Modification of Development Plan (does) provide for the calculation of storm water runoff because:
  - a. The storm infrastructure is shown in the plan & drainage report and the proposed discharge is less than the allowable release rate.
6. The Development Plan/Modification of Development Plan (does) provide for current and future right-of-way dedications because:
  - a. It complies with setback requirements and there are no plans for right-of-way dedications at the development site.

7. The Development Plan/Modification of Development Plan (~~does~~ does not) provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

a. Design features are indicated on the proposed plans.

**DECISION**

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Petition Number:** 2016-26-DPA

**Subject Site Address:** 4900 W. 106<sup>th</sup> Street

**Petitioner:** Five J. LLC

**Representative:** James Hall/JD Hall Land Surveying

**Request:** Petition for Development Plan Amendment approval requesting Architectural and Building Materials waivers to allow for additions to an existing commercial structure located in the (I2) Urban General Industrial District

**Current Zoning:** (I2) Urban General Industrial District

**Current Land Use:** Commercial

**Approximate Acreage:** 3.10 Acres

**Related Petitions:** 2001-24-DP Petition for Development Plan Approval for the construction of an auto repair and auto parts sales facility

**Exhibits:**  
Exhibit 1 – Staff Report  
Exhibit 2 – Aerial Location Map  
Exhibit 3 – Conceptual Elevations  
Exhibit 4 – Conceptual Site and Development Plan  
Exhibit 5 – Engineering Response letter (dated May 9, 2016)  
Exhibit 6 – Findings of Fact (Waivers-Design)  
Exhibit 7 – Findings of Fact (Waivers-Materials)  
Exhibit 8- Findings of Fact (Development Plan)

**Staff Reviewer:** Wayne DeLong, AICP

## PETITION HISTORY

This petition will receive a public hearing at the May 16, 2016 Plan Commission meeting.

## PROPERTY HISTORY

The property has been utilized for Car and Truck Care Center since 2001 and received its initial Development Plan approval in 2001.

## ANALYSIS

As proposed, the 3.10 acre site would be improved with 15,600 square feet of associated with the existing operation. Details related to the proposed site improvements are illustrated in both Exhibit 3 and Exhibit 4.

## DEVELOPMENT PLAN REVIEW

### **Zoning Ordinance**

The development plan has been reviewed using the standards of the Zionsville Zoning Ordinance (Ordinance) and found to be in compliance. A Technical Advisory Committee (TAC) meeting was conducted on April 25, 2016 and Town staff comments were provided to the Petitioner. The Petitioner provided revised plans and updated information on April 29, 2016 and the Town Engineer provided review comments related to the revised / updated information on May 9, 2016 (file dated see Exhibit 6) indicating there are no outstanding Development Plan comments (with the exception of the Drainage Plan. As of the writing of this report, the Petitioner continues to refine information related to the Drainage Plan (See Stormwater/Drainage portion of this report for additional details).

### **Architecture**

The proposed improvements utilize materials which are currently found on site and in the surrounding area (conceptual elevations attached to this report), and are supportable with the granting of waivers from architectural requirements. As filed, staff is supportive of the proposed architecture and material palate (with the granting of the requested waivers).

### ***Waiver – Building Materials & Building Design***

The Plan Commission may grant waivers of the Building Materials Development Requirements and the Building Design Requirements of the Zoning Ordinance and approve the 1) use of alternate exterior Building materials on any facade of a Building that is visible from a Street and 2) which does not incorporate the salient features of the Zionsville Theme.

### ***Building Design (Exhibit 6)***

i). the Building materials utilized represent an innovative use of said materials which enhance the overall aesthetic exterior character of the Building and will not be detrimental to the use or value of area properties.

- ii). the Building materials utilized are appropriate when compared to the Building materials utilized on other Buildings on the site and surrounding sites
- iii). the Building materials utilized are consistent with and compatible with other Building materials utilized on, and with the overall exterior character of, other Buildings and development located along the Street; and
- iv). the Building materials utilized are consistent with the intent and purpose of this Ordinance.

Proposed Findings of Fact are attached for the Plan Commission's consideration.

Staff is in agreement with the Petitioner's proposed findings.

*Building Materials (Exhibit 7)*

- i). the Building materials utilized represent an innovative use of said materials which enhance the overall aesthetic exterior character of the Building and will not be detrimental to the use or value of area properties.
- ii). the Building materials utilized are appropriate when compared to the Building materials utilized on other Buildings on the site and surrounding sites
- iii). the Building materials utilized are consistent with and compatible with other Building materials utilized on, and with the overall exterior character of, other Buildings and development located along the Street; and
- iv). the Building materials utilized are consistent with the intent and purpose of this Ordinance.

Proposed Findings are attached for the Plan Commission's consideration.

Staff is in agreement with the Petitioner's proposed findings.

**Utility Access**

Adequate access to utilities is available to facilitate the project. No issues are known at this time.

**Streets & Vehicular Circulation**

The development would derive access from West 106<sup>th</sup> Street via two (2) existing road cuts intended to serve a variety of vehicles. No alterations to the two (2) existing road cuts is intended or proposed.

**Parking**

The existing 3 acre site contains ample area to provide for adequate parking.

## Landscaping

As the proposed additions are internal to the site, no modifications to landscaping are contemplated or proposed.

## Lighting

As the proposed additions are internal to the site, no modifications to freestanding lighting is contemplated or proposed. Any building mounted lighting is required to adhere to Town ordinances.

## Signage

As the proposed additions are internal to the site, no modifications to signage is contemplated or proposed. Any new signage is required to adhere to Town ordinances.

## Stormwater / Drainage

Both the Town's Street / Storm Water Department and Town Engineer BLN have reviewed the proposed storm water drainage plan (review comments are a part of the Plan Commission's packet). As of this writing, as drainage comments remain, staff would suggest that finalization of the drainage plan occur prior to the issuance of an Improvement Location Permit (any update to this section of the report will be provided at the meeting).

## FINDINGS

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 4.3.C of the Ordinance the Plan Commission finds:

1. The Development Plan is compatible with surrounding land uses because:
2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:
5. The Development Plan **does** provide for the calculation of storm water runoff because:
6. The Development Plan **does** provide for current and future right-of-way dedications because:

7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The petitioner has prepared findings which are a part of the packet for Plan Commission review.

**STAFF RECOMMENDATIONS**

Staff recommends approval of the petition as filed, inclusive of support of the requested waivers, subject to adequate provisions to finalize the development plan (inclusive of drainage and other components) prior to the issuance of an Improvement Location Permit (recommendation may be updated at the meeting based on evolution of the development plan review related to drainage).

**RECOMMENDED MOTIONS**

I move that Docket # 2016-26-DPA Development Plan Amendment Approval requesting Architectural and Building Materials waivers to allow for additions to an existing commercial structure located in the (I2) Urban General Industrial District, at 4900 W. 106<sup>th</sup> Street be (Approved based the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued ) as presented.

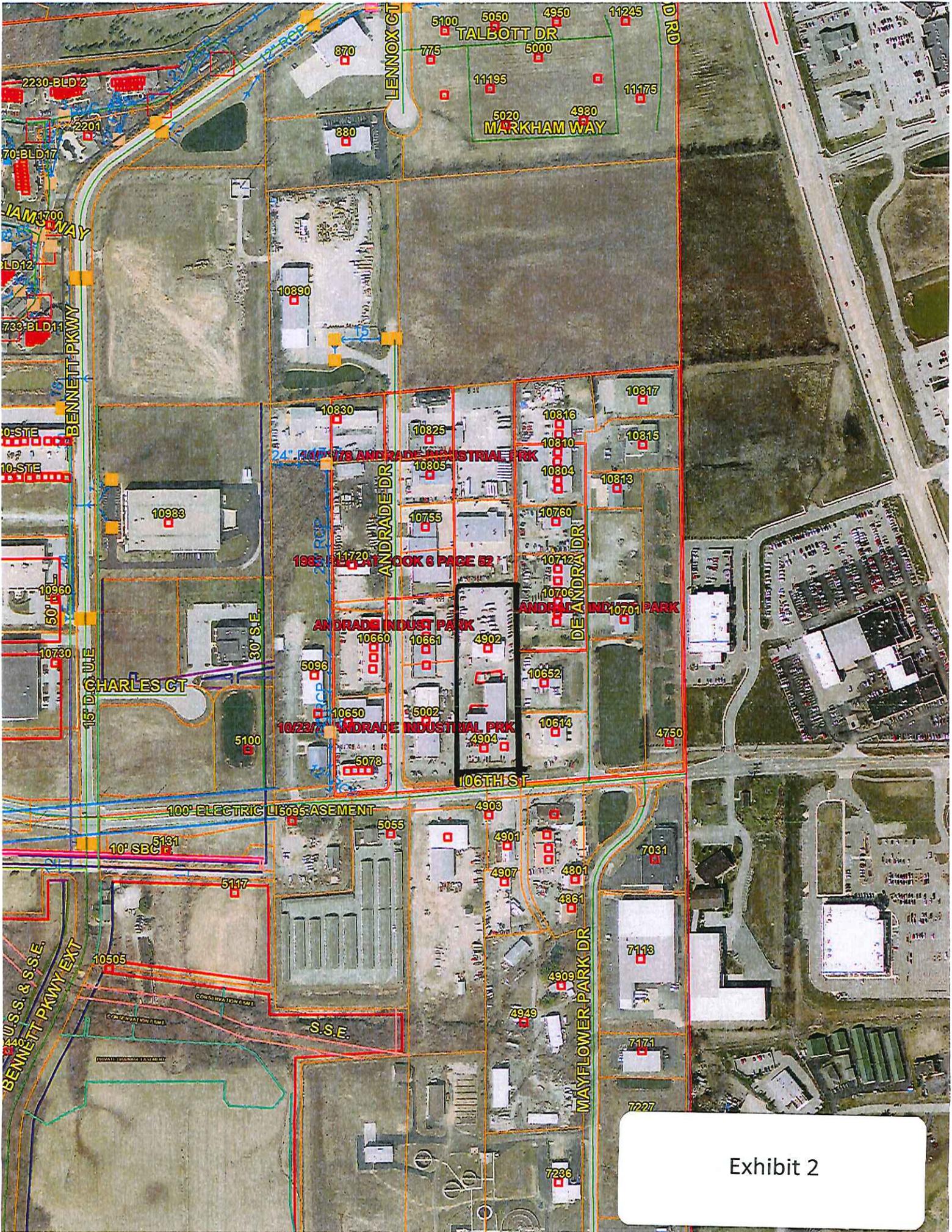
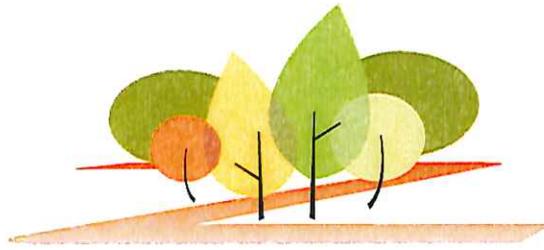


Exhibit 2







# ZIONSVILLE

FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: May 9, 2016

We have completed our review of the following submittal for the referenced project.

### PROJECT DESCRIPTION

Project	Name	Preventative Fleet maintenance (PFM) Zionsville Expansion	
	Location	4900 W. 106 <sup>th</sup> Street	
	Developer	PFM Automotive Group	
	Submittal	#1	
Documents Reviewed	Document Name	Document Date	
	Construction Plans	April 29, 2016 (Plot Date)	
	Drainage Report	April 29, 2016	
Zoning	Current	I2	
	Proposed	I2	
Land Use	Current	Industrial	
	Proposed	Industrial	
Requested Variances			

Based on our review, we have developed the following list of items that do not appear to be consistent with the Town's standards or requirements:

I. CONSTRUCTION PLANS

A. No comments.

II. DRAINAGE REPORT

A. The basin identifiers on the existing basin map and the proposed basin map printed as solid hexagons and are illegible. Use a legible symbol on the maps matching the narrative.

