



**MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION MEETING  
Monday June 20, 2016**

A meeting of the Zionsville Plan Commission was scheduled for Monday June 20, 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 May 4, 2016 and May 16, 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>   |
|----------------------|-------------|-------------------------------|--|
| 2016-10-Z            | Fabrico     | 165 and 235 W Sycamore Street | Petition for Zone Map Change to rezone 4.32 acres from the (B-3) Urban Outdoor Business Development Districts, to a (PUD) Planned Unit Development District to provide for a mixed use development consisting of residential, office and commercial uses.<br><b>Given an Unfavorable Recommendation to the Town Council<br/>5 in Favor<br/>0 Opposed</b>   |
| 2016-05-PP           | DeRossi     | 8810 and 8811 Whitestown Road | <b>Continued from the February 15, 2016, March 21, 2016, April 18, 2016 meeting, May 10, 2016, and June 20, 2016 meetings, to the July 18, 2016 Plan Commission Meeting</b><br>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<br><b>Continuance Request Approved<br/>5 in Favor<br/>0 Opposed</b> |
| 2016-06-DP           | DeRossi     |                               | <b>Continued from the February 15, 2016, March 21, 2016, April 18, 2016 meeting, May 10, 2016, and June 20, 2016 meetings, to the July 18, 2016 Plan Commission Meeting</b><br>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<br><b>Continuance Request Approved<br/>5 in Favor<br/>0 Opposed</b>         |

VI. New Business

| <b>Docket Number</b> | <b>Name</b>                         | <b>Address of Project</b>     | <b>Item to be Considered</b>   |
|----------------------|-------------------------------------|-------------------------------|--|
| 2016-24-MP           | G. Luros                            | 6601 S. 800 East              | Petition for Minor Plat Approval to allow for the establishment of 2 lots in the (RE) Rural Equestrian Zoning District<br><b>Approved</b><br><b>5 In Favor</b><br><b>0 Opposed</b>   |
| 2016-30-MP           | T. Ferris                           | 9015 E. County Road 200 South | Petition for Minor Plat Approval to allow for the establishment of 3 lots in the (R2) Rural Residential Zoning District<br><b>Continued to the July 18, 2016 Plan Commission Meeting</b><br><b>5 In Favor</b><br><b>0 Opposed</b>                      |
| 2016-31-CPA          | Town of Zionsville                  | N/A                           | Petition for Comprehensive Plan Amendment to update the Transportation Plan and mapping associated with the southeast quadrant of Boone County<br><b>Given a Favorable Recommendation to the Town Council</b><br><b>5 In Favor</b><br><b>0 Opposed</b> |
| 2016-32-DP           | Town of Zionsville Parks Department | 8697 E 400 South              | Petition for Development Plan Approval to provide for construction of a 5000 sf building and related improvements in the (R1) Rural Residential Zoning District<br><b>Approved</b><br><b>5 In Favor</b><br><b>0 Opposed</b>                            |

VII: Other matters to be considered:

Plan Commission discussion and action associated with Cause No. 06D02-0806-PL-76 (consolidated with Cause No. 06D02-0806-PL-077)

**Motion not to Appeal Cause No. 06D02-0806-PL-76 (consolidated with Cause No. 06D02-0806-PL-077)**

**5 In Favor**

**0 Opposed**

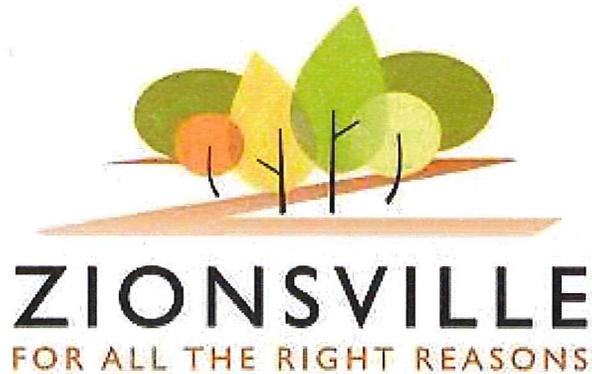
Respectfully Submitted:

Wayne DeLong, AICP

Director of Planning and Economic Development

Town of Zionsville

June 21, 2016



**Petition Number:** 2016-10-Z

**Subject Site Address:** 165 and 235 W. Sycamore Street

**Petitioner:** Fabrico Inc. & Barbara Hanson Slaff

**Representative:** Timothy Ochs

**Request:** Petition for Zone Map Change to rezone 4.32 acres from the (B-3) Urban Outdoor Business District, to a (PUD) Planned Unit Development District to provide for a mixed use development consisting of residential, office and commercial uses.

**Current Zoning:** (B-3) Urban Outdoor Business District

**Current Land Use:** Commercial

**Approximate Acreage:** 4.32 acres

**Related Petitions:** None

**Exhibits:** Exhibit 1 - Staff Report  
Exhibit 2 - Zoning / Location Map  
Exhibit 3 - Proposed Land Use Map (2012 EDSP)  
Exhibit 4 - PUD Land Use Plan & Topographical Survey  
(Supporting Exhibits to Ordinance contained in Staff Packet).  
Exhibit 5- A & F Engineering (Trip Generation Analysis)  
Exhibit 6 - A & F Engineering (Traffic Impact Report, 2014)  
Exhibit 7 - Zoning Process Flow Chart  
Exhibit 8 – Flood Zone Map-Panel 334  
Exhibit 9 – Pathways Map

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Petition History**

The public hearing process associated with Petition 2016-Z-10 commenced on March 21, 2016 and resulted in a continuation of the hearing process. The matter was set for a public hearing on April 18, 2016 (and serves as a continuation of the hearing process). The matter was heard at a Special Meeting of the Plan Commission on May 4, 2016, and continued to the June 20, 2016 regular Plan Commission Meeting.

### **Project Location**

The subject property is approximately 4.32 acres located on the south side of the Sycamore Street, and the east of Zionsville Road (South Main Street). The property contains buildings utilized for seasonal commercial uses.

### **Project Description**

The subject property is currently (B-3) Urban Outdoor Business District and is currently utilized for seasonal commercial uses. The petitioner desires to rezone the property to the Planned Unit Development classification to provide for a mix of land uses including single and multi-family residential, office, and commercial uses. Given the proposed mix of uses, a Planned Unit Development zoning classification is the most appropriate classification to seek to facilitate and consider the requested development.

### **Summary Analysis**

#### Traffic / Circulation

As indicated at the March 21, 2016 public hearing, staff is supportive of the project in principle and encourages further dialog and efforts on behalf of the Petitioner, Interested Parties, and the Town regarding the proposed development and access management (vehicular). As the 2012 Economic Development Strategic Plan states that commercial uses are "encouraged" to "master plan" both parking and vehicular circulation needs, conversations related to this topic is of foremost interest to the community, and staff. Since the writing of the prior staff report, Town Leadership and Management Staff have met with the Town Engineer to review various traffic (both pedestrian and vehicular) alternatives for the area, and the Town Engineer is moving forward with formulating its recommendations on the topic. This effort is in addition to, and complementary to, the development of the 4.32 acre site (be it to currently permitted B-3 standards or to contemplated PUD standards).

Specific to an analysis of traffic, the Petitioner has provided information to the file from A & F Engineering in the form of a Trip Generation Analysis (Exhibit 5). Independent of that information, the Town had previously (2013-2014), during its 5 year update of the Town's Traffic Impact Analysis associated with the Road Impact Fee Study, identified the site for

which redevelopment was likely to occur within the next 10 years. Identification, and inclusion, of this site within the Town's 2014 study allowed the Town to utilize the specific traffic projections associated with this site (when zoned B-3) to calculate the Road Impact Fee charged to all developing properties within the Town of Zionsville. A comparison of the trip information is contained in Exhibit 5.

Specific to a Traffic Impact Analysis, the results of such a study will document capacity and volumes (the financial impact on the road system has already been determined via the 2014 study – trip charge is \$106.00 a trip). Excerpts from the Town's 2014 effort are attached as Exhibit 6 to this report. Currently the Town is engaged in additional studies of the Downtown specific to traffic, however, the results of that study are yet to be available. The Town's consultant team will continue to work with the Petitioner to communicate our findings all while the Petitioner continues to refine its review of the traffic information associated with its proposal.

### Zoning

#### -Land Use

As filed, the bulk of the requested land uses are currently permissible in the Village Business District, the Business-Office District, the Neighborhood Business District, and the General Business District. What are not contained in the list of proposed land uses are specific, currently permissible B-3 Outdoor Business land uses, such as:

|   |                                       |
|---|---------------------------------------|
| <i>Automobile, Truck, or Bus Sales or Service</i> | <i>RV and Camper Sales or Service</i> |
| <i>Automobile, Truck, or Bus Rental</i>           | <i>Boat Sales</i>                     |
| <i>Automobile Repair-major</i>                    | <i>Lumber Yard</i>                    |
| <i>Automobile parts sales (new or used)</i>       | <i>Self-Storage Facility</i>          |

#### -Development Standards

As filed, the proposed development standards sought in conjunction with the contemplated PUD are found in the Town's current Ordinances. Highlighted below are specific items which deviated from current zoning standards:

Requested building height: 50-55 feet in specific locations with specific design criteria  
*Building height per zoning, maximum: 45 feet (in B-3)*

Encroachments into public ways: permissible  
*Encroachments into public ways: permissible, with execution of encroachment agreement*

Multi-family residential units  
*Residential uses are permitted on upper stories of buildings, only*

Single-family residential units  
*Single-family residential units are not permissible in B-3*

In summary, staff continues to be supportive of this development proposal. Detail as to how the heights of buildings in excess of 35 feet will require additional scrutiny at the time Development Plans are sought for specific vertical improvements.

## Rezoning-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:

The Comprehensive Plan Recommends "Village Expansion District" and specifically supports a "mix of retail, office, and supplemental residential with an emphasis on urban and pedestrian scale and proportion." The proposed mix of uses, inclusive of upper-story residential uses, is supported by the comprehensive plan. While the proposed single-family units are not supported by the comprehensive plan, their presence serves to enhance the established and expanding fabric of the Downtown area. With that in mind, a deviation from the plan to support a limited number of single-family dwelling units is supportable.

(2) current conditions and the character of current structures and uses in each district;

The current conditions and character of current structures is one of lower story, less intense land uses (as the immediately adjacent Downtown area to the north contains, primarily, individual buildings on individual lots). The proposed land use pattern and projected improvements (and their associated character), exclusive of the proposed single-family dwellings (which are proposed to be detached units), will consist of two, three, and four story buildings with zero-foot setbacks from the public ways. While two and three story buildings with zero-foot setbacks exist, or are supported by the adjacent zoning districts, buildings in excess of three stories are not customarily found in the Downtown area. However, as proposed, the upper stories of the contemplated buildings are anticipated to be "stepped behind" the prior lower wall. Between the utilization of the "stepped" technique and the existing topography of the property to further conceal the overall height of a building, the proposed heights and overall character of the buildings will be in a position to offer a positive contribution to the Downtown area.

