ZIONSVILLE
FOR ALL THE RIGHT REASONS

# Town of Zionsville
# Department of Planning & Economic Development
# 2015 Overview

The 71 square miles that comprises the Town of Zionsville's jurisdiction saw many forecasted changes as well as new opportunities. In the news: Zionsville received recognition and awards from various groups identifying the Town as one of the safest Town's in America and for being one of the best communities in Indiana to raise a family. These 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.

These accolades build on Zionsville's prior rankings as one of the top 100 Towns to start a Business In (Forbes Magazine), our 2013 Google Award, and Bloomburg Business identifying Zionsville as the Best Affordable Suburb In Indiana, and the 2014 community rankings for Safest Place to Live in the United States as well as the Safest Place to Live in Indiana (Zionsville topped those respective categories). The Department continues to see steady and strong permitting activity and projections support the concept of further growth along and within these service lines. Zionsville is certainly open for business and the Department stands ready to assist businesses through the planning, permitting, development and construction processes, whether it is on a shovel ready site, or a remodel of an existing tenant space.

Serving as staff to the Board of Zoning Appeals, Plan Commission, Economic Development Commission, Redevelopment Commission, Redevelopment Authority and Zionsville Architectural Review Committee as well as serving as Zionsville's Americans with Disabilities Act Coordinator (ADA Coordinator), the Building Commissioner, 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 2015 activities involving these Boards, Commissions, and associated service lines (with detailed pages following, see page 7 for index of supporting documents and reports).

Among these many roles listed above, 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 800 permits in 2015:

| | |
|---|---|
| 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 a number of 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 |

As mentioned in the 2014 Overview, the Department added a Code Compliance Inspector position to assist with responses to a variety of Zoning Enforcement issues as well as customer requests. This position has assisted the Department in a variety of ways, in addition to responding to citizen concerns regarding compliance with Town zoning requirements. Some of the additional duties have included: filing of liens regarding failure to pay for mowing services and/ or actions regarding securing an unsafe building, management of department vehicle fleet service history, review of easement encroachment requests and preparation of associated documentation, and assisting in the review of sign permit requests and preparation of associated documentation (such as air rights encroachment agreements). While this position has served the Department and community well, as of the writing of this Overview the position is currently vacant (but not for long). The Candidate whom the Department has selected to fill the position will join the Town on January 28, 2016.

Specific to new or existing businesses within the Town, the Department guided these applicants through the New Construction, Remodeling or Addition process. While a complete list is contained within the pages of the 2015 Monthly Reports, the following is an example of some of the entities we assisted:

| | | |
|---|---|---|
| Lids / Hat World | Village Kitchen | Browning Construction |
| SmartIT | ZWorks | IU Health |
| Dairy Queen | Ossip Optometry | Marten Trucking |

**Plan Commission (PC)**

In 2015, the Plan Commission heard 44 matters (the most it's ever heard in a calendar year based on current records, see BZA/PC 2004-Present page within this report for full details). 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 (see 2015 Comprehensive Status page), the following is an example of some of the entities we assisted:

| | | |
|---|---|---|
| Inglenook | IU Health MOB | Vonterra |
| Oxford Woods | Ansley Park | The Farm PUD |
| Dairy Queen | Creekside Corporate Park PUD | UTB |

A summary of single-family projects under review or released for recordation in 2015:

| | | |
|---|---|---|
| Hampshire Section 1 | Hidden Pines Section 1 | Brookhaven Section 8 |
| Stonegate Section 12B | 4th & Pine Subdivision | Oxford Woods |

**Board of Zoning Appeals (BZA)**

In 2015, the Town's Board of Zoning Appeals heard 47 matters (the most it's ever heard in a calendar year based on current records, 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 (see 2015 Comprehensive Status page), the following is an example of some of the entities we assisted:

| | | |
|---|---|---|
| UTB | A Taste of Amish | Harris (Oak St/1st) |
| Russel HVAC | Boone Ridge Stables | Emerald Acres |

**Economic Development Commission (EDC)**

While in 2015 the EDC did not meet as often as in 2014, it was not because of a lack of matters which required its input. The Staff continued with the implementation of both the EDC's 2012 Economic Development Strategic Plan and 2014 Downtown Marketing and Parking Study, and participated in the 2015 efforts to craft a Request for Proposals associated with one of the parcels identified in the Downtown Marketing and Parking Study. The Town continues to benefit from both the data captured within and the vision and recommendations resulting from the completion of the respective studies.

**Redevelopment Commission (RDC)**

The RDC continued to accomplish good things for the Town in 2015 and offered support and incentives to both existing and new entities. Entities that received incentives from the Redevelopment Commission included Village Kitchen (Incentive and Microloan), Moody's Meats (Incentive and Microloan) and Scannell Properties (sale of real estate at below appraised value). In addition to continuing to work on existing design projects such as the First Street Project (streetscape), Bennett Parkway, 106th Street signalization, 106th Street accel / decal upgrade, and Creekside Corporate Park, and make its timely bond payments required on prior issuances, the RDC, in December 2015, released the Creekside project for bidding (bids are due January 29, 2016 at 3:00pm).

