



TIF MEMORANDUM

TO: Zionsville Redevelopment Commission
FROM: Owen Young, Economic Development Manager
RE: September 28, 2023 Redevelopment Commission Special 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>

106th 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. **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.
 - c. Development Plan Amendment (2023-23-DPA) Plan Commission Petition to permit a façade alteration. Approved as presented 07/17/2023.
 - d. Commercial Remodel (2023-658) Permit Issued 08/02/2023.
3. **Jake Watson**; 10818 Deandra Drive
 - a. **Commercial Remodel (2022-679) Permit Issued 08/31/2022. Extension Assigned, expires 03/02/2024.**
4. **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.
5. **Hoosier Village Expansion**, 5300 West 96th Street
 - a. Development Plan (2023-10-DP) Plan Commission Petition to expand the Hoosier Village CCRC. Approved as presented on 05/15/2023.
6. **Dearringer LLC**, 10830 Bennett Parkway
 - a. Commercial Remodel (2023-244) Permit Issued 03/30/2023. Last Inspection – Final 05/15/2023, Failed.
7. **Frances + Parke / 98 South Main LLC**, 98 South Main Street
 - a. **Commercial Remodel (2023-300) Permit Issued 04/17/2023. Amendment Issued 07/18/2023. Last Inspection – Final Reinspection 08/23/2023, Failed.**
8. **Evan Todd Salon and SpaFire**, 620 South Main Street
 - a. Commercial Remodel (2023-342) Permit Issued 05/01/2023. Last Inspection – Rough Reinspection 07/20/2023, Passed.
9. **TTC Real Estate LLC**, 5155 Old West 106th Street
 - a. **Commercial (2021-1104, Finish 2023-731) Issued 08/21/2023. Certificate of Occupancy Issued 08/31/2023.**

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10. Dearinger LLC, 10830 Bennett Parkway

- a. Commercial Remodel (2023-792) Issued 09/06/2023.

11. Wessel Properties LLC, 245 South Second Street

- a. Commercial Remodel – Salon (2023-842) Issued 9/19/2023.

12. Tipsy Mermaid, 135 South Main Street

- a. Development Standards Variance (2023-40-DSV) BZA Petition for two variances for a ground sign. Target date 10/04/2023.

13. G. Merrell, 190 West Pine Street

- a. Development Standards Variance (2023-39-DSV) BZA Petition for two variances for parking design. Target date 10/04/2023.

14. FedEx, 10301 Bennett Parkway

- a. Development Plan Amendment (2023-41-DPA) PC Petition to provide for an expansion of a security building. Target date 10/16/2023.

Creekside Corporate Park TIF

1. RFPDI, LLC – Creekside Corporate Park, 10814 & 10850 Creek Way:

- a. Replat (2023-02-RP) Plan Commission Petition to relocate the shared lot line between Creekside lots 10 & 11. Final approval via architectural subcommittee on 05/05/2023.

2. RFPDI, LLC – Creekside Corporate Park, 10850 Creek Way:

- a. Development Plan (2023-03-DP) Plan Commission Petition for a 104, 568 SF commercial building on Creekside lot 10. Final approval via architectural subcommittee on 05/05/2023.
b. New Commercial Construction (2023-721) Issued 8/17/2023.

3. RFPDI, LLC – Creekside Corporate Park, 10814 Creek Way:

- a. Development Plan (2023-04-DP) Plan Commission Petition for a 25,635 SF commercial building on Creekside lot 11. Final approval via architectural subcommittee on 05/05/2023.
b. New Commercial Construction (2023-760) Issued 8/30/2023.

CR 300 S & US 421 TIF (Appaloosa Crossing)

1. Culver's Restaurant, 3263 South US Highway 421

- a. Development Plan (2023-24-DP) Plan Commission Petition for a restaurant with a drive-thru. Target Date is 07/17/2023.
b. Development Standards Variance (2023-36-DSV) BZA Petition to increase the number of signs permitted. Target Date 09/06/2023.

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 – Meterbase 08/23/2023, Passed.
c. Development Standards Variance (2023-33-DSV) BZA Petition to increase the number of signs permitted. Target Date 10/04/2023.
d. Development Standards Variance (2023-34-DSV) BZA Petition to exceed the permitted light levels. Target Date 10/04/2023. Petitioner is withdrawing.

3. Hoosier, To Go, 3255 South US 421

- a. Commercial New Construction (2021-922, Finish 2023-634) Permit Issued 07/25/2023; Convenience Store. Administratively Closed and Finish Permit Assigned

4. La Brise Nail Salon, 3191 South US 421

- a. Commercial Remodel (2023-301) Permit Issued 04/18/2023. Last Inspection – Above Ceiling Reinspection 09/14/2023, Passed.

5. Harris FLP, Outlots I, J, & K

- a. Zone Map Change (2023-30-Z) Plan Commission Petition to rezone outlots J & K from Rural Professional Business (PB) to Rural General Business (GB). Approved with commitments 08/21/2023.

