



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

Docket Number	Name	Address of Project	Item to be Considered
2016-05-PP	DeRossi	8810 and 8811 Whitestown Road	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 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	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 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 Approved at the May 16, 2016 Plan Commission meeting 4 in Favor 0 Opposed

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
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 Received a Favorable Recommendation to the Town Council at the May 16, 2016 Plan Commission Meeting 4 in Favor 0 Opposed
2016-25-DP	DMP Property, LLC	5400 W. 106 th 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 Approved with Conditions 4 in Favor 0 Opposed
2016-26-DPA	Five J. LLC	4900 W. 106 th 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 Approved with Conditions 4 in Favor 0 Opposed
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 Approved with Conditions 4 in Favor 0 Opposed

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.

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

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.



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



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	
	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**

**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.

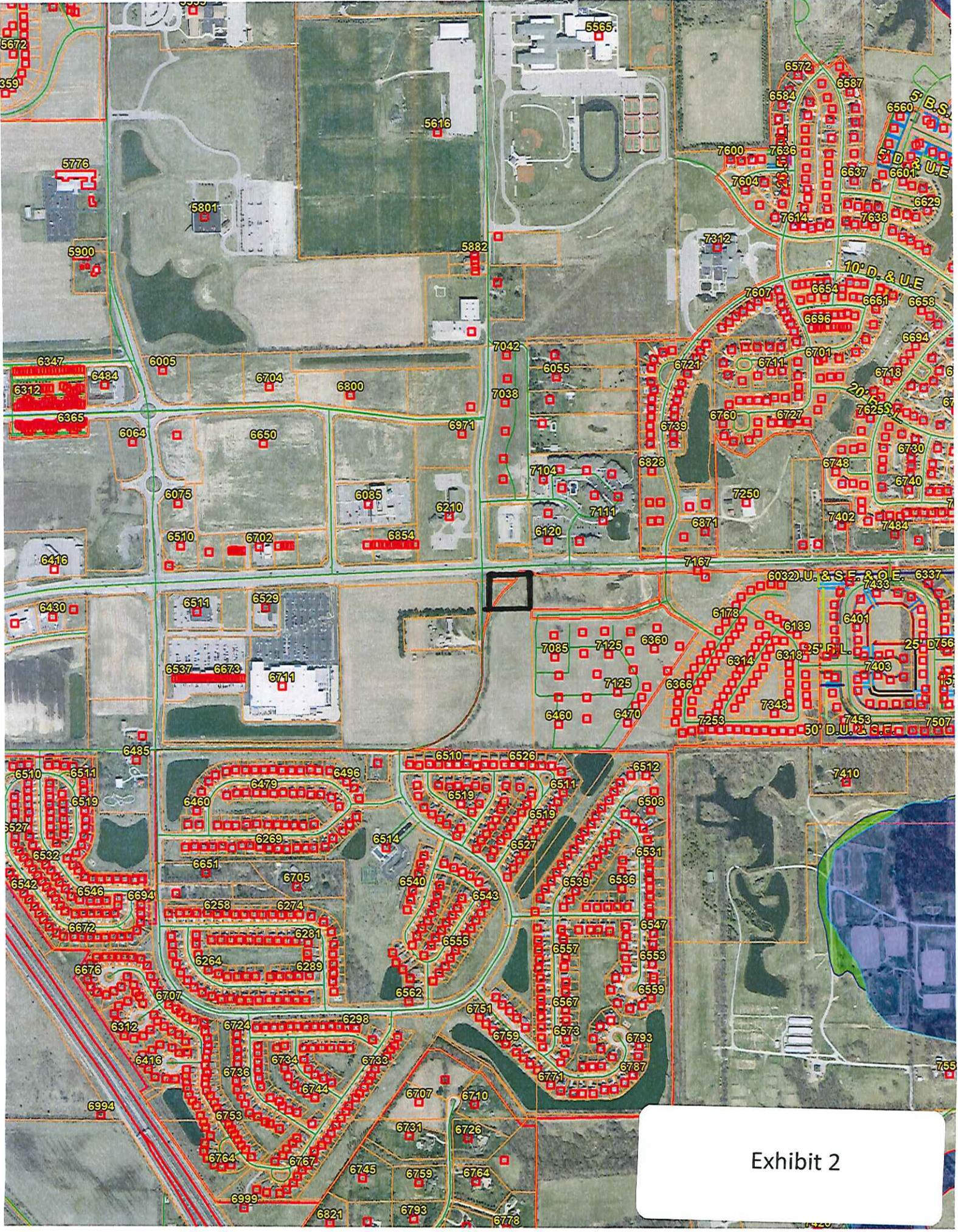
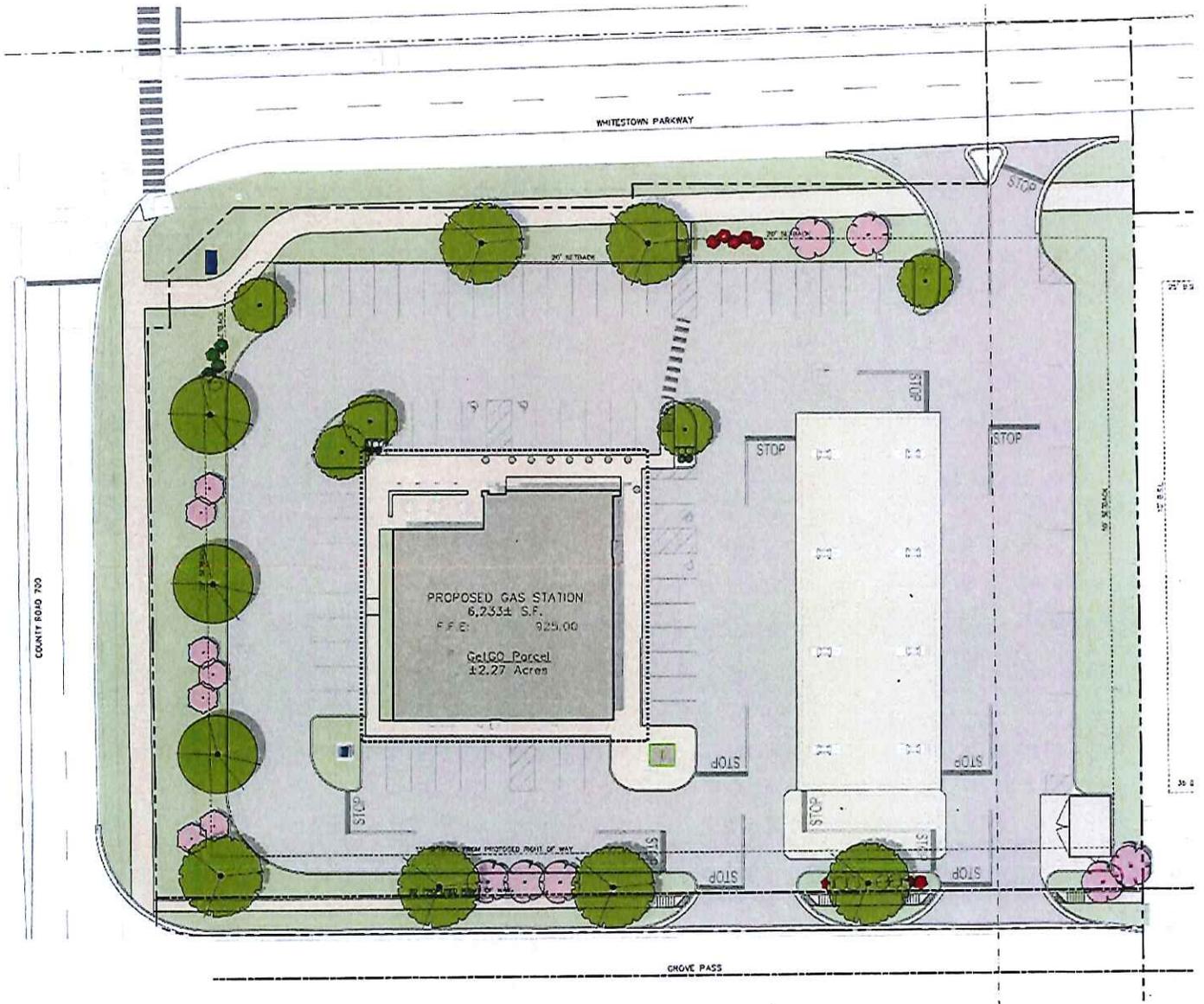
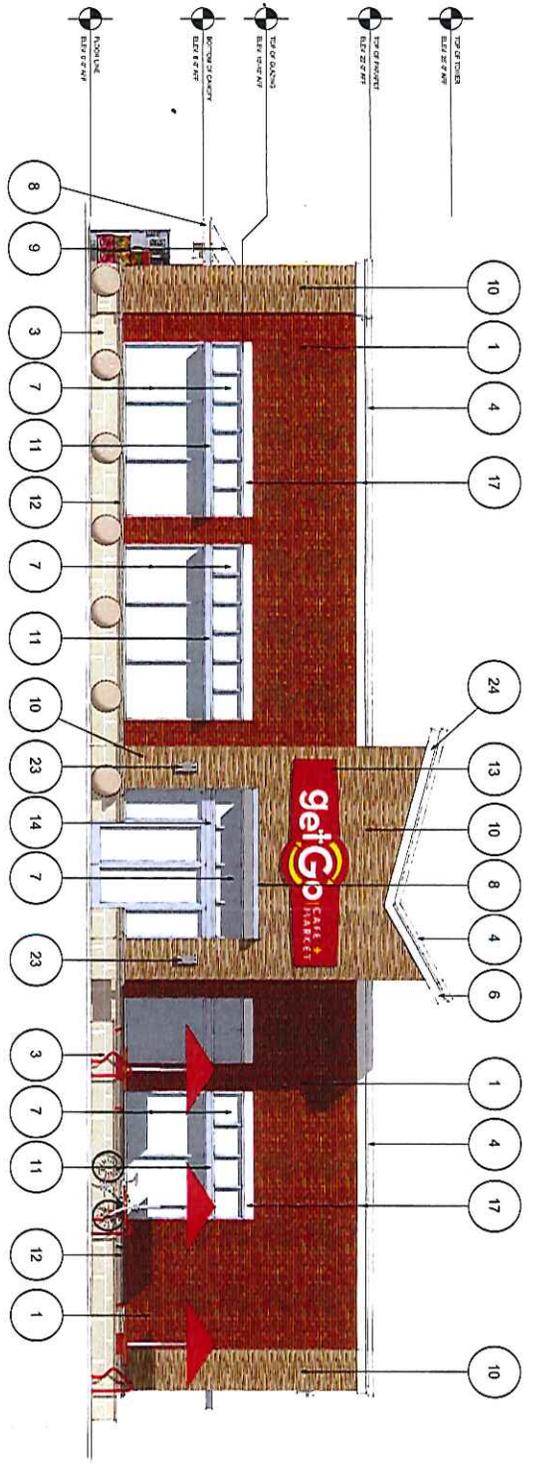


Exhibit 2



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



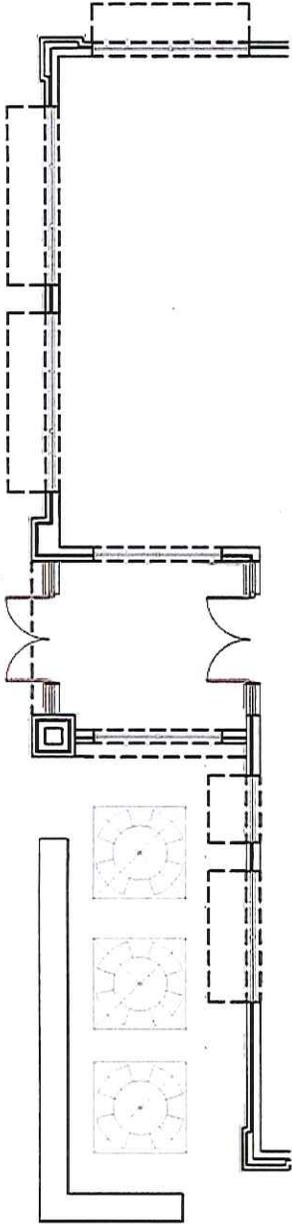


KEYED NOTES:

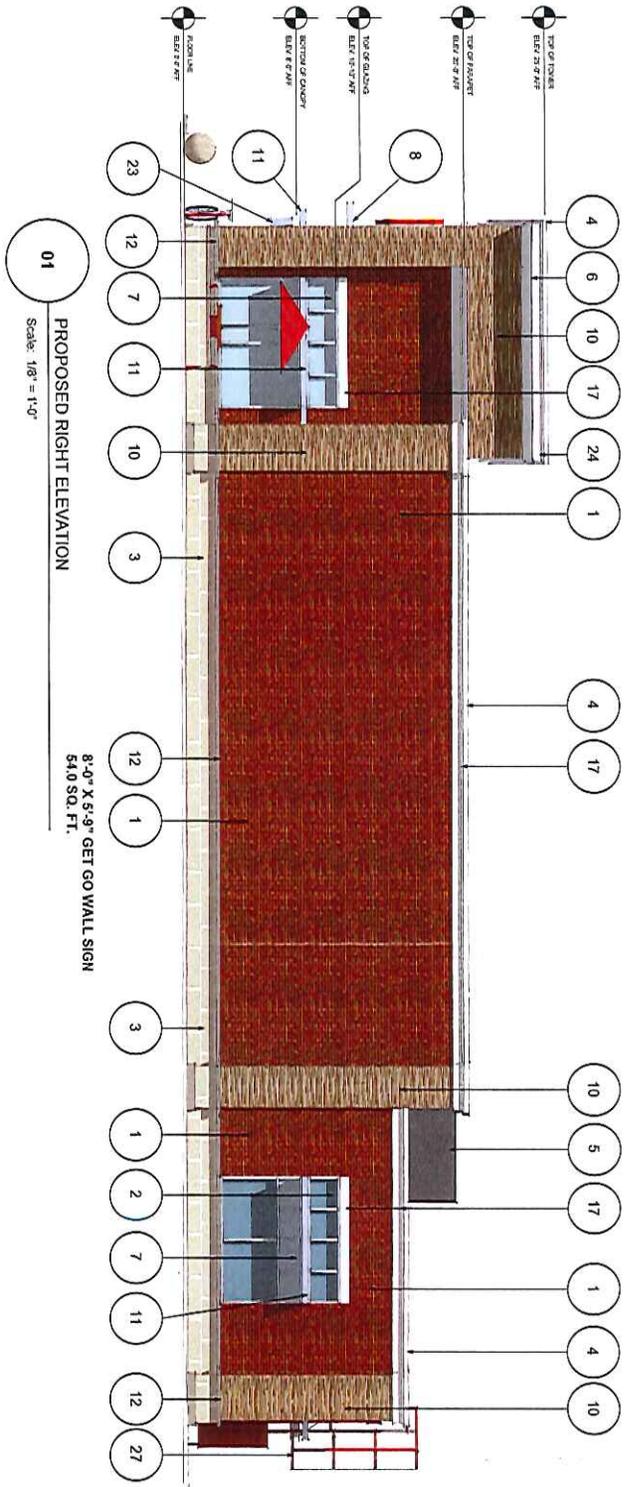
- 1 BRICKWORK, MODULAR BRICK VENEER, COLOR: "RED MOUNTAIN"
- 2 SPANSEL GLASS
- 3 COEFFICIENT COLORED, BRICK, TEXTURE: "SANDBLASTED" COLOR: "BUFF BLEND"
- 4 PREFINISHED METAL COPING TO MATCH (6)
- 5 ROOFTOP EQUIPMENT ENCLOSURE
- 6 EXTERIOR INSULATION FINISHING SYSTEM (EIFS) WITH GYPSUM CORE, 1/2" POLYSTYRENE INSULATION, 1/2" ALUMINUM FINISH INSULATED GAZING
- 7 PREFINISHED METAL CANOPY BY USSES, COLOR: "SANDSTONE"
- 8 CANOPY/TECHNO. REFER TO STRUCTURAL, PAINT FINISH REFER TO FINISH SCHEDULE, PANEL SYSTEM, STAINED STEEL, COLOR: "TERRA"
- 9 ALUMINUM SASH/DOOR, COLOR TO MATCH
- 10 STOREFRONT FRAMING
- 11 SILL - ANTI-SWIFT - RESISTANCE WAGONRY, TEXTURE: "WOODGRAIN" COLOR: "VANILLA"
- 12 SIGNAGE BY SIGN CONTRACTOR, BLACKWORK BY GC, COORDINATE WITH FINISHES WITH SIGNAGE CONTRACTOR
- 13 CLEAR ANODIZED ALUMINUM SASH/METAL TO MATCH STOREFRONT FRAMING
- 14 HOLLOW METAL DOOR, COLOR TO MATCH (1)
- 15 EMERGENCY REL. STOP
- 16 ANTI-SWIFT - RESISTANCE WAGONRY, TEXTURE: "WOODGRAIN" COLOR: "VANILLA"
- 17 PAINTED METAL DOWNSPOUT COLOR: TO MATCH (1)
- 18 THROUGHT WALL SO. REFER TO FINISH SCHEDULE, MOUNTED HORIZONTALY COLOR: TO MATCH (3)
- 19 15/16" x 2" OAK FIN. PINE, MOUNTED HORIZONTALY COLOR: TO MATCH (3)
- 20 2" x 2" TANK BOLLARDS BY OTSUYETS, COLOR: "YELLOW ROSE"
- 21 WALL MTD LIGHTING FEATURE REFER TO ELEC. DWGS.
- 22 RECESSIVE WALL SCONCE REFER TO ELEC. DWGS.
- 23 RECESSIVE UNDER LED LIGHTING FEATURE
- 24 PROPANE GAS
- 25 OUTDOOR EQUIPMENT VENT/EXHAUST
- 26 ROOF UNDER W. SAFETY CAZE, COLOR TO MATCH (1)
- 27 CT CABINET AND KEYS

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

5'-0" X 15'-0" GET GO WALL SIGN
75.0 SQ. FT.

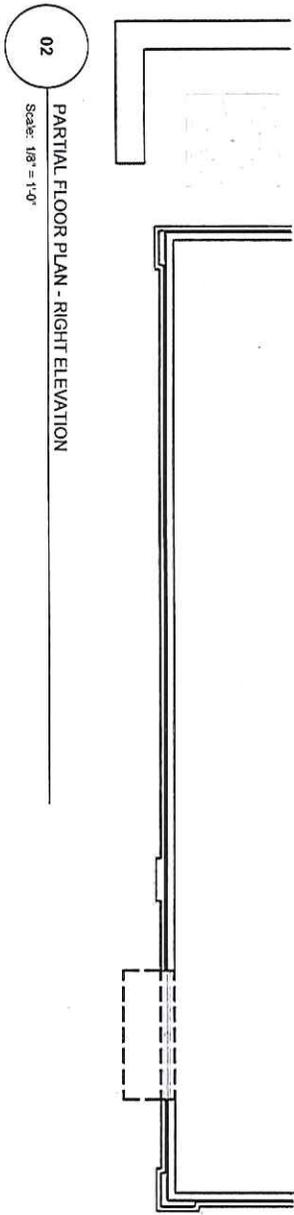


02
PARTIAL FLOOR PLAN - FRONT ELEVATION
Scale: 1/8" = 1'-0"



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

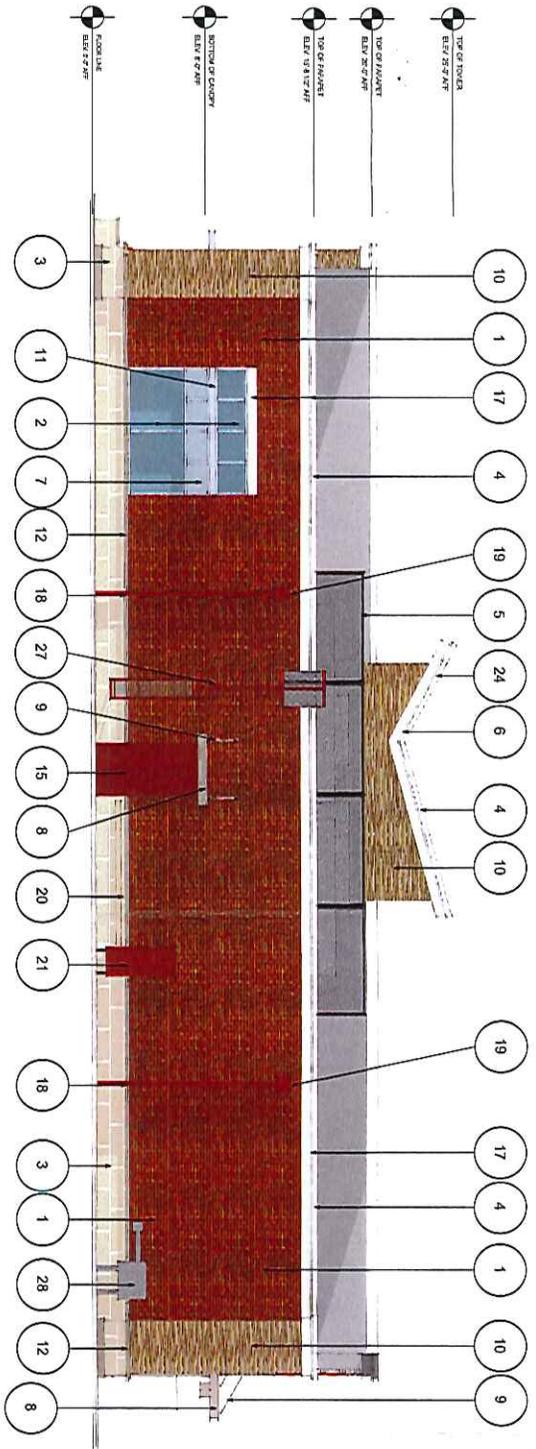
8'-0" X 8'-9" GET GO WALL SIGN
54.0 SQ. FT.