(3) the most desirable use for which the land in each district is adapted;

The most desirable use of the land is one that is a mixed use development which is absent of intense outdoor commercial uses (currently permitted on the site at it is zoned B-3 District).

(4) the conservation of property values throughout the jurisdiction; and

The proposed rezoning which supports the location of a mixed use development with the development characteristics as outlined in the submitted Planned Unit Development document will serve to conserve property values throughout the jurisdiction.

(5) responsible development and growth.

The Petition represents responsible development and growth

### **Planned Unit Development-General Conditions**

Any real estate may be rezoned Planned Unit Development District in order to accomplish the following:

- a) The characteristics of the specific site development and its land uses proposed for the subject real estate are compatible with the surrounding area if the development were limited to those plans and uses as submitted.
- b) Land uses, which would not otherwise be permitted to locate within the existing zoning districts, are proposed for development on a parcel under single or multiple ownership or management.
- c) Exceptions or variations from the size, setback, frontage, density, uses, or other development standards which are established for a given land use in the other zoning districts are permitted as a part of the Planned Unit Development.
- d) The objectives and goals of smart growth are incorporated through the utilization of such initiatives as conservation developments, integrated mixed-use developments, and performance-based implementation developments.

### **Planned Unit Development-Guidelines for Design**

The following design principles are recommended by Article 5 of the Zoning Ordinance:

- a) The proposed development should be designed to produce an environment of stable and desirable character not out of harmony with its surrounding neighborhood and the Town's Comprehensive Plan.
- b) Interest and variety should be sought, by means of street design and changes in mixture of building types, heights, facades, setbacks, plantings, or size of open space. The design should be harmonious as a whole and not simply from street-to-street.
- c) Streets should curve to discourage fast movement of traffic; traffic calming devices should be integrated into street design; group parking areas should be screened, so that the vehicles are substantially hidden from the street.
- d) The natural amenities of the land should be preserved through maintenance of conservation areas and open spaces. A minimum of at least twenty (20) percent of the gross area of the site should be retained in open space.

- e) Height of buildings in excess of thirty-five (35) feet should be designed and planned to be reasonably consistent with the neighboring property and foster efficient use of existing public services and facilities.
- f) Within a primarily residential development, commercial and office uses, if proposed, should be scaled so that they primarily serve the occupants of the development. Commercial and office uses within the development should be at the front of the development and be accessed by an internal collector road.
- g) Structures or buildings located at the perimeter of the development should face outwardly and be properly screened in a manner that sufficiently protects the privacy and amenities of the adjacent and neighboring property uses.

**STAFF COMMENTS**

Staff recommends a favorable recommendation of the rezoning petition (supporting a mixed use development consisting of single family residential, upper story multi-family residential, commercial, and office uses), subject to the adoption of the submitted Planned Unit Development Ordinance.

Staff recommends approval of the proposed Planned Unit Development Ordinance.

**RECOMMENDED MOTIONS**

**Motion**

I move that Docket #2016-10-Z for rezoning of 4.32 acres at 165 and 235 W. Sycamore Street to the Planned Unit Development classification 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**

Upon the conclusion of the Public Hearing and Certification of the Plan Commission's recommendation to the Town Council, the Town Council will then set the matter on its Agenda for future consideration (as outlined in the attached flow chart-see Exhibit 7).

As a portion of the property is within the Special Flood Hazard Area (SFHA) associated with Eagle Creek, it is subject to additional development restrictions. Dependent on the location of any contemplated improvements, approvals from the Federal Emergency Management Agency, Indiana Department of Natural Resources, and / or the Town (in conjunctions with the Town's Ordinance for Flood Hazard Areas) may be necessary (specific to the SFHA).

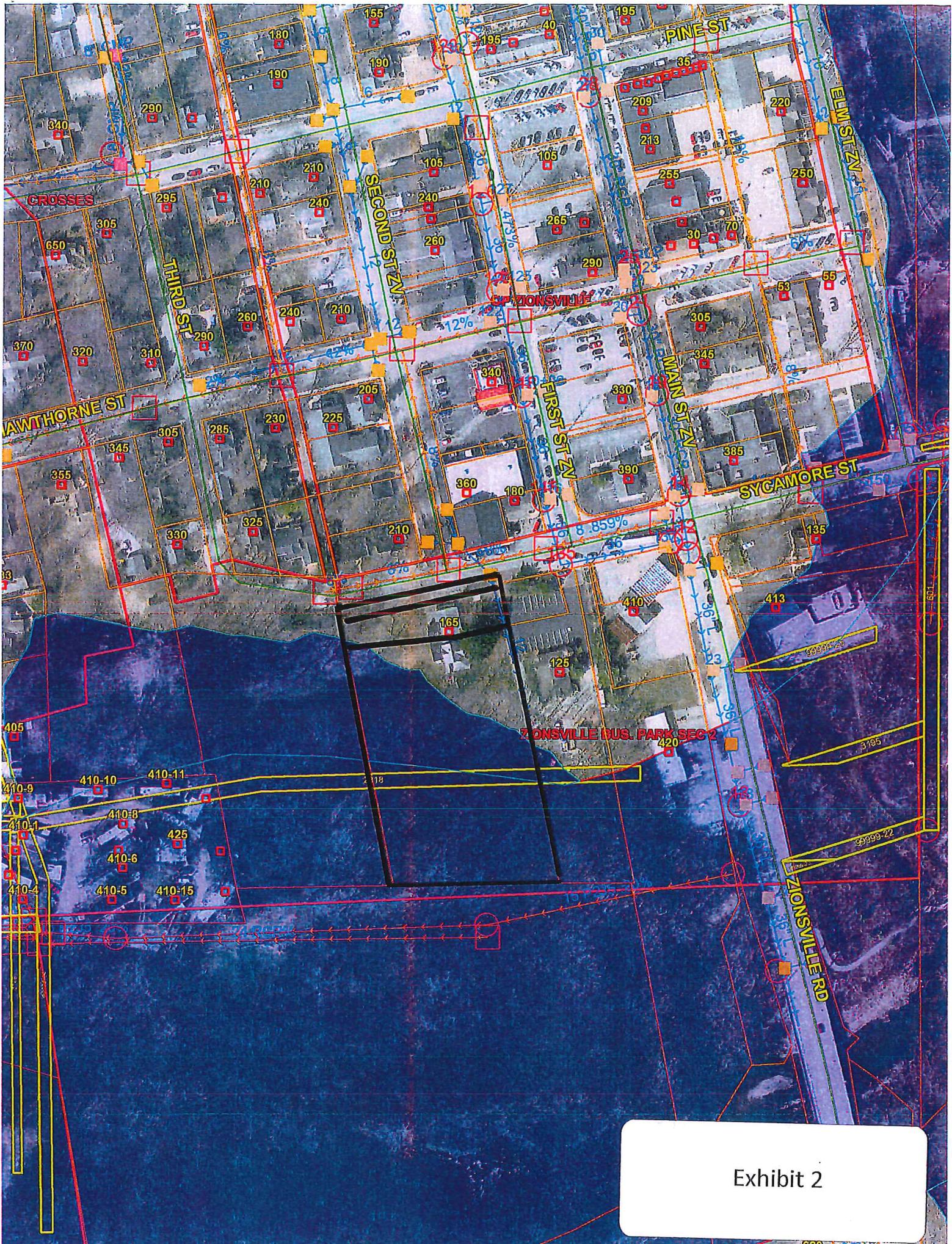


Exhibit 2

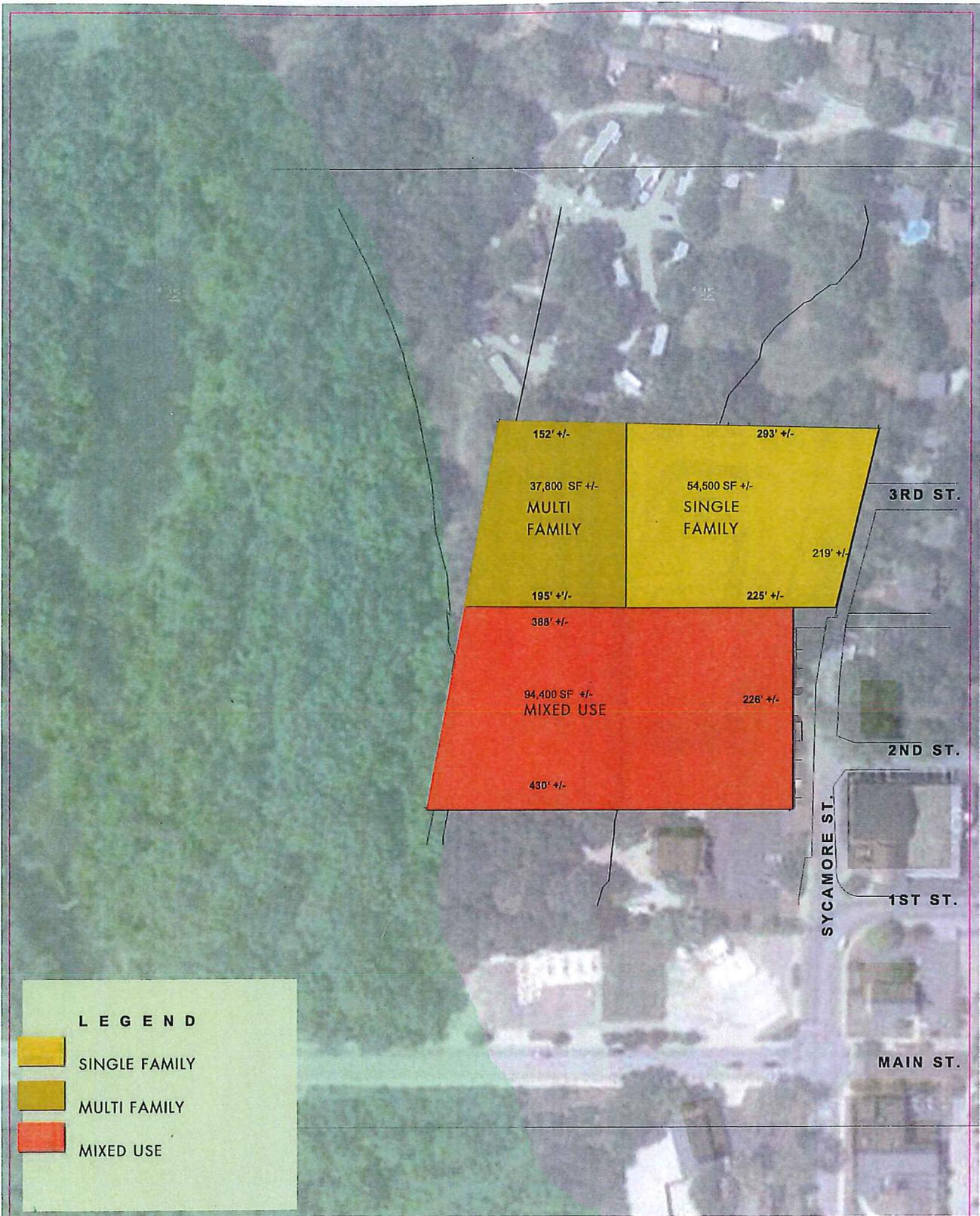


### Future Land Use Plan



Exhibit 3





**LEGEND**

- SINGLE FAMILY
- MULTI FAMILY
- MIXED USE

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

**200 WEST**  
 ZIONSVILLE, INDIANA

Exhibit 4

PRELIMINARY & CONCEPTUAL  
 DEVELOPMENT PLAN  
 © 10 JUNE 2016  
 PAGE 2

**DAVID RAUSCH STUDIO**  
 Architecture & Interiors  
 THE ART OF BUILDING™

200 WEST PARTNERS LLC



TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSES  
STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING  
PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES  
CONSTRUCTION OBSERVATION • SITE ENGINEERING  
REGISTRATION  
INDIANA  
ILLINOIS  
IOWA  
KENTUCKY  
MICHIGAN  
OHIO  
MISSOURI  
FLORIDA

