



ZIONSVILLE PLAN COMMISSION MEETING RESULTS
Tuesday, January 21, 2020

The meeting of the Zionsville Plan Commission was scheduled for **Tuesday**, January 21, 2020, at 7:00 p.m. in the Zionsville Town Hall Council Chamber, 1100 West Oak Street, Zionsville, Indiana.

The following items were scheduled for consideration:

I. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2019-52-Z	HUB I-65 Phase Two	4255 S. 300 East	<p>Continued from the December 16, 2019 and January 21, 2020 Plan Commission Meetings to the February 18, 2020 meeting</p> <p>7 In Favor 0 Opposed</p> <p>Petition for Zone Map change to rezone approximately 81.369 acres from the (AG) Agricultural Zoning District to the Rural (I1) Light Industry Zoning District</p>

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2019-55-DP	Zionsville MOB	10601 Bennett Parkway	<p>Approved as Presented</p> <p>7 in Favor 0 Opposed</p> <p>Petition for Development Plan to allow for the construction of an approximately 12,294 square foot building with waiver request from section 194.071(D)(1)(a) of the Zoning Ordinance in the (I-3) Urban Heavy Industrial Zoning District.</p>

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

Respectfully Submitted:
 Wayne DeLong, AICP, CPM
 Director of Planning and Economic Development

January 23, 2020

Zionsville Plan Commission
December 16, 2019

In attendance: David Franz, Sharon Walker, Josh Fedor, George Lewis, Jeff Papa. Absent are Larry Jones, Mary Grabianowski.

Staff attending: Dan Taylor, attorney, and Wayne DeLong.

A quorum is present.

Franz All right. I'll call to order the Zionsville Plan Commission meeting of Monday, December 16, 2019. Please start with the pledge of allegiance.

All Pledge of Allegiance.

Franz Will the secretary please call roll?

DeLong Yes. Mr. Franz?

Franz Present.

DeLong Ms. Grabianowski?

DeLong Mr. Jones?

DeLong Ms. Walker?

Walker Present.

DeLong Mr. Papa?

Papa Present.

DeLong Mr. Fedor?

Fedor Present

DeLong Mr. Lewis?

Lewis Present.

Franz We have five members in attendance. We have a quorum. Any matter that is voted on tonight needs four yays or nays to be approved or denied. In your packet there was a set of minutes from the November meeting, or October meeting. Sorry. Excuse me, as the November meeting was cancelled. Does anybody have any comments, changes to those minutes? If there are none, is there a motion to approve the minutes?

Walker So moved.

Franz Is there a second?

Fedor Second.

- Franz All in favor signify by aye.
- All Aye.
- Franz Opposed by nay?
- [No response.]
- Franz Motion carries 5-0. Also, in your packet was a set of dates for the coming 2020 year. I think, Wayne, these are pretty consistent where they have been set up in the past several years.
- DeLong Yes. Consistent with previous years.
- Franz All right. Does anybody have any comments on this? If not, is there a motion to approve these dates?
- Fedor So moved.
- Franz Is there a second?
- Lewis Second.
- Franz All in favor, signify by aye.
- All Aye.
- Franz Opposed by nay.
- [No response.]
- Franz Motion carries. There are no continuance requests, so we'll move on to new business. Docket # 2019-52-Z, Hub I-65 phase 2, 4255 South 300 East. Petition for zone map change to rezone approximately 81.369 acres from the AG agricultural zoning to the rural I1 light industrial zoning district. Is the petitioner present?
- Andreoli Thank you, Mr. President.
- Franz Mr. Andreoli, hold on for a second please.
- Fedor I need to recuse myself from Docket # 2019-52-Z.
- Franz Okay. You can continue now.
- Andreoli For the record, my name is Mike Andreoli. I represent Gerald and Jeanette Padgett. They are the actual owners of this particular property who optioned it.
- Walker Michael, I realize procedure. I need to recuse myself from the vote, too.

Franz All right. But we did open the meeting, open the hearing, so we'll continue.

Andreoli And, so you're aware, my discussions with Mr. Price will discuss the substance of the petition with you here tonight. My comments are going to be very brief on behalf of the landowner. We understood that there had been a request for a continuance of the hearing tonight given the fact this is a rezoning and we knew that the matter could not be tabled automatically, you'd have to open the meeting, and so we could move forward, but Mr. Price I'm sure will deal with that in more detail, but I did want to alert the Board itself that our understanding was there has been a request for a continuance in some form, and please question Mr. Price about that if you haven't received a formal request, because I know he has been in discussions with some of the landowners and perhaps even their counsel with regard to that. As I mentioned, I represent the Padgetts. My comments here are going to be very brief. Mr. Price, as I indicated, will discuss the substance of the petition, but there are several issues that we wanted to make sure that the Board understood. My clients are 84 years of age. They have been farming this property for 35 or 40 years, and have lived on the property itself. They can no longer farm. They are not at a sufficient age that would allow them to continue to do that. In fact, they're moving, or have moved, from the farm to a residence that will accommodate their needs given their elder status now in Lebanon, and they no longer have children who will farm on a full-time basis. All their children have other professions and will not farm on a full-time basis. This is the last of all the properties that they own. So, we wanted to make sure that you were aware of this because in one of the petitions that we saw circulating, they were concerned because there was an indication in one of the petitions that somebody had made an offer or attempted to make an offer to my clients with regard to buying their ground for agricultural purposes. And, they want me to express to the Board that that is categorically false. Nobody has ever approached them in that regard. They have been approached by the current applicant. They did some due diligence, and we walked them through that particular process in terms of the contract, as well as what could this property essentially be use at if not agricultural, and in our opinion, and in our discussions with them, we thought it was ill-suited for a retail use given the proximity to the residential neighborhood, and given its size. It's just off the interstate, well off the interstate. They just did not believe that that would be a suitable, you know, use for any kind of a retail use of the property. Multi-family, given the size of the property would be a very, very large multi-family development. We didn't think that would particularly be a good use, given the fact that the applicant has received approval and now developing the property right next to it. We thought that would probably be the best use for this property, and they were also mindful of the fact that the applicant had worked with the neighbors with regard to the prior project and tried to make some commitments and those types of things, and they were hopeful that the applicant would do so with regard to this particular site. So, from that standpoint, they thought that, and still think that this was the right fit for what they were trying to do in terms of finally selling the last piece of property that they have in that particular area and no longer be owning any agricultural property in the future. As an aside, and very briefly, and I'm not, by making these comments, suggesting that you should not vet this. Your job is different than the Town Council's job in many respects in terms of holding a public hearing and vetting this particular project, as with all projects. But, on a personal note, and I have looked at this particular project, and I've wondered just

in my mind, rhetorically, why did we spend so much money in legal fees to fight Whitestown with an annexation only to annex property that was going to be allowed to remain in agricultural use. To me, that didn't make any sense whatsoever. That's not a Plan Commission function. It's a Town Council function. But, for me, it would seem to make some sense that if we're going to spend that legal fees and fight that annexation and annex property, that we ought to help our tax base with it, and not allow it to remain an agricultural acreage, which really does not help Zionsville's tax base. Not to suggest you shouldn't vet the project. Not to suggest that there aren't requirements that you have to look at in order to make and use your good offices to make a recommendation to the Town Council, but to me, I just thought that if we're going to spend that money and we're going to do this annexation, we are going to have that property out there given the fact that we know Whitestown was trying to annex property, that we ought to use it appropriately, and make sure that it's productive and actually help our tax base for a change. Thank you.

Franz All right. Thank you.

Price Good evening. For the record. My name is Matt Price. I am an attorney at Bingham, Greenebaum, Doll in Indianapolis with an address of 10 West Market Street in Indianapolis, Indiana. I am here tonight on behalf of the petitioner. Let me, since there has been a procedural moves this evening already, let me just kind of clarify where I think we are procedurally for tonight, then hopefully we can proceed, I think, along the lines that the President has set forth. We had met with certain neighbors maybe a couple weeks ago prior to, in anticipation of getting ready for this evening, and as part of that meeting had understood that Mr. Trescari was going to file a request for an automatic continuance. We had that discussion. I believe he did file such a document, or at least a document that I interpreted to be a request for an automatic continuance, which I believe was timely filed, and as a result of that, when I had additional discussions with certain property owners who are represented by counsel, I represented to them that I believe the matter would be continued on the basis of that automatic continuance request, and that we would follow a process that we're not unaccustomed with where the hearing is opened to satisfy our statutory obligation to hold the hearing, but the matter would not be continued, or would be continued. Sorry. And, in fact, I represented that to counsel, who was unable to be here this evening. So, if I'm wrong about that, I apologize. It was not my intention to presume anything.

Franz What happened, just to let you know, we're going have the hearing, but there is only five of us here, and two of them are recused. So, it's going to be automatically continued, so we'll deal with it that way.

Price Okay. Very good. Well, I appreciate that clarification. Let me just kind of, we provided some bound materials, and then I supplemented those materials with paperclipped set of items that are behind this map. I just thought I could start off by acquainting everyone to the parcel, and then kind of work through why we think this rezoning request make sense. The first map is, you kind of have to hold it sideways, but this is the jurisdictional map, and it shows that this property is, I describe it as at the confluence of a number of different jurisdictions, which we have found on the development team for the existing project has created a

number of challenges in developing the site, but it also influences some of the land use decisions in the vicinity. So, the subject property, if you see this tooth that kind of sticks out. That's a project immediately south of our parcel that is zoned industrial, and that is Whitestown's jurisdiction. The subject parcel is this blue area here, which is immediately east of County Road 300 and south of County Road 400, and if you go just immediately north, that's Lebanon's jurisdiction to the north. We understand from talking to their plan director that the comprehensive plan for the area north of 400 includes light industrial-type uses, and so, surrounding our property we have industrial to the south, industrial to the east, when you include the property rezoned last year, and then planned future industrial uses to the north in Lebanon's jurisdiction. The aerial, there is a number of aeriels that are floating around out there that are available on the internet and various places, and I kind of searched around for a few that I thought gave you the best illustration of kind of the land area. This is one where 65 North is to your right as you're looking at the picture. So, 65 is running right along here. Our property is back in this vicinity, and you can see the large building, the big box structures, if you will, for the various logistics operations and then as you move further south and east you see some of the residential pattern that starts to take place as you move further south. That kind of gives you a lay of the land from a certain perspective, and then I took, with thanks the Cushman Wakefield, I took an aerial photograph of some of their marketing materials and augmented it myself in a few places, which is to show some additional aspects of the development pattern. But, labeled here as Van Trust, is what was rezoned last December, kind of completing the L, with 400 on the north and 300 on the west, is the additional acreage that we're seeking to rezone here. This shows the Exeter development that is immediately south, and then also rezoned last year was this Becknell project down here, east of State Road 267. And, then it shows the other development pattern in the immediate vicinity. What we did with the last, what we call Phase 1, the initial rezoning from last year, was to propose a set of zoning commitments to be cognizant of the fact that the land use in the area does have some residential use, including a very attractive development that's called Saratoga subdivision. And, so we were creative last winter, just about this time last winter, at coming up with a set of commitments that allowed for this industrial use to be compatible with an adjoining residential subdivision and those are, several of those are noted in your staff report, but I thought I would just highlight a few of the key ones myself. And, those are in the packet, as well. One was to limit the height of light poles to 20 feet. Use directionally downward directed lighting. Importantly, let me refer to my, to our concept plan. Importantly, we include very significant buffering for the project. So, this is the, this is actually north is this way to your left, this is County Road 400. This is the Saratoga subdivision I'm speaking about. And, to marry up with the buffer we have extending east/west along the south portion of that neighborhood, we're seeking here to extend that same buffering for this project. It's about a 75-foot wide buffer, 12-foot in height. Also includes a 6-foot privacy fence on top, and a very robust landscaping package. And, that was something that we developed with the neighbors last year to arrive at a design that effectively screened the proposed project from the Saratoga development and did so in an attractive way and at a substantial width and height. That would be incorporated into this project, as well, at those same dimensions. We've also agreed to limit the height of the buildings to 55 feet in height, which is the exact same as the commitment made for Phase 1. We've also agreed that the project would be developed in

substantial conformance with the site plan as presented, and that we would screen dumpsters from view, outdoor dumpsters from view. One other thing I would add, because it was kind of a unique negotiated item during Phase 1 that we're also carrying over into Phase 2, is that we would limit the height of any signage on the east side of the building, as well, so that it would not be visible from the homes in the Saratoga subdivision. One of the other, and then, let me mention this, we also had a cross-section of the berm and distance from the building itself. From the edge of the building to the property line, we measure at 480, and then from the edge of the asphalt to the property line at 285. And, this also depicts our privacy fence, landscaping and our berming that we seek to carry over to this project, just as we did on the last. I feel like I absolutely need to mention this, because it was a key part of the Phase 1 project, which is that the developer, Van Trust, also agreed to extend water to serve the homes inside the Saratoga subdivision as a commitment made during that rezoning process, and actually Jeff Jacob was counsel for some of the homeowners in Saratoga. Not all, but some, in connection with negotiating and documenting that commitment. We continue to work with the Town of Whitestown to secure the permitting for installing that water line. And, in essence, it comes down to this issue, which is that Whitestown essentially doesn't want an empty vessel. They want a water line that's actually being used in order to permit it, and permit its installation, and so what they have been discussing with us is a threshold number of commitments that they need to connect to the water line in order to allow us to install it, and that number has fluctuated a little bit depending on the analysis that their engineers have gone through, but it's somewhere around 17 to 20 connects that they need in order for us to go live. And, my colleague, Ross Nixon, is here from American Structurepoint, can talk more specifically about some of the reasons for that, but we've explored a variety of different avenues for perhaps reducing the number of potential connectors to allow that water line to go forward and be installed, and we've not been able to get that number below approximately 17 or so. As a result of that, late last week, my client authorized me to offer to the Saratoga residents a commitment to pay for their actual connection to the Whitestown, or to the water line, so that it would remove the cost, if there is a cost impediment to someone wanting to connect now, that they would offer to pay for that up to \$5000 per lot within the subdivision. Which, based on our analysis of the Whitestown connection fees and the cost of installation, essentially covers the cost of installation to the water line. In fairness to the Saratoga residents who are represented by Mr. Jacob, they're still digesting that, and I understand they met last Thursday, and I think then again on Friday. I'm not sure if Jeff was at both of those meetings. I got an email from him indicating that they had questions relating to that commitment and had some other items they wanted to discuss with us, and that's when he and I had the email dialogue about what the procedure would likely be for tonight. I mention that just to say that the Van Trust company is very much committed to seeing that commitment through in actuality, and is offering that as part of this zoning process that we're launching here this evening, as well. One other item I did want to note, just from the staff report, and then I will close and be available to answer any questions that you have, is I think the staff report does a very nice job of outlining the application of the criteria for considering a rezone. And, in connection with that, it identifies, for example, paying due regard to the comprehensive plan. I did want to note that I think the staff report, the map that it shows with regard to that, I think is actually a map for the US 421/State Road 32 portion of the

comprehensive plan, and not the portion of the comprehensive plan that pertains to this particular vicinity, which identifies it as mixed use, but I think the rest of the analysis, the narrative analysis, is still completely appropriate because it describes how for this petition, as was the case with the Phase 1 portion of this project, it's important to pay regard to the actual development pattern in context in the area as a way of informing how future developments should proceed, which we think highlights really the need for additional industrial rezoning in this particular vicinity. In that regard, I'll notice, I think I've said lapped a couple of times, this time I mean it. The other thing I would mention, because it is driving land use decisions in the area, and in particular it can help explain some of why Mr. Andreoli's client has not received other inquiries to purchase the property, you know, for other uses, is the contemplation of the new interchange at County Road 550. And, that interchange is kind of, for lack of better terms, is kind of a mid-point between the Whitestown Parkway interchange, or 334, and 267, and it has the effect of opening up a great deal of the land around that interchange, much of which is zoned for mixed-use development, including high-density residential, medium-density residential, and even some other lower density residential. And, so I think when presented with options about whether to locate a development in an area that appears very much like an industrial corridor, when there are other obvious choices where you can locate in the relatively near future, in areas that are already planned and even zoned. More than just planned, actually zoned, for high-density and the medium density residential, just a little bit further south, there has not been a great deal of interest, or really any interest, from residential developers or office developers when those other options are so readily present. And, so what we've strived to do is to make the project that's compatible as possible with the surrounding homeowner's, offer a significant infrastructure improvement for them, and seek that as the best form of balance for allowing the project to go forward, contributing to our local tax base at a very significant level, while at the same time being respectful of existing home sites and the very attractive homes that are in the vicinity, including in the Saratoga project. So, with that, I'd be happy to answer any questions that you have, and appreciate your attention tonight.

Franz Okay. Thank you. At this time, I'll ask for any members of the public if they have any comment on this matter. Will you step forward and please state your name and address.

Trescari My name is Craig Trescari. I'm at 3270 Paddock Road. I was the one who submitted to have the continuance, and understand that you're going to hear this, but from my understanding you're not going to vote on it today. My home is directly adjacent to the proposed plan to build a light industrial mega-warehouse, right next to my home. The plan to change this zoning designation from AG to light industrial is not in line with the current Zionsville comprehensive land use plan, and I know that you had that in your folder, as was mentioned to Matt, but I want to go ahead and provide this to the President. This is the land usage, so no, this is off your website. And, as you can see, there is no mistake in the fact that it is mixed usage. There is not industrial or light industrial around those residential homes. This document, which is posted on your website, allows homeowners the ability to see what type of development would be placed near them so they can make informed judgements of buying homes in that area. The current plan has mixed usage designated for the land. Mixed usage as defined by you, are the

residential and GB, in that area. Not light industrial. And, again, you can see that on page 19 and 20 of your document. Additionally, the document states buffering between different land use, utilization of open space and agricultural preservation should, it doesn't say may, it says should, be incorporated into the development of this area to reflect rural characteristics. This plan doesn't allow for proper land usage buffering between residential and industrial, or keep the rural setting. Not with the warehouse overlooking one and two-story buildings, residential buildings. Zionsville land use plan specifically references CR 300 South, and CR 400 East as poor access roads to I-65 exchange. That's from your document and from your assessment. Unlike what Van Trust presented to the community in their letter for development as I quote, "With excellent access to both Country Road 400 South and 300 East, and therefore I-65." And, that was a document that we received from Matt for notification that they were planning on building the structure there. This is factually incorrect. Van Trust will not have access to the roads as a result. Will have one exit and one entrance point into that area. They're going around the entire community to access 65. So, they don't have access to 300, which is a dirt road. They won't have access to 400 the country road. What they'll have to do is physically go all the way around that community, Saratoga, that housing community, with their 180-bay truck vehicles, and enter their new road that they're creating, that they have now for the warehouse on the west side, and continue on to the new Indianapolis Road, and then turn left onto 267 to turn onto 65. By turning 90 degrees right into the residential homes and placing them behind the subdivision, you're placing that community into basically an industrial park. So, they're turning 90 degrees and they are going directly into the community. You got the community, you got houses on the right, houses in the front, and farm houses in the left, and you're putting a light industrial warehouse right between those areas. The current and future highway exchange plan does not support this massive movement in the area. The decision to build a new exchange, as Matt mentioned, between the Whitestown exit, and Exit 133, is planned to build in order to push. And, that's, you know, when we went to INDOT, this is what they told us when they are developing. To push the truck access away from the 133 exit, and the exit on 133 is not an expansion plan, but a flow improvement plan. Since that area roads have been pretty much decimated in the last three years with truck usage and mega warehouses throughout Whitestown AG area. So, the 133 exit that they're using, they're not expanding that. They're not making it better. They are actually changing the flow of traffic so that we could have continuous flow off and on the highways, unlike what they're doing now, which is stopping at that intersection and not being able to flow on. And, they're also trying to push all of that warehouse stuff over to the new interstate exchange to get it away from 133. To get it away from the residential areas that are there now. So, by placing the warehouse behind residential subdivision, you're causing an increase in traffic, pollution, noise destruction of those areas. Water issues and well depletion. In the last three years, it has become alarming, if not in critical state in some of the individuals in that area. The only access to water in that area for homeowners is well water with septic systems, and extremely expensive Whitestown water, which currently is not available to the community of both Zionsville and Lebanon. When the Town of Zionsville approved the development of the western warehouse along the property line of residential subdivision, Van Trust, as Matt mentioned, promised that they were going to bring in water. That was one of the reasons that Council was like, well, if they bring in water, that's going to offset the fact that the values