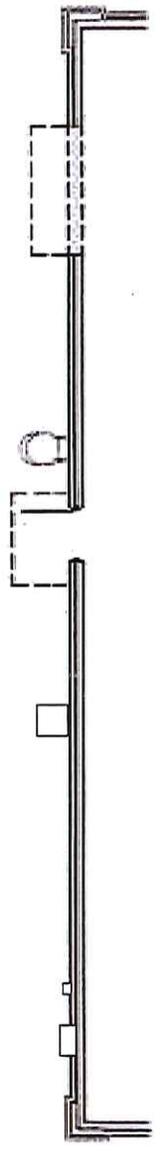
02 PARTIAL FLOOR PLAN - RIGHT ELEVATION
Scale: 1/8" = 1'-0"

KEYED NOTES:

- 1) BARNWOOD-CONCRETE BRICK VENEER, COLOR: "RED SHEDD"
- 2) SPANISH GLASS
- 3) GERRITZ-ALTA COLORED BLOCK, TEXTURE: SANDBLASTED, COLOR: "W/FF ELBOR"
- 4) PREFINISHED METAL COPING TO MATCH 6
- 5) ROOFTOP EQUIPMENT ENCLOSURE
- 6) BERTON-CA-NEUL-TECH-PANING SYSTEM WITH COLOR: "CONCRETE" FINISH, SANDBLASTED
- 7) GLASS STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM w/ T INSULATED GLAZING
- 8) PREFINISHED METAL CANOPY BY WALES, COLOR: SANDSTONE
- 9) CANOPY/TECHNO. REFER TO STRUCTURAL, PAINT MOUNTING PLATES - COLOR: SHERMAN WALLS, NO-HA. FIRE-RATED BY SHERMAN HALL SYSTEM, STAINED STONE, COLOR: "DESERT"
- 10) ALUMINUM SHROUD, COLOR TO MATCH
- 11) SILL, ANTI-SWIFT - RENAISSANCE WAGONRY, TEXTURE: ROBERT, GEORGIA, COLOR: "CONCRETE"
- 12) SOURCE: FRESH CONTRACTOR, BLOOMING BY GIC, COLOR: "CONCRETE"
- 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 REL. STOR.
- 17) ANTI-SWIFT - RENAISSANCE WAGONRY, TEXTURE: ROBERT, GEORGIA, COLOR: "CONCRETE"
- 18) PAINTED METAL DOWNSPOUT COLOR TO MATCH 1
- 19) THROUGH WALLS, REFER TO PAINTED METAL CONDUCTION HEAD, COLOR TO MATCH 1
- 20) 18" LONG 2" DIA. P.C. PIPE, MOUNTED HORIZONTAL, COLOR TO MATCH 3
- 21) CO-2 TANK ENCLOSURE BY CONCRETE, COLOR: YELLOWHOUSE
- 22) WALL AND LIGHTING FINISH, REFER TO ELEC. DIVISION
- 23) DECATIVE WALL SOURCE, REFER TO ELEC. DIVISION
- 24) RECESSED UNDER LED LIGHTING FINISH
- 25) PROJECT CASES
- 26) OUTDOOR EQUIPMENT MESH/SHROUD
- 27) ROOF LADDERS W/ SAFETY CASE, COLOR TO MATCH 1
- 28) CT CASE/FIND METERS



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

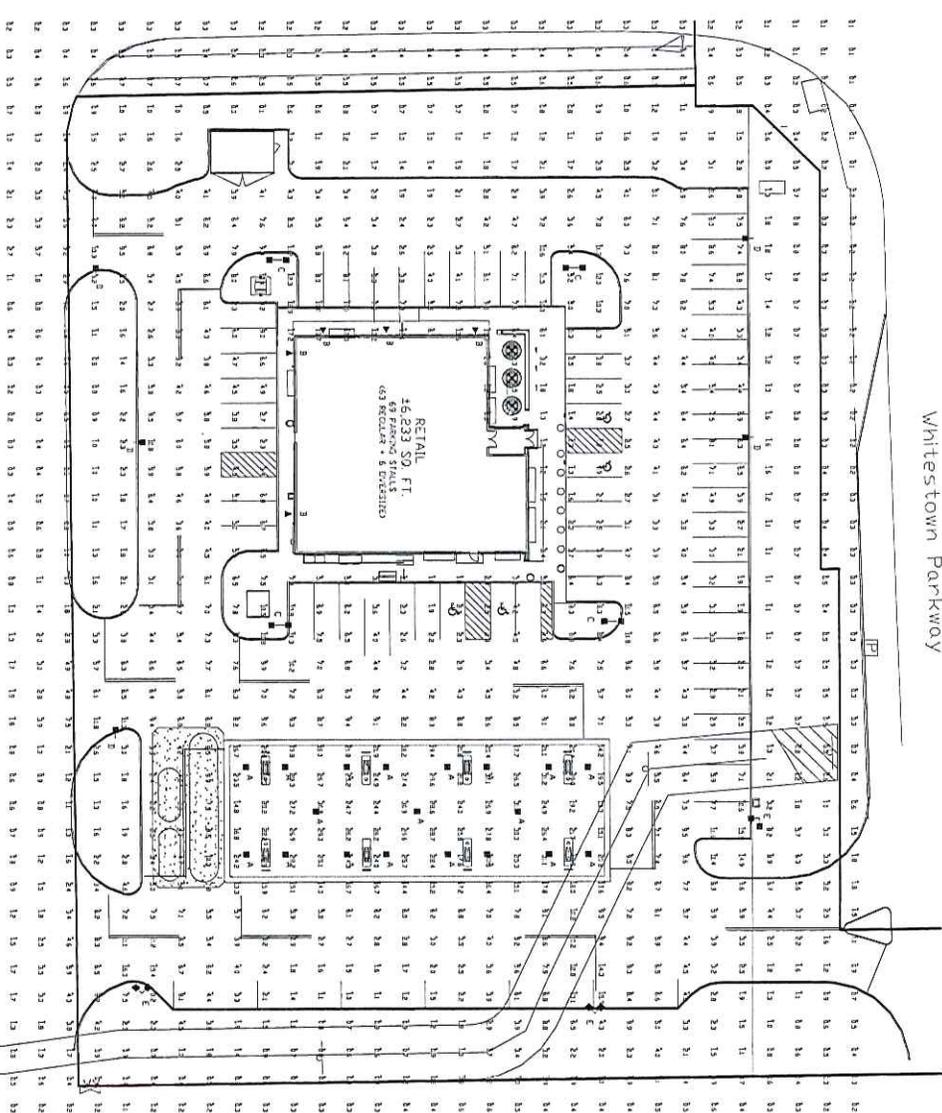


02 PARTIAL FLOOR PLAN - REAR ELEVATION
Scale: 1/8" = 1'-0"

KEYED NOTES:

- 1 BATHROOM - NICOLA BRICK TOWER
COLOR - "RED SMOOTH"
- 2 SPANSEL GLASS
- 3 OBER-ALD COLORED BLOCK TEXTURE
SUBSTRATE COLOR - "BIF EBONY"
- 4 PREFINISHED METAL COPING TO MATCH (6)
- 5 ROOFTOP EQUIPMENT ENCLOSURE
- 6 EXTERIOR METAL RAINING SYSTEM WITH
COLOR - "DORSET" ALUMINUM ANODIZED
7 GLASS STORMDOOR SYSTEM CLEAR ANODIZED
ALUMINUM #1 INSULATED GLAZING
8 PREFINISHED METAL CANOPY BY WARS. COLOR -
"SANDSTONE"
- 9 CANOPY TIE-ROD. REFER TO STRUCTURAL PAINT
MAINTENANCE - COLOR SHERWIN WILLIAMS
10 NICOLA RESTRICTION PAINTS/STAIN
SYSTEM STITCHED STONE. COLOR - "TERRA"
11 ALUMINUM SUNSHADE. COLOR TO MATCH
STORMDOOR FRAMING
- 12 SILL - ANTI-SWIFT - RENAISSANCE WAGONRY
13 STORAGE ROOM CONTRACTOR BLOCKING BY GC.
CONCRETE
14 CLEAN ANODIZED ALUMINUM HANG METAL TO
MATCH STORMDOOR FRAMING
- 15 HOLLOW METAL DOOR. COLOR TO MATCH (1)
- 16 BURNED/PAEL STIP
- 17 ANTI-SWIFT - RENAISSANCE WAGONRY
TERRA STONE. GEORGIA COLORS - "VANGUARD"
- 18 PAINTED METAL DOWNSPOUT COLOR TO MATCH (1)
- 19 THROUGH WALL SOFFIT & PAINTED
METAL CONDUCTION HEAD. COLOR TO MATCH (1)
- 20 1 1/2" LONG 2" DIA. PVC PIPE
MOUNTED HORIZONTALLY COLOR TO MATCH (3)
- 21 CO2 TANK ENCLOSURE BY CRISCOFELS. COLOR -
"FEDLANDORSE"
- 22 WALL AND LIGHTING FIXTURE
PERMIT TO BEAT DIVISION
23 PERMIT TO BEAT DIVISION
REFER TO BEAT DIVISION
- 24 RECESSED UNDER LED LIGHTING FIXTURE
- 25 PROPANE CASES
- 26 OUTDOOR EQUIPMENT ENCLOSURE
- 27 ROOF LADDER WITH STEEL CASE. COLOR TO MATCH (1)
- 28 CT CASE/FRAMING

Whitestown Parkway



Grid	Label	Description	UF	Load/SLAB	Area, Lm ²	Area, SqFt
19	A	STOGE	650	NA	1354	14
18	B	STOGE	650	NA	4856	53
17	C	STOGE	650	NA	4100	44
16	D	STOGE	650	NA	2710	29
15	E	STOGE	650	NA	1410	15

Category	Item	Value	Unit	Area, Lm ²	Area, SqFt
Calculation Summary	CEILING	4.2	M ²	706	7606
	FLOOR	2.2	M ²	148	1600
	WALL	22.6	M ²	233	2520
TOTAL	CEILING	4.2	M ²	706	7606
	FLOOR	2.2	M ²	148	1600

Based on the information provided, all dimensions and locations shown are approximate and 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.

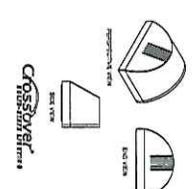
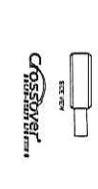
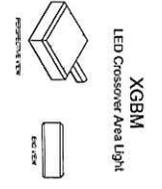
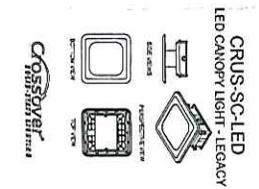


Exhibit 5

Final Project with
Final AIAA - 3/14/14

DATE: 3/14/14
SCALE: 1/8" = 1'-0"

PROJECT: LED LIGHTING
PROJECT NO: 14-13770

CLIENT: [Logo]
CLIENT NAME: [Name]

SCALE: 1/8" = 1'-0"



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).

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. 106th 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 106th 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. 106th 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.

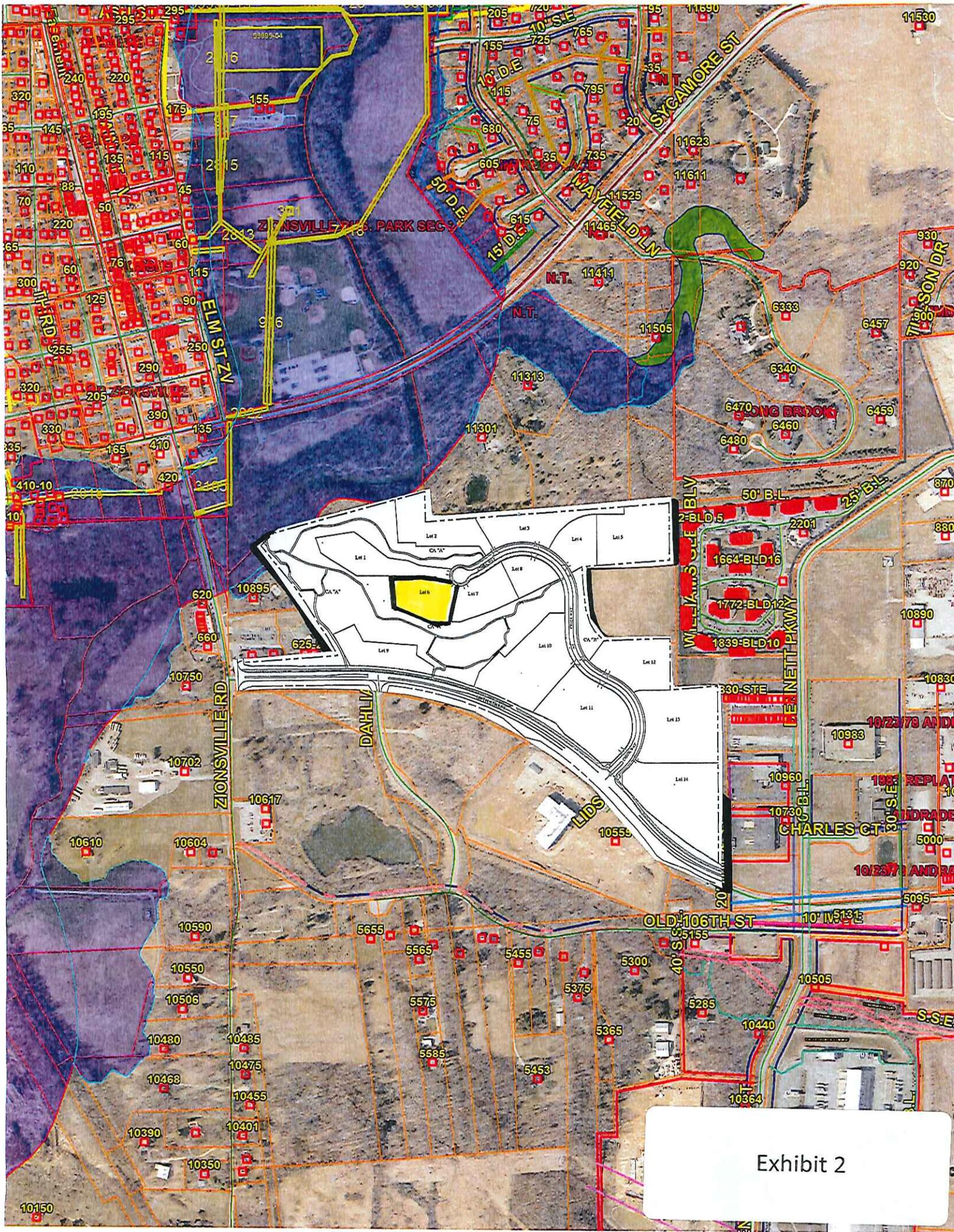


Exhibit 2



PROPOSED BUILDING
1st FLOOR FFE=688.00
2nd FLOOR FFE=816.00

- GRADING NOTES:**
1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE N.C. DEPARTMENT OF TRANSPORTATION AND TRADING (DOT) GRADING MANUAL.
 2. PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE N.C. DEPARTMENT OF TRANSPORTATION AND TRADING (DOT) GRADING MANUAL.
 3. THE PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE N.C. DEPARTMENT OF TRANSPORTATION AND TRADING (DOT) GRADING MANUAL.
 4. THE PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE N.C. DEPARTMENT OF TRANSPORTATION AND TRADING (DOT) GRADING MANUAL.
 5. THE PROPOSED GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE N.C. DEPARTMENT OF TRANSPORTATION AND TRADING (DOT) GRADING MANUAL.

SYMBOLS	
	1st FLOOR FINISH ELEVATION
	2nd FLOOR FINISH ELEVATION
	PROPOSED CONCRETE ELEVATION
	PROPOSED GROUND ELEVATION
	PROPOSED ROAD ELEVATION
	PROPOSED UTILITY ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED SPOT ELEVATION

STATEMENT
THE PLANS SHOWN ON THESE DRAWINGS AND THE SPECIFICATIONS AND NOTES THEREON ARE THE PROPERTY OF DAVID RAUSCH STUDIOS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAVID RAUSCH STUDIOS, INC. THE USER OF THESE DRAWINGS AGREES TO HOLD DAVID RAUSCH STUDIOS, INC. HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING ATTORNEY'S FEES AND COSTS, THAT MAY BE INCURRED BY DAVID RAUSCH STUDIOS, INC. AS A RESULT OF THE USER'S USE OF THESE DRAWINGS.