B. The basin identifiers in the existing results table in Appendix B do not match the narrative or the identifiers used in the modeling. Please provide consistency in these identifiers.

- C. It appears from the modeling methodology that the four drainage basins on the site collect to a central discharge point at the property line. However, the narrative indicates the basin EX4 discharges to the adjacent property and that basin EX1 flows to 106<sup>th</sup> Street, but without indication that it joins with the dry pond discharge. Please develop models independently and provide separate results for each off-site discharge location. If the discharges join prior to the off-site discharge location, please indicate this in the narrative.
- D. It appears from the development plans that an existing storm sewer with inlets and a paved swale is located on the east side of the building. These inlets appear likely to collect flows from basin EX-4 and transport them to the pond in front. The model indicates that these flows run to an East link. Please explain in the narrative how this storm sewer does not collect flows from EX-4 and how flows from EX-4 rejoin with the site stormwater runoff before exiting the site or correct the narrative and the modeling to reflect actual conditions.
- E. The narrative indicates that the NRCS Type II rainfall distribution was used for the analyses. However, it appears the peak hourly rainfall rate was used as the 24-hour precipitation rate throughout all analyses. The peak hourly rainfall rate is provided for pipe and swale capacity calculations, but is not applicable for detention facility design and other volume-based calculations. The NRCS rainfall distribution varies throughout the 24-hour period, peaking in intensity near the 12-hour mark. Using the peak hourly rate for 24 hours overstates the runoff volumes, pond elevations, off-site discharge volumes, and overall impacts of the development. Please explain how the modeling incorporated the Type II rainfall distribution through the 24-hour period or revise the rainfall input in the model(s).

**WAIVER OF DEVELOPMENT REQUIREMENTS**

**Building Design Findings**

1. The Building design represents an innovative use of Building materials and design, or site design features which will not be detrimental to the use or value of area properties because:

**The uses adjacent to the site are all industrial in nature. The proposed building addition materials include split face block and metal siding consistent with the existing and surrounding buildings. The proposed additions are at the rear of the existing building.**

2. The proposed Building is appropriate when compared to the architecture, design and overall exterior character of other Buildings of the site and surrounding sites because:

**The use of split face block and metal siding and the overall exterior character of the building additions are compatible with other industrial buildings in the surrounding area.**

3. The Building design is consistent with and compatible with other development located along the Street because:

**Other developments located along the same street in which the site is located are industrial in nature. The design of the proposed additions are consistent with and compatible with other industrial development along the same street.**

4. The proposed Building is consistent with the intent and purpose of this Ordinance because:

**The proposed building additions do not alter or adversely affect the existing building as previously approved in the I2 district.**

**DECISION**

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**WAIVER OF DEVELOPMENT REQUIREMENTS**

**Building Materials Findings**

1. The Building materials utilized represents an innovative use of said materials which enhance the overall aesthetic exterior character of the Building and will not be detrimental to the use or value of area properties because:

**The uses adjacent to the site are all industrial in nature. The proposed building addition materials include split face block and metal siding consistent with the existing building. The proposed additions are at the rear of the existing building.**

2. The building materials utilized are appropriate when compared to the Building materials utilized on other Buildings on the site and surrounding sites because:

**The use of split face block and metal siding and the overall exterior character of the building additions are compatible with other industrial buildings in the surrounding area.**

3. The Building materials are consistent with and compatible with other Building materials utilized on, and with the overall exterior character of, other Buildings and development located along the Street because:

**Other developments located along the same street in which the site is located are industrial in nature. The materials proposed are the same or similar to those already existing on the current building and is compatible with the materials utilized by the other industrial development along the same street.**

4. The Building materials utilized are consistent with the intent and purpose of this Ordinance because:

**The proposed building materials will be consistent those previously approved for this existing and surrounding building.**

**DECISION**

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**TOWN OF ZIONSVILLE PLAN COMMISSION  
BOONE COUNTY, INDIANA**

**PETITION FOR PLAN COMMISSION APPROVAL  
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN**

**FINDINGS**

1. The Development Plan/Modification of Development Plan (is) ~~is not~~ compatible with surrounding land uses because:

**The site and all adjacent areas are all in the I-2 district.**

2. The Development Plan/Modification of Development Plan (does) ~~does not~~ demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

**Utilities are existing on the site.**

3. The Development Plan/Modification of Development Plan (does) ~~does not~~ demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

**Existing traffic patterns are not affected by this proposal.**

4. The Development Plan/ Modification of Development Plan (does) ~~does not~~ utilize building materials and building style compatible with the Zionsville theme because:

**The proposed building materials will match those previously approved for this existing building.**

5. The Development Plan/Modification of Development Plan (does) ~~does not~~ provide for the calculation of storm water runoff because:

**The existing dry basin and runoff analysis are included with this proposed building addition project.**

6. The Development Plan/Modification of Development Plan (does) ~~does not~~ provide for current and future right-of-way dedications because:

**All existing rights of way are shown on the plans. No changes are proposed.**

7. The Development Plan/Modification of Development Plan (does) ~~does not~~ provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

**Except for requested waivers of the development standards, the proposed site plan conforms to the Development Standards of the I-2 district.**

**DECISION**

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Petition Number:** 2016-27-DP

**Subject Site Address:** 6355 S. 950 East

**Petitioner:** Courtyards of Zionsville-Larry D. Neer

**Representative:** Matt Price

**Request:** Petition for Development Plan approval to allow for the construction of 60 single family dwellings and a clubhouse in the (R-4) Rural Residential Zoning District

**Current Zoning:** (R-4) Rural High Density Single and Two-Family Residential Zoning District

**Current Land Use:** Residential/Private Horse Stable/Vacant Land

**Approximate Acreage:** 18.91 acres

**Zoning History:** Plan Commission Docket # 2016-12-PP (approved, with conditions)  
Board of Zoning Appeals Petition # 2015-43-DSV (approved)

**Exhibits:** Exhibit 1 – Staff Report  
Exhibit 2 – Aerial Location Map  
Exhibit 3 – Development Plan  
Exhibit 4 – Lighting Plan  
Exhibit 5 – Landscaping Plan  
Exhibit 6 – Conceptual Front Entry and Conceptual Elevations  
Exhibit 7 – Town Engineers Comment Letter (dated May 9, 2016)  
Exhibit 8– Findings of Fact

**Staff Reviewer:** Wayne DeLong, AICP

## PETITION HISTORY

This petition will receive a public hearing at the May 16, 2016 Plan Commission meeting.

## PROPERTY HISTORY

The overall subject site is comprised of four (4) parcels located in the (R4) Rural High Density Single and Two-Family Residential Zoning District. On February 9, 2016 the Boards of Zoning Appeals approved Docket #2015-43-DSV which provides for a minimum 20 foot front yard setback, measured from the edge of the right-of-way in the R4 rural residential zoning district. On April 18, 2016, the Plan Commission approved Docket 2016-12-PP with conditions, inclusive of waiver requests (reduction of the minimum horizontal curve of the street and the reduction of the minimum tangent length of the street).

## ANALYSIS

As proposed, the 18.91 acre site would be improved with 60 single-family dwellings all deriving access from an internal roadway system. The property is located within the Town's Rural service district and would be served by the County Highway Department until such time as the site is transitioned into the Town's Urban service district.

## DEVELOPMENT PLAN REVIEW

### **Zoning Ordinance**

The development plan has been reviewed using the standards of the Zionsville Zoning Ordinance (Ordinance) and found to be in compliance. A Technical Advisory Committee (TAC) meeting was conducted on and Town staff comments were provided to the Petitioner. Since that time, an additional round of reviews has occurred (as further outlined in this report).

### **Architecture**

As proposed, the single-family dwellings are contemplated to include pitched roofs with overhangs, dimensional shingles, divided light windows, dormers, as well as a variety of other features (see Exhibit 5 for additional information). The proposed features are complementary to the overall area, and to the community as a whole.

### **Building Materials**

As proposed, the single-family dwellings are contemplated to utilize a material palette including cement fibrous siding, asphalt shingles, and masonry products. The proposed materials are complementary to the overall area, and to the community as a whole.

### **Utility Access & Wastewater System Design**

Staff is unaware of any concerns regarding capacity of sanitary sewer utility or the potable water utility which would impact service to the area. Specific to the submitted design, the Town Engineer's letter dated May 9, 2016 identifies items that are inconsistent with the Town's

Standards or requirements, and requires that the Utility Plan be updated to include revised information.

### **Streets & Vehicular Circulation**

The proposed development is intended to gain access from County Road 950 via proposed internal public street system. The proposed methods for primary and emergency ingress to, from, and within the Subdivision are found to be in compliance with the Town's Subdivision Control Ordinance (except where as noted in this report).

### **Parking**

The proposed site development complies with ordinance standards as each home site would be improved with an area for off-street parking as well as a garage. Additional off street parking would be provided as a part of the club house improvements.

### **Landscaping**

As proposed, the overall site would be improved with street trees with each home site being improved with an individual landscape package.

### **Lighting & Signage**

As proposed, the site would utilize parking lot lighting and coach lighting. As filed, staff is supportive of the lighting plan as the proposed parking lot lights are not in excess of 4000K in temperature (based on adoption of Ordinance 2016-04). Specific to signage, the development contemplates utilizing ground signage to identify the site. Use of ground signage is supported by the Town's ordinances.

### **Drainage/Stormwater Management**

The petitioner has provided a detailed drainage study which has been reviewed by Town staff the Town Engineer. The attached Town Engineer letter (dated May 9, 2016) identifies items that are inconsistent with the Town's Standards or requirements, and requires that the drainage plan be updated to include revised information.

### **FINDINGS**

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 4.3.C of the Ordinance the Plan Commission finds:

1. The Development Plan is compatible with surrounding land uses because:
2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:
5. The Development Plan **does** provide for the calculation of storm water runoff because:
6. The Development Plan **does** provide for current and future right-of-way dedications because:
7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The petitioner has prepared findings which are a part of the packet for Plan Commission review.

#### **STAFF RECOMMENDATIONS**

Staff recommends approval of the petition as filed subject to finalization of development plan (inclusive of drainage and other components) prior to the issuance of an Improvement Location Permit (recommendation may be updated at the meeting based on further evolution of the development plan review).

#### **RECOMMENDED MOTIONS**

I move that Docket # 2016-27-DP Development Plan Approval to allow for the construction of 61 single family dwellings and a clubhouse in the (R-4) Rural Residential Zoning District at 6355 S. 950 East be (Approved based the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued ) as presented.

