

BZA Application

For Office Use Only	
File #	Fee
Filing	TAC
Hearing/Meeting	
<input type="checkbox"/> Denied	<input type="checkbox"/> Approved
<input type="checkbox"/> w/ conditions	

This application is being submitted for (check all that apply):

- Variance Special Exception
 Use Variance Use Classification
 Appeal

Applicant Info

Name <i>CCI Development, LLC</i>	
Street Address <i>8902 N. Meridian St. Suite 205</i>	
City, State, Zip <i>Indpls IN 46260</i>	
Primary Contact Person regarding this petition <i>Jimmy Clark</i>	
Phone <i>317 508 4719</i>	E-Mail <i>jclark@ccin.com</i>
Other Contact Name <i>Jeff Shively</i>	E-Mail <i>jshively@ccin.com</i>

Property Owner

Name <i>Whitestown Multifamily Partners II LLC C/O Strategic Capital Partners</i>	
Street Address <i>280 E 96th Street, Suite 250</i>	
City, State, Zip <i>Indianapolis, IN 46240</i>	
Phone <i>(317) 819-1881</i>	E-Mail <i>wzink@strategiccapitalpartners.com</i>
Applicant is (circle one): <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other (specify)	

Premises Affected

10-digit Parcel Number <i>0200651005</i>				
Actual/approximate address or location from major streets <i>5813 Lilliana Lane, Whitestown, IN 46075</i>				
Subdivision <i>Emmis Subdivision</i>			Lot Number(s) <i>Lot 2</i>	
Total Acreage <i>12.56 Acres</i>		Flood Zone on Site? <i>No</i>		
Zoning of Subject Property <i>MU-COR</i>		Use of Subject Property <i>Multifamily</i>		
Zoning of Adjacent Properties	North: <i>MU-COR</i>	South: <i>PUD</i>	East: <i>PUD</i>	West: <i>MU-COR</i>
Land Use of Adjacent Properties	North: <i>MF</i>	South: <i>Hotel</i>	East: <i>SF Residential</i>	West: <i>MF</i>
Specific Section(s) of UDO requesting Development Standards Variance from		Units per acre density		

Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant <i>[Signature]</i>	Signature of Notary <i>[Signature]</i>
Notary Public's Name (printed) <i>Dena D. Wilson</i>	
My Commission Expires State County <i>INDIANA MARION COUNTY</i>	
Subscribed and sworn to before me this <i>27</i> day of <i>AUGUST</i> 2025	



Attachment A: Consent of Property Owner

Complete and submit if applicant is different from property owner.

I (we)

William D. Zink

NAME(S)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at I (we)
5813 Lilliana Lane, Whitestown, IN 46075
ADDRESS
- That I/we have read and examined the Application and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (is) (is not) a condition to the sale or lease of the above referenced property.

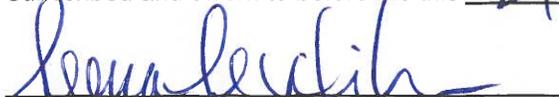


(AFFIANT)

STATE OF INDIANA)

COUNTY OF Madison SS:

Subscribed and sworn to before me this 27 day of August, 2025.



DENA D. WILSON, Notary Public

My Commission expires: 9-11-25 County of Residence: Hamilton



Dena D. Wilson
Commission Number: 702963
Hamilton County
Expiration Date: Sept. 11, 2025



August 28, 2025

Mr. Allan Henderson
Whitestown Municipal Complex
6210 Veterans Drive
Whitestown, IN 46075

RE: *Goodman Campbell Brain & Spine MOB - Project Narrative*

Location: Proposed ~1.5-acre lot to be split from Lot 2 of the Emmis Subdivision (The Grove Multifamily Development) – 5813 Lilliana Lane, Whitestown, IN (Parcel #: 0200651005)

CCI Development, LLC (the “Applicant”), an Indianapolis based development and construction firm, proposes the development and construction of an approximately 12,000-square-foot medical office building (MOB) for Goodman Campbell Brain & Spine (The “Project”), a nationally recognized neuro-spine practice based in Carmel, Indiana. The facility will be located on a ±1.5-acre parcel to be created by subdividing Lot 2 within the Emmis Subdivision—a 12.56-acre lot currently home to “The Grove” multifamily development.