DATE: 08/11/2011
PROJECT: 153 Main Street, Suite 203, Raleigh, NC 27601
CLIENT: 153 Main Street, Suite 203, Raleigh, NC 27601
SCALE: AS SHOWN

SHEET TITLE: GRADING PLAN
PROJECT: C300

PRELIMINARY - NOT FOR CONSTRUCTION
DAVID RAUSCH STUDIOS, INC.
153 Main Street, Suite 203
Raleigh, NC 27601
919.876.8888

DESIGNER: Michael J. Hester
DATE: 08/11/2011

ENGINEER: Michael J. Hester
DATE: 08/11/2011

PROJECT: 153 Main Street, Suite 203, Raleigh, NC 27601

CLIENT: 153 Main Street, Suite 203, Raleigh, NC 27601

SCALE: AS SHOWN

DATE: 08/11/2011



DK
ASI
LC
ZIONS

OWNER
DOW PROPERTY
118 N. 4th Street
Zionsville, Indiana 46087

USER
DAVID BAUSCH & ASSOCIATES
118 N. 4th Street
Zionsville, Indiana 46087

ARCHITECT
DAVID BAUSCH Studio, LLC
77 East Oak Street
Zionsville, Indiana 46087
317.273.4152

DATE
08/11/15

PROJECT NO.
1504

PROJECT NAME
118 N. 4th Street

PROJECT LOCATION
118 N. 4th Street
Zionsville, Indiana 46087

PROJECT PHASE
PRELIMINARY

PROJECT STATUS
PRELIMINARY

PROJECT TYPE
RESIDENTIAL

PROJECT DESCRIPTION
ARCHITECTURAL RENDERING

PROJECT CONTACT
DAVID BAUSCH

PROJECT PHONE
317.273.4152

PROJECT FAX
317.273.4152

PROJECT EMAIL
d@dba.com

PROJECT WEBSITE
www.dba.com

PROJECT ADDRESS
118 N. 4th Street
Zionsville, Indiana 46087

PROJECT COORDINATOR
DAVID BAUSCH

PROJECT MANAGER
DAVID BAUSCH

PROJECT DESIGNER
DAVID BAUSCH

PROJECT ARCHITECT
DAVID BAUSCH & ASSOCIATES

PROJECT ENGINEER
DAVID BAUSCH & ASSOCIATES

PROJECT CONTRACTOR
DAVID BAUSCH & ASSOCIATES

PROJECT SUBMITTER
DAVID BAUSCH & ASSOCIATES

PROJECT DATE
08/11/15

PROJECT SHEET NO.
A-5

PROJECT TOTAL SHEETS
10

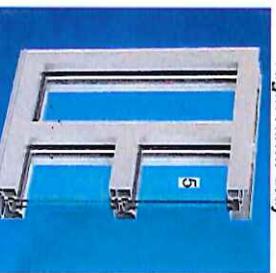
BASIS OF DESIGN PRIMARY EXTERIOR MATERIALS/COLORS

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 SCOFF: AAL MITRE M3

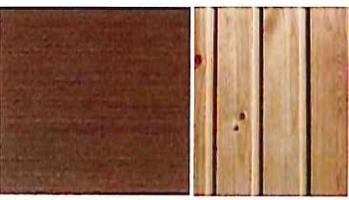
COLOR FOR STOREFRONT AND PAINTED SIDING



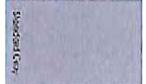
Night Hawk Gray*



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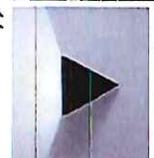
11



12



13



14



10



4



73/8"



5"



2 1/4"

PRELIMINARY - NOT FOR CONSTRUCTION

DAVID BAUSCH STUDIO
Architects & Engineers

ISSUE DATE: 08/11/15

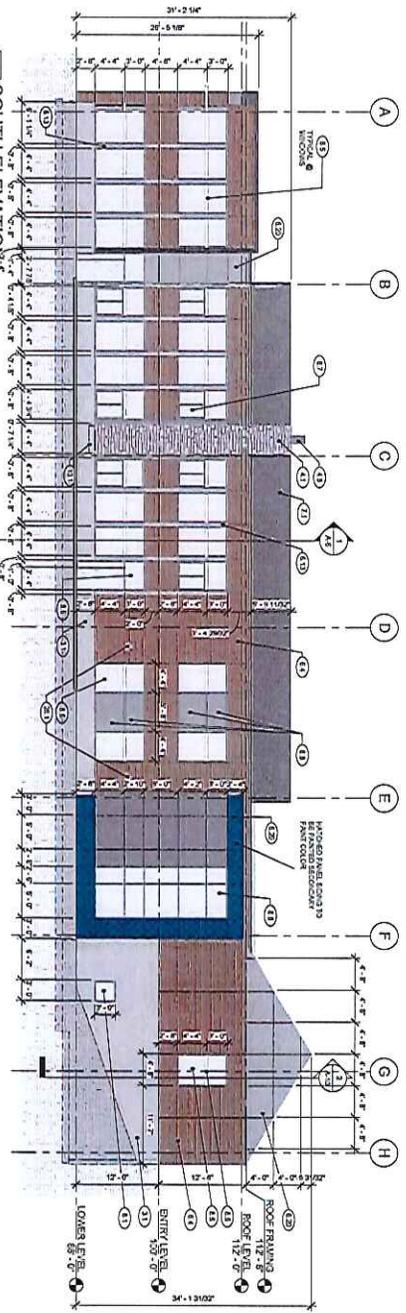
DESIGN SET: 04/20/15
CONSTRUCTION SET: 04/20/15

Structural Engineer:
James E. Engstrom, Inc.
118 N. 4th Street
Zionsville, IN 46087
317.293.4152

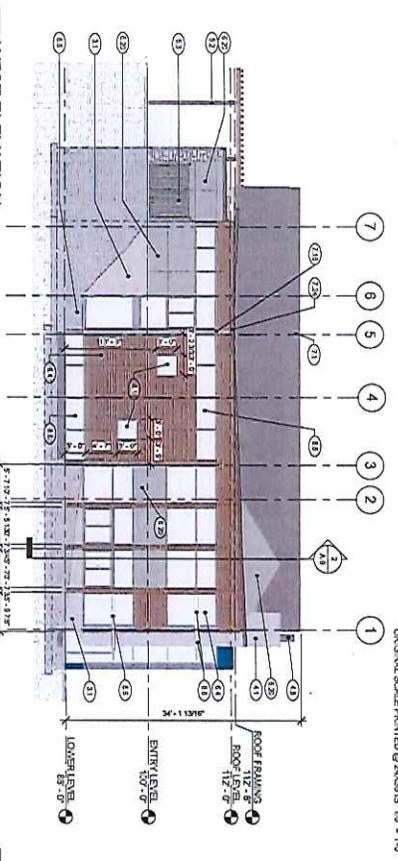
Mechanical, Electrical, Plumbing Engineer:
Simpson Engineering
12644 Beechley Ridge Circle
Zionsville, IN 46087
317.273.8935

PROJECT SHEET NO.: A-5

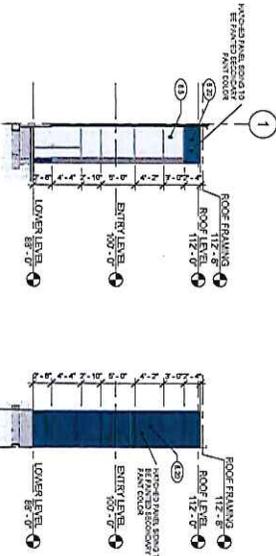
DATE: 08/11/15



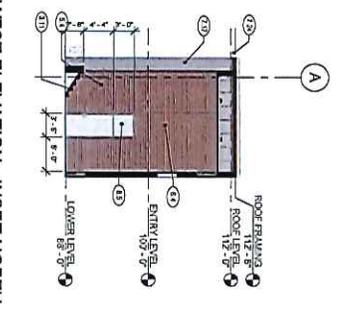
8 SOUTH ELEVATION
 ORIGINAL SCALE PRINTED @ 2400 IS 1/8" = 1'-0"



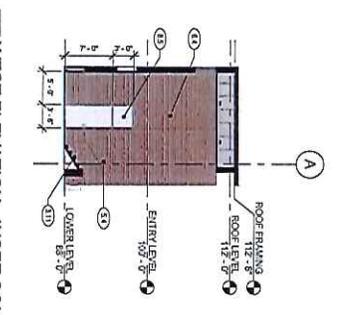
3 WEST ELEVATION
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5 SOUTH PROJECTION - WEST SOUTH PROJECTION - EAST ELEVATION
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2 WEST ELEVATION - INSET NORTH
 ORIGINAL SCALE PRINTED @ 2400 IS 1/8" = 1'-0"



1 WEST ELEVATION - INSET SOUTH
 ORIGINAL SCALE PRINTED @ 2400 IS 1/8" = 1'-0"

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100	REVISIONS

1. REFER TO SHEET A5.1 FOR DETAILS

CHECK BY: [Name]



DK PI
 ASSC
 LOT 6
 210 N SW 111

DAVID RAUSCH STUDIO, LLC
 75 East Oak Street
 317 271 4132

DAVID RAUSCH STUDIO, LLC
 75 East Oak Street
 317 271 4132

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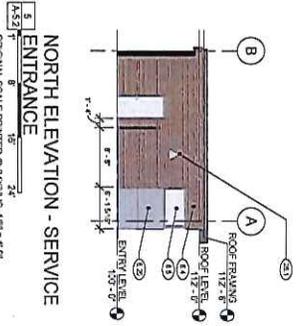
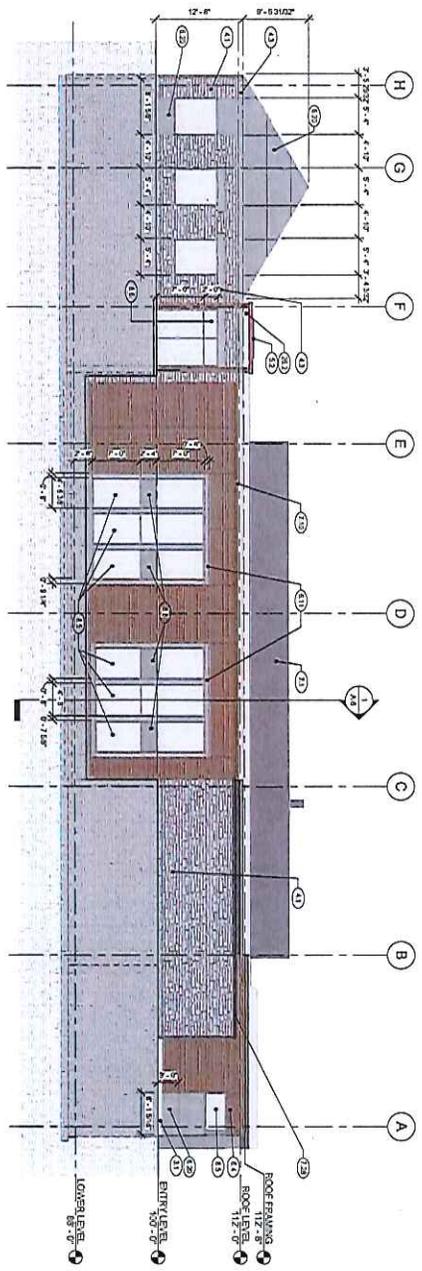
DAVID RAUSCH STUDIO, LLC
 75 East Oak Street
 317 271 4132

DAVID RAUSCH STUDIO, LLC
 75 East Oak Street
 317 271 4132

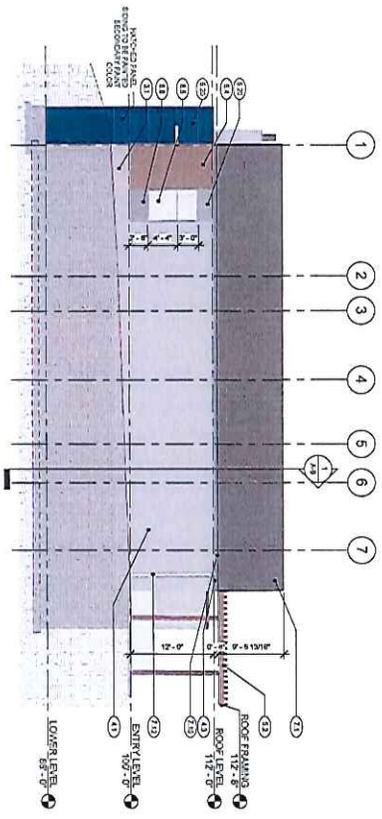
DAVID RAUSCH STUDIO, LLC
 75 East Oak Street
 317 271 4132

SECTION ELEVATION NOTES
1. REFER TO SECTION 4 FOR MATERIALS

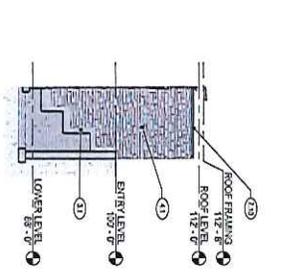
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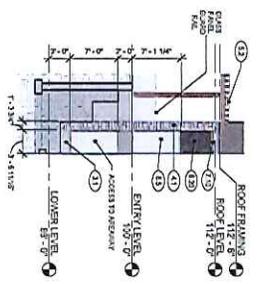
4 NORTH ELEVATION
A-5.2
ORIGINAL SCALE PRINTED @ 24x36 IS 1/8" = 1'-0"



3 EAST ELEVATION
A-5.3
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"



DK F ASS LOT 210 NSV

DMF PROPERTY, LLC
115 N. 9th Street
Zionsville, Indiana 46377

DAVID RAUSCH & ASSOCIATES
115 N. 9th Street
Zionsville, Indiana 46377

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

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72 East Oak Street
Zionsville, Indiana 46377

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72 East Oak Street
Zionsville, Indiana 46377

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

PRELIMINARY - NOT FOR CONSTRUCTION
DAVID RAUSCH STUDIO
Architect & Interior
DATE: 04/23/24

ESTIMATE
EXTERIOR ELEVATIONS
A-5.2

DATE: 04/23/24

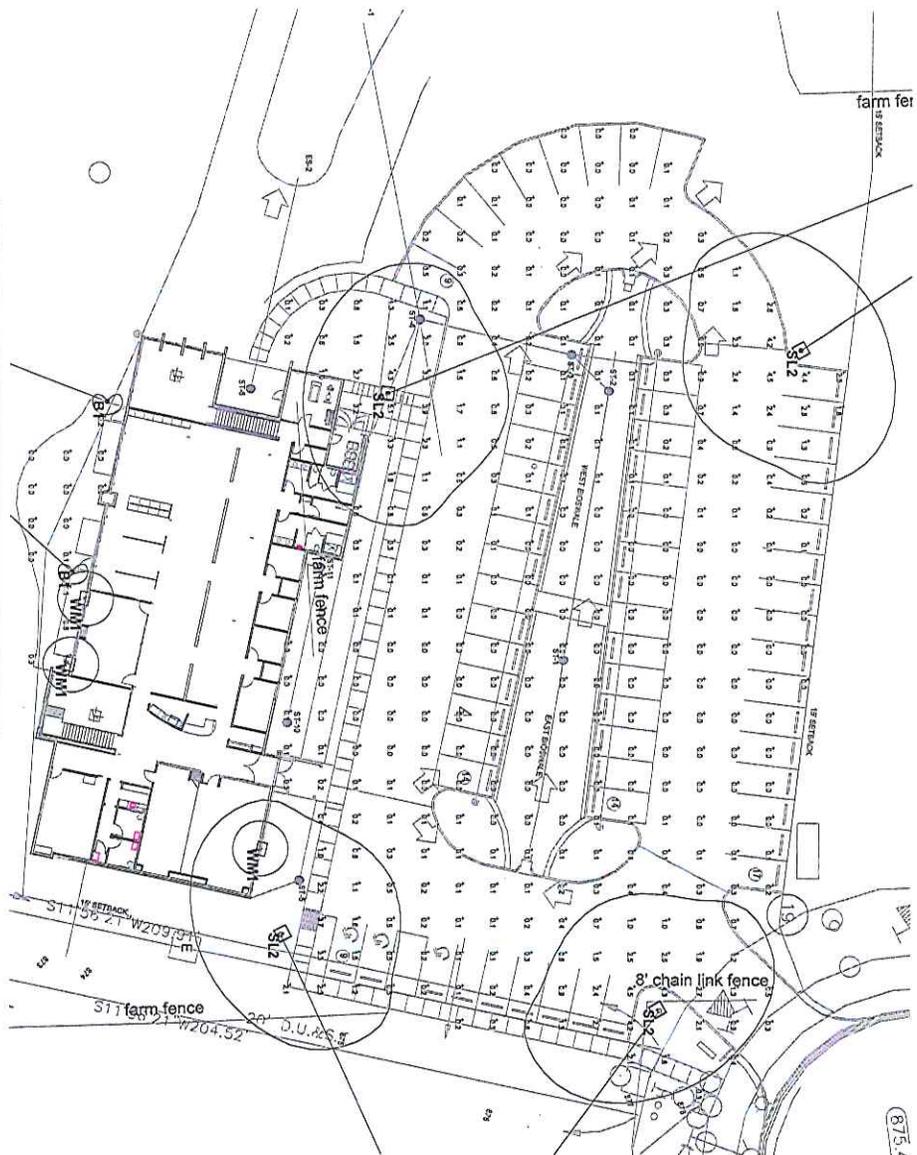
PROJECT: 210 NSV
OWNER: DMF PROPERTY, LLC
115 N. 9th Street
Zionsville, Indiana 46377

ARCHITECT: DAVID RAUSCH & ASSOCIATES
115 N. 9th Street
Zionsville, Indiana 46377

ARCHITECT: DAVID RAUSCH STUDIO, LLC
72 East Oak Street
Zionsville, Indiana 46377

DATE: 04/23/24

PROJECT: 210 NSV
OWNER: DMF PROPERTY, LLC
115 N. 9th Street
Zionsville, Indiana 46377

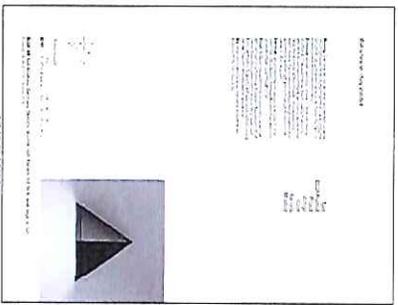
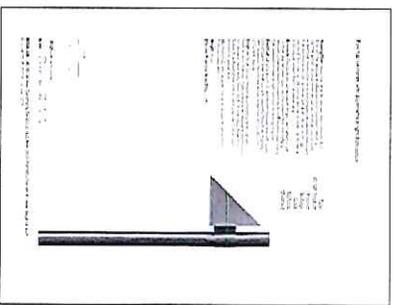
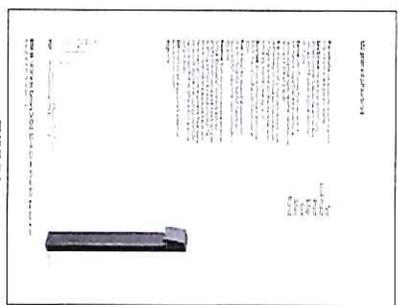


Lumpsum Schedule

Serial	Qty	Label	Unit	Description	Unit Price
1	4	SL2	624	ESCA 89 824	183
2	2	B1	128	ESCA 77 27	5
3	3	WMA	438	ESCA 22 441	24

Calculation Summary

Label	Description	Unit	Qty	Max	Min	Avg	Max	Min	Avg
PLANNING	PLANNING	FE	833	51	N/A	N/A	N/A	N/A	N/A
PERM	PERM	FE	1027	18	00	N/A	N/A	N/A	N/A



GENERAL NOTES
 • ALL TYPES
 • UNITS
 • UNITS

LIGHT SOURCE

Project Name: 1500 SITE
 DK PIERCE

Drawn by	KLS	Scale	E101
Date	5/2/2018	Drawing #	15-146-1000 SITE
Scale	As Shown		



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. 106th 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 106th 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:

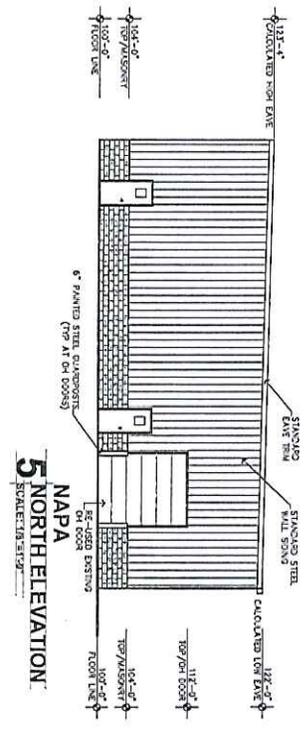
The petitioner has prepared findings which are a part of the packet for Plan Commission review.