WILLIAM J. FEHRIBACH, P.E.  
OF COUNCIL

STEVEN J. FEHRIBACH, P.E.  
PRESIDENT

JOSEPH T. RENGEL, P.E.  
VICE PRESIDENT

R. MATTHEW BROWN, P.E.  
VICE PRESIDENT

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## MEMORANDUM

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

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

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

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

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

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



The following summarizes the analysis results:

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

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

TABLE 1 – PEAK HOUR & 24-HOUR TRIP DATA

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

\*Includes internal and pass-by trip reductions.

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

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

**TABLE 1 - ESTIMATED INTERSECTION CONSTRUCTION COSTS**

| #  | Intersection   | Today's Cost       | 10-Year Cost       | Applicable Impact Fee Cost |
|----|--|--------------------|--------------------|----------------------------|
| 4  | 106 <sup>th</sup> Street & Bennett Parkway                   | \$0                | \$1,300,000        | \$1,300,000                |
| 8  | 106 <sup>th</sup> Street & Zionsville Road                   | \$160,000          | \$160,000          | \$0                        |
| 10 | Sycamore Street & Zionsville Road/Main Street                | \$0                | \$200,000          | \$200,000                  |
| 11 | Oak Street & First Street                                    | \$260,000          | \$260,000          | \$0                        |
| 13 | Oak Street & CR 1000 E                                       | \$0                | \$0                | \$0                        |
| 15 | Oak Street & Cooper Road                                     | \$0                | \$1,600,000        | \$1,600,000                |
| 16 | Oak Street & CR 800 E  | \$800,000          | \$1,600,000        | \$800,000                  |
| 17 | Sycamore Street & US 421 / Michigan Road                     | \$0                | \$50,000           | \$50,000                   |
| 18 | Bloor Lane & Mulberry Street                                 | \$0                | \$100,000          | \$100,000                  |
| 23 | CR 550 S / Templin Road & US 421 / Michigan Road             | \$80,000           | \$80,000           | \$0                        |
| 28 | Whitestown Road & Ford Road                                  | \$0                | \$1,600,000        | \$1,600,000                |
| 29 | CR 500 S / Whitestown Road & CR 950 E                        | \$0                | \$850,000          | \$850,000                  |
| 30 | CR 500 S / Whitestown Road & CR 875 E                        | \$0                | \$800,000          | \$800,000                  |
| 31 | CR 500 S / 126 <sup>th</sup> Street & US 421 / Michigan Road | \$0                | \$80,000           | \$80,000                   |
| 34 | Willow Road & US 421 / Michigan Road                         | \$0                | \$50,000           | \$50,000                   |
| 41 | CR 300 S / 146 <sup>th</sup> Street & US 421 / Michigan Road | \$0                | \$100,000          | \$100,000                  |
| 42 | CR 300 S & CR 975 E  | \$0                | \$50,000           | \$50,000                   |
| 47 | CR 200 S & US 421 / Michigan Road                            | \$0                | \$130,000          | \$130,000                  |
| 72 | Proposed East/West Connector Rd & Zionsville Rd              | \$50,000           | \$50,000           | \$0                        |
| 73 | 96 <sup>th</sup> Street & Bennett Pkwy                       | \$50,000           | \$50,000           | \$0                        |
|    | <b>Total</b>   | <b>\$1,400,000</b> | <b>\$9,110,000</b> | <b>\$7,710,000</b>         |

**TABLE 2 - ESTIMATED ROADWAY CONSTRUCTION COSTS**

| #   | Street/Segment                                  | Today's Cost | 10-Year Cost |
|-----|---|--------------|--------------|
| 6   | Hunt Club Rd: Kissel Rd-Cooper Road             | \$15,800     | \$0          |
| 9   | 106th Street: Zionsville Rd-Bennett Pkwy        | \$0          | \$713,700    |
| 12  | Oak Street: CR 700 E-CR 800 E                   | \$0          | \$1,490,100  |
| 13  | Oak Street: CR 800 E-CR 850 E                   | \$0          | \$702,500    |
| 15  | Oak Street: Spring Hills Dr-Sheets Rd           | \$0          | \$285,700    |
| 16  | Oak Street: Sheets Rd-CR 1000 E                 | \$0          | \$702,500    |
| 19  | Sycamore Street: Main St-US 421/Michigan Rd     | \$0          | \$917,400    |
| 20  | 116th Street: US 421/Michigan Rd-County Line Rd | \$0          | \$134,900    |
| 33  | 126th Street: US421/Michigan Rd-County Line Rd  | \$45,200     | \$0          |
| 35  | CR 400 S: CR 800 E-CR 875 E                     | \$63,200     | \$0          |
| 37  | CR 375 S: CR 950 E-CR 975 E                     | \$10,700     | \$0          |
| 38  | CR 375 S: CR 975 E-Holiday Rd                   | \$21,300     | \$0          |
| 59  | CR 100 N: CR 800 E-US 421/Michigan Rd           | \$27,700     | \$0          |
| 69  | CR 200 N: CR 1100 E-County Line Rd              | \$62,500     | \$0          |
| 71  | CR 600 E: CR 100 N-CR 250 N                     | \$104,200    | \$0          |
| 73  | CR 700 E: Morton Rd-CR 550 S                    | \$20,900     | \$0          |
| 74  | CR 700 E: CR 550 S-CR 525 S                     | \$10,300     | \$0          |
| 76  | CR 750 E: CR 100 N-CR 200 N                     | \$83,300     | \$0          |
| 77  | CR 775/Kissel Rd: 96th St-I-865                 | \$20,900     | \$0          |
| 79  | CR 775/Kissel Rd: Hunt Club Rd-SR 334/Oak St    | \$36,300     | \$0          |
| 81  | CR 800 E: CR 550 S-Whitestown Rd                | \$27,700     | \$0          |
| 82  | CR 800 E: Whitestown Rd-CR 400 S                | \$34,800     | \$0          |
| 86  | CR 800 E: SR 32-CR 100 N                        | \$83,300     | \$0          |
| 87  | CR 800 E: CR 100 N-CR 200 N                     | \$83,300     | \$0          |
| 110 | CR 1000 E: SR 32-CR 100 N                       | \$21,300     | \$0          |
| 111 | CR 1000 E: CR 100 N-CR 200 N                    | \$20,900     | \$0          |
| 114 | Turkey Foot Rd: Mulberry St-Oak Ridge Drive     | \$36,900     | \$0          |
| 116 | Zionsville Rd: I-865-106th Street               | \$181,600    | \$0          |
| 119 | CR 1100 E: CR 200 S-SR 32                       | \$83,300     | \$0          |
| 120 | CR 1100 E: SR 32-End of Asphalt                 | \$31,100     | \$0          |
| 123 | County Line Rd: 146th St-156th St               | \$41,700     | \$0          |
| 124 | County Line Rd: 156th St-166th St               | \$41,700     | \$0          |

**TABLE 2 CONTINUED - ESTIMATED ROADWAY CONSTRUCTION COSTS**

|      |  |                                  |                    |
|------|--|----------------------------------|--------------------|
| 125  | County Line Rd: 166th St-SR 32                             | \$41,700                         | \$0                |
| 126  | County Line Rd: SR 32-CR 100 N                             | \$41,700                         | \$0                |
| 127  | County Line Rd: CR 100 N-CR 200 N                          | \$41,700                         | \$0                |
| 128  | Proposed E/W Connector: Zionsville Rd-Mayflower Park Drive | \$637,000                        | \$637,000          |
| 129A | Bennett Pkwy Extension: Proposed E/W Connector-96th St     | \$720,000                        | \$720,000          |
| 129B | Bennett Pkwy Extension: 106th St-Proposed E/W Connector    | Covered in Bonds Issued in 2012. | \$720,000          |
| 130  | Cooper Rd Extension: CR 575-SR 334/Oak Street              | \$472,850                        | \$472,850          |
|      | <b>Total</b>   | <b>\$3,164,850</b>               | <b>\$7,496,650</b> |

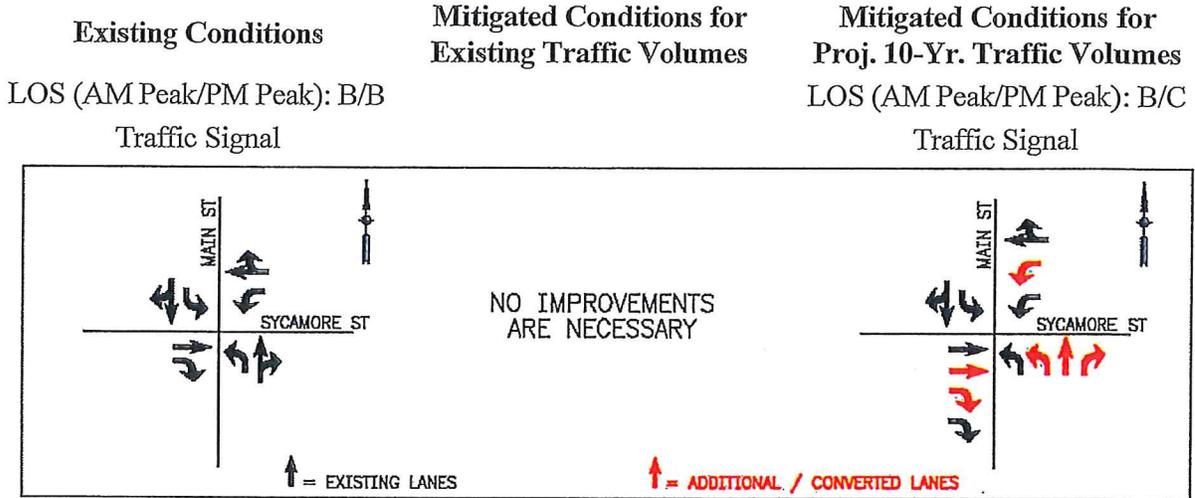
**Figure 3** graphically illustrates all recommended roadway segment and intersection improvement locations. These include all recommendations for existing conditions and/or 10-year conditions. However the roadway segments that only need widening to meet minimum lane width standards have not been included. Only segments where added travel lanes are needed are shown.