As to Creekside tenancy, 2015 saw the completion of the new 156,000 square foot headquarters building for Lids / Hat World (the first tenant within Creekside Corporate Park) and the announcement of DK Pierce and Associates intent to relocate its operations to within Creekside Corporate Park. Town representatives are engaged in a variety of conversations with additional prospective tenants and interested parties – more good news is sure to follow.

Additionally, 2015 included the consideration of approximately $77,000 in requested incentives (including new loans) by a variety of businesses and entities looking to locate or already located in Zionsville, plans for disposal of remnant property owned by the RDC (southeast corner of West 106th Street / Bennett Parkway), the creation of a fourth Economic Development Area within the Town (the Creekside 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 specific projects or components of projects as directed by the RDC, and assisted with meeting facilitation.

**Redevelopment Authority (RDA)**

The Redevelopment Authority met two times in 2015 (April, and again in November) regarding lease terms associated with both ongoing and new projects. The RDA's involvement is critical to the steps which are necessary to be taken in the creation and financial management of the Town's TIF Districts, as well as ongoing obligations. Projects which the RDA participated in during 2015 were: Oak Street TIF RDA/RDC Lease Agreement, Creekside TIF RDA/RDC Lease Agreement, Lease Rental Bond amendment for 106th Street.

**Zionsville Architectural Review Committee (ZARC)**

The 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 awarded two projects with grant assistance in 2015: CK Price and 98 S Main LLC. While interest in the program continues at a steady pace, the ZARC in 2015 created an additional program to provide grant assistance to facades and structures which are desirous of using "green walls" (a system of using plant material as a finishing component to the exterior of a structure). As Staff, we assist

the ZARC with staff support for meetings and functions of the ZARC, providing guidance and professional recommendations, petition management, and grants management.

**Flood Plain Administrator**

In 2015 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 9 Federal Emergency Management Agency map revision inquires associated with flood plain within the corporate boundaries of the Town.

**Improvement Location Permit Software System**

The integration of the Town's GIS System Database with all Building Permit, Plan Commission and Board of Zoning Appeals statistics was launched in 2013, was upgraded in 2014, and again upgraded in 2015. This project consolidated various databases into one location and added internal functionality to the data bases. 2014 brought refinements to the database, enabling the Department to expand on efficiency in document management. The investment of time and resources into this system has reaped many benefits for the Department Staff and its Customers, including reductions in time involved in report generation and record searches. In 2015, further refinements included enhancements to data entry and search ability, which will increase the speed that information is available for public consumption and for use by the Customer, and enhancements to data / record tracking specific to efforts of the Code Compliance Inspector.

**American With Disabilities Act (ADA Coordinator)**

2015 saw the conclusion, and adoption, of the Town's ADA Transition Plan. The Plan focused on inventorying the deficiencies and prioritization of enhancements to facilities related to ADA, specific enhancements to public facilities related to elimination of deficiencies (such as a cracked walkway at Town Hall which created a tripping hazard) and enhancements to the Town's website related to the conveyance of information associated with ADA. Once adopted, the Town's eligibility for state and federal transportation dollars in enhanced (a side benefit from the completion of the project). An additional benefit is the variety of data collected during the project, and the usefulness of that data to the Parks Department as it pursues its 2016 Bicycle and Pedestrian Plan.

**Training / Continuing Education**

In 2015, Staff was involved in over 180 hours of training / continuing education opportunities, related to: Building Inspections, Code Compliance, Storm Water, Flood Plain Administration, American With Disabilities Act, as well as Management (Facilities, Financial, and Personnel).

**Customer Survey**

Just prior to the close of 2015, the Department launched its "Zionsville Permitting and Zoning Processes and Procedures" customer survey. While the results are continuing to roll in, we are pleased with the information being shared with the Department by its customers, the satisfaction the respondents appear to be achieving from our on-line resources, and the suggestions which are being offered specific to current services and suggested services. Our office will provide additional information on the results of the Survey in a future report.

## Department Financials

**Permitting**

In 2015, the Department was responsible for managing a revenue stream totaling $964,687.00 related to construction projects totaling $95,267,014.24 in value. A breakdown of the construction values is as follows:

| | | | |
|---|---|---|---|
| Single Family Dwellings: | $71,462,582.00 | New Commercial: | $6,173,772.75 |
| Residential (other): | $15,210,659.49 | Commercial (other): | $2,450,000.00 |

**Grants Management**

In 2015, the Department oversaw the distribution of $63,424.00 in funds awarded to building owners within the Tax Increment Finance district who participated in the Town's facade enhancement program.