STAFF RECOMMENDATIONS

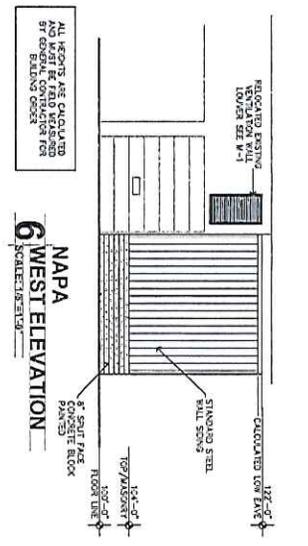
Staff recommends approval of the petition as filed, inclusive of support of the requested waivers, subject to adequate provisions to finalize the development plan (inclusive of drainage and other components) prior to the issuance of an Improvement Location Permit (recommendation may be updated at the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

RECOMMENDED MOTIONS

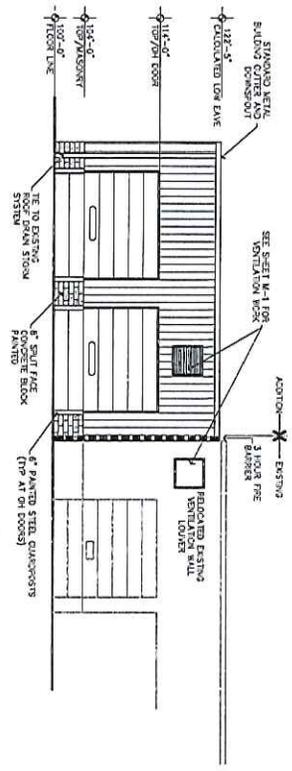
I move that Docket # 2016-26-DPA Development Plan Amendment Approval requesting Architectural and Building Materials waivers to allow for additions to an existing commercial structure located in the (I2) Urban General Industrial District, at 4900 W. 106th Street be (Approved based the findings in the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



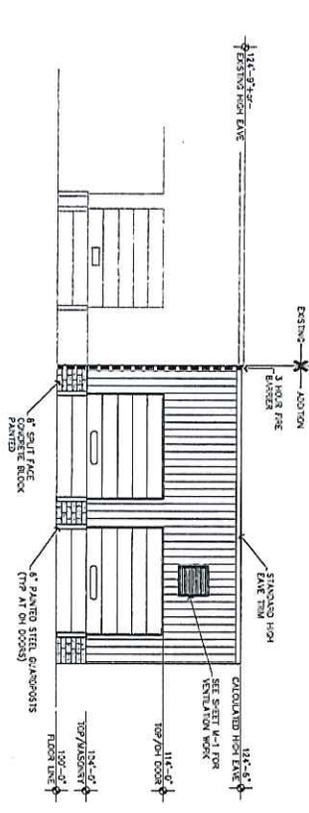
5 NORTH ELEVATION
 SCALE: 1/8"=1'-0"



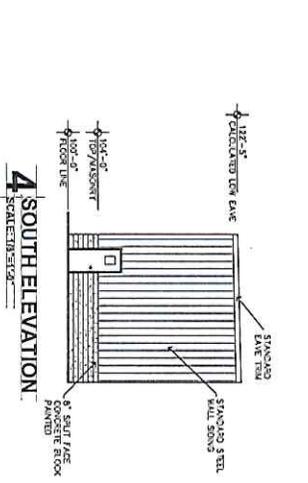
6 WEST ELEVATION
 SCALE: 1/8"=1'-0"



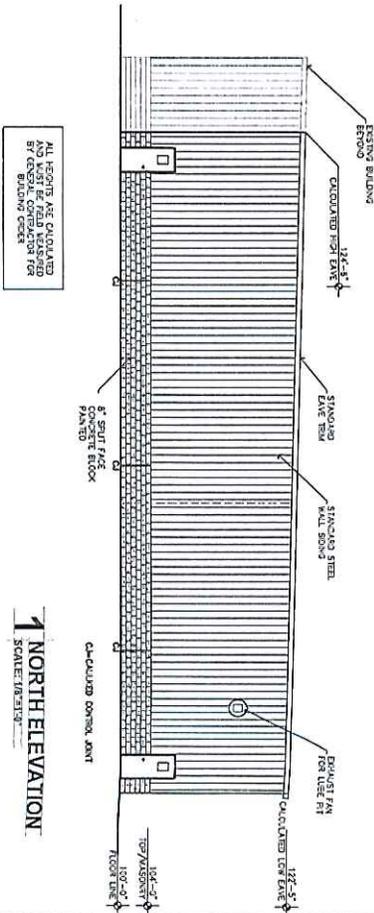
3 WEST ELEVATION
 SCALE: 1/8"=1'-0"



2 EAST ELEVATION
 SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"



1 NORTH ELEVATION
 SCALE: 1/8"=1'-0"

ALL HEIGHTS ARE CALCULATED BY GENERAL CONTRACTOR FOR BUILDING CODES

ALL HEIGHTS ARE CALCULATED BY GENERAL CONTRACTOR FOR BUILDING CODES

	US Arch Inc. ARCHITECTS 1000 WEST 106TH STREET ZIONSVILLE, IN 46088 TEL: 765-834-1111 FAX: 765-834-1112 WWW.USARCHINC.COM		NEW ADDITIONS FOR: PEM CAR AND TRUCK CAR 4900 WEST 106TH ST. ZIONSVILLE, IN
	DRAWN: _____ CHECKED: _____ REVISIONS: _____ DATE: _____ SCALE: _____ SHEET: A-2	DATES @ PHASE START DATE: _____ FINISH DATE: _____ PERMIT APPLICATION: _____ PERMIT ISSUANCE: _____ CONSTRUCTION: _____ CO. ORDR. NO.: _____	DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____ IN CHARGE: _____ PROJECT NO.: _____ CLIENT: _____ ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____



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 th 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 106th 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

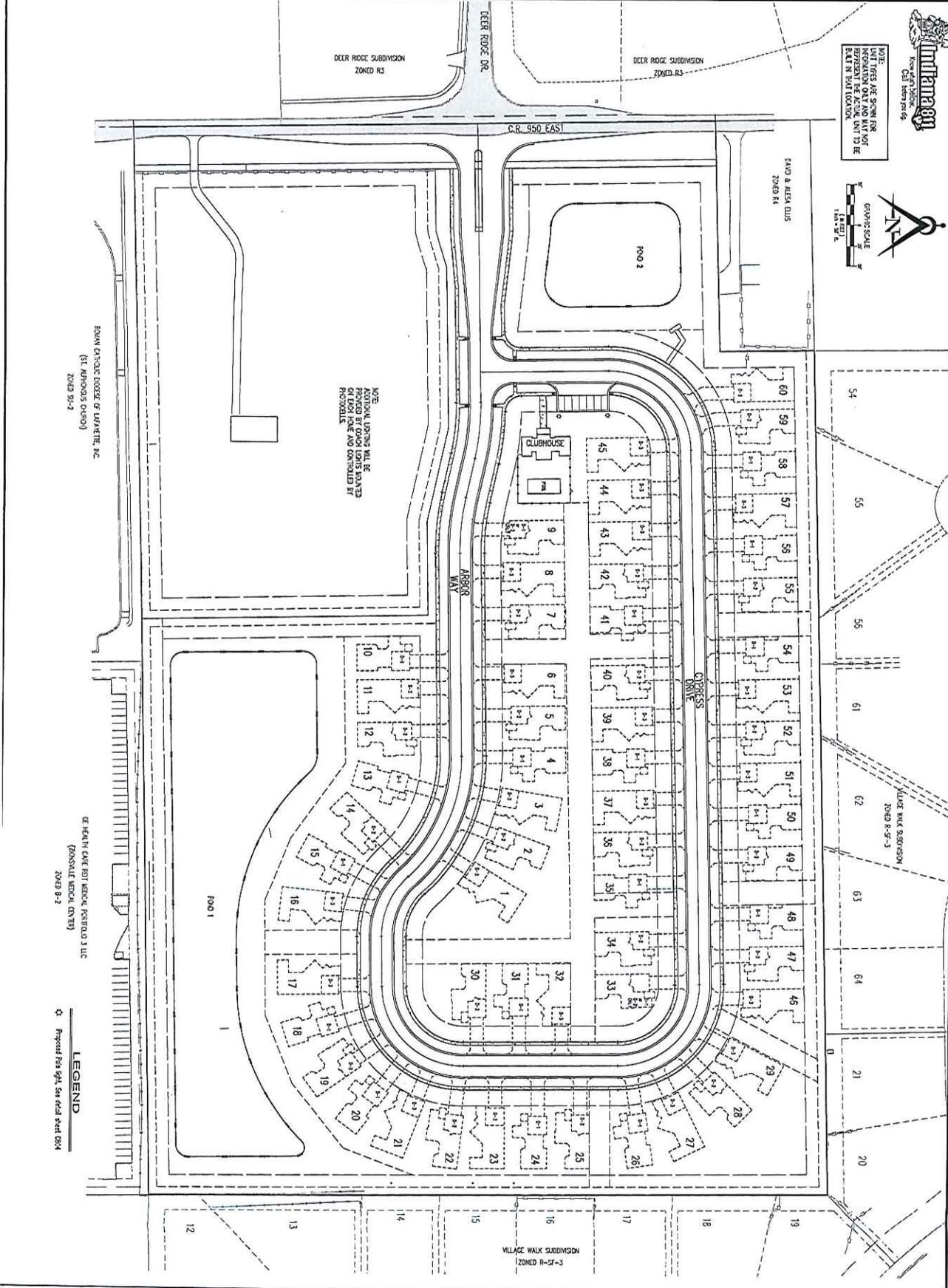
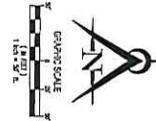
Staff recommends approval of the petition as filed subject to finalization of development plan (inclusive of drainage and other components) prior to the issuance of an Improvement Location Permit (recommendation may be updated at the meeting based on further evolution of the development plan review).

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.



NOTE:
 UNITS ARE SHOWN FOR
 REPRESENTATIVE ONLY
 EXISTING UNIT TO BE
 EXISTING UNIT TO BE



FOUNTAIN CREEK DOCKAGE OF UVAVENTURE, INC.
 (ST. JOHNS CREEK)
 ZONED R-1-2

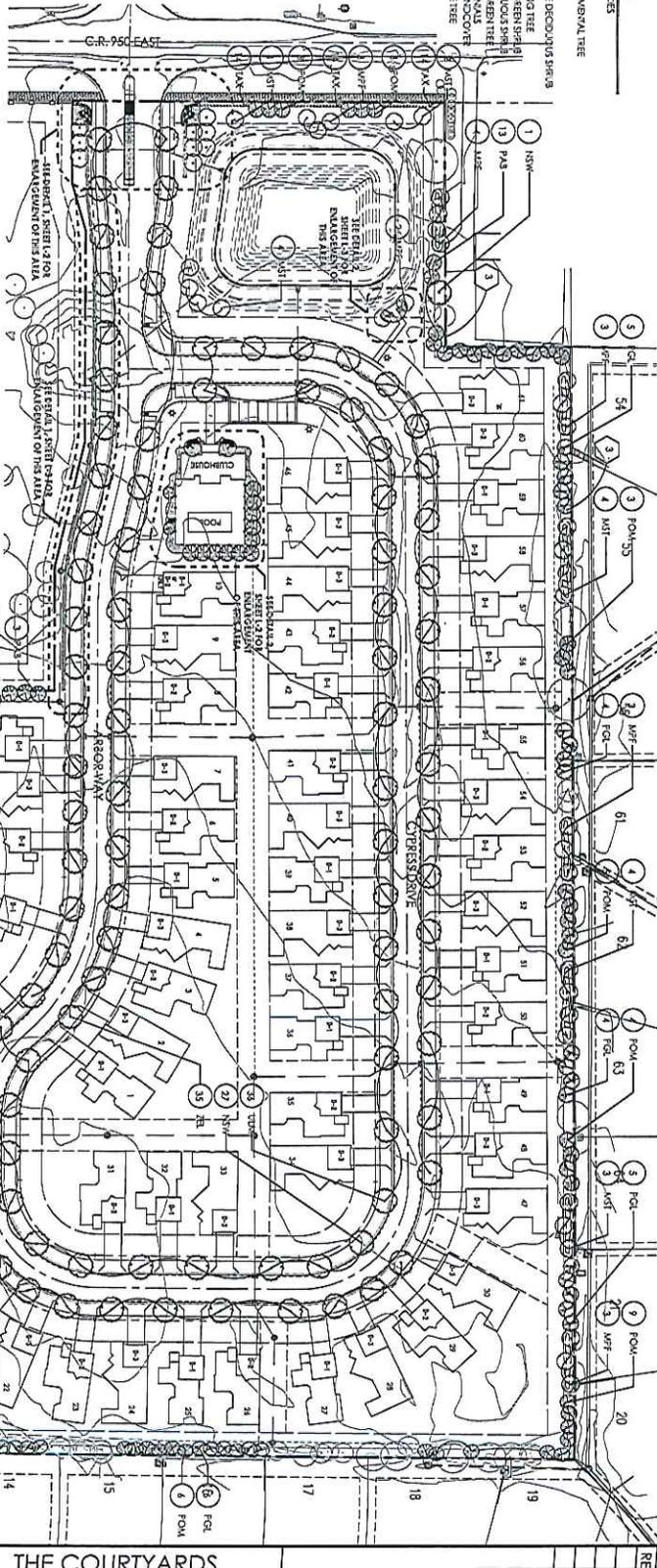
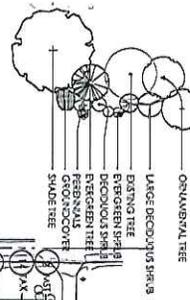
GE HEALTH CARE EAST MEDICAL CENTER, LLC
 (CONSULTING MEDICAL CENTER)
 ZONED B-2

LEGEND
 Proposed Footprint Area with Street CSM

DATE: 5/10/16 DRAWN BY: M CHECKED BY: M SCALE: AS SHOWN SHEET NO: 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, IL 46158	REVISIONS: 1. 5/10/16, M, [unclear], [unclear], [unclear] 2. 5/10/16, M, [unclear], [unclear]
			PROJECT NO: 16104	DRAWN BY: M

Exhibit 4

PLANT KEY TYPICALS
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST
CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN

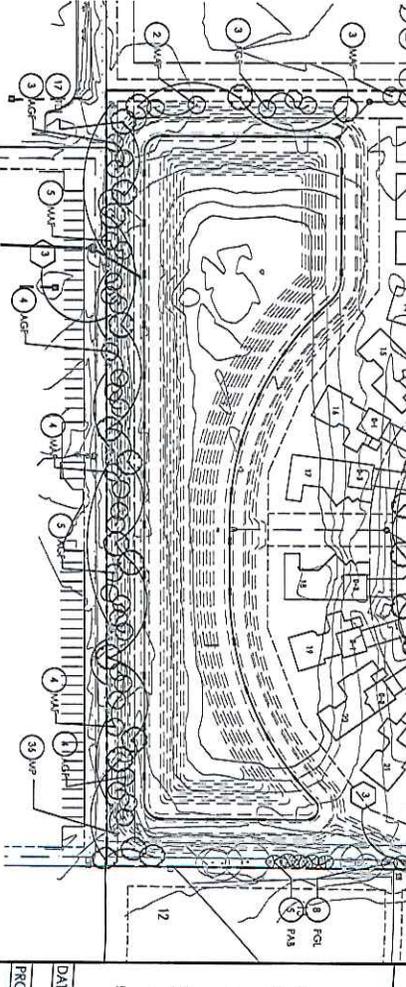
HTS	KEY	EDUCATIONAL NAME	COMMON NAME	SIZE	COND.	EVANS
28	NSW	NORWAY SPRUCE	WILDERICE	7' COL.	HS	
29	NSW	NORWAY SPRUCE	WILDERICE	7' COL.	HS	
30	NSW	NORWAY SPRUCE	WILDERICE	7' COL.	HS	
31	PAS	PEARL JEWEL	PEARL JEWEL	5'-6" HGT.	HS	
32	PAS	PEARL JEWEL	PEARL JEWEL	5'-6" HGT.	HS	
33	PAS	PEARL JEWEL	PEARL JEWEL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

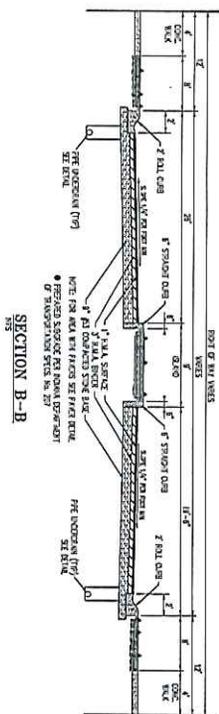
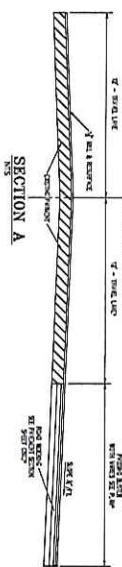
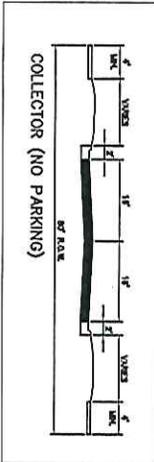
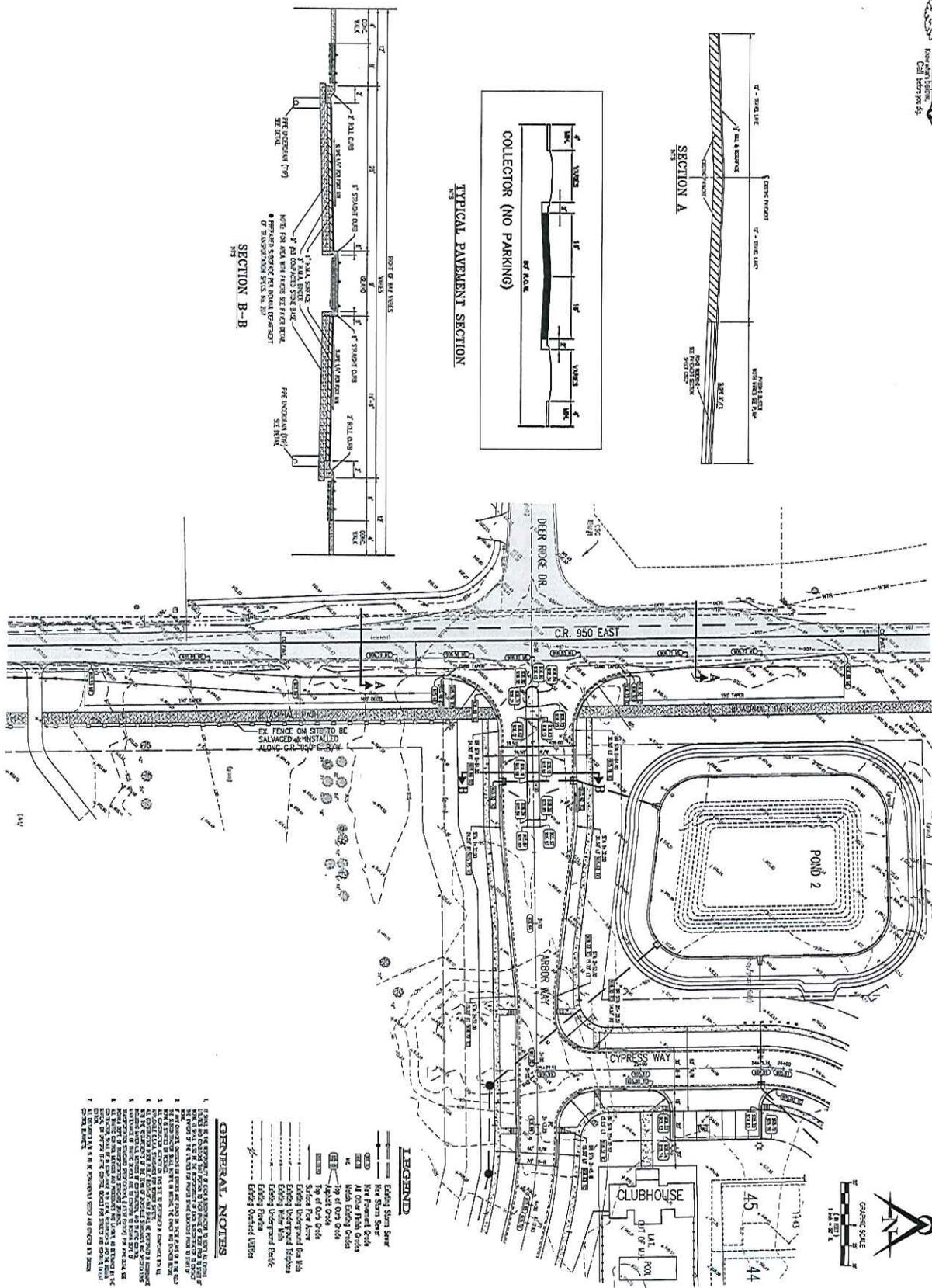
GENERAL PLANTING NOTES:

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 SPECIFIED 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 FOOT.
7. SOONING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE DRAINAGE UNDERGROUND UTILITIES ARE INDICATED BY DASHED LINES. CONTRACTOR SHALL VERIFY THE EXISTING LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION WORK AND ADJUST TO BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXIST. LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR AND SEEDING SOONER.
9. ALL AREAS DESIGNATED BY CONTRACTOR ARE TO BE EXISTING, BE GRASSED AND SEEDING SOONER.
10. ALL EXISTING PLANT MATERIAL SPRAWL ON THIS PLAN IS TO BE PRESERVED UNLESS OTHERWISE NOTED OTHERWISE.
11. BEES TO BE 10, 10, 10, 2, AND 10, 10, 10 FOR TYPICAL PLANT PLANTINGS.
12. SOON SHALL BE PLACED ON FRONT AND BACK OF UNITS.