of the homes and other things are going to depreciate. They are actually going to try to bring in something of value to that community. Van Trust doesn't have the authority to bring in water. They can't even lay the water lines without Whitestown's approval. Whitestown controls that. The Board here doesn't. Our Council in Zionsville doesn't. Whitestown controls completely their ability to accept or deny water usage in that area. The water is owned, operated and distributed by Whitestown Water Corporation with excessive requirements that would be placed on residents of that area. And, let me give you a few. Even, with offer of Van Trust, to provide land owners \$5000 for hook-up, this is \$5000 just to hook up, and that's the best-case scenario if the lines are close to those, you know, to those homes. They do not have the power to distribute water. So, even if they decide, as we anticipate, maybe 17, maybe 20, maybe 22, maybe by the end of this it's 31, before Whitestown approves it, we don't have the permission to do that. The only thing we can keep on doing is asking the Community to pay more. And, I'll get to that here in a second. For just 22 homes that are impacted on the west side, it will cost the community homeowners, this is costing us now, from the west side, a quarter of a million dollars for the first 5 years for water. And, that's with \$110,000 to be given by Van Trust. That includes the water usage itself, which on average is about anywhere from \$120 to \$150 for water usage per month. Just water, not septic. The cost shifts to all homeowners in the area. Whitestown water is the most expensive north of Indianapolis, plus requires landowners to sign a contract for several years, as well as tap their wells at non-potable. So, as soon as you sign the contract, the wells that those individuals signed the contract with, with Whitestown, they are non-potable. So, we can't drink out, we're drinking out of them now, and we're not able to drink out of them later, that kind of is a little disturbing. They also charge us \$40 penalty per month, with increase of punishing taxes throughout the year. So, those \$40 charges go up. This is just a charge because we're not in Whitestown. So, if you're not in Whitestown, they charge you \$40 more, not to include the water or the hookup fees and all the other things that are coming with that. Average cost per month will be like I mentioned, \$150 per month, of what we already had before the poor decision for development in that area. Now, with building of a new mega warehouse on top of the community, the impact on homes on 400, Indianapolis Road, the farmhouses on 300, and the houses that have no issues in Saratoga right now with water. I'm one of them. I'm at the corner. My well is deep. I have not problems with any water. I'm not going to hook up the water because I don't need it. But now, with this mega warehouse builds right next to me, there is a potential that my wells might be impacted. There is no plan right now, there is a plan to get water, but there is no authority or accountability for getting that water in this group. You're going to decide whether to build this, but you're not going to be able to decide to get us water, unfortunately. Let me make it clear, there is no one in Zionsville, or Van Trust, that can get the community access to water except Whitestown, and at this time, Van Trust cannot even put infrastructure into the community. Whitestown can change the requirements at a moment's notice with no reason. This development will compound the issue, not resolve it. Whitestown, and when I say hate, Whitestown does not like our subdivision in our area. I can tell you that right now. And, then their dislike for us is probably more than it is for the Zionsville community, because we supported you during that infrastructure. And, during the incorporation. We supported you with over 90% to get your mayors, to stop the predatory development of Whitestown into your community, and what we had is a

comprehensive plan that you were not going to do exactly what Mr. Price and Van Trust are asking you to do. Now we are asking Zionsville to support us and not make the situation even worse for us. Setting a new standard in Zionsville, land usage. By surrounding our community in industrial parks, Zionsville is setting a standard for future development requests in your own town. Placing custom home rural communities in Zionsville at risk with completion of putting this behind the community, even though it is not part of your comprehensive plan, that there is poor road availability, that there is water and well issues, that there is destruction or rural settings, and the destruction of home values, these multi-billion dollar corporations can come to your town and point to these areas as a model for future development in your area. And being denied, can take you to court and showing that with complete disregard for the community as the model to use this in your area. This is the model you're building. This is something that is going to be modeled throughout the whole community. You saw the impacts of Wal-Mart versus Target. Once you open the door to this kind of development model, it never closes. Right now, we have a petition of about 140+ names, and that's not just Saratoga, and it's not just a few people that are talking to Matt with a lawyer that are trying to get water. These are people within your community that don't want that type of development forced upon a community. There is quite a bit of fear in Saratoga community. As some landowners have an attorney, as Matt mentioned, to help them get water for their homes. The fear has gotten so hot that in the meeting that we had just this week, they did not want to remonstrate in fear that Van Trust would pull \$5000 from that particular deal. These are people that are desperate. They don't have water, or the water is extremely poor now in that area for a home. The fear is high. One landowner said Zionsville is just going to approve it no matter what. It's about money, not about our safety. It's not about our homes. The fear that this will continue for years, as it has, and Whitestown area, and that homeowners will continue to suffer while these buildings continue to destroy our community. There was even fear of eminent domain as surrounding communities are devastated in the area. These homes are literally surrounded by these mega buildings. Would agree to anything to get them water. So, there are some people that Matt is talking to right now in Saratoga. They'll do anything. They don't care. They just, they don't have a house if they don't have water. Zionsville is not the decider, again, on water. As for water, I would make sure that the water is available prior to any development of that area to include homes on 400, 300, Indianapolis Road and Saratoga residential community. There has to be the infrastructure in place. We can't say we're going to do it, we potentially think it's about 17 houses, but we're not really sure, but just approve it, and then, you know, if it comes up, great, and if it doesn't, not really our problem any more. Failure to secure this for all residents in the area is negligent. Promises had already been made, and they have not been realized. The cost has shifted to the residents in the area and have put them in desperate positions. That is not a choice this town should accept for their community. And, Van Trust can easily right now put \$5000 on the table for Phase 1. They don't have to say, well, you know, if you go ahead and approve Phase 2, we'll potentially go ahead and give them \$5000 to potentially get water in that area and cause more problems for that community. They can do it now if they want. Finally, it is your duty to take into account the impact of residential homes and property laws. I do not think anyone can say with a straight face that the surrounding community with million square foot warehouses and 180-bay truck doors in a rural community would not have profound impacts on the home

values. We have already seen the drop in the property value within the last year of the development that is on our west side. We're under attack on the south side. We have development on the west side, and now you're talking about building the same thing in the north side of that community. I'm told that this is, excuse me. You have the responsibility to protect these values, and the only opportunity to bring value back to the community is through some of the school systems that allow a community to opt into Zionsville. This is not possible because of the Township. We're not in your Township. We're not going to be able to get to the school systems. There is nothing value-wise that can be added to that community at this point. That being said, the only thing you are doing is potentially depressing that area. Even Van Trust structure buildings on the west side received a 10-year tax abatement. They are talking about all this money they are bringing in. They have a 10-year tax abatement. I believe that's what, 10%, 20%, 30%, 40% all the way through that period. I'm most certain that they're going to ask for another 10-year tax abatement on the other side with the reasoning that the area is depressed. They are depressing the area. Okay, do not, just to recap. Not part of the Zionsville comprehensive plan that you have, it is mixed usage. We would like you to keep to your comprehensive plan. Road support is incompatible with that land use and using INDOT current plan as your assessment and comprehensive plan, water issues are extremely unresolved, and are in some cases dire. Community is fearful to say anything based on current water crisis. Wells will be designated as non-potable through Whitestown requirement priority values devastated by new construction. Van Trust has tax benefits while the community currently has all losses to their names. And, the only benefit for Zionsville to approve this is not necessarily the welfare of the community, but for the money that potentially can be brought through the group. Now, I talked to a bunch of farmers. I didn't realize when they said that nobody was asking to buy the land for agricultural, but some of the farmers that I've talked to would love to actually farm that land. But Mr. Padgett can make about 9 times as much on that land by putting an industrial building on that land versus selling it as agricultural or general business, and that's a fact. That's not an assumption. Thank you.

Franz All right. Thank you. Is there anybody else who would like to make a comment? All right. Being none, I'll go ahead and let you guys rebut some of that, and then I guess if there is any questions from us or any points we want to make for the next time. Yes.

[inaudible]43:10

Franz Yes, you'll get your opportunity. Yes, you'll get an opportunity. And, then, so if there is any comments from the Plan Commission that they'd like answered, or, you know, further looked into, we'll make those, and then we'll make the motion. All right.

Price Thank you, Mr. President. I guess, first of all, I'd like to say that with regard to the Saratoga development and the residents there, there is no question that many of those homeowners for years prior to Van Trust showing up in Zionsville were experiencing some difficulties with their wells, many of which are very shallow wells. And, it's possible that some of the development activity that predates Van Trust maybe even contributed to some difficulties they had with their wells. My

client, in good faith, and really as an extraordinary gesture, made a commitment that was welcomed by the Saratoga residents to provide water. Not just to sub it in, but to actually extend water lines all through their community. What all of us discovered post-commitment with regard to that is that Whitestown is requiring a certain minimum number of connections in order to go live with that water line. My last conversations with Saratoga representatives, they thought they had around 11 who were ready to connect, or ready to be committed to connecting. That was prior to the offer of the money to actually carry that forward, and so, part of what we're looking forward to with the Van Trust team is having continued discussions with the Saratoga homeowners, not because they have a dire situation with their water, but because they have a party at the table today who has the financial resources and willingness to commit to extending infrastructure that otherwise doesn't exist where they live. It just doesn't exist. And, so there is no one too fearful to be here or anything else. It's a partnership. It's something we've worked through throughout the spring and summer with discussions in person and through their counsel, and I believe that the parties are committed to working that through and seeing that infrastructure completed and really providing a substantial benefit to the Saratoga homeowners. That's what I wanted to say first off. Second, with regard to access. And, I apologize if our notice caused any confusion on this point, but our access is coming through the Indianapolis Road point of entry only. So, it's the entryway to the east. There is no direct access for this project onto either County Road 400 or 300. And, the buildings are laid out with roadways around the entire perimeter, meaning that work or employee traffic, as well as deliveries and pickups can be accomplished without entering or exiting County Road 400 or County Road 300. The traffic will just simply go back to Indianapolis Road. We have done a traffic study. That traffic study is still being reviewed by the Town of Whitestown, but some things were recommended and we're prepared to follow the recommendations of the traffic study, which included adding a 4-way stop at the intersection of our entrance and INDOT, it is anticipated, is going to install a light at 267 and Indianapolis Road. So, I apologize, Mr. Trescari, if my notice letter represented anything different than that. I want to correct that for the record. With regard to the, this came up last time, and it's something that I've studied, because it's not necessarily intuitive, but the data kind of speaks for itself, which is that we've been tracking home sale prices in Saratoga of recent vintage, including since this rezoning for Phase 1 was approved last year, and the net result of that has been that property values as a function of assessed values, for example, what we've used in many other zoning cases, are all going up in the Saratoga subdivision, across the board. Every single home. And, I think that's a function of what homes are selling for based on what I've seen when I pull up the sales disclosure document on Boone County GIS. And, so, I wanted to submit to the record to say a listing of those home prices, or home-assessed valuations, and we picked up the last three years from 2017 to 2019, and that does include what I think is the most recent home sale from December of 2018, and I'd also add there is one home for sale now in the Saratoga subdivision. I don't have evidence of this, but I understand that that property has received very good offers, and certainly, what the Van Trust development allows is for very robust screening of the Saratoga development, plus the additional infrastructure to really enhance that development and it does not appear that development activity around that vicinity has had any adverse impact on assessed valuations whatsoever. And, then I think the last major point I wanted to address is with regard to the comprehensive plan.

That comprehensive plan, I think, it does say what it says. We are, this area, though, is in the midst of some of the most rapid development activity really in the state of Indiana, and the fact of the matter is, is that the area has continued to develop along the lines that Van Trust is proposing to develop this parcel, and so much so that there is, I believe, an expansion of the State Road 267 interchange. I say that because if that's not, if it's not expansion of that interchange, then I don't know what else to call it because I'm representing property owners, more than one, who are having their properties taken by the state of Indiana to increase the size of that interchange, and to improve its functionality. Very significant in my experience, and I've represented a lot of folks along I-69. Some of the most substantial land acquisition activity I've seen by INDOT in my career, and it's to expand the size of that interchange and to increase its capacity, as well as its safety. In addition to that, the state has also seen fit to spend, I think, another just shy of \$50 million on the mid-point interchange, which that comprehensive plan shows will open up the areas that are for residential development, as opposed to this area, which is just extremely suitable for the light industrial activity that we're proposing here, with appropriate commitments. And, that's why we think that this project does warrant a recommendation of approval, and does meet the criteria for a rezoning. On the tax abatement, it is a matter of business practice that in order to have a building that is rentable, you have to have the tax abatement. It is wrote. There is even a published schedule for what that abatement needs to look like. Any deviation from that published schedule, which is basically a declining balance over 10 years, doesn't work, because the marketplace doesn't understand it, and so there is a certain amount of uniformity with the abatements that have to be offered in order to have a competitive product. And, so after a great deal of analysis and study, the Town Council saw fit to approve abatements on the first two buildings. I would note that this property, by my review of the property tax bills for it, pays a little over \$3000 a year in property taxes. This project even fully abated over 10 years will pay close to \$4 million in property taxes. So, there is a very significant difference in property tax revenue, and that's a function of the fact that this project would bring nearly \$60 million in new investment to Zionsville and help with Zionsville's tax base, even when abated initially for the first 10 years on the declining schedule. So, for all those reasons, we would ask at the appropriate time for a recommendation of approval and appreciate your attention this evening. Thank you.

Franz Okay. Thank you.

Trescari So, we'll first talk the well issue, as far as the well not being to standard, they're all measures. They're all DNR. They all are on the register for wells. Some of them are different. Some of them are bucket wells versus the deep wells. Mr. Price is correct that they didn't start the issue. The issue was started obviously, or not obviously, they had been started with the development of Valenti property with the Whitestown Crossing. That was the start of it. But the contribution to the new site is having even increased impact on those wells for the community. Shifting cost to the residents, right now the burden is being placed on the residents of that area. It's not being placed on the developer of those people. People are losing the money, the people that are actively having to pay to get things done are the people and the residents that are living there now. And, the amount of money, when you talk about the proposed price of houses going up, I

live right next to the house that sold. It was selling for \$350,000 was the initial price that it was supposed to be sold for, and it sold for, it's pending now, but it's \$322,000. I can almost bet that they don't understand that there is a warehouse going up behind them. I can almost guarantee they don't know that. The houses that sold in that neighborhood in the last year, prior to the development and the development going on right now, have decreased. So, went from \$117 per square feet, to \$115 to \$114. You can do a Zillow check on that. I mean, I'm not, I don't have all the resources and brilliant people that the Council has here, but I live next to them, and I can see what the prices are going at. One house that sold initially prior to the development, it did go for good money, but the problem was as soon as the people bought the house, the next day Van Trust started moving in and their word was there was no way in the world we would pay this amount, and bought this house based on what we know now in the building right across the street from where they are. And, those are from the people that I actually live with. The comprehensive plan, don't want you to ignore it. This is your comprehensive plan. You had a reason behind it. You had a reason to protect the individuals in the rural areas in that area. I understand Mr. Price is saying we know that the comprehensive plan doesn't support this. Ignore it. It doesn't matter. We can go ahead and get you a lot of money, and we understand the community is hurting, but let's just make it industrial, because all those homes in that area, you know, it really doesn't matter. You had the comprehensive plan for a reason. To protect the Community and allow them to understand what you're developing in that area. That's why they bought the homes. That's why they're investing in that area. That's why they're investing in businesses in that area because they saw what you're building in that area. You decide to change it on a dime, then you know, your comprehensive plans throughout Zionsville probably don't mean as much anymore. The interchange, not our, the interchange that we have, and Mr. Price mentioned, the interstate exchange that we have in our area is not expanding on the house. There is one lane that goes up against the new gas station that's out there. That's it on our side. Okay. It's the flow that they're trying to change. The light that Mr. Price mentioned, they've been promising that light for 2 years now with INDOT. And, let me tell you, last October, and I told this to Whitestown and their committee. We told them you're going to kill somebody out there if you continue to go ahead and push all this stuff in there and not have the proper road systems in place in order to meet it. They killed one person in October, and seriously injured five. There is accidents on that intersection all the time. It is dangerous and the trucks that are there and that road cannot support it. Let's see, residential. Okay, and then the residential push, there is no reason that the area behind Saratoga can't go residential or can't stay agricultural. I know there is people that want to buy it. The problem is that, again, Mr. Padgett can make a lot more money putting in an industrial plant right on top of that area, knowing how difficult normally those things are to put them right up against custom-developed homes ranging anywhere from \$300 to \$600,000, and just destroy the value of those homes in that community, to include all the farms homes and all the other area's homes that are going to be surrounding that area. Thank you.

Franz

All right. Thank you. At this point in time, not you guys. Do you guys have any points you'd like to make on this one, please guys think about over the next month.

Papa I just have a general point, if I could.

Franz Sure.

Papa I'm not commenting on the merits of the project or, you've been saying this in an upset manner, but Mr. Andreoli said something like Prairie Township was annexed by Zionsville, and we spent a lot of money fighting Whitestown over that, and so why we wouldn't we put it to good use. We didn't annex Prairie Township. It was a merger of equals, and I think, for their part, my understanding is they did that because they wanted a say in their future. I'm not commenting on this particular project, but I wanted to, not being mean. I'm just correcting that statement, because we did not annex anything in Prairie Township. They asked, and it was equals coming together.

Andreoli You may be correct, Mr. Papa, you probably know about that. You may have been on the Town Council when that was going on in terms of some of the aspects of that. And, I guess where I was going with this, is that I see no advantage to the Town. Recognizing what we've done in our past to eliminate our ability to have an appropriate tax base in our community. I see no advantage to our Town by allowing Whitestown to reap the benefits, so perhaps it's a little different way of phrasing and maybe a more correct way of phrasing the way I did with regard to the annexation, but it seems to me that Zionsville ought to take advantage of areas that are appropriately developed and take advantage of those tax bases where we haven't in the past. We have lost our ability to do that because of missteps that we've had in this community over a long number of years, predate anybody on this Board. Not anything that you've done, but predated a number of things dealing with Royal Run, dealing with the extension of sewers out there, dealing with the ability to use, Zionsville's ability to control the area to be able to have an enhanced tax base when they refused to do it back years ago because we didn't want to extend out there. I'm suggesting, at least from my client's standpoint, we looked at other areas. We looked at whether there is mixed uses available for this particular project, and whether there is an opportunity there for that. We just didn't see it. We just didn't have any interest with regard to that. Whether it be a commercial facility out there, or a mixed-use development in terms of multi-family. We just couldn't generate any interest or use for that given a specific location. so, I stand corrected to the extent that you raise that issue, but nevertheless, my overall point, I think, is we would hope you would consider it given the fact that we need to enhance our tax base in Zionsville, and we should not allow Whitestown just simply to be able to be in a position to do theirs. We need to do our own.

Papa I certainly agree with that. You mentioned I may have been on the Council. I wrote the plan that brought the merger together, so it is really important to me to make that point clear because from your statement I know you didn't necessarily mean it that way, but your statement made it sound like we went there, we took it, we can do what we want with it. And, that wasn't the agreement when we merged. The plan does say that the zoning can be changed by Zionsville after Perry Township and Zionsville come together, but it wasn't an annexation and, as he pointed out, they were strongly in support of that, so I'd like to make sure that we keep the spirit of that agreement. I'm not talking about this project.