In 2015, the Department oversaw the distribution of $28,710.35 in funds awarded to tenants within the Tax Increment Finance district related to redevelopment projects.

**MicroLoans**

In 2015, the Department assisted with the facilitation of $25,000.00 in the form of new Loans awarded by Resolution 2011-18 of the Town of Zionsville.

**Project Management/ Contract Management**

In 2015, the Department oversaw the management of a variety of Town projects and service providers, including: Creekside Infrastructure, Creekside Tree Clearing, Creekside Well Closures, WTH Software upgrades, professional engineering services, and legal counsel serving both the BZA and Plan Commission (total contract values: $555,223.13)

## Detail Pages

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Page 14...Plan Commission / Board of Zoning Appeals 2004-Present

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| 2014-2015 New Residential Improvement Location Permit Issuance Comparison (peer communities) | | |
|---|---|---|
| **Name** | **2015 Total New Residential Permits** | **2014 Total New Residential Permits** |
| Boone County | 12 | 14 |
| City of Carmel | 268 | 428 |
| City of Lebanon | 27 | 17 |
| City of Noblesville | 508 | 450 |
| City of Westfield | 565 | 486 |
| Town of Fishers | 500 | 1142 |
| Town of Whitestown | 215 | 226 |
| Town of Zionsville | 139 | 196 |

**Town of Zionsville**
**New Single Family Residences and Permit Totals**
**(1990-2015)**

| Year | New Single Family Monthly Permit Totals | Yearly Permit Totals |
|---|---|---|
| 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 |

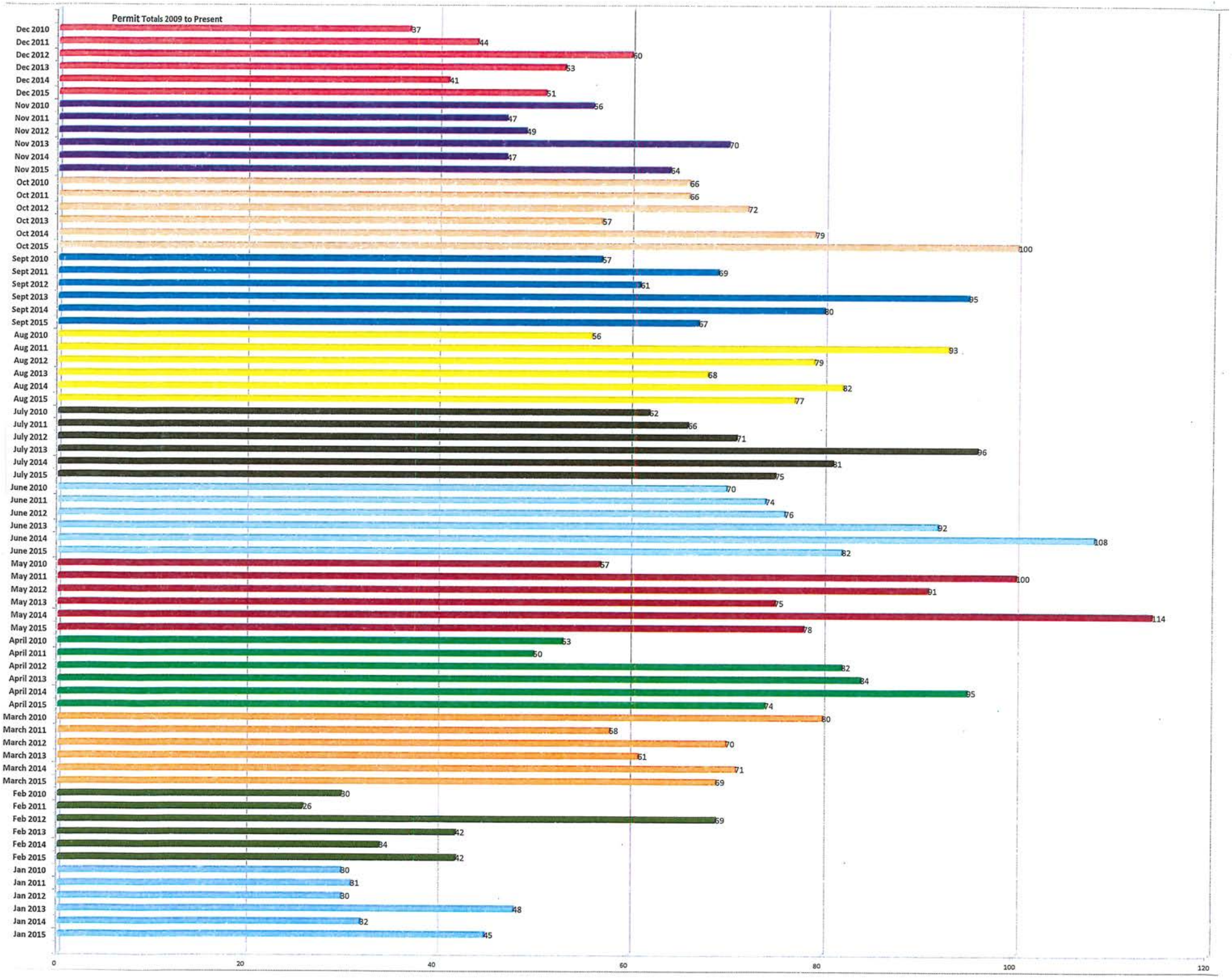
**U.S. Census Population Totals – Town of Zionsville**