CONSTRUCTION NOTES:

1. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL UNITS.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL UNITS.
3. TREES IN REMOVAL SCREENING SHALL BE RELOCATED AS NEAR TO AVOID UTILITIES AND EXISTING TREES AS NEEDED.





- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 15. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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 17. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 18. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 19. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

- LEGEND**
- Existing Storm Sewer
 - Proposed Storm Sewer
 - Existing Sanitary Sewer
 - Proposed Sanitary Sewer
 - Existing Water Main
 - Proposed Water Main
 - Existing Gas
 - Proposed Gas
 - Existing Electric
 - Proposed Electric
 - Existing Fiber Optic
 - Proposed Fiber Optic
 - Existing Other Utility
 - Proposed Other Utility

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

PREPARED BY
DESIGNED BY
CHECKED BY
APPROVED BY

COURTYARDS OF ZIONSVILLE
Zionsville, Indiana
Entrance Detail

PREPARED FOR
Courtyards of Zionsville, LLC
124 Bridgewater Lane
Mooresville, IN 46158

REVISIONS:
1. [Revision 1]
2. [Revision 2]
3. [Revision 3]

Front Entry



Palazzo

Elevation A - Base

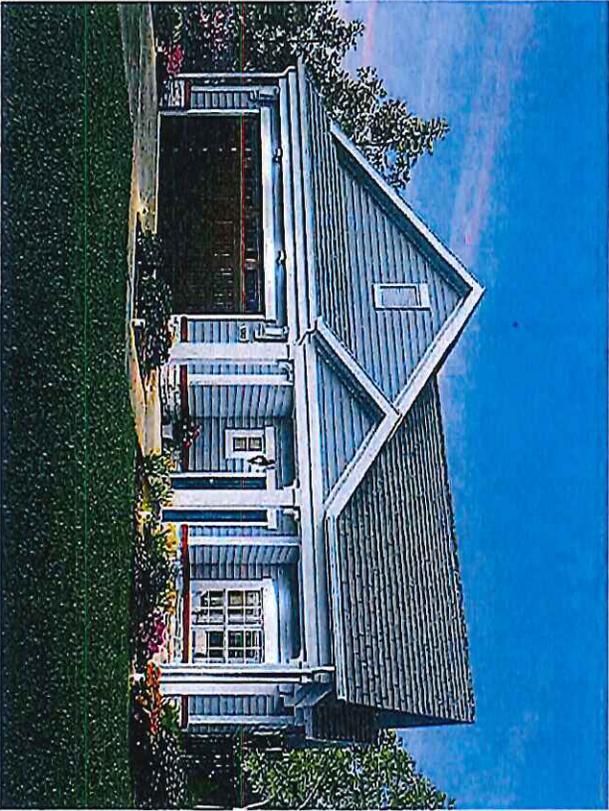


Elevation A – Bonus Suite

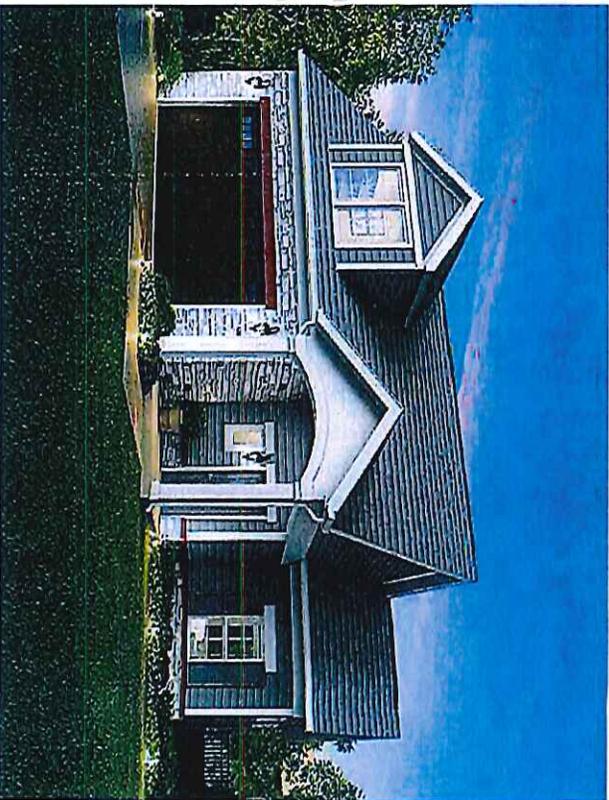


Palazzo

Elevation B - Base

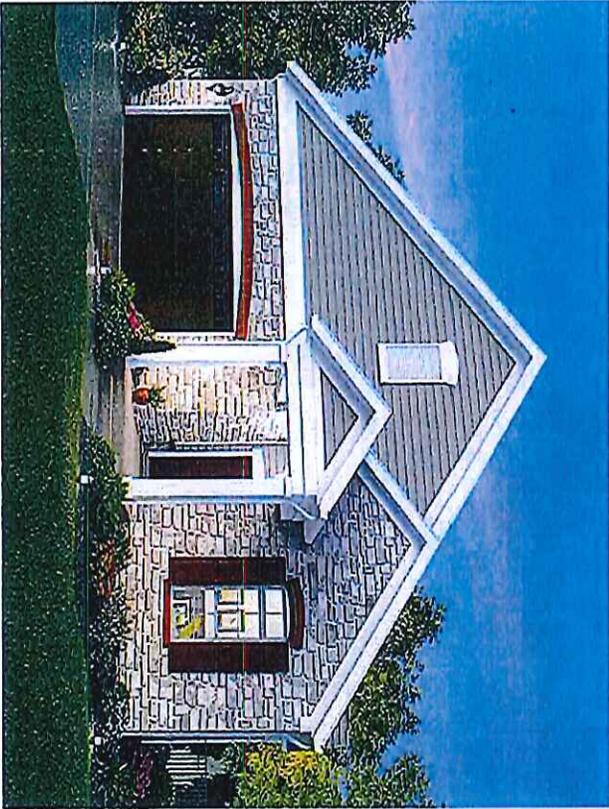


Elevation B – Bonus Suite

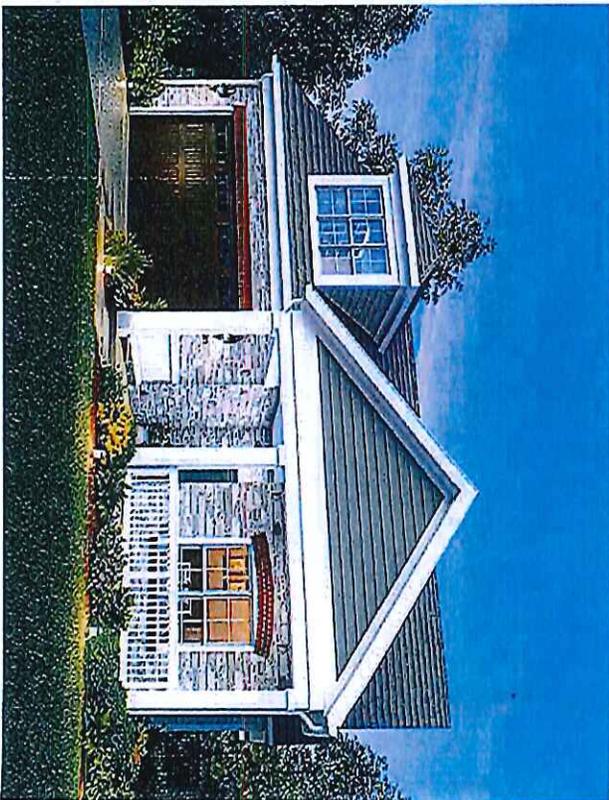


Portico

Elevation A - Base



Elevation A – Bonus Suite

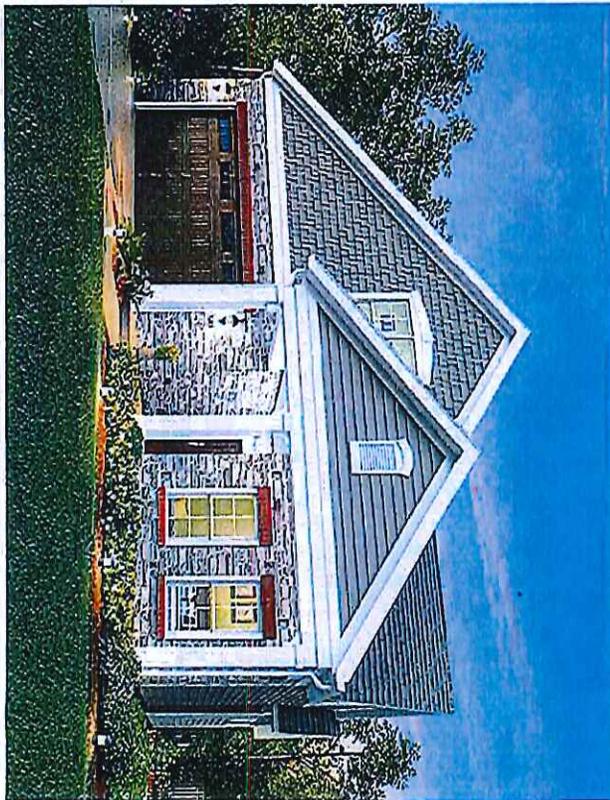


Portico

Elevation B - Base

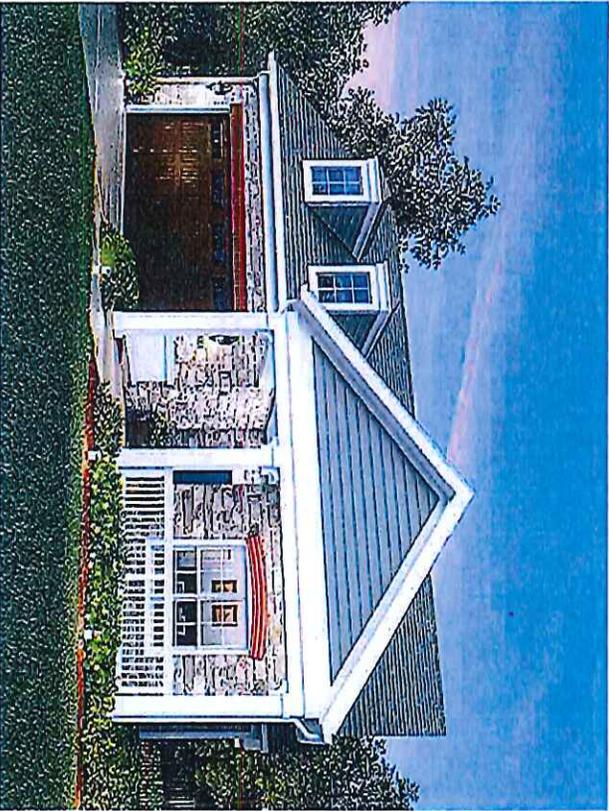


Elevation B – Bonus Suite



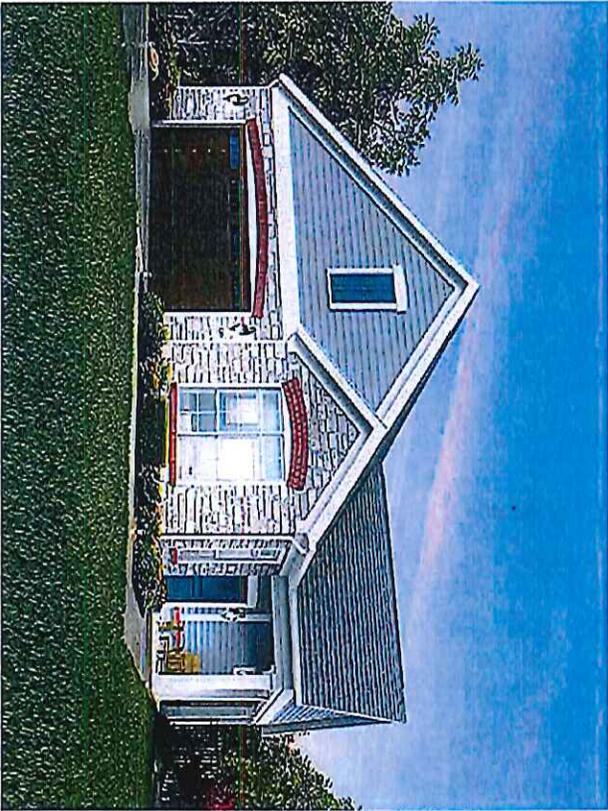
Portico

Elevation C - Base

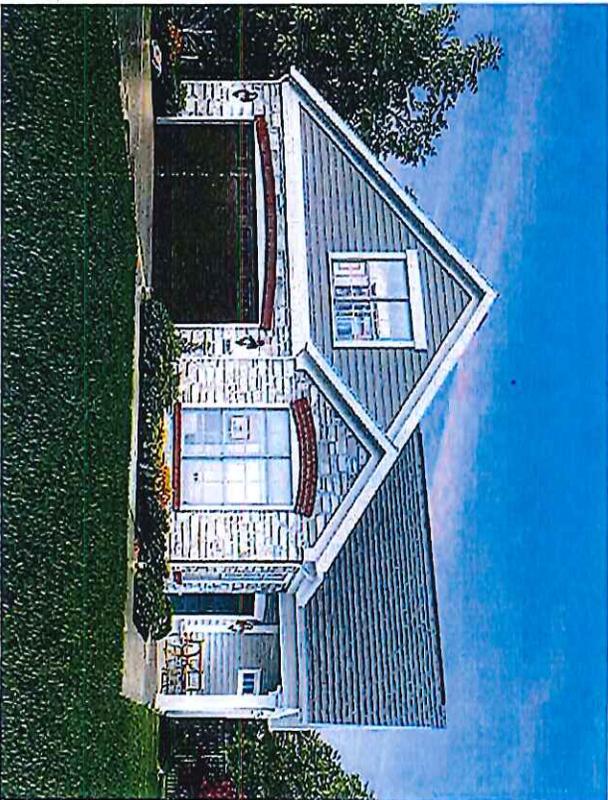


Promenade

Elevation A - Base

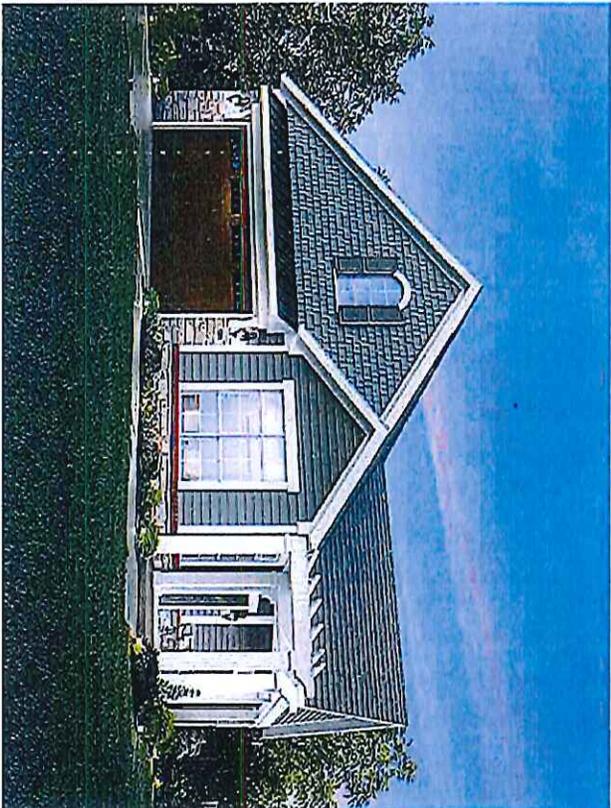


Elevation A – Bonus Suite

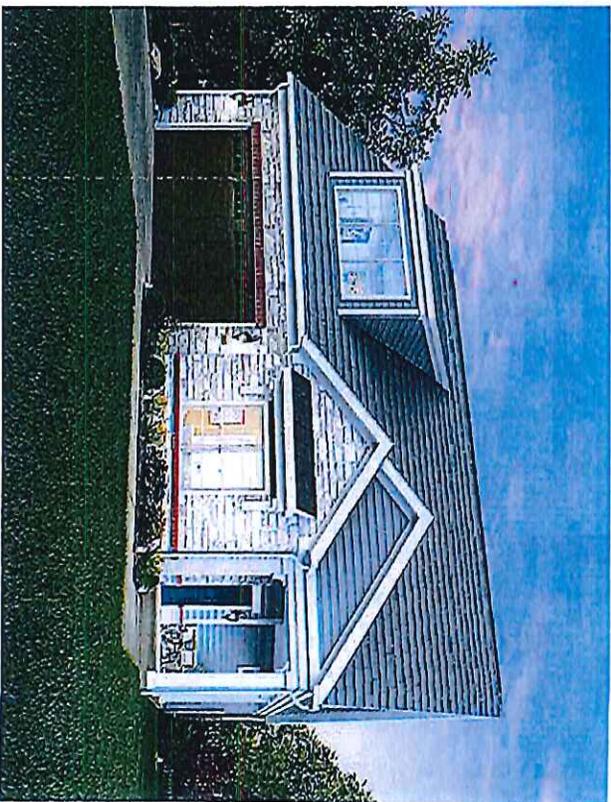


Promenade

Elevation B - Base



Elevation B – Bonus Suite



Promenade

Elevation C – Base





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	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. 9th 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.