- Andreoli Yes. I understand, generally you're correct. We just don't see any benefit to the community to allowing this property to remain in Zionsville to remain agricultural. There is no interest out there for an agricultural use of that property. We have not received any interest from any farmer or anybody else that either wants to buy the particular property. Maybe somebody might want to cash rent it. That's a lot different than actually making my client an offer to buy the property. There is no interest in that regard at all, and moreover, if there was, they would be doing the same thing. They would want to buy it in order to flip later on. And my client is not interested in doing that given the fact that they've owned it for 35 years. I guess that's the point I wanted to make.
- Papa I understand. And, again, I wasn't talking about your project. It was more general.
- Franz Mr. Lewis. Do you have any comments?
- Lewis I have got a couple questions. The property to the south that was rezoned last year, what is the current status of that. Is that building operational, or is it under construction?
- Price The property south of - -
- Lewis Saratoga. East of the one we're talking about here.
- Price It's not, yes. The reason why I ask you that is there is a building south of the Phase 1 that is an Exeter project that I believe is nearing operations. There are no actual buildings on our parcel yet. Everything is earth work to this point.
- Lewis Okay.
- Price So, the buildings you see out there are actually on the property immediately south of our project.
- Lewis Okay. And, then on the water issue, I mean, I have to go back and read my notes from the previous rezone, but my recollection is that one of the reasons that some of the people were supporting it was the water, and I guess you guys have talked about that a little bit, but what exactly is the water issue, or how is this working out where they are saying that there is a minimum number of people. Is that a money thing, that they want people to connect? Or a water circulation thing?
- Price It's a water circulation thing, not a, at least my understanding from Whitestown is, a water circulation thing, not a monetary issue for them. And, we've looked, and I know what you do for a living too. And, so I saw you during my presentation. We have looked at all types of options of could we just flush the line. Can we do this? Can we do that? And, we've not been able to move past their requirement that there be a threshold minimum number of actual day-to-day users connected to it, and so that's been the sticking point as far as moving forward with that aspect of the commitment. Which we're trying to solve through this matter, which is to say, and I don't want to speak for the Saratoga residents, but to the extent that they're not able to achieve the critical mass of the

connectors because of money, we could help solve that problem, and get them up to the critical number of attachments.

Franz So, let me ask a question on the water. So, it's basically wherever they're taking the water off into Saratoga they've got the issue with that. So, they're running, Whitestown is already going to run water to Van Trust and their two properties I'm assuming? This one and if the other one is approved?

Price That's right.

Franz So, it's just, whatever they split off to get to Saratoga where the issue is.

Price Correct. Which we, and I wanted to, I think I said this earlier about just, It's more than subbing in. It is actually fully running the water line through the subdivision.

Franz Okay. All right. Well, I'll ask you to continue to work on it.

Price We will.

Franz At this point in time I will entertain a motion for continuance.

Lewis So moved.

Franz To the January 21, 2020 meeting. Is there a second?

Papa Second.

Franz All in favor, aye.

All Aye.

Franz Opposed.

[No response.]

Franz Motion does not carry for lack of quorum. So, therefore this is automatically continued to the next month. So, we'll see you guys again January 21. Thanks. At this point in time, we'll go on the next item on the Docket, # 2019-51-RP, E. Rensink, 650 Valley View Drive. Petition for replat to allow for combining of lots 3, 4 and 5 into one parcel to allow for a vacation of an easement to request a waiver from section 193.053 in the urban RB residential zoning district. Is the petitioner present?

Wert Yes, good evening. Andy Wert, land-use professional with the law firm of Church, Church, Hittle and Antrim, with offices at 2 North 9th Street in Noblesville. I'm here on behalf of property owners Mary and Ed Rensink before you tonight with a replat prepared by Hahn and Associates for a full platted lot and two pieces of lots. All three of these parcels have been under single ownership since shortly after this development was platted back in 1955. This is an older residential subdivision just northwest of the Village. Originally 10 lots

platted in LinaBurry's Valley View addition. A total of eight homes were constructed. So many of these homes, over the years, have been built on two lots or fractional pieces of lots. In this case the Rensink's own Lot 4 and pieces of Lots 3 and 5 as plat. Earlier this year, a demolition permit was obtained. The original house built in 1963 is now gone. A permit has been issued for a new, somewhat larger home, and we just completed an action with Town Council to vacate an old utility easement that was never utilized, and so we obtained waivers from all the utilities in the area and removed that easement from the middle of the property. Taking a fresh look at that, we believe the removal of the easement will allow us to better center the new home on the property, so if we haven't already, a modified site plan will be presented to the planning department for that purpose. The committee has reviewed this, and they recommended that we add drainage easements along the two side property lines, which are shown on the plat that was presented in your staff report. We did modify that. In addition, they recommended the installation of subsurface drain tile within the easements to better capture stormwater runoff. We are also in agreement with that recommendation. We are asking for one waiver. Section 193.053 of your subdivision control ordinance requires installation of sidewalks whenever you're platting lots. In this case, there are no sidewalks in Valley View addition. We did, per staff's suggestion, add a paragraph to the plat that commits the owners to install a sidewalk along their frontage should sidewalks ever be extended to this property. I'd like to say this is just a paper change, and it is, but it's also an active construction project, as a new home is being built on this site, but it is just an exercise to kind of clean things up and to memorialize the vacation of the utility easement. I'm going to stop here. Mary and Ed are in the audience, property owners. We're happy to answer any questions you might have.

Franz All right. Thank you. At this point in time, does anybody like to make a comment on this from the public? Being none, Wayne, staff report please.

DeLong Thank you. Staff is supportive of the petition as filed, including the waiver. This is a project that's had multiple stops along the way to get to this point. First with the vacation petition with your Town Council, and then coming to you by state statute has required that the Town Council takes action on the vacation of the easement. The petition also sought some different relief specific to BZA action that concluded last week, about 10 days ago, give or take, and what is in front of you this evening is just to clean up the vacation request. The reconfiguration of the lot itself technically is administrative function that could have been handled in the office, but since this petition needed to come in front of the Plan Commission specific to the vacation of the easement, certainly was worth the effort to document of the lot line maneuvering as part of the application and certainly the waiver itself given that the petition speaks to putting the installation of sidewalk, if and when sidewalk finds its way to this portion of Valley View Drive, it will be installed at that time. With all these comments, staff is supportive of the petition as filed, and I'd be happy to answer any questions.

Franz All right. Thank you, Wayne. Does anybody have any questions on this matter? If there are none, is there a motion?

Fedor I move to approve Docket # 2019-51-RP, replat to allow for combining of Lots 3, 4 and 5 into one parcel to allow for the vacation of easement in the urban RV

residential zoning district with a waiver in section 193.053 be approved based on findings established at public hearing.

Franz Is there a second?

Walker Second.

Franz All in favor, signify by aye.

All Aye.

Franz Opposed by nay.

[No response.]

Franz Motion carries 5-0. Thank you. Next item on the Docket # 2019-38-08, Town of Zionsville, 1100 West Oak Street. Petition for ordinance amendment related to the ordinance sections as listed A through N. Is that good enough, Wayne?

DeLong Yes, it is.

Franz All right. Would you like to discuss this, Wayne?

DeLong Certainly. I can run through a variety of items. This was about a year ago, this body undertook the effort that you routinely undertake every 18 months to 2 years of working through some zoning ordinance amendments. The amendment list grew during that period of time. Certainly, our office bringing you up to speed on those additions and these are simply items we are running across from time to time that really could benefit from attention. Certainly this matter was advertised at least on one other occasion, so I can say after a year of effort, more than one publication of notice, and multiple attempts to strengthen this list to what you see today, I can say that the public has had ample time to participate and be aware of and be involved in the edits and suggestions that are contained within the documents that are in front of you. These are predominantly clean-up efforts. For example, the first one listed is adding stronger language to our flood plain mapping requirements. This is actually language that's supported by the Department of Natural Resources, where now we're requiring that a landowner interact with the federal government when it comes to a map amendment, making it permissive. Certainly, the State is encouraging stronger language. We have some language that supports 2-foot lateral encroachment, such as eaves, gutters, and other improvements like that. Certainly, this is language that's very supportive of residents and certainly existing development. We had a peculiar item in the zoning ordinance that required a 100-foot buffer from a farm, and when we see all across our 70 square miles of community, that farm fields abut road and abut other features, and certainly some clarification of the ordinance seemed to be a relevant cause. Your zoning ordinance does not encourage monument signs that are involved with subdivisions to have any sort of ornamental features. So, certainly having the ordinance embrace the concept of installing some improvements to a sign for a subdivision and not be restricted by the height requirements by 4 feet, 6 feet if you will, certainly seemed like something that should be entertained. The language also in the ordinance,

provided very specific supportive language to Eagle Village. Twenty years ago, that was an area of town that envisioned the need to be protected because it could potentially compete with the Village of Zionsville, your downtown area. Certainly, over the years that's not come to fruition, and the concept of allowing that area to simply be more, developed more in line with your overlay ordinance, is what the staff is encouraging. Other items listed through here I'm happy to dive into, but certainly that is the list that's in front of you. I would say the major item that has been removed from this list is the requirement for the installation of carbon monoxide detectors. It is not for a lack of that requirement not being necessary, or thoughtful, or involving public dialogue. It's now the fact that the State of Indiana building code, which goes into effect December 26 of this year, now requires carbon monoxide detectors, so there is no reason for the local ordinances across this state to talk about those specific items. Certainly, I'm happy to dive into any specific details that are of interest from this body or the public, and I'd be happy to answer any questions.

Franz All right. Thank you. Does anybody have any questions, or is there any comment from the public first? No. All right. You have Wayne's staff report. So, does anybody have any questions, comments on this matter? Process goes to the Town Council?

DeLong Correct. We have a recommendation form prepared, however, this Board, this Commission were to vote, certainly we will be intrigued to learn how the Town Council chooses to docket this. If it would like to docket it for its very first meeting in January, or the second meeting. Simply will look to see what they're interested in.

Franz Anybody else? All right. With that, is there a motion for a favorable recommendation to the Town Council?

Fedor So moved.

Franz Is there a second?

Lewis Second.

Franz All in favor, signify by aye.

All Aye.

Franz Opposed by nay.

[No response.]

Franz Motion carries 5-0. Is there any other items to discuss? If not, is there a motion to adjourn?

Walker So moved.

Franz Second?

Zionsville Plan Commission
December 16, 2019

Fedor Second.

Franz All in favor, aye.

All Aye.



Petition Number: 2019-52-Z

Subject Site Address: 4255 S. 300 East, Lebanon, IN 46052

Petitioner: Gerald and Jeanette Padgett

Representative: Matthew Price

Request: Petition for Zone Map change to rezone approximately 81.369 acres from the (AG) Agricultural Zoning District to the Rural (I-1) Light Industry Zoning District

Current Zoning: (AG) Agricultural Zoning District

Current Land Use: Residential / Undeveloped / Agricultural Activities

Approximate Acreage: 81.369 acres

Related Petitions: 2018-43-Z (favorable recommendation)

Exhibits:
Exhibit 1 - Staff Report
Exhibit 2 - Zoning / Location Map
Exhibit 3 – Conceptual Site Plan
Exhibit 4 – Zoning Ordinance Section 194.081 Districts
Exhibit 5 – Comprehensive Land Use Plan
Exhibit 6 - Town of Whitestown Comprehensive Land Use Plan
Exhibit 7 – Town Engineer Comment Letter dated November 22, 2019
Exhibit 8 – Town Engineer Comment Letter dated December 11, 2019
Exhibit 9 – Petitioner Site Cross Section Exhibit
Exhibit 10 – Petitioner proposed additional berm
Exhibit 11 – Petitioner Proposed Commitment List
Exhibit 12 – Engineers Comments on Commitments dated 12/12/2019
Exhibit 13 – Town of Zionsville Process Flow Chart

Staff Presenter: Wayne DeLong, AICP, CPM

PROJECT OVERVIEW

Project Location

The subject property is approximately 81.369 acres located south of County Road 400 South and west of State Road 267. A two (2) acre tract is improved with a single-family residence, and the remainder of the acreage is currently utilized for agricultural purposes.

Project Description

The subject property is currently zoned Rural (AG) Agricultural. The Petitioner desires to rezone the entire site to the Rural (I-1) Light Industry Zoning District with the intension of potentially constructing two (2) industrial buildings (see Conceptual Exhibit 3).

Traffic

A Traffic Impact Study is on file (file-stamped December 10, 2019) and has been reviewed by the Town Engineer as well as other agencies. The Town Engineer has provided a Comment Letter (See Exhibit 8) regarding the Traffic Impact Study. Additional comments have been received from the City Engineer of Lebanon who states that the project appears to be compliant with the Thoroughfare Plan requirements of County Road 400 South and the required right-of way dedication. A request for information regarding the review of the document by other Agencies has been submitted to date, no additional comments have been received.

Process

The Plan Commission opened the hearing for this petition at its December 16, 2019 meeting. Due to an indecisive vote the Petition was continued to the January 21, 2020 Plan Commission Meeting.

Staff is supportive of the project in principle and encourages further dialog and efforts on behalf of the Petitioner, Interested Parties, and the Town regarding the proposed development and access management.

For reference, below is an outline of the items for which Staff will be considering related to the proposal and Staff's future staff report associated with a subsequent hearing.

Rezoning-Zoning Ordinance

In preparing and considering rezoning proposals under the 600 series of *Indiana Code*, the Plan Commission and the Town Council shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

Comprehensive Plan

While the parcel in question is within the Town of Zionsville's Corporate Limits and is subject to the Comprehensive Land Use Plan (Exhibit 5), understanding how the parcel fits into the developing land use pattern is critical to the review of the request reflect, and, therefore, the Town of Whitestown's Comprehensive Plan is referenced as well. While Zionsville's recommendation for the land is residential overlaid with a "mixed use" designation (mixed use is defined as "any combination of open space, institutional, residential, commercial, industrial, and agricultural uses that are compatible with each other and the surrounding land uses"), the Zionsville Comprehensive Plan is neither reflective of the overall intensification of non-residential development in the immediate area which has occurred in recent years, nor the Town of Whitestown Comprehensive Plan's recommendation of technology mixed use / commercial / light industrial / high density / medium density residential zoning for the adjacent properties located in Whitestown. Because of these two factors, a deviation from the Comprehensive Plan to facilitate a rezoning to is supportable in the opinion of Staff.

Current conditions and the character of current structures and uses in each district

The proposed rezoning serves as an expansion of a recently established industrial zoning district, and, as such, no new characteristic or conditions are anticipated be introduced into the district. However, as the contemplated development is adjacent to residential improvements, prior projects to which the Town of Zionsville has had the ability to review have both limited the heights of buildings to 55 feet, limited heights of both freestanding lighting and lighting attached to structures, and proposed landscaping and earthen berms which exceeded Ordinance standards in an attempt to potentially mitigate light intrusion as well as alterations to the view shed of the area. These and other standards should be encouraged, as referenced in Exhibits 9, 10, and 11 to this report, to be perpetuated in the District, and is reflective of the maximum height limitation if the property were to be improved with multi-family residential development (the land use recommended by the Whitestown Comprehensive Plan for this specific site).

The most desirable use for which the land in each district is adapted

Generally speaking, zoning that is consistent with the established zoning pattern while being supportive of the existing and contemplated programming associated with the established land use is the most desirable use of the land. A light industrial use, when appropriately screened and limited in height as to potentially mitigate visual intrusion into the adjacent residential area represents an acceptable use of land.

The conservation of property values throughout the jurisdiction

Planned, orderly development of property is a key component in the conservation of property values. While nothing is noted in this proposal or associated petition filings to be contrary to the conservation of property values in the immediate area, appropriate screening and height limitations as previously relied upon in the public process and encouraged to be required as a part of approval.

Responsible development and growth

The petition represents, when limited in height and inclusive of additional earthen berms, landscape elements and incorporates recommendations of the Traffic Impact Study, responsible growth and development as it is consistent with the approved districts in the area.

STAFF RECOMMENDATION

Staff is supportive of the Petition to improve the property in substantial compliance with the submitted site plan, subject to the finalization of the Written Commitments inclusive of the installation landscaping and buffering proposed by the Petitioner.

RECOMMENDED MOTION

I move that Docket #2019-52-Z to rezone approximately 81.369 acres from the (AG) Agricultural Zoning District to the Rural (I-1) Light Industry Zoning District receive a (favorable recommendation based upon the finalization of the proposed Written Commitments (Exhibit 11 and Exhibit 12 with the inclusion, if approved, of the additional berm (see Exhibit 10), including the Site Cross Section (see Exhibit 9) and findings in the staff report / unfavorable recommendation / continued) as presented, with the recommendation being certified to the Town Council for adoption or rejection.

PROCEDURAL NOTE

Upon the conclusion of the Public Hearing and Certification of the Plan Commission's recommendation to the Town Council, the Town Council will then set the matter on its Agenda for future consideration (as outlined in the attached flow chart-see Exhibit 13).



Exhibit 2

Table 1, Land Use Districts

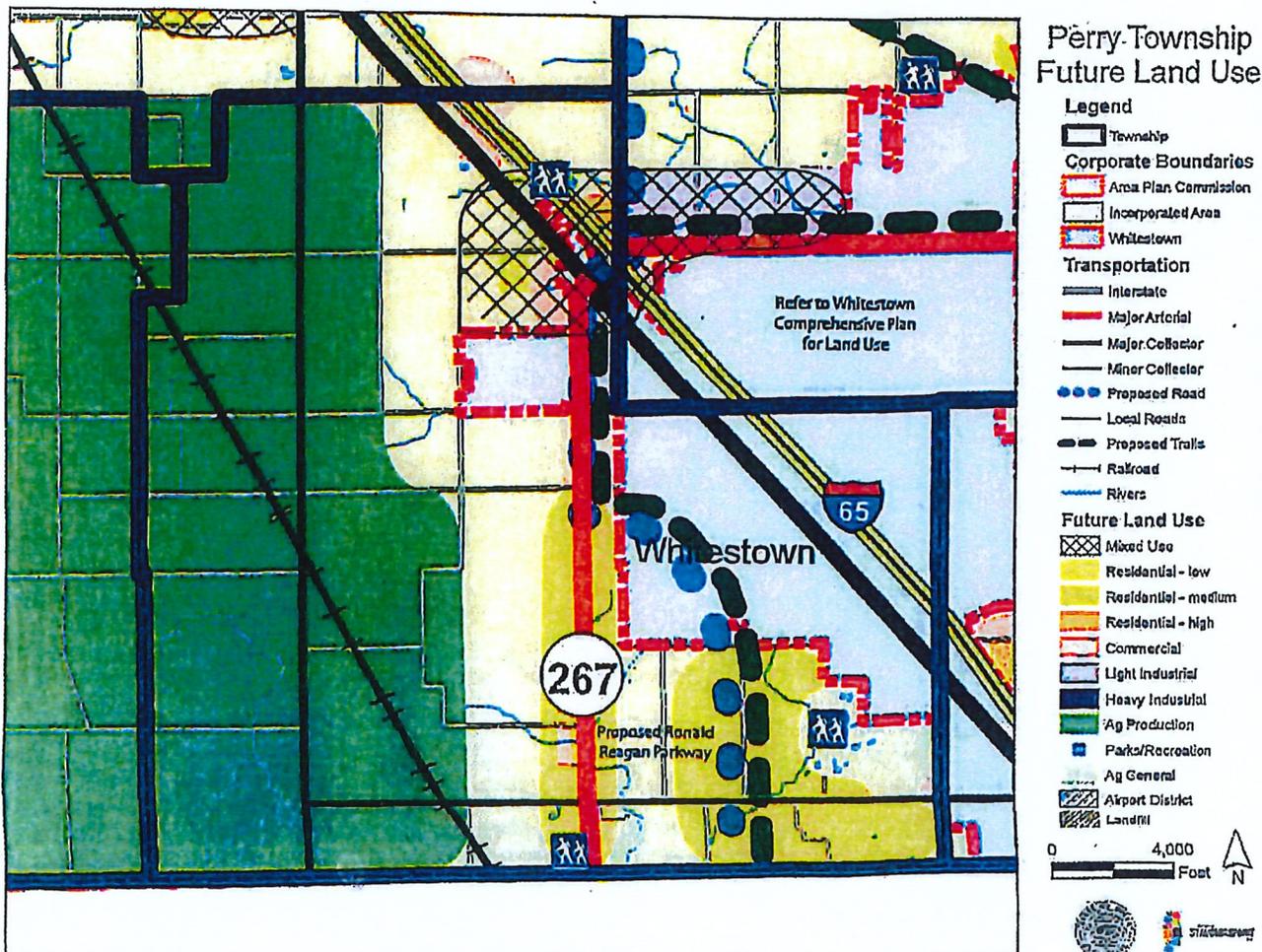
R3	Medium Density Single Family and Two-Family Residential	This is a medium density single-family district, which may include two family dwellings by Development Plan Approval. Development in this district typically ranges from 1.75 homes per acre to 3.00 homes per acre. In this district, residential development at these densities requires connection to public water and public sewer utilities.
R4	High Density Single and Two-Family Residential	This district is established for high-density single-family dwellings and may include two-family dwellings by Development Plan Approval. Single and two-family development in this district typically ranges from 3 homes per acre to 4.25 homes per acre. Two-family development typically ranges from 7 units per acre to 12 units per acre. In this district, single and two-family development at these densities requires connection to public water and public sewer utilities.
MF	High Density Multi-Family Residential	This is a high-density multi-family district. Development in this district is typically at a density of 7 to 12 dwelling units per acre. Development in this district requires connection to public water and public sewers.
Commercial Districts		
LB	Local Business	This district is designed and located in neighborhoods to accommodate the primary needs of that locality. This district would place convenience and necessity facilities close to consumers in limited areas close to residences.
PB	Professional Business	This district is established as a buffer generally between commercial and residential districts permitting selected business and professional uses having limited contact with the public.
UB	Urban Business	This district is designed to address the needs of existing and future downtown development. This district carries virtually all of the characteristics of the GB District but without setbacks, buffer yards, or other design requirements common to suburban development.
GB	General Business	This district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses.
AB	Accommodation Business	This district is established to include areas adjacent to Interstate interchanges and is designed to serve the needs of the public traveling on these major thoroughfares.
Industrial Districts and PUD's		
I1	Light Industry	This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations.
I2	General Industry	This district is established for all types of industrial uses requiring both enclosed and unenclosed spaces for storage, manufacturing, and fabricating.
PUD	Planned Unit Development	This district is established to encourage improved land development and building site design, to encourage and allow a variety of innovative uses, building types and arrangements, to allow development of land areas so planned, located or situated as to merit and justify consideration as a PUD district.

