



Town of Zionsville
Planning Department Year End Report
2011



Town of Zionsville Planning and Building 2011 Overview

Since the consolidation of Eagle Township, Union Township and the Town of Zionsville the Planning and Building Department continues to see a tremendous increase in overall office activity such as resident inquiries, complaints, zoning matters, and so forth.

A continued challenge for the Planning Department in 2011 was the responsibility of extending all jurisdictional authority through the new areas of Zionsville. The Department continues to see an increase in questions regarding permitting procedures, zoning inquiries, and zoning enforcement.

2011 was a record year for Improvement Location Permit issuance:

2011	724 permits
2010	654 permits
2009	364 permits

In turn it caused a record increase in inspections conducted:

2011	5,916 inspections
2010	5,782 inspections
2009	3,077 inspections

The goal has been to facilitate the process with a smooth transition and not experience disruption to the level of service previously provided prior to consolidation. The Department has experienced an increase in twice the demand for services in a timely and professional manner, with same level of personnel staffing.

Another responsibility the Department undertakes is the retention of existing business, as they grow, within the community as well as enabling new businesses to develop their business space in a safe and code compliant manner. Some of the businesses that we've had the pleasure of assisting this year are:

- Noble Roman's
- Noah Grants
- Patrick's Kitchen and Drinks
- My Sugar Pie
- Greek's Pizzeria
- Brunchies
- Black Swan Photo Gallery
- Confectioneries Cupcakes & Sweets
- Body One
- Watt's Fine Arts
- Pinky's Nails

It is the Department's goal to afford businesses seeking relocation the ability to find space which accommodates their needs as seamlessly as possible, rather than lose them to competing neighboring communities.

Americans with Disabilities Act (ADA)

Revised Federal ADA regulations implementing the Americans with Disabilities Act (ADA) took effect on March 15, 2011. These revisions largely affect local government facilities. In order to comply with this mandate the Department processed, through the Town Council, necessary ordinances which put in to place a Non-Discrimination Policy for the Town with a grievance policy. These ordinances also designated the Director of Planning as the ADA Coordinator for the Town of Zionsville.

2011 Completed and Ongoing Commercial Developments

The Planning Department assists projects through the Plan Commission Approval, to permitting, through to a final Certificate of Occupancy ensuring along the way that response to planning inquiries, reviews and issuance of permits is accomplished in a timely and customer-oriented manner. Zoning and building code enforcement is provided in a professional and courteous manner. Some of the larger Commercial projects we facilitated in the year 2011 are:

1. \$35 million upgrade and expansion to Hoosier Village/BHI.
2. Redevelopment of the southwest corner of Oak Street and Ford Road for Walgreens Pharmacy.
3. Development Plan approval and complete construction of nationwide prototype Cracker Barrel structure.
4. Development Plan approval of 219 multi-family units for The Domain Apartments.
5. Development Plan and construction approval for St. Alphonsus Church expansions and additions.

Park Impact fees

The Department has worked during the year as support with Councilor Valerie Swack, Park Superintendent Matt Dickey, and the Advisory Committee. The Committee completed its work, forwarded a final draft document to the Plan Commission which in turn forwarded the ordinance to the Town Council for approval. The Town Council approved the ordinance and it will take effect in May.

Transportation Plan

The Department assisted in the Transportation Component of the Town of Zionsville Comprehensive Plan Update which was approved by the Town Council and put into place during 2011. With a land use committee formulated made up of Town Council and Plan Commission members, there were three citizen members appointed to the committee as well. A goal of the committee was to study the update of the Land Use Component of the Comprehensive Plan and prepare a Request for Proposals from firms to prepare and make recommendations to the full Plan Commission and Town Council. This work is ongoing even through 2012.

Sanitary Sewer Master Plan

The Department assisted in the Sanitary Sewer Master Plan Component of the Town of Zionsville Comprehensive Plan Update which was approved by the Town Council and has been put into implementation.

Flood Hazard Ordinance

Working with the Department of Natural Resources Division of Water, the Department facilitated the update of the Town of Zionsville Flood Hazard Ordinance. The update provides protection to personal safety and property in a flood hazard even. It also protects lower insurance premiums for many affected Zionsville residents.

Zoning Enforcement

The Planning Department has responded to a variety of enforcement issues which have been exceptionally intricate and time consuming. Whether it be responding to residents' concerns regarding tall weeds and grass that need to be cut, the neighbor that harbors several inoperable vehicles in their front yard, or unsafe buildings. In an effort to protect the Public Safety, the Planning Department directed the demolition of three unsafe residential homes, but most notably, the Planning Department acted as an agent of the Town Council in facilitating the demolition of the CITGO site.