To accommodate the proposed Project, Lot 2 will be reduced in size, resulting in a higher apartment unit per acre density for The Grove than the MU-COR zoning classification allows (15 units per acre). As such, a Development Standards Variance is required to proceed.

The proposed Project will feature structural steel and masonry construction with metal paneling and glazing. Site access will be provided by connecting to The Grove’s southern private entry drive by way of an access easement. No new curb cuts to public rights-of-way are planned. Stormwater detention was previously master planned for the Project site, therefore no on-site detention is anticipated. Public sanitary sewer and water utilities are readily available to connect to at the proposed lot boundary. Off-street vehicular and bicycle parking will be provided in accordance with Whitestown’s Unified Development Ordinance (UDO).

Construction of the Project is expected to take approximately 12 months. The proposed Project is a compatible and complementary use to the surrounding multifamily and retail developments.

For additional information or questions, please contact me at (317) 218-9560 or bryan.sheward@kimley-horn.com

Sincerely,

Bryan A. Sheward, P.E.
Project Manager

2024001970 PLAT \$35.00
 03/07/2024 10:43:32A 3 PGS
 Deborah S. Ottinger
 Boone County Recorder IN
 Recorded as Presented

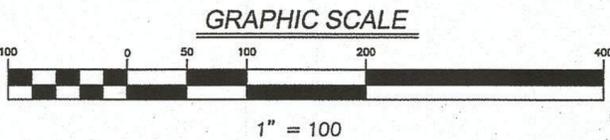
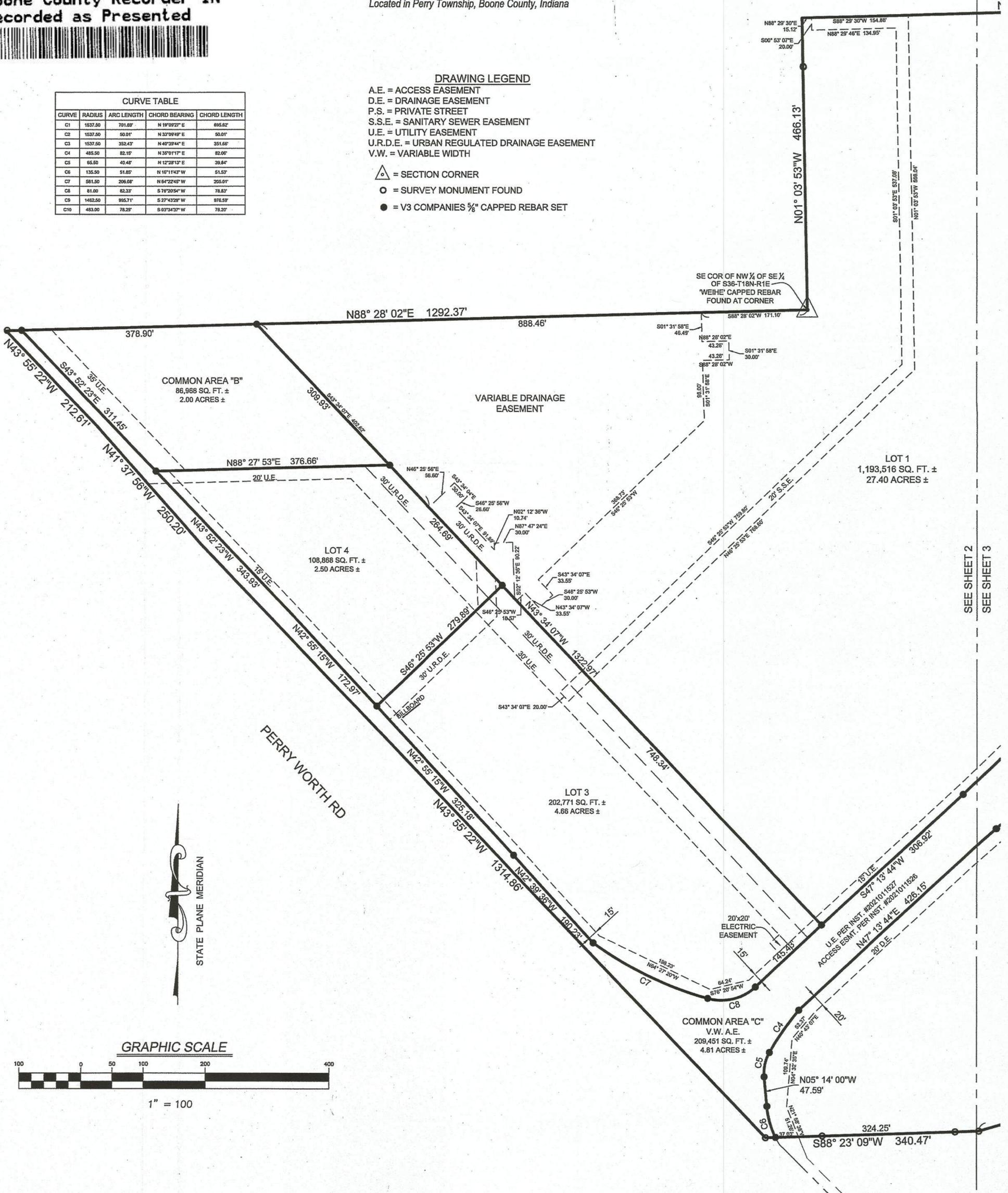


