



Memo

To: Zionsville Town Council
From: Chief James Van Gorder
Date: August 9, 2023
Re: Proposed fee schedule amendment



Dear Councilors,

We are proposing a revision to the Fire Department Plan Review line in the current fee schedule. The history of this issue is that as western Zionsville (former Perry Township) began to see development of large warehouses and distribution facilities, the review fees that have historically been based on square footage did not contemplate expansive open storage areas. This has created a financial hardship to projects that receive a plan review of a shell and a separate plan review for a build-out for a tenant. ZFD recognizes that an open shell that has repetitive open spaces between column lines does not require the same robust scrutiny as a complex building with various occupancy types. In an effort to make the review fee more commensurate with the review complexity, we propose a reduction to the fee structure and calculate it with an algorithm that is based on the perimeter dimension. For example, under the current fee structure, a building that was 1,350 feet x 520 feet would have an area of 702,000 square feet and would generate a fee of \$70,200. Under the new proposed fee structure, the calculation would be $(1350*2 + 520*2)*\$0.50 = \$1,870$. Interior build-out of the shell would be a future expense that would be calculated with the "normal" process due to the complexities of those reviews. This would provide a much needed relief to this type of project.

Thank you for your consideration on this matter. Should you have any questions, please do not hesitate to ask.