



# ZIONSVILLE

## ZIONSVILLE PLAN COMMISSION

### MEETING NOTICE AND AGENDA

**Tuesday**, January 21, 2025

6:30 PM (Local Time)

**THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT THE  
ZIONSVILLE TOWN HALL, 1100 WEST OAK STREET, ROOM 105 (COUNCIL CHAMBERS).**

Members of the public shall have the right to attend Plan Commission Public Meetings  
via the following forms of electronic communication:

Please click the following link to join the webinar:

<https://us02web.zoom.us/j/87250398689?pwd=alE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

Webinar ID: 872 5039 8689

Passcode: 485628

Or by Telephone at the following numbers:

+1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or  
+1 669 900 9128 or +1 253 215 8782

**The following items are scheduled for consideration:**

- I. Pledge of Allegiance
- II. Attendance
- III. Recognition of New PC Members
- IV. Election of Plan Commission Officers
- V. Planning & Building Department [December Monthly Report](#) (Informational Only – no action required)
- VI. Approval of Plan Commission Minutes: [December 16, 2024](#)
- VII. Continuance or Withdrawal Requests

| Docket Number & Link                       | Petitioner / Project Name               | Address of Project                           | Petitions                                                                                                                                                                                                                                                                             |
|--------------------------------------------|-----------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">2024-81-DP: Initial Filing</a> | Cottages at Zionsville<br>- Memory Care | 6863 W.<br>Stonegate Drive<br>Zionsville, IN | <i>Prior to being heard by the Plan Commission, this project may require approvals of Development Standards Variances from the BZA on February 5, 2025.</i><br><br>Development Plan for a memory care facility on a 0.55+/- acre parcel being zoned Rural Professional Business (PB). |

VIII. Continued Business to be heard

| Docket Number & Link                                                                                                                   | Petitioner / Project Name                                                     | Address of Project                                                       | Petitions                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">2024-50-Z: Staff Report with Exhibits</a><br><a href="#">Letters of Interest</a><br><a href="#">Supplemental Materials</a> | Pittman Partners /<br>The Reserve at Union<br>Woodlands PUD<br>Rezoning       | 11201 & 10801 E.<br>200 South and<br>2475 S. U.S. 421,<br>Zionsville, IN | <b>Petition was continued from the September 16, 2024, October 16, 2024, November 18, 2024, and December 16, 2024. Plan Commission Meetings.</b><br><br>Rezoning of 147.4± acres from the Rural General Agriculture (AG) district to the Planned Unit Development (PUD) district for a mixed use development including single-family, townhomes, and commercial uses. |
| <a href="#">2024-74-Z: Staff Report with Exhibits</a>                                                                                  | RFPDI LLC /<br>Creekside Corporate<br>Park Rezoning -<br>Signage in Subarea E | 10814 and<br>10850 Creek<br>Way<br>Zionsville, IN                        | <b>Petition was continued from the November 18, 2024 Plan Commission Meeting.</b><br><br>Rezoning to amend Section 1.20, M, of the Creekside Corporate Park PUD regarding wall signage regulations in Subarea E.                                                                                                                                                      |

IX. New Business to be heard

| Docket Number & Links                                   | Petitioner/ Project Name                             | Address of Project      | Petitions                                                                                                                                    |
|---------------------------------------------------------|------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">2024-87-DPA: Staff Report with Exhibits</a> | Zionsville High School<br>- Update of Master<br>Plan | 1000 Mulberry<br>Street | Development Plan Amendment to update 2008 master plan and expand high school locker facility on 79+/- acres within the SU-1 zoning district. |

X. Other Matters to be considered

| Docket Number & Links | Petitioner/ Project Name | Address of Project | Item to be Considered                   |
|-----------------------|--------------------------|--------------------|-----------------------------------------|
|                       | HWC Engineering          | Town-Wide          | Status of the Comprehensive Plan Update |
|                       | Plan Commission          | Town-Wide          | Plan Commission's Appointment to BZA    |
|                       | Staff                    | Town-Wide          | Attorney's Engagement Letter for 2025   |

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted: Mike Dale, AICP

Director - Planning and Building Department  
Town of Zionsville

**ADDITIONAL INSTRUCTIONS  
FOR ONSITE AND ELECTRONIC REGULAR MEETINGS OF  
THE ZIONSVILLE PLAN COMMISSION**

Please click the following link to join the webinar:

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Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at [rkilmer@zionsville-in.gov](mailto:rkilmer@zionsville-in.gov).

1. If a member of the public would like to attend a Plan Commission Public Meeting but cannot utilize any of the access methods described above, please contact Roger Kilmer at 317-344-1164 or [rkilmer@zionsville-in.gov](mailto:rkilmer@zionsville-in.gov).
2. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at [jrust@zionsville-in.gov](mailto:jrust@zionsville-in.gov).
3. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to meetings.