Town of Zionsville
New Single Family Residences and Permit Totals
(1990-2011)

<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
<i><u>Includes Numbers due to the Consolidation of Eagle and Union Townships</u></i>		
2010	129	654
2011	150	724

US Census Population Totals – Eagle Township

1970 – 5,331
1980 – 7,995
1990 – 9,864
2000 – 13,910

US Census Population Totals – Union Township

1970 – 6,582
1980 – 6,860
1990 – 6,976
2000 – 7,349

US Census Population Totals – Town of Zionsville

1970 – 1,857
1980 – 3,948
1990 – 6,207
2000 – 8,775
2005 – 12,500 (Estimate includes recent Annexations)
2010 – 14,760 (This number does not reflect the inclusion of population numbers due to the consolidation of Eagle and Union Townships. Estimated population totals due to the Town of Zionsville’s new boundaries is 25,000).

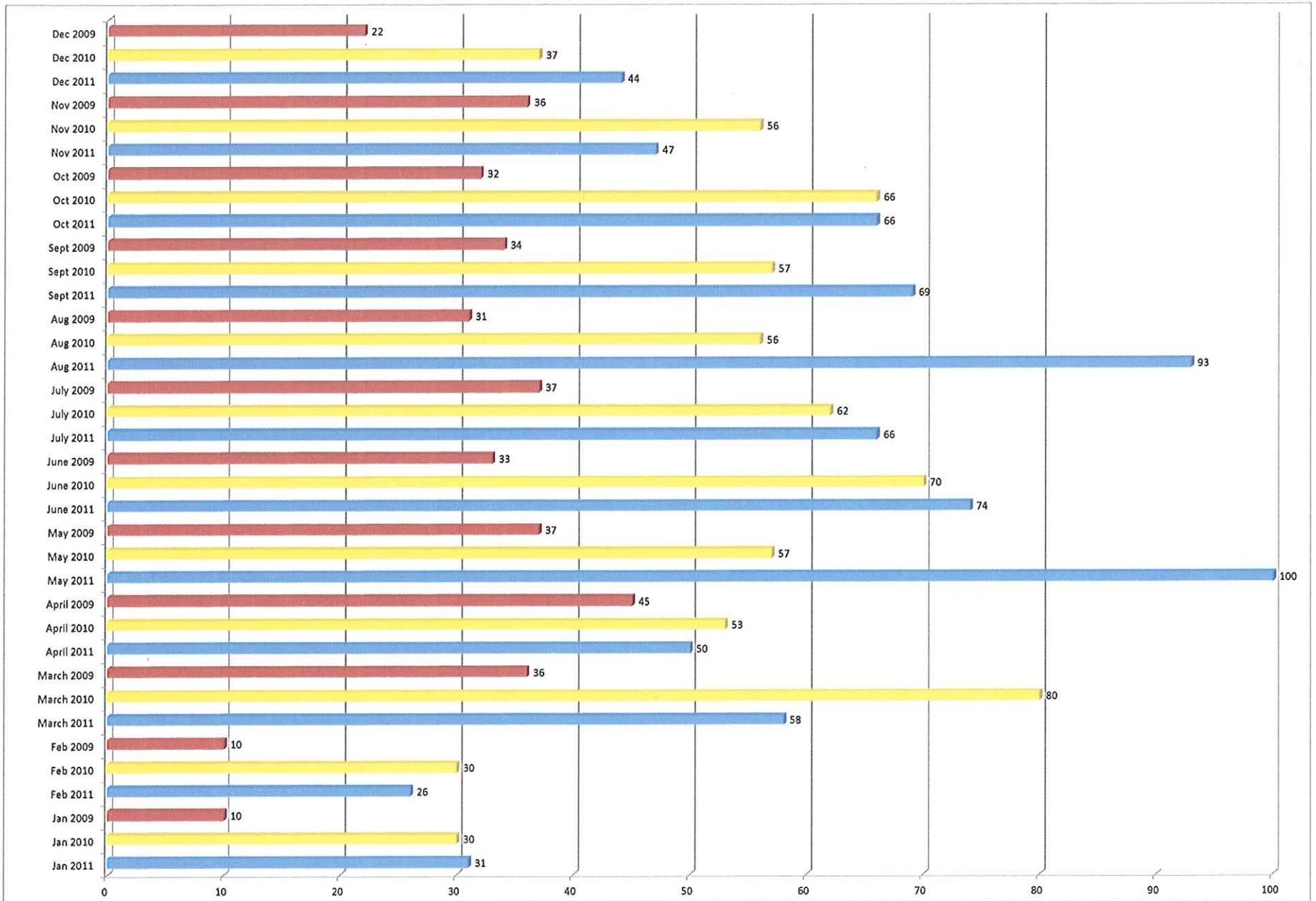


2011 Year End Permit Activity

	Commercial/Industrial						Residential															
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Addition	Remodel	Garage	Electric	Pool	Demolition	Other	New Res Sewer or Repair Permits	New Comm Sewer 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	C of O
January	0	0	0	4	2	1	11	3	7	0	1	0	1	1	0	0	31	0	2	174	305	10
February	0	1	0	3	1	4	6	1	5	0	0	0	0	4	0	1	26	1	3	147	257	8
March	0	0	2	4	3	2	8	0	14	0	1	4	1	18	1	0	58	0	2	237	458	15
April	0	0	1	0	0	3	11	3	10	0	0	1	2	14	5	0	50	0	5	235	360	14
May	2	0	6	11	1	1	21	13	8	0	2	0	1	30	4	0	100	0	3	300	443	53
