



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

### February 2014

Total permits issued for the month of February: 34

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#### Permit Activity Breakdown

Commercial Permits	February 2014	February 2013	YTD 2014	YTD 2013	YTD Diff
New	0	0	1	1	0
Interior Remodel	4	4	5	5	0
Addition	0	1	0	1	-1
Sign	5	2	7	6	1
Electric	0	2	1	4	-3
Other	3	3	3	7	-4
Sewer	0	0	0	0	0
<b>Commercial Totals</b>	<b>12</b>	<b>12</b>	<b>17</b>	<b>24</b>	<b>-7</b>
<b>Residential Permits</b>					
Single Family	9	12	19	28	-9
Addition	3	3	6	7	-1
Remodel	5	11	11	22	-11
Electric	0	2	2	4	-2
Pool/Spa	0	0	1	1	0
Demolition	1	0	3	0	3
Other	3	1	5	1	4
Sewer/Repairs	1	1	2	3	-1
<b>Residential Totals</b>	<b>22</b>	<b>30</b>	<b>49</b>	<b>66</b>	<b>-17</b>
<b>Combined Totals</b>	<b>34</b>	<b>42</b>	<b>66</b>	<b>90</b>	<b>-24</b>

Building/Site Inspections: 214      Number Of Inspections: 369

Certificates Of Occupancy Issued: 8

Easement Encroachments Authorized: 0      Denied: 0

#### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 11

Number of violations that resulted in a violation and/or stop work order: 2

Number of Investigations closed this month: 6

Total number of zoning code violations to date: 14



# Town Of Zionsville

## Planning and Economic Development Permit Detail

February 2014

Total Combined permits issued for the month of February: 35

### Combined Permit Activity Detail

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2014-33	February	3	\$1,500	\$200	\$0	\$0	\$0	Meridian Design Build	Scannell Properties	Comm Sign		Fedex Distribution	10301 Bennett	46077
U2014-34	February	3	\$4,000	\$133	\$0	\$0	\$0	Meridian Design Build	Scannell Properties	Comm Sign		Fedex Distribution	10301 Bennett	46077
U2014-35	February	3	\$100,000	\$250	\$0	\$0	\$0	KAB Construction	Bill Cripe	Res Add			475 Mulberry Street	46077
U2014-36	February	5	\$3,500	\$69	\$0	\$0	\$0	A Sign By Design	Kosene & Kosene Prop	Comm Sign	Ford Center		1494 W. Oak Street	46077
R2014-37	February	5	\$265,000	\$1,419	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	150	2809 W. High Grove Circle	46077
U2014-38	February	5	\$0	\$200	\$0	\$0	\$0	John Pataky Construction	Elizabeth Demaree	Comm Demo			305 S. Main Street	46077
U2014-39	February	6	\$680,000	\$1,605	\$0	\$0	\$0	Viewegh and Assoc	Tom & Tracy Wright	Res New			701 N. Elm Street	46077
13U2014-40	February	7	\$350,000	\$1,302	\$0	\$1,221	\$0	Ryan Homes	Ryan Homes	Res New	Willow Glen	74	3237 Purple Ash Drive	46077
R2014-41	February	7	\$275,000	\$1,578	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	233	11527 Wood Hollow Trail	46077
R2014-42	February	7	\$230,000	\$1,387	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New			1541 S 825 East	46077
R2014-43	February	10	\$300,000	\$800	\$0	\$0	\$0	JRF Construction	GK Macs LLC	Comm Remodel		Burger King	6330 Center Drive	46075
U2014-44	February	10	\$0	\$140	\$0	\$0	\$0	Harbour Tech	George Dearing	Comm Remodel			5078 W 106th Street	46077
U2014-45	February	14	\$30,000	\$410	\$0	\$0	\$0	Bonner Construction &	Ryan Smith	Res Remodel	Bloor Woods	14	787 Bloor Wood Court	46077
U2014-46	February	14	\$0	\$150	\$0	\$0	\$0	Ray's Demolition	Brody Duncan	Res Demo			5112 Turkey Foot Road	46077
R2014-47	February	14	\$237,000	\$648	\$0	\$0	\$0	WD Partners	Roger Distler	Comm Remodel		Starbucks Interstate	6378 Crane Drive	46075
R2014-48	February	14	\$203,000	\$1,464	\$0	\$1,221	\$861	Ryland Homes	Ryland Homes	Res New	Blackstone	60	7410 English Court	46077
U2014-49	February	18	\$20,000	\$140	\$0	\$0	\$0	Distinctive Design Builders	Main Steet Partners	Comm Remodel		Cobblestone Grill	160 S. Main Street	46077
U2014-50	February	18	\$25,000	\$410	\$0	\$0	\$0	Booher Building	Valerie Wenstrup	Res Remodel	Rain Tree	2	615 Eagle Creek Court	46077



