

DENTONS



MAPLE LANE CLUB OF BRADLEY RIDGE

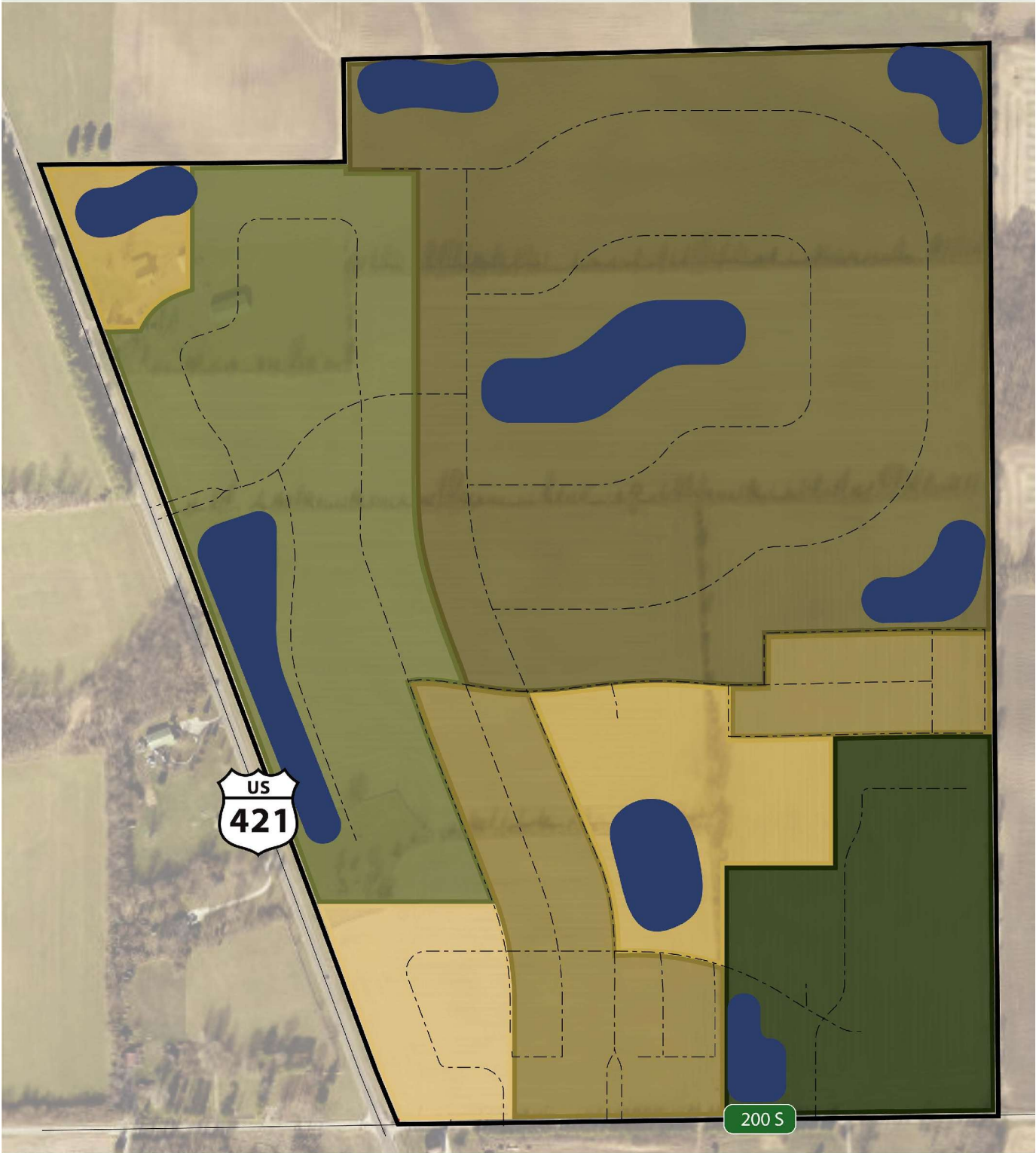
Petition for a rezone of 181.52 acres from Rural Agriculture to a Planned Unit Development for a mixed use development including agricultural, single-family residential, and low-intensity neighborhood commercial uses, integrated with a non-profit organization

Zionsville Town Council

Monday, November 3, 2025

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MAPLE LANE CLUB
OF BRADLEY RIDGE
USE BLOCK PLAN



Community Key

- | | | | |
|---|-----------------------|---|---|
|  | Founders Grove |  | Community Amenity Area |
|  | Heritage Hill |  | Maple Lane Commons
Mixed Use Neighborhood Market |
|  | Pinegate |  | Watch Us Farm |



