



2018 Year End Report



TIF District Improvements – South Main Street



Town Hall Center - Lot 3 Ground Breaking



Executive Airport Strategic Land Use Plan

Planning & Economic Development



Town of Zionsville
Department of Planning & Economic Development
2018 Year End Report

2018 saw the achievement of several milestones, including the initiation of efforts to participate in the 2020 United States Census, assisting with facilitation of updates to both Transportation and Parks & Recreation planning documents, the digitizing of approved building plans associated with Class 1 structures for field retrieval by emergency responders, commencement of the Executive Airport Strategic Land Use Plan, and the conclusion of our first full year in our new staff designed office space. In addition to the many other accomplishments achieved by the Department, the Town’s Creekside Corporate Park development was recognized by and received a *Merit Award for Design* from the **American Council of Engineering Companies** (in addition to its *Excellence in Sustainable Design* award from the **White River Alliance**).

These accomplishments are tied directly to the opportunities created from the growth and prosperity achieved in the last decade by the Town. As we near the 10 year milestone of the merger/consolidation of Eagle Township and Union Township with the original Town limits, captured below is a list of comparisons between those year-end events as related to specific department resources, services, and activities, or, the community itself:

Services, Resources, Activities	2010	2018	Percent
• Number of Permits Issued	654	1,091	66 percent increase
• Number of Inspections Conducted	5,782	6,589	14 percent increase
• Number of Site Visits	2,604	4,818	85 percent increase
• Number of New Single Fam. Dwellings	129	202	56 percent increase
• Number of Renovated Dwelling Units	397	726	83 percent increase
• Number of Public Mtgs. Staffed	40	66	65 percent increase
• Number of Public Mtgs. Docs Prepared	102	223	118 percent increase
• Number of Petitions Filed (BZA & PC)	45	98	117 percent increase
• Total Revenues	\$536,183	\$1,977,624	268 percent increase
• Dollar Value of Grants Awarded	\$54,321	\$218,100	301 percent increase
• Number of Encroachment Agreements	9	24	166 percent increase
• Department Staff Members	4	8	100 percent increase
 Community	 2010	 2018	 Percent
• Number of Total Housing Units	14,078	15,939	13 percent growth
• Population	23,618	27,253	15 percent growth

Awards and Accolades

Zionsville was again privileged to receive recognition identifying the Town as one of the safest communities in Indiana. This and prior accolades speak to the opportunities to be found in Zionsville for both existing and new businesses and residents. The awards also draw the attention of investors, who, by their actions within the Town of Zionsville, will ensure that all residents continue to have goods and services they expect to find in the community. A summary of the Awards and Accolades received between 2013 and 2018:

2018

- The Best Small Town in Each State (Zionsville) - The Discoverer Blog
- Indiana's 20 Safest Cities of 2018 (Zionsville #13) – SafeWise
- The Most Successful Cities in Each State – Zippia
- Top 15 Safest Cities In Indiana For 2018 (Zionsville #9) - HomeSnacks
- The Top 10 Best Places to Live in Indiana (Zionsville #1) – HomeSnacks
- The Most Charming Small Towns in Every State - Reader's Digest
- Safest Cities in Indiana (Zionsville #1) - National Council for Home Safety and Security
- Top 100 Safest Cities in America (Zionsville #6) - Neighborhood Scout

2017

- 250 Midwestern Cities with the Highest Average Credit Scores (Zionsville #39)-LendEDU
- The 20 Safest Cities in Indiana (Zionsville #2)-SafeWise
- Top 100 Safest Cities in Indiana (Zionsville #7)-LendEDU
- Cities with the Smartest Residents (Zionsville #107)-LendEDU
- 500 Cities With the Best Credit Scores (Zionsville #58)-LendEDU
- 100 Safest Cities in America 2017 (Zionsville #74)-Safewise
- Top 2% of Cities with the Highest Credit Scores (97th percentile)-WalletHub
- Best Cities for Building Wealth (Zionsville #183)-LendEDU
- America's Top 100 Safest Cities (Zionsville #5)-NeighborhoodScout

2016

- Safest Places in Indiana (Zionsville #1), ValuePenguin
- Safest Towns in Indiana, Protection1
- Safest City in Indiana (Zionsville #1), Consumer Affairs

2015

- Best Cities for Young Families in Indiana, Nerdwallet
- Safest Cities in America, ADTsecurity.com
- 12 Best Places to Live in Indiana, Only In Your State
- Bicycle Friendly Community Award, The League of American Bicyclists

2014

- Safest Place to Live in the United States, Movoto
- Safest Place to Live in Indiana, Movoto
- 10 Best Small Towns in America, Movoto
- 50 Best Suburbs in America, Business Insider
- Google eCity Award

2013

- Top 100 Towns to start a Business In, Forbes Magazine
- Best Affordable Suburb in Indiana, Bloomberg Business
- Google eCity Award

Department Activity

The Planning & Economic Development Department continues to see steady and strong activity related to development, and projections support the concept of further growth along and within the service lines of the Department. Zionsville is certainly open for business and the Department stands ready to assist businesses through the entitlement, planning, permitting, development and construction processes, whether it is on a shovel ready site, or a remodel of an existing tenant space.

