



## TIF MEMORANDUM

**TO: Zionsville Redevelopment Commission**  
**FROM: Owen Young, Economic Development Manager**  
**RE: February 27, 2023 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=1cT4vtesLfxmKGRVD7J4xjML7jzq7NZm&usp=sharing>

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

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1. **AES Restaurants**, 10440 Bennett Parkway
  - a. Commercial New Construction (2021-591) Permit Issued 6/23/2021; Permit Extension - Expires 12/23/2022.
  - b. Development Plan Amendment (2021-40-DPA) Approved by Plan Commission on 8/16/2021 for the addition of another row of parking.
2. **Black Acre Brewing Company**, 98 South Main Street
  - a. Commercial Remodel (2020-257 & 2021-1143) Permit Issued 4/24/2020; Finishing Permit Issued 12/17/2021.
3. **Tipsy Mermaid**, 135 South Main Street
  - a. Development Plan & Amendment (2021-10-DP, 2022-23-DPA) The petitioners went before the ZARC to provide design updates. They requested additional funds from the project totaling \$24,256.00 to cover additional costs that arose, which were approved.
  - b. Commercial Addition (2022-901) Permit Issued – 11/17/2022; Underslab Inspection 12/16/2022, Passed.
4. **Nicholson Orthodontics**, 95 E. Oak Street
  - a. Development Plan (2021-22-DP) Approved by Plan Commission on 09/20/2021. Petition for a 4,000 +/- sq. ft. addition.
  - b. Commercial Remodel (2022-286) Issued 04/22/2022; ILP Amendment Issued 08/26/2022; Last inspection – Above Ceiling on 01/26/2023, Passed.
5. **Cobblestone Zionsville**, 160 South Main Street
  - a. Commercial Addition (2022-181) Permit Issued 03/11/2022; Walk-in cooler. Assigned a Temporary Certificate of Occupancy, expires on 12/15/2022.
6. **FedEx**; 10301 Bennett Parkway
  - a. Development Plan ([2022-21-DP](#)) Approved by Plan Commission on 06/22/2022 for a parking lot expansion for tractor trailers, van, and automobile parking.
7. **Universal Transparent Bag Company**; 10505 Bennett Parkway
  - a. Commercial Remodel (2022-509) Permit Issued 6/30/2022.
8. **Jake Watson**; 10818 Deandra Drive
  - a. Commercial Remodel (2022-679) Permit Issued 08/31/2022.
9. **Brick Street Holdings LLC**: 175 South Main Street & 70 East Pine Street
  - a. Development Standards Variance (2022-68-DSV) BZA Petition for three variances. Approved as presented (01/04/2023).
10. **TRIPhase & RLL**: 10960 Bennett Parkway

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- a. Commercial Sign (2022-802) Permit Received 10/10/2022.
- 11. **Patachou Inc:** 95 East Pine Street
  - a. Commercial Remodel (2022-952) Permit Issued 11/28/2022.
- 12. **Triphase & RLL Racing,** 10960 Bennett Parkway
  - a. Development Standards Variance (2022-70-DSV) BZA Petition for three variances to exceed the signage square footage maximum, deviate from the side yard setbacks, and exceed the maximum height. Approved as presented (02/01/2023).

## **Creekside Corporate Park TIF**

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- 1. **RLL Racing Headquarters,** 10771 Creek Way
  - a. Commercial New Construction (2021-314) Permit Issued 04/08/2021. Issued a Certificate of Occupancy on 02/15/2023.
- 2. **RFPDI, LLC – Creekside Corporate Park,** 10855 Creek Way:
  - a. Replat (2023-02-RP) Plan Commission Petition to relocate the shared lot line between Creekside lots 10 & 11. To be heard February 20, 2023.
  - b. Development Plan (2023-03-DP) Plan Commission Petition for a 104, 568 SF commercial building on Creekside lot 10. To be heard February 20, 2023.
  - c. Development Plan (2023-04-DP) Plan Commission Petition for a 25,635 SF commercial building on Creekside lot 11. To be heard February 20, 2023.

