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# **EXECUTIVE SUMMARY**

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## INTRODUCTION

The Town of Zionsville has experienced significant growth over the last two decades. Residential development continues to expand outward from the Zionsville Village and is now reaching into southern Union Township. The Indianapolis Executive Airport (Airport, TYQ, or KTYQ) is also experiencing growth and development. With a new runway expansion set to be constructed in the next three to five years, additional use is expected. It is increasingly apparent that residential growth and Airport growth can result in conflicting priorities. Notably, noise from airport operations can conflict with the expectations of residents in single family suburban neighborhoods.

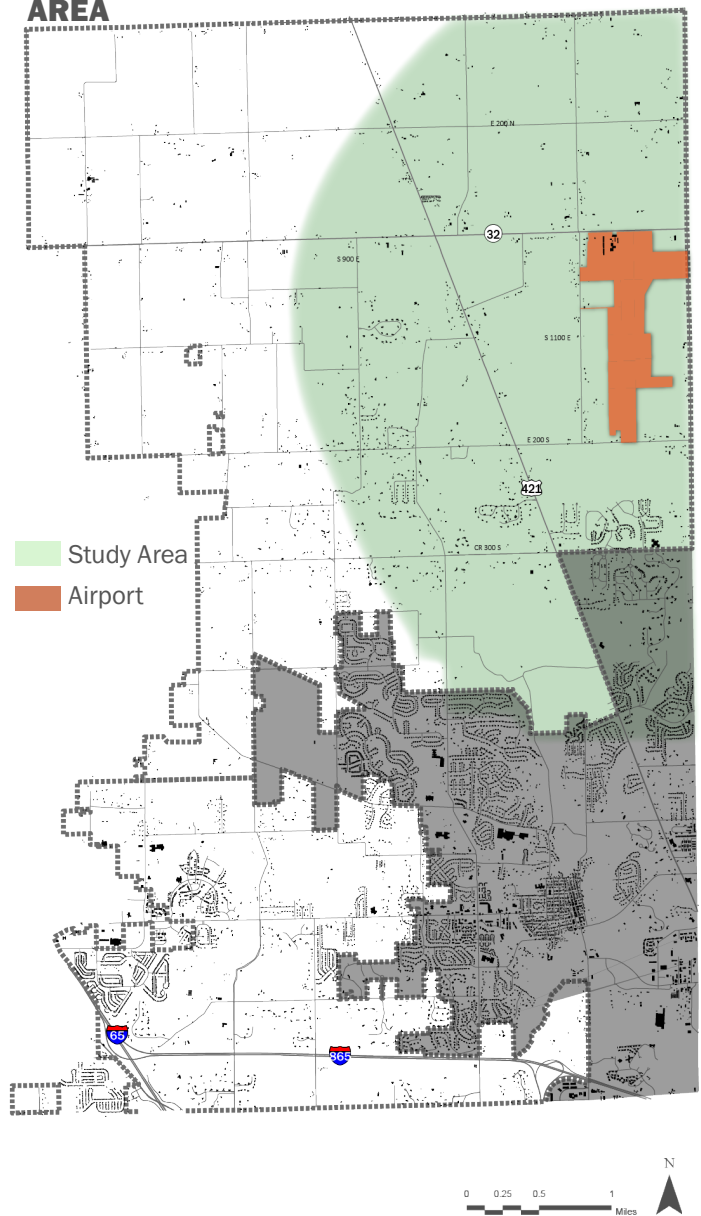
Recognizing that it is important to be proactive in making land use decisions before conflicts arise, the Town of Zionsville and the Hamilton County Airport Authority/Indianapolis Executive Airport (Airport) jointly commissioned this strategic future land use plan for the area surrounding the Airport. This plan is intended to achieve the dual goals of meeting demand for growth that is nearing the Airport, and establishing airport-friendly development protections so that the Airport remains viable for years to come.

### AIRPORT VILLAGE IMPLEMENTATION STRATEGY

The long-term implementation of this plan will leverage the Airport to create expanded economic opportunities for Zionsville, Boone County and northern Indianapolis. The primary strategy to achieve this is the development of a mixed-use airport village district centered around the Indianapolis Executive Airport. This strategy focuses on the following key desires and opportunities:

- ▶ The Airport's reputation for service to traveling executives.
- ▶ Zionsville's desire for more employment opportunities
- ▶ Undeveloped land around the airport.
- ▶ Zionsville's reputation as a great place to live and play.
- ▶ Reverse commute opportunities.
- ▶ An opportunity to attract aviation and air-travel related businesses.

**FIGURE 1.1 MAP OF ZIONSVILLE AND STUDY AREA**



## **COMPONENTS OF THE AIRPORT VILLAGE IMPLEMENTATION STRATEGY**

The development strategy for the Study Area is built around the idea of an Airport Village. This district is intended as a vibrant mixed-use district that will attract new businesses and professionals to the area. It will consist of a traditional urban center with office, retail, commercial, residential and related uses. Airport related businesses will be an emphasis, but not it will not be exclusive for airport businesses.

In addition to the Airport Village, it is recommended that the Study Area be developed with a large employment district accommodating a diverse range of high-paying technology, advanced manufacturing and related uses.

Residential uses would also be encouraged in appropriate portions of the Study Area. Closest to the Airport, this plan recommends uses that are less sensitive to the noise of airport operations. Further from the airport, fewer restrictions are needed and suburban forms of single family housing would be appropriate.

## **HOW DOES THIS APPROACH PROTECT THE AIRPORT?**

This plan recommends the following two-part strategy for protecting the Airport. First, the plan recommends surrounding the airport with complementary uses. These uses provide services necessary to increase the future viability of the Airport.

Second, this plan recommends enacting zoning regulations specific to airport needs. New recommendations will prohibit tall structures, reduce concentrations of people in sensitive areas, enact noise dampening building requirements, prohibit visual obstructions and wildlife attractants.

This plan discourages suburban style single-family residential housing in the areas closest to the airport while supporting uses such as open space, rural business and agri-tourism. Single family housing is a significant challenge in this area because of sensitivity to airport related noise and aircraft overflight.

