



ZIONSVILLE

MEMORANDUM

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

Plan Commission Action

On October 20, 2025, the Plan Commission voted to forward a favorable recommendation to the Town Council regarding Petition #2025-50-Z by Maple Lane LLC to rezone 181.52± acres from the Rural General Agriculture (AG) district to a Planned Unit Development (PUD).

Site Location

The site consists of two current parcels totaling 181.52± acres in Union Township. The site is on the northeast corner of the intersection of CR 200 South and U.S. 421 (Michigan Road). The site is currently farmed with a single barn located on the northwest corner of the property.

Summary of Proposed PUD Ordinance

The project involves rezoning the 181.52+ acre site to PUD for mixed-use development including agricultural, residential, low-intensity commercial, and a non-profit operation (Watch Us Farm). The proposed development would permit up to three hundred sixty (360) dwellings, with twenty-four (24) of these dwellings being exclusively for Watch Us Farm serving high-functioning adults with intellectual disabilities. The proposed development includes four points of vehicular access:

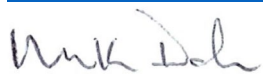
- One main entry being on U.S. 421 providing direct access to the northern area of the PUD which is exclusively residential uses;
- A second main entry on CR 200 South to serve the southern section of the PUD which is mostly residential uses;
- A third access is on CR 200 South which would provide access to the Watch Us Grow Campus;
- A fourth access is on CR 200 South providing access to the Maple Lane Commons Use Block.

Provided are links to the following project-related materials:

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

Link to the Plan Commission Staff Report, including Petitioner's Commitments (Exhibit 5B):
[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 \(including PC changes\)](#)



Mike Dale, Plan Commission Secretary