# Town Of Zionsville

## Planning and Economic Development Permit Detail

### February 2014

Total Combined permits issued for the month of February: 35

#### Combined Permit Activity Detail

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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2014-51	February	20	\$0	\$90	\$0	\$0	\$0	MacDougal Pierce	Marsh Supermarket	Comm Demo	Boone Village	Marsh Supermarket	5 Boone Village	46077
U2014-52	February	21	\$130,000	\$1,264	\$0	\$0	\$0	John Pataky	Elizabeth Demaree	Res Add		The Scoop	305 South Main Street	46077
R2014-53	February	21	\$68,000	\$410	\$0	\$0	\$0	Gabriel Daniels	Jason & Jayna Caccioppo	Res Remodel	Brookhaven	10	11308 AbbitTrail	46077
U2014-54	February	21	\$0	\$75	\$0	\$0	\$0	Wayne Heller	Wayne Heller	Res Other			525 Eagle View Court	46077
R2014-55	February	21	\$6,000	\$250	\$0	\$0	\$0	Mike Shaw		Res Remodel	Stone gate	130	6640 E. Deerfield	46077
R2014-56	February	24	\$900	\$100	\$0	\$0	\$0	Kai Yu	Kai Yu	Res Add Deck	Stonegate	247	7635 Beekman	46077
U2014-57	February	24	\$164,395	\$1,296	\$4,025	\$1,221	\$861	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	188	3690 Old Quarry Drive	46077
R2014-58	February	24	\$0	\$0	\$4,025	\$0	\$0		Mark Albers	Res Sewer	Spring Hill		669 Spring Hills Drive	46077
U2014-59	February	24	\$1,961	\$140	\$0	\$0	\$0	North Indy Fence Deck &	Paul Vezolles	Comm Other		Brick Street Inn	175 S Main Street	46077
U2014-60	February	24	\$0	\$75	\$0	\$0	\$0	Hays & Sons	Ellen Robinson	Res Reroof	Hunt Club Village		21 Chestnut Court	46077
U2014-61	February	25	\$10,000	\$100	\$0	\$0	\$0	Anthony Abrams	Matt Mulholland	Res Other	Cobblestone Lakes	135	9350 Windrift Way	46077
13U2014-62	February	26	\$300,000	\$1,171	\$0	\$1,221	\$0	Ryan Homes	Ryan Homes	Res New	Willow Glen	80	3246 Cimmaron	46077
13U2014-63	February	26	\$325,000	\$1,164	\$0	\$1,221	\$0	Ryan Homes	Ryan Homes	Res New	Willow Glen	26	3259 Autumn Ash Court	46077
U2014-64	February	27	\$5,000	\$80	\$0	\$0	\$0	Sign Craft Industries	Ossip Optometry	Comm Sign			1583 W. Oak Street	46077
U2014-65	February	27	\$5,000	\$80	\$0	\$0	\$0	Sign Craft Industries	Ossip Optometry	Comm Sign			1583 W. Oak Street	46077
2014-66	February	27	\$0	\$0	\$0	\$0	\$0					VOID PERMIT	VOID PERMIT	
U2014-67	February	27	\$7,500	\$410	\$0	\$0	\$0	DCS Inc	Thomas Ramey	Res Remodel	Ravinia	29	4609 Summersong	46077



# Town Of Zionsville

## Planning and Economic Development C of O Detail

February 2014

Total: C of O issued for the month of February: 8

**C of O Detail**

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2013-363	Kent Shaffer Builders	Kent Shaffer Builders	Res Remodel	Blackstone	9	7601 Blackstone Court	46077	2014/02/27
U2013-634	Innovative Homes & Remodeling	Chad Hinton	Res Remodel	Colony Woods		1175 Princeton Place	46077	2014/02/28
U2013-706	Indiana Restoration & Cleaning	Wendy Riedlinger	Res Add			650 Mulberry Street	46077	2014/02/03
U2013-736	Freeland's Remodeling Group	Tara Everson	Res Add	Spring Knoll	56	4662 Rockcross Court	46077	2014/02/07
R2013-798	Leveridge	Doug Ripperger	Res Add	Fieldstone	42	2516 Fawn Bluff Court	46077	2014/02/24
R2013-835	Quality Builders	Russell Fortune	Res Add			7440 W 96th Street	46077	2014/02/19
U2014-15	Sage Construction	Dwight Moser	Res Remodel	Sugarbush	30	705 Sugarbush Drive	46077	2014/02/28
U2014-18	KJ's Handyman Service	Matthew & Yvette Mybeck	Res Remodel	Rock Bridge	149	8963 Hearthstone Drive	46077	2014/02/24