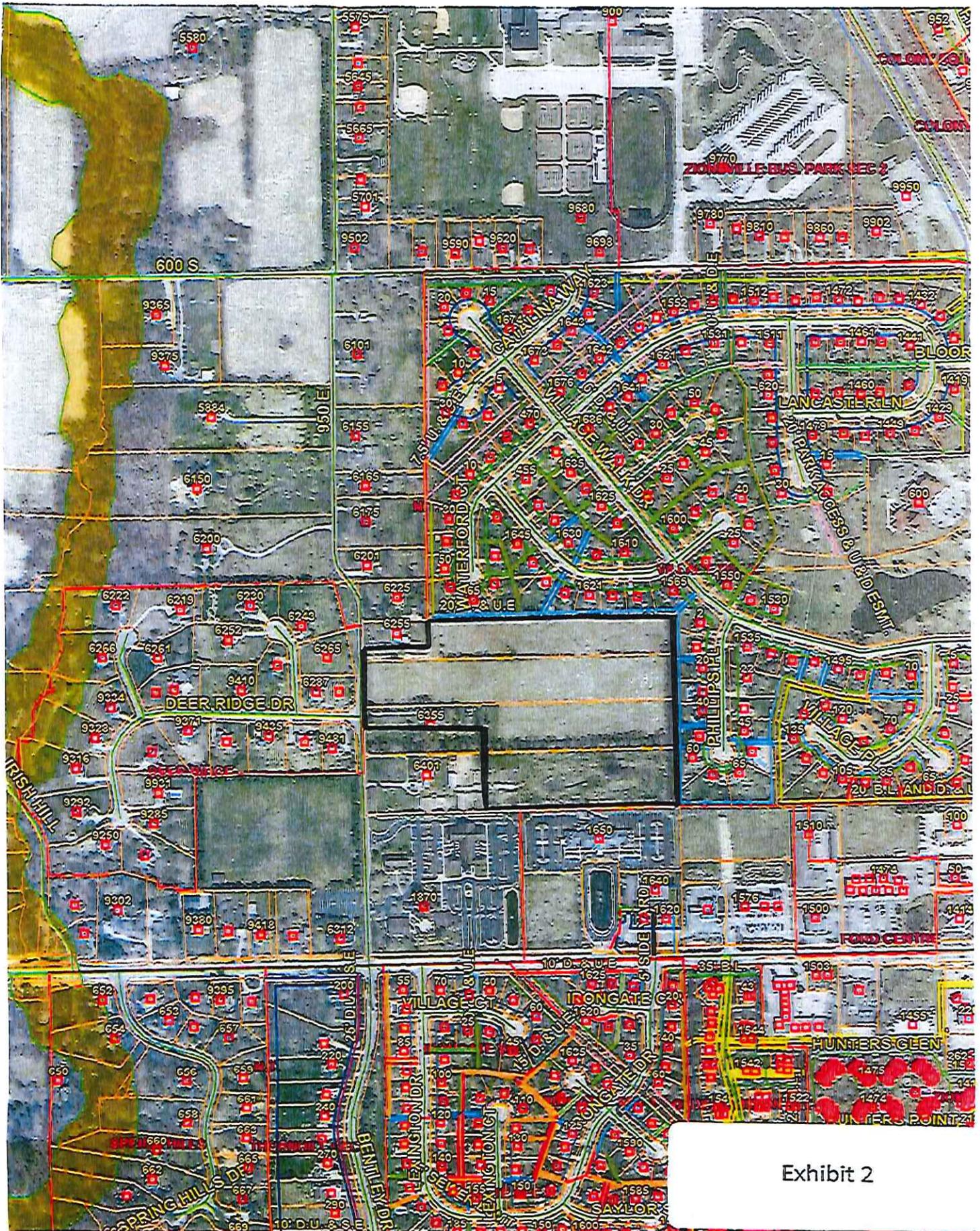
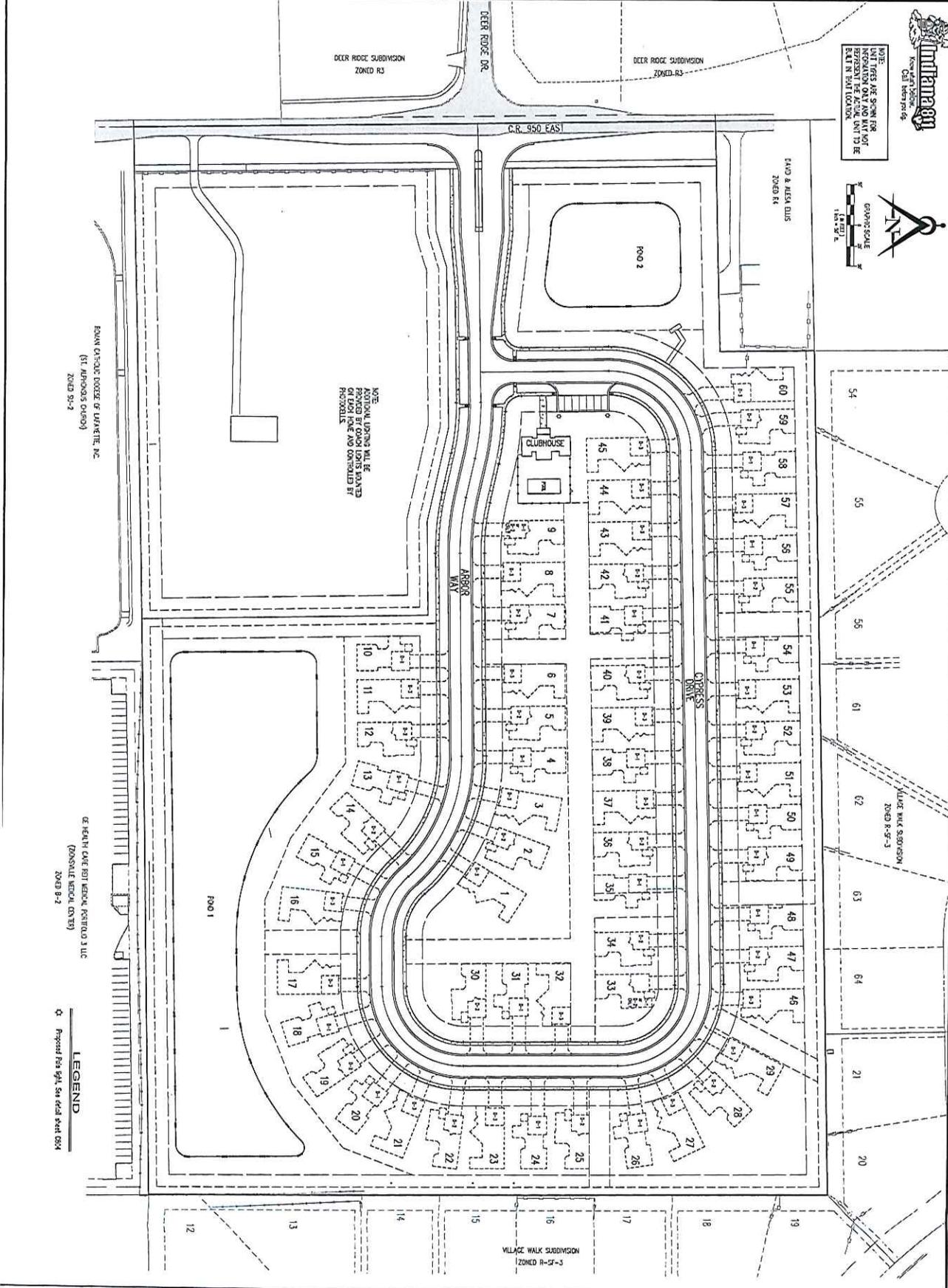
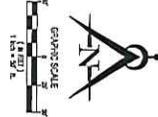


Exhibit 2





NOTE:  
 UNIT TYPES ARE SHOWN FOR  
 INFORMATION ONLY AND DO NOT  
 REPRESENT THE ACTUAL UNIT TO BE  
 EXISTING IN THIS LOCATION.



NOTE:  
 ADDITIONAL LIGHTING WILL BE  
 PROVIDED FOR THE CLUSTER  
 OF UNIT POOL AND CONTROLLED BY  
 PHOTOCELLS.

FOUNTAIN CIRCULAR DOCKAGE OF UVAVENTURE, INC.  
 (ST. JOHNSBURG QUINCY)  
 ZONED R4-2

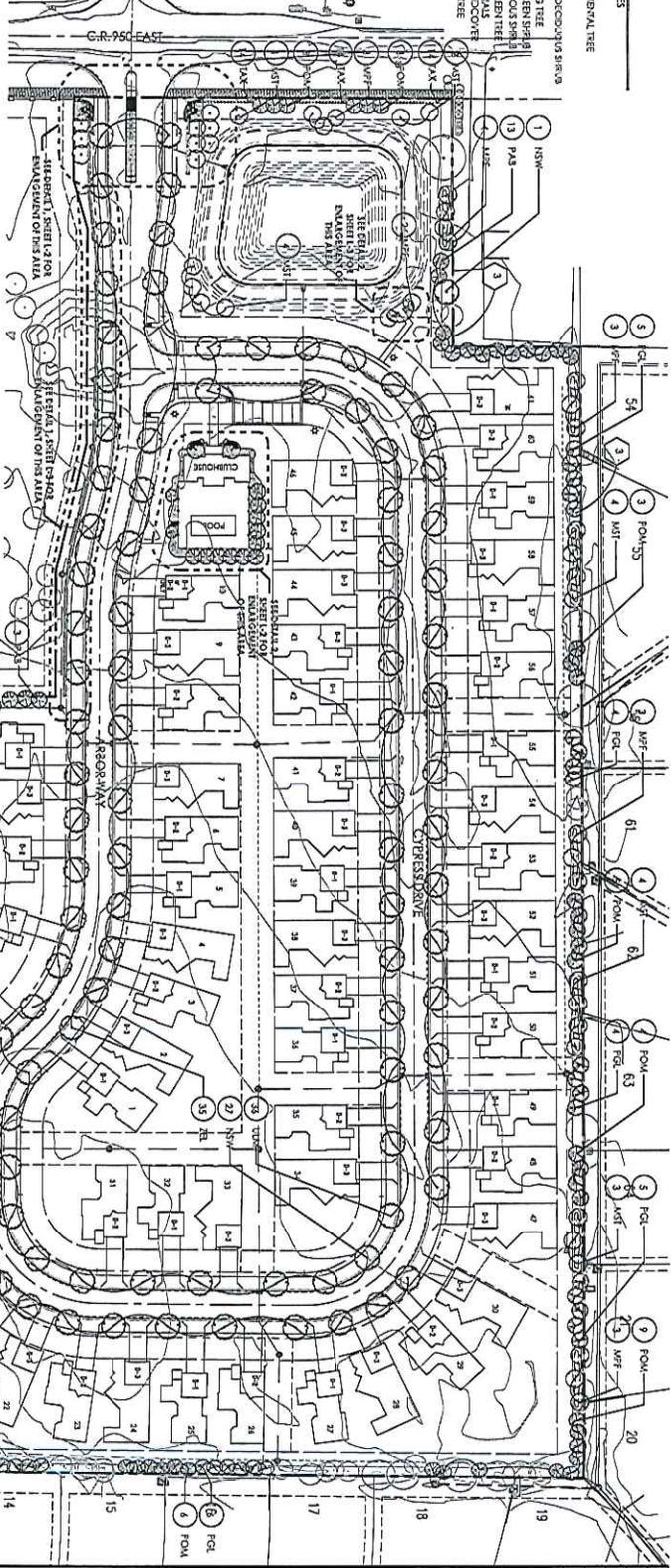
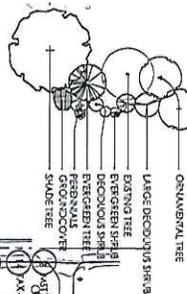
GE HEALTH CARE EAST WILSON PARKING 3 LLC  
 (CONSULTANT MEDICAL CENTER)  
 ZONED B-2

LEGEND

Proposed Foot Print, See Detail Sheet 004

DATE: 5/10/16 DRAWN BY: JMM CHECKED BY: JMM SCALE: AS SHOWN SHEET: 16104 TOTAL SHEETS: 1	PRELIMINARY PENDING AGENCY APPROVAL	COURTYARDS OF ZIONSVILLE Zionsville, Indiana Lighting Plan	PREPARED FOR: Courtyards of Zionsville, LLC 124 Bridgeway Lane Mooresville, IN 46158	REVISIONS: 1. 5/10/16, JMM, [unclear], [unclear], [unclear] 2. 5/10/16, JMM, [unclear], [unclear]
			PROJECT NO.: 16104	DRAWN BY: JMM