**TABLE 4 - SUMMARY OF 24-HOUR TRIPS**

| Parcel #     | ITE Code | Land Use            | Build-Out    | 24-Hour Trips  |
|--------------|----------|---------------------|--------------|----------------|
| 1            | 720      | Medical Office      | 323,200 SF   | 13,001         |
| 2            | 770      | Business Park       | 715,200 SF   | 8,311          |
| 3            | 210      | Single Family       | 168 DU       | 1,693          |
| 4            | 813      | Discount Superstore | 156,621 SF   | 7,948          |
|              | 820      | Retail              | 13,620 SF    | 1,858          |
| 5            | 760      | Research Technology | 1,152,000 SF | 7,638          |
| 6            | 210      | Single Family       | 65 DU        | 707            |
| 7            | 820      | Retail              | 178,800 SF   | 9,908          |
| 8            | 710      | Office              | 45,000 SF    | 716            |
|              | 220      | Apartments          | 276 DU       | 1,796          |
|              | 252      | Senior Living       | 102 DU       | 351            |
|              | 850      | Supermarket         | 31,000 SF    | 3,169          |
|              | 820      | Retail              | 111,000 SF   | 7,268          |
| 9            | 710      | Office              | 6,600 SF     | 166            |
|              | 820      | Retail              | 15,000 SF    | 1,979          |
| 10           | 210      | Single Family       | 62 DU        | 677            |
| 11           | 210      | Single Family       | 76 DU        | 816            |
| 12           | 210      | Single Family       | 95 DU        | 1,002          |
| 13           | 210      | Single Family       | 96 DU        | 1,012          |
| 14           | 210      | Single Family       | 26 DU        | 304            |
| 15           | 210      | Single Family       | 34 DU        | 389            |
| 16           | 210      | Single Family       | 360 DU       | 3,413          |
| 17           | 210      | Single Family       | 26 DU        | 304            |
| 18           | 820      | Retail              | 321,600 SF   | 14,511         |
| 19           | 210      | Single Family       | 284 DU       | 2,744          |
| 20           | 750      | Office Park         | 648,600 SF   | 7,167          |
| 21           | 750      | Office Park         | 404,200 SF   | 4,621          |
| 22           | 850      | Supermarket         | 30,000 SF    | 3,067          |
|              | 820      | Retail              | 20,000 SF    | 2,386          |
|              | 220      | Apartments          | 200 DU       | 1,336          |
|              | 230      | Townhomes           | 24 DU        | 186            |
| 23           | 932      | Sit-Down Restaurant | 5,539 SF     | 704            |
|              | 820      | Retail              | 8,560 SF     | 366            |
| 24           | 710      | Office              | 16,000 SF    | 326            |
| <b>Total</b> | ---      | ---                 | ---          | <b>111,840</b> |

- DU = Dwelling Unit, SF = Square Feet

## INTERSECTION #10 – SYCAMORE STREET & ZIONSVILLE ROAD/MAIN STREET



An in-depth illustration of the existing intersection conditions is also shown in **Exhibit 1**.

Existing Conditions

Improvements Needed to Mitigate Existing Traffic Volumes:

No improvements are necessary.

Estimated Construction Cost to Mitigate Existing Traffic Volumes (Today's Cost):

\$0

Projected 10-Year Conditions

Improvements Needed to Mitigate Projected 10-Year Traffic Volumes:

- Add NB right-turn lane & NB left-turn lane along Zionsville Rd
- Add EB through lane. This lane is included under the segment recommendations.
- Add EB right-turn lane along Sycamore Street
- Add WB left-turn lane along Sycamore Street

Estimated Construction Cost to Mitigate Proj. 10-Yr. Traffic Volumes (10-Year Cost):

\$200,000 (EB through lane included in segment cost)

Applicable Impact Fee Cost

Equals "10-Year Cost" minus "Today's Cost":

\$200,000





PUBLIC PROCESS FOR CHANGE OF ZONING REQUESTS (I.C. 36-7-4-600) Integrated with Town of Zionsville Plan Commission Rules of Procedure

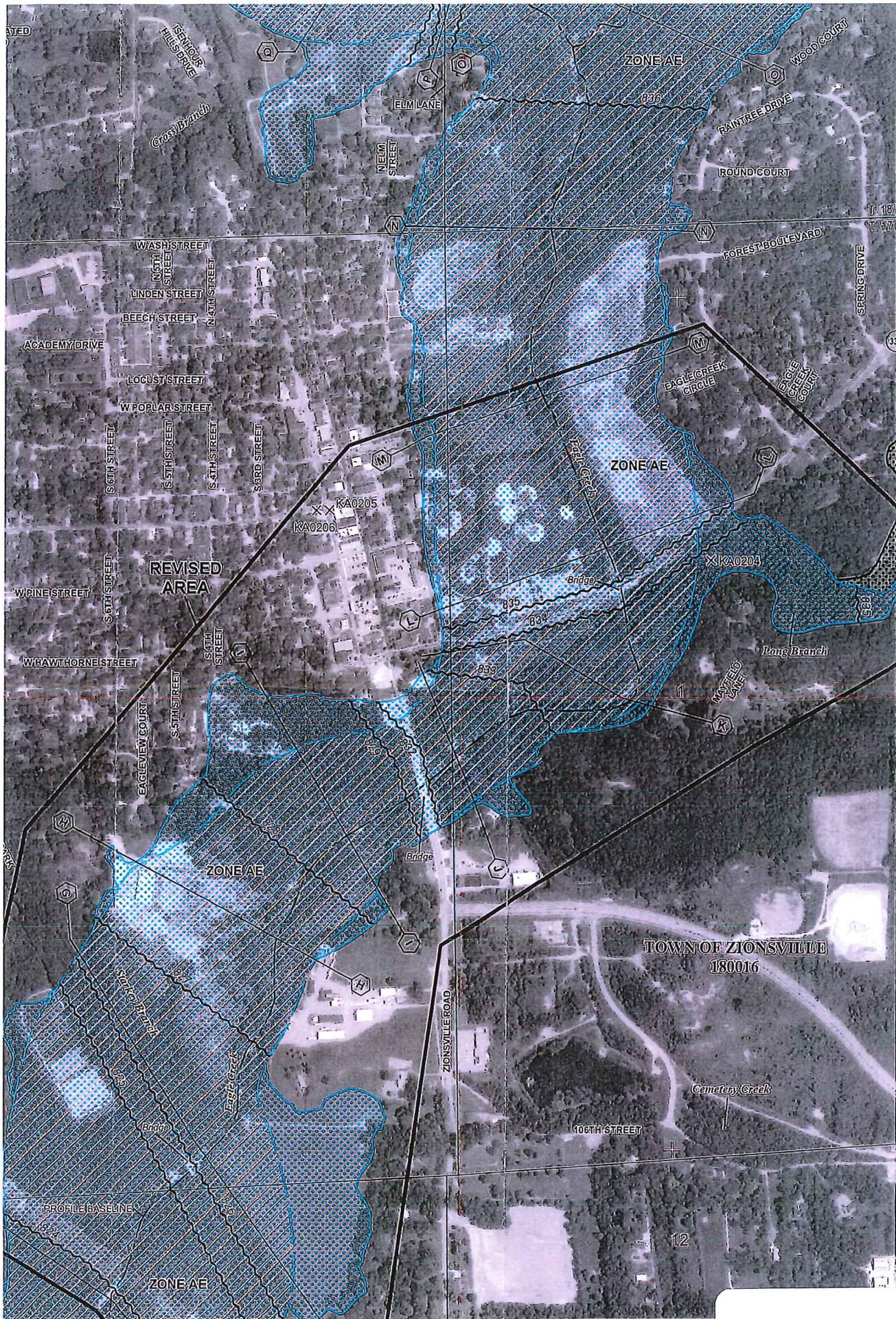
PLAN COMMISSION HEARING PROCESS-FOR CHANGE IN ZONING

| STEP ONE   | DAY 1  | DAYS 3-5  | DAYS 12-14   | DAYS 12-20  | DAY 30   |
|--|--|---|--|---|--|
| ACTION   | Public Filing  | Plan Commission Agenda Posted to Town Website   | Legal Notice of Plan Commission Meeting Published in Newspaper   | Legal Notice Mailed to Adjoiners  | Public Hearing Occurs <i>first public interaction</i>  |
| DETAILS  | Indiana Code requires Plan Commission to hold a hearing within 60 days of the filing                                     | Second opportunity of public to learn of a filing (first is to check with staff after passing of deadline for filing)                                     | Published in a newspaper of general circulation at least 10 days prior to the hearing (regulated by Indiana Code). (Third opportunity for public to be made aware of a rezoning request) | Notices are mailed to interested parties (interested parties are defined by the Plan Commission) (Fourth opportunity for public to be made aware of a rezoning) | Hearing can be continued from time to time and results in a recommendation being forwarded to the Town Council within 10 business days of the final determination (Indiana Code stipulates timing) |
| INTERESTED PARTIES:                                      | Call on Town Hall to confirm what has been filed   | Watch website for updates   | Publication occurs on Wednesdays (typically, using Zionsville Sentinel Times)  | Mail arrives certified  | Hearing(s) occur at Town Hall -Public Hearing (& fifth time public to be made aware of rezoning request) is on a set schedule published yearly   |
| <b>TOWN COUNCIL MEETING PROCESS-FOR CHANGE IN ZONING</b> |  |   |  |   |  |
| STEP TWO   | DAYS 33-36   | DAYS 37-119   | DAYS 45-135  |   |  |
| ACTION   | Matter is Forwarded to Town Council  | Town Council Posts Agenda to Town Website   | Town Council Holds Public Meeting <i>second public interaction</i>   |   |  |
| DETAILS  | Town Council discusses request at an agenda setting meeting (& sixth time public to be made aware of a rezoning request) | Seventh opportunity of public to be made aware of a rezoning request (Note: Town Council by Indiana Code has up to 90 days to vote on a change in zoning) | Eighth opportunity of public to be made aware of a rezoning request  |   |  |