SECONDARY PLAT EMMIS SUBDIVISION

Part of the Southeast Quarter of Section 31, Township 18 North, Range 1 East
 Located in Perry Township, Boone County, Indiana

CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C1	1537.50	701.89'	N 19° 09' 27" E
C2	1537.50	50.01'	N 33° 09' 48" E
C3	1537.50	352.43'	N 40° 39' 44" E
C4	485.50	82.15'	N 30° 01' 17" E
C5	66.50	40.48'	N 12° 28' 13" E
C6	135.50	51.85'	N 10° 11' 43" W
C7	591.50	208.08'	N 64° 22' 45" W
C8	81.00	82.33'	S 78° 20' 54" W
C9	1482.50	955.71'	S 27° 43' 28" W
C10	483.00	78.29'	S 03° 34' 37" W

- DRAWING LEGEND**
- A.E. = ACCESS EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - P.S. = PRIVATE STREET
 - S.S.E. = SANITARY SEWER EASEMENT
 - U.E. = UTILITY EASEMENT
 - U.R.D.E. = URBAN REGULATED DRAINAGE EASEMENT
 - V.W. = VARIABLE WIDTH
- ▲ = SECTION CORNER
 ○ = SURVEY MONUMENT FOUND
 ● = V3 COMPANIES 5/8" CAPPED REBAR SET



SEE SHEET 2
 SEE SHEET 3

Prepared By:

BRIAN C. RISMILLER R.L.S. NO. LS20200063
 494 Gradle Drive Carmel, Indiana 46032
 Phone: 317.844.3333 Fax: 317.844.3383
 infocarmel@v3co.com V3co.com
 Surveyors - Scientists - Engineers