The Department provides a wide variety of professional services to a broad spectrum of parties within the community. Serving as staff to the Board of Zoning Appeals, Plan Commission, Redevelopment Commission, Town Hall Building Corporation, Impact Fee Appeals Committee, Zionsville Architectural Review Committee, and Community Development Corporation, as well as the Director serving as the Building Commissioner, Zionsville's Americans with Disabilities Act Coordinator (ADA Coordinator), and the Flood Plain Administrator, our goal is to provide accurate and timely information and guidance. Contained in this Overview is a brief synopsis of 2018 activities involving these Boards, Commissions, and associated service lines (with detailed pages following; see page 8 for index of supporting documents and reports).

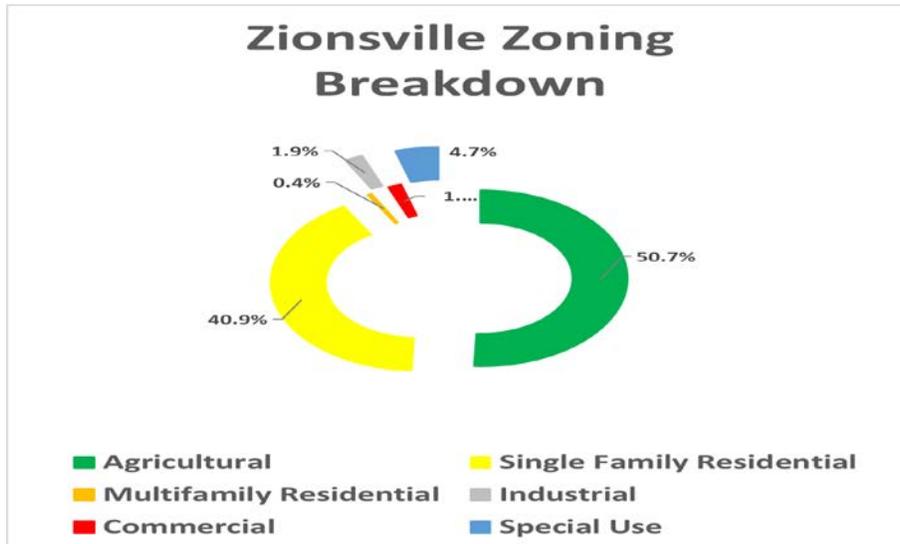
Among these many roles listed previously, the Department is responsible for the issuance of Improvement Location Permits. As illustrated below, and detailed in the corresponding Monthly Reports, the Department reviewed over 1,091 permits in 2018:

2018	1,091 permits
2017	2,126 permits
2016	1,026 permits
2015	824 permits
2014	864 permits
2013	841 permits
2012	810 permits
2011	724 permits
2010	654 permits

In conjunction with those filings, the Department conducted the following number of inspections:

2018	6,589 inspections
2017	6,151 inspections
2016	4,855 inspections
2015	5,128 inspections
2014	6,957 inspections
2013	6,945 inspections
2012	6,496 inspections
2011	6,140 inspections
2010	5,809 inspections

The following is a breakdown of zoning per square miles within the Town of Zionsville’s 70 square mile jurisdiction:



As the Town of Zionsville grows, so does the necessary research, documentation, meetings, and project management activities. In order to meet the demands of a growing community with the same level of commitment and response time that the Department always strives to provide, the Department, in years 2015 and 2017, realigned staff assignments, created the Department’s first Project Manager position (focused on Pre-development and entitlement activities), and welcomed the addition of a third building inspector. In 2018, the Department created its second Project Manager position; a position focused primarily on post approval actions and executables associated with the facilitation of an approved project. Looking toward to 2020, the position will implement a FOG program (Fats, Oils and Grease), which will bring the inspection process up to the standards of many area municipalities, and better serve Zionsville food service facilities.

Specific to new or existing businesses within the Town, the Department guided these applicants, among others, through the New Construction, Remodeling or Addition process. While a complete list is contained within the pages of the 2018 Monthly Reports, the following is an example of some of the entities we assisted:

- | | | |
|---------------------|----------------------------------|-------------------------|
| Interactive Academy | Hoosier Village | Seake, LLC |
| Ford Road Outlot | Boys & Girls Club | Grand Brook Memory Care |
| Get-Go | 106 th & Bennett, LLC | Z Storage |

Boards and Commissions

Plan Commission (PC)

In 2018, the Plan Commission heard 52 matters. Specific to new subdivisions or developments within the Town, the Department guided these applicants through the filing and hearing process. While a complete list is contained within the pages of this report, the following is an example of some of the entities we assisted:

Holliday Farms
700 Mulberry (ZCS)
Manchester Square

Ashburn
TPI Utility
JIG Farms, LLC

Becknell
MAP 1861 Development

A summary of single-family projects under review or released for recordation in 2018:

J. Ma Minor Plat
Hampshire Section 2
Hampshire Section 3A, 3B and 4

Inglenook Phase 2
The Parke

Vonterra Section 3
K. Shaffer Minor Plat
McEowen Minor Plat

Board of Zoning Appeals (BZA)

In 2018, the Town's Board of Zoning Appeals heard 46 matters See BZA/PC 2004-Present page within this report for full details). Specific to new developments or alternations to existing improvements within the Town, the Department guided these applicants through the filing and hearing process. While a complete list is contained within this report, the following is an example of some of the entities we assisted:

Wheat Holdings, LLC
M. Villanueva

Zionsville Underground
Archview Properties, LLC

Habitat for Humanity
Estridge Homes

Redevelopment Commission (RDC)

The RDC continued to accomplish good things for the Town in 2018 and offered support and incentives to both existing and new entities within the Town's six (6) Economic Development Areas (Area), being:

106th Street Economic Development Area

700 East Economic Development Area

Creekside Economic Development Area

Town Hall Economic Development Area

146th/US 421 Economic Development Area

MetroFiber Net Economic Development Area

In these Areas, the RDC reviewed five (5) purchase agreements and completed \$600,020.20 in real estate transactions related to ground under the ownership of the RDC.