**Notes:**

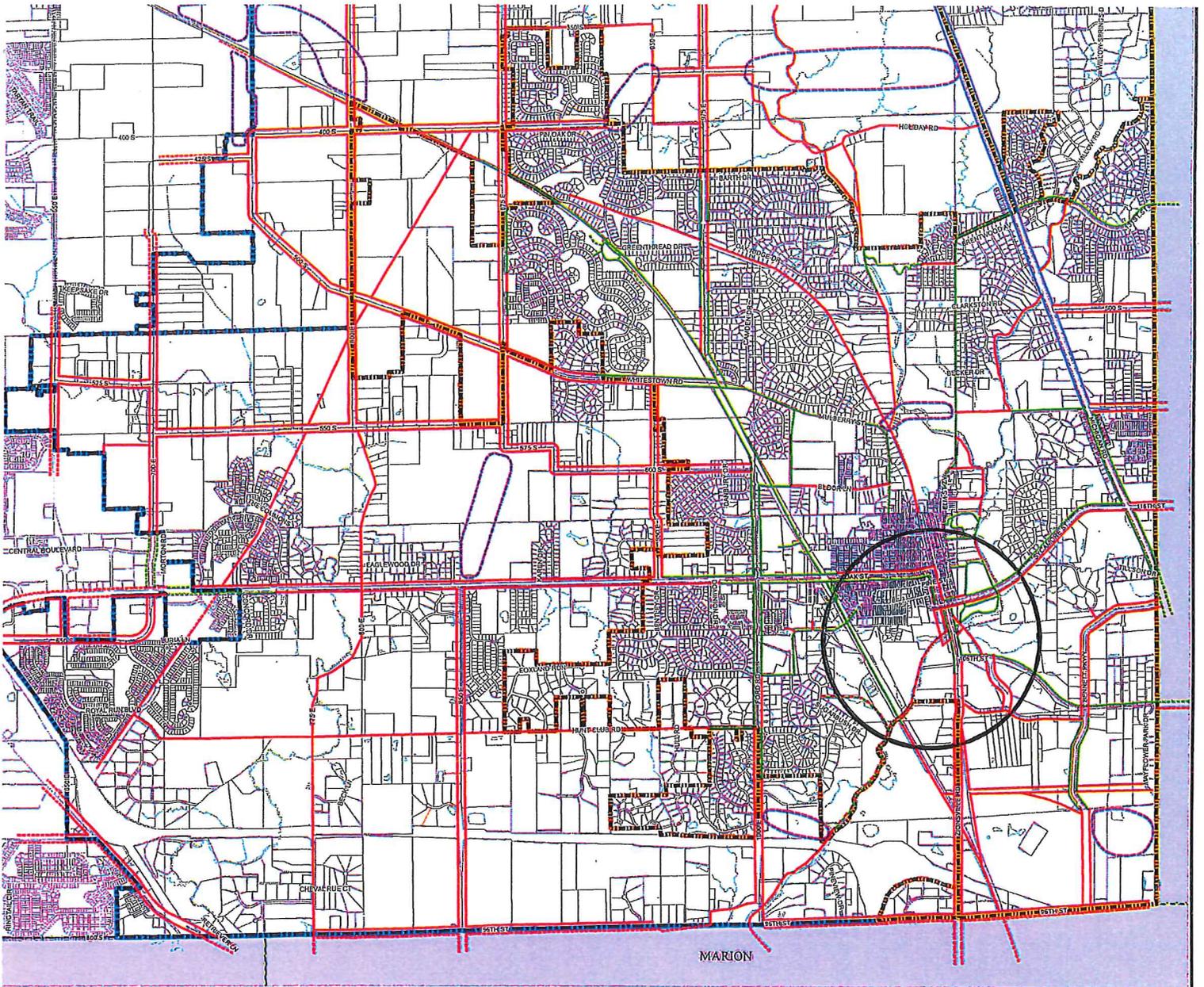
- 1) This listing does not include any reference to Staff review of the filing (though a part of the process).
- 2) Indiana Code does not require the Town Council to hold a meeting (a request not scheduled for a meeting is deemed effective/adopted as recommended by the Plan Commission).
- 3) This shall serve as a guide of the rezoning process as regulated by state law and further described in local ordinance as well as the Plan Commission's Rules of Procedure (the "laws"). This document is only a guide and is not intended to circumvent or deviate from the laws associated with rezoning land in Indiana.





JOINS PANEL 0342

563000mE



# TOWN OF ZIONSVILLE

## PATHWAY MAP

11/2/2015



**ZIONSVILLE**  
FOR ALL THE RIGHT REASONS

**LEGEND**

|  |                                   |
|--|-----------------------------------|
| Conceptual Route                             | Water Features                    |
| Future Pathway, INDOT Related                | Zionsville Town Service District  |
| Future Pathway                               | Zionsville Rural Service District |
| Future Rustic Pathway, Initially not paved   | Town of Whitestown                |
| Existing Pathway                             | Parcels                           |
| Existing Rustic Pathway, Initially not paved | County Line                       |

P:\101007 - 2015's Growth Corridor City Mapping\Pathways\112\GIS\2015\Pathway\_21.mxd | Thursday, November 19, 2015 | 3:41:03 PM



**Petition Number:** 2016-24-MP

**Subject Site Address:** 6601 S. 800 East (Est.)

**Petitioner:** Gretchen Luros

**Representative:** Brady Kuhn

**Request:** Petition for Minor Plat Approval to allow for the establishment of 2 lots in the (RE) Rural Equestrian Zoning District

**Current Zoning:** (RE) Rural Equestrian Zoning District

**Current Land Use:** Undeveloped

**Approximate Acreage:** 6.58 acres

**Related Petitions:** Staff is not aware of previous Petitions

**Exhibits:**  
Exhibit 1 – Staff Report  
Exhibit 2 – Aerial Location Map  
Exhibit 3 – Plat  
Exhibit 4 – Town Engineer Comments letter dated June 14, 2016  
Exhibit 5 – Findings of Fact

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Project Location**

The subject property is approximately 6.58 acres and is located on 800 East and north of Hunt Club Road

### **Project Description**

The subject property is currently zoned (RE) Rural Equestrian Zoning District. The petitioner is requesting plat approval to split the current parcel into two lots. The intention of the Petitioner is to create one new buildable site. Lot 1 is proposed to consist of 3.14 acres and Lot 2 is proposed to consist of 3.17 acres.

## **PRIMARY PLAT REVIEW**

### **Subdivision Control Ordinance**

The subdivision plat has been reviewed using the standards of the Zionsville Subdivision Control Ordinance (SCO) and found to be in compliance.

### **Zoning Ordinance**

The plat has been reviewed using the standards of the Zionsville Zoning Ordinance and found to be in compliance.

### **Street and Highway Access / Sidewalks**

The two lots will utilize County Road 800 East for vehicular access. The plat approval requires the dedication of right of way and the establishment of appropriate easements, and provisions for the future construction of a pathway (parallel to the road frontage) in conformance with Town standards.

### **Stormwater Management**

Both lots will utilize surface drainage to manage stormwater.

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

Limited utilities are available to the site. Utility easements are being provided for future potential use.

## **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.

### **Water and Sewer**

The property would utilize a combination of private and public utilities, and has been working closely with the respective utility providers or soil; scientists to affirm the proper locations and areas for on-site services.

**STAFF COMMENTS**

Staff recommends approving the petition as filed.

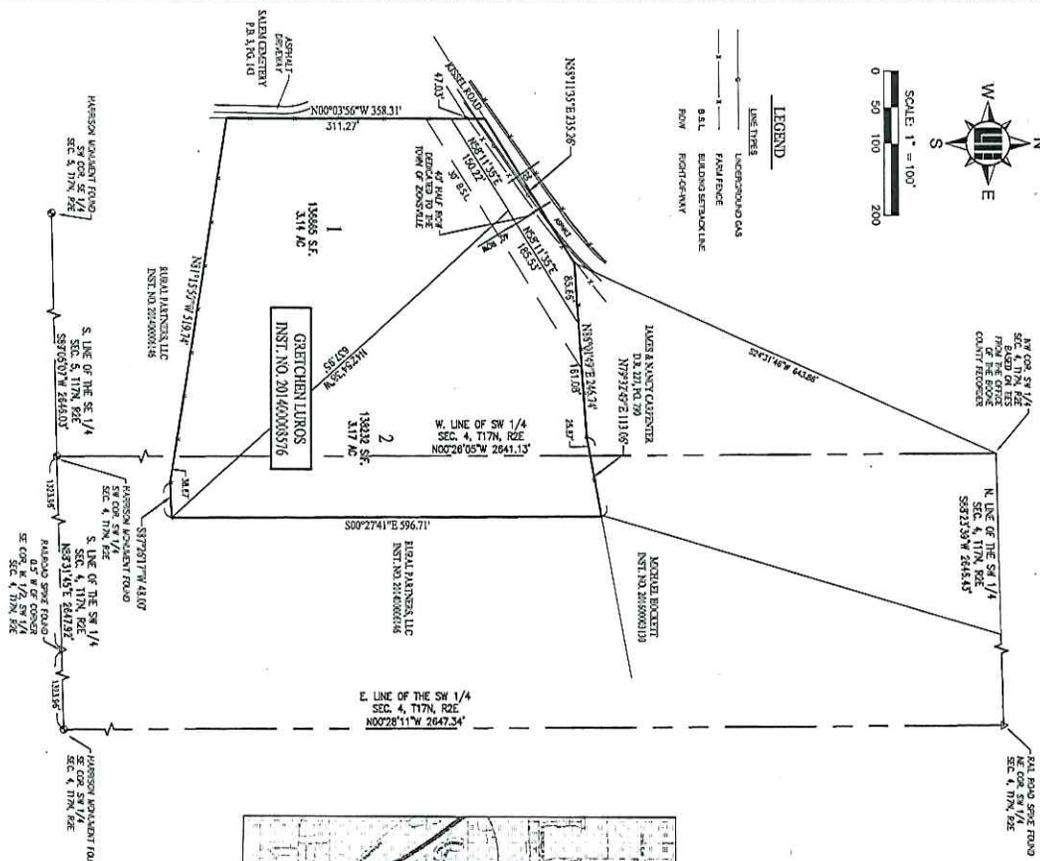
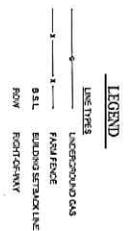
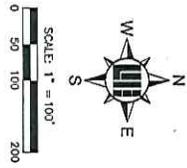
**RECOMMENDED MOTIONS**

**Primary Plat Motion**

I move that Docket #2016-24-MP minor plat approval establishing a two (2) lot plat at 6601 S. 800 East (Est.) be (Approved based the findings in the staff report / Denied/ Continued) as presented.

