



Certification of Recommendation

Whitestown Plan Commission

September 20, 2022

RE: AMENDMENT TO ZONING MAPS OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC22-057-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 12, 2022 the Whitestown Plan Commission gave a favorable recommendation under section IC 36-7-4-608 with a 6-0 vote to approve a zoning amendment to the Whitestown Unified Development Ordinance. The zoning amendment includes Petitioner Strategic Capital Partners, LLC., and Owners James K & Sue L Fox, Joe L & Donna J Powell, and John L Sernyk seeking to rezone approximately 15 acres, more or less, in the Town of Whitestown, Indiana, from the General Agriculture (AG) Zone to the 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**. In order to entice the rezone, the petitioner made a set of commitments, a copy of which is attached hereto as **Exhibit C**, approval of those commitments were part of the Plan Commission's recommendation.

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

Respectfully,

Jill Conniff,
Planning Staff

Exhibit A

Legal Description

Powell

A part of the Northeast Quarter of Section 2, Township 17 North, Range 1 East situated in Perry Township, Boone County, Indiana, more particularly described as follows:

From the Southeast corner of the aforesaid Northeast Quarter, proceed thence North 00 degree 27 minutes 12 seconds West (the bearing computed from a compass observation) along the section line 691.36 feet; thence South 89 degrees 46 minutes 12 seconds West, 1,329.91 feet; thence North 00 degree 16 minutes 31 seconds West, with the centerline of a county road, 1,310.31 feet to the point of beginning. From said point of beginning, proceed thence South 89 degrees 30 minutes 34 seconds West 1,000.19 feet; thence North 00 degree 57 minutes 24 seconds West, 207.30 feet; thence North 89 degrees 30 minutes 34 seconds East, 1,002.66 feet; thence South 00 degree 16 minutes 31 seconds East, with the centerline of a county road, 207.29 feet to the point of beginning.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as: 6100 South 475 East, Lebanon, Indiana 46052.

Fox

DEED I, TRACT I:

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 1 EAST, SITUATED IN PERRY TCMNSHIP, BOONE COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED, AS TO-WIT:

AFORESAID NORTHEAST QUARTER, PROCEED THENCE NORTH 0 -DEGREES 27' 12" WEST (THE BEARING ASSUMED A OBSERVATION) , ALONG THE SECTION LINE, 691.36 FEET; THENCE SOUTH 89 DEGREES 46' 12" WEST, 1,329.91 THENCE NORTH 0 DEGREES 16' 31" WEST, 1,585.79 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, PROCEED THENCE SOUTH 89 DEGREES 30' 34" WEST, 314.71 FEET; THENCE NORTH 0 DEGREES 29' 26" WEST, 150.00 FEET; NORTH 89 DEGREES 30' 34" EAST, 300.00 FEET; THENCE SOUTH 0 DEGREES 57' 34" EAST, WITH THE QUARTER-QUARTER SECTION LINE, 85.50 FEET; THENCE NORTH 89 DEGREES 01' 24" EAST, 14.25 FEET; THENCE SOUTH 0 DEGREES 16' 31" EAST, WITH THE CENTERLINE OF A COUNTY ROAD, 64.61 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0557 ACRES, MORE OR LESS.

DEED II, TRACT II:

A PART OF THE NORTHEAST QUARTER SECTION 2, TOWNSHIP 17 NORTH, RANGE 1 EAST, SITUATED PERRY TOWNSHIP BOONE COUNTY, INDIANA, PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A RAILROAD RAIL (ON END) AT THE SOUTHEAST CORNER OF THE AFORESAID NORTHEAST QUARTER, PROCEED THENCE NORTH 00 DEGREES 27' 12" WEST (THE BEARING ASSUMED FROM A COMPASS OBSERVATION), 691.36 FEET ALONG THE SECTION LINE; THENCE SOUTH 89 DEGREES 46' 12" WEST, 1,329.91 FEET; THENCE NORTH 00 DEGREES 16' 31" WEST, 1,517 .58 FEET TO TEE POINT OF BEGINNING. FRCM SAID POINT OF BEGNNING, PROCEEED THENCE SOUTH 89 DEGREES 30' 34" WEST, 1002.66 FEET; THENCE NORTH 00 DEGREES 57' 34" WEST, 218.20 FEET; THENCE NORTH 89 DEGREES

