

RDC TIF Report

Zionsville Redevelopment Commission

October 2025

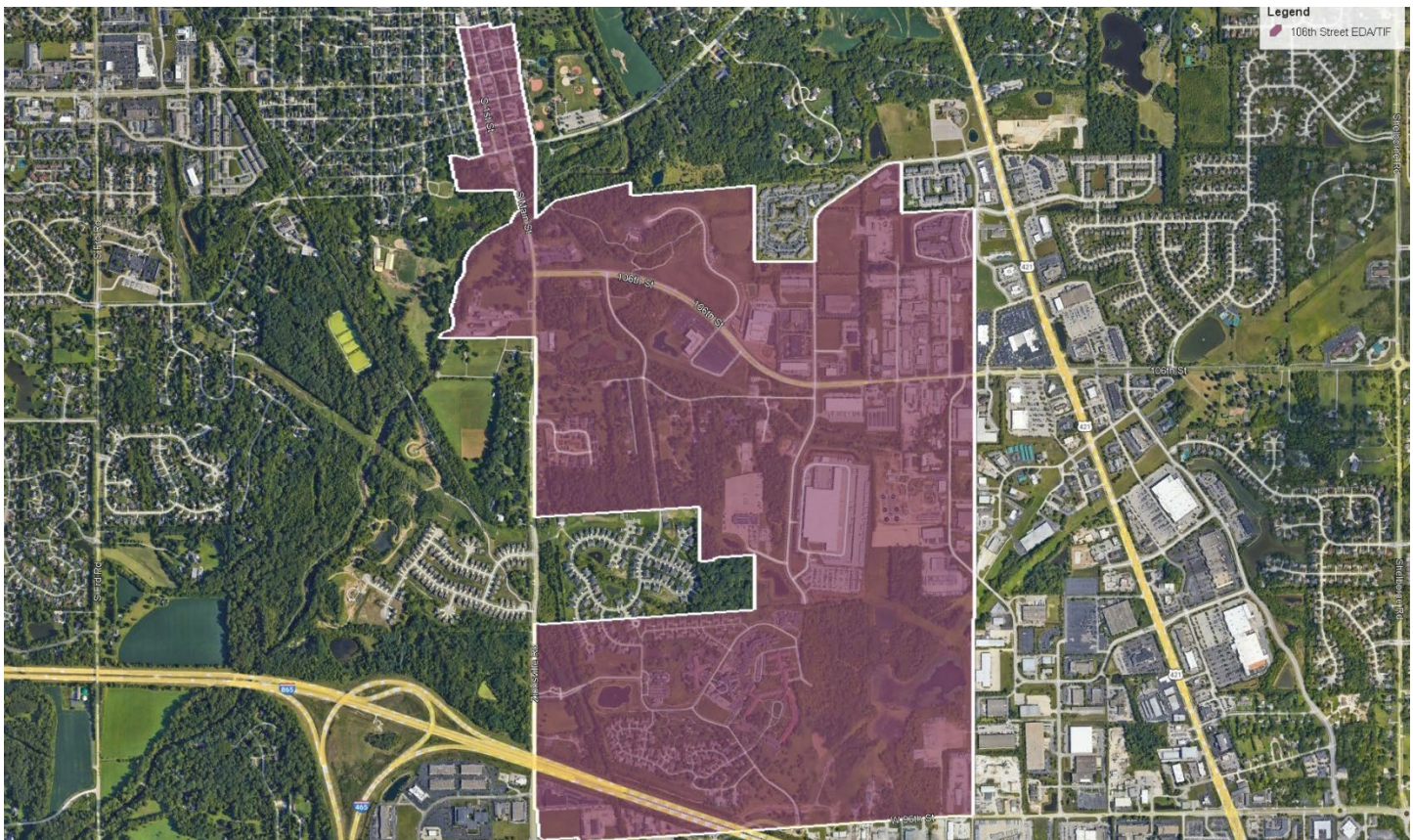
Prepared by: Justin Hage, Deputy Mayor

Zach Lutz

Prepared for: Zionsville Redevelopment Commission

Zionsville Town Council





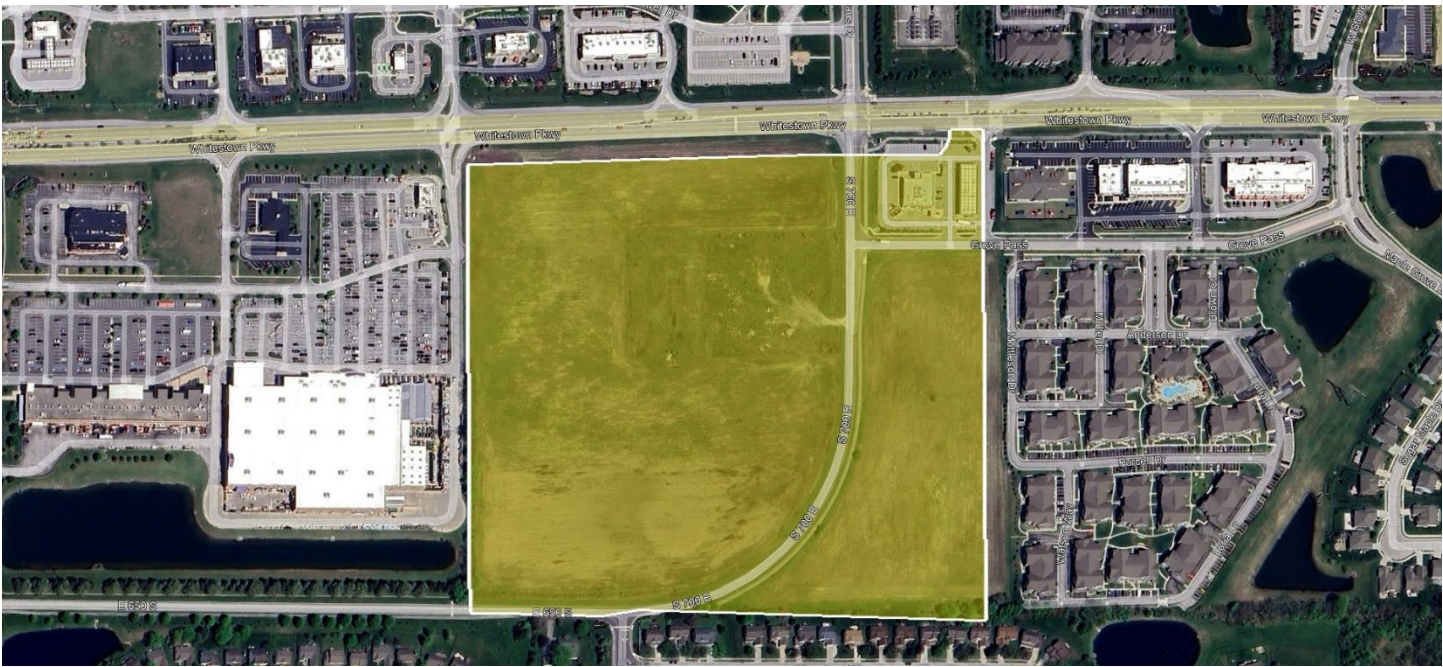
Zionsville / 106th Street EDA/TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Andrade, LLC	2024-923 2022-679	10806 Deandra Drive	Commercial Remodel	Issued 10/02/2024	N/A
Convivio Italian Artisan Cuisine	2025-127 2023-1048	40 South Main Street	Commercial Remodel	Final Inspection 03/14/2025	Failed
10890 Bennett Parkway LLC	2024-761	10890 Bennett Parkway	New Commercial	Temporary Certificate of Occupancy, Expires 10/15/2025	
Alt Construction	2024-1138	10650 Bennett Parkway, Suite 200	Commercial Remodel	Above Ceiling Inspection 08/17/2025	Passed
Gables Bagels	2025-492	270 S Main Street	Commercial Remodel	Meterbase Inspection 10/15/2025	Passed
Angelo's Italian Market	2025-514	95 S Main Street	Commercial Remodel	Issued 06/12/2025	
Andrade Remodel	2025-666	10663 Andrade Dr	Commercial Remodel	Rough Inspection 07/24/2025	
Andrade Industrial Remodel	2025-30-DSV	10701 Deandra Dr	Development Standards Variance (BZA)	Variance to encroach into the south 20' side yard setback for a building addition.	Approved 10/01/2025
Tattoo Studio	2025-36-UV	65 E Cedar Street	Use Variance (BZA)	Variance to allow a tattoo studio in the district	Target Date 11/05/2025



CR 300 S & US 421 TIF (Appaloosa Crossing)

