



Certification of Recommendation

Whitestown Plan Commission

October 7, 2020

RE: AMENDMENT TO ZONING MAPS OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC20-029-ZA).

In accordance with IC 36-7-4-608, the Whitestown Plan Commission hereby certifies their recommendation to the Whitestown Town Council as described below.

- At their public hearing on September 14, 2020 the Whitestown Plan Commission gave a favorable recommendation under section IC 36-7-4-608 with a 7-0 vote to approve a zoning amendment to the Whitestown Unified Development Ordinance. The zoning amendment includes petitioner Strategic Capital Partners, seeking to rezone approximately 81.01 acres, more or less, in the Town of Whitestown, Indiana, from the PUD-Anson Zoning Classification to the I-1 (Light Industry) Zoning Classification.

The property described in the legal descriptions are contained in the attached **Exhibit A**.

The recommendation is subject to and contingent upon the Commitments in the attached **Exhibit B**.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

Brittany Garriott
Director of Planning and Community Development

Exhibit A

Legal Description

65 Commerce Park- Phase 3 North

The Southwest Quarter of the Southeast Quarter of Section 25, Township 18 North, Range 1 East, Boone County, Indiana, being described as follows:

Beginning at the Southwest corner of said Quarter Quarter Section; thence North 01 degrees 04 minutes 04 seconds West along the West line thereof a distance of 1326.16 feet; thence North 88 degrees 59 minutes 15 seconds East along the North line thereof a distance of 1336.63 feet; thence South 01 degrees 15 minutes 37 seconds East along the East line thereof a distance of 1322.76 feet; thence South 88 degrees 50 minutes 31 seconds West along the South line thereof a distance of 1341.08 feet to the Point of Beginning, containing 40.71 Acres, more or less.

65 Commerce Park- Phase 3 South

The Northwest Quarter of the Northeast Quarter of Section 36, Township 18 North, Range 1 East, Boone County, Indiana, being described as follows:

Beginning at the Northwest corner of said Quarter Quarter Section; thence North 88 degrees 50 minutes 31 seconds East along the North line thereof a distance of 1341.08 feet; thence South 00 degrees 50 minutes 49 seconds East along the East line thereof a distance of 1305.12 feet; thence South 88 degrees 31 minutes 02 seconds West along the South line thereof a distance of 1341.44 feet; thence North 00 degrees 50 minutes 02 seconds West along the West line thereof a distance of 1312.72 feet to the Point of Beginning, containing 40.30 Acres, more or less.

Exhibit B

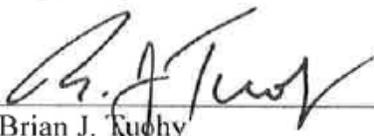
Commitments

COMMITMENTS

Case No. PC20-034-ZA

1. One hundred thirty feet (130') of right-of-way along the eastern border of the site shall be dedicated by Petitioner to the Town of Whitestown. The dedication shall occur prior to obtaining an improvement location permit for development of the site.
2. South of E 500 S, a six foot (6') tall solid fence shall be installed and maintained on the eastern border of the site or on the eastern border of the above describe right-of-way (the location shall be determined by the Whitestown Planning Staff). The fence shall run north to south the length of the site south of E 500 S.
3. Development on the site shall comply with section 11.8.c. of the I-65 PUD Ordinance (Ordinance No. 2004-10).
4. The maximum building height for buildings constructed on the site shall be 50 feet (50') tall.

Strategic Capital Partners

By: 

Brian J. Kuehy
Title: Attorney

Strategic Capital Partners

By: 

John B. Cumming
Title: Sr. Vice President, Development