

**ORDINANCE NO. 2020-14**

**AN ORDINANCE AMENDING ZONING MAPS WITHIN THE ZONING ORDINANCE  
OF THE TOWN OF WHITESTOWN, INDIANA**

Zoning Map Amendments  
PC20-007-ZA

WHEREAS, the Petitioner, CTR Logistics, LLC, filed its Zoning Amendment Application before the Whitestown Plan Commission seeking to rezone approximately 62.07 acres, more or less, in the Town of Whitestown, Indiana, **from AG (Agriculture) Zoning Classification to the I-1 (Light Industry) Zoning Classification**; and

WHEREAS, pursuant to Indiana Code § 36-7-4-608, the Whitestown Plan Commission conducted the required public hearing and determined its favorable recommendation with conditions, by a 7-0 vote, on March 9, 2020; and

WHEREAS, the Whitestown Plan Commission certified its favorable recommendation with conditions to the Whitestown Town Council on March 9, 2020; and

WHEREAS, pursuant to Indiana Code § 36-7-4-608, the Town Council of the Town of Whitestown, having considered the application and the recommendation of the Whitestown Plan Commission, now adopts the proposal and approves the requested rezoning.

IT IS THEREFORE CONSIDERED, ORDAINED, AND ADOPTED as follows:

**Section 1.** That the Applicant is CTR Logistics, LLC.

**Section 2.** That the Applicant seeks to have the property described in Exhibit A, attached hereto and incorporated herein by reference (“Property”), which is currently located in the AG (Agriculture) Classification, rezoned to the I-1 (Light Industry) Zoning Classification.

**Section 3.** That the Town Council of Whitestown has paid reasonable regard to the comprehensive plan; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.

**Section 4.** That the Town Council hereby adopts the amendment to the zoning map with respect to the Property, such that the Property is rezoned to the I-1 (Light Industry) Zoning Classification.

**Section 5.** This Ordinance shall be in full force and effect from and after its passage.

ALL OF WHICH IS ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2020, by the Town Council of the Town of Whitestown, Indiana.

TOWN COUNCIL OF WHITESTOWN, INDIANA.

\_\_\_\_\_  
Clinton Bohm, President

\_\_\_\_\_  
Susan Austin, Vice President

\_\_\_\_\_  
Eric Miller

\_\_\_\_\_  
Jeff Wishek

\_\_\_\_\_  
Rob Worl

ATTEST:

\_\_\_\_\_  
Matt Sumner, Town Clerk-Treasurer

*/Ordinance prepared by Brittany Garriott, Town Planner/*

# Exhibit A

## Legal Description

### PARCEL 1:

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 1 EAST, WORTH TOWNSHIP, BOONE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE ALONG A SOUTH DESCRIBED LINE OF THE RONALD ALVIN WING AND IMIKO WING PROPERTY RECORDED IN DEED RECORD 214, PAGE 400, BOONE COUNTY RECORDER'S OFFICE A SOUTH DESCRIBED LINE OF THE START TO FINISH REALTY, LLC PROPERTY RECORDED AS INSTRUMENT #200900005648 A SOUTH DESCRIBED LINE OF THE HOCKETT REAL ESTATE, LP PROPERTY RECORDED AS INSTRUMENT # 0203167 AND THE QUARTER SECTION LINE, NORTH 89°59'10" EAST 2260.50 FEET; THENCE ALONG A WEST DESCRIBED LINE OF THE HAROLD E. PEABODY AND MADALYN PEABODY PROPERTY RECORDED IN DEED BOOK 240, PAGE 936-939 SOUTH 00°35'13" EAST 1103.50 FEET;

THE NEXT TWENTY-TWO (22) COURSES ARE ALONG THE APPROXIMATE CENTER LINE OF FISHBACK CREEK LEGAL OPEN DRAIN;

- (1) THENCE NORTH 73°52'04" WEST 74.94 FEET;
- (2) THENCE SOUTH 64°40'17" WEST 51.94 FEET;
- (3) THENCE SOUTH 17°15'15" WEST 149.95 FEET;
- (4) THENCE SOUTH 51°15'50" WEST 224.92 FEET;
- (5) THENCE SOUTH 65°14'31" WEST 70.75 FEET;
- (6) THENCE SOUTH 33°16'28" WEST 132.38 FEET;
- (7) THENCE NORTH 87°42'40" WEST 298.26 FEET;
- (8) THENCE SOUTH 83°53'21" WEST 139.17 FEET;
- (9) THENCE SOUTH 63°30'30" WEST 42.76 FEET;
- (10) THENCE NORTH 77°12'20" WEST 43.59 FEET;
- (11) THENCE NORTH 63°18'33" WEST 338.01 FEET;
- (12) THENCE NORTH 89°10'13" WEST 66.67 FEET;
- (13) THENCE SOUTH 71°46'03" WEST 92.56 FEET;
- (14) THENCE SOUTH 55°45'36" WEST 80.64 FEET;
- (15) THENCE NORTH 84°07'38" WEST 66.04 FEET;
- (16) THENCE NORTH 66°44'37" WEST 97.80 FEET;
- (17) THENCE NORTH 34°26'51" WEST 104.19 FEET;
- (18) THENCE NORTH 04°34'26" WEST 199.26 FEET;
- (19) THENCE NORTH 04°10'26" WEST 211.58 FEET;
- (20) THENCE NORTH 31°23'40" WEST 252.73 FEET;
- (21) NORTH 14°26'43" WEST 455.79 FEET;
- (22) THENCE NORTH 62°39'33" WEST 298.64 FEET;

THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 500 EAST AND THE SECTION LINE, NORTH 00°28'02" WEST 128.13 FEET TO THE POINT OF BEGINNING CONTAINING 62.073 ACRES, MORE OR LESS.

### PARCEL 2:

PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 1 EAST, WORTH TOWNSHIP, BOONE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 500 EAST AND THE SECTION LINE, SOUTH 00°28'02" WEST (ASSUMED BEARING) 128.13 FEET TO THE POINT OF BEGINNING;

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE APPROXIMATE CENTER LINE OF FISHBACK CREEK LEGAL OPEN DRAIN;

- (1) THENCE SOUTH 62°39'33" EAST 296.64 FEET;
- (2) THENCE SOUTH 14°26'43" EAST 455.79 FEET;
- (3) THENCE SOUTH 31°23'40" EAST 252.73 FEET;
- (4) THENCE SOUTH 04°10'26" EAST 73.97 FEET;

THENCE NORTH 89°57'21" WEST 507.17 FEET;

THENCE ALONG THE APPROXIMATE CENTER LINE OF COUNTY ROAD 500 EAST AND THE SECTION LINE, NORTH 00°28'02" WEST 866.76 FEET TO THE POINT OF BEGINNING CONTAINING 6.646 ACRES, MORE OR LESS.