SECONDARY PLAT EMMIS SUBDIVISION

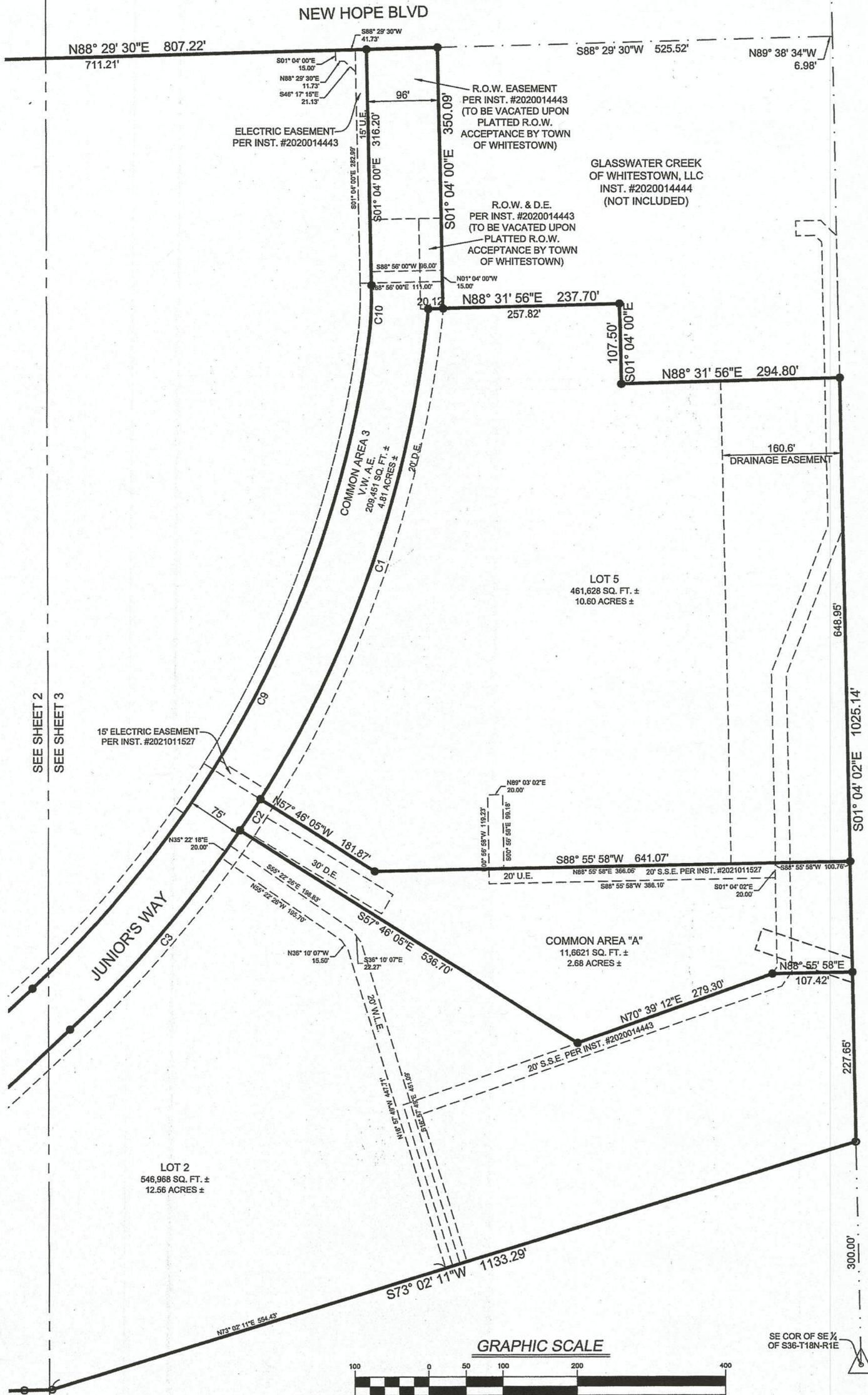
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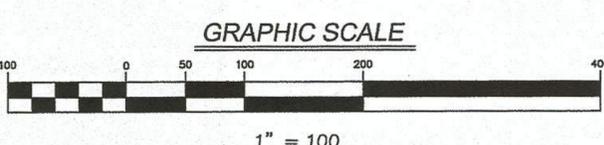
POINT OF COMMENCEMENT
HARRISON PER TIES
NW COR OF SW 1/4
OF S31-T18N-R2E