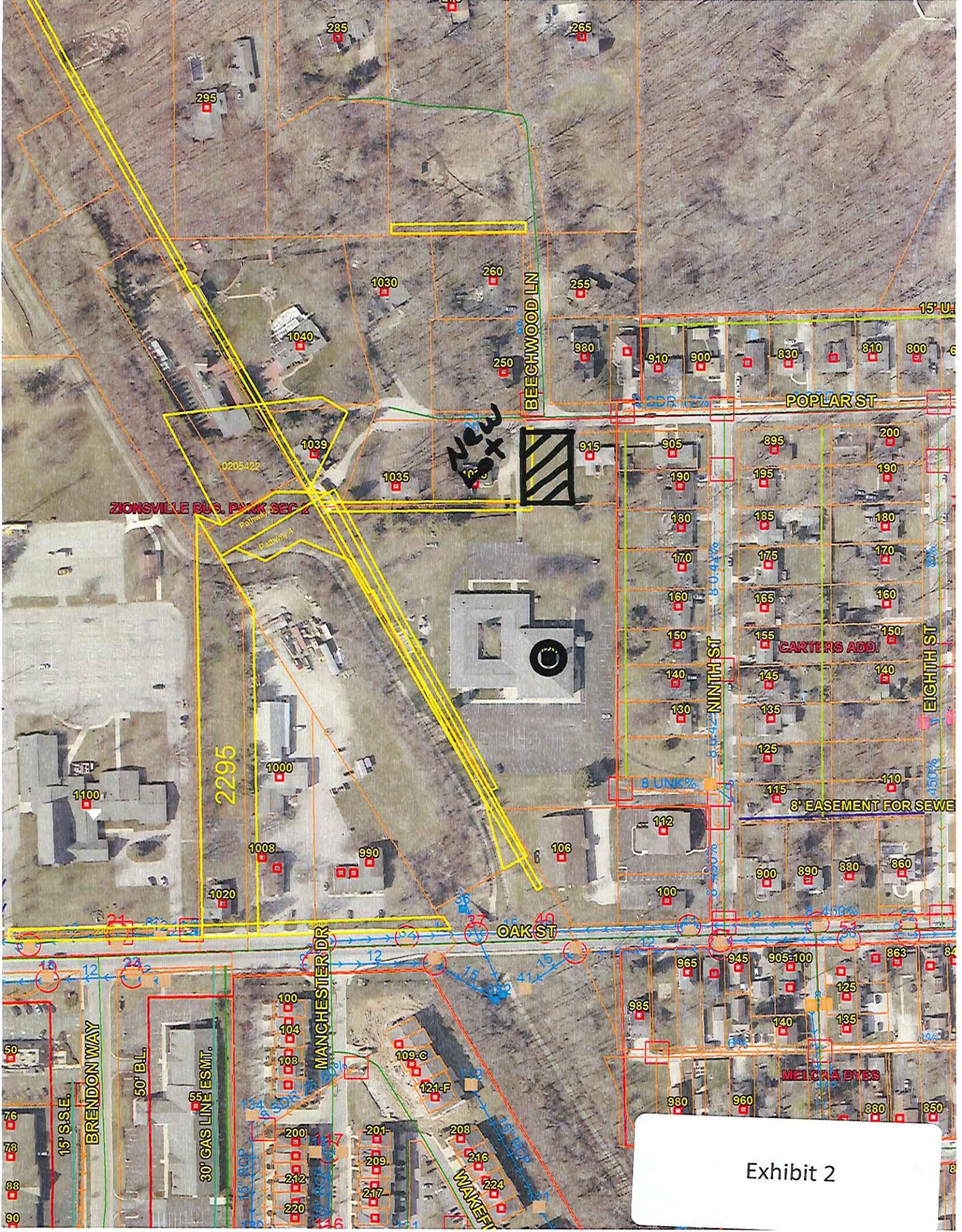


Exhibit 2

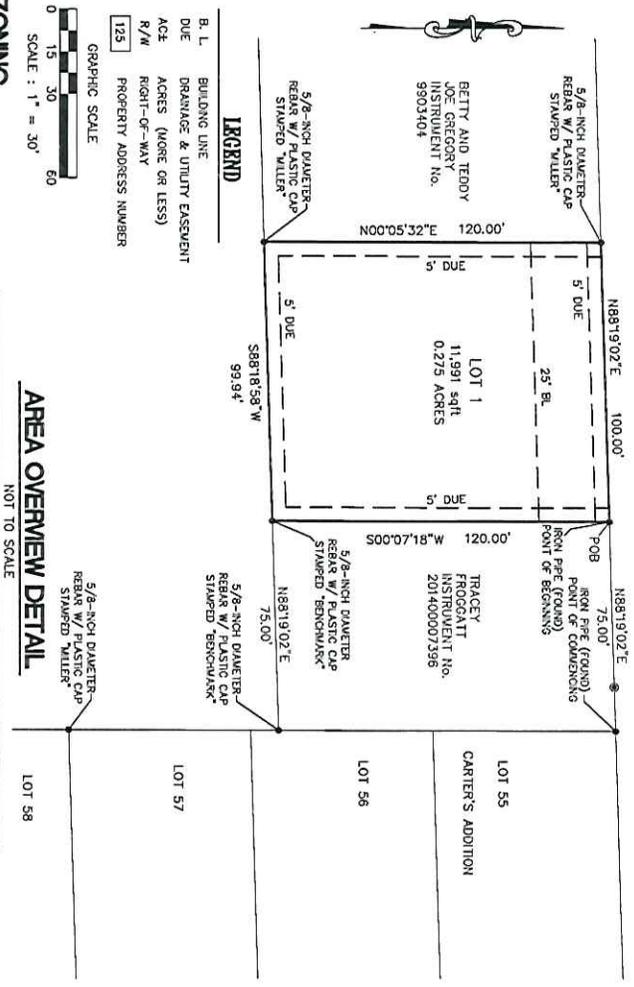
MINOR PLAT of POPLAR STREET ONE LOT

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

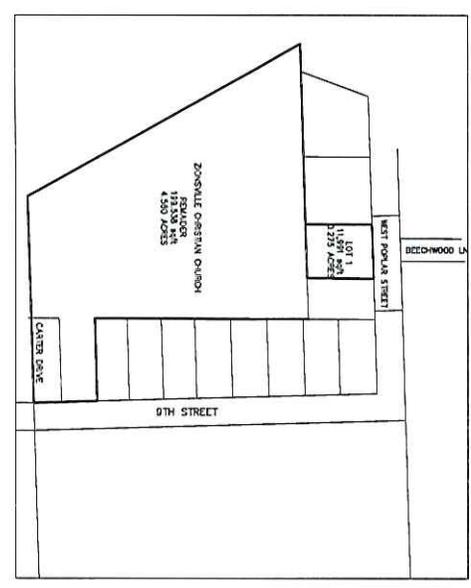
SURVEYOR CERTIFICATION

I, K. NATHAN ALTHOUSE, HEREBY CERTIFY THAT:
 THE WITHIN PLAT IS A REPRESENTATION OF THE LANDS SURVEYED, SUBDIVIDED 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" IRON DIAMETER REBAR
 PLASTIC CAP STAMPED "BENCHMARK"; THENCE SOUTH 88 DEGREES 18 MINUTES 58 SECONDS WEST 99.94 FEET
 TO A 5/8" IRON 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
 5/8" IRON DIAMETER REBAR WITH PLASTIC CAP STAMPED "WALTER"; THENCE NORTH 00 DEGREES 02
 SECONDS EAST 100.00 FEET ALONG THE SOUTHERN RIGHT-OF-WAY OF SAID POPLAR STREET TO THE POINT OF
 BEGINNING.
 CONTAINING 0.275 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL LEGAL HIGHWAYS, RIGHTS-OF-WAY AND
 EASEMENTS THEREON.
 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 MY SIGNATURE THIS _____ DAY OF _____, 2016.



AREA OVERVIEW DETAIL
NOT TO SCALE



ZONING
SPECIAL USE ZONING

OWNER
ZIONSVILLE CHRISTIAN CHURCH
PROPERTY ADDRESS
1120 NORTH 9TH STREET
ZIONSVILLE, INDIANA 46077

DEVELOPER
ZIONSVILLE CHRISTIAN CHURCH
1120 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



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

MINOR PLAT of POPLAR STREET ONE LOT

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

DEDICATION STATEMENT
WE, ZIONSVILLE CHRISTIAN CHURCH, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL PROPERTY LOCATED IN THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, ACCORDING TO DEED RECORDED IN INSTRUMENT No. 201400007856, OF THE OFFICIAL RECORDS OF THE RECORDER OF BOONE COUNTY, INDIANA, AND FURTHER DESCRIBED AS FOLLOWS:

SEE LAND DESCRIPTION

NOW THEREFORE KNOW ALL PERSONS BY THESE PRESENTS THAT WE DO HEREBY LAWFULLY PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AS POPLAR STREET ONE LOT, AN ADDITION TO THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA.

ALL STREETS, ALLEYS, WAYS AND PUBLIC OPEN SPACES SHOWN ON THE WITHIN PLAT NOT HERETOFORE CONVEYED BY DEED OR OTHERWISE TO THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, SHALL BE MAINTAINED, SAID AND EXCEPT FOR THOSE STREETS, ALLEYS, WAYS AND OPEN SPACES SPECIFICALLY IDENTIFIED AS PRIVATE ON THE PLAT AND APPROVED BY THE PLAN COMMISSION TO BE PRIVATELY OWNED, OPERATED AND MAINTAINED.

FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE WITHIN PLAT, BETWEEN WHICH LINES AND STREET RIGHT-OF-WAY LINES AND BUILDING OR STRUCTURE (EXCEPT FOR PARKING AREAS, DRIVEWAYS AND INTERIOR DRIVEWAYS) SHALL BE DELETED OR MAINTAINED.

ALL STORM WATER, DRAINAGE, WATER, AND SANITARY SEWER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE TOWN OF ZIONSVILLE, INDE AND EXCEPT FOR THOSE STORM WATER DRAINAGE EASEMENTS SPECIFICALLY IDENTIFIED AS PRIVATE ON THE PLAT AND MAINTAINED BY THE SANITARY SEWER EASEMENTS SPECIFICALLY IDENTIFIED AS PRIVATE ON THE PLAT AND THESE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT SHALL BE CONTINUOUSLY MAINTAINED AS A YARD AREA BY THE OWNER OF THE LOT OR FOR THOSE IMPROVEMENTS WHICH ARE THE RESPONSIBILITY OF A PUBLIC AUTHORITY OR UTILITY COMPANY.

WHEN DRAINAGE EASEMENTS, NO STRUCTURE, PLANTING OR OTHER MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES IN THE EASEMENT, THE DRAINAGE EASEMENT RIGHT OF THE TOWN OF ZIONSVILLE, INDE AND EXCEPT FOR THOSE EASEMENTS INCLUDING SLOPE AND DRAINAGE PATTERN, SHALL BE CONTINUOUSLY MAINTAINED AS A YARD AREA BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS WHICH ARE THE RESPONSIBILITY OF A PUBLIC AUTHORITY OR UTILITY COMPANY.

THE FIRST FIVE (5) FEET OF ANY UTILITY EASEMENT WHICH IS LOCATED ALONG A STREET RIGHT-OF-WAY SHALL BE RESERVED FOR USE AS A TOWN OF ZIONSVILLE UTILITY EASEMENT FOR SEWER AND WATER, AND SHALL BE USED FOR THE INSTALLATION AND MAINTENANCE OF FIRE HYDRANTS, WATER PITS, AND SMALL APPURTENANCES APPROVED BY THE TOWN ENGINEER. ALL OTHER UTILITY COMPANIES SHALL HAVE THE RIGHT TO CROSS THE FIRST FIVE (5) FEET OF SAID UTILITY EASEMENT AT OR NEAR PERPENDICULAR. NO OTHER UTILITY EASEMENT SHALL BE INSTALLED WITHOUT THE WRITTEN APPROVAL OF THE TOWN ENGINEER.

THE FOREGOING PLAT COVENANTS SHALL RUN WITH THE LAND AND SHALL BE BONDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER THEM FOR A PERIOD OF TWENTY-TWO (22) YEARS FROM THE DATE OF THE EXTENSION FOR SUCCESSIVE PERIODS AT WHICH THE SAID PLAT COVENANTS SHALL AUTOMATICALLY BE EXTENDED FOR SUCCESSIVE PERIODS OF TWENTY-TWO (22) YEARS FROM THE MAJORITY OF THE THEN OWNERS OF THE BUILDING SITE COVERED BY THESE PLAT COVENANTS IT IS AGREED TO CHANGE SUCH PLAT COVENANTS IN WHOLE OR IN PART.

INVALIDATION OF ANY ONE OF THE FOREGOING PLAT COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO MANNER AFFECT ANY OF THE OTHER PLAT COVENANTS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. THE RIGHT TO ENFORCE THESE COVENANTS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL BY DUE PROCESS OF LAW OF ANY STRUCTURE OR PART THEREOF ERRECTED OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THE SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS INSTRUMENT THIS DAY OF _____, 2013.

SURVEYOR

THIS INSTRUMENT
PREPARED BY:
K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NAGLESVILLE, IN, 46080
771-269-4444 fx
DATE: 3/10/2016
Job No. B36453

OWNER DEVELOPER

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

ZONING

SPECIAL USE ZONING

THESE PLAT COVENANTS AND RESTRICTIONS ARE ADOPTED THIS _____ DAY OF MARCH, 2016 AS FOLLOWS:

1. THE PLATTED LOT SHALL CONSIST OF SINGLE FAMILY RESIDENCES ONLY. THE SINGLE FAMILY RESIDENCES TOGETHER WITH ANY ACCESSORY STRUCTURE CONSTRUCTED ON LOT 1 SHALL CONSIST OF BUILDING MATERIALS SUCH AS WOOD, CONCRETE, FIBERBOARD, STONE, BRICK AND OTHER MASONRY APPROVED BY THE TOWN ENGINEER. THE MINIMUM SETBACK FROM THE FRONT AND SIDE SINGLE FAMILY RESIDENCES ON LOT 1 SHALL NOT EXCEED THE MAXIMUM ALLOWED IN THE BY RESIDENTIAL ZONING DISTRICT.

2. OWNER OF PLATTED LOT IN POPLAR STREET ONE LOT SUBSEQUENT OWNERS OF LOT 1, THE ARCHITECTURAL CONTROL BOARD IS HEREBY ESTABLISHED FOR THE PLATTED LOTS CONSISTING OF ZIONSVILLE, INDE AND EXCEPT FOR THOSE ARCHITECTURAL CONTROL BOARD SHALL HAVE SOLE AND UNBROKEN DISCRETION TO APPROVE ARCHITECTURAL AND BUILDING PLANS FOR SINGLE FAMILY RESIDENCES AND ACCESSORY STRUCTURES FOR LOT 1, AS SUCH, SUBSEQUENT LOT PURCHASERS ARE WELL ADVISED TO OBTAIN PRE-APPROVAL OF ARCHITECTURAL AND BUILDING PLANS FOR LOT 1 AT THE OFFICE OF THE TOWN ENGINEER. THE ARCHITECTURAL CONTROL BOARD AND RESTRICTIONS SHALL AUTOMATICALLY EXPIRE WITHIN ONE (1) YEAR OF A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE LAST SINGLE FAMILY RESIDENCE CONSTRUCTED ON LOT 1.

ZIONSVILLE CHRISTIAN CHURCH

STATE OF INDIANA)) SS. COUNTY OF _____)

SUBSCRIBED AND SIGNED TO BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THIS _____ DAY OF _____, 2016.

SIGNATURE _____ NOTARY PUBLIC

PRINTED _____ COUNTY OF RESIDENCE: _____
MY COMMISSION EXPIRES: _____

PLAN COMMISSION APPROVAL

THE TOWN ENGINEER AND BUILDING COMMISSIONER OF THE TOWN OF ZIONSVILLE HAVE REVIEWED THIS PLAT FOR TECHNICAL CONFORMANCE WITH THE STANDARDS FILED IN THE ZIONSVILLE ZONING ORDINANCE AND THE ZIONSVILLE SUBDIVISION CONTROL BOARD AND HEREBY CERTIFIES THAT THIS PLAT MEETS ALL TECHNICAL REQUIREMENTS AND IS IN ACCORDANCE WITH THE ZONING AND REQUIREMENTS OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA.

BY: _____ BY: _____
PRINTED: _____ PRINTED: _____
BUILDING COMMISSIONER TOWN ENGINEER
TOWN OF ZIONSVILLE TOWN OF ZIONSVILLE
BOONE COUNTY, INDIANA BOONE COUNTY, INDIANA

TOWN OF ZIONSVILLE PLAN COMMISSION

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT UNDER AUTHORITY PROVIDED BY THE INDIANA PLANNING LAW, IC 36-7-4, ET SEQ., AND NOTED BY THE COUNTY ASSEREN OF THE STATE OF INDIANA, I, _____, COUNTY CLERK, DO HEREBY CERTIFY AND DEPOSITED HEREIN IS THE PLAT WHICH WAS GIVEN APPROVAL BY THE TOWN OF ZIONSVILLE PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____, 2016.

WITNESS BY SIGNATURE THIS _____ DAY OF _____

TOWN OF ZIONSVILLE PLAN COMMISSION
SIGNATURE _____ SIGNATURE _____
PRINTED _____ PRINTED _____
TITLE PRESIDENT TITLE SECRETARY

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

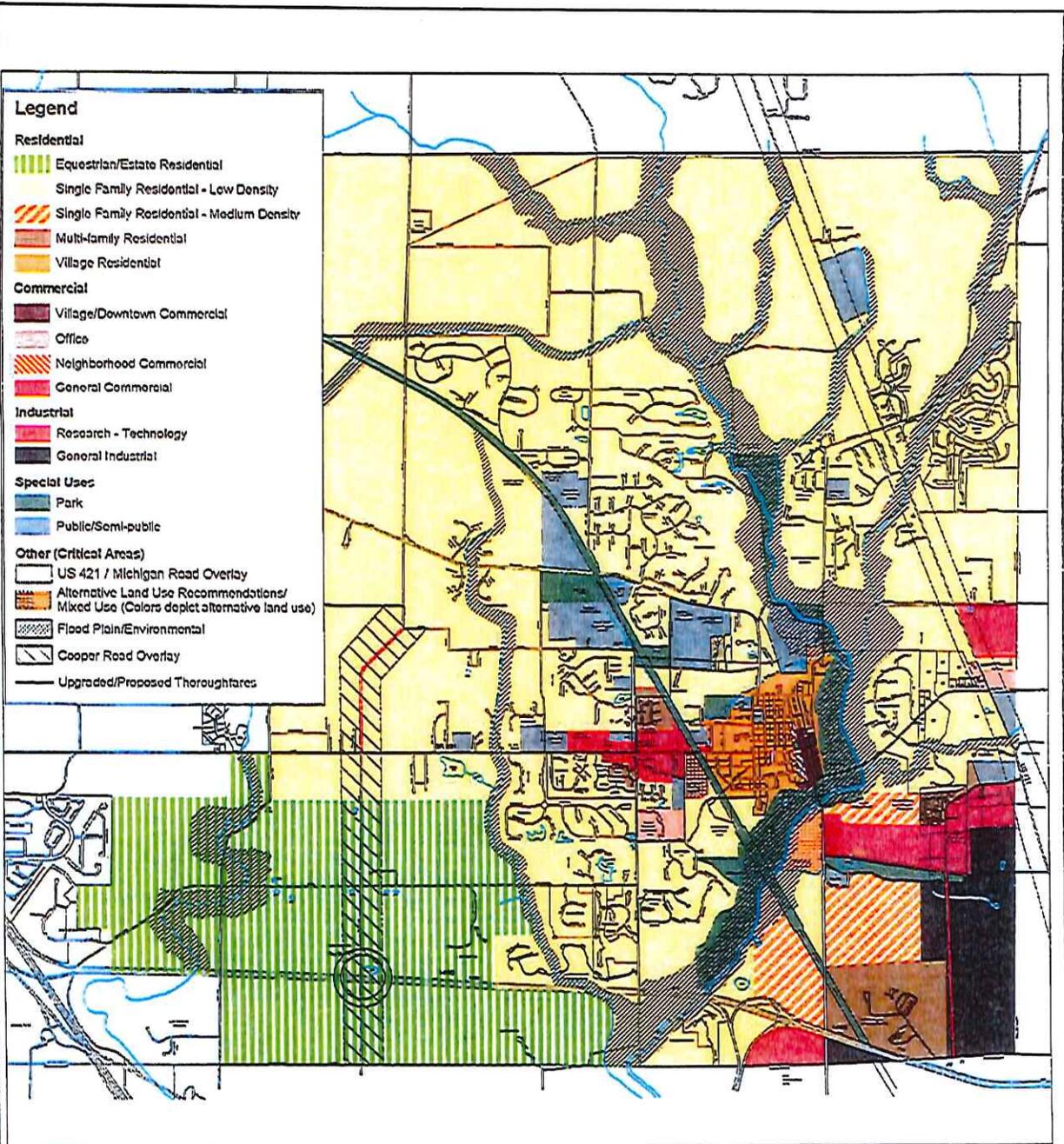
- A. Please provide copies of the last deeds of record for the ZCC property, the Poplar Street property, and any portion of the Beechwood Lane roadway owned by the ZCC (these areas are shown in the Boone County GIS as being owned by the ZCC).
- B. Provide a statement regarding the presence or absence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

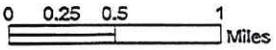
II. FUTURE FOLLOW-UP ITEMS

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



- Legend**
- Residential**
- Equestrian/Estate Residential
 - Single Family Residential - Low Density
 - Single Family Residential - Medium Density
 - Multi-family Residential
 - Village Residential
- Commercial**
- Village/Downtown Commercial
 - Office
 - Neighborhood Commercial
 - General Commercial
- Industrial**
- Research - Technology
 - General Industrial
- Special Uses**
- Park
 - Public/Semi-public
- Other (Critical Areas)**
- US 421 / Michigan Road Overlay
 - Alternative Land Use Recommendations/ Mixed Use (Colors depict alternative land use)
 - Flood Plain/Environmental
 - Cooper Road Overlay
 - Upgraded/Proposed Thoroughfares

Note: See Text for Detailed Description of Land Use Classification



Zionsville Comprehensive Plan



Figure 6.2 Proposed Land Use

July 2003

Zionsville Plan Commission

May 16, 2016

In attendance: David Franz, Larry Jones, Josh Fedor, Sharon Walker. Absent are Kevin Schiferl, Jay Parks and Franklin McClellan.