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.)
2015 – 27,000 (Estimated based on reorganization with Perry Twp. & overall permit activity)

# Town of Zionsville
# Planning and Economic Development Permit Activity
## Year 2015
## 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 | 0 | 0 | 1 | 3 | 1 | 5 | 13 | 6 | 8 | 3 | 0 | 0 | 3 | 2 | 0 | 45 | 0 | 2 | 199 | 336 | 2 | 21 |
| February | 0 | 0 | 3 | 0 | 0 | 2 | 13 | 5 | 6 | 3 | 0 | 4 | 4 | 2 | 0 | 42 | 0 | 2 | 176 | 318 | 1 | 12 |
| March | 2 | 0 | 3 | 1 | 0 | 6 | 15 | 3 | 9 | 4 | 7 | 2 | 16 | 1 | 0 | 69 | 1 | 1 | 262 | 399 | 2 | 21 |
| April | 0 | 0 | 4 | 5 | 1 | 6 | 13 | 11 | 6 | 1 | 2 | 3 | 21 | 1 | 0 | 74 | 0 | 4 | 334 | 517 | 6 | 43 |
| May | 0 | 0 | 3 | 2 | 1 | 2 | 11 | 17 | 8 | 3 | 3 | 1 | 27 | 0 | 0 | 78 | 0 | 1 | 322 | 495 | 75 | 63 |
| June | 1 | 1 | 2 | 2 | 0 | 7 | 13 | 19 | 4 | 3 | 4 | 4 | 21 | 1 | 0 | 82 | 0 | 3 | 267 | 439 | 7 | 49 |
| July | 2 | 1 | 2 | 5 | 0 | 9 | 9 | 14 | 7 | 3 | 2 | 1 | 20 | 0 | 0 | 75 | 0 | 3 | 269 | 399 | 5 | 38 |
| August | 0 | 2 | 2 | 2 | 0 | 5 | 6 | 17 | 6 | 2 | 3 | 1 | 31 | 0 | 0 | 77 | 0 | 0 | 306 | 466 | 14 | 44 |
| September | 0 | 0 | 1 | 1 | 2 | 5 | 9 | 10 | 11 | 5 | 2 | 4 | 16 | 1 | 0 | 67 | 0 | 3 | 234 | 409 | 5 | 37 |
| October | 0 | 0 | 4 | 5 | 2 | 4 | 19 | 17 | 5 | 4 | 3 | 0 | 35 | 2 | 0 | 100 | 0 | 6 | 300 | 463 | 8 | 46 |
| November | 0 | 0 | 0 | 10 | 1 | 0 | 10 | 12 | 4 | 0 | 5 | 3 | 17 | 2 | 0 | 64 | 0 | 3 | 255 | 424 | 6 | 37 |
| December | 0 | 0 | 2 | 2 | 1 | 3 | 8 | 5 | 5 | 0 | 0 | 4 | 20 | 1 | 0 | 51 | 0 | 1 | 263 | 463 | 4 | 52 |
| Total | 5 | 4 | 27 | 38 | 9 | 54 | 139 | 136 | 79 | 31 | 31 | 27 | 231 | 13 | 0 | 824 | 1 | 29 | 3187 | 5128 | 135 | 463 |

| | | |
|---|---|---|
| 2015 Total Urban Permits: 448<br>New Residential Permits: 36<br>All Other Permits:412 | 2015 Total Rural Permits: 376<br>New Residential Permits: 103<br>All other Permits: 273 | **2015 Total Permits: 824**<br>**New Residential Permits: 139** |
| 2014 Total Urban Permits: 468<br>New Residential Permits: 56<br>All Other Permits:412 | 2014 Total Rural Permits: 396<br>New Residential Permits: 135<br>All other Permits: 261 | 2014 Total Permits: 864<br>New Residential Permits: 191 |
| 2013 Total Urban Permits: 470<br>New Residential Permits: 77<br>All Other Permits:393 | 2013 Total Rural Permits: 371<br>New Residential Permits: 182<br>All other Permits: 189 | 2013 Total Permits: 841<br>New Residential Permits: 259 |
| 2012 Total Urban Permits: 513<br>New Residential Permits: 66<br>All Other Permits:445 | 2012 Total Rural Permits: 297<br>New Residential Permits: 118<br>All other Permits: 179 | 2012 Total Permits:810<br>New Residential Permits:184 |
| 2011 Total Urban Permits: 474<br>New Residential Permits: 58<br>All Other Permits:416 | 2011 Total Rural Permits: 250<br>New Residential Permits: 92<br>All other Permits: 158 | 2011 Total Permits:724<br>New Residential Permits:150 |
| 2010 Total Urban Permits: 442<br>New Residential Permits: 54<br>All Other Permits:388 | 2010 Total Rural Permits: 212<br>New Residential Permits: 75<br>All other Permits: 137 | 2010 Total Permits:654<br>New Residential Permits: 129 |