NE COR OF SE 1/4
OF S36-T18N-R1E
HISTORICAL CORNER

E LINE OF SE 1/4 OF S36-T18N-R1E
N 89° 20' 22" W 2.95'
S 01° 04' 02" E 852.21'



SEE SHEET 2
SEE SHEET 3



Prepared By:



BRIAN C. RISMILLER R.L.S. NO. LS20200083
494 Gradle Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
Infocarmel@v3co.com V3co.com
Surveyors - Scientists - Engineers

SECONDARY PLAT
EMMIS SUBDIVISION

Part of the Southeast Quarter of Section 31, Township 18 North, Range 1 East
Located in Perry Township, Boone County, Indiana

OWNER'S DEDICATION STATEMENT:

SURVEYOR'S CERTIFICATE:

THIS SUBDIVISION CONSISTS OF 5 LOTS LABELED 1 THRU 5, TOGETHER WITH, 3 COMMON AREAS LABELED A, B, AND C, AS SHOWN HEREON.

THE SIZE OF LOTS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CROSS-REFERENCE IS HEREBY MADE TO TWO BOUNDARY SURVEYS RECORDED AS INSTRUMENT NO. AND INSTRUMENT NO. IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION IN THE LANDS SURVEYED WITHIN THE CROSS REFERENCED SURVEY PLAT, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCE SURVEY ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

WITNESS MY SIGNATURE THIS 5th DAY OF OCTOBER, 2023.

Handwritten signature of Brian C. Rismiller



BRIAN C. RISMILLER
REGISTERED LAND SURVEYOR
INDIANA NO. LS20200083

LAND DESCRIPTION:

INST. #20090010345
PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 1 EAST, IN BOONE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER SECTION; SOUTH 00 DEGREES 26 MINUTES 18 SECONDS WEST 930.59 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 26 MINUTES 18 SECONDS WEST ALONG THE SAID EAST LINE 1,405.00 FEET TO A POINT LYING NORTH 00 DEGREES 26 MINUTES 18 SECONDS EAST 300.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 7 4 DEGREES 31 MINUTES 15 SECONDS WEST 1,133.40 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION LYING SOUTH 89 DEGREES 52 MINUTES 07 SECONDS WEST 1,080.00 FEET FROM THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89 DEGREES 52 MINUTES 07 SECONDS WEST ALONG SAID SOUTH LINE 338.95 FEET TO THE EASTERLY RIGHT OF WAY LINE FOR INTERSTATE 65 PER INDIANA STATE HIGHWAY COMMISSION PLANS DATED 1958, PROJECT NUMBER 03-4(11) THE NEXT THREE COURSES BEING ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 42 DEGREES 26 MINUTES 58 SECONDS WEST, 1,304.66 FEET; THENCE NORTH 40 DEGREES 09 MINUTES 32 SECONDS WEST 250.20 FEET; THENCE NORTH 42 DEGREES 26 MINUTES 58 SECONDS WEST 223.13 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 56 MINUTES 44 SECONDS EAST ALONG SAID SOUTH LINE 1,292.54 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 24 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID QUARTER SECTION 388.47 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1,339.17 FEET TO THE BEGINNING POINT. 69.796 acres