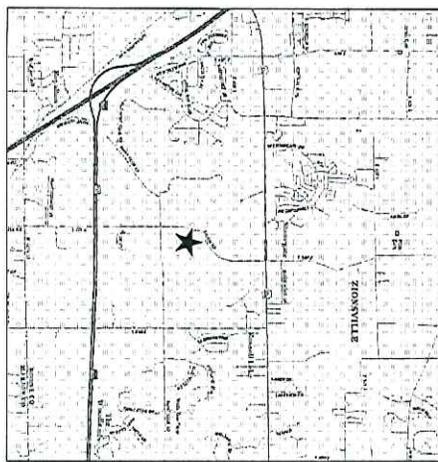


# LUIROS SUBDIVISION ZIONSVILLE, INDIANA MINOR RESIDENTIAL PLAT



- SETBACK REQUIREMENTS**
- FRONT YARD: 20 FEET FROM FRONT OF YARD OR 70 FEET FROM CENTER OF ROAD, WHICHEVER IS GREATER
  - SIDE YARD: 5 FEET
  - REAR YARD: 20 FEET

**VICINITY MAP**



★ PROJECT LOCATION

**ZONING MAP**



**KEY**

RE  
R1

Project Owner:  
**GRETCHEN LUIROS**  
155 FAIRWAY DRIVE  
INDIANAPOLIS, INDIANA 46250  
PHONE: 317-239-4424

This document prepared by: **Brady Field** as agent for owner  
**WEIHE ENGINEERS**  
Land Surveyors/Engineers  
Landscape Architects  
15533 N. Center Avenue  
Suite 100  
Indianapolis, Indiana 46250  
317.841.4411  
317.841.4412  
317.841.4413  
317.841.4414  
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# ZIONSVILLE

FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: June 14, 2016

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

### PROJECT DESCRIPTION

|                     |           |  |                              |
|---------------------|-----------|--|------------------------------|
| Project             | Name      | Luros Subdivision                        |                              |
|                     | Location  | Kissel Road adjacent to Salem Cemetery   |                              |
|                     | Developer | Gretchen Luros                           |                              |
|                     | Submittal | #3                                       |                              |
| Documents Reviewed  |           | Document Name                            | Document Date                |
|                     |           | Luros Subdivision Minor Residential Plat | June 10, 2016 (Receipt Date) |
| Zoning              | Current   | RE                                       |                              |
|                     | Proposed  | RE                                       |                              |
| Land Use            | Current   | Wooded                                   |                              |
|                     | Proposed  | Residential                              |                              |
| Requested Variances |           |  |                              |

Based on our review, we did not identify any issues inconsistent with the Town's regulations or standards.

**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 Monday \_\_\_\_\_ 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

\_\_\_\_\_

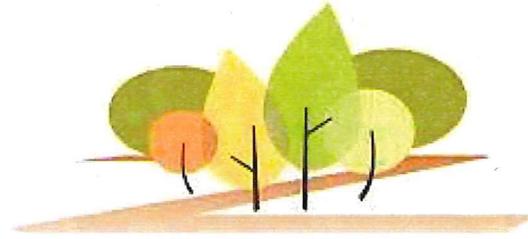
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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# ZIONSVILLE

FOR ALL THE RIGHT REASONS

**Petition Number:** 2016-30-MP

**Subject Site Address:** 9015 E County Road 200 South

**Petitioner:** Peggy Sanders

**Representative:** Todd Ferris

**Request:** Petition for Minor Plat Approval to allow for the establishment of three (3) lots in the (R-2) Rural Residential Zoning District

**Current Zoning:** (R-2) Rural Low Density Single Family and Two Family Residential

**Current Land Use:** Residential

**Approximate Acreage:** 19.65 acres

**Related Petitions:** No prior Petitions are known

**Exhibits:** Exhibit 1 – Staff Report  
Exhibit 2 – Aerial Location Map  
Exhibit 3 – Plat  
Exhibit 4 – Town Engineer Comments letter dated June 15, 2016  
Exhibit 5 – Findings of Fact

**Staff Reviewer:** Wayne DeLong, AICP

## **PROJECT OVERVIEW**

### **Project Location**

The subject property is approximately 19.65 acres and is located south of 200 South and east of 900 East.

### **Project Description**

The subject property is currently zoned R-2 (Residential). The petitioner is requesting plat approval to split the current parcel into three (3) lots. The intention of the Petitioner is to create two (2) new buildable sites, as a Single Family Residence currently resides on Lot 1.

Lot 1 is proposed to consist of 2.08 acres, Lot 2 is proposed to consist of 3.63 acres, and Lot 3 is proposed to consist of 13.94 acres.

## **PRIMARY PLAT REVIEW**

### **Subdivision Control Ordinance**

The subdivision plat has been reviewed using the standards of the Zionsville Subdivision Control Ordinance (SCO) and found to be in compliance (except as noted in this report – see Town Engineer’s Letter, Exhibit 4).

### **Zoning Ordinance**

The plat has been reviewed using the standards of the Zionsville Zoning Ordinance and found to be in compliance (except as noted in this report – see Town Engineer’s Letter, Exhibit 4).

### **Street and Highway Access / Sidewalks**

The three (3) lots will utilize both County Road 900 East and County Road 200 South for vehicular access. The plat approval requires the dedication of right of way and the establishment of appropriate easements, and provisions for the future construction of a pathway (parallel to the road frontage) in conformance with Town standards. As proposed, the right of way is not contemplated to be conveyed at the time of plat recordation, but at a point in the future.

### **Stormwater Management**

All lots will utilize surface drainage to manage stormwater.

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

Limited utilities are available to the site. Utility easements are being provided for future potential use.

## **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.

**Water and Sewer**

The property would utilize private utilities.

**STAFF COMMENTS**

Staff recommends approving the petition as filed, subject to the dedication of right of way at the time of plat recordation.

**RECOMMENDED MOTIONS****Primary Plat Motion**

I move that Docket #2016-30-MP minor plat approval establishing of three (3) lots at 9015 E County Road 200 South be (Approved based the findings in the staff report / Denied/ Continued) as presented.

**PROCEDURAL NOTE**

As indicated in Exhibit 4, the division of the subject site does not conform to the standards of the Zoning Ordinance (specific to accessory uses being subordinate to the primary use of Lot 1). The lack of conformity to this standard may present complications in the future if an Improvement Location Permit is sought to replace the existing dwelling located on Lot 1.

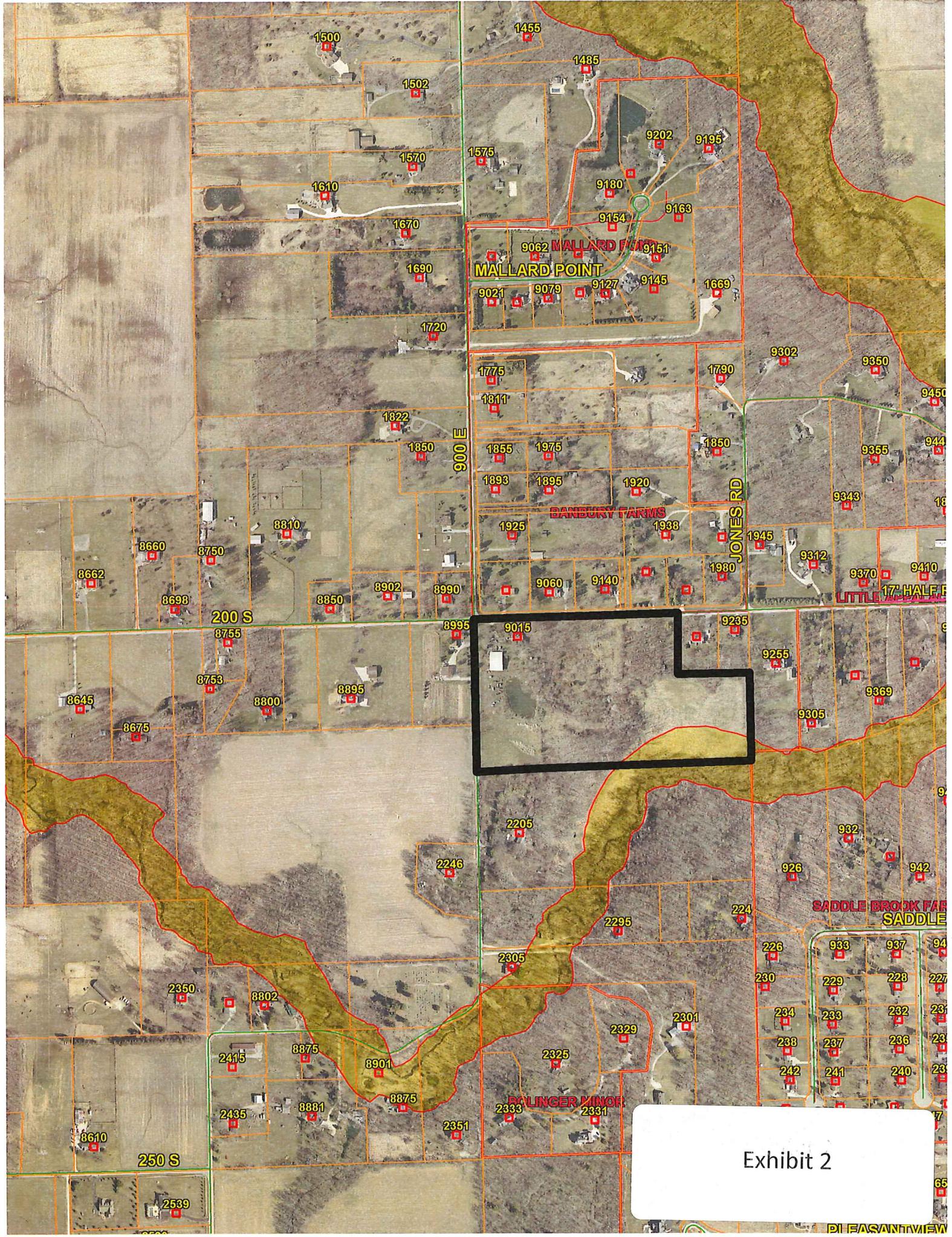
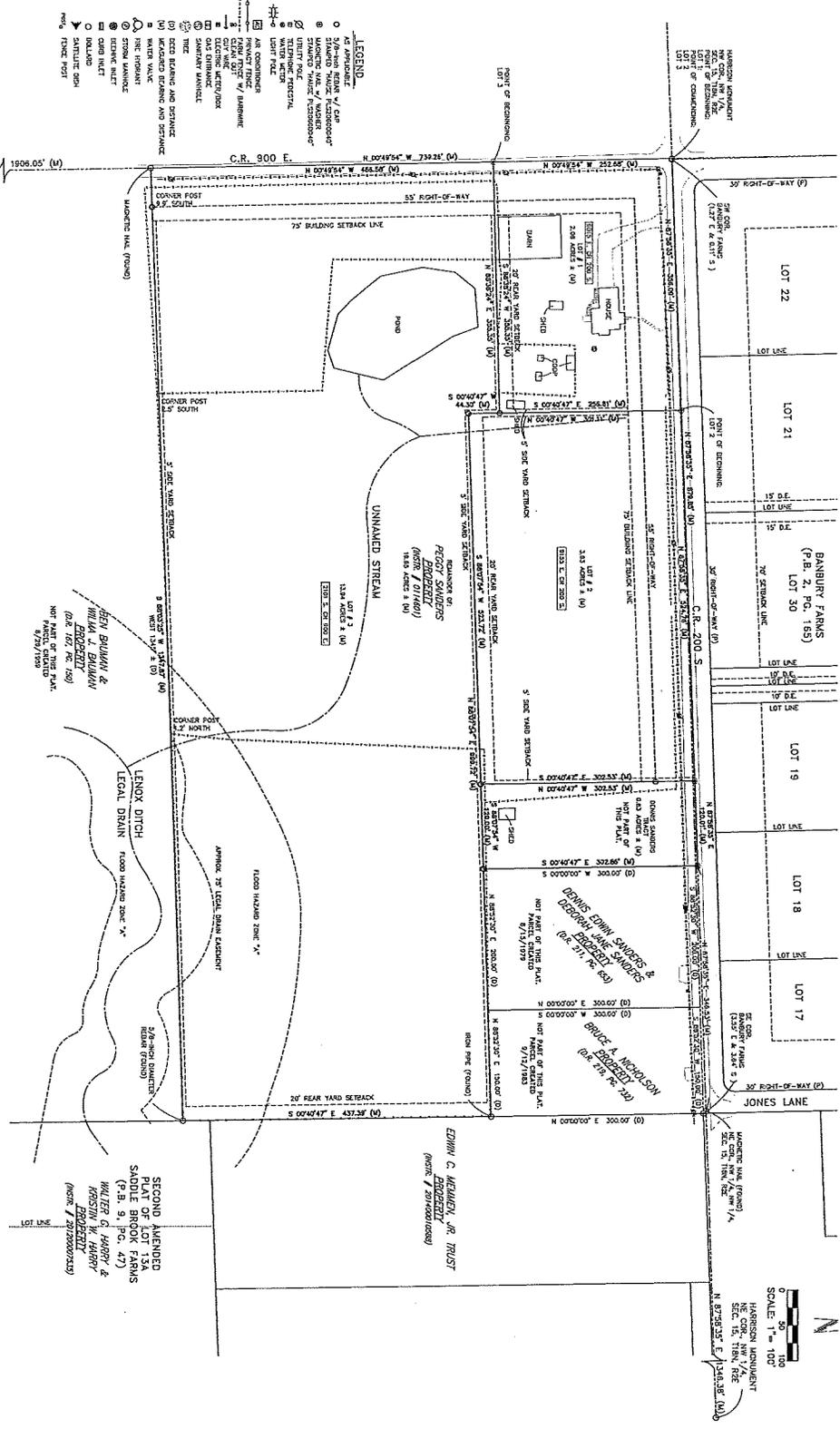


