



Certification of Recommendation

Whitestown Plan Commission

May 12, 2023

RE: AMENDMENT TO ZONING MAPS OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC23-010-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 May 8, 2023 the Whitestown Plan Commission gave an unfavorable recommendation under section IC 36-7-4-608 with a 4-0 vote to deny a zoning amendment to the Whitestown Unified Development Ordinance. The zoning amendment includes Petitioner Kite Harris Property Group, LLC on behalf of Owner Edwina Smith per Mark Smith seeking to rezone approximately 40.0 acres, more or less, in the Town of Whitestown, Indiana, from the General Agriculture (AG) Zone to the Light Industry (I-1) Zoning Classification.

The property described in the legal description is 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**.

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

Respectfully,

Jill Conniff, AICP
Planning Staff

Exhibit A

Legal Description

(From Title Commitment)

The Northeast Quarter of the Southwest Quarter of Section 11, Township 17 North, Range 1 East, in Perry Township, Boone County, Indiana.

Exhibit B

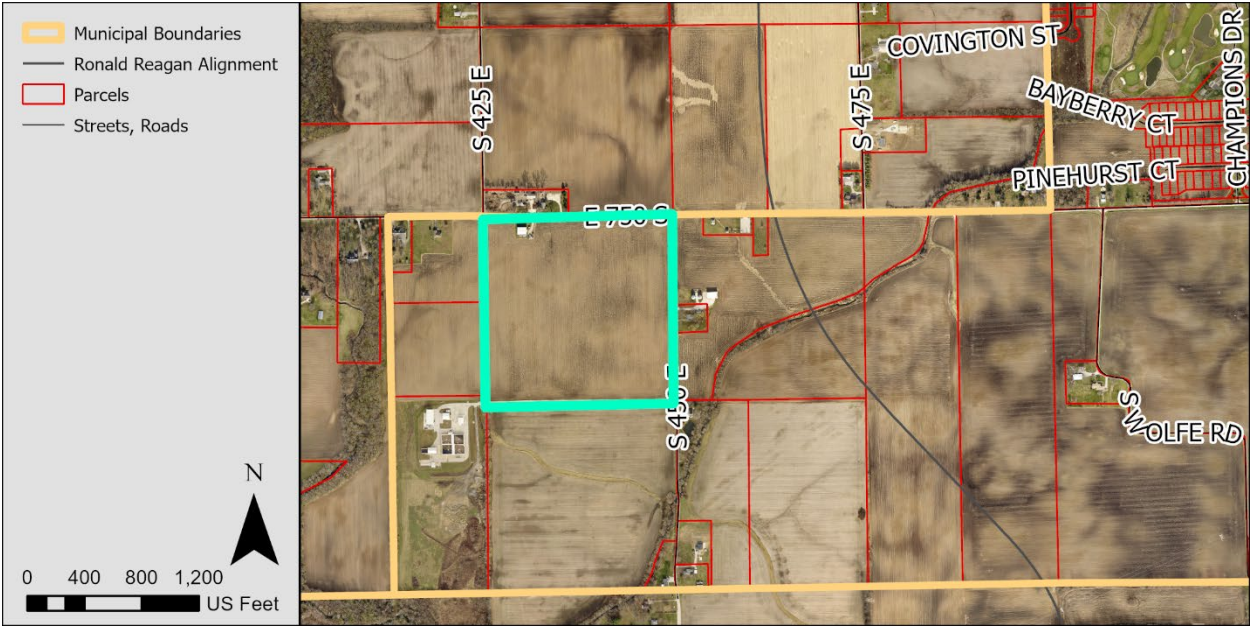


Exhibit C

Commitments

1. The following uses are not permitted:
 - a. Service Station, Local
 - b. Auto/Boat/Light Truck Sales or Rentals
2. Motorcycle/ATV/Lawn Care Sales or Rentals is a permitted use.
3. All uses are subject to the following outdoor storage requirements:
 - a. outdoor storage must be in conformance with UDO Section 3.8
 - b. outdoor storage areas must be screened on all sides at least 8 feet high with a solid wall, fence, or landscaping, or a combination of these elements. A wall or fence must use materials consistent or complementary to the principal building. Chain link fencing is prohibited.
 - c. outdoor storage is only permitted on the interior of the site, not fronting CR 750 S or CR 450 E
4. All uses are subject to the following outdoor display requirements:
 - a. outdoor display area must be in conformance UDO Section 3.8, D.
 - b. outdoor display is not permitted in parking stalls or in drive aisles
 - c. outdoor display cannot be left out overnight or during non-business hours
 - d. outdoor display is allowed up to 5% of the tenant user square footage
5. Access points to the site shall be limited to the two approximate locations as shown on the 2022 Comprehensive Land Use Plan, Special Development Area 8.
6. All site lighting shall be coordinated throughout and be of uniform design, color, and materials.
7. The maximum building footprint is 40,000 square feet.
8. The maximum building height is 40 feet measured from the eaves.
9. The proposed structures must comply with UDO Section 9.7 Industrial Architectural Standards in addition to the below:
 - a. Building facades, which are 240 feet or greater in length, shall be designed with offsets. Offsets shall be a minimum depth of 4 feet and a minimum aggregate length of 20 percent of the horizontal plane of the overall Building Façade.
 - b. The main building entrance or tenant space pedestrian entrances shall be defined and articulated by architectural elements such as projections, lintels, pediments, pilasters, columns and other design elements as appropriate.
 - c. All pedestrian entrances must be covered.
 - d. If pre-cast or architectural concrete is used it shall be painted, textured (rough, striated, imprinted with a pattern or form), or designed to simulate brick or stone (limestone, marble, or granite).
 - e. If EIFS is used it shall not be permitted within 8 feet of the ground level.
 - f. A maximum of 60% of any one exterior building material may be used.
10. Dedicate right-of-way for minor collector for CR 450 E, 32.5' half ROW & additional ROW for corner cut at CR 450 /CR 750 S for future roundabout.
11. Dedicate wastewater treatment plant access easement area to Town of Whitestown in fee simple. Full access is not permitted to the proposed development site. The applicant may have perpendicular utility and storm water crossings to be approved by Whitestown. Emergency access location(s) may be approved by Whitestown.