Staff attending: Wayne DeLong, Carol Sparks Drake, attorney.
A quorum is present.

Franz Call to order the May 16 meeting of the Plan Commission. We'll start by saying the Pledge of Allegiance.

All Pledge of Allegiance.

Franz Wayne, would you take roll please?

DeLong Mr. Franz?

Franz Present.

DeLong Mr. Schiferl?

Schiferl -silent-

DeLong Mr. Jones?

Jones Present.

DeLong Ms. Walker?

Walker Present.

DeLong Mr. Parks?

Parks -silent-

DeLong Mr. McClellan?

McClellan -silent-

DeLong Mr. Fedor?

Fedor Present.

Franz That's four in attendance. We do have a quorum. The three Commissioners absent have excused absences. Because there are only 4 Commissioners, for any motion to pass or fail, it will have to be a 4-0 vote from up here, I guess. So, if it's 3-1, 2-2, it's automatically continued to the next meeting. In your packet, you have a set of minutes. Are there any comments, corrections to those minutes? If not, can I have a motion to approve?

- Walker I move that we approved the minutes as submitted.
- Franz Is there a second?
- Jones Second.
- Franz All in favor?
- All Aye.
- Franz Opposed? None. Motion carries. All right, we'll start off with continued business. Docket # 2016-05-PP and # 2016-06-DP, DeRossi. It's a petition for a Primary Plat and Development Plan approval for 8810 and 8811 Whitestown Road. Is there a representative present?
- Price Yes, Mr. President. For the record, my name is Matt Price with an address of 10 West Market Street, Indianapolis, IN 46204. I'm here today on behalf of the petitioners, Dr. and Mrs. DeRossi, who own approximately 77 acres at the northeast and southeast corner of Whitestown Road and 875 East. To give you just a little bit of background about this proposal and describe what we're seeking approval for tonight, in your information you should have received a lot layout that is like the following aerial. And, let me give you just a little bit of background about what you're looking at. The northern acreage is immediately south of Cobblestone Lakes, zoned R-SF-2, which is an urban zoning district. The southern acreage to the west of Sycamore Bend, is zoned R2. When we first set out to receive plat and development plan approval for this project, we first noticed that we needed to obtain a variance relative to a couple of items. One variance was for the northern section to be developed in such a manner so that it does not require public water and sewer service. So, we got a variance relieving those parcels from the requirement to be hooked up to utilities. Then, on the southern section, it was already zoned in the rural district, not required to be hooked up to utilities, nor to be subdivided, but we did seek relief for certain of those lots with regard to the lot depth to width ratio. And, that variance was also approved on March 8. Since March 8, we've been before you on a couple of different occasions to seek continuances while we work through some drainage plan issues relative to the property. And, over the course of the last 90 days leading up to today, we've met with the Town storm water department, the County surveyor and the surrounding neighbors, and come up with a drainage plan that reduces the existing rate of runoff that is experienced today by the undeveloped 77 acres. We've done that by forwarding a drainage plan proposal that limits the maximum lot coverage for each of the 12 lots that you see before you. That was done on the basis of a drainage analysis that was provided by our civil engineer, Sean Downey, who is sitting in the front row over here, and, into a number of other commitments that we set forth in two sets of declarations, what we called the Declaration for Section 1, which is the northern 5 parcels, and the Declaration for Section 2, which is the southern 7 parcels. Once we had come up with the, kind of, parameters for the improvements that could be located on each lot, we then got into a discussion about infrastructure improvements that would be necessary in order for the project to go forward, and that primarily relates to the replacement of an existing, and we think, largely dysfunctional drainage tile. Let me just reach over to the map real quick. It's this area through Lot 6.touches

a little bit of the northeast corner of Lot 7, that extends to Lot 8 and Lot 9. And, what we agreed to do, with the County surveyor's direction, and input from the Town, was to replace the existing drainage tile to size that drainage tile so that it can accommodate existing and future runoff from the property to the west, so it contemplates not just existing conditions, but future development on property to the west. We also got the commitment from the Boone County surveyor's office to use existing funds that it has on hand to improve the Sycamore Bend legal drain, which extends east from this drainage tile. We think doing so in a way that greatly improves existing conditions relative to storm water runoff today. We ran that plan past Ken Hedge, the County surveyor, and past Gavin Merriman and Lance Lantz with the Town storm water department, and we believe, reached an agreement on the construction of those improvements and their future benefit to both this development and future development. We also have a commitment, or covenant, in the Declaration, to contribute towards the future maintenance of the Sycamore Bend legal drain by having the property owners for the southern 7 parcels also agree to pay an annual assessment by virtue of the covenants, so that there is an existing source of funds to augment the maintenance responsibilities for the Sycamore Bend legal drain. Ultimately, though, the drainage plan by ordinance required approval by the Town Council, and on May 2, we received approval from the Town Council for our modified drainage plan, if you will. And, what that proposal is premised on is the idea that this is a low impact, low density, high value subdivision that improves existing drainage conditions, that makes commitments, financial commitments, towards those improvements, and limits the aggregate amount of impervious surface that can be built on each lot. So it sets a strict limit on lot coverage that has been reviewed by the Town and by the County surveyor's office for each lot. There is a specific tailored lot coverage maximum for each lot. Because it is low impact and each lot is to be really an estate property in and of itself, there are certain, kind of, more typical platting requirements that we're seeking relief from. I mean, I can articulate those very briefly. We're seeking a waiver from perimeter road improvement requirements, from frontage road requirements, meaning that we wouldn't have to install a frontage road to provide access. The access would be just directly off of Whitestown Road and 875. We're seeking a waiver from the requirement that there be sidewalks, and that the development be approved in the manner that it's presented in the actual plat document as opposed to requiring what are more typical subdivision improvements for large scale, higher density subdivisions that are served by public utilities. In that regard, I would note that there was an earlier proposal, within the last approaching a couple years now, for a 194 lot subdivision on these 77 acres. It did not receive BZA approval, and the property owners, Dr. and Mrs. DeRossi, formerly lived on site, actually near what is present day Lot 2. They then moved to another neighborhood in Zionsville, and then subsequently relocated to Florida. When the project didn't go through in 2014, they kind of went back to the drawing board and came up with, what we think is a more creative and low impact use of the property, one that's frankly probably more realistic given the availability and the prospect of the future availability of public utilities. And, so they engaged in an auction process where each of these 12 lots were sold to subscribers, if you will, who have entered into purchase agreements that are subject to plat approval and development plan approval. Twelve lots were sold to 10 purchasers. I think with all but the exception of one lot, is from an existing Zionsville resident. So, what it hopes to provide is a rural lifestyle residential alternative in the community, that's been

met with a great deal of acceptance and public support by both prospective purchasers and by the surrounding neighbors. So, for all those reasons, we would respectfully request approval this evening of the primary plat and development plan, and Sean Downey and I would be available to answer any questions that you may have about the proposal.

Franz Okay. Thank you. Is there any public comment regarding this? If you have any comments, please step forward, state your name and address.

Gillespie Thank you. My name is Randy Gillespie, 9367 Greenthread Lane in Zionsville. My wife and I are one of the potential purchasers of Lot 3, and we are here in support of the waiver that has been requested. I have spoken with some of the other prospective purchasers, and while I don't carry a message for them, know that they are in favor of this as we are all hoping that this goes through so that we can move forward with our individual plans to build our home on this property for our family to live in. So, thank you.

Franz Thank you. Any additional comments? Being none, Wayne, staff report please.

DeLong Thank you. Staff is in support of the petition. Certainly, this summarized, this has had a long road to get to this point. A variety of conversations that have happened with the Board of Zoning Appeals and the Town Council. Specific to the waivers that have been mentioned, given the minor plat portion of this process, staff is supportive of those. Specifically, the sidewalks and the roadway are components that would be provided for at some point in time when the north-south connector comes through. So, in speaking with that, that's something that staff hasn't looked at very hard simply because this is viewed as a minor plat and holding those to minor plat standards.

Franz Thank you. Are there any questions from Commissioners?

Jones Sure, I have a bunch in my notes here. I guess my biggest single concern about this is that it basically creates a large hole in the utility infrastructure of Zionsville. I understand that there's been previous attempts at developing it, and one of the core issues is that it's a difficult site because it's low, generally low elevation, which causes the cost of bringing sewers to it to be high. My concern, though, is with that difficulty, when you go through some of the Declarations of Covenants and Restrictions, there really isn't a lot of meat to them. One of our biggest concerns, and maybe you can answer this, is that if sewers become available to these parcels, are they going to be subdivided, which according to my math, 7 or 8 acre parcel allocating about 5,000 square feet of lot and 5,000 square feet for common area means that some of these lots could be chopped up into as many as 39 individual homes.

Price I can speak to that.

Jones Yes, how does that work?

Price It doesn't, candidly. There is a little bit of a process we've kind of worked through and I think you're hitting on a very important issue in the project, which is that this process has been somewhat iterative in the sense that we engaged and

got the 12 purchasers under contract prior to engaging in the development process, development approval process, and so what we've tried to do is balance the Town's interests as we understand those interests with the interest of the land owner to protect their investment. Upon looking at that particular language in the covenants, I can tell you that the purchasers are prepared to limit the future subdivision to zero, with the exception of Lot 6, which has some unique challenges to it, some opportunity and some challenges. It's bisected, you'll see, by a gas line easement that runs almost directly through the middle of it, and then with the future improvements of the drainage tile, it's going to have some additional encumbrance there. So, what we're proposing to do is stick with the original language that we submitted in connection with our initial drainage approval, which was to prohibit future subdivision of the property, all the properties, with the exception of Lot 6, allowing it to subdivide one time with the approval of the Plan Commission. What we're trying to do, Mr. Jones, with the other language was keep open, what I believe, is a remote possibility that there will be in the foreseeable future a utility service available to these properties. I think it was said during the BZA proceeding in that, in the master plan anyway, particularly for the sewer service, it is in a bit of a utility desert. There are lines shown on pages that talk about redirecting existing interceptors and improving and increasing the size of existing lift stations, but it's in the context of a document that's a 40-year planning document with no recognizable funding source. I don't believe the plan is in place to actually pursue those improvements, and even if they were pursued, it's very unclear that they would be done in a manner that would allow development of these particular properties. I mean, they are literally betwixt and between with regard to the future planning for wastewater service in particular. So, long answer, but we just don't think it's important enough to have that ability to future subdivide because we just don't think that it will actually ever meet those requirements that it will be hooked up to utilities.

- Jones But, you're still going to want to keep it in there for one lot?
- Price For one lot, just the ability to subdivide one time. So, it's a 7-acre lot, it would still have to meet all the criteria for subdivision approval. It would still have to go through the process before the Plan Commission, but would not be subject to the same prohibition on any subdivision, like is applicable for the other 11 lots.
- Jones And, that's a 5-acre lot, so it could be subdivided down into, even with the gas line and that, still 10 or 15 lots.
- Price No, I'm sorry. We're talking about 2 lots. I'm sorry if I'm not making that clear. One time in two. It's 7 acres and just split the lot, is basically what we're talking about.
- Jones My second concern is when it comes to the covenants and restrictions, while you make the statement that these are going to be executive lots, there's absolutely nothing in here dictating what materials, designs, anything is actually going to be. We're just all sort of trusting that everyone's going to do something nice.
- Price That's true. It's a major—

- Jones --kind of wide open.
- Price Well, the nature of the project is such that its existing residents who are seeking to relocate from an existing dwelling to a large acre lot, and Zionsville has a history, really, of relying on the land prices as a way of ensuring quality as opposed to setting forth architectural requirements with regard to residential development.
- Jones I disagree with that. We've actually been moving to enforcing stronger and stricter design requirements of all our developers, and I don't know the DeRossis personally, but they are real estate developers. And, so, they have come before the Town of Zionsville with a plan to subdivide the parcel down into 12 lots, and they're not going through many of the other obligations we impose on other real estate developers to provide us with a set of plans and commitments that actually have some meat to them. When do we get to see that?
- Price Well, let me respond this way, which is, we would be prepared to try to provide some minimum standards if that's what the Plan Commission would like to see. We have been through 90 days' worth of staff review and have not received that request to date and have presented the project as a large lot, we believe, high value by virtue of who the purchasers are and the prices that they've paid for this land, and that that's the assurance of quality. I do agree with you that there are subdivisions, particularly, I would say, in the rural areas, that have at times engaged in some minimum requirements for future improvements, although I think that has more largely been for the comfort of the other homeowners than it was for the individual Plan Commission that has reviewed the proposal. We're not opposed to it. I think we would need some direction on the areas to touch upon in providing those criteria. We're not opposed to doing it at all.
- Jones And, one of the other things I'm finally concerned about is that, do we know how many of the lots are going to need above-ground septic fields?
- Price I do not. I know we've done our initial soil test with a soil scientist recommended by the County health department. Each passed that preliminary test. As far as that specific item, I do not know.
- Jones And, then I just want to confirm one other thing. So, what you're talking about doing is, instead of putting in any kind of onsite drainage retention, you're going to repair a field drain tile.
- Price That's right.
- Jones That drains from this property to the property to the west. And, the property owners to the west are accepting of that?
- Price Yes. I mean, their existing conditions are poor right now because they have an open field with a dysfunctional drainage tile that is causing some flooding. And, so, what this project has served as the impetus for is, improving that tile and serving as a catalyst for investing the dollars and improving their own legal drain. So, I think it does improve that situation a great deal, along with the commitments that each owner is making to limit their percentage of impervious

surface. I mean, it's that commitment together with the improvement of the drainage tile that garnered the support, I think, of the staff, the surveyor's office and getting relief from the drainage ordinance itself. Because what it demonstrated was that those improvements and the limitations to the impervious surface actually improved existing conditions. That was the criteria that we were charged to meet when we set out to provide our alternative plan.

Jones So, Matt, you understand I'm not particularly supportive of this project. I just don't like the idea of it circumventing some of the development standards that we impose on every other real estate developer when it comes to utilities and sidewalks and the amount of detail they give us regarding what is going to actually be built. It's just kind of thin.

Price And, I will say this. I mean, we very much feel like we are on the leading and perhaps bleeding edge of this type of proposal, and are trying to learn as we go as far as the degree that we need to articulate the proposal in order to get everyone comfortable. So, one of the advantages I think we do have is that, while we're under some time pressure, we're not under extreme pressure. I mean, these are existing residents. We do have closings that we would like to get scheduled, but if we need to provide more detail to provide some additional comfort, I think we're in a position to do that. I mean, we want this to be the quality project that we believe it is, although we do understand that it is different than what you typically see. And, it has some advantages. I mean, it is lower density and tries to build upon some of the rural characteristics of the community and provide an offering for additional home sites in a lower impact environment, but also without the same types of infrastructure that you might typically see.

Jones And, I guess the opposite of that is, my concern is it actually devalues the adjoining developed properties, because they did have to bear the cost of those utilities and that other work, and that when you permit something like this to move forward, it, once again, leaves a hole in your Town's, sort of, development package as well as it starts to set a precedent for creating lower value development in the Town. It's I think part of the reason we don't really approve the, you know, flag lots, is because it creates a development pattern that spreads services over a wider and wider area without creating the adjoining property tax values. You know, if a developer had gone forward with the 194 home development, he would have had a project worth somewhere between 70 and 90 million dollars, given a 3-400,000 price tag. That adds into value that goes back into our school systems and elsewhere. Now you're looking at something that's probably going to be, you know, 2-3 million dollars a lot, which will give us a value of 20 to 30 million dollars, so it's about half if not a third of what could have been obtained.

Franz Any other Commissioners have any comments or questions? I'll jump in here. On this, you know, you state that you're perfectly happy to have no further subdivision, but then the covenants clearly allow for subdivision subject to public water, sewer, etc. I mean, not that I'm saying the new buyers would do this, but they could all get together and say, hey, let's pay for the sewer and now we've got that 90 million dollar property that Larry's talking about.

Price And, what I'm proposing is to take that language out, so that it would only be Lot 6, subdivided into 2 lots one time, and have to comply with the Plan Commission.

Franz Would you go so far as to put it in commitments?

Price Yes.

Franz One of the questions that came up at the BZA was relative to drainage and the question came up, what if there is some drainage issues that are affecting the adjacent property owners. Is that going to be the responsibility of the lot owner? Is that going to be the responsibility of the subdivision to take care of that?

Price Well, what we did is, we formed an HOA so that there is a body, so that if there is a concern that this development is causing damage, there is an entity, a legal entity, that could be pursued to fix it, if in fact, it is the cause of the harm being done. One of the things that we've been in consultation with the surveyor's office about is, and I should emphasize this is, the drainage tile that's being replaced is actually being sized to contemplate future development for the property to the west, which is now owned by the State Bank of Lizton. And, the idea is that, today that water just drains across the broken drainage tile and causes all types of debris and other problems with the legal drain to the east. And, the idea is that these improvements, together with accommodating the water that runs off of the property to the west, will actually improve matters. If it causes some harm, though, then there is a legally established association that can be pursued. The covenants can be enforced by the Town of Zionsville if they're failing to maintain those drainage improvements, or otherwise violating the covenants, which is better than the situation that exists today.

Franz Okay. I guess I'm generally, I like the concept of the lower density, but at the same time, I think I express the same concerns that Mr. Jones has over here in the fact that any time you want to get something you just got to go ask for exception and you seem to get it. So, you know, you hate to set the precedent that can open up the doors to, I guess, some unknowns. Is there any further questions, comments from the Commission? Being none, is there a motion? This will take two motions, correct?

Drake Yes.

Franz All right.

Price Mr. President, if I may. And, I realize you all may be thinking through what type of a motion, I know Mr. Jones was very candid during the BZA proceedings as well, so we were aware of his concerns and take them seriously. If it would help the Plan Commission for us to come back with some additional detail about the improvements themselves, we could certainly make that offer to do that, and I'll do my level best to come back with what I can garner agreement on and if that would facilitate your decision-making, I'd be happy to do that.

Franz I'm looking at the rest of the Commission, I think that's something that'd be acceptable. So, I would entertain a motion for a continuance at this time.

- Fedor I move that Docket # 2016-05-PP and # 2016-06-DP be continued to our June 20 meeting.
- Franz Is there a second?
- Jones Second.
- Franz All those in favor?
- All Aye.
- Franz Opposed? None. Motion carries. Continuance until June 20 is granted. Thank you.
- Price Thank you.
- Franz All right. Next item on the docket is petition # 2016-14-DP, Development Plan for 7105 Whitestown Parkway, Giant Eagle Get and Go Gas Station. Is there a representative?
- Price Yes, Mr. President. Again, for the record, my name is Matt Price with an address of 10 West Market Street, Indianapolis, IN 46204. I'm representing Giant Eagle, Inc., the petitioner in this matter relative to the GetGo convenience service station. This was a matter heard during the Plan Commission's regular session last month, and the case was split between two considerations. One was the modification of the commitment to permit the sale of gasoline, the other was for the development plan review of the project. We're here this evening to talk about, kind of, the second part of that petition, which is the development plan approval. I know you are familiar with this submittal, so I'll be somewhat brief and available to answer any questions that you have.
- Franz Mr. Price, we have a brief bit of formality to go through.
- Price Yes.
- Franz This was tabled, so I guess we need to have a motion to take it off the table and have the hearing, so, do we have a motion to take it off the table and re-open the hearing?
- Jones So moved.
- Franz Second?
- Walker Second.
- Franz Approved?
- All Aye.
- Franz Opposed? None. You may continue. Sorry about that.

Price No, that's fine. Thank you.

Franz I stand corrected. I called it the Get and Go, it's the GetGo. I stand corrected on that.

