



Certification of Recommendation

Whitestown Plan Commission

April 20, 2022

RE: AMENDMENT TO ZONING MAPS OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC22-025-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 April 11, 2022 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 Citimark Realty Partners, LLC on behalf of Gloria Groover, William Maltby & Stacia Groover Maltby, and Christopher Howard, Owners, seeking to rezone approximately 15 acres, more or less, in the Town of Whitestown, Indiana, from the Boone County General Agriculture (AG) Zone to the Whitestown Multi-family (MF) Zoning Classification and to rezone approximately 81.28 acres, more or less, in the Town of Whitestown, Indiana, from the Boone County General Agriculture (AG) Zone to the Whitestown Light Industrial (I-1) Zoning Classification.

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

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

Respectfully,

Jill Conniff,
Planning Staff

Exhibit A

Legal Description

Instrument No. 200900007093

Part of the Southeast Quarter of the Northwest Quarter of Section 23, Township 18 North, Range 1 East, Worth Township, Boone County, Indiana, and more fully described as follows:

Commencing at the Southeast corner of the Northwest Quarter of void Section 23; thence along the approximate centerline of County Road 450 East and the Quarter Section line, North 00°11'56" West 11.96 feet to the point of beginning; thence South 88° 44'10" West 1326.65 feet; thence along part of the East described line of the Paul J. Groover and Rozella Groover Property recorded in Deed Record 137, page 568, Boone County Recorder's Office and the Quarter- Quarter Section line, North 00°16'35" West 492. 47 feet; thence North 88°44'10" East 1327.32 feet; thence along the approximate centerline of County Road 450 East and the Quarter Section line, South 00°11'56" East 492.48 feet to the point of beginning, containing 15.000 acres, more or less.

Instrument No. 2004003924

A part of the West Half of the Northwest Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian in Worth Township of Boone County, Indiana, being more particularly described as follows:

Commencing at the North west corner of the Northwest Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian in Worth Township of Boone County, Indiana, thence South 00 degrees 21 minutes 14 seconds East (Assumed Bearing) along the West line of said quarter section 1216.77 feet to the Point of Beginning of the following described parcel: Thence North 89 degrees 03 minutes 51 seconds East parallel with the North line of said quarter 261.13 feet; thence South 00 degrees 19 minutes 30 seconds East 239.73 feet; thence North 89 degrees 03 minutes 51 seconds East parallel with said north line 1067.06 feet to a point on the East line of the West Half of said North next Quarter section; thence South 00 degrees 16 minutes 37 seconds East along said east line 1205.26 feet to the Southeast corner of said next half, thence South 89 degrees 00 minutes 04 seconds West along the south line of said quarter 1326.47 feet to the Southwest corner of said quarter; thence North 00 degrees 21 minutes 14 seconds West along the next line of said Northwest quarter 1446.43 feet to the Point of Beginning. Containing 38.181 Acres, more or less.

Instrument No. 201300001155

A part of the West Half of the Northwest Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian in Worth Township of Boone County, Indiana, being more particularly described as follows:

Beginning of the North next corner of the Northwest Quarter of Section 23, Township 18 North, Range 1 East of the Second Principal Meridian in Worth Township of Boone County, Indiana, thence North 89

degrees 03 minutes 51 seconds East (Assumed Bearing) along the North line of said quarter section 1330.03 feet to the Northeast corner of said west half; thence South 00 degrees 16 minutes 37 seconds East along the East line of said west half 1456.52 feet; thence South 89 degrees 03 minutes 51 seconds West parallel with said north line 1067.06 feet; thence North 00 degrees 19 minutes 30 seconds West 239.73 feet; thence South 89 degrees 03 minutes 51 seconds West parallel with said north line 261.13 feet to a point on the West line of said quarter section; thence North 00 degrees 21 minutes 14 seconds West along said west line 1216.77 feet to the Point of Beginning. Containing 43.00 Acres, more or less

Exhibit B

