KEELER-WEBB ASSOCIATES
Consulting Engineers · Planners · Surveyors
TELEPHONE (317) 574-0140 www.keelerwebb.com
486 Gradle Drive
Carmel, Indiana 46032

May 28, 2026

Attn: Zionsville Planning & Building
1100 W Oak St
Zionsville, IN 46077

Re.: Mann Brothers Holdings, LLC
Lot L, The Club at Holiday Farms, 3805 Marketplace Dr (1.22± Ac.), Zionsville, Indiana

PROJECT NARRATIVE

Keeler-Webb Associates is acting as Agent, Surveyor and Engineer for Mr. Jesse Mann with Mann Brothers Holdings, LLC, who is the developer of the subject property. The planned improvements include a Convenience Store / Fueling station building containing 5,646 sq. ft., with parking for employees/customers, fueling canopy, stormwater collected in a private system, site improvements, new curb cuts and sidewalks, and landscaping buffer yards.

Storm water and all impervious areas will sheet drain, collected, and conveyed via private storm sewer to Holliday Farms storm sewers. The outlet is the existing storm sewer north of the site along North lot line. The existing system flows to the development detention pond. The existing site has all utilities available on the site or in the adjacent Rogers Pkwy, Marketplace Dr and US 421 rights-of-way. This site will be designed to be in compliance with Zionsville Design Standards and zoning ordinance.

All owners/customers, delivery trucks and employee vehicles will enter the property from the proposed curb cuts on Marketplace Dr and Rogers Pkwy. All utilities are available in the adjacent rights-of-way, and the utilities have adequate capacity to service the proposed facility. Construction is planned to begin immediately upon approval by all appropriate agencies with the intention of completing the New Building by the End of 2026.

This redevelopment project will enhance the tax base for the local schools and will not be a burden to the school system. The design of the structure will meet requirements set in local and state codes/ordinances, utility standards, and will not be a fire hazard to the public. There is sufficient capacity of all the utilities available to this site, and no off-site improvements or upgrades will be necessary to construct or operate this facility. This project is being submitted for your review and comment prior to the BZA public hearing. If there are any questions or concerns, please do not hesitate to contact us at any time.

Respectfully,
KEELER-WEBB ASSOCIATES

Adam DeHart, PS, EMT-P, CPESC, CESSWI
Project Manager

NOTICE OF PUBLIC HEARING
BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission on Monday, JUNE 15, 2026, at 6:30 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville, Indiana 46077 to consider the following Petition:

Petition # 2026-25-DP, filed by MANN BROTHERS HOLDINGS, LLC,

requests **PLAN COMMISSION APPROVAL** for a (mark all that apply):

- ☑ Development Plan
- ☐ Waiver of Development Requirement(s)
- ☐ Modification of Commitments
- ☐ Modification of Development Plan
- ☐ Termination of Development Plan
- ☐ Termination of Commitments

to allow for:
SITE DEVELOPMENT PLAN APPROVAL FOR LOT L IN THE CLUB at HOLIDAY FARMS PUD

The property involved is commonly known as: 3805 MARKETPLACE DRIVE
(COMMON ADDRESS)

and is legally described as:

Commercial Lot L in the Secondary Plat, The Club at Holiday Farms – Section 7 recorded on October 22, 2021 as Instrument Number 2021016198 in Plat Book 30 Page 67-76, Boone County, Indiana.

A copy of the Petition for Plan Commission Approval, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: https://www.zionsville-in.gov/538/Current-Petitions-Plan-Commission-Board-. Written comments in support of or in opposition to the Petition must be filed with the Secretary of the Town of Zionsville Plan Commission at least 24 hours before the Public Hearing. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be necessary.

Further, and as allowed by the laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication *IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.*

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Roger Kilmer, at rkilmer@zionsville-in.gov or 317-344-1164, to ensure the proper accommodations are made prior to the meeting.

Dave Franz
(President)

Mike Dale
(Secretary)

PUBLISH: Newspaper of General Circulation