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Harris Strip Center	2024-1054	3295 S US 421	New Commercial	Meterbase Inspection 05/05/2025	Passed
Harris Strip Center	2025-395	3310 S US 421	Commercial Remodel	Rough Inspection 10/13/2025	Passed
Egg Republic	2025-228	3295 S US 421	New Commercial	Underslab Inspection 10/15/2025	Passed
Hot Yoga	2025-772	3299 S US 421	Commercial Remodel	Rough Inspection 10/06/2025	Passed



CR 700 TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Adler Multi-Family Development	2022-04-DP	County Road 700 E & Grove Pass	(PC) Development Plan	179-unit multi-family development	Approved 03/21/2022
Adler Multi-Family Development	2023-08-DPA	County Road 700 E & Grove Pass	(PC) Development Plan Amendment	Revisions of a site plan and building elevation	Approved 04/17/2023
Hy-Vee	2022-31-DP	6125 S 700 E	(PC) Development Plan	152,000 SF grocery store and convenience store with fuel sales	Approved 08/15/2022
Hy-Vee	2022-41-DP	6125 S 700 E	(PC) Development Plan	152,000 SF grocery store and convenience store with fuel sales	Approved 08/15/2022
Hy-Vee	2023-14-DPA	6125 S 700 E	(PC) Development Plan Amendment	Revisions to Development Plan	Approved 05/15/2023
Hy-Vee	2023-15-DPA	6125 S 700 E	(PC) Development Plan Amendment	Revisions to Development Plan	Approved 05/15/2023