Permit Totals 2009 to Present
Dec 2010 37
Dec 2011 44
Dec 2012 60
Dec 2013 53
Dec 2014 41
Dec 2015 51
Nov 2010 56
Nov 2011 47
Nov 2012 49
Nov 2013 70
Nov 2014 47
Nov 2015 64
Oct 2010 66
Oct 2011 66
Oct 2012 72
Oct 2013 57
Oct 2014 79
Oct 2015 100
Sept 2010 57
Sept 2011 69
Sept 2012 61
Sept 2013 95
Sept 2014 80
Sept 2015 67
Aug 2010 56
Aug 2011 93
Aug 2012 79
Aug 2013 68
Aug 2014 82
Aug 2015 77
July 2010 62
July 2011 66
July 2012 71
July 2013 96
July 2014 81
July 2015 75
June 2010 70
June 2011 74
June 2012 76
June 2013 92
June 2014 108
June 2015 82
May 2010 67
May 2011 100
May 2012 91
May 2013 75
May 2014 114
May 2015 78
April 2010 63
April 2011 60
April 2012 82
April 2013 84
April 2014 95
April 2015 74
March 2010 80
March 2011 68
March 2012 70
March 2013 61
March 2014 71
March 2015 69
Feb 2010 30
Feb 2011 26
Feb 2012 69
Feb 2013 42
Feb 2014 34
Feb 2015 42
Jan 2010 30
Jan 2011 31
Jan 2012 30
Jan 2013 48
Jan 2014 32
Jan 2015 45
0
20
40
60
80
100
120

## Plan Commission/Board Of Zoning Appeals Activity/Accomplishments
## Totals Petitions Filed in 2015

**Total Plan Commission Petitions Filed: 44**

**Primary Plat** – 6
Petitions Approved: 4
Petitions Dismissed: 1
Petitions Pending: 1

**Secondary Plat** – 9
Petitions Approved: 4
Petitions Denied: 0
Petitions Pending: 5

**Minor Plat** – 2
Petitions Approved: 1
Petitions Denied: 0
Petitions Pending: 0
Withdrawn: 1

**Zone Map Amendment** –7
Petitions Approved: 6
Petitions Denied: 0
Petitions Pending: 1
Withdrawn: 0

**Subdivision Waiver** - 0
Petitions Approved: 0
Petitions Denied: 0
Petitions Pending: 0
Withdrawn: 0

**Development Plan** - 10
Petitions Approved: 8
Petitions Denied: 0
Petitions Pending: 0
Withdrawn: 2

**Development Plan Amendment** - 2
Petitions Approved:1
Petitions Denied: 0
Petitions Pending: 1
Withdrawn: 0

**Ordinance Amendment** – 2
Petitions Approved: 2
Petitions Denied: 0
Petitions Continued: 0

**Comprehensive Plan Amendment** – 1
Petitions Approved: 1
Petitions Denied: 0
Petitions Pending: 0

**Primary Plat Amendment**: 0
Petitions Approved: 0
Petitions Denied: 0
Withdrawn: 0

**Waiver Amendment**: 0
Petitions Approved: 0
Petitions Denied: 0
Petitions Continued: 0

**Municipal Project Review**: 2
Petitions Approved: 2
Petitions Denied: 0
Petitions Pending: 0

**Development Review**: 0
Petitions Approved: 0
Petitions Denied: 0
Petitions Continued: 0

**RePlat: 3**
Petition Approved: 2
Petition Denied: 0
Petition Pending: 1

## Plan Commission/Board Of Zoning Appeals Activity/Accomplishments
## Totals Petitions Filed in 2015

**Total Boards of Zoning Appeals Petitions Filed: 47**

**Development Standards Variance** - 35
Petitions Approved: 26
Petitions Denied/Dismissed: 2
Petitions Pending: 4
Withdrawn: 3