Exhibit 2

# TWIN WATERS MINOR PLAT

OWNER/AGENT: TODD FERRIS  
 3405 E. 86th St.  
 Indianapolis, IN 46240  
 (317) 257-9000



### LEGEND

- AS SHOWN
- STATION NUMBER V.C. OR POINT OF BEGINNING
- MONUMENT MARK W/ NUMBER
- STATION NUMBER PLACEMENT
- TYPICAL POINT
- WATER TOWER
- AIR CONDITIONING
- PRIVATE TRUCK
- CLEAN DIRT W/ BARREN
- ELECTRIC METER/BOX
- GAS CHIMNEY
- CONCRETE FOUNDATION
- TREE
- (N) DEED RECORDING AND SERVICE
- (M) MEASURED ELEVATION AND SERVICE
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- DRIVE
- DRIVE W/UT
- DRIVE W/UT
- SATURATE SPIN
- FENCE POST

### NOTES

- 1.) All Improvements shown hereon are as they were located on May 11, 2016.
- 2.) This Document contains Three (3) Pages, all are required for this to be a Plat.
- 3.) Provide pathways along County Road 200 South and County Road 900 East or make arrangements with the Town for their future installation.

### FLOOD HAZARD STATEMENT:

A portion of the plat is within a Special Flood Hazard Zone, per Flood Insurance Rate Map (FIRM) 1801COZ02D, dated January 18, 2012.

The Natural Watercourse located within this Plat needs to be maintained and protected.

Copyright © House Surveying and Engineering, LLC. All rights reserved. No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of the surveyor. Copies of this plan without a dated and blue signature are not valid.

| No. | Date    | Revisions                     | DRAWN BY:        |
|-----|---------|-------------------------------|------------------|
| 1.  | 6/2/16  | ADDRESSED TAC CONCERNS        | JEH              |
| 2.  | 6/13/16 | ADDRESSED ENGINEER'S CONCERNS | CHECKED BY: JEJ  |
| 3.  | 6/14/16 | MODIFIED LOTS                 | DATE: 05/15/2016 |
|     |         |                               | SCALE: 1" = 100' |

HOUSE SURVEYING & ENGINEERING

105 N. MERIDIAN ST.  
 LEBANON, IN 46052  
 PHONE: (765) 482-5141  
 INFO@HOUSESURVEYINGANDENGINEERING.COM

A SERVICE DISABLED VETERAN  
 VETERAN OWNED BUSINESS

TWIN WATERS MINOR PLAT  
 TODD FERRIS  
 PT. NW 1/4, NW 1/4, SEC. 15, T18N, R2E,  
 UNION TOWNSHIP, BOONE CO., INDIANA

SHEET NO. 1  
 OF 3 SHEETS  
 PROJECT NO. 16P176



# ZIONSVILLE

FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development  
 From: Mark DeBruler, P.E., Town Engineer *md*  
 Date: June 15, 2016

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

### PROJECT DESCRIPTION

|                     |                           |                              |  |
|---------------------|---------------------------|------------------------------|--|
| Project             | Name                      | Twin Waters Minor Plat       |  |
|                     | Location                  | CR 900 E and CR 200 S        |  |
|                     | Developer                 | Todd Ferris                  |  |
|                     | Submittal                 | #3                           |  |
| Documents Reviewed  | Document Name             | Document Date                |  |
|                     | Minor Plat of Twin Waters | June 15, 2016 (Receipt Date) |  |
|                     |                           |                              |  |
| Zoning              | Current                   | Rural R-2                    |  |
|                     | Proposed                  | Rural R-2                    |  |
| Land Use            | Current                   | Agriculture/Forest           |  |
|                     | 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. The property lines of the lots adjacent to the roadways need to be the edge of the ROW instead of the road centerline, with the ROW separately called out and indicated as being conveyed to the Town.
  1. Under the proposed plat, where the right-of-way is part of the lot, the Town will not have the right to provide drainage along the roadside, install sidewalks, allow or install utilities unless they are under the pavement, or expand the road. The only right given the Town is to move the road surface, in kind (same type, same width), to any location within the right-of-way.
  2. Title to the right-of-way property should be dedicated to the Town for USE as a right-of-way as well as other governmental functions. The Town needs to have full ownership rights not only so can the road be expanded, but also so

water mains, sanitary sewers, storm sewers, ditches and other surface drains, turn lanes, passing blisters, gas mains, underground power lines, and other improvements can be placed in this public property.

3. If the plat is approved with the right-of-way as indicated on private property, the precedence set will likely have a dramatic and lasting negative impact on the Town's ability to provide public improvements and support development.

## II. ZONING REVIEW

Coordinate resolution, if applicable, of the following zoning issues with the Town's Planning and Economic Development Department.

- A. Lot 1 has an accessory structure which is not subordinate to the primary structure.
- B. Lot 1 has an accessory structure that appears to be within the minimum 20' rear yard setback.
- C. Lot 1 has an accessory structure that appears to be within the minimum 5' side yard setback.

**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 Monday June 20, 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

\_\_\_\_\_

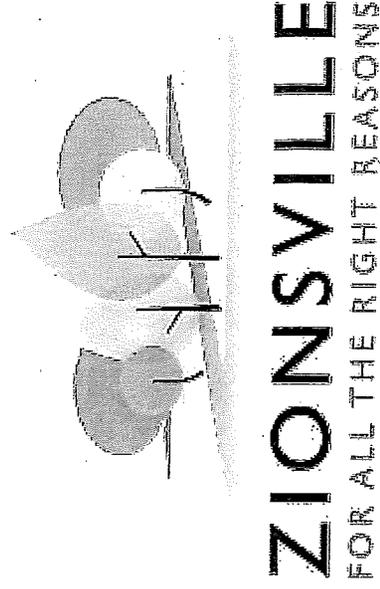
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\_\_\_\_\_



**Petition Number:** 2016-31-CPA

**Petitioner:** Town of Zionsville

**Request:** Petition for Comprehensive Plan Amendment to update the Transportation Plan and mapping associated with the southeast quadrant of Boone County

**OVERVIEW**

Consideration of the Strategic Trails Implementation Plan - A Pedestrian and Bikeways Plan

Inclusion of this plan into the Town of Zionsville Comprehensive Plan will provide for the implementation of a biking and walking plan. The plan includes recommendations for infrastructure improvements, and education opportunities. Identified outcomes for implementation of this plan includes the connectivity of the pathways and facilities, the overall health benefit to the community, and increased Economic Development.



**Petition Number:** 2016-32-DP

**Subject Site Address:** 9697 E. 400 South

**Petitioner:** Zionsville Park Board

**Representative:** Roger Burris

**Request:** Petition for Development Plan Approval to provide for construction of a 5,000 square foot building and related improvements in the (R1) Rural Residential Zoning District

**Current Zoning:** (R1) Rural Residential Zoning District

**Current Land Use:** Public Park & seasonal garden plots

**Approximate Acreage:** 13.2 acres

**Zoning History:** N/A

**Exhibits:** Exhibit 1 – Staff Report  
Exhibit 2 – Aerial Location Map  
Exhibit 3 – Site Plan  
Exhibit 4 – Conceptual Elevations  
Exhibit 5 – Landscape Plan  
Exhibit 6– Findings of Fact

**Staff Reviewer:** Wayne DeLong, AICP

## **PETITION HISTORY**

This petition will receive a public hearing at the June 20, 2016 Plan Commission meeting.