30' 34" EAST, 690.00 FEET; THENCE SOUTH 00 DEGREES 29' 26" EAST, 152.00 FEET; THENCE NORTH 89 DEGREES 30' 34" EAST, 314.71 FEET; THENCE SOUTH 00 DEGREES 16' 31" EAST, 68.22 FEET TO THE POINT OF BEGINNING, CONTAINING 3.9443 ACRES, MORE OR LESS.

Sernyk

A part of the northeast quarter of Section 2, Township 17 North, Range 1 East and being more particularly described as follows, to-wit: From the southeast corner of the aforesaid northeast quarter proceed thence north 0 degrees 27 minutes 12 seconds west (the bearing computed from a compass observation) along the section line 691.36 feet; thence south 89 degrees 46 minutes 12 seconds west 1329.91 feet; thence north 0 degrees 16 minutes 31 seconds west with the centerline fo the county road 1102.50 feet to the point of beginning. From said point of beginning proceed thence south 89 degrees 30 minutes 34 seconds west 997.71 feet; thence north 0 degrees 57 minutes 34 seconds west 207.81 feet, thence north 89 degrees 30 minutes 34 seconds east 1000.19 feet; thence south 0 degrees 16 minutes 31 seconds east with the centerline of the county road 207.81 feet to the point of beginning.