**Land Use Plan
Perry and Worth Townships**

The intersection of Highways 421 and 334 serves as an entry corridor into Zionsville. New commercial and mixed-use development should be restricted to the east side of US 421. New development should follow the US 421 overlay standards.

The Indianapolis Executive Airport (formerly Terry Airport), provides an excellent resource to industrial and commercial uses in and around Boone County. The airport has experienced substantial growth due to the overflow of general aviation uses from Indianapolis International Airport. The capacity of the airport, its proximity to surface transportation to Indianapolis along SR 421 and US 31, and existing area commercial and industrial land uses provide the perfect opportunity for mixed-use development to occur around the airport with focus on additional commercial and industrial opportunities. Specific development standards and land-use requirements that help protect existing property values, promotes the health and safety of the surrounding areas while accommodating future airport expansion should be incorporated into any type of growth and new development in or around the airport

Perry and Worth Townships



4: LAND USE

Future Land Use Map (Corporate boundary & 2013 pending annexation)

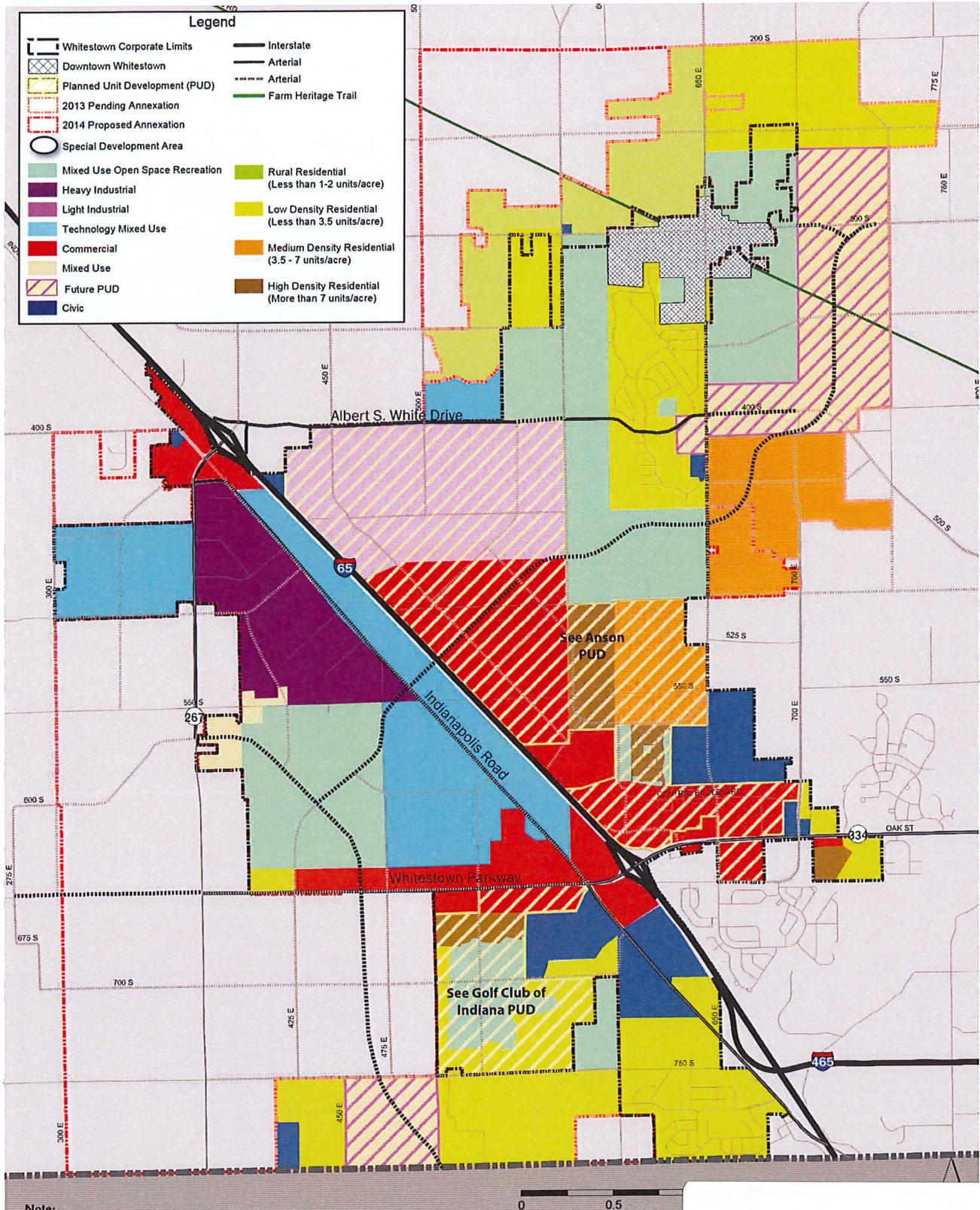


Exhibit 6



To: Wayne DeLong, Director of Planning and Economic Development
 From: Beam, Longest & Neff, LLC., Town Engineer
 John Beery, PE, PTOE, PTP
 Date: November 22, 2019

We have completed our review of the following submittal for the referenced project.

PROJECT DESCRIPTION

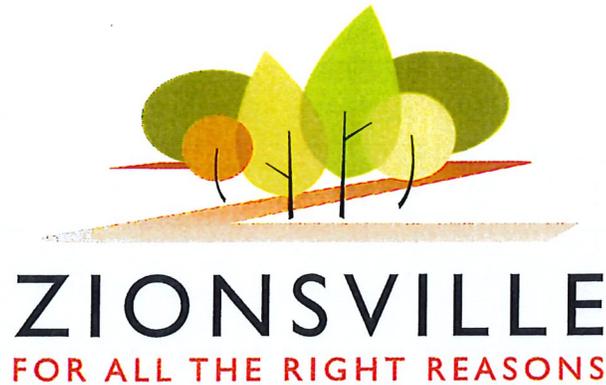
Project	Name	Hub I-65 Phase 2	
	Location	Southeast Corner of 4255 S 300 East	
	Developer	Van Trust Real Estate	
	Submittal	No. 1	
Documents Reviewed		Document Name	Document Date
		Petition No. 2019-52-Z	November 12, 2019
Zoning	Current	Rural AG	
	Proposed	Rural I-1	
Land Use	Current	Agricultural	
	Proposed	Rural I-1	
Requested Variances		None Identified in Petition	

Based on our review, we have developed the following list of items and comments:

I. RE-ZONING PETITION

1. The petition meets or exceeds the submittal requirements for a Traffic Impact Study per the requirements of Section 194.023 of the Town’s Zoning Ordinance. A traffic impact study is required as part of the submittal and review. The traffic impact study presented from the previous project, dated October of 2018, should be revised and updated based on the proposed project. The Town of Whitestown and Boone County should be provided with copies of the study.

2. While it is acknowledged that this is a petition for zoning, to which is generally supported by the Town's Comprehensive Plan, it should be noted there are issues in the site plan exhibit which will require significant adjustment and will affect elements in the layout and design of the facility. This information has been shared with the petitioner at TAC and will be addressed in the development plan stage of the project.



To: Wayne DeLong, Director of Planning and Economic Development
 From: Beam, Longest & Neff, LLC., Town Engineer
 John Beery, P.E., PTOE, PTP
 Date: December 11, 2019

We have completed our review of the following submittal for the referenced project.

PROJECT DESCRIPTION

Project	Name	Hub I-65 Phases 2 and 3	
	Location	Southeast Corner of CR 400 South and CR 300 East	
	Developer	VanTrust Real Estate	
	Submittal	No. 1	
Documents Reviewed		Document Name	Submittal Date
		Traffic Impact Study	12-10-19
Zoning	Current	AG	
	Proposed	Rural I-1	
Land Use	Current	Agricultural	
	Proposed	Industrial	
Requested Variances		N/A	

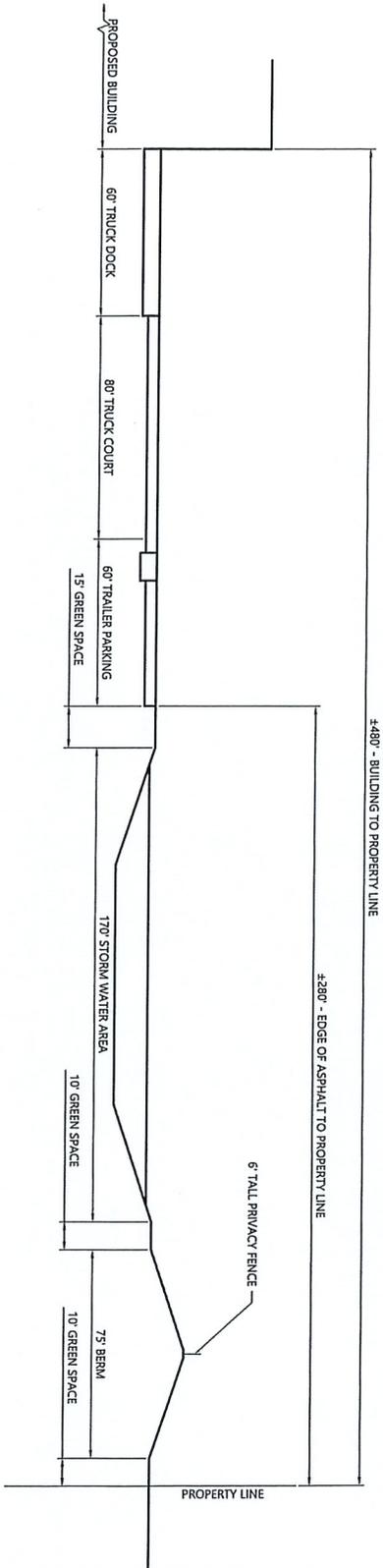
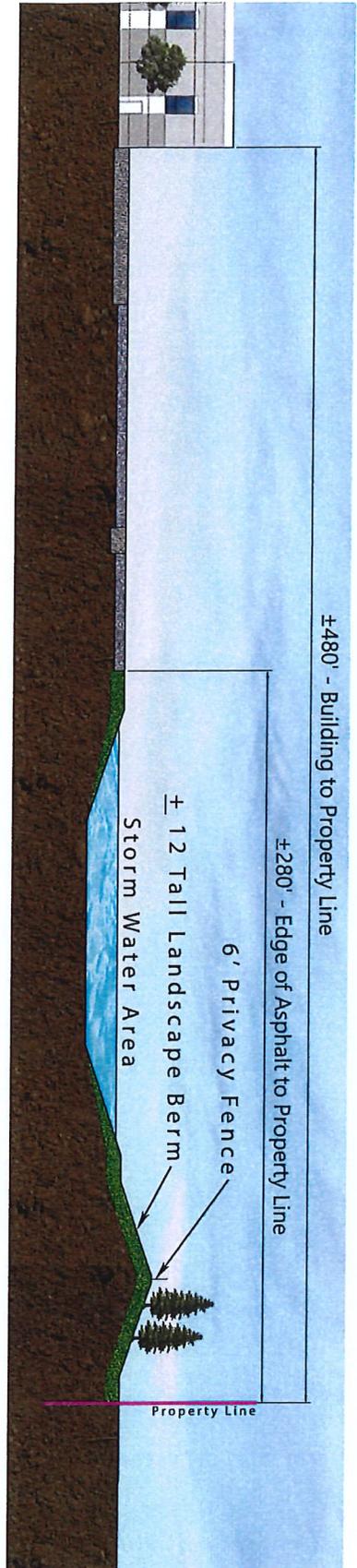
Based on our review, we have developed the following comments:

I. TRAFFIC IMPACT STUDY

- A. The Capacity Analysis on page iii of the Executive Summary states that the analysis was completed in Synchro (Version 9.2) with methodology used from the HCM 2010. The latest methodology that should be used in that version of Synchro should be HCM 6th Edition, as it is the most recent version of the Highway Capacity Manual
- B. Please provide copies of the actual graphs used for Land Use 154 used to determined trips generated as an attachment in the Study.

- C. It is recommended that the report be reviewed by the Town of Whitestown as any changes proposed as part this study and the impacts of the development are under its jurisdiction.

- D. Further review is pending any future revisions.

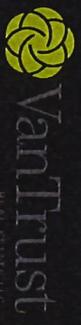


0 20'
SCALE 1" = 20'

November 25, 2019

Cross Section Exhibit

HUB I-65 - Phase II
S.R. 267 and Indianapolis Road
Zionsville, Indiana 46075





Site Exhibit

HUB I-65 - Phase II
 S.R. 267 and Indianapolis Road
 Zionsville, Indiana 46075

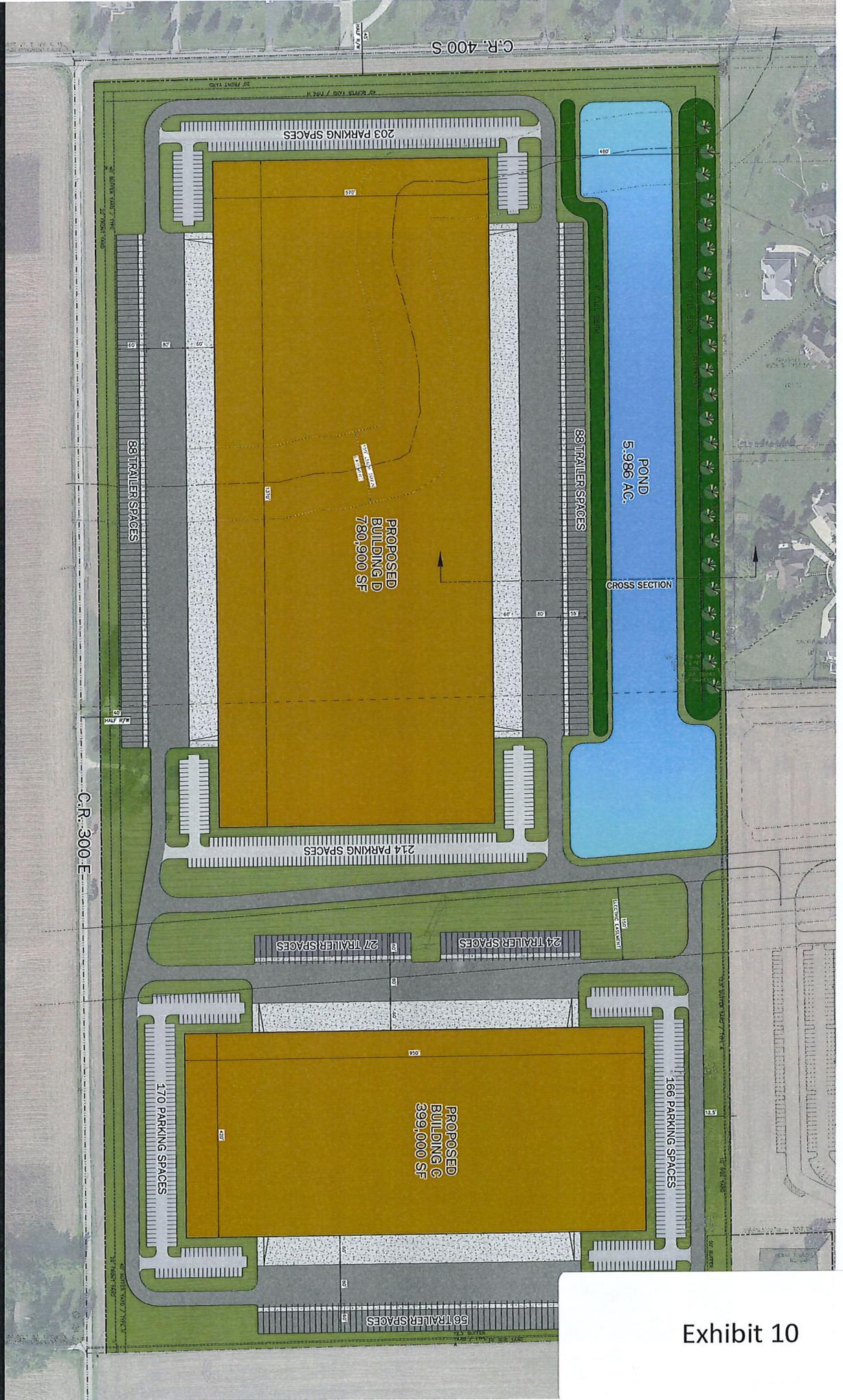


Exhibit 10

±480' - Building to Property Line

±285' - Edge of Asphalt to Property Line

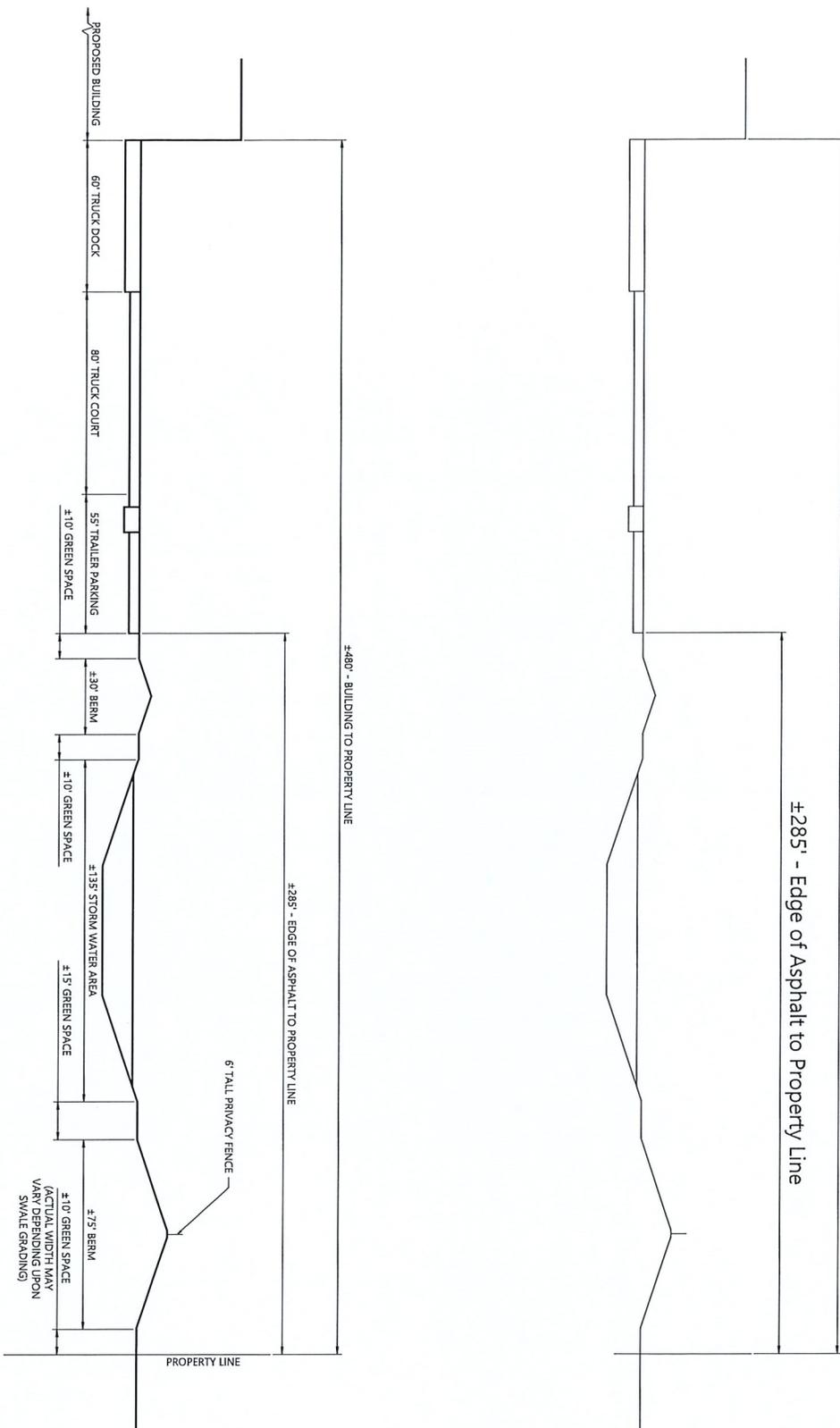


Exhibit 10

Cross Section Exhibit

HUB I-65 - Phase II
S.R. 267 and Indianapolis Road
Zionsville, Indiana 46075

0'
20'
SCALE: 1" = 20'