**PLANT KEY TYPICALS**  
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



**PLANT LIST**  
CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN

HTS	KEY	EDUCATIONAL NAME	COMMON NAME	SIZE	COND.	EVANS
28	NSW	NORWAY SPRUCE	WILDERICE	7' COL.	HS	
29	NSW	NORWAY SPRUCE	WILDERICE	7' COL.	HS	
30	NSW	NORWAY SPRUCE	WILDERICE	7' COL.	HS	
31	PAS	PEACH BLOSSOM	WILDERICE	5'-6" HGT.	HS	
32	PAS	PEACH BLOSSOM	WILDERICE	5'-6" HGT.	HS	
33	PAS	PEACH BLOSSOM	WILDERICE	5'-6" HGT.	HS	
34	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
35	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
36	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
37	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
38	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
39	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
40	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
41	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
42	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
43	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
44	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
45	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
46	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
47	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
48	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
49	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
50	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
51	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
52	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
53	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
54	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
55	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
56	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
57	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
58	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
59	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
60	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
61	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
62	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
63	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
64	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
65	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
66	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
67	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
68	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
69	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
70	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
71	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
72	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
73	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
74	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
75	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
76	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
77	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
78	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
79	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
80	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
81	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
82	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
83	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
84	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
85	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
86	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
87	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
88	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
89	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
90	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
91	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
92	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
93	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
94	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
95	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
96	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
97	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
98	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	
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100	UM	ULMUS PARVIFLORA	WILDERICE	7' COL.	HS	

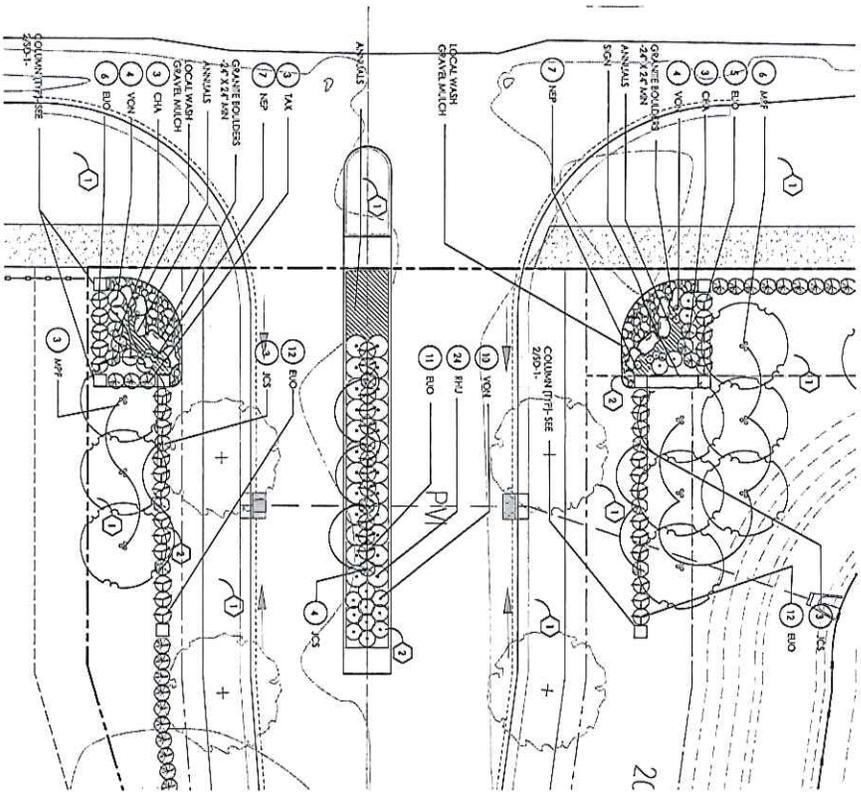
**GENERAL PLANTING NOTES:**

1. ALL PLANTS SHALL BE SET OR EXCEED STANDARD SET IN THE U.S.A. STANDARDS FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEES SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEES SHALL HAVE A MINIMUM 3" DEEP SPACED HARDWOOD BACK MULCH. MULCH BEES TO BE 10" MINIMUM DEPTH.
5. ALL PLANTING BEES TO BE FILL TO A MINIMUM DEPTH OF 12" FOOT.
6. ALL PLANTING BEES TO BE REFERENCED WITH 10-10-10 OR APPROVED FERTILIZER.
7. SOONING / FERTONING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE DRAINAGE UNDERGROUND UTILITIES ARE TO BE DETERMINED BY THE CONTRACTOR PRIOR TO PLANTING. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES FROM CONSTRUCTION WORK AND ACCESS TO BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DESIGNATED BY CONTRACTOR ARE TO BE EXISTING, BE GRASS AND BEERD, SOONING.
10. ALL EXISTING PLANT MATERIAL SPRAWL ON THIS PLAN IS TO BE PRESERVED UNLESS OTHERWISE NOTED OTHERWISE.
11. BEES TO BE 5" X 10" X 2" AND 5" X 10" X 2" FOR TYPICAL PLANT PLANTINGS.
12. SOON SHALL BE PLACED ON FRONT AND BACK OF BEES.

**CONSTRUCTION NOTES:**

1. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL 100' WIDE.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL 100' WIDE.
3. TREES IN REMOVAL AREAS SHALL BE REMOVED AS SOON TO AVOID UTILITIES AND EXISTING TREES AS NEEDED.

<p>DATE: 4/12/16</p> <p>PROJECT: 15105</p> <p>SHEET: [ - ]</p>	<p><b>Faris Planning &amp; Design</b></p> <p>LAND PLANNING &amp; LANDSCAPE ARCHITECTURE</p> <p>243 N. 5th Street Suite 401 Columbus, OH 43218 P (614) 482-1964 www.farisplanninganddesign.com</p>	<p><b>THE COURTYARDS OF ZIONSVILLE</b></p> <p>PREPARED FOR NEER DEVELOPMENT</p> <p>6355 S. 950 E. ZIONSVILLE, IN 46077</p>	<p><b>OVERALL LANDSCAPE F</b></p>
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**1 ENTRY ENLARGEMENT**  
SCALE: 1"=20'

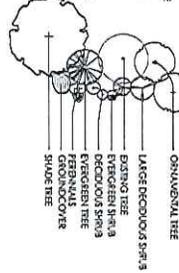
- GENERAL PLANTING NOTES:**
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE ILL. PLANTING DESIGN SPEC. BOOK.
  2. ALL PLANTS OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN'S GUIDELINES.
  3. PLANT LOCATIONS AND BEES SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  4. PLANTING BEES SHALL HAVE A MINIMUM 7 DEEP SPREADER HARDWOOD BARK MULCH, MATCH BEES IN A CONTIGUOUS BED.
  5. ALL PLANTING BEES TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUIV.
  6. ALL PLANTING BEES TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUIV.
  7. SOODING / FERTING BY LANDSCAPE CONTRACTOR.

8. LOCATION OF THE BEES UNDEGROUND UTILITIES ARE SHOWN IN A PLAN PROVIDED WITH THIS SET AND HAVE NOT BEEN RECONSIDERED BY THE OWNER OR REFERENCED. THE BEES ARE TO BE PLACED PRIOR TO COMMENCING WORK AND AGREE TO BE PLACED FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR AND BE RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS OF REPAIR AND REPAIRS TO ALL UTILITIES AND BEES.
9. ALL AREA DISTURBED BY CONSTRUCTION ARE TO BE RESEED, ONE GRASS AND SEEDS, SOONEST.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THE PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
11. REFER TO BEES TO: 10-2, AND 10-3 FOR TYPICAL CONSTRUCTION DETAILS.
12. SOOS SHALL BE PLACED ON FROM AND BEES OF BEES.

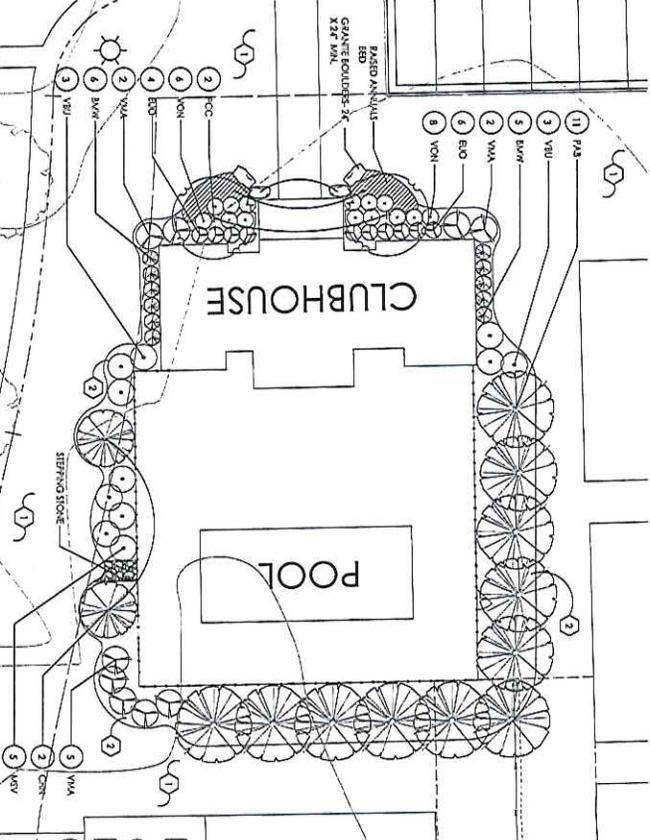
**CONSTRUCTION NOTES:**

1. MAIN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. MAIN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

**PLANT KEY TYPICALS**



**2 CLUBHOUSE/POOL ENLARGEMENT**  
SCALE: 1"=10'



**PLANT LIST**  
CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN

QTY	REF.	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
1	1	ANNUALS	ANNUALS	6" HGT.	115	MULTI TRAIL
2	2	GRASSY BOLLERS	GRASSY BOLLERS	1 1/2' CAL.	115	
3	3	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
4	4	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	2 1/2' CAL.	115	
5	5	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
6	6	ANNUALS	ANNUALS	6" HGT.	115	
7	7	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
8	8	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
9	9	ANNUALS	ANNUALS	6" HGT.	115	
10	10	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
11	11	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
12	12	ANNUALS	ANNUALS	6" HGT.	115	
13	13	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
14	14	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
15	15	ANNUALS	ANNUALS	6" HGT.	115	
16	16	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
17	17	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
18	18	ANNUALS	ANNUALS	6" HGT.	115	
19	19	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
20	20	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
21	21	ANNUALS	ANNUALS	6" HGT.	115	
22	22	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
23	23	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
24	24	ANNUALS	ANNUALS	6" HGT.	115	
25	25	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
26	26	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
27	27	ANNUALS	ANNUALS	6" HGT.	115	
28	28	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
29	29	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
30	30	ANNUALS	ANNUALS	6" HGT.	115	
31	31	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
32	32	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
33	33	ANNUALS	ANNUALS	6" HGT.	115	
34	34	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
35	35	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
36	36	ANNUALS	ANNUALS	6" HGT.	115	
37	37	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
38	38	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
39	39	ANNUALS	ANNUALS	6" HGT.	115	
40	40	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
41	41	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
42	42	ANNUALS	ANNUALS	6" HGT.	115	
43	43	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
44	44	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
45	45	ANNUALS	ANNUALS	6" HGT.	115	
46	46	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
47	47	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	
48	48	ANNUALS	ANNUALS	6" HGT.	115	
49	49	GRASSY BOLLERS ANNUALS	GRASSY BOLLERS ANNUALS	1 1/2' CAL.	115	
50	50	LOCAL WASH GRAVEL MATCH	LOCAL WASH GRAVEL MATCH	5.5' HGT.	115	