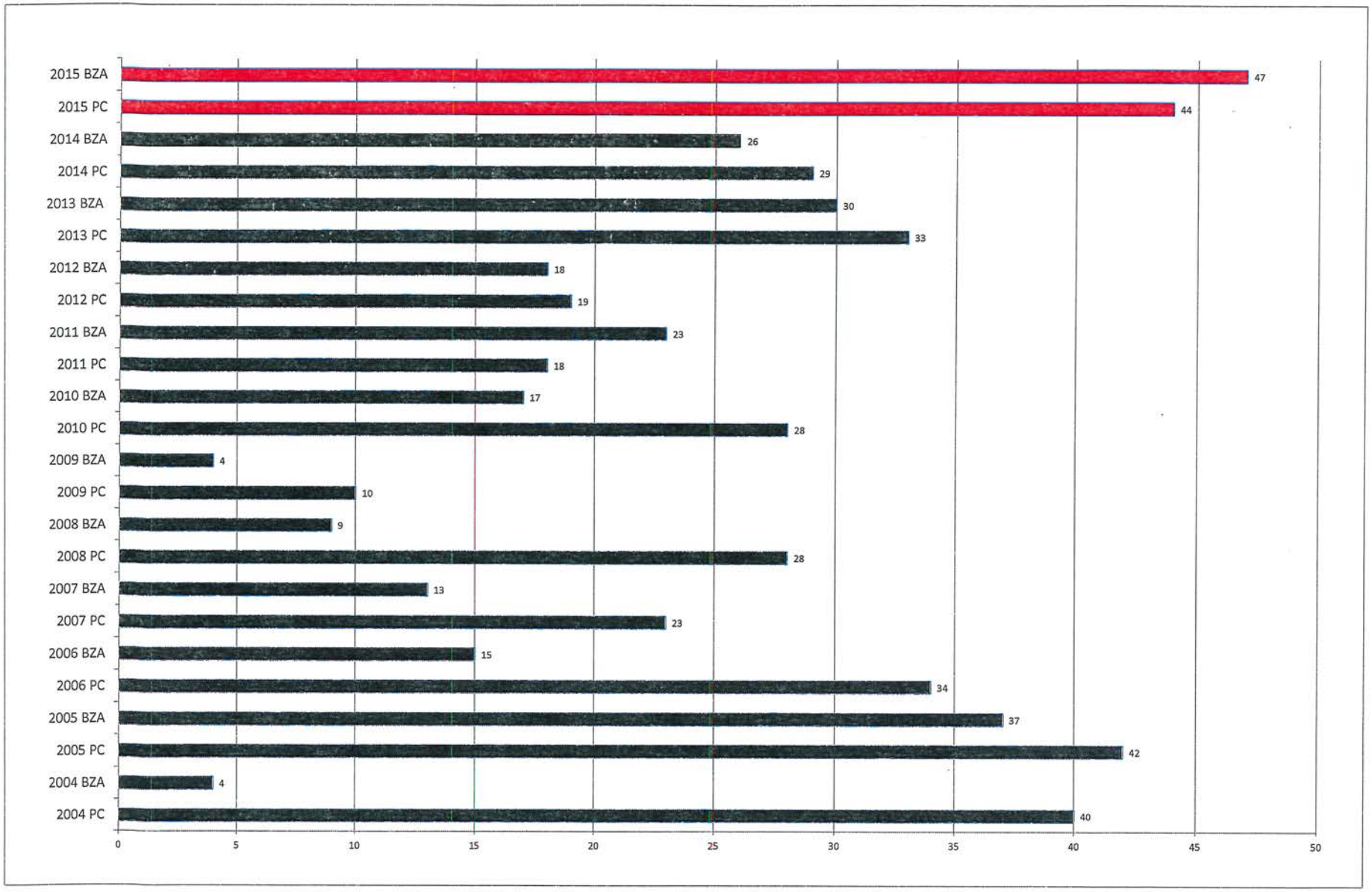
**Variance of Use** 7
Petitions Approved: 5
Petitions Denied: 0
Petitions Pending: 2
Withdrawn:0

**Special Exception** - 4
Petitions Approved: 4
Petitions Denied: 0
Petitions Pending: 0
Withdrawn:0

**Modification of Commitments** 1
Petitions Approved: 1
Petitions Denied: 0
Petitions Pending: 0
Withdrawn:0

**BZA Petition Disposition:**
Granted - 0

# Board of Zoning Appeals and Plan Commission
# Submittals 2004 to Present



# 2016 Façade Rehabilitation Applicants Financial Documentation

| Appl Date | Owner | Address | Phone | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 4/21/2014 | **Ron Wessel** | 260 S. First Street | 850-5272 | | | Approved $27,440.00 | $27,145.28 | | | | |
| 5/27/2014 | **Michael Bourgerie (Rosies)** | 10 S Main Street | 670-3140 | | | 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 | 260-316-1915 | | | $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 | 873-2606 | | | $18,000 | Not yet authorized to pay out | $18,000.00 | Encumbered from 2015 $18,000.00 | | |
| 2/11/2015 | **Ken Price** | 99 North First Street | 727-4727 | | | | | $18,898.00 | $18,898.00 | | |
| 12/15/2015 | **98 S. Main Street LLC** | **98 S. Main Street LLC** | | | | | | | Encumber from 2015 $5,400 | | |
| 12/15/2015 | **98 S. Main Street LLC** | **98 S. Main Street LLC** | | | | | | | Encumbered from 2015 $36,978 | | |

