



## TIF MEMORANDUM

**TO:** Zionsville Redevelopment Commission  
**FROM:** Owen Young, Economic Development Manager  
**RE:** April 24, 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=1cT4vtesLlfxmKGRVD7J4xjML7jqz7NZm&usp=sharing>

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

1. **AES Restaurants**, 10440 Bennett Parkway
  - a. Development Plan Amendment (2021-40-DPA) Approved by Plan Commission on 8/16/2021 for the addition of another row of parking.
  - b. Commercial New Construction (2021-591) Permit Issued 6/23/2021; Permit Expired on 12/23/2022 without the benefits of a Certificate of Occupancy.
2. **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; Last Inspection – Above Ceiling 04/12/2023, Failed.
3. **Nicholson Orthodontics/Shiloh Springs Enterprises**, 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; Assigned a Temporary Certificate of Occupancy, expires on 07/01/2023.
4. **Universal Transparent Bag Company**; 10505 Bennett Parkway
  - a. Commercial Remodel (2022-509) Permit Issued 6/30/2022.
5. **Jake Watson**; 10818 Deandra Drive
  - a. Commercial Remodel (2022-679) Permit Issued 08/31/2022.
6. **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 on 01/04/2023.
7. **Patachou Inc**: 95 East Pine Street
  - a. Commercial Remodel (2022-952) Permit Issued 11/28/2022. Last Inspection – Rough 04/11/2023, Passed.
8. **Hoosier Village Expansion**, 5300 West 96<sup>th</sup> Street
  - a. Development Plan (2023-10-DP) Plan Commission Petition to expand the Hoosier Village CCRC. Target date 05/15/2023.
9. **Dearringer LLC**, 10830 Bennett Parkway
  - a. Commercial Remodel (2023-244) Permit Issued 03/30/2023.
10. **Frances + Parke / 98 South Main LLC**, 98 South Main Street
  - a. Commercial Remodel (2023-300) Permit Issued 04/17/2023.

CC: Emily Styron, Mayor  
Julie Johns-Cole, Deputy Mayor

## **Creekside Corporate Park TIF**

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1. **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. Conditionally Approved as presented on 02/21/2023. Awaiting revisions to the plat to include easements.
  - b. Development Plan (2023-03-DP) Plan Commission Petition for a 104, 568 SF commercial building on Creekside lot 10. Conditionally Approved as presented on 02/21/2023. Subcommittee approval needed of new building elevations.
  - c. Development Plan (2023-04-DP) Plan Commission Petition for a 25,635 SF commercial building on Creekside lot 11. Conditionally Approved as presented on 02/21/2023. Subcommittee approval needed of new building elevations.

## **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). Approved as presented on 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. Approved as presented on 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. Last Inspection – Temporary Electric Pole 03/23/2023, Passed.
3. **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.
4. **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.
5. **La Brise Nail Salon**, 3191 South US 421
  - a. Commercial Remodel (2023-301) Permit Issued 04/18/2023.
6. **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 – Reinspection, Rough 03/28/2023, Passed.
  - b. Commercial New, 3271 Morab Drive (2022-938) 1101-1105 Shell Building 11; Issued 11/22/2022. Last Inspection – Rough 04/05/2023, Failed.
  - c. Commercial New, 3261 Morab Drive (2022-946) 1201-1205 Shell Building 12; Issued 11/28/2022. Last Inspection – Underslab 03/29/2023, Passed.
  - d. Commercial New, 3270 Morab Drive (2022-953) 201 Shell Building 2; Issued 11/29/2022. Last Inspection – Underslab 01/24/2023, Passed.
  - e. Commercial New, 3258 Morab Drive (2022-974) 301 Shell Building 3; Issued 11/30/2022. Last Inspection – Underslab 03/10/2023, Passed.

CC: Emily Styron, Mayor  
Julie Johns-Cole, Deputy Mayor

## 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.
  - b. Development Plan Amendment (2023-08-DPA) Plan Commission Petition for revisions of a site plan and building elevations of a 179-unit multi-family development. Approved with conditions, 04/17/2023.
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.
  - b. Development Plan Amendments (2023-14-DPA & 2023-15-DPA) Plan Commission Petitions to revise the original Development Plans (2022-31-DP & 2022-41-DP) to change the square footage of the structures. The grocery store would decrease in size by 39,300+/- sq. ft. and the convenience store would increase in size by 900+/- sq. ft. Target date of 05/15/2023.

## 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 – Reinspection, Above Ceiling 04/10/2023, Partial.
  - c. Commercial New (2021-155, Finish 2022-800) Permit Issued 10/05/2022; South Restrooms; Stop Work Order Issued 03/31/2023.
  - 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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1. **Seake, LLC / Zionsville Eyecare**, 1120 West Oak Street
  - a. Commercial Remodel (2023-248) Permit Issued 03/30/2023.

## 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, expired 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.

## Michigan Road TIF

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1. **The Farm at Zionsville JV LLC**, 11819 Sycamore Street / 11550 Pittman Farms Drive
  - 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.
  - d. Commercial New Garage (2023-154) Permit Issued 03/07/2023.
  - e. Commercial New, Building A (2023-192) Permit Issued 03/16/2023.
  - f. Commercial New, Building B (2023-209) Permit Issued 03/21/2023.
  - g. Commercial New, Building C (2023-290) Permit Issued 04/13/2023.
2. **25 Cedar LLC**, 12121 North Michigan Road
  - a. Commercial Remodel (2023-009) Permit Issued 01/05/2023. Certificate of Occupancy Issued 03/16/2023.
3. **Montessori Foundation of Indianapolis**, 11712 North Michigan Avenue
  - a. Use Variance (2023-17-UV) Board of Zoning Appeals Petition to permit a school within the Urban Neighborhood Business Zoning District (B-1) and in the Rural Michigan Road Overlay District (MRO). Target date 06/07/2023.