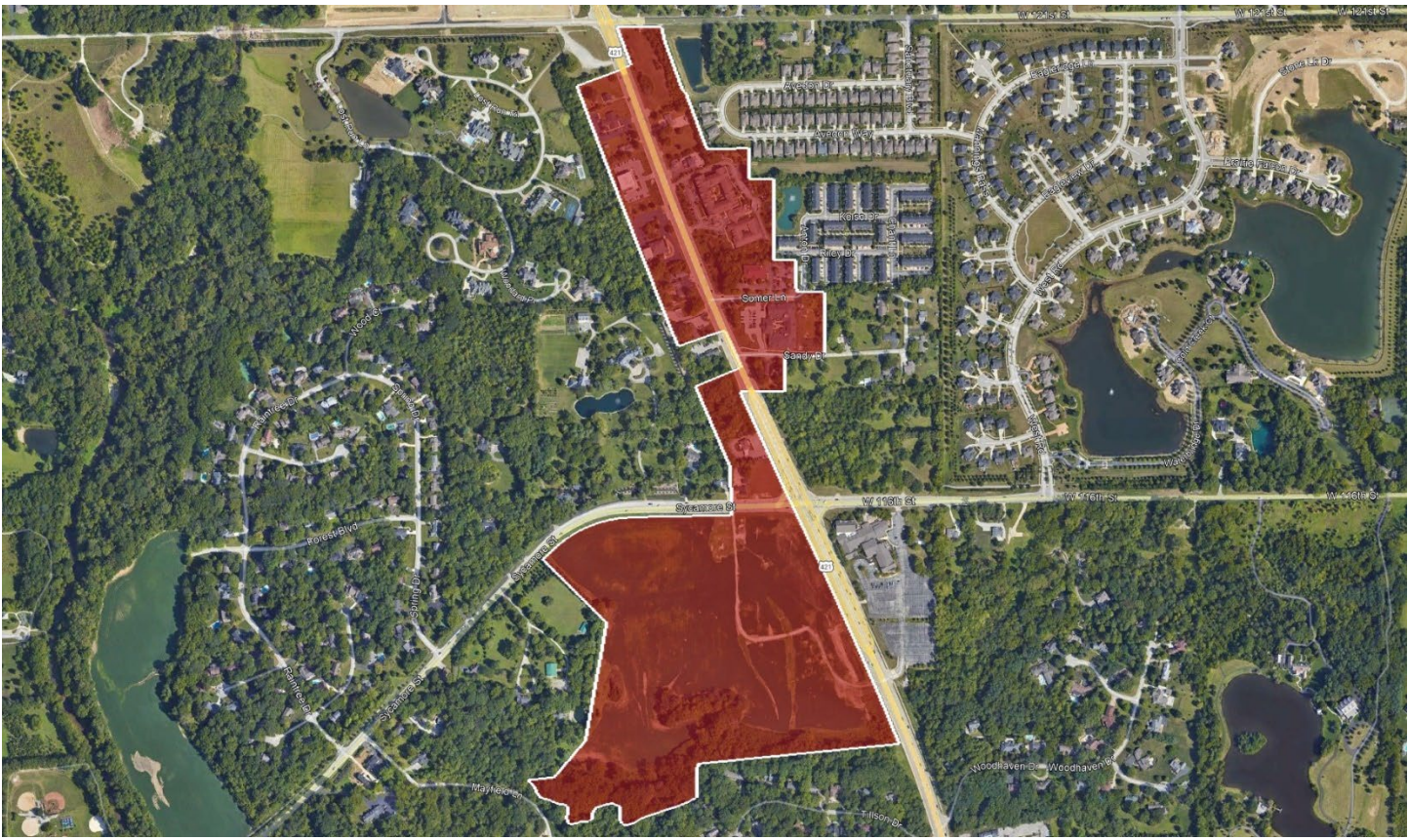


Holliday Farms TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
Holliday Farms Clubhouse	2024-181 2022-800 2021-155	4210 Strathmore Lane	New Commercial	Meterbase Reinspection 06/07/2024	Failed
Holliday Farms North Restroom	2025-426 2022-801 2021-154	3520 Olde Well Run	New Commercial	Final Inspection 06/13/2025	Failed
Holliday Farms Tennis Pavilion	2025-387 2023-907	3950 Club Ridge Estates	New Commercial	Rough Reinspection 05/16/2025	Passed
The Shops at HF Building A	2025-398	3365 Marketplace Court	New Commercial	Footer Inspection 06/12/2025	Passed
The Shops at HF Building B	2025-454	3585 Marketplace Court	New Commercial	Footer Inspection 06/26/2025	Passed
The Shops at HF Building C	2025-470	3365 S US 421	New Commercial	Footer Inspection 06/26/2025	Passed
Sentry, Holliday Farms	2024-765	11143 Ambrose Lane	New Commercial	Senior Living Multi-Family Rough Inspection 09/25/2025	Passed
Sentry, Holliday Farms	2024-1110	11143 Ambrose Lane	New Commercial	Pool and Patio Pool Bonding 08/01/2025	Passed
Springhetti Dentist Office	2025-35-DP	3710 Marketplace Drive	(PC) Development Plan	Dentistry Office Building	Passed 05/19/2025
Townhomes	2025-68-DP	3895 Marketplace Drive	(PC) Development Plan	64 Townhome development	Target Date 10/20/2025



Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
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Michigan Road EDA & TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
The Farm, Shell Building 5	2024-933	11812 Sylo Crossing	New Commercial, Retail Shell	Temporary Certificate of Occupancy, Expires 01/01/2026	
The Farm, Shell Building 6	2024-934	11826 Sylo Crossing	New Commercial, Retail Shell	Certificate of Occupancy Issued 09/19/2025	
The Farm, Shell Building 7	2024-935	11581 Sylo Crossing	New Commercial, Retail Shell	Temporary Certificate of Occupancy, Expires 01/01/2026	
The Farm, Shell Building 8	2024-936	11561 Sylo Crossing	New Commercial, Retail Shell	Temporary Certificate of Occupancy, Expires 01/01/2026	
The Farm, Shell Building 9	2024-938	11545 Sylo Crossing	New Commercial, Retail Shell	Temporary Certificate of Occupancy, Expires 01/01/2026	
Piada	2025-382	11579 Sylo Crossing	Commercial Remodel	Certificate of Occupancy, Issued 10/02/2025	
Shake Shack	2024-1075	11585 Sylo Crossing	Commercial Remodel	Certificate of Occupancy, Issued 10/02/2025	
Cava	2025-399	11569 Sylo Crossing	Commercial Remodel	Certificate of Occupancy, Issued 10/08/2025	
Bibibop Restaurant	2025-507	11549 Sylo Crossing	Commercial Remodel	Certificate of Occupancy, Issued 09/19/2025	
Stock Yards Bank	2025-660	11521 Sylo Crossing	New Commercial	Rough Inspection 10/20/2025	Passed
Prime IV Hydration	2025-690	11561 Sylo Crossing	Commercial Remodel	Final Inspection 10/16/2025	Failed
Torchy's Tacos	2025-691	11826 Sylo Crossing	Commercial Remodel	Above Ceiling Inspection 10/10/2025	Passed
Hollywood Nail Lounge	2025-700	11545 Sylo Crossing	Commercial Remodel	Issued 08/04/2025	
Niku	2025-717	11543 Sylo Crossing	Commercial Remodel	Rough Inspection 09/22/2025	Passed

