



ZIONSVILLE PLAN COMMISSION

MEETING NOTICE AND AGENDA

Tuesday, February 21, 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=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. Community & Economic Development [January Monthly Report](#) (Informational Only – no action required)
- IV. Approval of the January 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 & Links	Petitioner / Project Name	Address of Project	Item to be Considered
2022-53-PP: Staff Report & Materials and Letter of Interest	Epcon Communities / The Courtyards of Russell Oaks	8901 and 9085 E. Oak Street, Zionsville	Continued from the January 17, 2023, Meeting. Petition for the Approval of a Primary Plat for a 150-lot residential subdivision being zoned Rural Single and Two-Family Residential (R-2) with four (4) requested Waivers of the Subdivision Control Ordinance.
2022-54-DP: Staff Report & Materials	Epcon Communities / The Courtyards of Russell Oaks	8901 and 9085 E. Oak Street, Zionsville	Continued from the January 17, 2023, Meeting. Petition for Approval of a Development Plan for a 150-lot, single family subdivision being zoned Rural Single and Two-Family Residential (R-2) with proposed Waivers of the Subdivision Control Ordinance.
2022-59-RP: Staff Report & Materials and Letter of Interest	The Club at Holliday Farms / Replat of Lot "S" & C.A. "B" of Sec. 7 and Lots "T7" & "T8" of Sec. 8	3546 S. U.S. 421 and 10756 & 10778 Dartmoor Way, Zionsville	Continued from the January 17, 2023, Meeting. Petition for the Approval of a Replat of Lot "S" and Common Area "B" of Section 7, and Lots "T7" and "T8" of Section 8 of Holliday Farms to modify the previously platted lot lines being in the Planned Unit Development District (Holliday Farms PUD).

VII. New Business

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
2023-01-Z: Staff Report & Materials	Ophthalmology Practice Rezoning	11695 E 550 South, Zionsville	Petition for the Rezoning of 1.288+/- acres from the R-SF-2 Zoning District to the Urban Neighborhood Business (B-1) District, also being in the Michigan Road Overlay.
2022-61-RP: Staff Report & Materials	4071 & 4073 Wild Wood Court	4071 & 4073 Wild Wood Court, Zionsville	Petition for Approval of a Replat of Lots 49 and 50 in the Willow Ridge Subdivision to relocate the shared lot line between the two lots, being in the Rural Single and Two-family Residential (R-2) District.
2023-02-RP: Staff Report & Materials	Creekside Corporate Park - Lots 10 and 11	10814 and 10850 Creek Way, Zionsville	Petition for Approval of a Replat of Creekside Lots 10 and 11 to relocate the shared lot line between the two Lots, being zoned Planned Unit Development (Creekside PUD).
2023-03-DP: Staff Report & Materials	Rahal Performance Building – Number One	10850 Creek Way, Zionsville	Petition for Development Plan Approval a 104,568 SF commercial building on Lot 10 being zoned Planned Unit Development (Creekside PUD).
2023-04-DP: Staff Report & Materials	Rahal Performance Building – Number Two	10814 Creek Way, Zionsville	Petition for Development Plan Approval a 25,635 SF commercial building on Lot 11 being zoned Planned Unit Development (Creekside PUD).

VIII. Other Matters to be considered

Docket Number & Links	Petitioner/ Project Name	Address of Project	Item to be Considered
Rules: Materials			Amendments to Plan Commission Rules of Procedure

ACT 2023-011: Materials	267 Industrial Park - Building 4	5433 S. State Road 32, Lebanon	Minor DPA: Notification from Staff of Amendments to the previously approved DP (Docket #2021-33-DP).
	Form-based Code		Status Update regarding the Form-based Code review process.

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

ADDITIONAL INSTRUCTIONS

FOR THE FEBRUARY 21, 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.