June	1	0	1	10	0	3	16	16	9	0	3	2	0	10	3	0	74	0	7	316	440	41
July	0	0	3	0	1	6	12	8	9	0	5	0	1	19	2	0	66	0	4	305	505	28
August	0	1	4	4	0	4	25	14	13	0	6	1	0	16	5	0	93	0	6	339	597	37
September	0	0	3	3	1	3	14	3	16	0	6	2	1	13	4	0	69	0	6	332	499	28
October	0	0	3	4	4	5	12	13	7	0	2	2	0	13	1	0	66	0	5	354	549	29
November	1	0	3	10	1	3	6	8	7	0	2	1	0	4	1	0	47	0	4	311	637	34
December	5	0	0	0	0	8	8	4	7	0	4	1	1	6	0	0	44	0	2	278	542	27
Total	9	2	26	53	14	43	150	86	112	0	32	14	8	148	26	1	724	1	49	3328	5592	324

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 Date



**Plan Commission/Board Of Zoning Appeals Activity/Accomplishments
Totals Petitions Filed in 2011**

Total Plan Commission Petitions Filed: 18

Primary Plat – 0

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

Secondary Plat – 4

Petitions Approved: 1
Petitions Denied: 0
Petitions Pending: 3

Minor Plat – 2

Petitions Approved: 2
Petitions Denied: 0
Petitions Pending: 0

Zone Map Amendment – 1

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

Subdivision Waiver - 0

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

Development Plan - 4

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

Development Plan Amendment - 3

Petitions Approved: 3
Petitions Denied: 0
Petitions Pending: 0
Withdrawn: 0

Ordinance Amendment – 2

Petitions Approved: 2
Petitions Denied: 0
Petitions Continued: 0

Comprehensive Plan Amendment – 1

Petitions Approved:
Petitions Denied: 0
Petitions Pending:

Amendment: 3

Petitions Approved: 3
Petitions Denied: 0
Petitions Pending: 0

Waiver Amendment: 0

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

Municipal Project Review: 0

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

Development Review: 0

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

**Plan Commission/Board Of Zoning Appeals Activity/Accomplishments
Totals Petitions Filed in 2011**

Total Boards of Zoning Appeals Petitions Filed: 23

Development Plan Variance - 19

Petitions Approved: 16

Petitions Denied: 2

Petitions Pending: 0

Withdrawn: 1

Variance of Use - 2

Petitions Approved: 1

Petitions Denied: 1

Petitions Pending: 0

Withdrawn:0

Special Exception - 2

Petitions Approved: 2

Petitions Denied: 0

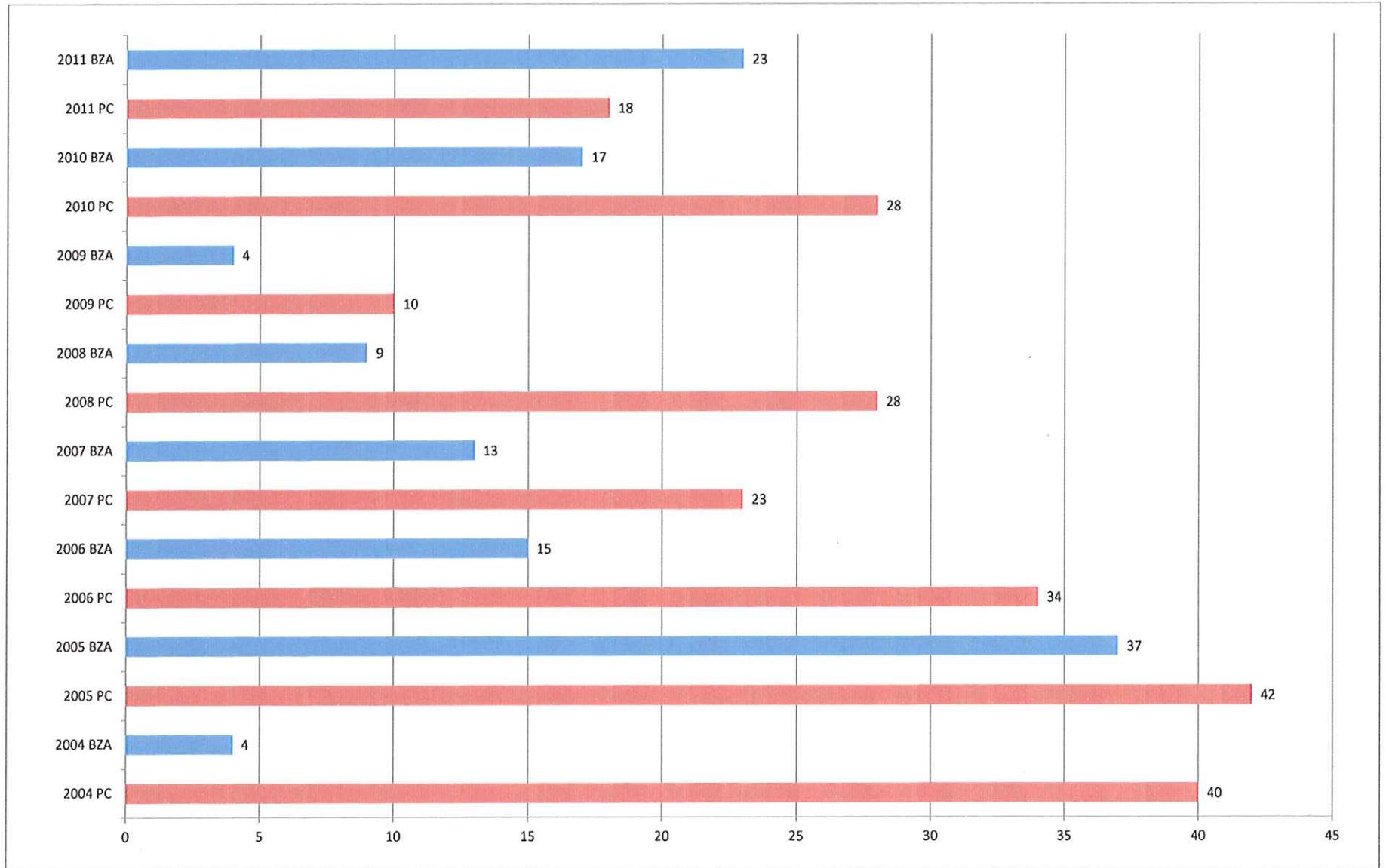
Petitions Pending: 0

Withdrawn:0

BZA Petition Disposition:

Granted - 0

Board of Zoning Appeals and Plan Commission Submittals 2004 to Present



Façade Rehabilitation Applicants Financial Documentation

Appl Date	Owner	Address	Phone	2009 Amount ZARC Has Approved <u>(Money designated for pay out)</u>	2009 Amount ZARC has Paid Out to Applicants	2010 Amount ZARC Has Approved <u>(Money designated for pay out)</u>	2010 Amount ZARC has Paid Out to Applicants	2011 Amount ZARC Has Approved <u>(Money designated for pay out)</u>	2011 Amount ZARC has Paid Out to Applicants
7/31/2009	Tom Casalini	10.5 North Main Street	Tom: 873-4858 Cell: 443-3273 Charles: 239-592-1414	\$3,750.00	\$3,750.00	\$0.00	\$0.00	\$0.00	\$0.00
7/31/2009	Elliot	10.5 North Main Street	Tom: 873-4858 Cell: 443-3273 Charles: 239-592-1414	\$3,750.00	\$3,750.00	\$0.00	\$0.00	\$0.00	\$0.00
Original Submittal 8/10/2009 Second submittal 6/30/10	Anita Brummett	150/160/170 South Main St Cobblestone Grill	873-5191	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00
10/16/2009	Phillip Owens	100.5 South Main Street	873-5076	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Original Submittal 11/11/09 Second submittal 4/27/10	Kent Claghorn PHASE 1	100 N First Street	873-6202	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00
Same	Kent Claghorn PHASE 2	100 N First Street	8736202	\$0.00	\$0.00	\$9,872.00	\$9,872.00 Reflects subtraction of \$64.00 overpayment of Phase 1	\$0.00	\$0.00
Same	Kent Claghorn PHASE 3	100 N First Street	8736202	\$0.00	\$0.00	\$8,450.00	\$8,450.00	\$0.00	\$0.00
11/17/2009	Drew Kogan	195 S Main Street	873-4208	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
12/4/2009	J. Marion Lowder	50 South Main Street	873-2732	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,107.90
12/7/2009 Withdrawn	Harold Wright	140 S Main Street	873-2308	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Original Submittal 3/15/10 Second submittal 3/23/10	Bob Goodman	106 N. Main Street	733-91700	\$0.00	\$0.00	\$8,324.78	\$8,324.78	\$0.00	\$0.00
5/21/2010	Tania and Jim Roudebush	115 South Main Street	816-0147	\$0.00	\$0.00	\$7,675.18	\$7,675.18	\$0.00	\$0.00
TOTALS				\$27,500.00	\$7,500.00	\$34,321.96	\$54,321.96	\$0.00	\$11,107.90

2011 Report:

In 2011, the ZARC started the year with an Operating Budget of \$50,000.00.

They released \$11, 107.90 to an Applicant and held an Open House which cost \$291.69.