West Cost Sourdough	2025-776	11559 Sylo Crossing	Commercial Remodel	Issued 08/22/2025	
Community Pet Animal Clinic	2025-787	11812 Sylo Crossing	Commercial Remodel	Underslab Inspection 10/02/2025	Passed
Sweetgreen	2025-854	11555 Sylo Crossing	Commercial Remodel	Issued 09/15/2025	
The Farm, Shell Building #3	2025-66-DP	11792 Sylo Crossing	Development Plan	13,200 SF Commercial Building	Target Date 11/17/2025



Wild Air EDA & TIF

Project Name	Permit / Petition #	Address	Permit/Petition	Action	Results
MF Building 3	2024-1145	8651 Nevis Drive	New Commercial	Certificate of Occupancy Issued 10/16/2025	
MF Building 4	2024-1146	8652 Nevis Drive	New Commercial	Temporary Certificate of Occupancy Expires 11/15/2025	
MF Building 5	2024-1147	6320 Nevis Drive	New Commercial	Remeterbase Reinspection 08/14/2025	Passed
MF Building 6, 4-Plex	2024-1148	6322 Nevis Drive	New Commercial	Temporary Electric Inspection 08/28/2025	Passed
MF Building 8, 8-Plex	2024-1149	8587 Lamond Ln	New Commercial	8-Plex, Rough Reinspection 09/05/2025	Passed
MF Building 9, 8-Plex	2024-1150	8589 Lamond Ln	New Commercial	Rough Inspection 08/27/2025	Failed
MF Building 7, 7-Plex	2024-1151	6330 Nevis Drive	New Commercial	Temporary Electric Inspection 08/28/2025	Passed
Maintenance Building	2024-1152	6551 Archer Drive	New Commercial	Underslab Inspection 10/08/2025	Passed
MF Building A2, Mixed-Use	2024-1153	8476 Archer Drive	New Commercial	Underslab Inspection 06/12/2025	Passed
Clubhouse	2024-1154	6491 Liz Drive	New Commercial	Meterbase Reinspection 08/14/2025	Passed

MF Building 21, 8-Plex	2024-1155	8550 Skye Lane	New Commercial	Underslab Inspection 06/25/2025	Passed
MF Building A1, Mixed Use	2024-1162	6550 Archer Drive	New Commercial	Underslab Inspection 09/12/2025	Passed
MF Building 12B, Midrise	2024-1163	8566 Archer Drive	New Commercial	Underslab Inspection 05/12/2025	Passed
MF Building 19R, 7-Plex	2025-267	6288 Skye Lane	New Commercial	Underslab Inspection 08/08/2025	Passed
MF Building 20V, 4-Plex	2025-268	6301 Skye Lane	New Commercial	Underslab Inspection 07/28/2025	Passed
MF Building 13D, 5-Plex	2025-276	8431 Sterling Circle	New Commercial	Underslab Inspection 07/14/2025	Passed
MF Building 14C, 8-Plex	2025-277	8491 Sterling Circle	New Commercial	Underslab Inspection 07/16/2025	Passed
MF Building 18Q, 14-Plex,	2025-278	8523 Nevis Drive	New Commercial	Underslab Inspection 07/23/2025	Passed
Main Pool	2025-361	6491 Liz Drive	New Commercial	Bonding Reinspection 10/06/2025	Passed
Lounge Pool	2025-362	6491 Liz Drive	New Commercial	Bonding Reinspection 10/06/2025	Passed
Coffee Shop	2025-450	8477 Archer Lane	New Commercial	Temporary Electric Inspection 09/26/2025	Passed
MF Building 17P, 8-Plex	2025-579	8510 Sterling Circle	New Commercial	Footer Inspection 10/03/2025	Passed
MF Building 23O, 8-Plex	2025-580	8520 Sterling Circle	New Commercial	Footer Inspection 10/06/2025	Passed
MF Building 16F, 9-Plex	2025-581	6310 Sterling Circle	New Commercial	Issued 06/30/2025	
MF Building 22G, 9-Plex	2025-582	6210 Sterling Circle	New Commercial	Issued 06/30/2025	
MF Building 15E, 4-Plex	2025-583	6350 Sterling Circle	New Commercial	Issued 06/30/2025	
MF Building 24N, 8-Plex	2025-584	8530 Sterling Circle	New Commercial	Footer Inspection 10/15/2025	Passed