January 13, 2020



ZIONSVILLE PLAN COMMISSION
Docket Number 2019-52-Z
4255 S 300 E

PROPOSED COMMITMENTS LIST

- 1) Light poles constructed on the Real Estate that are directly adjacent to residential areas shall not be more than 20 feet in height.
- 2) Lighting installed on buildings constructed on the Real Estate that are directly adjacent to residential areas shall be shielded (i.e. directed downwards) LED lights and not placed higher than 20 feet from ground level.
- 3) Owner shall construct and maintain a landscaped berm along the Real Estate's eastern property line, where abutting Saratoga subdivision (approximately 12 feet tall and 60 feet wide). Slow or no-grow grass species shall be planted upon the berm. Owner will landscape the berm with a mixture of evergreen and deciduous trees at a planting density and spacing as depicted on the Site Plan accompanying these Commitments. Owner to replace, at is expense, any dead trees or plantings. It is the intention of the Owner that the building grade will not be unnecessarily and artificially raised in a manner substantially diminishing the visual barrier provided by the berm and fence height totaling approximately 18 feet, together with the landscaping. Owner establishing the building grade as part of the development plan approval process and to "balance" the Real Estate from the standpoint of cut and fill and to assure proper drainage shall not be deemed unnecessarily and artificially raising the building grade.
- 4) Owner shall install an approximately 6-foot privacy fence on the top of the berm. The fence shall be made of cedar and extend the entirety of the eastern property line, where abutting Saratoga subdivision, as depicted on the Site Plan accompanying these Commitments. The fence system shall be approved by a licensed engineer. Owner further agrees to maintain the fence and, if necessary, repair and replace damaged posts, boards and other components of the fence in a reasonably timely manner.
- 5) The goal of the berm and fence is to be in total 18 feet in combined height. Owner may reasonably adjust the height of the fence and/or berm to achieve the goal height.
- 6) No building constructed on the Real Estate shall exceed 55' in height.
- 7) Signage on the east side of buildings on the Real Estate, and across from that portion of the Real Estate adjacent to the Saratoga subdivision, shall not exceed 20 feet in height.
- 8) The development of the Real Estate shall comply with the submitted Site Plan and provide the buffer areas as shown on such plan.
- 9) Owner will screen any outside dumpsters in accordance with the Zionsville ordinance requirements.

Janice Stevanovic

From: Janice Stevanovic
Sent: Thursday, December 12, 2019 3:21 PM
To: Price, Matt
Cc: Nixon, Ross; Raif C. Webster - VanTrust Real Estate, LLC (raif.webster@vantrustre.com)
Subject: HUB I-65 Phase 2 Commitments

Matt,

We are sharing the following Engineer comments regarding the commitments presented in the December Plan Commission Packets.

Please let us know if you have any questions/concerns.

Janice Stevanovic
Planner II/Project Manager
Town of Zionsville
1100 W. Oak Street
Zionsville, IN. 46077
317-873-1574
jstevanovic@zionsville-in.gov

1. The berm width in the commitments (60 feet) does not match the berm width in the exhibit that was attached (75 feet).
2. The 10 foot greenspace around the pond should be 15 feet, which is the minimum easement required in the Stormwater Standards and the Town's desired distance around a pond for maintenance. The green space width should match the easement width for maintenance purposes. This should be confirmed.
3. Commitment number 8 references the site plan and states bufferyards. I recommend editing that statement to read: "The development of real estate shall comply with the bufferyard requirements for Rural development standards and process outlined in the Town's Zoning Code." The email we just received states the bufferyards won't be a part of the zoning petition, but the commitments presented in the package references the site plan and specifically references bufferyards.
4. Recommend a note that all dimensions and layouts are subject to final site design requirements.



PUBLIC PROCESS FOR CHANGE OF ZONING REQUESTS (I.C. 36-7-4-600) integrated with Town of Zionsville Plan Commission Rules of Procedure

PLAN COMMISSION HEARING PROCESS-FOR CHANGE IN ZONING (filing date is a minimum of 31 days prior to the initial hearing)

STEP ONE	DAY 1	DAYS 3-5	DAYS 12-14	DAYS 12-20	DAY 31
ACTION	Public Filing	Plan Commission Agenda Posted to Town Website	Legal Notice of Plan Commission Meeting Published in Newspaper	Legal Notice Mailed to Adjoiners	Public Hearing Occurs <i>first public interaction</i>
DETAILS ON ACTION:	Indiana Code requires Plan Commission to hold a hearing within 60 days of the filing	Second opportunity of public to learn of a filing (first is to check with staff after passing of deadline for filing)	Published in a newspaper of general circulation at least 10 days prior to the hearing (regulated by Indiana Code). (Third opportunity for public to be made aware of a rezoning request)	Notices are mailed to interested parties (Interested parties are defined by the Plan Commission) (Fourth opportunity for public to be made aware of a rezoning request)	Hearing can be continued from time to time and results in a recommendation being forwarded to the Town Council within 10 business days of the final determination (Indiana Code stipulates timing)
INTERESTED PARTIES:	Call on Town Hall to confirm what has been filed	Watch website for updates	Publication occurs on Wednesdays (typically, using Zionsville Sentinel Times)	Mail arrives certified	Hearing(s) occur at Town Hall -Public Hearing (& fifth time public to be made aware of rezoning request) is on a set schedule published yearly
TOWN COUNCIL MEETING PROCESS-FOR CHANGE IN ZONING					
STEP TWO	DAYS 32-41	DAYS 41-119	DAYS 42-135		
ACTION	Matter is Forwarded to Town Council	Town Council Posts Agenda to Town Website	Town Council Holds <u>Public Meeting second public interaction</u>		
DETAILS ON ACTION:	Town Council discusses request at an agenda setting meeting (& sixth time public to be made aware of a rezoning request)	Seventh opportunity of public to be made aware of a rezoning request (Note: Town Council, by Indiana Code, has up to 90 days to take action on a change in zoning)	Eighth opportunity of public to be made aware of a rezoning request		

Notes:

- 1) This listing does not include any reference to Staff review of the filing (through a part of the process).
- 2) Indiana Code does not require the Town Council to hold a meeting (a request not scheduled for a meeting is deemed effective/adopted as recommended by the Plan Commission).
- 3) This shall serve as a guide of the rezoning process as regulated by state law and further described in local ordinance as well as the Plan Commission's Rules of Procedure (the "Laws"). This document is only a guide and is not intended to circumvent or deviate from the Laws associated with rezoning land in Indiana.





Petition Number: 2019-55-DP

Project Address: 10601 Bennett Parkway (to be formally addressed as 10649 Bennett Parkway).

Petitioner: Zionsville MOB Investors, LLC

Representative: Jeff Jacob, Attorney for Petitioner
Hackman Hulett LLP

Request: Petition for Development Plan to allow for the construction of an approximately 12,294 square foot building with waiver request from section 194.071(D)(1)(a) of the Zoning Ordinance in the (I-3) Urban Heavy Industrial Zoning District.

Current Zoning: Urban Heavy Industrial Zoning District (I-3).

Current Land Use: Unimproved

Approximate Acreage: 2.48± Acres

Related Petitions: 2019-54-SP: Secondary Plat; Pending Administrative Approval.
2019-33-UV: Use Variance to permit Clinic as a Primary Use in the I-3 District; Approved by the Zionsville Board of Zoning Appeals on November 26, 2019.
2019-34-SE: Special Exception to permit Office as a Primary Use in the I-3 District; Approved by the Zionsville Board of Zoning Appeals on November 26, 2019.

Exhibits: Exhibit 1 – Staff Report
Exhibit 2 – Aerial Location Map
Exhibit 3 – Petitioner’s Narrative
Exhibit 4 – Development Plans (includes Site Plan, Building Elevations, Landscaping Plan, Site Photometric, Lighting Cut Sheets, and conceptual Ground Sign)
Exhibit 5 – Town Engineer’s Comments
Exhibit 6 – Petitioner’s Findings of Fact

Staff Presenter: Wayne DeLong, AICP, CPM

PETITION HISTORY

This petition will receive a public hearing at the January 21, 2020, Meeting of the Plan Commission. The Zionsville Board of Zoning Appeals approved a Use Variance (2019-33-UV) to permit a Clinic as a Primary Use and approved a Special Exception (2019-34-SE) to permit Office as a Primary Use for this project on November 26, 2019.

PROJECT LOCATION

The subject site is located at the northeast corner of the intersection of Bennett Parkway and West 106th Street. The site is approximately 2.48± acres and is not improved. The site is bordered on the south by West 106th Street; on the west by Bennett Parkway; on the north by Charles Court; and on the east by a retention pond serving Bennett Technology Park. The site and adjoining parcels to the north and east are zoned Urban Heavy Industrial Zoning District (I-3). Adjoining parcels to the south and west are zoned Urban General Industrial (I-2).

Vehicular access onto the site will be from Bennett Parkway and Charles Court; no curb cut is proposed on West 106th Street. Pedestrian maneuverability on site will include pathways along the Bennett Parkway and Charles Court frontages. Sidewalks are designed to connect the proposed building's main entry, located on the north façade of the building, to the pathway along Bennett Parkway.

ANALYSIS

The Petitioner requests approval for the development of a single story, 12,294± square foot building, with related parking areas, to house a medical clinic in the Urban Heavy Industrial Zoning District (I-3). The Petitioner anticipates a future expansion of approximately 8,000 square feet to this subject building which is labeled on the conceptual site plan as "Proposed Flex Tenant Space." However, this future expansion is not included within this Development Plan review. Approval of a Development Plan Amendment for this future expansion will be required by the Plan Commission.

DEVELOPMENT PLAN REVIEW

Zoning Ordinance

Approval of a Development Plan by the Plan Commission is required for "...new development or major additions..." within the Urban I-3 (Heavy Industrial) Zoning District.

Architecture

The proposed improvements utilize a variety of materials and colors. Renderings are attached to this report with additional supporting documents within the Petitioner's materials (Exhibit 6). As filed, staff is supportive of the proposed architecture and color palette.

Architectural Building Design

The subject site is within 400 feet of a Secondary Arterial (West 106th Street) and a Collector Street (Bennett Parkway) and is therefore subject to the Zoning Ordinance's requirement (§194.071(D)(1)(a)) of "...any new building or building addition be designed to incorporate the salient features of and be consistent with or complementary to the Zionsville theme, incorporating the architecture, design and overall aesthetic exterior character of a building consistent with the Georgian, Federal, Greek Revival or Victorian architectural styles." The Zoning Ordinance does provide that the Plan Commission may grant a waiver of these Architectural Building Design Requirements and approve the proposed design which does not incorporate the salient features of the Zionsville Theme provided the following findings are met:

- (a) The building design represents an innovative use of building materials or design, or site design features which will not be detrimental to the use or value of area properties;
- (b) The proposed building is appropriate when compared to the architecture, design and overall exterior character of other buildings on the site and surrounding sites;
- (c) The building design is consistent with and compatible with other development located along the street; and
- (d) The proposed building is consistent with the intent and purpose of this chapter.

Staff's opinion is that a waiver of the Architectural Building Design Requirements is necessary for the proposed design and that the findings for this waiver (noted above) are met. Petitioner has provided a letter from their architect (within Exhibit 3) detailing certain architectural features of the proposed building and its relationship to three buildings in the immediate area. Two of these referenced buildings were granted the design waiver.

Landscaping & Setbacks

As proposed, the site would be improved with a combination of deciduous and evergreen trees and shrubs as well as a variety of other types of plantings. Along the frontages of West 106th Street, Bennett Parkway, and Charles Court the Petitioner is proposing to utilize a development incentive provided within the Zoning Ordinance to reduce the required front yard setbacks from 50 feet down to 30 feet by installing a Level "B" landscaping package on each of these frontages. This same reduction has been utilized by other developments within the immediate area of the subject site.

It must be noted that overhead power transmission lines, and a corresponding utility easement, run parallel and adjacent to the subject site's southern border along West 106th Street. Duke Energy has certain limitations on landscaping as to not interfere with their power lines. While none of the Petitioner's proposed landscaping is located within the Duke easement, should Duke at a future time require certain plantings be removed, the Petitioner should be required to replace any removed plantings in order to maintain a Level "B" landscaping package. As filed, Staff is supportive of the landscape plan.

Lighting

The proposed lighting on the site includes five (5) pole mounted lights in the parking areas and nine (9) wall mounted lights on the building's facades. Per the submitted plan set, the pole lights would be mounted at 25 feet in height and be appropriately located within the parking areas. The wall-mounted lights would be mounted at 12 feet in height. A photometric plan has been submitted and is compliant with the Ordinance requirements. As filed, Staff is supportive of the lighting plan.

Signage

The site is eligible to be improved with both ground signage and wall signs associated with the proposed building and various occupants. Petitioner has provided proposed building elevations which identify areas contemplated for wall signage while not specifically identifying the exact dimensions of those signs as well as a conceptual ground sign elevation. Final sign design(s) will be reviewed by the Town Staff at the time the Petitioner seeks sign permits associated with the proposed improvements.

Stormwater / Drainage

The Town's Street / Storm Water Department and Town Engineer have reviewed the proposed storm water drainage plan (review comments are contained a part of the Plan Commission's packet - Exhibit 5). No substantial items remain to be resolved specific to the site's drainage or management of storm water.

Utility Access

Adequate access to utilities is available to facilitate the project. No issues are known at this time.

Vehicle and Bicycle Parking

The site layout provides compliant vehicle parking for the proposed medical clinic. Additional vehicle parking areas are planned and can be accommodated on site if and when the 8,000± square foot building addition would be constructed. While not required by the Zoning Ordinance, the Petitioner has provided bicycle parking (two inverted “U” bicycle stands) near the pedestrian entry into the building. This was suggested by Staff as the site is bordered on two sides by multi-use paths. This bicycle parking may be utilized by employees and patrons.

FINDINGS

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 194.127 of the Ordinance the Plan Commission finds:

1. The Development Plan **is** compatible with surrounding land uses because:
2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:
5. The Development Plan **does** provide for the calculation of storm water runoff because:
6. The Development Plan **does** provide for current and future right-of-way dedications because:
7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The Petitioner’s Proposed Findings are attached as Exhibit 6 for the Plan Commission’s consideration.

STAFF RECOMMENDATION

Staff recommends approval of the requested Architectural Building Design waiver and the Development Plan Petition as filed.

RECOMMENDED MOTIONS

I move that the waiver of Architectural Building Design Requirements be (Approved based on the findings in the staff report / Denied) as presented.

I move that Docket #2019-55-DP to allow for a single story, 12,294± square foot building to house a medical clinic in the Urban Heavy Industrial Zoning District (I-3) be Approved based on the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued) as presented.

PROCEDURAL NOTES

An Improvement Location Permit will be required to be obtained from the Town prior to the commencement of any site work and/or building construction.

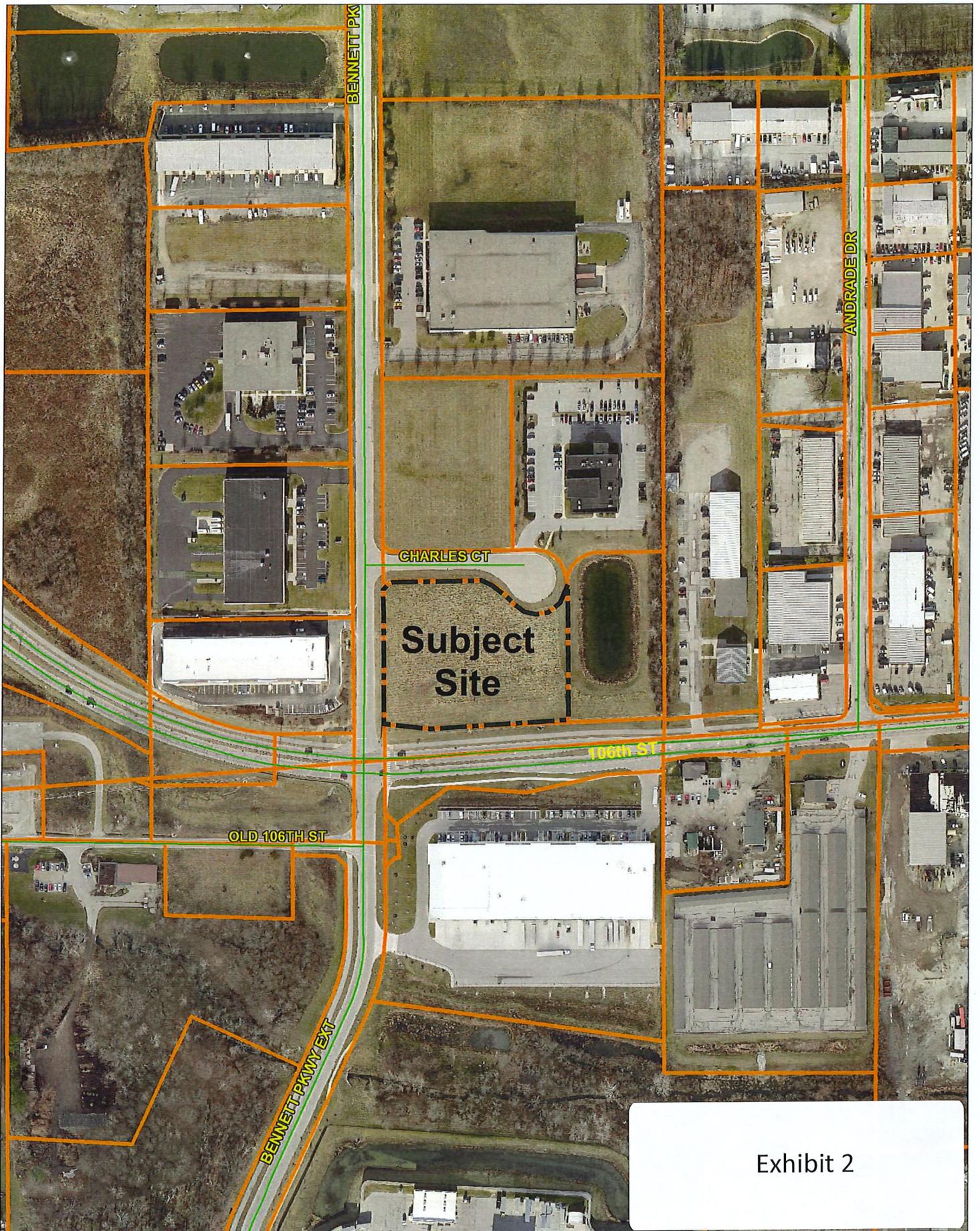
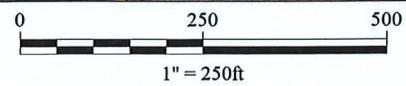


Exhibit 2: Aerial Map



January 13, 2020
Sent Via Hand Delivery

Zionsville Plan Commission
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Re: *Petition 2019-55-DP*

Dear Zionsville Plan Commission:

Submitted on behalf of my client, Zionsville MOB investors, LLC, for your review and consideration is the Development Plan and Petition and plans for the construction of medical clinic on the northeast corner of 106th Street and Bennet Parkway related the above referenced Petition. By way of background, the subject parcel is part of the Bennett Technology Park Primary Plat approved in 2000. Thereafter, the Secondary Plat for the other lots was finalized in 2006. The Secondary Plat for this parcel was filed for staff review contemporaneously along with this Development Plan application.

