



MEMORANDUM

TO: Zionsville Redevelopment Commission
FROM: Wayne DeLong, AICP, CPM Director of Planning & Economic Development
RE: October 25, 2021 Redevelopment Commission Regular Meeting

Below is an update on Redevelopment / TIF District Properties and Projects:

- Map of TIF Districts: <https://www.google.com/maps/d/edit?mid=1cT4vtesLfxmKGRVD7J4xjML7jq7NZm&usp=sharing>

106th Street TIF

1. **COhatch Project, 75 N. Main St.:** (ILP No. 2021-688) Commercial Remodel Permit was issued on 7/21/2021; Latest inspection Footer – Passed 10/14/2021.
2. **AES Restaurants, 10440 Bennett Parkway:** (ILP No. 2021-591) Commercial New Construction Permit issued on 6/23/2021. (Petition No. 2021-40-DPA) A Development Plan Amendment Petition was approved by the Plan Commission on 8/16/2021 for the addition of another row of parking.
3. **Our Place Coffee, 65 S. First St.:** A Construction Design Release was issued for this remodel on 6/14/2021.
4. **Fanimation, Inc., 10983 Bennett Parkway:** A Commercial Remodel Permit was issued on 5/25/2021.
5. **Hotel Tango; 10615 Zionsville Rd.:** Commercial Remodel Permit for a storage area issued 4/2/2021.
6. **Wildwood Designs, 180 S. Main St.:** Commercial Remodel Permit issued 3/24/2021.
7. **Black Acre Brewing Company, 98 S. Main St.:** Commercial Remodel issued 4/24/2020.
8. **Tipsey Mermaid, 135 S Main St.:** Commercial Addition (ILP No. 2021-975) Issued - 10/22/21
9. **Hoosier Village, 10301 Eagle Oaks Dr.:** Common Area pavilion (ILP No. 2021-849) Underslab – Passed 10/15/21
10. **FBO Services, Inc; 10825 Andrade Dr.:** (Petition No. 2021-46-RP) Replat approval to subdivide lot 10 in the Andrade Industrial park – Approved w/ conditions 10/19/2021.
11. **Nicholson Orthodontics, 95 E. Oak Street:** (Petition No. 2021-22-DP) Development Plan Approval of a 4,000+/- building addition – Approved as presented 9/20/2021.
12. **TRIPhase, 10960 Bennett Parkway:** (Petition No. 2021-59-DPA) Major amendment to their Development Plan to facilitate RLL access to Bennett Parkway. To be heard at November 15, 2021, Plan Commission Meeting.

Creekside Corporate Park TIF

1. **Group 1001 Headquarters, 10555 Group 1001 Way:** A Commercial Remodel Permit was issued on June 7, 2021 and another on July 12, 2021 for a lower level cafe.
2. **RLL Racing Headquarters, 10771 Creek Way:** (ILP No. 2021-208 & 2021-314) Grading and a Commercial New Construction Permit were issued on April 8, 2021. Construction is ongoing. Staff level submittal for Minor amendment to their Development Plan to shift site access to line up with Major Development Plan amendment to TRIPhase property for access to RLL property.

CC: Emily Styron, Mayor
Julie Johns-Cole, Deputy Mayor

CR 300 S & US 421 TIF

1. **Appaloosa Crossing - Residential Component:** (*Petition No. 2021-39-CA; 2021-37-PP; 2021-38-DP*) Petitions for approvals of a Primary Plat, Development Plan, and Commitment Amendment have been filed for a 125 lot (121 townhomes and 4 common areas). These Petitions were continued to the November 15, 2021, Plan Commission Meeting.
2. **Appaloosa Crossing - Outlot “Shops”:** (*ILP No. 2021-633*) Mass Grading – Issued 7/1/2021. (*ILP No. 2021-634*) Multi-tenant retail building, issued 7/1/2021; Last inspection: Underslab/Footer – Passed 8/18/2021.
3. **Appaloosa Crossing - Outlot “H”:** (*ILP No. 2021-856*) Mass Grading – Issued 9/15/2021. (*ILP No. 2021-922*) Convenience Store, issued 10/1/2021; Last inspection: Underslab Inspection – Passed 11/4/21
4. **Appaloosa Crossing - Outlot “J”:** A Pre-Construction Meeting for the multi-tenant office building is anticipated in September, with construction beginning immediately.
5. **Appaloosa Crossing - Outlot “K”:** A Pre-Construction Meeting for the multi-tenant office building is anticipated in September, with construction beginning immediately.

CR 700 TIF

1. **Sila Capital LLC:** (*Petition No. 2020-49-CA*) Modification of Commitments associated with Boone County Ordinance No. 2009-05 recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 009200002673 to allow for an increase in the intensity of the multiuse component of the ordinance to provide for an Apartment complex including three Apartment buildings with a total number of 179 units on 9.295 parcel in the Rural General Business (GB) Zoning District. Approved 12/21/2020 and Recorded (*Inst. No. 2021001536*)

Holliday Farms TIF

1. **The Club at Holliday Farms:** (*Petition No. 2021-45-DP*) Development Plan approval for construction of a Clubhouse facility – Approved as presented 9/20/2021. (*ILP No. 2021-744*) Mass Grading issued 8/9/2021

Oak Street TIF

1. **Storen Financial Office:** (*ILP No. 2021-899*) Expansion/Remodel, Last inspection: Rough – Passed 10/14/21

Projects

Creekside Corporate Park (RDC): The following tasks are underway:

- Marketing of property & Review of Purchase Agreements and Letters of Intent
- Stormwater mitigation project (CBBEL)

Creekside Corporate Park (CDC): The following tasks are underway:

- Seasonal maintenance, selective tree removal due to disease and damage
- Consideration of reformatting to a 501(C)(3)