Exhibit B

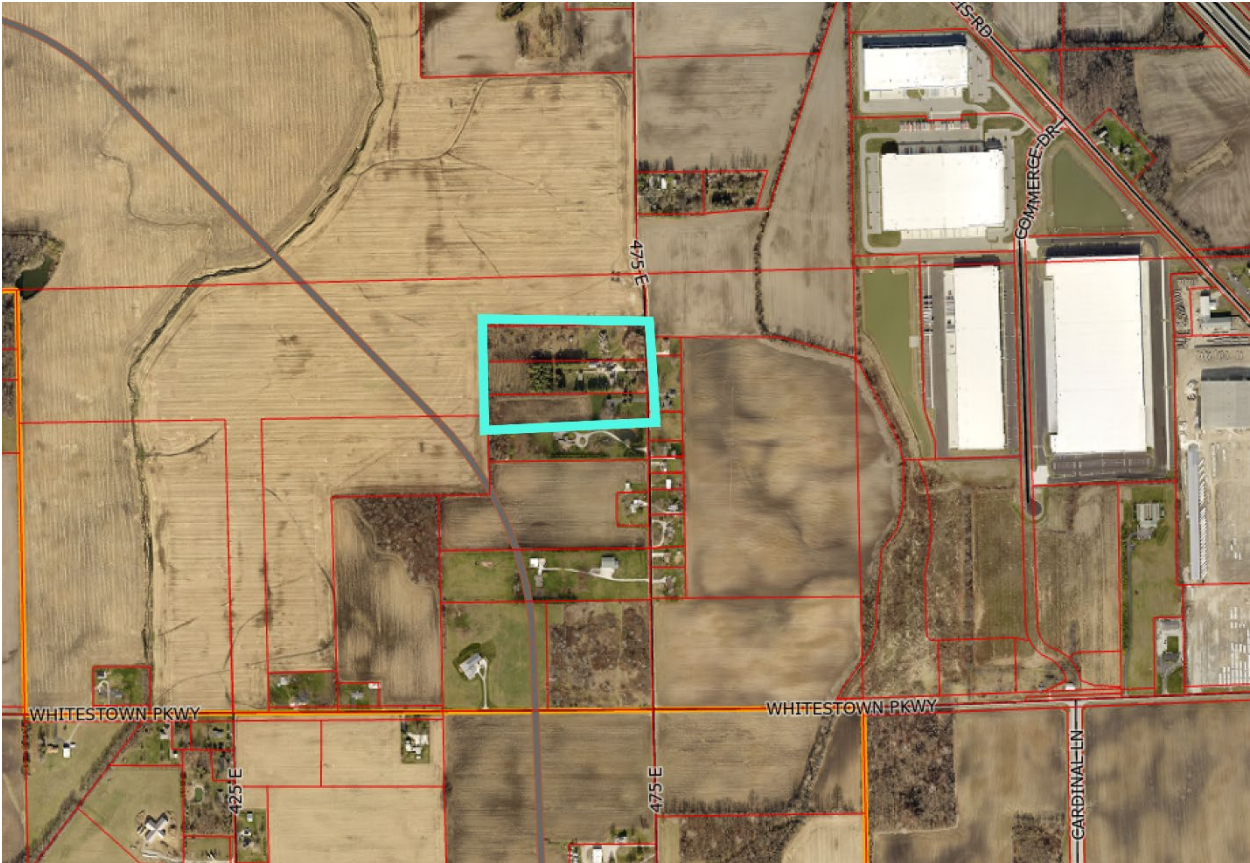


Exhibit C

Petitioner: Strategic Capital Partners, LLC
Case No. PC22-057-ZA

1. The access point referenced in the attached Exhibit 1 will not be constructed. No curb cuts are permitted along the curve of Road A.
2. Additional landscaping in accordance with Whitestown Unified Development Ordinance Section 5.6 C., either option 1 or 2, between Road A and the residential use located at 6190 CR 475 E will be provided.
3. When the Petitioner files a petition for Development Plan approval relating to improvements proposed for each phase of the Site, Petitioner agrees to schedule an informational meeting with neighboring property owners to discuss such improvements.
4. Petitioner agrees that the exterior colors of any buildings constructed on the Site shall be selected using reasonable efforts to reduce reflection and glare from the exteriors of such buildings. Buildings within the development will not be painted white, and the color of the exterior of the buildings will be neutral/natural colors (grey, green, blue).
5. Any ponds installed within the Site shall be professionally treated at least three (3) times per year and maintained in order to reduce algae, moss, cattails and smell. Roadside barriers of wood, composite or other material approved by the Town of Whitestown ("Town") shall be installed in areas approved by the Town.
6. Walking paths shall be installed within the development as approved during the Development Plan approval process, within the guidelines of State requirements regarding improvements in floodways and plains. Such paths shall provide connections near CR 550 S and between the phases of the development.