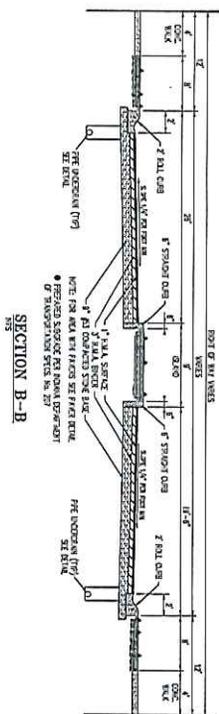
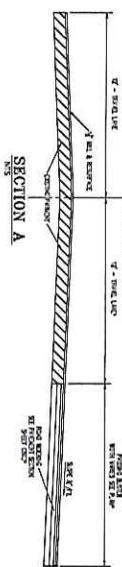
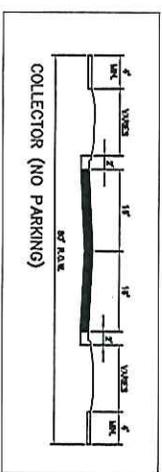
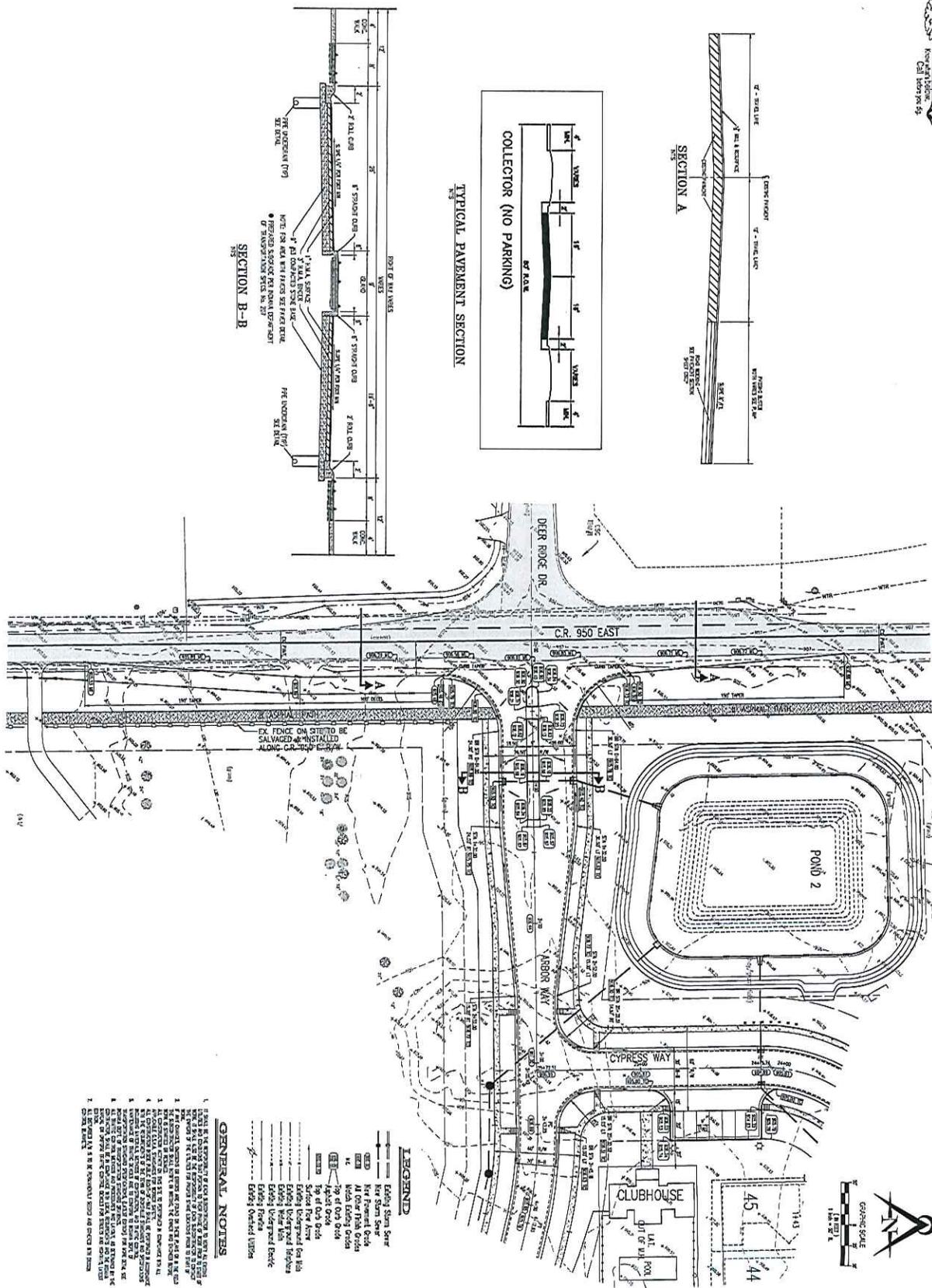
**Faris Planning & Design**  
LAND PLANNING | LANDSCAPE ARCHITECTURE  
242 N. 5th Street | Suite #01 | Columbus, OH 43215  
p (614) 487-1944 | www.farisplanninganddesign.com

THE COURTYARDS OF ZIONSVILLE  
NEER DEVELOPMENT  
6355 S. 950 E., ZIONSVILLE, IN 46077

ENLARGEMENT LANDSCAPE PL

REVISION

DATE: 4/12/16  
PROJECT: 15105  
SHEET: L-2



- GENERAL NOTES**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AS APPLICABLE.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  3. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO MAINTAIN PROPER COVER AND CLEARANCE.
  4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
  5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  7. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
  8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
  9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

- LEGEND**
- Existing Storm Sewer
  - New Storm Sewer
  - Existing Watermain
  - New Watermain
  - Existing Gas
  - New Gas
  - Existing Electric
  - New Electric
  - Existing Sewer
  - New Sewer
  - Existing Easement
  - New Easement
  - Existing Right-of-Way
  - New Right-of-Way
  - Existing Utility
  - New Utility

NO. 16104  
DATE: 5/10/16  
BY: [Signature]

**PRELIMINARY  
PERMITS  
AGENCY  
APPROVAL**

**COURTYARDS  
OF ZIONSVILLE**  
Zionsville, Indiana  
Entrance Detail

PREPARED FOR:  
**Courtyards of Zionsville, LLC**  
124 Bridgeway Lane  
Mooresville, IN 46158

REVISIONS:  
1. [Revision 1]  
2. [Revision 2]

