



Certification of Recommendation

Whitestown Plan Commission

April 10, 2024

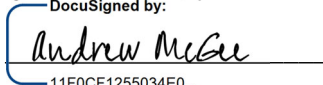
RE: ZONING MAP CHANGE OF THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE (PC24-007-ZA), 6848 Albert S White Drive.

In accordance with IC 36-7-4-605, the Whitestown Plan Commission hereby certifies their favorable recommendation to the Whitestown Town Council as described below.

At their public hearing on April 9, 2024 the Whitestown Plan Commission gave a favorable recommendation under section IC 36-7-4-605 with a 6-0-0 vote to approve a zoning map change to the Whitestown Unified Development Ordinance. The zoning amendment includes Applicant Ricci Real Estate Holdings, LLC., on behalf of Jaclyn Ricci, Owner seeking to rezone approximately 3.87 acres, more or less, in the Town of Whitestown, Indiana, from the R2 – Low-density Single-family & Two-family Residential zoning district to GB – General Business zoning district. The property is located at 6848 Albert S White Drive.

The property described in the legal description is contained in the attached **Exhibit A** and generally represented 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, 
DocuSigned by:
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Andrew McGee
President, Whitestown Plan Commission

Exhibit A

Legal Description

Part of the southeast quarter of section 19, township 18 north, range 2 east, worth township, Boone County, Indiana, more fully described as follows:

Commencing at the southeast corner of the southeast quarter of said section 19; thence along part of the north described line of the Giles property recorded as instrument no. 0110687, Boone County Recorder's office, the south right of way of county road 400 south, and the section line, south 88 degrees 30 minutes 22 seconds west 528.89 feet to the point of beginning; thence continuing along the north described line of said Giles property, the south right of way of county road 400 south and the section line, south 88 degrees 30 minutes 22 seconds west 567.00 feet; thence north 02 degrees 15 minutes 17 seconds west 383.00 feet; thence north 88 degrees 30 minutes 22 seconds east 567.00 feet; thence south 02 degrees 15 minutes 17 seconds east 383.00 feet to the point of beginning, containing 4.9849 acres, more or less.

Excepting therefrom:

A part of the southeast quarter of section 19, township 18 north, range 2 east, Boone County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached right-of-way parcel plat, marked exhibit "b", described as follows:

Beginning at a point on the south line of said section south 88 degrees 03 minutes 40 seconds west 528.89 feet from the southeast corner of said section, said southeast corner being designated as point "323" on said plat, which point of beginning is the southeast corner of the grantors' land; thence south 88 degrees 03 minutes 40 seconds west 567.00 feet along said south line to the southwest corner of the grantors' land; thence north 2 degrees 41 minutes 59 seconds west 56.62 feet along the west line of the grantors' land to point "645" designated on said parcel plat; thence north 88 degrees 03 minutes 40 seconds east 226.95 feet to point "646" designated on said parcel plat; thence north 1 degree 56 minutes 20 seconds west 20.00 feet to point "601" designated on said plat; thence northeasterly 352.59 feet along an arc to the left having a radius of 720.00 feet and subtended by a long chord having a bearing of north 74 degrees 01 minute 55 seconds east and a length of 349.08 feet to the east line of the grantors' land; thence south 2 degrees 41 minutes 59 seconds east 161.25 feet along said east line to the point of beginning and containing 1.108 acres, more or less, inclusive of the presently existing right-of-way which contains 0.260 acres, more or less.

Exhibit B

Property Map

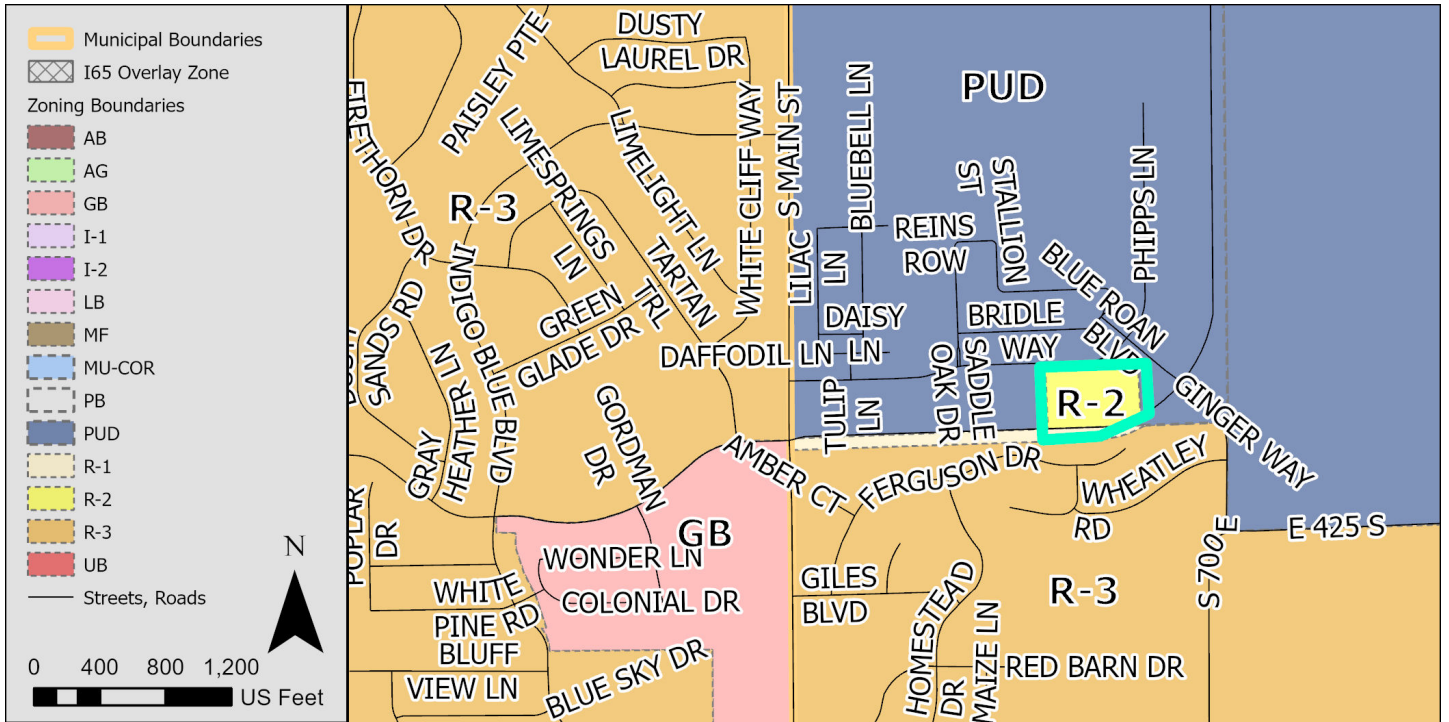


Exhibit C

Commitments

1. The approval of the Findings of Fact and Report of Determination by the Plan Commission.
2. The elimination of the existing driveway cuts onto Albert S White Drive at time of construction.
3. The elimination of drive-through business within Restaurant, Class B, Automobile Services, Heavy and Service Station, Local as permitted uses.
4. The building design meet the requirements set forth in the Bridle Oaks PUD ordinance (2020-12), specifically Exhibit 4 as it relates to architectural standards.
5. Provide an 11-foot easement along the southern boundary of the property/ northern edge of Albert S White Drive to create the multi-use trail as identified in the Thoroughfare Plan.