A breakdown of activity per Area is offered below:

106th Street

2018 witnessed several construction projects coming to completion, or nearing completion, within the 106th Street EDA, including:

Nitto (completed)

106th & Bennett, LLC (completed)

CrossFit (underway)

700 East

The 700 East EDA saw construction activity related to the construction of the 700 East Pathway and saw completion of the following project:

GetGo (completed)

Town Hall

Within the EDA, in 2018, the following projects were initiated:

Town Hall (2nd Floor build out, partial), Lot 1

SEAKE, LLC, Lot 3 (underway)

Creekside

In support of Creekside Corporate Park, multiple projects have been pursued and completed, and the Park awaits its next project. In concert with the Park's efforts has been the commencement of two (2) EDA supported projects:

MetroNet Fiber installation (underway)

Main Street Pedestrian Improvement (nearing completion)

146th Street / US 421

2018 discussions continued from the 2017 dialog regarding the 146th Street / US 421 EDA, in anticipation of the commencement of construction of Appaloosa Crossing (a regional shopping center which received Zoning approval from the Boone County Area Plan Commission in 2008).

MetroFiber Net

MetroNet received approval of the Town to create its EDA in 2016, and via a license granted by the Redevelopment Commission commenced with the installation of a Communications Hut just west of the 106th Street Duke Energy Substation in 2017. Roll out of fiber optic infrastructure associated with the EDA has commenced, and will continue into the immediate future.

In addition to managing various projects in 2018, the RDC also focused its resources on business retention and expansion efforts, plans for sale and disposal of property owned by the RDC (being the remaining lots in Creekside as well as Lot 3 at Town Hall), finalized the creation of its sixth (6) Economic Development Area within the Town (146th Street / US 421 EDA), and management of the zionsvilledevelopment.com website. As Staff, we assisted the RDC by providing staff support to meetings and functions of the RDC, providing guidance and professional recommendations, managing of programs, projects or components of projects as directed by the RDC, and assisted with meeting facilitation.

Town Hall Building Corporation

In 2018 the Town Hall Building Corporation took action to replat the Town Hall Center and facilitate the final property boundaries of Lot 3.

Community Development Corporation (CDC)

2018 saw the second full year of efforts of the Community Development Corporation. The CDC efforts were focused on the establishment of Creekside Corporate Park as well as consideration of incentive requests. In 2018, the CDC disbursed a \$120,200.00 incentive request associated with a new 30,000 square foot flex industrial building located at the northwest corner of 106th Street and Bennett Parkway and as well awarded \$58,000.00 in funding to local businesses.

Zionsville Architectural Review Committee (ZARC)

The Zionsville Architectural Review Committee continued to meet on a monthly basis to review applications seeking assistance with projects within the service area of the committee. Specific to grants, the ZARC accepted two projects into the grant assistance program in 2018: the Zionsville Lions Club and the David Rausch Studio. The ZARC looks forward to working with these new projects in 2019.

Impact Fee Appeals Committee

The Impact Fee Appeals Committee convened in 2018 to review an appeal filed by ALT Construction, LLC regarding 10650 West 106th Street, Suite 100. The committee conducted two (2) public meetings, and after concluding its deliberations, granted a partial appeal of the assessed fee, modifying the fee from \$18,126.00 to \$9,328.00.

Flood Plain Administrator

In 2018 the Department offered guidance and advice to individuals and entities currently located within or subject to the requirements of being located within the flood plain. In that role, the Department reviewed one (1) Federal Emergency Management Agency map revision inquires and nine (9) Division of Natural Resources inquires associated with flood plain within the corporate boundaries of the Town.

Americans with Disabilities Act (ADA)

2018 continued with implementation efforts associated with the 2015 adopted ADA Transition Plan (moving further into remedying the identified deficiencies and prioritized enhancements to facilities related to ADA and making further enhancements to the Town's website related to the conveyance of information associated with ADA). As part of the Town's leadership efforts related to enforcement of the American with Disabilities Act, the Town hosted the annual Accelerate Indiana Municipalities ADA training event.

Training / Continuing Education

In 2018, Staff was involved in over 100 hours of training / continuing education opportunities, related to: Building Inspections, Code Compliance, Storm Water, Flood Plain Administration, Americans with Disabilities Act, Fair Housing, and Grants Management. Professional Development of the Department encapsulated the following topics: Technology, Marketing, Research Methods, and Personnel. 2018 Training opportunities encompassed both class time and long distance continuing education opportunities, and data entry training for completion of the 2020 United States Census.