# Front Entry

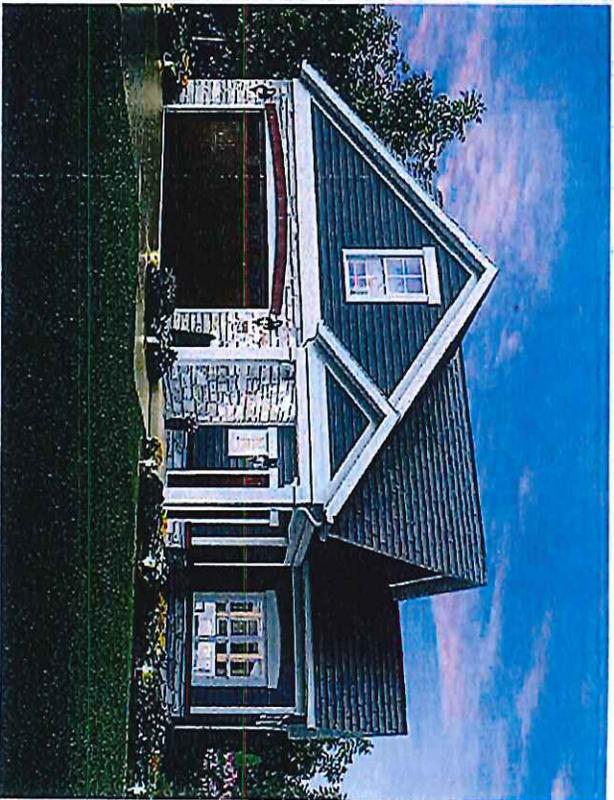


# Palazzo

**Elevation A - Base**

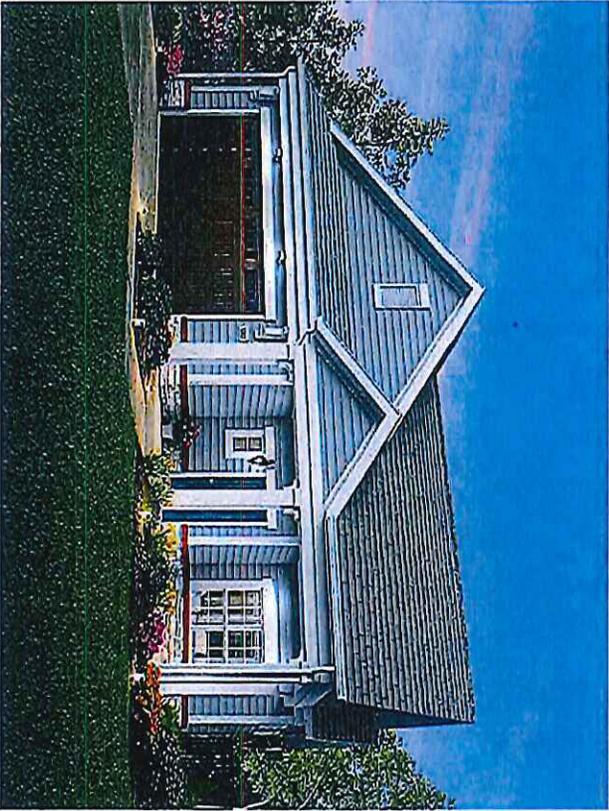


**Elevation A – Bonus Suite**

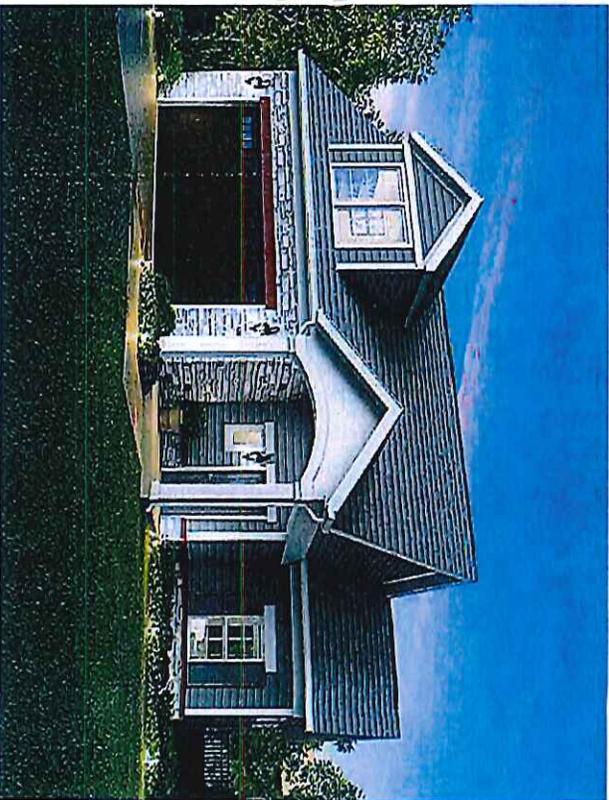


# Palazzo

**Elevation B - Base**

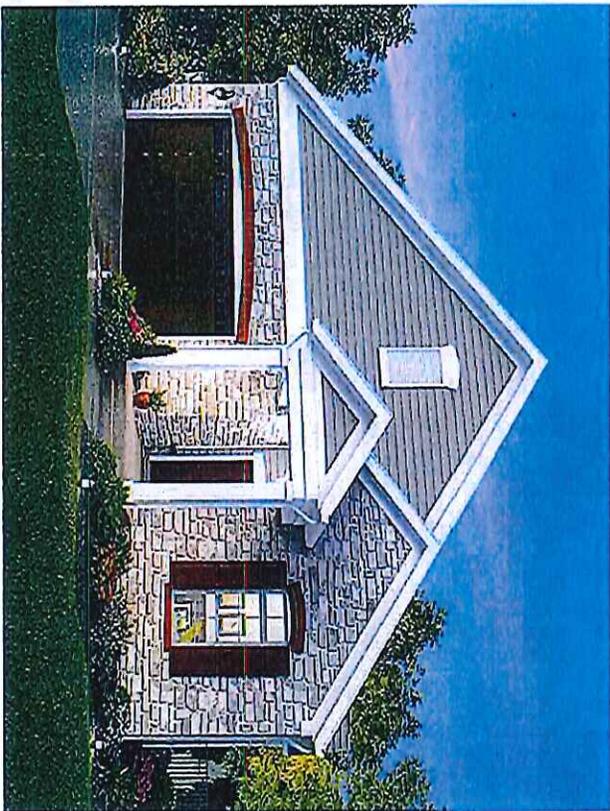


**Elevation B – Bonus Suite**

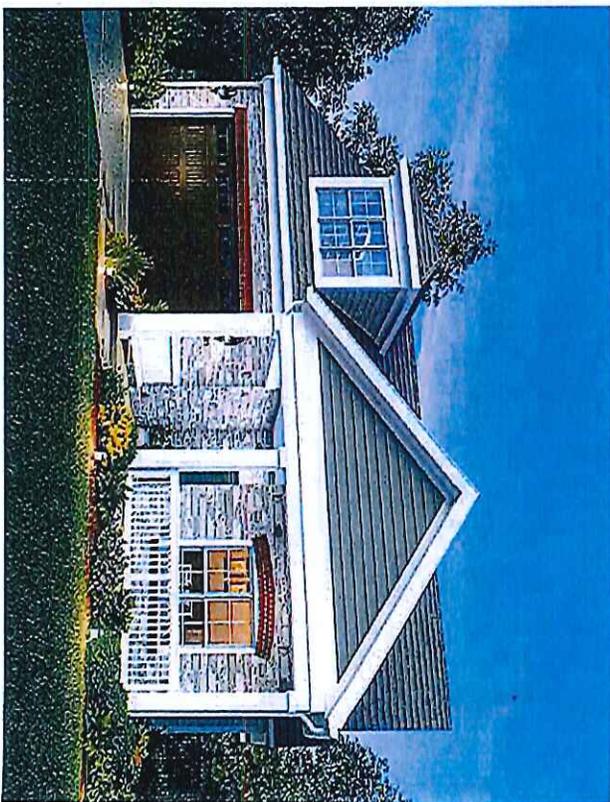


# Portico

**Elevation A - Base**



**Elevation A – Bonus Suite**

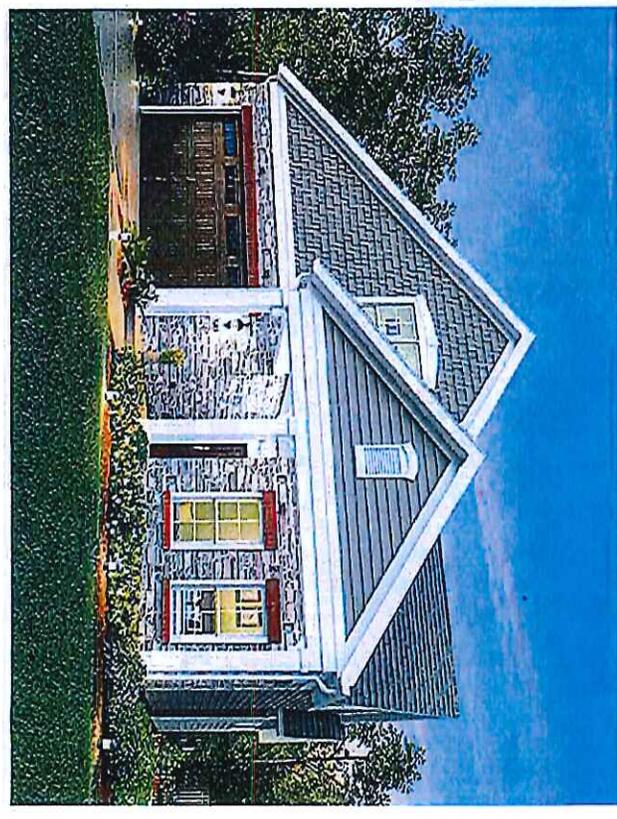


# Portico

**Elevation B - Base**

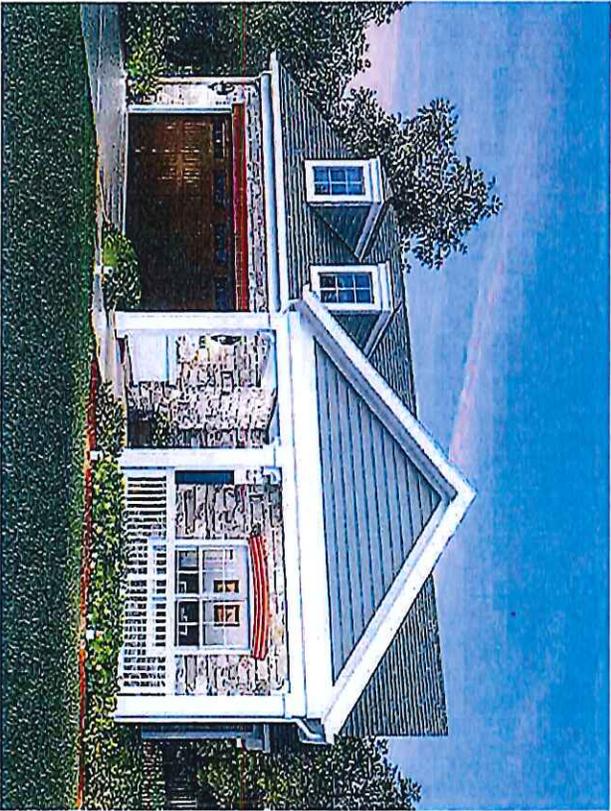


**Elevation B – Bonus Suite**



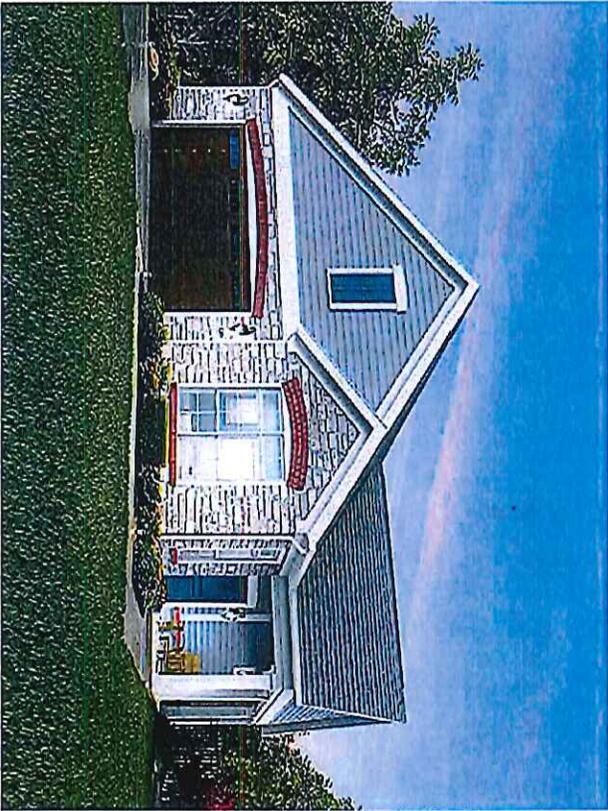
# Portico

Elevation C - Base

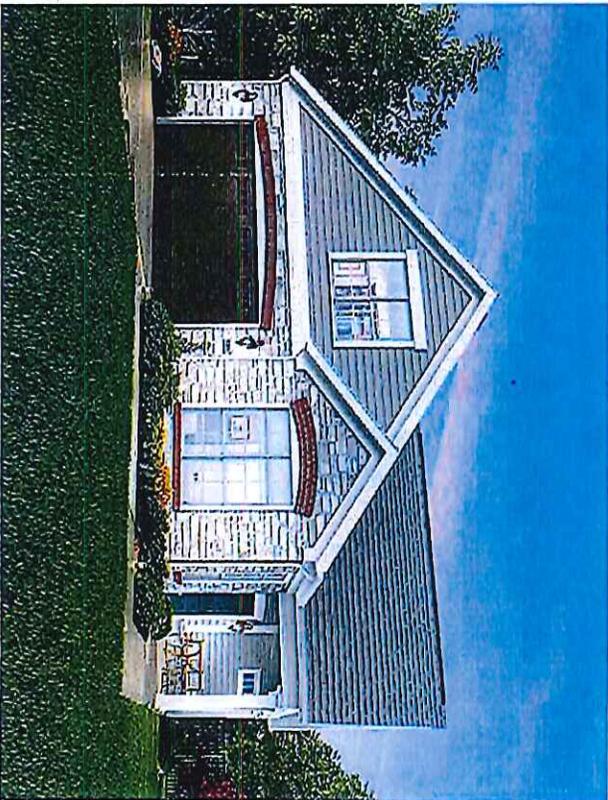


# Promenade

**Elevation A - Base**

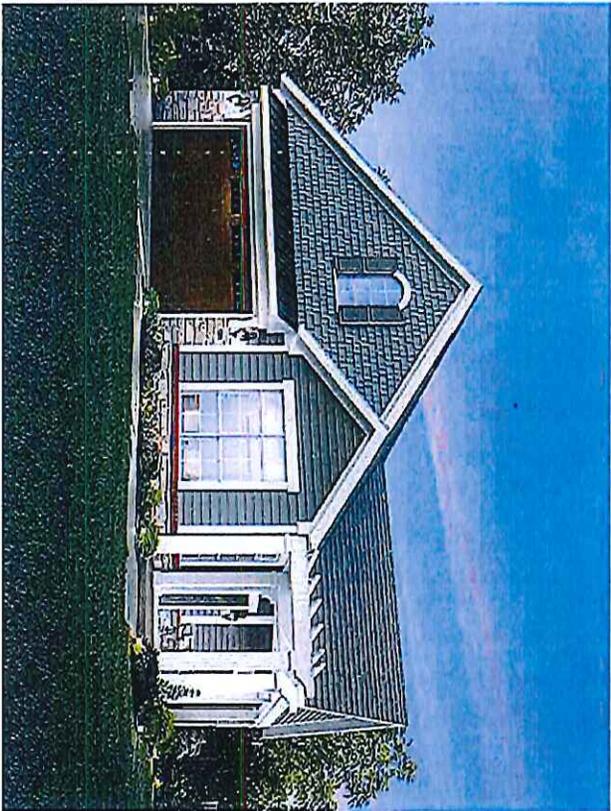


**Elevation A – Bonus Suite**

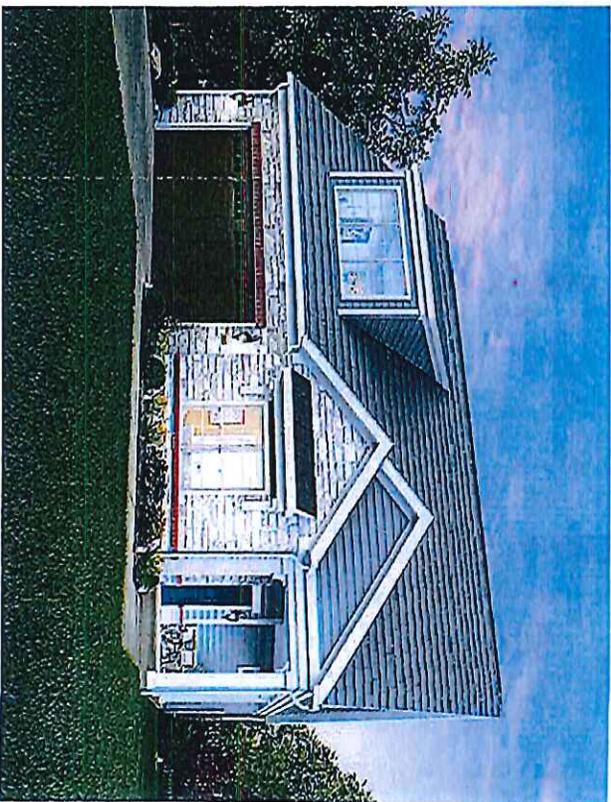


# Promenade

**Elevation B - Base**

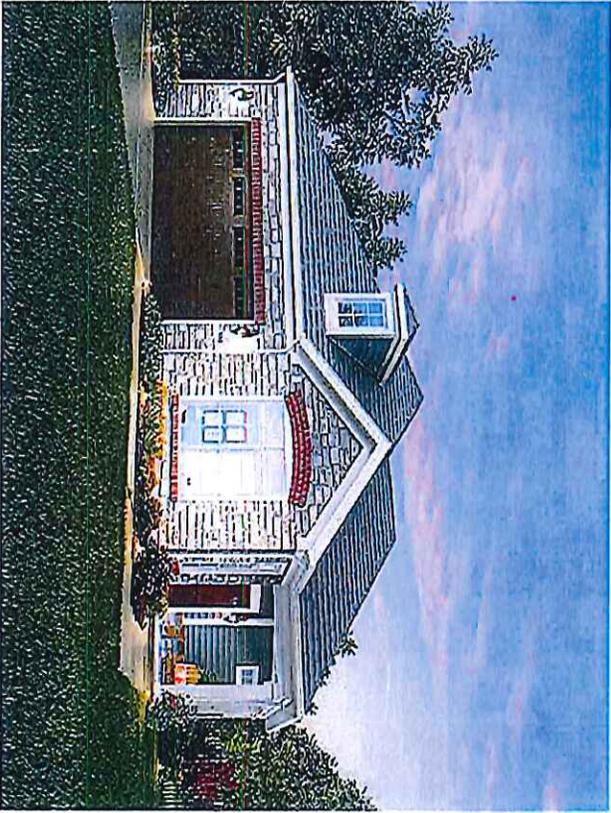


**Elevation B – Bonus Suite**



# Promenade

Elevation C – Base





To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: May 9, 2016

We have completed our review of the following submittal for the referenced project.