MAPLE LANE CLUB

OF BRADLEY RIDGE CONCEPT PLAN



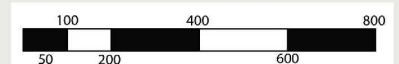
Community Key

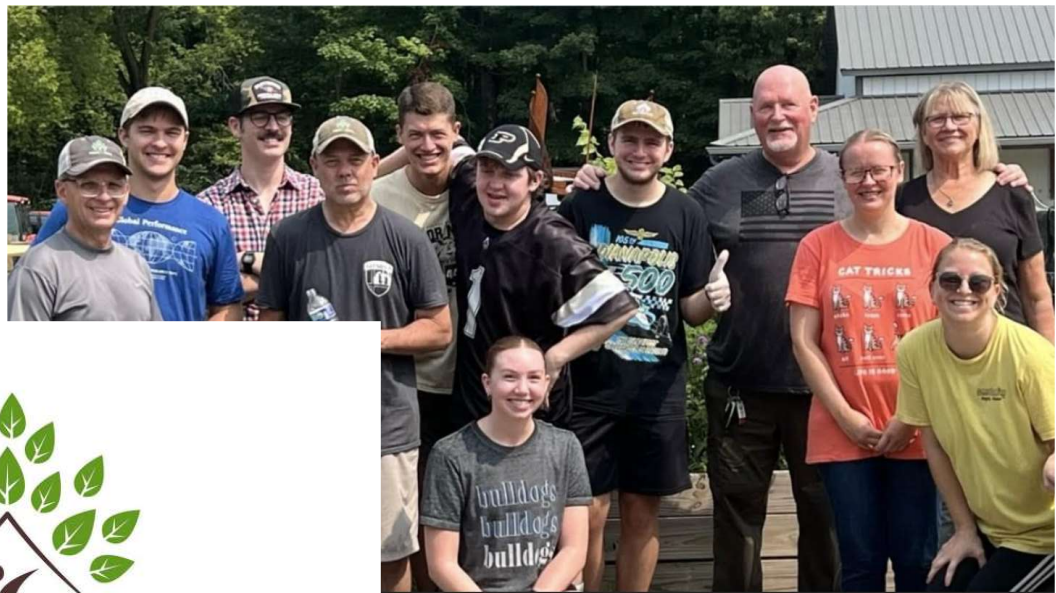
150' x 100': 51 Lots	Amenity Area
135' x 80': 96 Lots	Maple Lane Commons
125' x 70': 109 Lots	Watch Us Farm
120' x 55': 80 Lots	Walking Trails
Watch Us Farm: *24 Units	Gated Entry

* Maximum of 24 Units

Watch Us Farm

Garden	Barn
Pasture	Greenhouses
Agronomy Barn	Orchard
Barn	



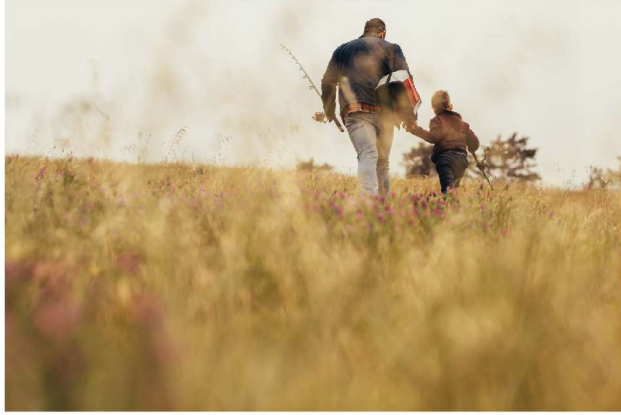








Conceptual Imagery | Amenities





Initial Revisions to the PUD District Ordinance

Petitioner made these initial revisions following receipt of feedback from and discussion with Zionsville Planning Staff and neighbors in the US 421/CR 200 corridor, after Petitioner's initial rezone filing on June 30, 2025 and a neighborhood meeting on August 7, 2025, and before the initial Zionsville Plan Commission public hearing on September 15, 2025.

1. Decreased the overall density of the development
 - (a) Removed all townhomes
 - (b) Reduced maximum dwelling units from 425 (2.2 units/acre) to 360 (1.9 units/acre)
 - 360 units = 336 single-family dwellings and 24 Watch Us Farm dwellings
2. Lowered the maximum building height (now, 35 feet)
3. Relocated the Watch Us Farm barn to a more interior location within the site
4. Aligned the residences along CR 200 to the front of the Road, providing a similar streetscape to the neighboring corridor
5. Moved the access point to/from the Maple Lane Commons further east (away from US 421)
6. Relocated retention ponds closer to US 421 due to stormwater outlet locations
7. Met with HSU/SAMCO and addressed outstanding sewer comments; and Petitioner will continue to work with the utilities as the development progresses
8. Provided narrative to the Town's Planning Staff regarding the Airport Strategic Land Use Plan
9. Provided a Traffic Impact Study
10. Reduced the number of homes to be rear-facing US 421 and CR 200

Additional Revisions to the PUD District Ordinance

Petitioner made these revisions following feedback from the Zionsville Plan Commission and the Zionsville Planning Staff during and after the September 15, 2025 and October 20, 2025 hearings.

1. Established underlying Zionsville zoning districts for each Use Block
2. Bolstered signage requirements
3. Revised parking standards to allow for more flexible and realistic designs
4. Added additional pedestrian and trail connections
5. Improved certain Development Standards
6. Removed non-zoning regulation conditions; and replaced with commitments:
 - (a) Declaration, Owners Association, and Architectural Review Board
 - (b) Common area maintenance obligations
 - (c) Maintenance of decorative regulatory signage
7. Provided additional definitions and clarified existing definitions
8. Most importantly, made the Ordinance easier for Staff to administer

Petition Satisfies the Considerations for Rezoning Proposals

Indiana Code Section 36-7-4-603 states, in preparing and considering proposals under the 600 series, the Plan Commission and the Town Council shall pay reasonable regard to the below considerations. Each of these considerations is satisfied by Petition #2025-53-Z and The Maple Lane Club of Bradley Ridge Planned Unit Development District Ordinance:

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
5. Responsible development and growth

Petitioner respectfully requests that the Zionsville Town Council approve the rezone of approximately 181.52 acres from Rural General Agriculture district to a Planned Unit Development (PUD) District

subject to the Petitioner's proposed Commitments and resolution of the TAC Comments.

MAPLE LANE CLUB

OF BRADLEY RIDGE CONCEPT PLAN



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