Project Management / Contract Management

In 2018, the Department oversaw the management of just over \$418,000 in contracts associated with a variety of Town projects and service providers, including: Town Hall Office Furniture, Town Hall Signage, Creekside Corporate Park Infrastructure, Creekside Tree Clearing and Landscape/Turf stabilization, professional engineering services, technology services, and legal counsel serving the BZA as well as various Commissions

Department Financials

Department Services

In 2018, the Department was responsible for managing a revenue stream totaling \$1,977,624.00 associated, in part, with construction projects totaling \$163,448,529.17 in construction value. A breakdown of the construction values is as follows:

Single Family Dwellings:	\$93,865,254.00	New Commercial:	\$18,047,174.00
Residential (other):	\$21,387,115.17	Commercial (other):	\$30,148,986.00

Grants Management

In 2018, the Department oversaw the awarding of \$41,400.00 in funds awarded to building owners within the Downtown area who participated in the Town's facade enhancement program, and \$176,700.00 in funds awarded to tenants within Tax Increment Finance Districts (as approved by the Zionsville Community Development Corporation).

Detail Pages

Index

Page 10.....Peer Community Comparison
Page 11.....Year by Year Permit Totals & Census Data
Page 12.....Permit Activity Report
Page 13.....Month/Month Year/Year Permit Comparison Report
Page 14.....Plan Commission Activity Report
Page 15.....Board of Zoning Appeals Activity Report
Page 16...Plan Commission / Board of Zoning Appeals 2004-Present
Page 17.....Architectural Review Committee Activity Report
Page 18.....Comprehensive Status Report

2018 Improvement Location Permit Issuance Comparison (peer communities)

Name	Total Number of All Permits Does not include ROW	Total New Residential Permits	Of the Total New Res permits, the total number of permits for Town Home or Condos	Of the total New Res permits, the total number of permits for Two Family or Duplex	Of the total total number of New Res permits, the total of permits for Multi Family Units
Boone County	192	28	1	0	0
City of Carmel	1731	478	66	0	2
City of Lebanon	602	22	0	3 buildings/6 units	0
City of Noblesville	1936	566	0	42	6
City of Westfield	1062	786	110	0	0
Brownsburg	542	146	6	0	4
Town of Fishers	2252	695	1	7	35
Town of Whitestown	446	209	0	0	0
Town of Zionsville	1089	202	0	15	0

Town of Zionsville
New Single Family Residences and Permit Totals
(1990-2018)

<u>Year</u>	<u>New Single Family Monthly Permit Totals</u>	<u>Yearly Permit Totals</u>
1990	79	160
1991	67	171
1992	77	190
1993	61	146
1994	48	125
1995	43	119
1996	34	105
1997	44	138
1998	76	182
1999	121	222
2000	106	217
2001	112	241
2002	95	216
2003	104	400
2004	184	573
2005	185	524
2006	114	461
2007	86	527
2008	68	454
2009	60	364
2010	129	654
2011	150	724
2012	184	810
2013	259	841
2014	191	864
2015	139	824
2016	125	1026
2017	191	2126
2018	202	1091

U.S. Census Population Totals – Town of Zionsville

1970 – 1,857
1980 – 3,948
1990 – 6,207
2000 – 8,775
2005 – 12,500
2010 – 23,080 (Estimated based on reorganization with Eagle and Union Twp.)
2016 – 23,533
2017 – 26,710
2018 – 27,253



Town of Zionsville Planning and Economic Development Permit Activity Year 2018

Activity Report

	Commercial/Industrial						Residential										Sewer Reporting			Summary of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer or Repair Permits	New Comm Sewer or Repair Permits	Total New Permits	New Comm Sewer (Informational Reporting only)	New Home Res Sewer (Informational Reporting only)	Building Inspects Site Visits	Number of Inspections per Site Visit	Temp C of O	C of O	
January	1	0	1	2	3	3	12	6	5	3	0	1	4	1	0	42	1	7	350	441	20	20	
February	0	0	2	4	0	4	17	7	10	1	0	1	18	2	0	66	0	10	363	432	16	20	
March	2	0	1	6	0	7	31	16	3	4	5	3	46	1	0	125	1	22	335	448	9	19	
April	1	0	1	8	3	6	21	11	5	9	7	1	52	2	0	127	1	17	406	564	17	33	
May	4	0	2	0	2	8	19	7	6	4	4	0	79	3	0	138	0	13	479	666	76	80	
June	0	1	2	2	4	3	22	8	8	3	4	2	42	4	0	105	0	9	435	651	24	60	
July	0	0	7	3	1	8	17	13	12	2	4	2	48	1	0	118	0	9	388	556	8	44	
August	2	0	2	5	5	1	18	14	6	7	5	2	31	1	0	99	1	11	510	730	9	58	
September	0	0	7	4	1	5	9	10	6	2	4	0	30	1	0	79	2	3	358	523	19	56	
October	1	0	3	5	1	4	12	20	5	3	4	0	26	1	0	85	1	6	451	619	23	64	
November	0	2	0	1	0	1	15	10	2	2	1	1	27	0	0	62	0	12	370	526	10	36	
December	0	0	4	1	0	4	9	7	4	3	0	4	5	2	0	43	0	3	294	433	28	26	
Total	11	3	32	41	20	54	202	129	72	43	38	17	408	19	0	1089	7	122	4739	6589	259	516	