**PROJECT DESCRIPTION**

Project	Name	Courtyards of Zionsville	
	Location	Deer Ridge Drive and C.R. 950 E	
	Developer	Courtyards of Zionsville, LLC	
	Submittal	Submittal #3	
Documents Reviewed		Document Name	Document Date
		Drainage Report	4/1/2016, revised 4/28/16
		Development (Construction) Plans	4/29/2016 (Plot Date)
		Primary Plat	4/29/2016 (Plot Date)
Zoning	Current	R4	
	Proposed	R4	
Land Use	Current	Agricultural	
	Proposed	Residential	
Requested Variances			

Based on our review, we have developed the following list of items that do not appear to be consistent with the Town's standards or requirements:

I. DEVELOPMENT PLAN

- A. Indicate on Sheet C401 that the sanitary sewer segment from MH #3 to MH #2 is to be installed by directional drilling meeting the guidance of IDEM.
- B. The sanitary sewer segment from MH#3 to MH #2 should be SDR-11 HDPE fused joint pipe for directional drilling.
- C. Provide concrete cradles for the water mains crossing the storm sewer downstream of STR #121.

- D. The invert of STR #137 is indicated as 900.61 on Sheet C102 and 900.18 on Sheet C603. STR 117 shows the same discrepancy between sheets. Please resolve these discrepancies.
- E. Show the water quality structures on the plan views of the storm sewer P&Ps.
- F. Please note that non-standard street signage, sign poles, and street lights, such as those shown in the drawings, will be the responsibility of the neighborhood association to maintain. Please provide suitable provisions in the neighborhood covenants for this responsibility.
- G. Provide information on the location where the flexible tee saddle that necessitates the standard detail S-13 on sheet C802. Typically, tee saddles are not allowed in new construction. If not needed, please omit this detail.
- H. Provide a fountain on the eastern area of Pond 1 or provide calculations indicating that the proposed western fountain will effectively mix the eastern portion of the pond through the constriction in the middle of the pond. Simple volume mixing calculations will likely not be adequate for this purpose.

## II. DRAINAGE REPORT

- A. Please provide Sheet C109, referenced in the drainage report as indicating the paths of the emergency flood routing. This sheet was not included in the development plan.
- B. The flood routing narrative (pg 7) indicates the emergency flood routing goes to the northeast and southwest site boundaries and then to the proposed pond. Without Sheet C109, we cannot confirm, but please check the accuracy of this statement, as both of these locations are distant from the pond and the southwest drainage basin naturally flows to the south and west, away from the pond.
- C. The development of the CPv and the weir elevations for the 10-year and 100-year flow control weirs is not clear to us in the report. Weir elevations appear to change in various calculations. Please outline the methodology for development of these data and summarize the selected weir elevations and weir sizes in the narrative.
- D. The mass grading of Lot 2 will not significantly change the drainage pattern of the site and will not increase stormwater runoff, so will not need to be connected to the development's stormwater system at this time. Any changes of use or revisions of the drainage patterns of the site will necessitate collection, attenuation, and treatment of the stormwater in the subdivision's storm sewer system. Mass grading of the site will necessitate erosion control measures and re-establishment of permanent vegetation.

- E. Provide hydrographs of the pond elevations through the event and indicate the remaining percent volume at 12 hours and 48 hours after the beginning of the precipitation event and 36 hours after the maximum water level.

**TOWN OF ZIONSVILLE PLAN COMMISSION  
BOONE COUNTY, INDIANA**

**PETITION FOR PLAN COMMISSION APPROVAL  
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN**

**FINDINGS**

1. The Development Plan/Modification of Development Plan **(is/is not)** compatible with surrounding land uses because: **The site is zoned R4. There are existing residential developments adjoining the property on the north, east and west sides.**
2. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because: **Water, sanitary sewer, gas, and electricity are all available to the site. Storm water drainage can also be achieved.**
3. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because: **The appropriateness of the traffic facilities were prepared and submitted with the Primary Plat application.**
4. The Development Plan/ Modification of Development Plan **(does/does not)** utilize building materials and building style compatible with the Zionsville theme because: **The building style and materials have been carefully selected and are of a level of quality typically found in Zionsville.**
5. The Development Plan/Modification of Development Plan **(does/ does not)** provide for the calculation of storm water runoff because: **Storm water runoff calculations and modeling have been performed under the direction of a professional engineer.**
6. The Development Plan/Modification of Development Plan **(does/does not)** provide for current and future right-of-way dedications because: **All required rights of way have been shown and dedicated on the Primary Plat.**
7. The Development Plan/Modification of Development Plan **(does/does not)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because: **Building setback lines were previously approved by the BZA. The development is under the allowable 4 units per acre, while still providing 3-4 times the required landscaping. Dedicated streets and walkways are also provided, as well as lighted parking and sitting areas for the residents.**

**DECISION**

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Petition Number:** 2016-28-Z

**Subject Site Address:** 975 W. Poplar Street (AKA 120 N. 9<sup>th</sup> Street)

**Petitioner:** Zionsville Christian Church

**Representative:** David G. Ruffer

**Request:** Petition for Zone Map Change to rezone 0.275 acres from the (SU-2) Urban Special Use Zoning District to the (RV) Urban Residential Zoning District

**Current Zoning:** (SU-2) Urban Special Use Zoning District

**Current Land Use:** Undeveloped

**Approximate Acreage:** 4.855-acres

**Related Petitions:** None

**Exhibits:** Exhibit 1 - Staff Report  
Exhibit 2 - Aerial/Location Map  
Exhibit 3 – Conceptual Site Layout Plat  
Exhibit 4 - Town Engineer Review Comments (dated April 26, 2016)  
Exhibit 5 - Comprehensive Plan Map

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Project Location**

The subject property is approximately 4.855 acres located at the intersection of Beechwood Lane and Poplar Street

### **Project Description**

The proposed 0.275 acre parcel to be split from the 4.855 acre parcel is currently zoned (SU-2) Urban Special Use Zoning District. The Petitioner requests to rezone the property to the (RV) Urban Residential Zoning District in anticipation of the construction of a new single family residential dwelling.

### **Zoning Ordinance**

In preparing and considering rezoning proposals under the 600 series of Indiana Code, the Plan Commission and the Town Council shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

Responses (findings) to each of these items are offered below:

#### **Comprehensive Plan**

While the Comprehensive Plan recommends the location for Special Use (as Special Uses typically located where the Use is needed), the site is adjacent to residentially utilized property on three sides. Further, the proposed rezoning is an appropriate land use consistent with the policies of the Comprehensive Plan, given that the property is not desired to be retained by the current owner (the Special Use recognized by the Comprehensive Plan).

#### **Current conditions and the character of current structures and uses in each district**

As the use to the west, north, and east are existing single-family dwellings, the proposed rezoning serves to enhance the established residential development to the east.

#### **The most desirable use for which the land in each district is adapted**

While the land is located directly adjacent to an SU-1 Special Use Development District to the south, established residential uses are located to the east, west, and north, it has access to an improved roadway as well as adequate utilities. Residential zoning that is consistent with the established residential pattern is the most desirable use of the land.

#### **The conservation of property values throughout the jurisdiction**

Planned, orderly development of property is a key component in the conservation of property values. Nothing is noted in this proposal or associated petition filings to be contrary to the conservation of property values in the immediate area or the Town.

**Responsible growth and development**

The petition represents responsible growth and development as it is following the recommendations of the Comprehensive Plan for the Town of Zionsville.

**STAFF COMMENTS**

Staff recommends a favorable recommendation of the rezoning petition.

**RECOMMENDED MOTIONS**

**Motion**

I move that Docket #2016-28-Z, Zone Map Change to rezone 0.275 acres from the (SU-2) Urban Special Use Zoning District to the (RV) Urban Residential Zoning District receive a (favorable recommendation based upon the findings in the staff report / unfavorable recommendation / Continued) as presented, with the recommendation being certified to the Town Council for adoption or rejection.

**PROCEDURAL NOTE**

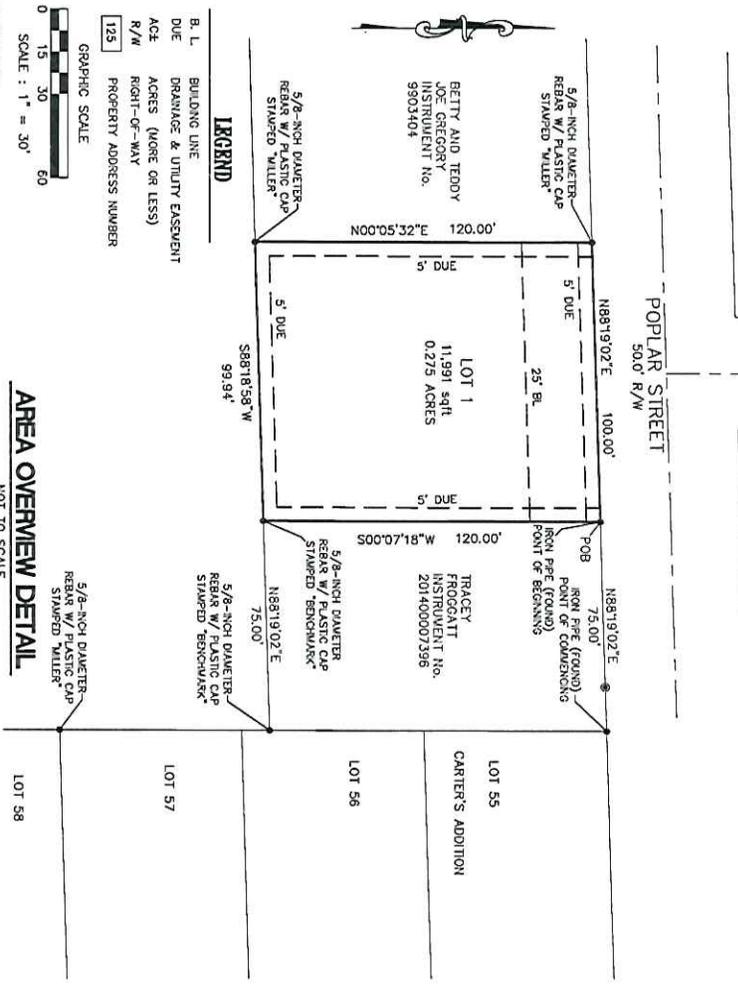
The recommendation of the Plan Commission, if finalized on May 16, 2016, will be forwarded (as certified) to the Town Council for consideration at its June 6, 2016 meeting.