## **PROPERTY HISTORY**

The Heritage Trail Park opened to the public in 2014, with features including a bocce court, two basketball courts, benches, bike racks, grills, picnic shelter, trails, community garden plots, bio-basins, native planting areas and playground.

## **ANALYSIS**

As contemplated, the property would be improved an approximately 5,000 square foot building and related improvements (all associated with the Zionsville Parks Board's and Zionsville Parks Department's Nature Center).

## **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. Comments from Technical Advisory Committee members were sought, and comments were provided to the Petitioner. Responses were provided to the Town based on provided comments, and an additional review has been completed (as detailed in this report).

### **Architecture / Building Materials**

The proposed improvements utilize a variety of materials and colors (rendering attached to this report). As contemplated, the building would be constructed of masonry materials (exterior), divided light windows, and a pitched roof with asphalt shingles. As proposed, staff is supportive of the contemplated architecture as well as the proposed color and material palette.

### **Utility Access**

Adequate access to utilities is available to facilitate the project.

### **Streets & Vehicular Circulation**

The development would derive access from 875 East via the existing driveway system established for the Park.

### **Parking**

The proposed site development complies with ordinance standards as the site would be improved with 27 parking spaces to serve the proposed use (13 spaces required).

## **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.

## **Lighting & Signage**

As proposed, the building would be improved with signage reflective of Town standards. Specific to site lighting, lighting would be required to conform to current Town standards.

## **Drainage**

As proposed, the site would provide for on-site detention and management of its storm water. Staff is supportive of the contemplated design.

## **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.

**RECOMMENDED MOTIONS**

I move that Docket # 2016-32-DP Development Plan Approval to provide for construction of an approximately 5,000 square foot building and related improvements at 9697 E. 400 South be (Approved based the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued ) as presented.



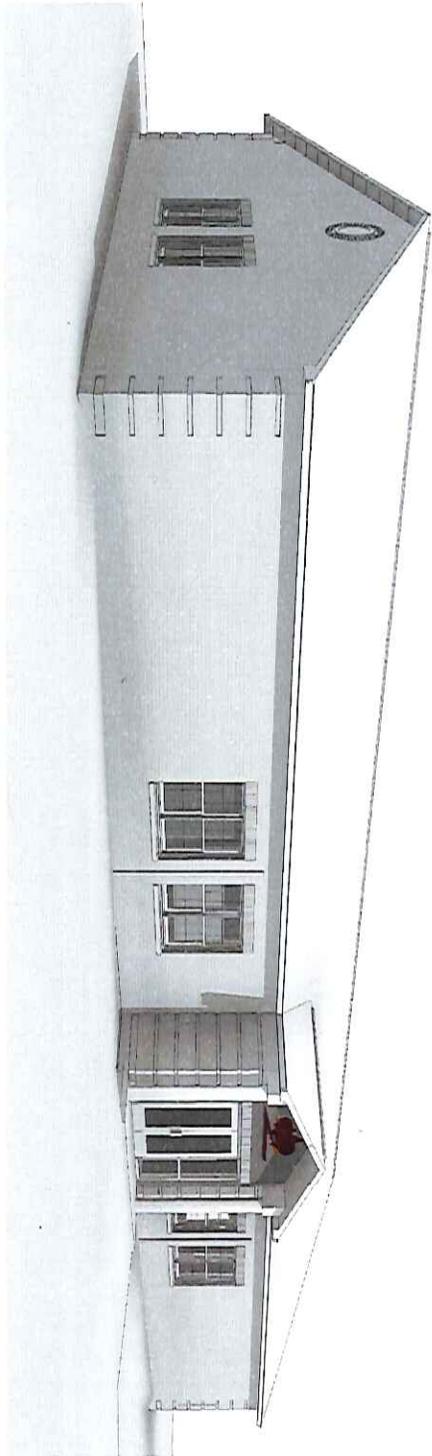
Exhibit 2



# Zionsville Nature Center

SCR 875 E  
Zionsville, IN 46077

Construction Documents  
April 15, 2016



## BROWNING DAY MULLINS DIERDORF LEADERSHIP + DESIGN®

Architect  
Landscape Architecture  
Interior Design  
101 North Washington  
Portland, Oregon 97209  
503.255.1100  
www.brownday.com

Owner  
Town of Zionsville  
200 North Washington  
Portland, Oregon 97209  
503.255.1100  
www.zionsville.org

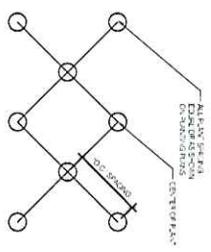
Structural Engineering  
Landscape Architecture  
5425 E. 17th Ave. #100  
Denver, CO 80231  
303.751.4400  
www.brownday.com

MEP Engineering  
Interior Design  
1000 North Washington  
Portland, Oregon 97209  
503.255.1100

Civil Engineering  
Interior Design  
1000 North Washington  
Portland, Oregon 97209  
503.255.1100

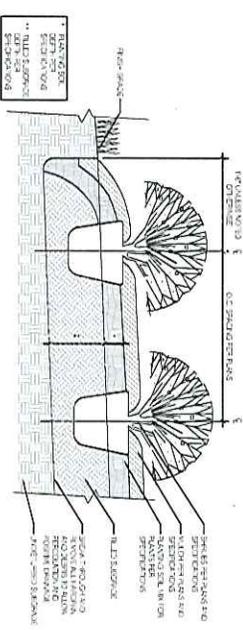
Construction Management  
Interior Design  
1000 North Washington  
Portland, Oregon 97209  
503.255.1100





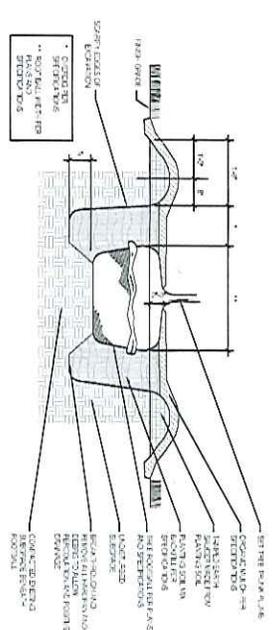
**05** PLANT SPACING

UT 111



**04** MASS PLANTINGS

UT 111



**03** SECTION TREE PLANTING PIT (LEVEL GRADE)

UT 111

**SITE PLANTING NOTES:**

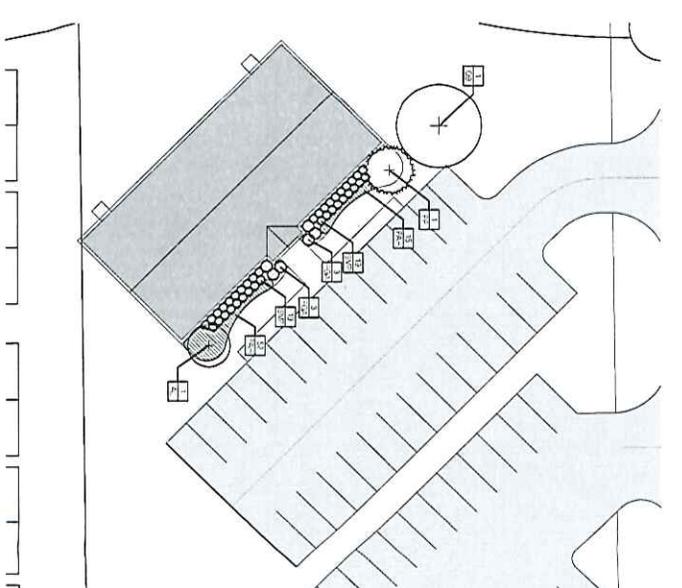
1. REVIEW ALL EXISTING UTILITIES AND RECORDS FOR THE PROJECT SITE. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS AND SPECIFICATIONS.
3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS AND SPECIFICATIONS.
4. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS AND SPECIFICATIONS.
5. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS AND SPECIFICATIONS.
6. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS AND SPECIFICATIONS.

**GENERAL NOTES:**

1. REVIEW ALL EXISTING UTILITIES AND RECORDS FOR THE PROJECT SITE. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS AND SPECIFICATIONS.
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6. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS AND SPECIFICATIONS.

**UTILITY NOTES:**

1. REVIEW ALL EXISTING UTILITIES AND RECORDS FOR THE PROJECT SITE. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO CONSTRUCTION.
2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS AND SPECIFICATIONS.
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4. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS AND SPECIFICATIONS.



**02** Planting Plan

UT 111

| NO. | PLANT SPECIES | QUANTITY | DATE | STATUS |
|-----|---------------|----------|------|--------|
| 1   | ...           | ...      | ...  | ...    |
| 2   | ...           | ...      | ...  | ...    |
| 3   | ...           | ...      | ...  | ...    |

**01** Planting Schedule

UT 111

Exhibit 5

**BR**  
**DA**  
**DI**  
**LEAD**

**Vendor/Contractor/Supplier**  
Name: ...  
Address: ...  
City: ...  
State: ...  
Zip: ...  
Phone: ...  
Fax: ...  
E-mail: ...

**Project Information**  
Project Name: ...  
Project Address: ...  
Project City: ...  
Project State: ...  
Project Zip: ...  
Project Phone: ...  
Project Fax: ...  
Project E-mail: ...

**Construction Documents**  
Project Name: ...  
Project Address: ...  
Project City: ...  
Project State: ...  
Project Zip: ...  
Project Phone: ...  
Project Fax: ...  
Project E-mail: ...

**Planting Plan Schedule and Details**  
Project Name: ...  
Project Address: ...  
Project City: ...  
Project State: ...  
Project Zip: ...  
Project Phone: ...  
Project Fax: ...  
Project E-mail: ...

# 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: *it's architectural size, style, materials and land use are consistent with the neighboring properties.*
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 appropriate studies and calculations have been performed by engineers licensed by the state of Indiana.*
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 entry to the site utilizes and existing curb cut (to the Heritage Trail Park), which has already been found to meet county requirements. The volume of traffic will be negligible in comparison to the available capacity of the adjacent roadways.*
4. The Development Plan/ Modification of Development Plan **(does)** utilize building materials and building style compatible with the Zionsville theme because: *they were selected in close consultation with the Town of Zionsville government.*
5. The Development Plan/Modification of Development Plan **(does)** provide for the calculation of storm water runoff because: *the appropriate studies and calculations have been performed by engineers licensed in the state of Indiana.*
6. The Development Plan/Modification of Development Plan **(does)** provide for current and future right-of-way dedications because: *these were carefully considered and taken into account when designing the site.*
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: *these were carefully considered and taken into account when designing the site.*

### 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\_\_\_\_.

|       |       |       |
|-------|-------|-------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ |       |       |