



MEMORANDUM

TO: Town of Zionsville Town Council
FROM: Mike Dale, Director of Planning and Building
DATE: 22 August 2025
RE: Petition # 2025-40-Z: Zoning Map Change for 180± acres from Rural R-1 to Planned Unit Development (PUD)

Plan Commission Action

On August 18, 2025, the Plan Commission forwarded a favorable recommendation to the Town Council regarding Petition #2025-40-Z by Epcon Communities to rezone 180± acres from Rural R-1 to Planned Unit Development (PUD).

Site Location

The site consists of multiple parcels totaling 180± acres in Worth Township. The site is at the southeast corner of CR E 400 S and CR S 750 E and is further bounded by CR E 500 S (also known as Whitestown Road) and CR S 800 E. The site accommodates several single-family dwellings, accessory structures, farm ground, and wooded areas.

Summary of Proposed PUD Ordinance

The project involves rezoning the 180-acre site to PUD for a single-family, age restricted development. The project consists of 362 single-family lots and dedication of approximately 26 acres to the town for public or civic use. Two vehicular entrances would be located along Whitestown Road and three along CR 800 E. A ten-foot-wide multi-use path is proposed along Whitestown Road and CR 800 E for connection to internal sidewalks and the Big 4 Rail Trail along CR 400 South. Buffer yards, of varying width and consistency, are proposed along the site perimeters. Houses on perimeter lots would be subject to enhanced rear architectural features as described in the proposed PUD text.

Attached is the proposed PUD ordinance with exhibits, including the Plan Commission's certification to the Town Council.

The following link is to the Plan Commission's staff report, which includes related maps and supporting documentation: [2025-40-Z: Staff Report with Exhibits](#). Also provided is a link to the Letters of Interest: [Letters of Interest](#).

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

Mike Dale