Exhibit 2

# MINOR PLAT of POPLAR STREET ONE LOT

## PART OF NORTHWEST QUARTER 2-17-2 ZIONSVILLE, BOONE COUNTY, INDIANA



**LEGEND**

B. L. BUILDING LINE  
DUE DRAINAGE & UTILITY EASEMENT  
A.C.E. ACRES (MORE OR LESS)  
R/W RIGHT-OF-WAY  
125 PROPERTY ADDRESS NUMBER

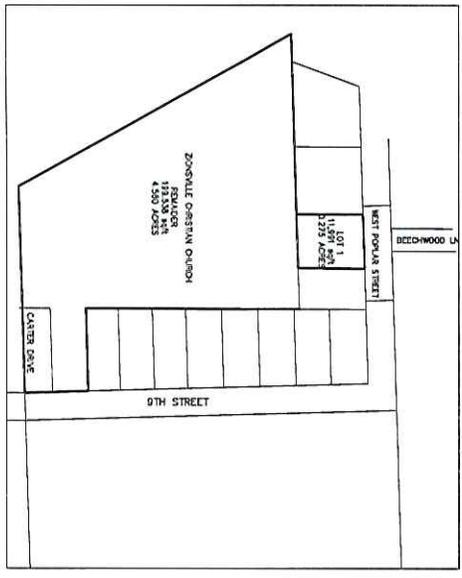
GRAPHIC SCALE  
0 15 30 60  
SCALE : 1" = 30'

**ZONING**  
SPECIAL USE ZONING

**OWNER**  
ZIONSVILLE CHRISTIAN CHURCH  
PROPERTY ADDRESS  
120 NORTH 9TH STREET  
ZIONSVILLE, INDIANA 46077

**DEVELOPER**  
ZIONSVILLE CHRISTIAN CHURCH  
120 NORTH 9TH STREET  
ZIONSVILLE, INDIANA 46077

**SURVEYOR**  
THIS INSTRUMENT  
PREPARED BY:  
K. NATHAN ALTHOUSE  
MILLER SURVEYING, INC.  
948 CONNER STREET  
NOBLESVILLE, IN. 46060  
Ph 773-2844 Fx  
773-2894  
DATE: 3/10/2016  
Job No. B58453



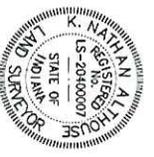
**SURVEYOR CERTIFICATION**

I, K. NATHAN ALTHOUSE, HEREBY CERTIFY THAT:  
THE WITHIN PLAT IS A REPRESENTATION OF THE LAND SURVEYED, SUPERVISED AND PLATTED UNDER MY OR  
SUPERVISION AND CONTROL, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
LEGAL DESCRIPTION OF REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 2 EAST, TOWN OF  
ZIONSVILLE, BOONE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT AN IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF LOT 55 IN CARTER'S ADDITION  
RECORDED IN PLAT BOOK 5, PAGES 18-19, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA,  
THENCE SOUTH 88 DEGREES 19 MINUTES 02 SECONDS WEST 75.00 FEET ALONG THE SOUTHERN RIGHT-OF-WAY  
OF POPLAR STREET TO A ROUND IRON PIPE, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;  
THENCE SOUTH 00 DEGREES 07 MINUTES 18 SECONDS WEST 120.00 FEET TO A 5/8 INCH DIAMETER REBAR  
PLASTIC CAP STAMPED "BENCHMARK"; THENCE SOUTH 88 DEGREES 18 MINUTES 58 SECONDS WEST 99.94 FEET  
TO A 5/8 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALTER", THENCE NORTH 00 DEGREES 05  
MINUTES 32 SECONDS EAST 120.00 FEET TO THE SOUTHERN RIGHT-OF-WAY OF SAID POPLAR STREET AND A  
ROUND IRON PIPE FOUND MARKING THE POINT OF BEGINNING OF THE SOUTHERN RIGHT-OF-WAY OF SAID  
POPLAR STREET TO THE POINT OF BEGINNING.  
CONTAINING 0.28 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY AND  
EASEMENTS RECORD.

THIS SUBDIVISION CONSISTS OF 1 LOT, NUMBERED 1, TOGETHER WITH EASEMENTS AS SHOWN ON THE WITHIN  
PLAT;  
THE SIZE OF THE EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF;  
ALL MONUMENTS SHOWN ON THE WITHIN PLAT ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL  
ARE ACCURATELY SHOWN;  
THE SIZE OF THE EASEMENTS AND PUBLIC WAYS AS SHOWN ON THE WITHIN PLAT, THE SIZE OF THE COMMON AREAS  
AND WIDTHS OF STREETS AND EASEMENTS IS/ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS  
THEREOF;  
ALL MONUMENTS SHOWN ON THE WITHIN PLAT ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL  
ARE ACCURATELY SHOWN;  
THE BOUNDARY SURVEY OF THIS PLAT IS IN CONFORMITY WITH 665 IAC 1-12; AND, THE WITHIN PLAT COMPLETES  
WITH THE PROVISIONS OF THE TOWN OF ZIONSVILLE SUBDIVISION CONTROL ORDINANCE.  
GROSS-REFERENCE IS HEREBY MADE TO A SURVEY RECORDED IN \_\_\_\_\_ AS RECORDED BY THE RECORDER OF BOONE COUNTY, INDIANA,  
INSTRUMENT # \_\_\_\_\_ AS RECORDED BY THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA.  
THE BOUNDARY SURVEY OF THIS PLAT IS IN CONFORMITY WITH 665 IAC 1-12; AND, THE WITHIN PLAT COMPLETES  
WITH THE PROVISIONS OF THE TOWN OF ZIONSVILLE SUBDIVISION CONTROL ORDINANCE.  
WITNESS BY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

SIGNATURE \_\_\_\_\_  
PRINTED: K. NATHAN ALTHOUSE, PLS  
REGISTERED LAND SURVEYOR - INDIANA - # LS20400007



AS USED IN THIS SURVEY, CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL  
OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDING WHICH ARE THE SUBJECT  
OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER  
EXPRESSED OR IMPLIED.  
BUILDING SETBACK LINE  
THE BUILDING SETBACK LINES SHOWN ON THE PLAT ARE PURSUANT TO THE ZONING  
CODE OF THE TOWN OF ZIONSVILLE. THE REQUIRED MINIMUM DEPTH OF FRONT YARD  
SETBACK MAY BE REDUCED PER THE REQUIREMENTS OF ZONING CODE, ARTICLE 2,  
SECTION 2.13(B)(1) (AS AMENDED).  
I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN  
REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS  
DOCUMENT, UNLESS REQUIRED BY LAW.  
K. NATHAN ALTHOUSE.





To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: April 26, 2016

We have completed our review of the following submittal for the referenced project.

**PROJECT DESCRIPTION**

Project	Name	Poplar Street One Lot	
	Location	Poplar Street at Beechwood Lane	
	Developer	Zionsville Christian Church	
	Submittal	#1	
Documents Reviewed	Document Name	Document Date	
	Minor Plat of Poplar Street One Lot	April 12, 2016 (Receipt Date)	
Zoning	Current	SU-2	
	Proposed	RV	
Land Use	Current	Fallow (Lawn Grasses)	
	Proposed	Residential	
Requested Variances			

Based on our review, we have developed the following list of items that do not appear to be consistent with the Town's standards or requirements:

I. MINOR PLAT

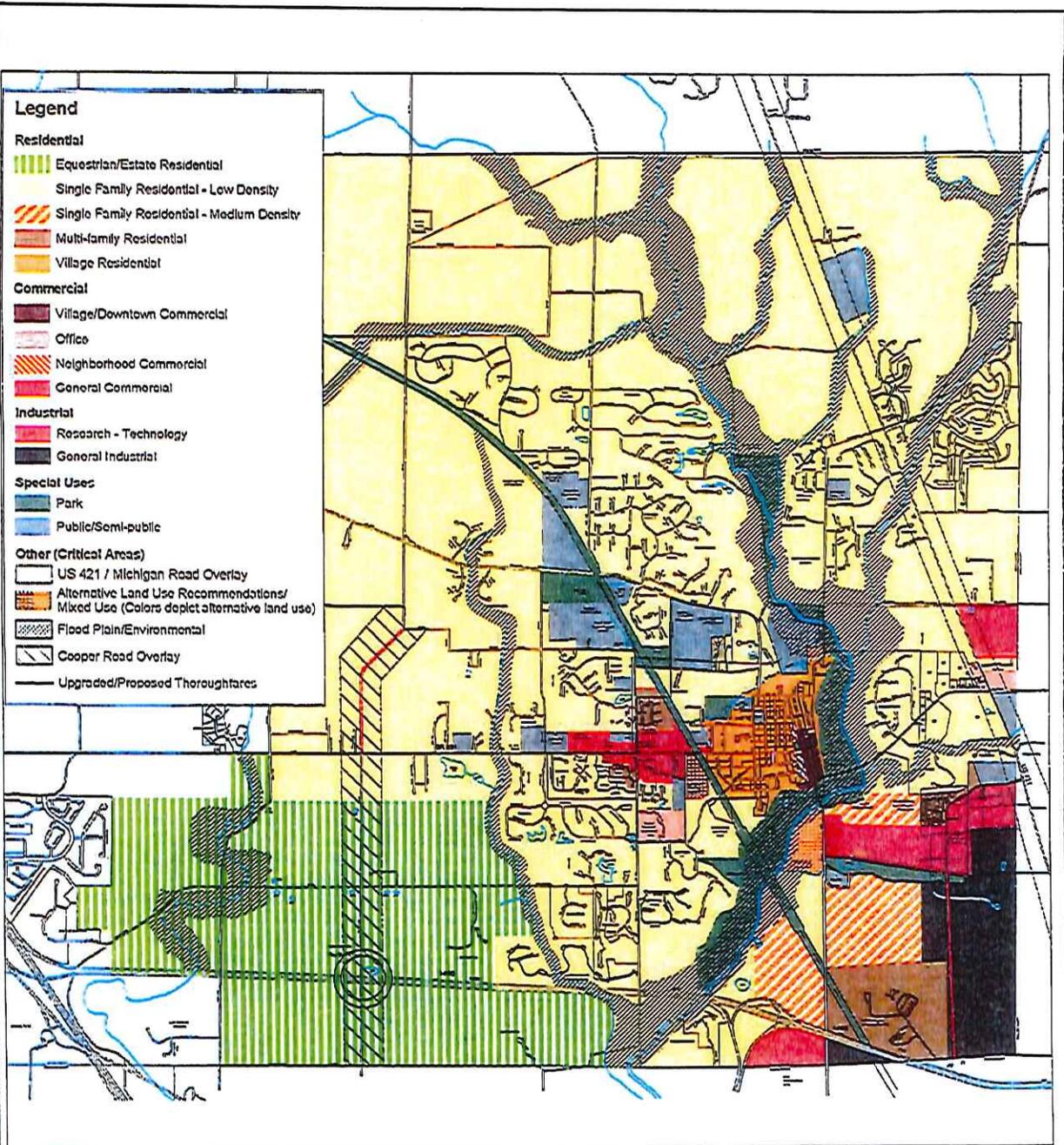
- A. Please provide copies of the last deeds of record for the ZCC property, the Poplar Street property, and any portion of the Beechwood Lane roadway owned by the ZCC (these areas are shown in the Boone County GIS as being owned by the ZCC).
- B. Provide a statement regarding the presence or absence of floodway and floodway fringe on the property.
- C. Provide a street address for the lot.

- D. Revise the dedication statement to incorporate all deeds ultimately incorporated into the plat (see Item A above).
- E. Reference is made to Fourth and Pine Estates in the Dedication Statement. Please correct to the title of this plat.

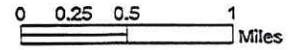
The following items are provided for reference only to aide in tracking follow-up provisions on future secondary plat, construction plan, or other related administrative submittals.

## II. FUTURE FOLLOW-UP ITEMS

- A. Improvement Location Permit
  - 1. Provide or arrange for the future funding of a sidewalk in front of the lot.



Note: See Text for Detailed Description of Land Use Classification



**Zionsville Comprehensive Plan**



**Figure 6.2 Proposed Land Use**

July 2003