2018 Total Urban Permits:605
New Residential Permits:86
All Other Permits:519

2018 Total Rural Permits: 484
New Residential Permits:116
All other Permits: 368

2018 Total Permits: 1089
New Residential Permits:202

2017 Total Urban Permits: 1212
New Residential Permits: 55
All Other Permits:1157

2017 Total Rural Permits: 914
New Residential Permits: 136
All other Permits: 778

2017 Total Permits: 2126
New Residential Permits:191

2016 Total Urban Permits: 566
New Residential Permits: 20
All Other Permits:546

2016 Total Rural Permits: 460
New Residential Permits: 105
All other Permits: 355

2016 Total Permits: 1026
New Residential Permits:125

2015 Total Urban Permits: 448
New Residential Permits: 36
All Other Permits:412

2015 Total Rural Permits: 376
New Residential Permits: 103
All other Permits: 273

2015 Total Permits: 824
New Residential Permits: 139

2014 Total Urban Permits: 468
New Residential Permits: 56
All Other Permits:412

2014 Total Rural Permits: 396
New Residential Permits: 135
All other Permits: 261

2014 Total Permits: 864
New Residential Permits: 191

2013 Total Urban Permits: 470
New Residential Permits: 77
All Other Permits:393

2013 Total Rural Permits: 371
New Residential Permits: 182
All other Permits: 189

2013 Total Permits: 841
New Residential Permits: 259

2012 Total Urban Permits: 513
New Residential Permits: 66
All Other Permits:445

2012 Total Rural Permits: 297
New Residential Permits: 118
All other Permits: 179

2012 Total Permits:810
New Residential Permits:184

2011 Total Urban Permits: 474
New Residential Permits: 58
All Other Permits:416

2011 Total Rural Permits: 250
New Residential Permits: 92
All other Permits: 158

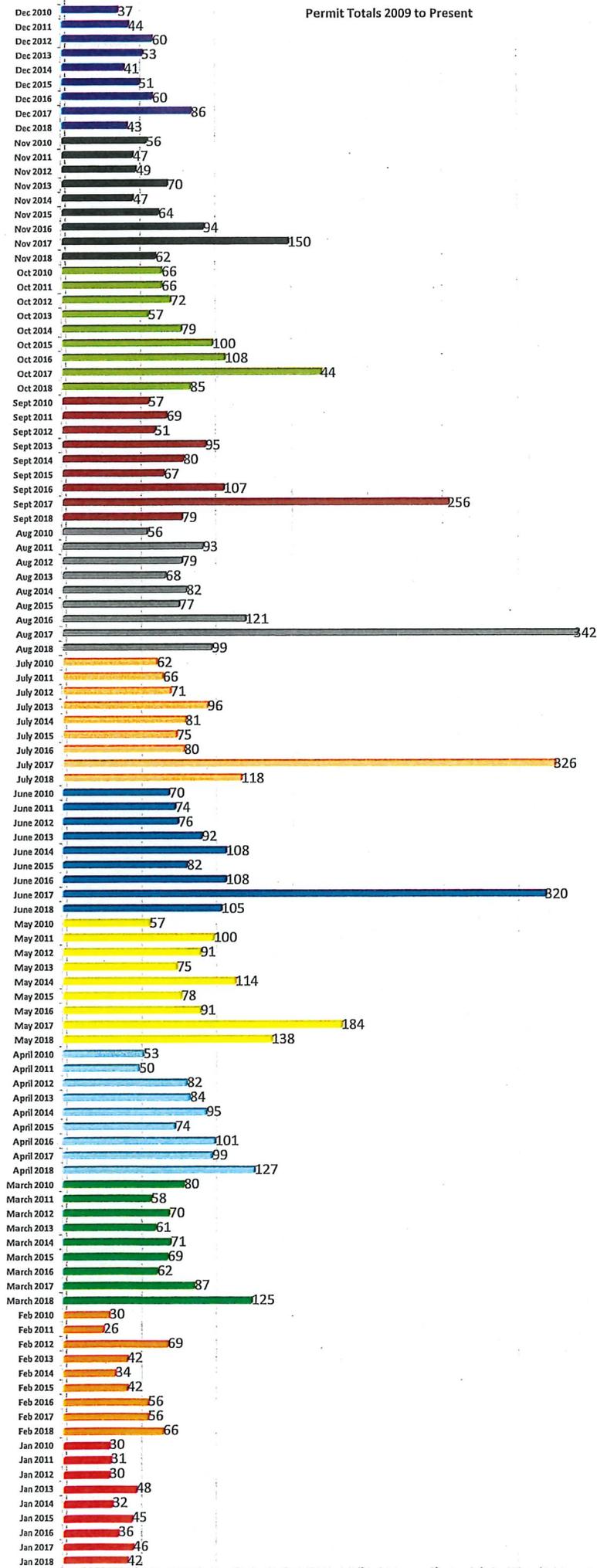
2011 Total Permits:724
New Residential Permits:150