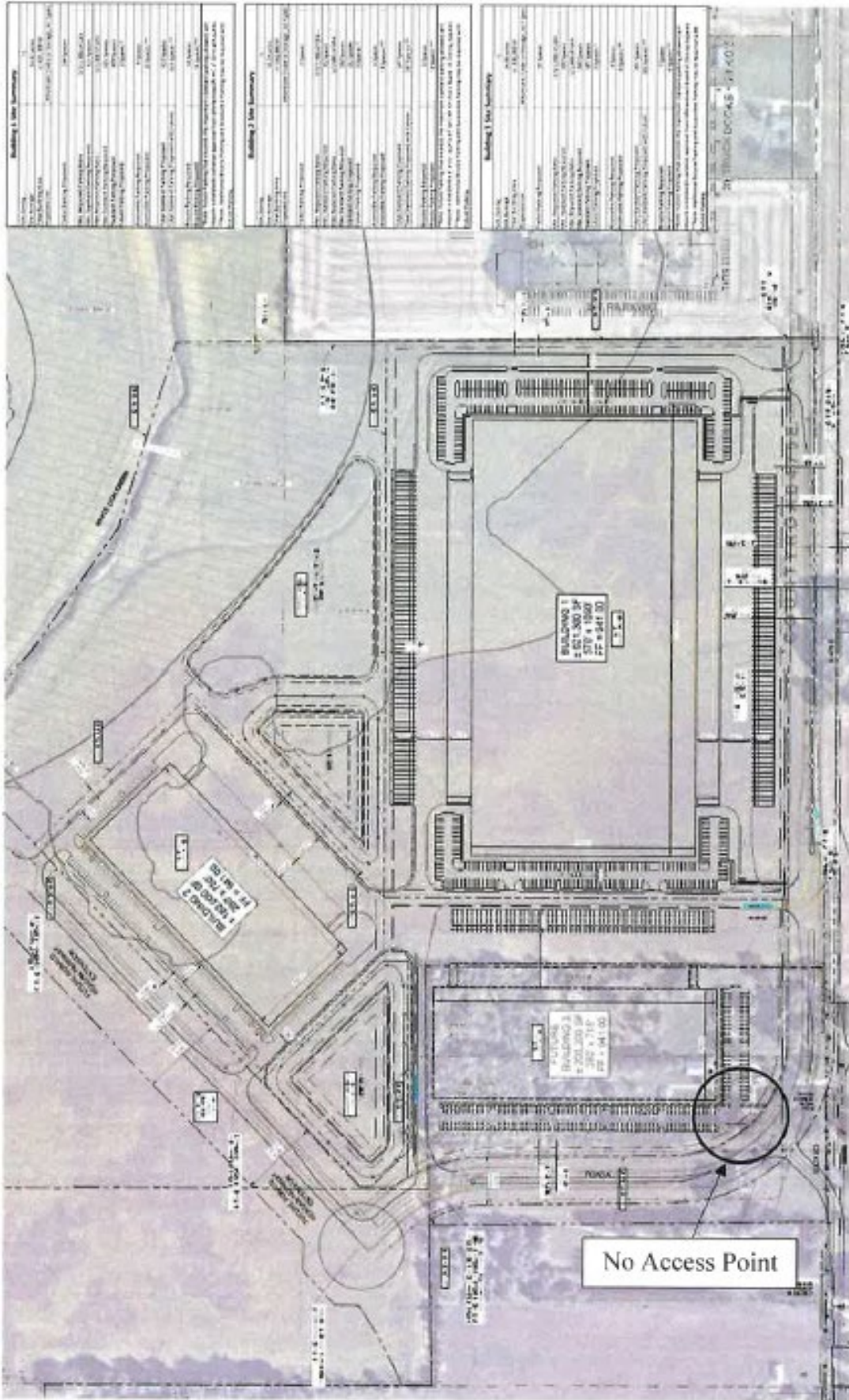
7. Lights installed on buildings in the development shall be placed on lower portions of the buildings, shall be shielded and of yellow color. Street lighting shall be directed downward and shielded.
8. Landscaped areas within the development shall include a mixture of fast growing tree species and slow growing tree species, native perennial flowering plants and bushes.
9. During the development of the Site, the areas bordering residential neighbors shall be kept reasonably free of debris. Petitioner shall use reasonable efforts to control Canadian Thistle.
10. Petitioner will direct contractors to prohibit construction traffic entering the Site from using CR 550 S.

STRATEGIC CAPITAL PARTNERS, LLC


By: John Cumming, Sr. Vice President, Development

Date: 9-27-22

Exhibit 1



Building 1 Site Summary	
Building Name	Building 1
Address	10000 White Lick Creek Rd, Whitestown, IN 46084
Client	White Lick Creek Industrial
Project Description	Industrial Building
Building Area	100,000 sq ft
Site Area	100,000 sq ft
Site Status	Proposed
Site Notes	Site is currently vacant. Building to be constructed on site.

Building 2 Site Summary	
Building Name	Building 2
Address	10000 White Lick Creek Rd, Whitestown, IN 46084
Client	White Lick Creek Industrial
Project Description	Industrial Building
Building Area	50,000 sq ft
Site Area	50,000 sq ft
Site Status	Proposed
Site Notes	Site is currently vacant. Building to be constructed on site.

Building 3 Site Summary	
Building Name	Building 3
Address	10000 White Lick Creek Rd, Whitestown, IN 46084
Client	White Lick Creek Industrial
Project Description	Industrial Building
Building Area	150,000 sq ft
Site Area	150,000 sq ft
Site Status	Proposed
Site Notes	Site is currently vacant. Building to be constructed on site.