Total Release of Funds for 2011: \$11,399.59

The Remaining Total of \$38,600.41 was encumbered to 2012

Town of Zionsville Planning and Building Department-Comprehensive Status Report													
Residential Fees	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
<i>New Home Residential ILP Fees</i>	\$13,839	\$7,226	\$11,289	\$13,301	\$26,854	\$19,973	\$15,222	\$31,426	\$18,026	\$16,961	\$7,756	\$9,101	\$190,974
All Other Residential ILPS	\$2,000	\$1,625	\$8,946	\$5,207	\$8,763	\$11,902	\$5,221	\$11,506	\$9,174	\$9,291	\$4,208	\$5,626	\$83,469
Residential Inspection Fees (Fees due)	\$2,250	\$2,250	\$3,150	\$2,650	\$3,250	\$2,500	\$3,100	\$3,800	\$2,550	\$3,650	\$3,600	\$3,300	\$36,050
New Home Residential Road Impact Fees	\$1,722	\$2,583	\$1,722	\$4,305	\$6,027	\$6,027	\$2,583	\$8,610	\$5,066	\$4,305	\$3,444	\$2,583	\$48,977
Sanitary Sewer Fees	\$8,050	\$8,050	\$8,075	\$20,125	\$20,125	\$40,250	\$16,125	\$36,165	\$32,140	\$20,150	\$20,000	\$8,050	\$237,305
Total Residential ILP, Inspection, Impact, Sewer Fees	\$27,861	\$21,734	\$33,182	\$45,588	\$65,019	\$80,652	\$42,251	\$91,507	\$66,956	\$54,357	\$39,008	\$28,660	\$596,775
<i>New Commercial Start ILP Fees</i>	\$0	\$0	\$0	\$0	\$2,751	\$0	\$0	\$0	\$0	\$0	\$13,050	\$14,563	\$30,364
All Other Commercial ILPs	\$398	\$3,377	\$1,237	\$935	\$6,531	\$3,688	\$2,078	\$2,753	\$41,000	\$6,910	\$2,462	\$967	\$72,336
Commercial Inspection Fees (Fees due)	\$300	\$375	\$450	\$300	\$150	\$900	\$750	\$600	\$225	\$150	\$525	\$450	\$5,175
Commercial Road Impact Fees	0	\$3,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,010	\$24,660	\$5,000	\$49,820
Commercial Sanitary Sewer Fees	\$0	\$8,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,050
Total Commercial ILP, Inspection Impact Sewer Fees	\$698	\$14,952	\$1,687	\$1,235	\$9,432	\$4,588	\$2,828	\$3,353	\$41,225	\$24,070	\$40,697	\$20,980	\$165,745
Combined Residential and Commercial Sewer Fees	\$8,050	\$16,100	\$8,075	\$20,125	\$20,125	\$40,250	\$16,125	\$36,165	\$32,140	\$20,150	\$20,000	\$8,050	\$245,355
Combined Residential and Commercial Impact Fees	\$1,722	\$5,733	\$1,722	\$4,305	\$6,027	\$6,027	\$2,583	\$8,610	\$5,066	\$21,315	\$28,104	\$7,583	\$98,797
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$28,559	\$36,686	\$34,869	\$46,823	\$74,451	\$85,240	\$45,079	\$94,860	\$108,181	\$78,427	\$79,705	\$49,640	\$762,520
<i>Petition Filing Fees</i>	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
Plan Commission					None	None	None				None	None	\$0
Primary Plat Approval													\$0
Secondary Plat Approval			\$400					\$400	\$800				\$1,600
Minor Plat Approval				\$180						\$195			\$375
Zone Map Amendment			\$1,300										\$1,300
Subdivision Waiver													\$0
Development Plan	\$7,230	\$1,332		\$1,800									\$10,362
Development Plan Amendment								\$900		\$500			\$1,400
Ordinance Amendment													\$0
Board of Zoning Appeals			None				None		None				\$0
Variance of Use	\$360.00				\$1,000			\$113					\$1,113
Variance of Dev Standards		\$700		\$825		\$300		\$1,733		\$925	\$300	\$300	\$5,083
Special Exception								\$600		\$600			\$1,200
TOTAL FILING FEES Plan Commission and BZA	\$7,590	\$2,032	\$1,700	\$2,805	\$1,000	\$300	\$0	\$3,746	\$800	\$2,220	\$300	\$300	\$22,433
Permit Overview	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
New Home ILP	11	6	8	11	21	16	12	25	14	12	6	8	142
All Other Residential ILP	13	10	39	35	58	43	44	55	45	38	23	23	426
New Commercial Start ILP	0	0	0	0	2	1	0	0	0	0	1	5	9
All Other Commercial ILP	7	10	11	4	19	14	10	13	10	19	17	8	134
Total Permit Per Month	31	26	58	50	100	74	66	93	69	66	47	44	724
<i>Petition Filing Quantities</i>	January	February	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	YTD
Plan Commission					None		None				None	None	0
Primary Plat Approval													0
Secondary Plat Approval			¹ Stonegate Proper					¹ Stonegate	² KRG-Drees				4
Minor Plat Approval				¹ Scarlett Cramer						¹ Carr			2
Zone Map Amendment			¹ REI										1
Subdivision Waiver													0
Development Plan	¹ Hoosier Village	² Walgreens Cracker Barrel		¹ REI									4
Development Plan Amendment								² St Alphonsus North Grove		¹ Brickman Group			3
Ordinance Amendment								¹ Flood Plain		¹ Part Impact			2
Comprehensive Plan Amendment						¹ Sewer Master Plan				¹ Redevelopment Amendment			2
Board of Zoning Appeals			None				None		None				0
Variance of Use					¹ Distillary			¹ Portell					2
Variance of Dev Standards	² Sheffel & Leffel	² Walgreens Cracker Barrel		² Doug McClain REI		² Neil Fence Taylor Addition		6		³ Mullen-Melton-Countrywood	¹ Cornacchini	¹ Kayes	19
Special Exception								¹ Morning Dove		¹ Russell Clark			2
TOTAL FILINGS Plan Commission and BZA	3	4	2	4	1	3	0	12	2	8	1	1	41
VIOLATION: Duplicate Permits, Amendments Proceeding fees	\$145.00	\$427.00	\$475.00	\$575.00	\$518.00	\$700.00	\$2,000.00	\$2,975.00	\$875.00	\$2,146.00	\$925.00	\$1,350.00	\$13,111
TOTAL REVENUE : (ILPs, Inspections, Petition Filing Fees, Violations)	\$26,522	\$17,312	\$27,247	\$25,773	\$49,817	\$39,963	\$28,371	\$56,806	\$72,650	\$41,328	\$32,826	\$35,657	\$454,272
TOTAL REVENUE : (ILPs, Inspections, RIF, Sewer, Petition Filing Fees, Violations)	\$36,294.00	\$39,145	\$37,044	\$50,203	\$75,969	\$86,240	\$47,079	\$101,581	\$109,856	\$82,793	\$80,930	\$51,290	\$798,424