



**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: August 22, 2025
RE: Plan Commission Docket #2025-40-Z
Zoning Map Change to rezone 180± acres from Rural R-1 to Planned Unit Development

Be it advised that, pursuant to Indiana Code 36-7-4, on August 18, 2025, the Town of Zionsville Plan Commission, by a vote of six (6) in favor and zero (0) opposed with one (1) member absent, forwarded a favorable recommendation to the Town Council regarding Petition # 2025-40-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 R-1 to Planned Unit Development (PUD).

The Plan Commission hereby certifies its favorable recommendation to the Town Council regarding Petition #2025-40-Z subject to the following conditions:

- 1) Resolution of the TAC comments submitted by the Department of Public Works (Staff Report Exhibit 5) and Boone County Highway Department (Exhibit 6); and
- 2) Implementation of the recommendations within the Traffic Impact Study to the satisfaction of the Department of Public Works.

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

Letters of Interest may be found here:

Staff report with exhibits may be found here:

TOWN OF ZIONSVILLE ADVISORY PLAN COMMISSION



Mike Dale, Plan Commission Secretary