



**PLAN COMMISSION CERTIFICATION TO THE TOWN COUNCIL
OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA**

TO: Town of Zionsville Town Council
FROM: Mike Dale, Director of Planning and Building
DATE: October 21, 2025
RE: Plan Commission Docket #2025-53-Z
Zoning Map Change to rezone 181.52± acres from the Rural General Agriculture district to a Planned Unit Development (PUD)

Be it advised that, pursuant to Indiana Code 36-7-4, on October 20, 2025, the Town of Zionsville Plan Commission, by a vote of six (6) in favor and zero (0) opposed with one (1) member recusing, forwarded a favorable recommendation to the Town Council regarding Petition # 2025-53-Z. The petitioner is requesting an amendment to the town's official zoning map that would change the zoning map designation for 180± acres from Rural General Agriculture (AG) to Planned Unit Development (PUD).

The Plan Commission hereby certifies its favorable recommendation to the Town Council regarding Petition #2025-53-Z subject to the following conditions:

- 1) Recording of COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL PROPERTY MADE IN CONNECTION WITH A REZONE as volunteered from the petitioner and provided as Exhibit 5B within the Staff Report (below).
- 2) Resolution of the TAC comments as described and detailed in Staff Report Exhibits 7A and 7B.

The legal description of the site is attached as Exhibit A.

Link to Letters of Interest: [Letters of Interest](#)

Link to the Plan Commission Staff Report: [2025-53-Z: Staff Report with Exhibits](#)

Link to Updated PUD Ordinance incorporating changes required by the Plan Commission:
[The Maple Lane Club of Bradley Ridge PUD Ordinance \(including PC changes\)](#)

TOWN OF ZIONSVILLE ADVISORY PLAN COMMISSION

A handwritten signature in blue ink, appearing to read "Mike Dale", is positioned above the printed name.

Mike Dale, Plan Commission Secretary

EXHIBIT A
LEGAL DESCRIPTION OF THE REAL ESTATE

Parcel 1: 06-08-11-000-002.000-016

A part of the South Half of Section 11, Township 18 North, Range 2 East of the Second Principal Meridian, and being more particularly described as follows, to-wit: begin at the Northeast corner of the West Half of the Southeast Quarter of the aforesaid Section 11, and proceed thence South 0 degrees 35 minutes 11 seconds East (an assumed bearing) along the quarter-quarter section line for a distance of 2635.53 feet; thence South 89 degrees 06 minutes 44 seconds West, with the Section line, for a distance of 1902.00 feet; thence North 20 degrees 33 minutes 02 seconds West, with the centerline of U.S. Highway No. 421 for a distance of 2016.07 feet; thence North 20 degrees 31 minutes 53 seconds West, along said centerline, for a distance of 462.73 feet; thence North 89 degrees 19 minutes 41 seconds East for a distance of 766.63 feet; thence North 1 degree 11 minutes 57 seconds West for a distance of 297.00 feet; thence North 88 degrees 53 minutes 42 seconds East, along the Quarter Section line, for a distance of 1984.79 feet to the point of beginning, containing 138.1138 acres, more or less.

Parcel 2: 06-08-11-000-009.000-016

A part of the northeast quarter and a part of the northwest quarter of Section 11, Township 18 North, Range 2 East, situated in Union Township, Boone County, Indiana, more particularly described, as follows:

From an iron rod at the southeast corner of the aforesaid northeast quarter proceed thence South 88° 53' 02" West (an assumed bearing), along the quarter section line, 1358.28 feet to the southwest corner of the southeast quarter of the northeast quarter of the aforesaid Section 11 and the point of beginning. From said point of beginning thence South 88° 53' 42" West, along the quarter section line and the north line of a tract of ground described in Deed Record 194, page 776, 1,984.79 feet; thence South 01° 11' 57" East as described in Deed Record 194, page 776, 297.00 feet; thence South 89° 19' 41" West, as described in Deed Record 194, page 776; 766.63 feet which point is the centerline of U.S. Highway #421; thence North 20° 28' 52" West along said centerline of U.S. Highway #421, 683.68 feet; thence North 89° 19' 41" East, 994.26 feet; thence North 00° 24' 29" West along an existing fence, 314.13 feet; thence North 88° 31' 36" 1989.35 feet to a point in the quarter-quarter section line, thence South 0° 17' 05" East, with the quarter-quarter section line, 673.20 feet to the point of beginning containing 43.4183 Acres subject to the right-of-way of U.S. Highway #421 on and along the westernmost boundary containing 0.7848 acres.