



## MEMORANDUM

**TO:** Zionsville Redevelopment Commission  
**FROM:** Owen Young, Economic Development Manager  
**RE:** July 25, 2022 Redevelopment Commission Regular Meeting

Below is an update on Redevelopment / TIF District Properties and Projects:

- Map of TIF Districts: <https://www.google.com/maps/d/edit?mid=1cT4vtesLfxmKGRVD7J4xjML7jqz7NZm&usp=sharing>

### 106<sup>th</sup> Street TIF

1. **COhatch Project, 75 N. Main St.:** (2021-688) Commercial Remodel Permit was issued on 7/21/2021; Latest inspection Zoning – 6/27/2022 (OK FOR C/O). (2022-16-DPA) Petition for the Modification of the Development Plan regarding building elevations; (Approved as presented 4/18/2022 PC meeting)
2. **AES Restaurants, 10440 Bennett Parkway:** (2021-591) Commercial New Construction Permit issued on 6/23/2021; Latest inspection Compliance – Failed 4/25/2022. (2021-40-DPA) A Development Plan Amendment Petition was approved by the Plan Commission on 8/16/2021 for the addition of another row of parking.
3. **Our Place Coffee, 65 S. First St.:** (2022-330) Com Remodel Issued 05/06/2022; Last inspection – Rough (Passed 7/18/2022)
4. **Pampered Pooch; 10617 ZIONSVILLE ROAD:** (ILP 2022-085) Commercial Remodel permit issued 2/2/22; latest inspection Rein Final – Passed and Temp C/O assigned 3/21/22. (2022-243) Signage under review. (2022-22-DSV) BZA petition to seek variances for signage; Approved (5/4/2022) as presented & filed w/ exhibits & per staff report.
5. **Black Acre Brewing Company, 98 S. Main St.:** Commercial Remodel issued 4/24/2020; Finishing Permit issued 12/17/2021 (2021-1143, old permit 2020-257).
6. **Tipsy Mermaid, 135 S Main St.:** Commercial Addition (2021-975) Issued - 10/22/21; (2022-23-DPA) Petition for Development Plan Amendment to Docket #2021-10-DP which addressed the renovation of an existing building for a restaurant use. The Amendment is to address the expansion of the building's footprint; Approved May 16th PC meeting.
7. **Nicholson Orthodontics, 95 E. Oak Street:** (2021-22-DP) Development Plan Approval of a 4,000+/- building addition – Approved as presented 9/20/2021. (2022-286) Commercial Remodel; Issued 04/22/2022
8. **Cobblestone Zionsville, 160 S MAIN STREET :** (2022-181) Minor Amendment and ILP for Walk in cooler approved and permit issued 3/11/22.
9. **100 Hair Salon, 620 S MAIN STREET :** (2022-154) Commercial Remodel Permit issued 3/3/22; Latest inspection Above Ceiling (Passed 6/2/2022)
10. **FedEx; 10301 Bennett Pkwy:** (2022-21-DP) Petition for Development Plan Approval of a parking lot expansion for tractor trailers, van, and automobile parking; Approved at June 22, 2022 PC meeting
11. **Metro Fibernet: 5150 OLD 106TH STREET :** (2022-299) Finish Permit for 2020-363; Last Inspection: Rein Final ( OK for C/O, 5/17/2022)
12. **Intelligent Living Solutions, LLC: 85 E CEDAR STREET :** (2022-300) Comm Remodel; Issued 04/27/2022; Latest Inspection Above Ceiling (Passed 6/14/2022)

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13. **Equiteam, LLC** : 65 S 1ST STREET (2022-330) Comm Remodel; Issued 05/06/2022; Latest inspection – Rough (Passed 7/18/2022)
14. **Famous Cookie Company #1501**: 30 E Poplar Street; (2022-540) Comm Remodel; Issued 7/13/2022
15. **Radiant Skin**; 60 N MAIN STREET; (2022-534) Comm Remodel; Issued 7/11/2022
16. **Moody's Butcher**; 20 E CEDAR STREET; (2022-526) Comm Remodel; Issued 7/7/2022
17. **Universal Transparent Bag Company**; 10505 BENNETT PKWY; (2022-509) Comm Remodel; Issued 6/30/2022

## **Creekside Corporate Park TIF**

1. **Group 1001 Headquarters, 10555 Group 1001 Way**: (ILP 2021-526) A Commercial Remodel Permit was issued on 6/7/2021 (Latest inspection OK for C/O); and another (ILP 2021-654) on 7/12/2021 for a lower level café (Latest inspection OK for C/O). (ILP 2022-117) Two Commercial Sign Permits were applied for (2/2/2022).
2. **RLL Racing Headquarters, 10771 Creek Way**: (ILP No. 2021-208 & 2021-314) Grading and a Commercial New Construction Permit were issued on April 8, 2021. Last inspection was Reinspection Above Ceiling – Passed 7/19/2022; Permit Extension assigned 6/15/2022. Staff level submittal for Minor amendment to their Development Plan to shift site access to line up with Major Development Plan amendment to TRIPhase property for access to RLL property; Approved and Notice given to PC on 5/16/2022; (ILP 2022-001 & 2022-002) Two Commercial Sign Permits were issued on 2/1/2022.
3. **Creekside Corporate Park, 10855 Creek Way**: ([2022-25-Z](#)) Petition for Rezone Approval of Creekside Corporate Park, Removed from the agenda on June 21, 2022 Plan Commission Meeting.

