



Certification of Recommendation

Whitestown Plan Commission

November 4, 2020

RE: AMENDMENT TO ZONING MAPS OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC20-043-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 October 19, 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 Braun Property Development, LLC, seeking to rezone approximately 64.31 acres, more or less, in the Town of Whitestown, Indiana, from the AG (Agriculture) Zoning Classification to the R-3 (Medium Density Single Family Residential) 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 Commitment 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

Part of the Northeast Quarter of Section 18, Township 18 North, Range 2 East, Worth Township, Boone County, Indiana described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 18; thence along the approximate center line of County Road 700 East and the Section line South 00 degrees 28 minutes 20 seconds East (assumed bearing) 1454.23 feet; thence along a North described line of the Ronald R. good & Michael E. Good Property recorded as Instrument Number 0321525, Boone County Recorder's Office, South 88 degrees 02 minutes 08 seconds West 1323.38 feet; thence along an East described line of the Allen's Acres Subdivision Property recorded in Plat Book 4, Page 163 North 00 degrees 32 minutes 15 seconds West 131.68 feet; thence along a North described line of said Allen's Acres Subdivision Property South 88 degrees 02 minutes 08 seconds West 664.25 feet; thence along an East described line of the Kenneth L. Allen and Carol J. Allen Property recorded in Deed Record 226, Pages 77-78 North 00 degrees 35 minutes 46 seconds West 1319.69 feet; thence along the approximate center line of County Road 200 South and the Section line, North 87 degrees 57 minutes 20 seconds East 1990.70 feet to the Point of Beginning. (Containing approximately 64.310 acres)

Exhibit B

ZONING COMMITMENT
Case No. PC20-043-ZA

1. The wooded area located along portions of the western and southern borders of the site shall not be developed with home sites and shall be preserved as common area.

Braun Property Development, LLC

By: _____

Steve Braun

Title: Managing Member

Braun Property Development, LLC

By: _____

Brian J. Tuohy

Title: Attorney