The undeveloped 2.48 +/- acre parcel is zoned Urban Heavy Industrial (i-3) and was the subject of a Use Variance (medical clinic in I-3 District) and Special Exception (related to potential future office space expansion) which was approved the Board of Zoning Appeals. The proposed ~12,294 square foot building is replacement space for an existing primary care physician office located in Zionsville. A medical clinic is compatible with the surrounding uses as the area has actually developed and matured; especially after the realignment and expansion of 106th Street. Public water and sewer are available at the site and there is adequately planned and sized roadway system for vehicular ingress/egress in and around the area. Further, storm water controls were mastered planned as part of the Bennett Parkway Primary Plat and have been accounted for as part of the Secondary Plat application.

The Petitioner has requested a waiver of the Architectural Design Standards related to the Zionsville theme. However, this waiver may not be necessary as the Applicant has taken measures to meet the design guidelines and match the surrounding developed uses. Specifically, the architect has worked to pair the colors with the variety of exterior materials and architectural features in order to match Greek Revival style which is an element of the Zionsville theme.

January 13, 2020
Page 2 of 2

Thank you in advance for your consideration.

Very truly yours,

HACKMAN HULETT LLP

By: _____

Jeffrey S. Jacob, Attorney at Law

CC: Zionsville MOB Inventors, LLC
Ashton Fritz, Fritz Engineering Services, LLC

Encl.

January 2, 2020
Sent Via Email

Roger Kilmer
Planner I – Economic Development
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Re: Petitions 2019-54-SP and 2019-55-DP

Dear Roger:

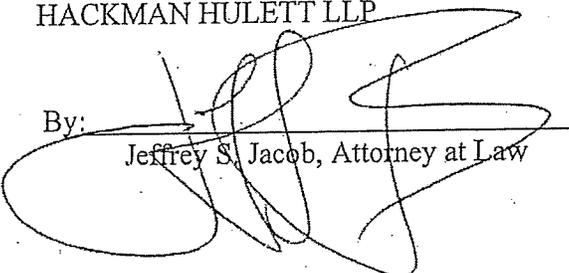
Enclosed please find a brief description of the intended architectural design for the medical building detailed within the above described petitions.

It is my client's contention that the design, as depicted and described, complies with the "Zionsville Theme" and no development standard waiver is needed. The enclosed describes the architectural elements incorporated into the design in order to meet the Town's Ordinance requirements. Please advise.

Very truly yours,

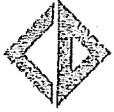
HACKMAN HULETT LLP

By:


Jeffrey S. Jacob, Attorney at Law

CC: Zionsville MOB

Encl.



2019 December 31

To Whom It May Concern:

Many factors contributed to the design of the proposed building to be located at 10601 Bennett Parkway, Zionsville, IN 46077. After determining that the aforementioned address and site works functionally for our client and the locality, all applicable guidelines/requirements/codes/ etc. were taken into consideration. In addition, surrounding buildings were studied so that our new facility will fit in with the area.

In looking at buildings located in the immediate vicinity of our project, along 106th Street and West of Michigan Road, we found that there a number of buildings with similar building materials and design elements that contribute to one of the four design themes which the Town of Zionsville has set forth. As stated in the Urban VBD (Village Business District) guidelines, these are Georgian, Federal, Greek Revival and Victorian styles. We found the following:

- Directly across 106th Street, looking South from our proposed building site, sits NK Hurst and Company. This building utilizes, what appears to be, pre-cast construction materials in a manner that resembles masonry. Additionally, design elements such as water table, low on building, cornice located high on building, and undulation in the façade itself help to fit within several of the architectural schemes. Colors are reds and greys (red brick and grey 'water table')
- Located at the NW corner of 106th Street and Bennett Parkway sits a building appearing to also be pre-cast with very similar design elements: water table, cornice, banding, etc. Colors used here are largely greys (medium grey brick and light grey cast stone)
- Lastly, the building for Reindeer Logistics is located directly NE of our proposed building site, off of Charles Court. It incorporates undulations in building façade, quoins, cornice trim high at parapet, and lintels or the suggestion of lintels over windows. Colors used are taupe and dark brown/bronze.

Our facility features an undulating façade which helps add character. It will also incorporate earth toned colors comprised of light brown, taupe, dark brown/bronze and greys. The building façade will,

predominantly, consist of masonry materials including cast stone (grey); brick (taupe/light brown) and stone (beiges/light browns/greys). Cast stone is used for a base, or water table, on the building, as well as for lintels and sills. A small amount of dark bronze metal panel is used to further add richness in



Cooler Design

9135 N. Meridian Street, Suite A1
Indianapolis, IN 46260
317.816.1144 • www.coolerdesign.com

material and additional character. All of these items, along with a substantial, dark bronze cornice are design elements, colors and features that are reminiscent of the Greek Revival style, and they, along with the corresponding colors, will achieve a uniformity with surrounding buildings in the area.

Regards,

William H. Cooler, AIA, NCARB
Cooler Design, Inc.
President

PLAN COMMISSION PACKET FOR: ZIONSVILLE MEDICAL OFFICE BUILDING

10649 BENNETT PARKWAY
ZIONSVILLE, EAGLE TOWNSHIP, BOONE COUNTY, INDIANA
SECTION 1, TOWNSHIP 17N, RANGE 2E

DEVELOPER:

HOKANSON COMPANIES, INC.
10201 N. Illinois Street, Suite 400
Indianapolis, IN 46290

Contact Person: Chris Horsley
317.633.8072
cmh@hokansoninc.com



SITE VICINITY & ZONING MAP 



FRONT EXTERIOR RENDERED IMAGE
NORTH FACADE

PACKET INDEX
SITE PLAN
ARCHITECTURAL RENDERED IMAGES
SITE LANDSCAPE PLAN
BUILDING ELEVATIONS
SITE LIGHTING PLAN
LIGHTING FIXTURE SPEC SHEETS
MONUMENT SIGN

SITE DATA:

TOTAL SITE ACREAGE - 2.48 AC
TOTAL ACREAGE OF DISTURBANCE - 2.0 AC
GROSS SQUARE FOOTAGE OF OFFICE BUILDING - 12,312 SF
PROPOSED CONSTRUCTION START - MARCH 1, 2020
PROPOSED CONSTRUCTION END - OCTOBER 1, 2020

TOWN OF ZIONSVILLE PETITION REFERENCE:

DEVELOPMENT PLAN DOCKET # 2019-55-DP
SECONDARY PLAT DOCKET # 2019-54-SP
BZA USE VARIANCE DOCKET # 2019-33-UV APPROVED 11/26/2019
BZA SPECIAL EXCEPTION DOCKET # 2019-34-SE APPROVED 11/26/2019

FLOOD ZONE:

The project site is located within the FEMA Community Panel Map #18011C0353E dated January 18, 2012. Review of the map indicates the site is located within the Flood Designations 'Zone X' (unshaded). The proposed buildings and improvements are located in Zone X Unshaded and are therefore not subject to Flood Control Ordinance requirements.





Zionsville MOB

12/09/19

10649 Bennett Parkway, Zionsville, Indiana 46077



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

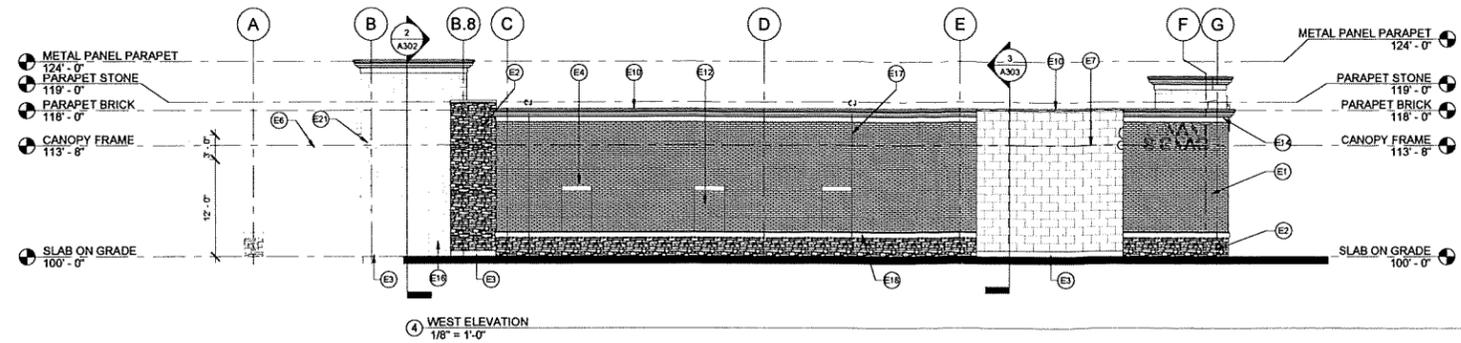


Zionsville MOB

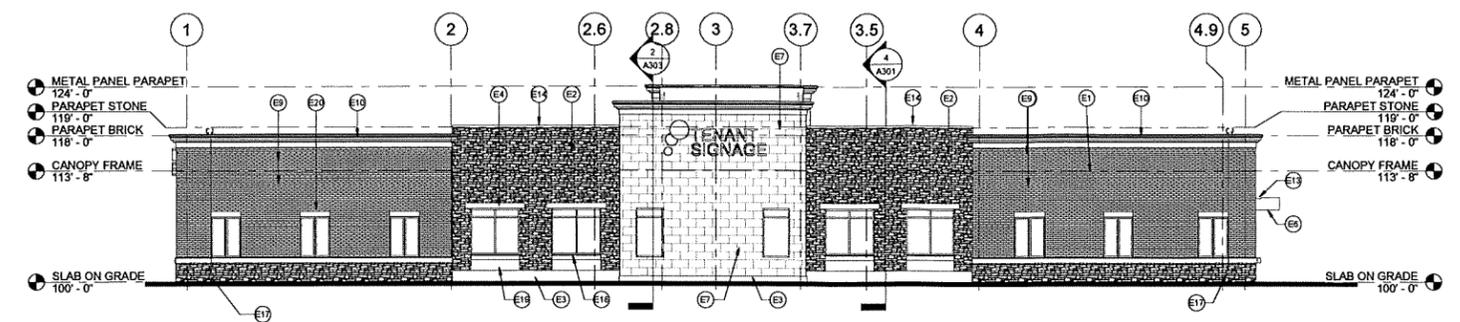
12/09/19

10649 Bennett Parkway, Zionsville, Indiana 46077

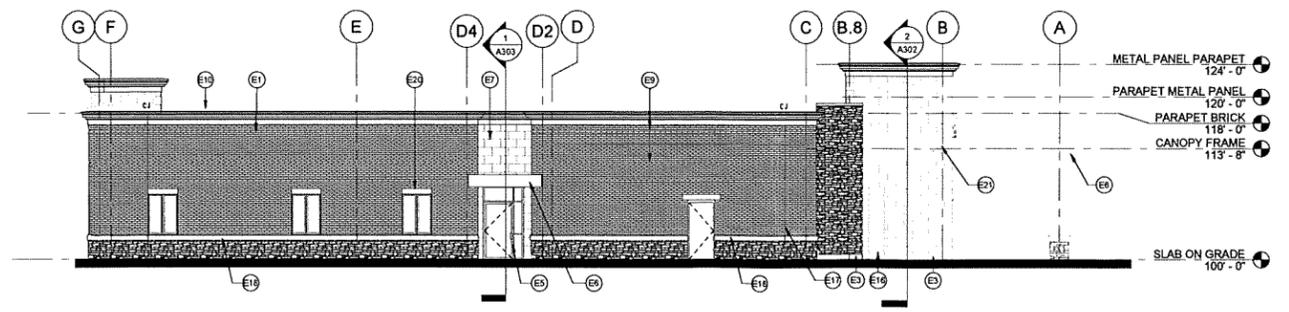




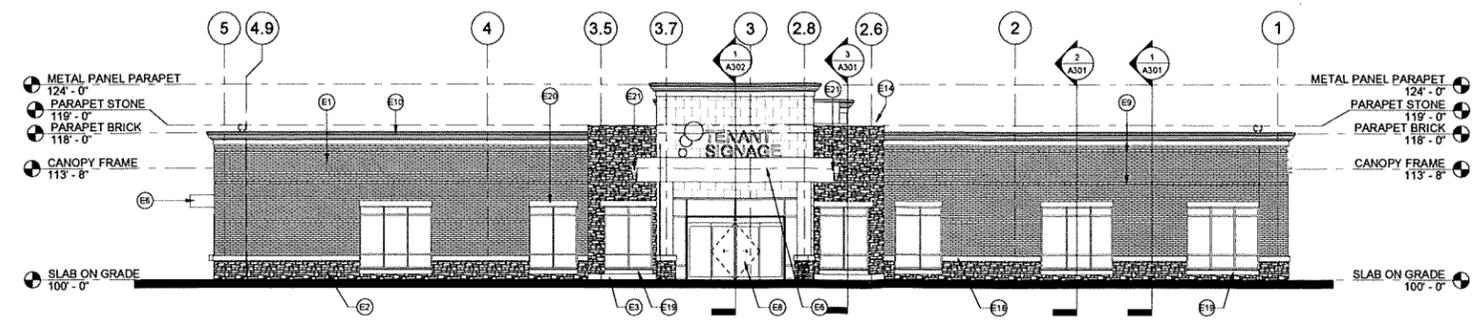
4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

- ### EXTERIOR ELEVATION NOTES
- E1 BRICK VENEER. SEE WALL SECTIONS FOR BRICK REVEAL COURSES LOCATION. REFER TO PROJECT MANUAL FOR BRICK SPECIFICATION.
 - E2 STONE VENEER. REFER TO PROJECT MANUAL FOR SPECIFICATION.
 - E3 CAST STONE BASE TYP. MITER AT ALL CORNERS.
 - E4 CAST STONE UNTEL TO EXTEND 8" ON EACH SIDE OF WINDOW OPENING. (TYPICAL AT STONE FACADE).
 - E5 ALUMINUM STOREFRONT ENTRANCE.
 - E6 METAL PANEL CANOPY.
 - E7 COMPOSITE METAL PANEL SYSTEM.
 - E8 ALUMINUM STOREFRONT ENTRANCE SYSTEM.
 - E9 BRICK REVEAL COURSES.
 - E10 METAL CORNICE. COLOR TO MATCH METAL PANELS.
 - E11 RECESSED MASONRY VENEER PANEL.
 - E12 6" WIDE SPILLWAY.
 - E13 METAL COPING. COLOR TO MATCH METAL PANELS.
 - E14 ALUMINUM STOREFRONT SYSTEM.
 - E15 MASONRY VENEER CONTROL JOINT "CJ" TYPICAL.
 - E16 CAST STONE WATER TABLE TYP. MITER AT ALL CORNERS.
 - E17 CAST STONE WINDOW SILL.
 - E18 CAST STONE UNTEL. UNTEL TO BE FLUSH WITH EDGE OF WINDOW. (TYPICAL AT BRICK FACADE).
 - E19 METAL SCUPPER W/ SPOUT TO MATCH COLOR OF METAL COPING.

- ### EXTERIOR ELEVATION GENERAL NOTES
- A. INSTALL VERTICAL CONTROL JOINT TYPICALLY 4' FROM OUTSIDE CORNER AND 40' O.C. MAX FROM WALLS LONGER THAN 40'.
 - B. JOINTS AT ALL INSIDE CORNERS SHALL BE A CONTROL JOINT.



Cooler Design
Architecture, Planning and Interior Design

9130 N. Warden Blvd
Suite 101
Indianapolis, IN 46250
(773) 317-8114
www.coolerdesign.com

THIS DRAWING AND ITS CONTENTS ARE THE PROPERTY OF COOLER DESIGN, LLC AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF COOLER DESIGN, LLC. COPYRIGHT 2019



William H. Coole
CERTIFICATION

No.	Description	Date

DATE: 02 DEC 2019 COMMISSION: 020002
DRAWN: FAS' COORD: WIC
APPROVED: WIC

ZIONSVILLE MEDICAL OFFICE
BUILDING
10801 Bennett Parkway, Zionsville, Indiana 46077



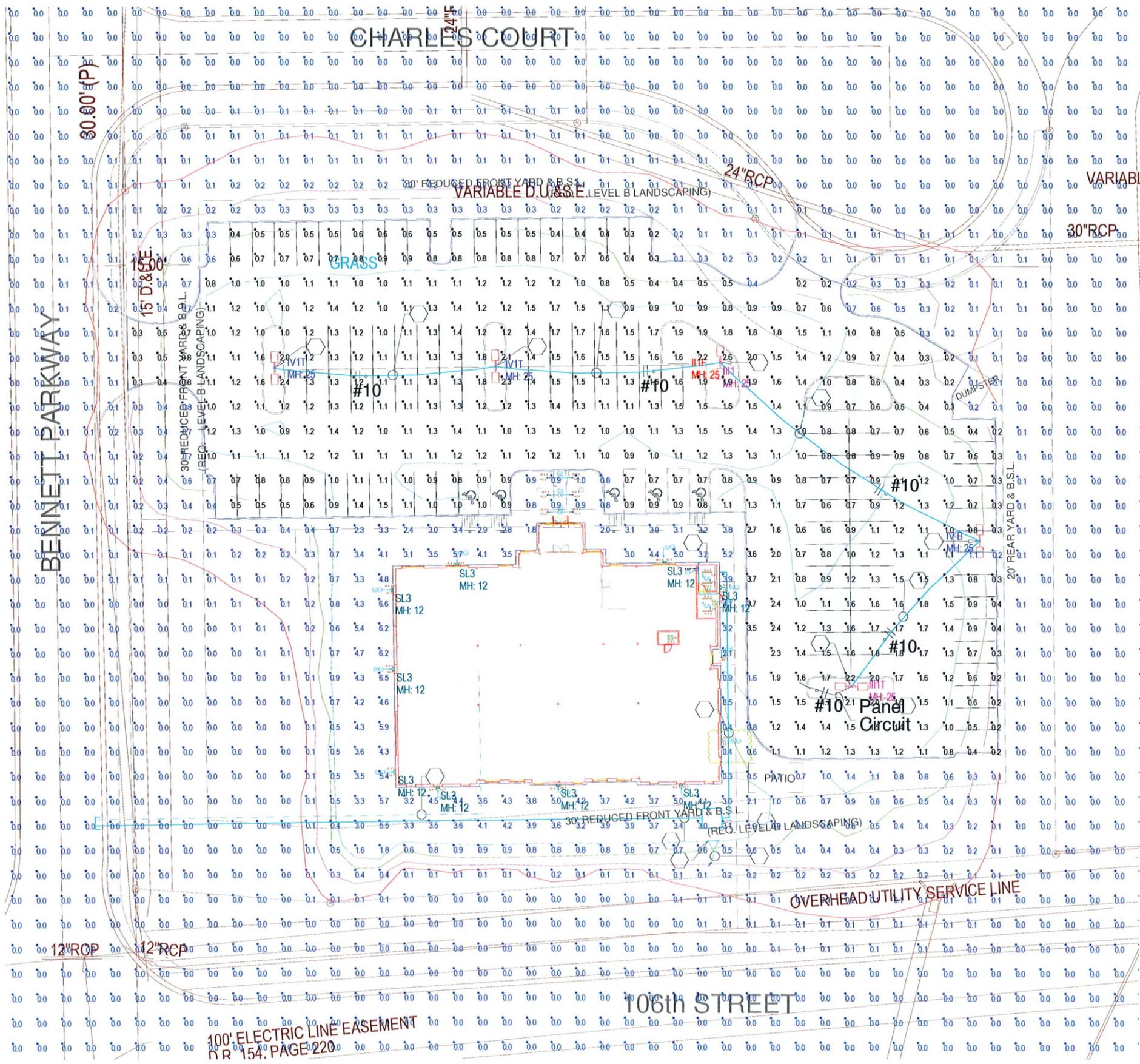
HOVANSON
CONSTRUCTION

EXTERIOR ELEVATIONS

SHEET NAME

A200

SHEET NO.



PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM
 WWW.ESL-SPECTRUM.COM
 PHONE: 317.951.2300

Luminaire Schedule							
Project: 20190365-TB ZIONSVILLE MEDICAL OFFICE BUILDING SITE LIGHTING							
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
1	1	III1F	SINGLE	70	7639	0.850	CL1-30L-4K-2 - FIXTURE ONLY
1	1	III1I	SINGLE	70	7641	0.850	CL1-30L-4K-3 - 25' POLE
1	1	III1T	BACK-BACK	70	7641	0.850	CL1-30L-4K-3 - 25' POLE
1	1	IV-B	SINGLE	70	6318	0.850	CL1-30L-4K-4-BC W/ 25' POLE
2	2	IV1T	BACK-BACK	70	7726	0.850	CL1-30L-4K-4 - 25' POLE
9	9	SL3	SINGLE	48.6	5819	0.850	RD12-24L-50-4K-3

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES
 POINTS SHOWN ARE AT GRADE
 FIXTURE MOUNTING HEIGHTS ARE SPECIFIED NEXT TO FIXTURES AS 'MH'

Calculation Summary							
Project: 20190365-TB ZIONSVILLE MEDICAL OFFICE BUILDING SITE LIGHTING							
Label	CalcType	Units	Avg	Max	Min	AvgMin	Max/Min
PARKING LOT @ GRADE	illumiance	Fc	1.11	3.7	0.2	5.55	18.50
PERIMETER @ GRADE	illumiance	Fc	0.08	6.6	0.0	N.A.	N.A.

ESL-Spectrum's services are for estimation purposes only, and are not warranties.
 Final design and illumination levels must be determined and specified by an electrical engineer.
 Field results may differ from computer predictions because of many uncontrollable factors and adverse test conditions such as:
 line voltage variations, lamp performance, product manufacturing tolerances, job site conditions, and other unrecoverable light loss factors.
 THE FIXTURE TYPE(S) AND LAMP(V)S(S) SPECIFIED ON THIS LAYOUT MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA AND PERFORMANCE DATA SHOWN.
 ES RECOMMENDED ILLUMINANCE TARGETS USED WHERE APPLICABLE.

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

FEATURES

- Mid sized architectural wallpacks in three stylish shapes
- Capable of replacing up to 400w HID luminaires
- Type I, II, III and IV distributions for a wide variety of applications
- Integral battery backup options
- Control capabilities offer additional energy savings options
- Zero uplight distributions
- Inverted mounting capable for under canopy and facade lighting



RELATED PRODUCTS

- [RD11 GeoPak](#)
 [TRP1 GeoPak](#)
 [QSP1 GeoPak](#)



CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Die-cast aluminum housing and door
- Seven powder coat standard finishes, plus custom color options

OPTICS

- 24 or 32 high power LEDs deliver up to 10,800 lumens
- Up to 146 lumens per watt
- Different lenses offer a variety of distribution patterns - Type I, II, III and IV (Forward throw)
- 3000K - 70 CRI, 4000K - 70 CRI and 5000K - 70 CRI, CCT nominal

INSTALLATION

- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Black box accessory available for surface conduit application
- Optional inverted/up mounting (must specify when ordering)

ELECTRICAL

- Optional Dual Drivers & Dual Power Feeds for 50, 70 and 90 watt versions
- 120-277, 347 and 480 voltage, 50/60Hz
- Power factor \geq 90%
- THD (Total Harmonic Distortion) <20%

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- 20kA surge protection (series); Automatically takes fixture off-line when device is consumed
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation

CONTROLS

- Drivers are 0-10V dimming standard
- Universal button photocontrol for dusk to dawn energy savings
- Photocell and occupancy sensor options available for complete on/off and dimming control
- Occupancy sensor options available for complete on/off and dimming control

CONTROLS (CONTINUED)

- In addition, GeoPak Size 2 can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbellighting.com/sitesync for more details

CERTIFICATIONS

- IP65 rated housing
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Zero uplight (U0), dark sky, neighbor friendly
- Drivers IP66 and RoHS compliant

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,200-11,000
Wattage Range	28-87
Efficacy Range (LPW)	112-146
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	16-18 (7.3-8.2)

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

ORDERING GUIDE

Example: TRP2-24L30-3K7-2-UNV-DB

 CATALOG #

ORDERING INFORMATION

Series	# LEDs - Wattage	CCT/CRI	Distribution	Voltage	Secondary Mounting
TRP2 Trapezoid	24L-30 24 LEDs, 30 watts	3K7 3000K, 70 CRI	1 TYPE I	UNV 120-277V	BLANK Downlight Only
RD12 Radius	24L-50 24 LEDs, 50 watts	4K7 4000K, 70 CRI	2 TYPE II	120 120V	NV ² Inverted/Up Mounting
QSP2 Qtr-sphere	24L-70 24 LEDs, 70 watts	5K7 5000K, 70 CRI	3 TYPE III	208 208V	
	24L-90 24 LEDs, 90 watts		4 TYPE IV	240 240V	
	32L-70 32 LEDs, 70 watts			277 277V	
	32L-90 32 LEDs, 90 watts			UNV ¹ 347/480V	
				347 ¹ 347V	
				480 ¹ 480V	

Color	Control Options Network	Options
BL Black textured	PC Button Photocontrol	SF ³ Single Fuse & fuse holder
DB Dark bronze textured	SCP ^{4,5} Programmable occupancy sensor, factory default is 10% light output	DF ³ Double fuse & fuse holder
GT Graphite textured	SCO ⁴ Sensor Control, On/Off	E ³ Battery pack (0°C)
GR Gray textured matte	SWP ^{3,7} SiteSync Pre-Commission	EH ³ Battery pack (-30°C) with heater
GYS Light gray smooth	SWPM ^{3,4,7,8} SiteSync Pre-Commission w/ Occupancy Sensor	2DR ⁶ Dual Drivers
PS Platinum silver smooth	Spec SCP/SCO & SWPM Mount Height	2PF ⁶ Dual power feeds
WH White textured	-8F Up to 8ft mount height	CS Comfort shield
CC Custom color	-20F Up to 20ft mount height	

- Notes:
- 1 70 & 90 watt versions only
 - 2 Not available with SCP, SCO, SWPM sensor and E/EH battery options
 - 3 Must specify voltage (120, 277 or 347V only for SWP & SWP, 120 or 277V only for E & EH)
 - 4 PCU option not applicable, included in sensor
 - 5 Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings
 - 6 Not available with 30w version
 - 7 Not available with E/EH options. Must specify group and zone information at time or order. See www.HubbellLighting.com/product/sitesync for future details.
 - 8 Specify time delay, dimming level and mounting height

ACCESSORIES (ORDERED SEPARATELY)

Catalog Number	Description
<input type="checkbox"/> SCP-REMOTE*	Remote control for SCP option. Order at least one per
<input type="checkbox"/> BB-GEO-XX	Black box with 4-1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB"
<input type="checkbox"/> SWUSB**	SiteSync loaded on USB flash drive (Windows based only)
<input type="checkbox"/> SWTAB**	SiteSync Windows Tablet
<input type="checkbox"/> SWBRG+	SiteSync Wireless Bridge Node

- Notes:
- * Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings.
 - ** When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.
 - + If needed, an additional Bridge Node can be ordered

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

INPUT POWER CONSUMPTION

# of LEDs	Drive Current (mA)	Input Voltage (V)	Current (Amps)	System Power (w)
24	350mA	120	0.23	28
		277	0.10	28
	625mA	120	0.41	49
		277	0.18	49
	900mA	120	0.59	71
		277	0.25	71
		347	0.20	71
		480	0.15	71
	70	120	0.72	87
		277	0.31	87
		347	0.25	87
		480	0.18	87
32	110	120	0.56	67
		277	0.24	67
		347	0.19	67
		480	0.14	67
	140	120	0.69	83
		277	0.30	83
		347	0.24	83
		480	0.17	83

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RD12

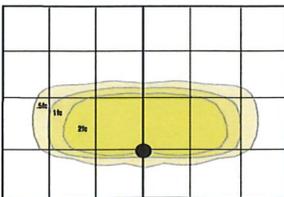
PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
24	350mA	28	1	4,075	146	1	0	0	4,065	146	1	0	0	3,660	131	0	0	0
			2	3,747	134	1	0	1	3,738	134	1	0	1	3,366	121	1	0	1
			3	3,756	135	1	0	1	3,747	134	1	0	1	3,374	121	1	0	1
			4	3,656	131	0	0	1	3,647	131	0	0	1	3,284	118	0	0	1
	625mA	49	1	6,329	130	1	0	0	6,313	130	1	0	0	5,685	117	1	0	0
			2	5,820	120	1	0	1	5,806	119	1	0	1	5,228	108	1	0	1
			3	5,833	120	1	0	2	5,819	120	1	0	2	5,240	108	1	0	2
			4	5,678	117	1	0	2	5,664	117	1	0	2	5,100	105	1	0	2
	900mA	71	1	8,613	122	1	0	1	8,592	122	1	0	1	7,737	110	1	0	1
			2	7,921	112	1	0	2	7,902	112	1	0	2	7,115	101	1	0	2
			3	7,939	112	1	0	2	7,920	112	1	0	2	7,131	101	1	0	2
			4	7,728	109	1	0	2	7,709	109	1	0	2	6,942	98	1	0	2
	1100mA	87	1	10,791	124	1	0	1	10,765	124	1	0	1	9,694	112	1	0	1
			2	9,924	114	2	0	2	9,900	114	1	0	2	8,915	103	1	0	2
			3	9,946	115	1	0	2	9,922	114	1	0	2	8,935	103	1	0	2
			4	9,682	112	1	0	2	9,659	111	1	0	2	8,696	100	1	0	2
32	650mA	67	1	8,621	129	1	0	1	8,600	128	1	0	1	7,744	116	1	0	1
			2	7,928	118	1	0	2	7,909	118	1	0	2	7,122	106	1	0	2
			3	7,946	119	1	0	2	7,927	118	1	0	2	7,137	107	1	0	2
			4	7,735	115	1	0	2	7,716	115	1	0	2	6,948	104	1	0	2
	850mA	83	1	10,806	130	1	0	1	10,780	130	1	0	1	9,705	117	1	0	1
			2	9,938	120	2	0	2	9,914	119	1	0	2	8,927	108	1	0	2
			3	9,960	120	1	0	2	9,936	120	1	0	2	8,947	108	1	0	2
			4	9,695	117	1	0	2	9,672	117	1	0	2	8,709	105	1	0	2

PHOTOMETRY

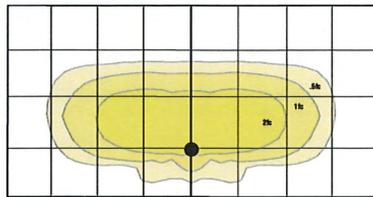
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

TRP2-24L-50-4K7-1



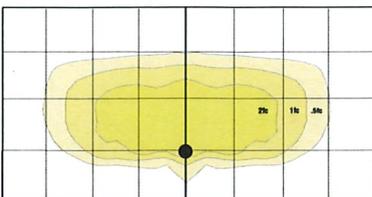
Mounting Height: 15'

TRP2-24L-50-4K7-2



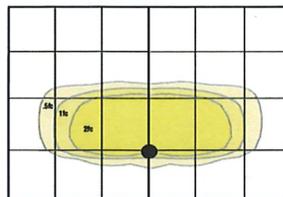
Mounting Height: 15'

TRP2-24L-50-4K7-3



Mounting Height: 15'

TRP2-24L-50-4K7-4

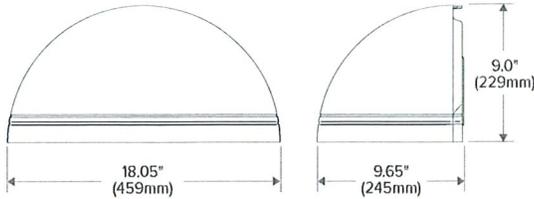


Mounting Height: 15'

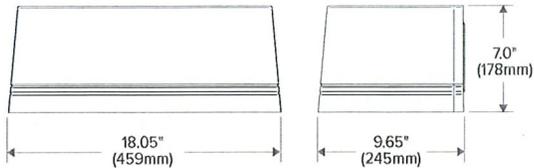
GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RDI2

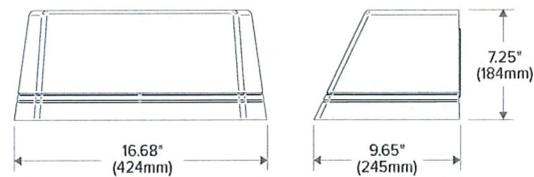
DIMENSIONS



QSP2
Weight:
15 lbs (6.8 kg)



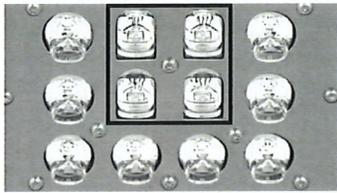
RDI2
Weight:
16 lbs (7.3 kg)



TRP2
Weight:
16 lbs (7.3 kg)

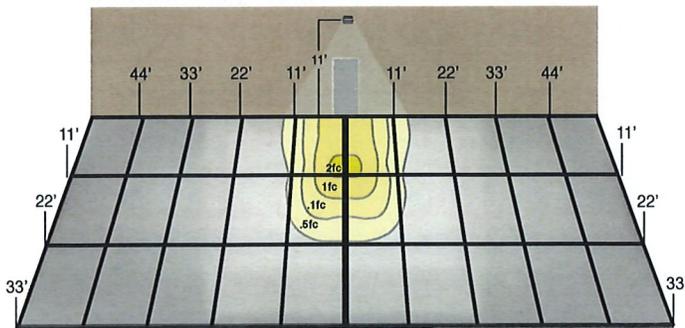
ADDITIONAL INFORMATION (CONT'D)

E & EH EMERGENCY BATTERY BACKUP



24 or 32 high power LEDs generate up to 11,000 lumens in normal mode and use 4 LEDs for up to 700 lumens in emergency mode.

PHOTOMETRICS - BATTERY BACK UP



11' Mounting Height

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.

Diagrams for illustration purposes only, please consult factory for application layout.

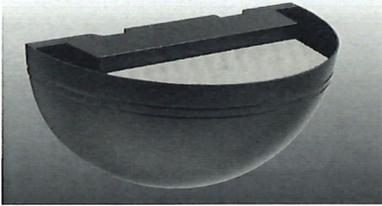
Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RDI2

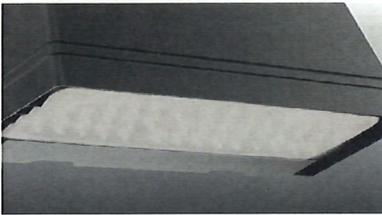
ADDITIONAL INFORMATION (CONT'D)

INVERTED MOUNTING



Inverted mounting capabilities for uplighting applications. Specially designed frosted acrylic diffuser softens output, improves uniformity and prevents water from collecting.

COMFORT SHIELD



Comfort shield option utilizes a frosted acrylic lens that softens output and improves uniformity. Available from the factory or as an accessory for field installation.

CONTROL OPTIONS



Programmable occupancy sensor offers greater control and energy savings with adjustable delay and dimming levels (Factory default is 10%)

USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks ™ or registered trademarks ® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.



Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

FEATURES

- A unique vertically-finned die-cast housing that optimizes heat transfer to keep the fixture cool and maximize component life
- Mounting versatility with choice of traditional straight, architectural upswept die-cast aluminum or mast arm fitter designs
- Optional vandal resistant guard provides additional protection when necessary
- 20KA surge protection with an end of life LED indicator
- Maintenance free housing designed to IP65 and 60,000 hours life



RELATED PRODUCTS

- Ø Cimarron CL1S
- Ø RAR1 Ratio
- Ø RAR2 Ratio
- Ø Arceos™ ARA3
- Ø Airo
- Ø Viper



*3000K and warmer CCTs only

SPECIFICATIONS

HOUSING

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Separate optical and electrical compartment for optimum component operation
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Choice of 30, 60 or 90 high brightness LED with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions

OPTICS (CONT'D)

- Auto optics designed for front row 1A and interior rows 2A
- CCT: 3000K (70 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

INSTALLATION

- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

ELECTRICAL

- Drivers have greater than 90% power factor and less than 10% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Optional continuous dimming to 10% or dual circuitry available
- Universal input voltage 120-277 VAC, 50/60 Hz
- Surge protection – 20KA; Turns fixture off at end of life; Has LED for end of life indication

OPTIONS/CONTROLS

- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

CERTIFICATIONS

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.024 for wet locations
- IDA approved
- IP65

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	6,500–30,000
Wattage Range	70–350w
Efficacy Range (LPW)	73–122
Fixture Projected Life (Hours)	>60,000
Weights lbs. (kg)	45 (20.4)



Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

ORDERING GUIDE

Example: CL1-A-90LU-5K-3-DB-RPA3

CATALOG #

ORDERING INFORMATION

CL1	Mounting	No. of LEDs	Voltage	CCT	Distribution	Drive Current
Series						
CL1 Cimarron LED	A Arm mount AD Decorative arm mount MAF Mast arm fitter	90L 90 High brightness LEDs 60L 60 High brightness LEDs 30L 90 High brightness LEDs	U¹ 120-277, 50/60 Hz 1 120 2 208 3 240 4 277 5 480, 60 Hz F 347, 60 Hz E⁴ 220, 50 Hz	3K 3000K 4K 4000K 5K 5000K AM⁴ Amber, 590 nm available	2 Type II 3 Type III 4 Type IV 5M V Medium 5S V Short 5W V Wide L Optic Rotation Left R Optic Rotation Right	Blank 700A 035 350mA Amber CCT only 105 1050mA

ORDERING INFORMATION CONTINUED

Color	Options
DB Dark Bronze	BC³ Backlight control
BL Black	CD Continuous dimming
WH White	WB ⁵ Wall Bracket
BR Gray	RPA3 ⁶ 3" Round pole adapter
PS Platinum Silver	RPA4 ⁶ 4" Round pole adapter
CC Custom Color	RPA5 ^{6,12} 5" Round pole adapter
	RPA6 ^{6,12} 6" Round pole adapter
	F(X) ² Fusing (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, F-347)
	VG Vandal guard

CONTROLS

Control Options

Standalone

7PR	Photocell receptacle
SCO_F	On/Off control ^{6,7,9}
SCL_F	Add-on occupancy sensor for use with ext. wireless control device connected thru 7PR receptacle ^{6,7,9}
SWP	SiteSync Pre-Commission ^{5,6,7,9}
SWPM	SiteSync Pre-Commission w/ Sensor ^{9,10,11}

Networked – Wireless

WIR	wISCAPE Fixture Module, in-fixture relay for wireless lighting control ⁸
WIRSC	wISCAPE Fixture Module, in-fixture relay for wireless lighting control and motion/occupancy control ^{6,8}

Notes:

- Fuse option not available with universal voltage
- Select F3 fusing option for 220V
- Recommended for Type III and IV distributions only
- Available in 350mA drive current only Type IV, 5M
- 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, must order minimum of one SCP-REMOTE control to program dimming settings (see accessories)
- Not available with AD arm
- Not available with WIR or WIRSC
- Not available with SCO, SCL, or SCP
- Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
- Specify group and zone. See SiteSync product page www.hubbellighting.com/controls/SiteSync for more details
- Not available in 90L-700mA or 1050mA versions
- Not available with AD decorative arm



Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

ORDERING GUIDE

ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

Catalog #	Description
<input type="checkbox"/> SCP-REMOTE	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
<input type="checkbox"/> SWUSB ¹	SiteSync™ interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
<input type="checkbox"/> SWTAB ¹	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
<input type="checkbox"/> SWBRG	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
<input type="checkbox"/> SW7PR ²	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC
<input type="checkbox"/> 93052458	20KA surge protection with an end of life LED indicator

Notes:

- When ordering SiteSync at least one of these two interface options must be ordered per project.
- Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

ACCESSORIES: CONTROL SOLUTIONS (ORDERED SEPARATELY)

Catalog #	Description	HCS System
<input type="checkbox"/> NXOFM-1R1D-UNV	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
<input type="checkbox"/> WIR-RME-L	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

Notes:

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details

ACCESSORIES: REPLACEMENT PARTS (ORDERED SEPARATELY)

Catalog #	Description
<input type="checkbox"/> CR-RPA3-XX ¹	Round pole adapter for straight arm (31/4 - 33/4")
<input type="checkbox"/> CR-RPA4-XX ¹	Round pole adapter for straight arm (37/8 - 41/2")
<input type="checkbox"/> CR-RPA5-XX ¹	Round pole adapter for straight arm (5")
<input type="checkbox"/> CR-RPA6-XX ¹	Round pole adapter for straight arm (6")
<input type="checkbox"/> WB-AREA-XX ¹	Wall bracket, Compatible with standard arm mount option
<input type="checkbox"/> TPLB-XX ¹	Twin parallel luminaire bracket
<input type="checkbox"/> MAF-CL-XX ³	Horizontal mast arm fitter for 2 3/8" OD arm. Mounts to standard 6" arm (ordered with fixture)

Notes:

- Replace XX with color choice, eg.: DB for Dark Bronze
- When ordering poles, specify Pole Drill Pattern #2
- Fixture must include standard 6" arm



Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

MOUNTING ACCESSORIES

Catalog #	Description
<input type="checkbox"/> ARM-CL-K-TA-XX¹	Adjustable mounting arm for single fixture (2-3/8 tenon) – 5 lbs. 2.3 kgs.
<input type="checkbox"/> ARM-CL-TK-TA-XX¹	Adjustable mounting arm for two fixtures at 180° (2-3/8 tenon) – 7 lbs. 3.2 kgs.
<input type="checkbox"/> ARM-CL-K-S-XX¹	10" adjustable arm – .5 lbs. .05 kgs. – 5.75 lbs. 2.6 kgs.