## **CR 300 S & US 421 TIF**

1. **Appaloosa Crossing**:
  - a. **Outlot "A"**:
    - i. (2022-32-RP & 2022-33-DP) Chase Bank; 10701 E 300 South; Petition for the replatting of Outlot "A" in Appaloosa Crossing to divide the 2.14 acre lot into two outlots. Development Plan Approval of a 3,419 SF bank building with associated parking and landscaping being in the Rural General Business (GB) District and within the Michigan Road Overlay. A Waiver of Architectural Design is requested. To be heard at July Plan Commission.
  - b. **Outlot "B Shops"**:
    - i. (2021-633) Mass Grading – Issued 07/01/2021. (2021-634) Comm New - issued 7/1/2021; Multi-tenant retail building; Last inspection Meterbase – Passed 4/28/2022
    - ii. *Aspasia Coffee & Bake Shop* (2021-1054) Comm Tenant Finish – Issued 11/17/2021. Last inspection: Rough – 7/13/2022; Amendment Approved 5/25/2022
    - iii. *Eye 4 Group* : 3091 S US 421 (2022-359 / 2022-360); x2 Wall Sign, interior illuminated; Submitted - 05/16/2022
    - iv. (2022-29-DPA) Development Plan Amendment. Petition for a Development Plan Amendment to provide an outdoor seating area to be located on the southern end of the "B" Shops building (area previously approved as a drive-thru window and aisle). The previously approved Development Plan was Docket No. 2020-03-DP and ACT-2021-007. The involved property is zoned Rural General Business (GB) and is within the Rural Michigan Road Overlay. To be heard at July Plan Commission.
    - v. Verde Restaurant (2022-511) Comm Tenant Finish – Issued 7/1/2022
  - c. **Outlot "F"**: 3255 S US 421 (ILP No. 2022-272) Commercial New (Canopy); Issued: 4/19/2022
  - d. **Outlot "F"**: 3255 S US 421 (ILP No. 2022-271) Commercial New (Tanks & Dispensers); Issued: 4/19/2022

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- e. **Outlot “H”:** (2021-856) Mass Grading – Issued 9/15/2021. (2021-922) Convenience Store, issued 10/1/2021; Last inspection: Meterbase – 4/14/2022
- f. **Outlot “J”:** A Pre-Construction Meeting for the multi-tenant office building is anticipated in September, with construction beginning immediately.
- g. **Outlot “K”:** A Pre-Construction Meeting for the multi-tenant office building is anticipated in September, with construction beginning immediately.
- h. **Haven Dental, 3205 S Michigan Road (S US 421) :** (2022-189) Commercial Remodel (Tenant Finish) Permit issued 3/15/22.
- i. **Pulte Homes :** 10901 E 300 South (2022-352); Mass Grading – Issued 05/11/2022
- j. **Uncle Bills, 3101 S US 421 (2022-404);** Commercial Tennant Finish – Issued 6/1/2022

## **CR 700 TIF**

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1. **Sila Capital LLC:** (Petition No. 2020-49-CA) Modification of Commitments associated with Boone County Ordinance No. 2009-05 recorded in the Office of the Recorder of Boone County, Indiana, as Instrument No. 009200002673 to allow for an increase in the intensity of the multiuse component of the ordinance to provide for an Apartment complex including three Apartment buildings with a total number of 179 units on 9.295 parcel in the Rural General Business (GB) Zoning District. Approved 12/21/2020 and Recorded (Inst. No. 2021001536)
2. **Hy-Vee;** (Petition No. 2022-30-PP & 2022-31-DP) Petition for the Subdivision of 26.36+/- acres into five (5) lots; and a Petition for Development Plan Approval of a 152,000 SF food store, a 4,146 SF convenience store with fuel sales, and an additional four commercial outlots on a 26.38+/- acre site being in the Rural General Business (GB) District. To be heard at August Plan Commission.

## **Holliday Farms TIF**

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1. **The Club at Holliday Farms:** (Petition No. 2021-45-DP) Development Plan approval for construction of a Clubhouse facility – Approved as presented 9/20/2021. (ILP No. 2021-744) Mass Grading issued 8/9/2021

## **Oak Street TIF**

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## **Northwest Teck Park TIF**

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1. **Eric Sanquett** (New Life Tabernacle): 6210 Technology Center Drive (2022-274) Wall Sign; Approved 4/21/2022, awaiting final installation and inspection.
2. **Kirby Realty Group LLC:** 6210 TECHNOLOGY CENTER DRIVE (2022-267) Comm Remodel; Issued 04/18/2022; Last inspection: Final – OK to C/O 7/12/2022.
3. **2 Burn Boot Camp :** 6210 TECHNOLOGY CENTER DRIVE (2022-345) Comm Remodel; Issued - 05/10/2022; Latest inspection – Rough (Passed – 7/7/2022)

## **Projects**

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