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2014

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### 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	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	C of O
January	1	0	1	2	1	0	10	3	6	2	1	2	2	1	0	32	0	4	251	416	50
February	0	0	4	5	0	3	9	3	5	0	0	1	3	1	0	34	0	2	214	369	8
March																					
April																					
May																					
June																					
July																					
August																					
September																					
October																					
November																					
December																					
Totals	1	0	5	7	1	3	19	6	11	2	1	3	5	2	0	66	0	6	465	785	58





**MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS – March 11, 2014**

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for March 11, 2014 at 6:30 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of February 11, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered:
2013-30(A)-DSV	Pulte Group The Crossings	8810 Whitestown Road 8811 Whitestown Road 8602 E. 500 South	Petition for Development Standards Variance in order to allow a subdivision of (3) three parcels totaling 135.59 +/- acres, in the (RSF-2- Residential Single Family, and (R2) Low Density Single Family and Two Family Residential Zoning Districts. <b>Request by Petitioner to be continued to the March 11, 2014 meeting was approved pending personal notification to the property's adjoining.</b>

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered:
2014-03-UV	K. Channell	7295 Hunt Club Road	Petition to allow a variance of use within the RE (Rural Equestrian) Zoning District, in order to allow the operation of a Roadside Produce Stand.
2014-04-UV	R. Keeker	8556 E. 300 South	Petition to allow a variance of use in order to allow an existing barn located on the applicant's property, to host weddings and receptions in the (R1) Low Density Single Family Residential Zoning District.
2014-05-DSV	R. Gummere	725 S. U.S. 421 East	Petition for Development Standards Variance in order to allow an Accessory Building to permanently exist without a Primary Structure in the (R1) Low Density Single Family Residential Zoning District.

**Other Matters to be considered:**

- Findings of Fact:  
 2013-29-DSV – J. Gayken  
 2014-01-DSV – Watts WNA LLC  
 2014-02-DSV – S. Jenkins

Respectfully Submitted:  
 Wayne DeLong, AICP Town of Zionsville  
 Director of Planning & Economic Development

February 14, 2014



## MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION

**March 17, 2014**

A meeting of the Zionsville Plan Commission is scheduled for Monday March 17, 2014 at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street. The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of February 19, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2013-25(A)-PP	The Crossing (Formerly The Villages)	8810 Whitestown Road 8811 Whitestown Road 8602 E 500 South	<p>Petition for Primary Plat approval in the (RSF-2) Residential Single Family and (R2) Low Density Single Family and Two-Family Residential Zoning Districts, for a 207 lot subdivision seeking waivers from the Subdivision Control Ordinance.</p> <p><b>Request by the Petitioner to be continued to the March 17, 2014 meeting was approved pending personal notification to the property's adjoining owners via first class mail.</b></p>
2013-26(A)-DP	The Crossing (Formerly The Villages)	8810 Whitestown Road 8811 Whitestown Road 8602 E 500 South	<p>Petition for Development Plan Approval to develop 207 Single Family lots in the (RSF-2) Residential Single Family and (R2) Low Density Single Family and Two-Family Residential Zoning Districts.</p> <p><b>Request by the Petitioner to be continued to the March 17, 2014 meeting was approved pending personal notification to the property's adjoining owners via first class mail.</b></p>
2013-29-OA	Town of Zionsville	1100 W. Oak Street	<p>Petition for Ordinance Amendment to the Town of Zionsville Code of Ordinances in order to adopt an amendment to the Road Impact Fee Ordinance.</p> <p><b>Requested by Petitioner to be continued to the March 17, 2014 meeting date.</b></p>

VI. New Business  
None

VII: Other matters to be considered:  
Status of Docket # 2013-14-DP - Quail Run's Commitments

Respectfully Submitted:  
Wayne DeLong, AICP  
Director of Planning and Economic Development  
Town of Zionsville

February 20, 2014

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 2014

### *Planning*

#### **Intake**

- The Department issued 34 building permits and conducted 369 inspections (as detailed in the attached pages)
- The Department issued 5 sign permits (as detailed in the attached pages)

