

WHITESTOWN PLAN COMMISSION

Certification to Council



(317) 769-6557 

6210 Veterans Drive 

Whitestown, IN 46075 

August 14, 2024

RE: 5650 East 550 South/PC24-027-TA I-65 Anson PUD Text Amendment

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

At their public hearing on August 12, 2024, the Whitestown Plan Commission gave a favorable recommendation under section IC 36-7-4-605 with a 7-0-0 vote to send a "Favorable Recommendation" to the Whitestown Town Council for the text amendment to the I-65 PUD Ordinance (Anson), Ordinance #2004-10, in support of the New City Padgett Development project. The text amendment was submitted by New City Development Partners, LLC, to allow for an increase in uses within the Neighborhood Commercial District established by the I-65 PUD Ordinance (Anson). A complete list of uses is provided in **Exhibit A**. The affected area/ properties, located at 5650 East 550 South, are further described in **Exhibit B**.

If you have any questions or need additional clarification, please contact me at your earliest convenience.

Respectfully,

Allan Henderson

Allan Henderson, AICP
Planning Administrator

EXHIBIT A

The proposed changes include:

Section 6, Table 1, Residential Areas, Town Center Business District Column. The table for the Town Center Business District shall be replaced with the following:

Residential Uses	TCBD (Town Center Business District)
Day Care	Allowed
Dwelling – Multi-family	Allowed
Group Residential Facility	Allowed
Nursing Home	Allowed
Single-Family Attached Dwelling (aka Townhouses/Rowhouses)	*Allowed

* Use shall be limited to legal description as presented in Exhibit B.

Section 6, Table 1, Retail Areas, Town Center Business District Column. The table for the Town Center Business District shall be replaced with the following:

Automotive Uses	TCBD (Town Center Business District)
Automatic Car Wash	*Allowed
Parking lot	Allowed
Automobile or Motorcycle Sales & Service	** Allowed
Automobile Oil Change or Lubrication Shop	*Allowed
Automobile Parts Supply	
Automobile Repair, Service Station	*Allowed
Automotive-Related Use	*Allowed
Parking garage	Allowed
Passenger Car Rental	Allowed
Tire, Battery or Accessory Dealer	*Allowed
Gas Station	*Allowed

* Use shall be limited to legal description as presented in Exhibit B.

** Use shall not be permitted only to legal description as presented in Exhibit B.

EXHIBIT B

A part of the West Half, of the Northeast Quarter of Section 36, Township 18 North, Range 1 East, of the 2nd Principal Meridian, Boone County, Indiana, being that 39.74 acre parcel shown on the survey prepared by Tracy L. McGill, LS #20500009 on April 29, 2024 as American Structurepoint, Inc. Project Number 2024.00999.0001 (basis of bearings – Indiana State Plane Coordinate System – West Zone) said 39.74 acre parcel described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 36; thence South 88 degrees 34 minutes 18 seconds West 1,341.23 feet along the south line of the said Quarter Section to the southwest corner of Edmonds Creek North at Anson Section 2, the plat of which is recorded as Instrument Number 2020008864, said corner being the Southeast Corner of the West Half of said Quarter Section and the point of beginning of this description; thence South 88 degrees 39 minutes 31 seconds West 1,020.48 feet along the south line of said half quarter section to the southeast corner of that 0.852 acre parcel described in the Warranty Deed recorded as Instrument Number 2020005179; thence along the easterly and northerly boundaries of said 0.852 acre parcel the following five (5) courses: 1) North 01 degree 36 minutes 06 seconds West 98.36 feet; 2) South 88 degrees 23 minutes 54 seconds West 220.00 feet; 3) North 45 degrees 03 minutes 02 seconds West 68.25 feet; 4) North 16 degrees 07 minutes 50 seconds West 126.29 feet; 5) Northerly 61.67 feet along an arc to the left having a radius of 468.00 feet and subtended by a long chord having a bearing of North 17 degrees 59 minutes 30 seconds West and a length of 61.63 feet to the west line of the aforementioned half quarter section; thence North 0 degrees 52 minutes 57 seconds West 993.41 feet along said west line to the southwest corner of that 16.96 acre parcel described in the Quitclaim Deed recorded as 2021008794; thence North 88 degrees 42 minutes 25 seconds East 1,340.89 feet along the south line of said 16.96 acre parcel and the easterly extension thereof to the east line of said half quarter section; thence South 0 degrees 52 minutes 12 seconds East 1,320.14 feet along said east line to the point of beginning and containing 39.74 acres, more or less.