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- b. RePlat (2023-31-RP) Plan Commission Petition to replat lots I, J, & K. Lot I will be enlarged and lots J & K will be combined. Approved as presented 08/21/2023.
6. **Pulte Homes**, Townhomes, 10901 East 300 South
- a. Commercial New, 3261 Morab Drive (2022-946) 1201-1205 Shell Building 12; Issued 11/28/2022. Last Inspection – Meterbase 06/29/2023, Passed.
 - b. Commercial New, 3270 Morab Drive (2022-953) 201 Shell Building 2; Issued 11/29/2022. Last Inspection – Rough 05/01/2023, Passed.
 - c. Commercial New, 3258 Morab Drive (2022-974) 301 Shell Building 3; Issued 11/30/2022. Last Inspection – Rough 06/12/2023, Passed.
 - d. Commercial New, 3250 Arabian Lane (2023-459) 401-406 Shell Building; Issued 06/02/2023. Last Inspection – Underslab 06/29/2023, Passed.
 - e. Commercial New, 3251 Morab Drive (2023-591) 1301-1305 Shell Building; Issued 7/17/2023. Last Inspection – Underslab 09/06/2023, Passed.
 - f. Commercial New, 3264 Halflinger Drive (2023-682) 901-906 Shell Building; Issued 08/08/2023. Last Inspection – Temporary Electric 09/07/2023, Passed.
 - g. Commercial New, 10900 Morab Drive (2023-753) 501-506 Shell Building; Issued 08/30/2023. Last Inspection – Footer 09/19/2023, Passed.
 - h. Commercial New, 10936 Halflinger Drive (2023-765) 601 Shell Building; Issued 08/31/2023. Last Inspection – Footer 09/22/2023.

CR 700 TIF

- 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). Approved as presented, 05/15/2023.

Holliday Farms TIF

- 1. **Agronomy Building**, 3900 South US 421
 - a. Commercial New (2021-545, Finish 2023-605) Permit Issued 06/10/2021, 07/19/2023. Certificate of Occupancy Issued 09/12/2023.
 - b. Commercial New (2021-546, Finish 2023-633) Permit Issued 07/25/2023.
- 2. **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. Last Inspection – Meterbase 09/15/2023.
- 3. **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, Finish 2023-494) Permit Issued 11/23/2021, 06/08/2023. Last Inspection – Final Reinspection 07/14/2023, Failed.
 - 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.

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- e. Commercial Other (2022-610) Permit Issued 08/09/2022; Interior Pool; Temporary Certificate of Occupancy Expires 09/01/2023.
- f. Commercial New (2022-708) Permit Issued 09/09/2022; Kiddie Pool. Last Inspection – Underslab 05/16/2023, Passed.
- 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

- 1. **Seake, LLC / Zionsville Eyecare**, 1120 West Oak Street
 - a. Commercial Remodel (2023-248) Permit Issued 03/30/2023. Last Inspection – Above Ceiling 08/22/2023, Passed.
- 2. **Town of Zionsville**, 1100 West Oak Street
 - a. Commercial Remodel (2023-735) Issued 08/22/2023. Certificate of Occupancy Issued 09/11/2023.

Northwest Teck Park TIF

- 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. **EJC 6400 LLC**, 6400 Technology Center Drive
 - a. Development Plan (2023-25-DP) Plan Commission Petition for a flex office building. Conditionally approved 07/17/2023.

Michigan Road TIF

- 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. Commercial New Garage (2023-154) Permit Issued 03/07/2023. Last Inspection – Underslab 05/30/2023, Passed.
 - c. Commercial New, Building A (2023-192) Permit Issued 03/16/2023. Last Inspection – Underslab 09/19/2023, Passed.
 - d. Commercial New, Building B (2023-209) Permit Issued 03/21/2023. Last Inspection – Underslab 08/17/2023, Passed.
 - e. Commercial New, Building C (2023-290) Permit Issued 04/13/2023. Last Inspection – Underslab 08/28/2023, Passed.
 - f. Commercial New, Pavilion (2023-321) Permit Issued 4/25/2023.
- 2. **Wilma Properties, LLC**, 12045 North Michigan Road
 - a. Commercial Remodel (2023-381) Permit Issued 05/10/2023. Last Inspection – Above Ceiling 08/28/2023, Passed.
- 3. **Dawn Till Dusk Daycare**, 11702 North Michigan Road
 - a. Development Plan Amendment (2023-21-DPA + 2023-22-DP) Plan Commission Petition for an addition to an existing toddler day care facility. Conditionally Approved 07/17/2023.
 - b. Commercial Addition (2023-702) Issued 08/10/2023.
 - c. Commercial Addition (2023-746) Issued 08/29/2023. Last Inspection – Footer 09/14/2023, Passed.

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