Price Let me introduce just a few folks that are with me. Jim Shinaver is here as an attorney with Nelson & Frankenberger, also representing the petitioner. I also have Joe Euler, who is the senior real estate manager with the company. Let me just describe a little bit about the site and the surrounding area, then talk about the specific proposal. We had had prepared this binder of zoning materials prior to the April meeting, and behind Tab 2 is a site plan. The property is just over 2 acres at the southeast corner of Whitestown Parkway, or 334, and County Road 700, and surrounded either by commercial property or multi-family depending on which direction you're going. To the southeast, a multi-family, the northeast a multiple-family and all other directions by either existing or future commercial properties. The site itself, proposes to gain access off Whitestown Parkway through a right in, right out only entrance. County Road 700 is to the west, and then to the south is currently an easement called Grove Pass, which is an improved way that will be dedicated. The property is landscaped on all sides with a landscape plan that complies with the Town's zoning ordinance. The facility itself is laid out in a way that you can see a close-up version of on Tab 5. The convenience store itself, you'll see, is oriented towards Whitestown Parkway. The gas service facilities are oriented perpendicular towards Whitestown Parkway and to the properties to the south, so that the smaller façade frontage is located north and south. One of the key attributes of the project is the addition of sidewalks along County Road 700, along the southern border of Whitestown Parkway, and then along the southern perimeter as well. The store itself, we've included a number of elevations to give you an idea of the aesthetic improvements, or aesthetic appeal of the building. If you look behind Tab 6, the first foldout shows the front façade, which would be that portion that's facing Whitestown Parkway, with the use of the masonry material and the brick veneer. The Get Go facilities provide an emphasis on onsite fresh food, so they have indoor seating as well as exterior seating. It provides the sale of food as a substantial part of their business in addition to fuel sales and other convenience items. We have worked through a number of comments with each of the agencies who have oversight relative to the project, including the Boone County highway department, the Boone County surveyor's office, the Town of Whitestown relative to our curb cut, and believe that we have addressed each and every one of their concerns and/or comments relative to the proposal. One of the issues that came up, both during the last Plan Commission proceeding, as well as the proceeding in front of the Zionsville Town Council had to do with lighting, and we've submitted a detailed photometric analysis, which demonstrates that the project complies with the applicable lighting ordinance. It includes LED lighting directed downward and arranged in such a way that it should not have any spillage or adverse effect on any adjoining property owners really in any direction. One thing that I'm kind of returning to, Tab 2, is there was some concerns expressed at the last meeting about the impact of this property on the homes in Royal Run to the south. One thing we want to make sure is understood is that this is a 2 acre parcel that's part of a larger 40-acre tract of land that's zoned for commercial use. Directly behind this lot is an additional 10 acres that

will be developed at some point for future uses and will act as a buffer between this location and the Royal Run subdivision. So, we believe that that, in addition to the landscaping, the attractive design of the facility, the state of the art lighting, will prevent and mitigate any impact that this property as developed would have on adjoining property owners, and in particular, the property owners south in Royal Run. Our development team is available to answer any questions that you may have about the proposal, and we respectfully ask for development plan approval. Thank you.

Franz Thank you. Are there any public comments regarding this item? Being none, Wayne, staff report?

DeLong Thank you. Many details were covered last month related to this project. Again, staff is supportive of the project as filed. This project has provided a number of details. It has provided for a masonry facility meeting standards as one would see in this portion of Zionsville. This area is not captured within the net of the zoning ordinance's language about the salient features of the 19th Century. Hence, there is no language in this report specific to that requirement. The Grove Pass area would need to be dedicated, or the staff is suggesting that it be dedicated to the Town and that we're looking for that to be accomplished within 90 days of any approval of this development plan petition language as captured in the motion for your consideration. Again, staff is recommending approval. I'd be happy to answer any questions.

Franz Okay. Thank you. Do any of the Commissioners have any questions or comments?

Jones Real quick, Matt. In the lower right hand corner of the drawing, is that the dumpster enclosure?

Price Down here?

Jones Yes, that.

Price Yes, it is.

Jones And, then what's scheduled to go in those adjoining properties, do you know, to the east of this?

Price I am not certain what's planned.

Jones But is that part of this? You were saying it's part of a larger 40 acre.

Price No, the property to the east is separately owned. The 40 acres, if you take the eastern boundary of our site and extend it all the way south to Royal Run, that's the eastern boundary. That rectangular-shaped property that's immediately south of the apartments is under separate ownership.

DeLong And, that is zoned GB and is within Whitestown.

Jones On the other side of the---

- Franz --talking about this piece here?
- DeLong The piece directly to the east. The rectangular piece south of the apartments.
- Jones South or north?
- DeLong South, on the north side of Whitestown Parkway, or Whitestown Road is Westhaven. And, then south of this parcel we're referring to is south of Westhaven.
- Franz And, what's the zoning on that?
- DeLong GB and it's within the Town of Whitestown.
- Franz Okay. All right. This was the trade.
- Jones And, then there is an approved development for the parcel straight south of this.
- Franz Wayne? There is something approved for straight south of this already?
- Jones Right. South of Grove Pass.
- DeLong Right. There was a different project that came in by MS Zionsville for consideration, but that project is no longer being pursued.
- Jones Okay. But that project did get our approval, correct? They just decided not to move forward with it?
- DeLong Correct. They did not choose to move forward.
- Franz Is there any additional questions, comments? Being none, is there a motion?
- Jones I'll go ahead. 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 on the findings in the staff report and the staff recommendation as presented.
- Franz Is there a second?
- Walker Second.
- Franz All in favor, aye?
- All Aye.
- Franz All opposed. None. 4-0. It is approved.
- Jones You voted yes and no.
- Franz No, I was saying – oh I said it wrong. It was 4-0. Believe me.

- Price Thank you, Mr. President.
- Franz So, on to new business. Docket # 2016-28-Z, Zionsville Christian Church, 120 North 9th Street, a petition for zone map change to rezone 0.275 acres from the Special Use Zoning District to the Urban Residential Zoning District. Is there a representative?
- Ruffer I'm David Ruffer. I represent the congregation of Zionsville Christian Church. Our property is just off the corner of 9th and Oak Streets.
- Franz Could you state your address please?
- Ruffer I'm at 11274 Brentwood Avenue, Zionsville.
- Franz Thank you.
- Ruffer Sorry about that. Our property is just off the corner of 9th and Oak Street, and an appendage of our property, the main property is the church, and there is an appendage of the property. It's pictured on the map on the last page of your packet, that affronts on Poplar Street. It's roughly a 100 by 100 foot lot. And, we're requesting rezoning of that piece of property so that we can eventually sell it as a residential property and use the proceeds to assist in funding renovations to the church, it's that simple. And, we respectfully request your approval of that rezoning.
- Franz Okay. Thank you. Is there any public comment regarding this item? Being none, is there any questions, comments from the Commission? Or, Wayne, sorry. Your staff report.
- DeLong Thank you. As indicated, this is a rezoning request from the SU-2 classification to a residential classification, that specific classification is the RV classification. Staff is supportive of that request. The request, while not in direct compliance with your comprehensive plan, as the comprehensive plan is recognizing the special use that's already there. Certainly, the proposed rezoning to residential classification would allow for the improvement of this piece of property that's already established within the fabric of the south side of Poplar Street.
- Franz Okay. Thank you. Now is there any questions or comments from the Plan Commission?
- Jones Real quick. When it comes to side yard setbacks, do you know what they are for the RV district?
- DeLong Correct. Minimum of 5 foot, aggregate of 15.
- Jones Okay. So, in other words, there really shouldn't be any need for any kind of requests for any other additional variances to make this a buildable lot?

- DeLong We are not aware of any variance requests. Certainly, front yard setback averaging could be utilized if necessary. The lot is a little over a quarter acre in size.
- Franz Anything else? Being none, is there a motion?
- Jones Sure, I'll make a 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 on the findings in the staff report as presented with the recommendation being certified to the Town Council for adoption or rejection.
- Franz Is there a second?
- Fedor Second.
- Franz All right. All those in favor, say aye.
- All Aye.
- Franz All those opposed, nay. Motion carries 4-0. You have your recommendation. Next item on the Docket is # 2016-25-DP, DMP Property, LLC. Petition for development plan approval to allow for an approximate 18,000 square foot office building in the Creekside Corporate Park, PUD Zoning District. Representative step forward please.
- Rausch Good evening. My name is David Rausch, with offices at 70 East Oak Street, here in Zionsville and I'm here this evening representing DMP Property and also D.K. Pierce Associates. With me here tonight in the audience is Michael Pierce and Denise Pierce with DMP Property and Denise, who will occupy the building as D.K. Pierce, and also my associate, Adam Schmidt. So, just in summary, we are here to seek your approval of the development plan standards for the project. We are pleased to be here, I guess, as the first project in the Creekside development and with Denise and our project, we plowed a little bit of ground with the process to get here. Prior to this evening, we did meet with the inaugural Creekside Architectural Review Board and received their approval of the work that's in front of you tonight in February, and have obviously filed and have been through and are continuing to go through the TAC process with the various departments in the Town. The project is located on Parcel 6 in Creekside, which is, basically, it faces south at the end of the cul-de-sac. If you were looking into the park from 106th Street a few months ago, you would have seen a significant pile of mulch there when the property was first cleared, and that is, in fact, the parcel that this building will rest on. That mulch has, more or less, disappeared, but is also a little more invisible now that the foliage is on the trees. The project is about 18,000 square feet over 2 floors, and rests to the south edge of the property and affronts the conservation area to the south. One thing that you should be aware of is that the property slopes about 20 to 22 feet from the northeast to the southwest, and with that, we used the topography to rest a 2-story building that, in fact, you walk in at the upper level from the north and the parking lot and then the building drops down to the south. The board that's in front of me, it should be in your packet toward the end of the packet, but does

show the white footprint is the building about 9,000 square feet per floor, and it's fronted by 63 parking spaces. The site development itself utilizes low impact, development features. The parking lot circles around a bioswale, which receives the majority of the storm water and filters it before it's delivered to a detention holding facility on the southwest corner of the site at the lower end. All of that is being done with permeable pavement, and also natural plantings. As the building is, for all intents and purposes, has, if you will, a walkout basement, or it's recessed into the ground. We also have an areaway that was purposely developed on the north side to let light into all four sides of the building, and that was pretty fundamental to the planning of the project. The landscaping, which has been reviewed and more or less accepted, I guess, by the staff comments, tries to use natural materials. The conversation area both to the south and the west very much will remain as it has sat there for hundreds, if not thousands, of years, and our plan would be that the property will just sort of migrate into that area very naturally. The building form very simply is also derived to capture the storm water off the roof and deliver it back to the north, and ultimately, deliver it as well into the bioswale area and natural filtration areas. So, we have a gently sloped roof and gables that then give the building some presence and prominence, not only from the parking lot, but also from 106th Street when you will see it through the tree canopies. The material palettes are very much natural materials that one would hope and expect to find in this area, Indiana limestone with a snap sawn edges and snap faces that would be indicative of materials very much used in the area. Western red cedar siding and painted wood and cement board finishes that ultimately will respond to natural colors on the site, particularly tree barks and other things that we see there today. The building has a majority of its windows facing south and southwest, as you might expect, to look into the vistas, into the conversation areas, and we will use some passive sun shades and actually light shelves that will capture the sun in that area in order to give the office space in that area a pleasant environment. So, that's basically an overview. If you have specific questions or comments, I'd be happy to answer those now.

Franz Okay. Thanks. Are there any comments from the public on this matter? Being none, Wayne, can we have the staff report?

DeLong Thank you. Staff is supportive of the petition as filed. It is no secret that your redevelopment commission owns this ground and is working to sell this and the remainder of the lots within the project to interested parties. The site itself currently has received preliminary plat approval. The secondary plat is working its way towards recordation here in the next few weeks. That said, the roadway to provide access to the site would be something that is completed and available in July, at least for access purposes. The totality of the project would not be completed until the end of this year, related to infrastructure, but that is a summary of the site's access itself. This project has been, as Mr. Rausch indicated, has been through the architectural review of the redevelopment commission and the Creekside architectural committee. And the committee was supportive of the project, and in fact, the PUD document was amended recently to be reflective of some additional items to be more reactive in the marketplace to projects. Again, staff is supportive of the project as filed. I'd be happy to answer any questions.

- Franz Thank you. Is there any questions, comments from the Commissioners? I guess I'd like to make a comment. I think this really sets a very good bar for development in the Creekside PUD, and I commend you guys for your work on this and, as far as I'm concerned, I look forward to this project. Motion?
- Walker I move that Docket #2016-25-DP, Development Plan approval to provide for the approximate 18,000 square feet office building in the Creekside Corporate Park PUD zoning district at 5400 West 106th Street, Lot 6 Creekside Corporate Park be approved based on the findings in the staff report, staff recommendation and submitted findings of fact as presented.
- Franz Is there a second?
- Jones Second.
- Franz All in favor, say aye.
- All Aye.
- Franz Opposed? Motion carries. Thank you.
- Rausch Thank you.
- Franz Next item is # 2016-26-DPA, Five J. LLC, 4900 West 106th Street, petition for development plan approval requesting architectural and building material waivers to allow for additions to an existing commercial structure located in the I2-Urban General Industrial District.
- Hall Good evening. My name is James Hall, J.D. Hall Land Surveying, located at 803 South Ohio Street in Sheridan, Indiana. We have a plan here that we're seeking approval for. The plan consists of two building additions onto an existing commercial facility at 4900 West 106th Street. The existing facility contains within it, two businesses. The smaller business is a NAPA Auto Parts store. The larger of the two businesses is a fleet maintenance facility. And, our two building additions that we're proposing, one, the 18 x 60 foot addition that you see on the colored plan there is for warehouse storage for the NAPA store itself. The larger 60 x 90 addition is for a maintenance bay for large vehicles, that's serviced by the PFM Company. We have filed plans and everything necessary for approvals with the engineer's office and have very few details, if any, to hash out with them at this point. If you have any questions, I'd be happy to answer any further questions.
- Franz Okay. Thank you. Is there any public comment regarding this matter? Being none, Wayne, do you have the staff report?
- DeLong Thank you. Staff is supportive of the petition as filed, which includes the waivers as mentioned this evening, and findings are attached as part of the petitioner's submittal and the staff exhibit. This project, as indicated, is two small additions to an existing facility within the I2-Industrial district, southeast corner of the Town of Zionsville. There is no real outstanding items beyond some drainage comments that are within the staff report. Given the number of comments,

certainly staff is indicating support of the project and working towards completion and wrapping up those items, but certainly at times, there is dialogue the Plan Commission has with the petitioner on any specifics to see if there is any updates that are available since the time of the writing of the report itself. Again, staff is supportive of the petition as filed, including the waivers.

Franz Okay. Thank you. Any questions or comments from the Commission?

Jones Just real basic, so the 40 x 90 will be, sort of, a drive-thru bay for larger trucks?

Hall Yes, Sir. It will.

Jones And, is the existing area already asphalted?

Hall Yes, it is, around the entire perimeter of the building.

Franz Anything further? If not, is there a motion?

Fedor I move that Docket # 2016-26-DPA, Development Plan Amendment approval requesting architectural and building material waivers to allow for additions to an existing commercial structure located in the I2-Urban General Industrial District at 4900 West 106th Street be approved based on findings in the staff report, staff recommendations and submitted findings as presented.

Franz Is there a second?

Jones Second.

Franz All in favor, say aye.

All Aye.

Franz Opposed, nay. Motion carries 4-0. Thank you.

Hall Thank you.

Franz The final item on the docket tonight, # 2016-27-DP, Courtyards of Zionsville, 6355 South 950 East, a petition for development plan approval to allow for construction of 60 single family dwellings and a clubhouse in the R4 Rural Residential Zoning District. A representative please.

Price Yes. Mr. President, my name is Matt Price with an address of 10 West Market Street, Indianapolis, Indiana 46204. Here on behalf of Neer Development. Let me introduce a few folks that are here this evening, and then I'll give a brief overview of the development plan. My clients are Terry and Larry Neer, who are builder partners with Epcon, which is a company that focuses on active adult condominium home sites. To their right is our civil engineer, Greg Dempsey. And, we've also worked closely with our neighbors, in particular, St. Alphonsus, which is the property immediately south. We have Father O'Keeffe here this evening, as well as their lay leadership and counsel, Andrew Auersch, both of whom have been very instrumental in helping us get to this point. And, then,

lastly I believe Dave Ellis is here as well, sitting in the very back. We've worked with him as the property owner to our north in connection with making a sewer available to his property and connecting his home to the Town of Zionsville's sewer. This project received primary plat approval at the last meeting of the Plan Commission. We shortly thereafter filed for development plan approval and have worked through comments from staff and the Town engineer. We believe that we have satisfied all of the comments that we've received to date. There is one item that I want to draw your attention to, which is that we had noticed for a waiver request on a very minute portion of the project, but one that was called out, which is the depth of coverage relative to two storm drain locations. We noticed for that waiver. We have communicated with the Town engineer, Mark Debruler at Beam, Longest, & Neff and believe that he is supportive and have an email from him that he's supportive of those waiver requests. They were not noted in his last comment letter to us, but we wanted to make sure that was covered this evening and are available to answer any questions that you may have about that proposal. We had provided these packets in anticipation of tonight's meeting. They are very similar to the primary plat submittal, but a little bit different. I think we've actually gone down by one condominium unit since our last proposal, so it's now been reduced to 60, but if you turn to Tab 2, we've got a layout of our development plan and the orientation of the condominium structures showing our access off of 950 East, and the lot configuration as well as our drainage facilities and the property to the south that will be swapped with St. Alphonsus Church. Behind Tab 3 is our landscaping package, which we could answer any questions that you may have about that. But, again, a very robust landscaping package. We've worked very closely with the adjoining neighbors to arrive at a package that not only meets and exceeds the Town's requirements, but also addresses concerns raised by some of the surrounding property owners relative to appropriate screening. And, then we've kept in our proposal just to emphasize some of the landscaping treatments and what the gateway to our project will be. Behind Tab 4, we show our front entry. And, this is representative of the actual project, so this would be the boulevard, or divided entrance, to the project. The first structure that one will see when they enter the project is our clubhouse. They have a clubhouse and pool that's available to homeowners in the community. And, then, we've provided a few elevations of the project relating to certain of the floor plans just to emphasize the quality of the materials, the architectural features for the homes. Just as a reminder, each one of these homes will be a condominium. It's a zero maintenance project. All of the exterior maintenance, lawn care, is all provided by the homeowner's association, or condominium homeowner's association through a monthly fee. And, that also includes collecting an amount to go into a reserve for doing things like replacement of siding, roof replacement, more capital-type improvements, as well as the day to day maintenance activities. Those are what you see behind Tab 5. Terry, Larry, Greg and I are all available to answer any questions that you may have. With that one waiver request relating to the depth of the storm water drain coverage in, I believe, two areas, that's the only waiver we're seeking. We would respectfully request your approval of our development plan and can answer any questions.

Franz

Okay. Thank you. Is there any questions from the public regarding this matter? Wayne, staff report please.

- DeLong Thank you. Staff is supportive of the petition as filed for 60 single family dwellings as proposed within the petitioner's submittal. Specific to the waiver request, given that, Matt, that item is a construction standard, we have no formal recommendation for you this evening. Simply the support of the Town engineer is certainly something that is to be noted related to that. Again, staff is supportive of the petition as filed. Certainly, you've seen this particular plat as a petition a few months back. Following through today would be development plan side of that proposal.
- Franz Okay. Thank you. Is there any questions or comments from the Commissioners? Being none, entertain a motion on this?
- Jones Sure, I'll make a motion. I move that Docket # 2016-27-DP, Development Plan approval to allow for the construction of 60, correct?
- Franz Yes.
- Jones single family dwellings and a clubhouse in the R4-Rural Residential Zoning District at 6355 South 950 East be approved based on the findings in the staff report as presented.
- Franz Is there a second?
- Walker Second.
- Franz All in favor, signify by aye.
- All Aye.
- Franz Opposed? Motion carries 4-0.
- Price I'd like to clarify one thing.
- Franz Sure.
- Price And, we may be being overly concerned about this. We applied for that waiver relative to the construction standard. It may not be that we even needed it, but just to confirm that we'll do whatever Mark tells us to do, but as long as we're covered on that tonight, then we're fine.
- DeLong Staff would view it as covered.
- Price What's that?
- DeLong It's good.
- Price Okay. So, it's just going to be working it out with Mark?
- DeLong Yes.
- Price Okay. Very good. Thank you very much. Appreciate it.

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Franz Being no other business, I'll entertain a motion to adjourn.

Jones So moved.

Franz Second?

Walker Second.

Franz All in favor, aye.

All Aye.

Franz We're adjourned.