## **CR 300 S & US 421 TIF (Appaloosa Crossing)**

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- 1. **Culver’s Restaurant,** 3263 South US Highway 421
  - a. Use Variance (2023-03-UV) BZA Petition for a variance to provide a drive-through restaurant in the Rural General Business District and in the Rural Michigan Road Overlay (MRO). To be heard 03/01/2023.
  - b. Development Standards Variance (2023-04-DSV) BZA Petition for a variance to deviate from the required six-foot perimeter planting strip. To be heard 03/01/2023.
- 2. **Chase Bank,** 10701 East 300 South
  - a. Development Plan (2022-33-DP) Plan Commission Petition for a bank building. Approved on 07/18/2022.
  - b. Commercial New Construction (2022-1024) Permit Issued 12/21/2022.
- 3. **B-Shops,** 3091 South US 421
  - a. Commercial New Construction (2021-634) Permit Issued 07/01/2021; multi-tenant retail building. Certificate of Occupancy issued on 02/16/2023.
- 4. **Hoosier, To Go,** 3255 South US 421
  - a. Commercial New Construction (2021-922) Permit Issued 10/1/2021; Convenience Store; Assigned a Temporary Certificate of Occupancy, expiring on 01/31/2023.
- 5. **Uncle Bills,** 3101 South US 421
  - a. Commercial Tennant Finish (2022-404) Permit Issued 6/1/2022. Certificate of Occupancy Issued on 02/01/2023.
- 6. **Classic Cleaners,** 3199 South US 421
  - a. Commercial Remodel (2022-582) Permit Issued 7/28/2022; Assigned a Temporary Certificate of Occupancy, expiring on 12/31/2022.
- 7. **Pulte Homes,** Townhomes, 10901 East 300 South
  - a. Commercial New, 3278 Morab Drive (2022-933) 101-104 Shell Building 1; Issued 11/22/2022. Last Inspection – Underslab 01/11/2023, Passed.
  - b. Commercial New, 3271 Morab Drive (2022-938) 1101-1105 Shell Building 11; Issued 11/22/2022. Last Inspection – Underslab 01/12/2023, Passed.
  - c. Commercial New, 3261 Morab Drive (2022-946) 1201-1205 Shell Building 12; Issued 11/28/2022.
  - d. Commercial New, 3270 Morab Drive (2022-953) 201 Shell Building 2; Issued 11/29/2022. Last Inspection – Underslab 01/24/2023, Passed.

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- e. Commercial New, 3258 Morab Drive (2022-974) 301 Shell Building 3; Issued 11/30/2022. Last Inspection – Footer 02/17/2023, Passed.

## **CR 700 TIF**

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1. **Adler Multi-Family Development**, County Road 700 E & Grove Pass
  - a. Development Plan (2022-04-DP) Plan Commission Petition for 179-unit multi-family development. Approved as presented, 3/21/2022.
2. **Hy-Vee**, 6125 South 700 East
  - a. Development Plan (2022-31-DP & 2022-41-DP) Plan Commission Petition of a 152,000 SF grocery store and convenience store with fuel sales. Approved as presented 08/15/2022.

## **Holliday Farms TIF**

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1. **Kiddie Academy**, 3650 Marketplace Drive
  - a. Development Plan (2022-03-DP) Plan Commission Petition for a childcare facility. Approved 05/17/2022 with comments.
  - b. Commercial New (2023-043) Permit Issued 01/27/2023.
2. **Holliday Farms Clubhouse**
  - a. Development Plan (2021-45-DP) Plan Commission Petition for a golf clubhouse facility; Approved as presented 9/20/2021.
  - b. Commercial New (2021-1071) Permit Issued 11/23/2021; Latest Inspection – Rough 02/14/2023, Passed.
  - c. Commercial New (2021-155, Finish 2022-800) Permit Issued 10/05/2022; South Restrooms; Assigned Temporary Certificate of Occupancy expiring 08/24/2022.
  - d. Commercial New (2021-154, Finish 2022-801) Permit Issued 10/05/2022; North Restroom; Assigned Temporary Certificate of Occupancy expiring 08/24/2022.
  - e. Commercial Other (2022-610) Permit Issued 08/09/2022; Interior Pool; Last Inspection – Pool Bonding 08/11/2022, Passed.
  - f. Commercial New (2022-708) Permit Issued 09/09/2022; Kiddie Pool.
  - g. Commercial Addition (2022-711) Permit Issued 09/12/2022; Active Pool. Last Inspection – Pool Bonding 12/16/2022, Passed.
  - h. Commercial New (2022-712) Permit Issued 09/12/2022; Social Pool; Last Inspection – Pool Bonding 11/18/2022, Passed.

## **Oak Street TIF**

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## **Northwest Teck Park TIF**

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1. **Kirby Realty Group LLC**, 6200 Technology Center Drive
  - a. Commercial Demolition (2022-703) Permit Issued 09/07/2022.
2. **Smith & Nephew Orthopedics**, 6200 TECHNOLOGY CENTER DRIVE
  - a. Commercial Remodel (2022-748) Permit Issued 09/22/2022; Assigned Temporary Certificate of Occupancy expiring 12/30/2022.
3. **Kirby Realty Group LLC**, 6210 Technology Center Drive
  - a. Commercial Remodel (2022-896) Permit Issued 11/16/2022. Last Inspection – Meterbase 12/21/2022, Passed.

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## Michigan Road TIF

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1. **The Farm at Zionsville JV LLC**, 11819 Sycamore Street
  - a. Development Plan (2022-38-DP) Plan Commission Petition for 400 apartment dwellings on 17.02 +/- acres in the Planned Unit Development District (The Farm PUD); Approved, 08/15/2022.
  - b. Mass Grading (2022-988) Permit Issued 12/07/2022.
  - c. **Commercial Trailer (2023-067) Permit Issued 02/07/2023.**
2. **25 Cedar LLC**, 12121 North Michigan Road
  - a. Commercial Remodel (2023-009) Permit Issued 01/05/2023.

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