2010 Total Urban Permits: 442
New Residential Permits: 54
All Other Permits:388

2010 Total Rural Permits: 212
New Residential Permits: 75
All other Permits: 137

2010 Total Permits:654
New Residential Permits: 129

Permit Totals 2009 to Present



**Plan Commission/Board Of Zoning Appeals Activity/Accomplishments
Totals Petitions Filed in 2018**

Total Plan Commission Petitions Filed: 52

Primary Plat – 4

Petitions Approved: 3
Petitions Dismissed: 0
Petitions Pending: 0
Withdrawn: 1

Secondary Plat – 9

Petitions Approved: 4
Petitions Denied: 0
Petitions Pending: 4
Withdrawn: 1

Minor Plat – 6

Petitions Approved: 5
Petitions Denied: 0
Petitions Pending: 0
Withdrawn: 1

Zone Map Amendment –9

Petitions Approved: 9
Petitions Dismissed: 0
Petitions Pending: 0
Withdrawn: 0

Subdivision Waiver - 0

Petitions Approved: 0
Petitions Denied: 0
Petitions Pending: 0
Withdrawn: 0

Development Plan - 10

Petitions Approved: 8
Petitions Denied:
Petitions Pending: 0
Withdrawn: 2

Development Plan Amendment – 5

Petitions Approved: 4
Petitions Denied: 0
Petitions Pending: 1
Withdrawn: 0

Ordinance Amendment – 0

Petitions Approved: 1
Petitions Denied: 0
Petitions Continued: 0

Comprehensive Plan Amendment – 1

Petitions Approved: 0
Petitions Denied: 0
Petitions Pending: 0

Primary Plat Amendment: 0

Petitions Approved: 0
Petitions Denied: 0
Withdrawn: 0

Commitments Amendment: 0

Petitions Approved: 0
Petitions Denied: 0
Petitions Pending: 0

Municipal Project Review: 0

Petitions Approved: 0
Petitions Denied: 0
Petitions Pending: 0

Development Review: 0

Petitions Approved: 0
Petitions Denied: 0
Petitions Continued: 0

RePlat: 8

Petition Approved: 8
Petition Denied: 0
Petition Pending: 0

**Plan Commission/Board Of Zoning Appeals Activity/Accomplishments
Totals Petitions Filed in 2018**

Total Board of Zoning Appeals Petitions Filed: 46

Development Standards Variance - 34

Petitions Approved: 27

Petitions Denied/Dismissed: 3

Petitions Pending: 2

Withdrawn: 2

Variance of Use - 4

Petitions Approved: 4

Petitions Denied: 0

Petitions Pending: 0

Withdrawn: 0

Special Exception - 8

Petitions Approved: 7

Petitions Denied: 1

Petitions Pending: 0