#### **Meetings**

- Attended the Town Council's monthly pre-meeting and regular meeting
- Attended the Board of Zoning Appeals monthly meeting
- Attended the Plan Commission monthly meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended various meetings regarding Pulte's proposed subdivision (west of Cobblestone)
- Met/spoke with reporters (or coordinated with the Town's POI) from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, Indianapolis Star, The Current, and Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with applicants regarding the March Plan Commission meeting and Board of Zoning Appeals
- Discussed the topic of recreational shooting related to platted subdivisions with interested parties
- Met with Stormwater Department staff to discuss its implementation strategy for its newly adopted ordinance
- Met with representatives of Quail Run to discuss its construction timeline
- Conducted the February 20, 2014 TAC meeting
- Met with interested parties regarding the SEC of US 421 and CR 300S.
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Attended the Central Indiana Regional Economic Development and Planning Professionals meeting
- Met with parties regarding the March meeting of the Plan Commission and/or Board of Zoning Appeals.

#### **Reporting**

- Prepared two staff reports for the February Board of Zoning Appeals meeting
- Prepared two staff reports for the February Plan Commission meeting
- Prepared findings of facts & reviewed commitments for various BZA matters
- Prepared the monthly department report for February

#### **Communications**

- Conducted various communications with applicants for the March Plan Commission meeting (agenda attached)
- Conducted various communications with applicants for the March Board of Zoning Appeals meeting (agenda attached)
- Conducted communications with new members appointed to the Plan Commission
- Conducted communications with AEI Consultants regarding the Boone Villages Public Records Request.
- Conducted communications with interested parties (Zionsville residents) related to Pulte's Whitestown subdivision proposal
- Conducted communications with Plan Commission members regarding the Town's current RIF study
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner
- Conducted communications with the Plan Commission Attorney in an effort to finalize the Quail Run development commitments associated with the Plan Commission & Parks Board reviews

#### **Projects / Education / Training**

- The Department provided staff support to the Town Council, Board of Zoning Appeals, and the Plan Commission
- Continued with training/orientation of the Town's new Compliance Inspector
- Completed task and goal setting exercises associated with Department employees
- Assigned addresses to new properties
- Compiled tenant documentation associated with Boone Village (historic information)
- Conducted a review of the department's new building permit tracking software
- Continued to review realignment of the Department specific to Town goals and objectives
- Updated the Departments organizational and procedural documentation (results from the new hire)
- Conducted various sign removal efforts (signs located in the right-of-way)
- Review the department's website for updates
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-FEBRUARY 2014

### *Economic Development*

#### **Meetings**

- Participated in various internal meetings regarding the development within CCP@Z
- Participated in the February 24, 2014 meeting of the Redevelopment Commission
- Participated in the February 25, 2014 meeting of the Zionsville Architectural Review Committee
- Participated in various meetings regarding Town Public Works projects in the TIF District
- Met with individuals regarding redevelopment opportunities in the TIF district
- Met with Zionsville Chamber of Commerce members to discuss the Town's MicroLoan program
- Met with interested parties inquiring about constructing facilities within CCP@Z
- Met with Luke Phenicie and Ed Mitro to discuss the 2014 RDC budget
- Met with Andy Pickell of BLN to discuss Town design services associated with CCP@Z
- Attended the February 25, 2014 meeting of the Downtown Parking & Marking Study Steering Committee

#### **Reporting**

- Prepared the monthly TIF project update report
- Prepared the January 27, 2014 RDC meeting memorandum

#### **Communications**

- Conducted communications regarding development of CCP@Z
- Conducted communications with RDC membership regarding CCR's for CCP@Z
- Conducted communications regarding the February meeting of the Economic Development Commission
- Met/spoke with reporters (or coordinated with the Town's POI) from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, Indianapolis Star, The Current, and Zionsville Sentinel Times
- Conducted communications regarding the Salty Cowboy and seeking an economic development incentive
- Conducted communications associated with the Road Impact Fee Review Board

#### **Projects**

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Finalized a Power Point presentation associated with the MicroLoan Program
- Finalized a Power Point presentation associated with the Central Indiana Regional Economic Development and Planning Professionals meeting
- Continued with project coordination activities associated with CCP@Z.
- Continued to discuss and fine tune the tenancy/ occupancy matrix prepared by Town Staff for the Downtown Marketing & Parking Study
- Continued to review of Title Work associated with Lids Purchase Agreement
- Continued with efforts to draft of CCR's in CCP@Z
- Coordinated meeting scheduling and meeting material content creation for the Road Impact Review Board
- Reviewed Facade Grant program information associated with other Indiana communities
- Continued to review the Downtown Marketing & Parking Study draft summary prepared by the Consultant
- Reviewed the Town's Economic Development website for updates and modifications
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Reviewed materials associated with the 2014-2015 Indiana Certified Public Manager's program