ZIONSVILLE
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# Town Of Zionsville
## Planning and Economic Development Comprehensive Status
### Year: 2015

## 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 | $17,014 | $20,723 | $20,663 | $19,252 | $15,869 | $17,952 | $11,531 | $8,494 | $10,871 | $24,372 | $14,734 | $11,139 | $192,614 |
| All Other Residential ILP Fees | $6,652 | $5,669 | $10,089 | $8,607 | $10,736 | $11,387 | $13,176 | $12,948 | $12,479 | $11,479 | $10,525 | $5,168 | $118,915 |
| Residential Inspection Fees (Fees Due) | $3,075 | $3,575 | $3,450 | $4,050 | $3,600 | $2,850 | $3,150 | $3,075 | $2,625 | $2,475 | $3,000 | $3,975 | $39,100 |
| New Home Residential Road Impact Fees | $12,108 | $12,108 | $14,126 | $15,135 | $12,108 | $13,117 | $9,072 | $6,054 | $6,054 | $19,171 | $8,072 | $7,063 | $133,188 |
| New Home Residential Park Impact Fees | $14,652 | $14,652 | $15,873 | $17,828 | $13,676 | $15,873 | $9,768 | $7,326 | $10,501 | $23,199 | $9,768 | $8,547 | $161,663 |
| Sanitary Sewer Fees | $4,050 | $50 | $25 | $12,100 | $4,025 | $8,075 | $12,075 | $0 | $8,075 | $16,150 | $12,075 | $25 | $76,725 |
| Total Residential ILP, Inspection, Impact, Sewer | $54,476 | $53,202 | $60,776 | $72,922 | $56,414 | $66,404 | $54,622 | $34,822 | $47,980 | $94,371 | $55,174 | $31,942 | $683,105 |
| New Commercial Start ILP Fees | $0 | $0 | $1,537 | $0 | $0 | $0 | $3,385 | $0 | $0 | $0 | $0 | $0 | $4,922 |
| All Other Commercial ILPs | $1,782 | $2,368 | $1,904 | $10,328 | $6,684 | $2,161 | $3,144 | $8,991 | $1,457 | $2,015 | $956 | $2,149 | $43,939 |
| Commercial Inspection Fees(Fees due) | $225 | $450 | $225 | $1,200 | $900 | $525 | $675 | $1,350 | $600 | $1,050 | $300 | $1,500 | $9,000 |
| Commercial Road Impact Fees | $0 | $0 | $15,052 | $0 | $0 | $0 | $61,692 | $0 | $0 | $0 | $0 | $0 | $76,744 |
| Commercial Sanitary Sewer Fees | $0 | $0 | $4,025 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $4,025 |
| Total Commercial ILP, Inspection Impact Sewer | $1,782 | $2,368 | $22,518 | $10,328 | $6,684 | $2,161 | $68,221 | $8,991 | $1,457 | $3,181 | $956 | $2,149 | $130,796 |
| Combined Residential and Commercial Sewer | $4,050 | $50 | $4,050 | $12,100 | $4,025 | $8,075 | $12,075 | $0 | $8,075 | $16,150 | $12,075 | $25 | $80,750 |
| Combined Residential and Commercial Impact | $26,760 | $26,760 | $45,051 | $32,963 | $25,784 | $28,990 | $79,532 | $13,380 | $16,565 | $43,536 | $17,840 | $15,610 | $372,761 |
| Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees | $56,258 | $55,570 | $83,294 | $83,250 | $63,098 | $68,565 | $122,643 | $43,813 | $49,437 | $97,552 | $56,130 | $34,091 | $813,901 |

| Petition Filing Fees | January | February | March | April | May | June | July | August | September | October | November | December | YTD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Plan Commission | | | | | | | | | | | | | |
| Primary Plat Approval | | $1,015 | | | $1,010 | | $1,535 | $1,350 | | $2,225 | | | $7,135 |
| Secondary Plat Approval | | | | | $500 | $1,300 | | | $800 | | $400 | $500 | $3,500 |
| Minor Plat Approval | | | $480 | $500 | | | | | | | | | $980 |
| Zone Map Amendment | | | | | | | | | | | $1,125 | | $1,125 |
| Subdivision Waiver | | | | | | | | | | | | | |
| Development Plan | | $1,900 | $900 | $600 | | | $1,300 | $8,600 | | $2,526 | $1,300 | | $17,126 |
| Development Plan Amendment | | | | | | $500 | | | | | | $450 | $950 |
| Ordinance Amendment | | | | | | | | | | | | | |
| Board of Zoning Appeals | | | | | | | | | | | | | |
| Variance of Use | | $1,000 | $1,300 | | | | $1,000 | | $1,000 | | | $2,000 | $6,300 |
| Variance of Dev Standards | $1,250 | $352 | $900 | $1,900 | | $300 | $925 | | $1,125 | $1,250 | $1,550 | $675 | $10,227 |
| Special Exception | | $600 | $600 | | | | $300 | | | | | | $1,500 |
| TOTAL FILING FEES Plan Commission and | $1,250 | $4,867 | $4,680 | $3,000 | $1,510 | $2,100 | $6,060 | $9,950 | $2,925 | $6,001 | $5,075 | $3,925 | $51,343 |