Withdrawn: 0

Administrative Appeal - 0

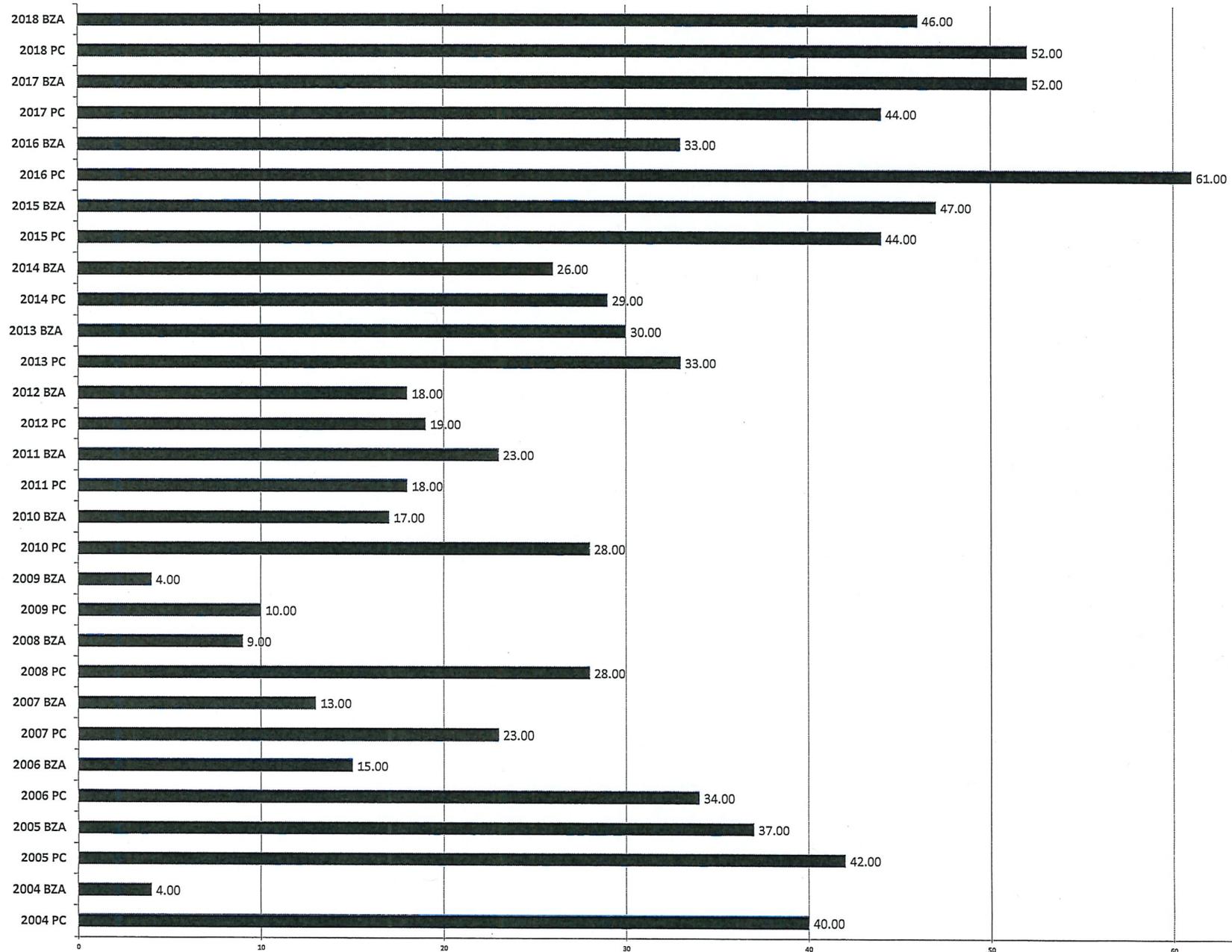
Petitions Approved: 0

Petitions Denied: 0

Petitions Pending: 0

Withdrawn: 0

Board of Zoning Appeals and Plan Commission Submittals 2004 to Present



Façade Rehabilitation Applicants Financial Documentation

Appl Date	Owner	Address	2013 Amount ZARC has proposed for pay out	2013 Amount ZARC has Paid Out to Applicants	2014 Amount ZARC has proposed for pay out	2014 Amount ZARC has Paid Out to Applicants	2015 Amount ZARC has proposed for pay out	2015 Amount ZARC has Paid Out to Applicants	2016 Amount ZARC has proposed for pay out	2016 Amount ZARC has Paid Out to Applicants	2017 Amount ZARC has proposed for pay out	2017 Amount ZARC has Paid Out to Applicants	2018 Amount ZARC has proposed for pay out	2018 Amount ZARC has Paid Out to Applicants
4/21/2014	Ron Wessel	260 S. First Street			Approved \$27,440.00	\$27,145.28								
5/27/2014	Michael Bourgerie (Rosies)	10 S Main Street			Approved \$25,872.00 Revised Amount: \$12,654.00	\$12,654.00		Encumbered from 2014 and paid out in 2015 \$12,654.00 →						
10/10/2014	Greeks Pizzeria	30 N Main Street			\$15,600 Revised \$14,172.00	Not yet authorized to pay out	\$14,172.00	Encumbered from 2014 and paid out in 2015 \$14,172.00 →						
10/28/2014	Mike Chapel	130 W Hawthorn Street			\$18,000	Not yet authorized to pay out	\$18,000.00	Encumbered from 2015 \$18,000.00 →		\$18,000.00 →				
2/11/2015	Ken Price	99 North First Street					\$18,898.00	\$18,898.00						
12/15/2015	98 S. Main Street LLC	98 S. Main Street LLC						Encumbered from 2015 \$5,400 →						
12/15/2015	98 S. Main Street LLC	98 S. Main Street LLC						Encumbered from 2015 \$36,978 →		\$36,978.00 →				
4/19/2016	Mike & Christy Zeller Three Dog Bakery	120 S. Main Street						\$7620.00 Applicant Requested	\$3,408.84					
12/15/2016	Dot Chapel	76 S Main Street						Encumbered in 2016 \$46,000.00 →		\$11,750.00	\$57,750.00			
4/5/2017	HNK LLC The Flying Cupcake	95 E. Pine Street								\$35,000.00	\$36,312.00			
10/4/2018	Zionsville Lions Club	115 S. Elm Street											\$33,400.00	
10/23/2018	Dave Rausch Studio	170 S Main											\$8,000.00	17



