



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Monday, May 15, 2023

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=aIE4d3Z3QWdtWmVrTGfQSkpXaWxDZz09>

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. Community & Economic Development [April Monthly Report](#) (Informational Only – no action required)
- IV. Approval of the [April 17, 2023, Regular Meeting Minutes](#)
- V. Continuance or Withdrawal Requests

Docket Number & Links	Name	Address of Project	Item to be Considered
			None

VI. Continued Business

Docket Number & Link	Petitioner / Project Name	Address of Project	Item to be Considered
2023-09-Z: Staff Report and Materials	Old Town Land Development / Wild Air Planned Unit Development	8700 E. SR 334, Zionsville	Continued from the April 17, 2023 Meeting. Petition for the Rezoning of 260+/- acres from the Rural R-2 Classification to a Planned Unit Development (PUD).

VII. New Business

Docket Number & Link	Petitioner/ Project Name	Address of Project	Item to be Considered
2023-10-DP: Staff Report and Materials	BHI Senior Living / Hoosier Village Expansion	5300 W. 96th Street Zionsville	Petition for Approval of a Development Plan for the expansion of the Hoosier Village CCRC with 89 attached townhomes on 26.8 acres being zoned Special Use Seven (SU-7).
2023-11-PPA: Staff Report and Materials	Henke Development / Holliday Farms – Lot “S” of Section 7 – Primary Plat Amendment	3595 Marketplace Court Zionsville	Petition for Approval of a Primary Plat Amendment subdividing 17.123 acres into 37 single family lots, a block for future single family, and a remainder of Lot S, being zoned Planned Unit Development (Holliday Farms PUD). Four (4) Waivers of the Subdivision Control Ordinance are requested.
2023-12-DP: Staff Report and Materials	Henke Development / Holliday Farms – Lot “S” of Section 7 – Development Plan	3595 Marketplace Court Zionsville	Petition for Approval of a Development Plan of 37 single family lots, a block for future single family, and the remaining portion of Lot S, being on 17.123 acres and zoned Planned Unit Development (Holliday Farms PUD). Four (4) Waivers of the Subdivision Control Ordinance are requested.
2023-14-DPA: Staff Report and Materials	Hy-Vee, Inc. / Food Store	6125 S. 700 East Zionsville	Petition for Approval of a Development Plan Amendment for the Hy-Vee Food Store, being 112,697+/- SF, on 17.93 acres (Lot 1) and zoned Rural General Business (GB).
2023-15-DPA: Staff Report and Materials	Hy-Vee Inc. / Convenience Store	6125 S. 700 East Zionsville	Petition for Approval of a Development Plan Amendment for the Hy-Vee Convenience Store, being 5,062+/- SF, on 1.36+/- acres (known as Lot 5) and zoned Rural General Business (GB).
2023-16-PPA: Staff Report and Materials	Zionsville Development LLC / Pemberton - Amendment of Block "L"	8100 Abington Way Zionsville	Petition for the Approval of a Primary Plat Amendment to establish a single-family residential lot with a Waiver to allow a driveway within 75' of an intersection, being zoned Urban Single- and Two-family Residential (R-SF-2).

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
Form Based Code Update			Status of Form Based Code - Presentation by McKenna
ACT-2023-22: Memo and Materials	Pepper Construction / HUB Bldg. #219	4215 Indianapolis Road, Zionsville	Minor Development Plan Amendment - Fence installation
ACT 2023-23: Memo and Materials	American Structurepoint / HUB Bldg. #846	4175 Indianapolis Road, Zionsville	Minor Development Plan Amendment – Addition of 11 Light Poles
2023-08-DPA: Memo and Materials	Sila Capital, LLC / Adler Apartments	7105 E SR 334, Zionsville	Project update regarding the status of fence and dumpster locations
2023-03-DP & 2023-04-DP: Memo and Materials	GRP Buildings #1 & #2	10850 & 10814 Creek Way, Zionsville	Architectural Review Subcommittee approved the revisions to both buildings’ elevations on May 5, 2023.

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

Respectfully Submitted: Mike Dale, AICP
 Director - Department of Community & Economic Development
 Town of Zionsville

May 12, 2023

ADDITIONAL INSTRUCTIONS
FOR THE MAY 15, 2023, ONSITE AND ELECTRONIC REGULAR MEETING OF
THE ZIONSVILLE PLAN COMMISSION

Please click the following link to join the webinar:

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

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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 jstevanovic@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 Janice Stevanovic at 317-416-1920 or jstevanovic@zionsville-in.gov.
2. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.
3. If you need technical assistance in logging into Zoom for this webinar, please contact Joe Rust, at jrust@zionsville-in.gov.