



TOWN OF ZIONSVILLE | OFFICE OF THE MAYOR

October 1, 2020

Zionsville Town Council
1100 West Oak Street
Zionsville, IN 46077

RE: 2020-24-Z

Dear Councilors:

I want to share my opinion on the proposed rezoning known as Russell Oaks. Based on a review of the filed information, the information contained in the staff report, and the Zionsville Community School Corporation report, I believe the requested rezoning would facilitate a development that is a departure from the large style lot developments found in all directions from the Russell Oaks property. In addition, based on its own report, the Zionsville Community School Corporation indicates that the development results in a very slim margin to maintaining any positive impact to the financial health of the Corporation. The anticipated addition of 110 students to the neighborhood is only seven students away from a negative financial impact. Both of these factors are unacceptable.

While it is true that the requested zoning classification of R2 is in compliance low-density recommendation of the town's comprehensive plan, the R1 that is in place currently should remain in place as a transitional zoning area to the lower density residential uses found in all directions around the Russell Oaks site. By taking this stance, stronger efforts could be utilized to increase the size of the proposed lots and to allow each of the lots to be well in excess of zoning ordinance minimums. This as well could potentially drive down the number of new students residing in the development and offer a stronger opportunity for increased financial stability to the Zionsville Community School Corporation specific to this development. If implemented, these changes would as well offer positive impacts on additional concerns raised during recent community conversations focused on the contemplated development, including increased traffic, environmental impacts resulting from loss of tree canopy and disturbance to the site's natural topography, and drainage.

As filed, I am not in support of the petition. If questions, please do not hesitate to contact me directly.

Thank you for this consideration,

Emily Styron