Notes:

- 1 Replace XX with color choice, eg.: DB for Dark Bronze
- 2 must include standard 6" straight arm

TENON TOP POLE BRACKET ACCESSORIES

Catalog #	Description
<input type="checkbox"/> SETA2-XX¹	Square pole tenon adapter (4 at 90 degrees)
<input type="checkbox"/> RETA2-XX¹	Round pole tenon adapter (4 at 90 degrees)
<input type="checkbox"/> TETA-XX¹	Hexagonal pole tenon adapter (3 at 120 degrees)

Notes:

- 1 Replace XX with color choice, eg.: DB for Dark Bronze

PHOTOCONTROL EQUIPMENT

Catalog #	Description
<input type="checkbox"/> PTL-1	Photocontrol - twist-lock cell (120V)
<input type="checkbox"/> PTL-8	Photocontrol - twist-lock cell (120-277V)
<input type="checkbox"/> PTL-5	Photocontrol - twist-lock cell (480V)
<input type="checkbox"/> PTL-6	Photocontrol - twist-lock cell (347V)
<input type="checkbox"/> PSC	Shorting cap - twist-lock



Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

ENERGY SAVING DATA

# of LEDs	Drive Current	System Watts		Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
		120-277V	347-480V		Lumens	LPW ¹	B	U	G	Lumens	LPW ¹	B	U	G	Lumens	LPW ¹	B	U	G
30	700mA	70W	80W	1A	8244	118	1	0	1	8162	117	1	0	1	6775	97	1	0	1
				2A	8202	117	1	0	1	8121	116	1	0	1	6740	96	1	0	1
				2	7715	110	2	0	3	7639	109	2	0	2	6340	91	2	0	2
				3	7712	110	2	0	2	7635	109	2	0	2	6371	91	1	0	2
				4	7803	111	1	0	2	7726	110	1	0	2	6412	92	1	0	2
				5S	8374	120	3	0	0	8291	118	3	0	0	6882	98	3	0	0
				5M	7940	113	3	0	1	7862	112	3	0	1	6525	93	3	0	1
				5W	7667	110	3	0	2	7591	108	3	0	2	6301	90	3	0	2
60	700mA	135W	150W	1A	16171	120	1	0	2	16011	119	1	0	1	13289	98	1	0	1
				2A	16088	119	1	0	2	15929	118	1	0	2	13221	98	1	0	2
				2	15134	112	3	0	3	14984	111	3	0	3	12437	92	3	0	3
				3	15127	112	3	0	3	14977	111	3	0	3	12498	93	2	0	3
				4	15306	113	2	0	3	15154	112	2	0	3	12578	93	2	0	3
				5S	16426	122	4	0	0	16263	120	4	0	0	13498	100	4	0	0
				5M	15575	115	4	0	2	15421	114	4	0	2	12799	95	3	0	2
				5W	15040	111	4	0	3	14891	110	4	0	3	12360	92	4	0	3
60	1050mA	220W	235W	1A	21139	96	2	0	2	20929	95	2	0	2	17371	79	2	0	2
				2A	21030	96	2	0	2	20822	95	2	0	2	17282	79	2	0	2
				2	19783	90	4	0	5	19587	89	3	0	5	16257	74	3	0	5
				3	19774	90	3	0	4	19578	89	3	0	4	16250	74	3	0	4
				4	20007	91	3	0	5	19809	90	3	0	5	16442	75	3	0	5
				5S	21471	98	5	0	0	21259	97	5	0	0	17645	80	5	0	0
				5M	20359	93	5	0	3	20158	92	5	0	3	16731	76	5	0	3
				5W	19660	89	5	0	4	19465	88	5	0	4	16156	73	5	0	4
90	700mA	205W	225W	1A	23781	116	2	0	2	23546	115	2	0	2	19543	95	2	0	2
				2A	23659	115	2	0	2	23425	114	2	0	2	19443	95	2	0	2
				2	22255	109	3	0	4	22035	107	3	0	4	18289	89	3	0	4
				3	22246	109	3	0	4	22026	107	3	0	4	18379	90	3	0	3
				4	22509	110	3	0	4	22286	109	3	0	4	18497	90	2	0	4
				5S	24156	118	5	0	0	23916	117	5	0	0	19851	97	4	0	0
				5M	22905	112	4	0	2	22678	111	4	0	2	18823	92	4	0	2
				5W	22117	108	5	0	3	21899	107	5	0	3	18176	89	5	0	3
90	1050mA	325W	350W	1A	31708	98	2	0	2	31394	97	2	0	2	26057	80	2	0	2
				2A	31545	97	2	0	2	31233	96	2	0	2	25923	80	2	0	2
				2	29674	91	4	0	5	29380	90	3	0	5	24385	75	3	0	4
				3	29661	91	3	0	4	29367	90	3	0	4	24505	75	3	0	4
				4	30011	92	3	0	5	29714	91	3	0	5	24663	76	3	0	4
				5S	32207	99	5	0	0	31888	98	5	0	0	26467	81	5	0	0
				5M	30539	94	5	0	3	30237	93	5	0	3	25097	77	4	0	2
				5W	29490	91	5	0	4	29198	90	5	0	4	24234	75	5	0	4



Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

DATE: _____ LOCATION: _____

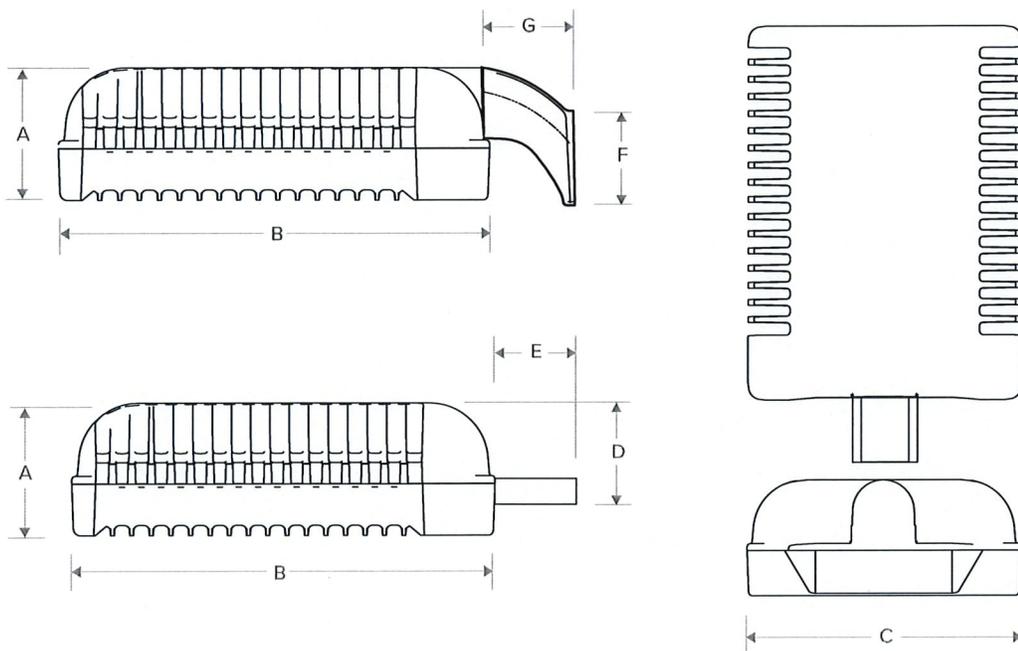
TYPE: _____ PROJECT: _____

CATALOG #: _____

ENERGY SAVING DATA

# of LEDs	Drive Current	System Watts	Amber			
			120-277V	Lumens	B	U
60	350mA	135W	2488	0	0	1
			2533	2	0	1
90	350mA	205W	3558	1	0	1
			3596	2	0	1

DIMENSIONS



A	B	C	D	E	F	G
6 3/4" (171mm)	21 3/4" (552mm)	16" (168mm)	6 5/8" (160mm)	6 5/16" (160mm)	5 5/8" (143mm)	6 1/8" (155mm)



Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

ADDITIONAL INFORMATION

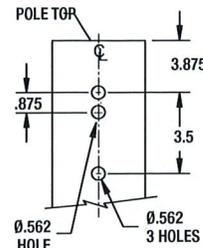
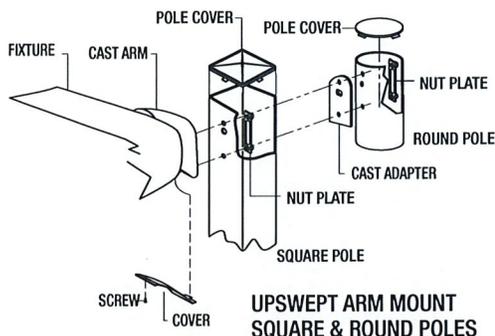
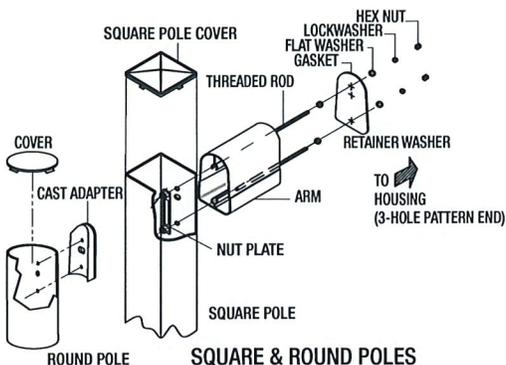
ACCESSORIES AND SERVICES

MAF – HORIZONTAL MAST ARM FITTER

DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

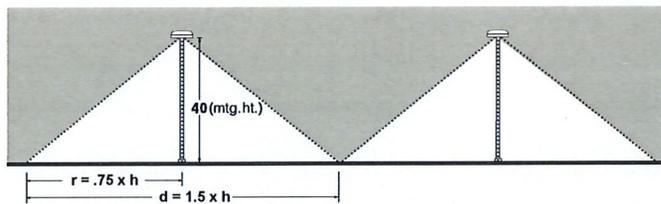
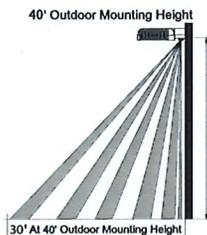
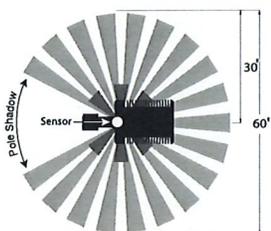
CATALOG #: _____



MOTION CONTROLS

SCP - Designed for intermediate coverage area

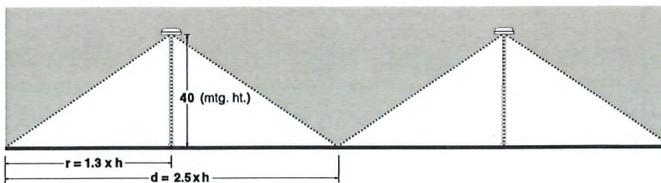
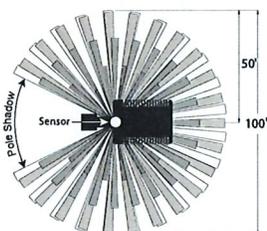
- Start up delay from initial motion detection to fixture illumination is approximately 1-2 seconds



- Vehicle detection is possible however less reliable than human detection; Vehicle detection is dependent upon the following: rate of speed, mounting height of luminaire and vehicle temperature

Note: Extreme heat or cold temperatures may limit detection.

SPW - Designed for widest coverage area



Note: Extreme heat or cold temperatures may limit detection.



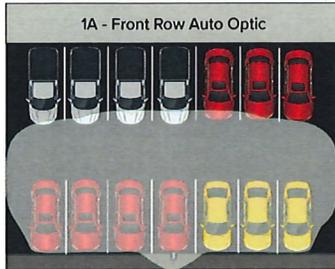
Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

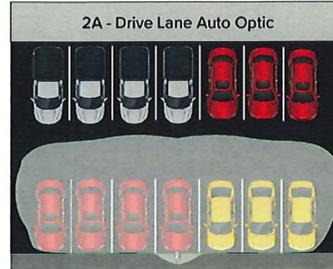
ADDITIONAL INFORMATION

AUTOMOTIVE DEALERSHIP OPTICS

Automotive Dealership applications Hubbell Outdoor Lighting has developed two optics designed for enhanced and proper lighting of the auto dealership merchandise and the front row 1A and interior rows 2A (See CL1 distribution information for details)



- Maximum illumination on front row display
- Maximum pole spacing



- Excellent front row illumination and drive lane
- Optimal uniformity for drive lane and interior rows

SURGE PROTECTION

Surge Protection (8x20 μSec)	
Strikes	Surge
1	20,000A
2	15,000A
15	10,000A
120	3,000A

	cRUus	CE
I_n	10KA	5KA

- Field replaceable surge protection device (SPD) provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3
- The SPD is designed with a clamping voltage of 1600V at 20KA using industry standard 8/20μs waveform
- Max surge current = 20,000 Amps (see table)
- LED Indicator – Green LED is unlit at end of life

All product and company names, logos and product identifiers are trademarks™ or registered trademarks® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

Sign Size: 42 SF, Max. Height 6'=0"

 **Tenant Name** 

6'-0"
0.00 in





To: Wayne DeLong, Director of Planning and Economic Development
 From: Beam, Longest & Neff, LLC., Town Engineer
 John Beery, P.E.

Date: January 13, 2020

We have completed our review of the following submittal for the referenced project.

PROJECT DESCRIPTION

Project	Name	Zionsville Medical Office Building	
	Location	10601 Bennett Parkway	
	Developer	Zionsville MOB Investors, LLC	
	Submittal	#1	
Documents Reviewed	Document Name		Document Date
	Petitions 2019-54-SP & 2019-55-DP		January 3, 2020
	Secondary Plat		January 3, 2020
	Stormwater Technical Information Report		January 3, 2020
	Construction Plans		January 3, 2020
	Stormwater O&M Manual		January 3, 2020
Zoning	Current	Urban I-3	
	Proposed	Urban I-3	
Land Use	Current	Undeveloped	
	Proposed	Medical Clinic and Office	
Requested Variances or Waivers	Architectural Standards – Zionsville Theme Variance approved for Medical Office Use Direct Connection of Downspout to On-Site Storm System		

Based on our review, we have developed the following list of comments and notes. It should be noted that the remaining comments should be able to be resolved by the petitioner prior to final platting and permit application. None of the comments appear to be significant to resolve, and it is expected that they will be resolved.

I. SECONDARY PLAT

- A. The plat should show an access easement into the BMP. Please place a not on the plat that the site is accessible for routine BMP inspections by Town staff or the Town's designee.
- B. As previously discussed, and discussed further in the comments below, an access for sidewalk and trail on the southwest corner of the property to mitigate the proposed trail, utilities, and ADA requirements for the trail.

II. STORMWATER TECHNICAL REPORT

- A. Sheet 67 of the drainage calculations should assign a Hydrologic Soil Group of "D" rather than "C" per Section A of Chapter 2 in the Town's Stormwater Standards. (Previous Comment)

While the response is noted, please revise the Soil Group per the Town's Standard. The standard was incorrectly applied and should be corrected. Thank you.

- B. Emergency overflow routing for the site should flow directly to the pond. See comments in the "Construction Plans" section of this correspondence.

III. CONSTRUCTION PLANS

- A. As the design moves forward, an alternate approach to the proposed trail and ADA ramp on the southwest corner of the property may be required due to the location of utilities. Please evaluate the need for diverting the trail around utilities and provide an on-site easement if necessary, to miss the utilities and provide a trail as required.
- B. Per the previous comment, it is noted that pending resolution of the trail issue may require a review and placement of an inlet in the grassed area of the right-of-way to provide adequate drainage on the southwest corner of the property.
- C. Please evaluate the creation of a more depressional area around Inlet 604A in order to more effectively collect flows tributary to the basin.
- D. Please create a depressional storage area for the curb at the emergency spillway so the overflow route more effectively stores and discharges overflow. Please provide additional spot elevations between ponding areas to ensure flow will match intended pathway.
- E. Please refer to the Town's standard construction entrance in the detail used in the plans. There are requirements contained in the Town's detail which are not included in the plans.

- F. Please refer the to Town's standards for an animal and debris guard on the outlet for site.
- G. The pond bank east of the emergency overflow route for the parking lot should be analyzed for scour velocity from the overflow for rip rap protection, per the previous comment letter. Please provide a detail for the proposed rip rap on sheet C504.

IV. O&M MANUAL

None

V. LANDSCAPING PLAN

The proposed landscaping plan and revisions appear to be acceptable.

VI. LIGHTING PLAN

The proposed revised lighting plan appears to be acceptable.

VII. STORMWATER PERMITTING

- A. Please provide a signed and dated Stormwater Management Permit Application, if contractor is still not selected at this point in time then application can be filled out with TBD in place of Trained Individual. This will allow permitting process to move forward regardless of contractor selection.

**TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA**

**PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN**

FINDINGS

1. The Development Plan/Modification of Development Plan (is/) compatible with surrounding land uses because:

As determined by the BZA (use variance & special exception) the area has not developed as typical I-3 use but consistent with the comprehensive plan after the realignment of 106 street.

2. The Development Plan/Modification of Development Plan (does/) demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

There is adequate public water and sewer service already nearby and accessible to the site.

3. The Development Plan/Modification of Development Plan (does/) demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

The site has sufficient ingress and egress onto the roads, adequately sized and designed to accommodate the traffic associated with the uses.

4. The Development Plan/ Modification of Development Plan (does) utilize building materials and building style compatible with the Zionsville theme because:

While petitioner has sought a waiver of the architectural requirements and design, the building is designed in a quality manner of a similar character to the surrounding buildings. The Petitioner has included architectural features (cornice), moldings and used multiple building materials and colors.

5. The Development Plan/Modification of Development Plan (does/) provide for the calculation of storm water runoff because:

The site was planted and master planned a number of years ago; however the calculations are compliant with the current standards.

6. The Development Plan/Modification of Development Plan (does/) provide for current and future right-of-way dedications because:

All necessary ROW has been stated on the plans.

7. The Development Plan/Modification of Development Plan (does/) provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

All necessary elements have been designated on the plans.

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20__.

