

# ZIONSVILLE TIMES SENTINEL

Wednesday, May 11, 2011 (www.timessentinel.com) 75 cents

ZIONSVILLE PLAN COMMISSION

## ZPC recommends PUD ordinance

■ Council will decide approval June 7

By Nick McLain  
Times Sentinel writer

After more than an hour of comments from the audience, the Zionsville Plan Commission gave a favorable unanimous recommendation concerning the Planned Unit Development enabling ordinance at its Monday, May 17, meeting at Zionsville Town Hall.

The ordinance will now head to the Zionsville Town Council for its consideration and possible adoption at its Monday, June 7, meeting.

"This ordinance should be passed and passed as written," Commission Chairman Allan Rachles said prior to calling for a vote. "I trust the people who serve on the commis-

sion, and those on the council, will do the right thing (with the PUD ordinance)."

Ultimately, the rest of the commission agreed with Rachles in a 7-0 vote.

Mundy admitted he was opposed to the idea of PUDs when it was initially brought before the commission last year, but gradually changed his view over the intervening months after learning about what PUDs can accomplish.

"I really changed my view on what it can do for the community," he said.

"But the people of this commission want what the people of Zionsville want. We will use it (PUD) and use it well."

The ordinance enables the use of PUD zoning in the town. Any developer who wants to use the PUD zoning for a site will have to submit a specific PUD development plan to Jones and the com-

mission for its consideration. PUD is a type of building development and regulatory process that allows for designed groupings of varied land uses, including housing, recreation, commercial centers, even industrial parks, all within one contained development, something which can't be accomplished under traditional zoning without the timely process of multiple variance requests.

Prior to commission discussion of the ordinance, 10 members of the community, both proponents and critics of PUDs, spoke up. Critics included former Boone County Commissioner Wendy Brant and former town council and plan commission member David Carr. Carr, who had been largely silent publicly since his resignation from the town council in January 2009, said Zionsville did not need PUD zoning and urged the commission to give it further consideration.

"PUD is a conceptual entity for promotion of development and is a circumvention of our existing zoning laws," Carr said. "Zionsville is already very attractive to developers as is, with the ordinary zoning in place."

## ZPC

Continued from A1

mission for its consideration.

PUD is a type of building development and regulatory process that allows for designed groupings of varied land uses, including housing, recreation, commercial centers, even industrial parks, all within one contained development, something which can't be accomplished under traditional zoning without the timely process of multiple variance requests.

Prior to commission discussion of the ordinance, 10 members of the community, both proponents and critics of PUDs, spoke up.

Critics included former Boone County Commissioner Wendy Brant and former town council and plan commission member David Carr.

Carr, who had been largely silent publicly since his resignation from the town council in January 2009, said Zionsville did not need PUD zoning and urged the commission to give it further consideration.

"PUD is a conceptual entity for promotion of development and is a circumvention of our existing zoning laws," Carr said. "Zionsville is already very attractive to developers as is, with the ordinary zoning in place."

Brant said she felt the PUD ordinance was not vetted openly, with changes to the ordinance made outside of public meetings. She also said that Zionsville, as a consolidated entity, needed to have a comprehensive plan in place before making a decision on allowing PUDs.

"All of this has happened before the residents of our new town have had the opportunity to decide how we should manage development," Brant said. "First, we should have a comprehensive master land use plan, and then consider the ordinances necessary to accomplish the goals and objectives that our residents have hammered out together."

Brant and Carr were joined by area residents Ralph Stacy in expressing surprise that the ordinance did not require a minimum lot size to qualify for a PUD. Boone County's PUD ordinance, by contrast, sets a 1,000-acre minimum lot size.

Commission member Kevin Schiferl agreed with this concern, though no amendments were made to the ordinance concerning this matter, and he did not raise the matter again prior to the vote.

Proponents of PUD zoning who spoke included council president Matt Price and resident Chad Pittman.

Pittman, who works to attract businesses to Indiana as vice president of the Indiana Economic Development Corporation, said PUDs are another tool to help the town compete in a global economy.

Price, meanwhile, said he didn't envision using PUDs to grow Zionsville's already-large residential base; rather, he wanted to use mixed-use commercial and industrial development at locations such as the Dow Chemical site on 106th Street. Doing so would help grow Zionsville's commercial tax base, Price said.

"This is a reasonable request, and it will help us sensibly diversify our tax base," he said.

PUDs were the topic in two public educational seminars at town hall over the past year — one hosted by the Boone County Economic Development Corporation in August 2009 and another by the Cornerstone Club, a group of concerned citizens, on May 11.

Although Price sent a letter in July 2009 asking the plan commission to make a decision on PUDs, it chose to continue the proposed ordinance at its July and September meetings, effectively passing the decision on to the newly-constituted commission following consolidation on Jan. 4.

• Turn to ZPC/A11