| Permit Overview | January | February | March | April | May | June | July | August | September | October | November | December | YTD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| New Home ILP | 13 | 13 | 15 | 13 | 11 | 13 | 9 | 6 | 9 | 19 | 10 | 8 | 139 |
| New Home Construction Cost | $4,460,193 | $6,267,001 | $6,919,620 | $8,443,000 | $6,242,343 | $5,745,800 | $4,890,000 | $2,634,000 | $3,816,831 | $10,771,293 | $6,104,152 | $5,168,349 | $71,462,582 |
| All Other Residential ILP | 22 | 24 | 42 | 45 | 59 | 56 | 47 | 60 | 49 | 66 | 43 | 35 | 548 |
| New Commercial Start ILP | | | 2 | | | 1 | 2 | | | | | | 5 |
| All Other Commercial ILP | 10 | 5 | 10 | 16 | 8 | 12 | 17 | 11 | 9 | 15 | 11 | 8 | 132 |
| Total Permit Per Month | 45 | 42 | 69 | 74 | 78 | 82 | 75 | 77 | 67 | 100 | 64 | 51 | 824 |

| Petition Filing Quantities | January | February | March | April | May | June | July | August | September | October | November | December | YTD |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Plan Commission | | | | | | | | | | | | | |
| Primary Plat Approval | | 1 Carlson Development | | | 1 Hidden Hollows | | 1 Veneria | 1 Oxford Woods | | 2 Ansley Park The Villas at Zion | | | |
| Secondary Plat Approval | | | | | 1 Stonegate Lot 61 | See Files | | | 2 Stonegate Section Hidden Pines | 1 Brookhaven Section | 1 Lot 4 Ripberger Bu | 1 Oxford Woods | |
| Minor Plat Approval | | | 1 Nazareth Farms | 1 S. Leffler | | | | | | | | | |
| Zone Map Amendment | 1 PUD Ordinance Amen | 1 Inglenook Zoneard | 1 Town of Zionsville | | | | | 1 Town of Zionsville | 1 Town of Zionsville | 1 Town of Zionsville | 1 Fabrico Inc., S B. | | |
| Subdivision Waiver | | | | | | | | | | | | | |
| Development Plan | | 2 S. Jenkins MI Zionsville, LLC | 1 Medical Office Bui | 1 L. Kiener Dairy Q | | | 1 "The Farm" Fresh F | 2 Oxford Woods Veneria | | 2 Ansley Park The Villas at Zion | 1 Universal Transpor | | |
| Development Plan Amendment | | | | | | 1 Interactive Academ | | | | | | 1 Christ Church | |
| Ordinance Amendment | 1 Ordinance Amendmen | | | | 1 Town of Zionsville | | | | | | | | |
| Comprehensive Plan Amendment | | | | | | | | | | | | | |
| Board of Zoning Appeals | | | | | | | | | | | | | |
| Variance of Use | | 1 MS Zionsville LLC | 2 S. Packer C. Fischer | | | | 1 V. Swaik | | 1 M. Humphreys | | | 2 T. McKeen H. Barbara and W | |
| Variance of Dev Standards | See Files | 1 W Kolenbach | See Files | See Files | | 1 K. Clannell | See Files | | See Files | See Files | See Files | See Files | |
| Special Exception | | 1 S. Harvey | 1 S. Leffler | | | 1 K. Carlell | 1 M. Gadson | | | | | | |
| TOTAL FILINGS Plan Commission and BZA | 5 | 7 | 10 | 8 | 3 | 6 | 8 | 4 | 10 | 12 | 9 | 9 | 91 |
| Collected Fees Duplicate Permits, Amendments/Proceeding fees | $725 | $350 | $275 | $275 | $1,275 | $280 | $3,315 | $1,450 | $150 | $500 | | $525 | $9,120 |
| TOTAL REVENUE (ILPs, Inspections,Petition Filing Fees) | $31,248 | $42,519 | $47,228 | $49,437 | $41,009 | $39,075 | $47,181 | $54,758 | $33,882 | $53,393 | $39,665 | $31,781 | $511,178 |
| TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees) | $62,058 | $69,329 | $96,329 | $94,500 | $70,818 | $76,140 | $138,788 | $68,138 | $58,512 | $113,079 | $69,580 | $47,416 | $964,687 |