Town Of Zionsville

Planning and Economic Development Comprehensive Status

Year: 2018

Status Report

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Residential Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home Residential ILP Fees	\$16,643	\$23,124	\$42,544	\$27,810	\$26,010	\$30,013	\$22,545	\$23,907	\$12,365	\$15,282	\$18,729	\$12,333	\$271,305
All Other Residential ILP Fees	\$5,861	\$9,976	\$12,426	\$14,652	\$12,985	\$13,214	\$16,362	\$13,490	\$10,001	\$10,607	\$7,748	\$5,045	\$132,367
Residential Inspection Fees (Fees Due)	\$4,200	\$4,875	\$5,075	\$5,550	\$6,000	\$5,025	\$4,575	\$5,925	\$5,400	\$4,800	\$6,750	\$4,425	\$62,600
New Home Residential Road Impact Fees	\$12,108	\$17,153	\$29,227	\$21,189	\$19,171	\$21,401	\$16,568	\$17,879	\$9,081	\$11,264	\$11,727	\$9,081	\$195,849
New Home Residential Park Impact Fees	\$14,652	\$19,536	\$32,514	\$23,199	\$18,315	\$21,766	\$14,228	\$22,711	\$10,989	\$15,630	\$18,317	\$10,989	\$222,846
Sanitary Sewer Fees	\$28,175	\$40,250	\$116,550	\$68,425	\$50,251	\$36,225	\$36,225	\$46,201	\$12,075	\$36,150	\$66,226	\$12,075	\$548,828
Total Residential ILP, Inspection, Impact, Sewer	\$77,439	\$110,039	\$233,261	\$155,275	\$126,732	\$122,619	\$105,928	\$124,188	\$54,511	\$88,933	\$122,747	\$49,523	\$1,371,195
New Commercial Start ILP Fees	\$2,106	\$0	\$7,439	\$916	\$8,705	\$0	\$0	\$2,165	\$0	\$26,562	\$0	\$0	\$47,893
All Other Commercial ILPs	\$1,488	\$1,665	\$1,579	\$4,027	\$5,066	\$3,077	\$5,601	\$1,957	\$8,449	\$3,704	\$1,722	\$4,590	\$42,925
Commercial Inspection Fees (Fees due)	\$1,050	\$0	\$0	\$450	\$300	\$300	\$450	\$300	\$750	\$750	\$1,150	\$450	\$5,950
Commercial Road Impact Fees	\$30,528	\$0	\$6,042	\$0	\$123,914	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,484
Commercial Sanitary Sewer Fees	\$4,625	\$0	\$600	\$7,600	\$0	\$0	\$0	\$10,985	\$4,756	\$4,025	\$0	\$0	\$32,591
Total Commercial ILP, Inspection Impact Sewer	\$38,747	\$1,665	\$15,660	\$19,857	\$137,685	\$3,077	\$19,911	\$15,107	\$22,633	\$41,393	\$1,722	\$10,420	\$327,877
Combined Residential and Commercial Sewer	\$32,800	\$40,250	\$117,150	\$76,025	\$50,251	\$36,225	\$36,225	\$57,186	\$16,831	\$40,175	\$66,226	\$12,075	\$581,419
Combined Residential and Commercial Impact	\$57,288	\$36,689	\$67,783	\$51,702	\$161,400	\$43,167	\$45,106	\$40,590	\$29,498	\$33,996	\$30,044	\$25,900	\$623,163
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$116,186	\$111,704	\$248,921	\$175,132	\$264,417	\$125,696	\$125,839	\$139,295	\$77,144	\$130,326	\$124,469	\$59,943	\$1,699,072
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval				\$3,195	\$1,385	\$1,200			\$3,165				\$8,945
Secondary Plat Approval		\$830	\$1,100	\$2,130	\$400			\$800		\$400	\$1,070		\$6,730
Minor Plat Approval	\$400		\$330				\$345			\$400	\$1,000		\$2,475
Zone Map Amendment			\$20,900	\$2,537		\$5,700	\$3,200		\$3,220				\$35,557
Subdivision Waiver													
Development Plan	\$675	\$575	\$1,112	\$9,470	\$2,896	\$1,980			\$6,057				\$22,765
Development Plan Amendment	\$575						\$623					\$676	\$1,874
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use	\$1,200			\$400		\$1,200				\$1,200			\$4,000
Variance of Dev Standards	\$325	\$800	\$1,462	\$1,650	\$1,950	\$400	\$1,325	\$1,900	\$363	\$725	\$1,800	\$375	\$13,075
Special Exception			\$1,050	\$700			\$700	\$2,100			\$700		\$5,250
TOTAL FILING FEES Plan Commission and	\$3,175	\$2,205	\$27,644	\$20,082	\$6,631	\$10,480	\$7,903	\$4,800	\$12,805	\$3,655	\$4,570	\$1,051	\$105,001
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	12	17	31	21	19	22	17	18	9	12	15	9	202
New Home Construction Cost	\$4,858,939	\$7,050,452	\$15,217,198	\$7,615,976	\$9,556,063	\$11,782,300	\$6,660,525	\$7,338,721	\$5,019,180	\$7,052,000	\$8,106,600	\$3,607,300	\$93,865,254
All Other Residential ILP	20	39	78	87	103	71	82	66	53	59	43	25	726
New Commercial Start ILP	1		2	1	4			2		1			11
All Other Commercial ILP	9	10	14	18	12	12	19	13	17	13	4	9	150
Total Permit Per Month	42	66	125	127	138	105	118	99	79	85	62	43	1089
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval				Putz Homes of Ind	Manchester Square	MAP 1661 Developme			State Bank of Ind				
Secondary Plat Approval		Inglebrook Phase 2	Hampshire Section	Putz Homes of Ind	K Shaffer (Hale M		Town of Zionsville	Manchester Square The Parks (Renasme		J Ma	Hampshire Section		
Minor Plat Approval	Lenox Minor Plat-		ESD Homes, LLC				J Ma	Putz Minor Plat		J Marshall	McEwen (Hale) Lt		
Zone Map Amendment			Hanka Development Lette Lease Into	See Files		State Bank of Ind Beckst Services,	Hooper Village		J/G Farms LLC				
Subdivision Waiver													
Development Plan	J Vinwegh	LDR Rentals LLC	S. Scheidler Zionsville Communi	See Files	Manchester Square	MAP 1661 Developme			State Bank of Ind				
Development Plan Amendment	TPI Utility Constr						Innovative Accidm	700 Mulberry (CCS	Town of Zionsville				McDonalds
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	D. Swamy			J Williams		W. Vahanova					Wheat Holdings LLC		
Variance of Dev Standards	T. Lewis	J Scott J Steh	See Files	See Files	See Files	C. Gregory	See Files	See Files	Hobbs For Humans	Wheat Holdings LLC	See Files	R. Pakst	
Special Exception			Oak Center Food Te Zionsville Communi	J Williams			J Ma	See Files			J Marshall		
TOTAL FILINGS Plan Commission and BZA	5	4	16	14	9	6	11	13	5	6	7	2	98
Collected Fees Duplicate Permits, Amendments/Processing Fees	\$250	\$500	\$1,200	\$275		\$1,475	\$350	\$1,025	\$1,300	\$2,231	\$775	\$1,642	\$11,023
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees)	\$37,698	\$44,050	\$124,351	\$93,569	\$72,328	\$72,589	\$65,339	\$57,344	\$62,575	\$69,015	\$45,239	\$28,945	\$773,042
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	\$127,786	\$120,989	\$309,284	\$221,296	\$283,979	\$151,981	\$146,670	\$155,120	\$108,904	\$143,186	\$141,509	\$66,920	\$1,977,624