INST. #2020001755
A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, PERRY TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 10 SECONDS EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 852.21 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NEW HOPE BOULEVARD AS PLATTED IN WOODLANDS BLOCK ONE AS INSTRUMENT NUMBER 20140002518, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 03 MINUTES 10 SECONDS EAST ALONG SAID EAST LINE 78.36 FEET TO A POINT ON THE NORTH LINE OF A PARCEL DESCRIBED IN INSTRUMENT NUMBER 20090010345 IN THE OFFICE OF SAID RECORDER; THENCE SOUTH 88 DEGREES 32 MINUTES 47 SECONDS WEST ALONG SAID NORTH PARCEL LINE 1339.71 FEET TO A POINT ON THE WEST LINE OF AFORESAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 03 MINUTES 00 SECONDS WEST ALONG SAID WEST QUARTER-QUARTER LINE 77.66 FEET TO A POINT ON AFORESAID SOUTH RIGHT-OF-WAY LINE OF NEW HOPE BOULEVARD; THENCE NORTH 88 DEGREES 30 MINUTES 22 SECONDS EAST 1332.74 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 42 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE 6.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2.403 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:
INST. #2020014444
A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, PERRY TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 03 MINUTES 10 SECONDS EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 852.19 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NEW HOPE BOULEVARD AS PLATTED IN WOODLANDS BLOCK ONE IN PC13-012-SP AS INSTRUMENT NUMBER 20140002518 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01 DEGREES 03 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 457.73 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 47 SECONDS WEST 294.80 FEET; THENCE NORTH 01 DEGREES 03 MINUTES 10 SECONDS WEST PARALLEL TO SAID EAST LINE 107.50 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 47 SECONDS WEST 237.70 FEET; THENCE NORTH 01 DEGREES 03 MINUTES 10 SECONDS WEST PARALLEL TO SAID EAST LINE 350.09 FEET TO A POINT ON AFORESAID SOUTH RIGHT-OF-WAY LINE OF NEW HOPE BOULEVARD; THENCE NORTH 88 DEGREES 30 MINUTES 22 SECONDS EAST ALONG SAID SOUTH LINE 525.53 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 42 SECONDS EAST ALONG SAID SOUTH LINE 6.98 FEET TO THE POINT OF BEGINNING, CONTAINING 5.009 ACRES, MORE OR LESS.

REDACTION STATEMENT:

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. BRIAN C. RISMILLER

AREA PLAN COMMISSION:

UNDER AUTHORITY PROVIDED BY IC 36-7, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF WHITESTOWN, BOONE COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE WHITESTOWN ADVISORY PLAN COMMISSION, AS FOLLOWS:

APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE TOWN OF WHITESTOWN, BOONE COUNTY, INDIANA, PURSUANT TO THE WHITESTOWN UNIFIED DEVELOPMENT ORDINANCE, ON THE 21 DAY OF September, 2023.

WHITESTOWN PLAN COMMISSION

Handwritten signature of Todd Barker

TODD BARKER, DIRECTOR OF DEVELOPMENT SERVICES

Handwritten signature of Andrew T. McGee

ANDREW T. MCGEE, PLAN COMMISSION PRESIDENT

THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN AND RECORDED IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "EMMIS SUBDIVISION", AN ADDITION IN BOONE COUNTY, INDIANA.

CROSS-REFERENCE IS HEREBY MADE TO OWNER RECORD SOURCE OF TITLE RECORDED IN INSTRUMENTS NUMBERED 20090010345, 2020001755, 2021011525, 2022000771, 2022002309 & 2022011790 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA.

THE AREAS SHOWN ON THE PLAT AS "COMMON AREA C" ("COMMON AREA C"), INCLUDING JUNIOR'S WAY, SHALL BE UTILIZED AS AN ACCESS EASEMENT FOR OWNER AND GENERAL PUBLIC ACCESS TO EMMIS SUBDIVISION.

COMMON AREA C IS HEREBY RESERVED FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, MAY BE CONTROLLED, REGULATED, MAINTAINED AND REPAIRED BY THE TOWN OF WHITESTOWN, AND MAY BE LATER DEDICATED TO THE TOWN OF WHITESTOWN BY THE DECLARANT (AS DEFINED IN THE DECLARATION) IN ITS SOLE DISCRETION AND WITHOUT THE CONSENT OF ANY OWNERS.

1. THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "UTILITY EASEMENT" OR "U.E.", ALONE OR IN COMBINATION WITH OTHER EASEMENTS, WHICH HEREBY ARE RESERVED FOR THE USE OF PUBLIC UTILITIES AND PRIVATE UTILITIES (INCLUDING WITHOUT LIMITATION WATER, SEWER, ELECTRIC AND GAS UTILITY PROVIDERS AND INTERNET PROVIDERS) AND FOR THE INSTALLATION AND MAINTENANCE OF UTILITY INFRASTRUCTURE (INCLUDING WITHOUT LIMITATION WATER AND SEWER MAINS, DUCTS, LINES CABLE AND WIRES), SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND PRIVATE UTILITIES SPECIFIED IN THIS PARAGRAPH NUMBERED 1.

2. THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "DRAINAGE EASEMENT" OR "D.E.", ALONE OR IN COMBINATION WITH OTHER EASEMENTS, WHICH ARE HEREBY RESERVED FOR THE DRAINAGE OF STORM WATER AND FOR THE INSTALLATION, MAINTENANCE AND REPAIR, BY JUNIOR'S FARM, LLC AND ITS SUCCESSORS AND ASSIGNS, AND THE ASSOCIATION OF ANY STORM WATER DRAINAGE INFRASTRUCTURE, INCLUDING WITHOUT LIMITATION PIPES, CULVERTS AND TILES. NO PERMANENT OR OTHER STRUCTURES, OR LANDSCAPING, WHICH IMPAIR OR IMPEDE THE FREE FLOW OF STORM WATER DRAINAGE, ARE TO BE ERRECTED OR MAINTAINED UPON SAID STRIPS OF LAND.

3. ALL DRAINAGE EASEMENTS AND UTILITY EASEMENTS RUN IN FAVOR OF JUNIOR'S FARM, LLC, LOT OWNERS, BOONE COUNTY AND WHITESTOWN UTILITIES, TDS, CINERGY PSI, BOONE COUNTY REMC, INDIANA VECTREN ENERGY AND ANY OTHER UTILITY PROVIDER WHICH IS PROVIDING SERVICES TO LOT OWNERS WITHIN EMMIS SUBDIVISION.

4. THERE ARE STRIPS OF GROUND THAT ARE SHOWN ON THIS PLAT AND MARKED "ACCESS EASEMENT" OR "A.E.", ALONE OR IN COMBINATION WITH OTHER EASEMENTS, WHICH ARE HEREBY RESERVED FOR (I) THE BENEFIT OF THE OWNERS OF ALL LOTS (AS MAY BE FURTHER SUBDIVIDED IN THE FUTURE) IN ORDER TO ACCESS THEIR PROPERTY (II) THE BENEFIT OF THE GENERAL PUBLIC TO ACCESS EMMIS SUBDIVISION.

WATER LINE EASEMENT GRANT (WLE)
W.L.E. ARE HEREBY GRANTED TO AND RESERVED FOR THE TOWN OF WHITESTOWN FOR A PERMANENT EXCLUSIVE EASEMENT AND RIGHT-OF-WAY TO PLACE, CONSTRUCT, OPERATE, CONTROL, MAINTAIN, RECONSTRUCT, RELOCATE, CHANGE THE SIZE OF, REPAIR AND/OR REMOVE WATER MAINS, PIPES AND CONDUITS, AND ALL ASSOCIATED VALVES, PUMPS, FITTINGS, METERS, HYDRANTS, AND ACCESSORIES, AND ALL OTHER NECESSARY, INCIDENTAL, AUXILIARY, OR RELATED FACILITIES AND STRUCTURES CONVENIENT OR PROPER FOR THE PURPOSE OF RENDERING UTILITY SERVICE (THE "FACILITIES") ALONG, UNDER, OVER, THROUGH AND WHITESTOWN W.L.E. NO BUILDING, STRUCTURE, LANDSCAPING, OR SIMILAR IMPROVEMENTS, OR PAVING OTHER THAN DRIVEWAYS, SHALL BE ERRECTED WITHIN SAID WHITESTOWN W.L.E., NOR SHALL THE GRADE OR GROUND COVER OVER W.L.E. BE SUBSTANTIALLY ALTERED, WITHOUT THE EXPRESS WRITTEN CONSENT OF WHITESTOWN. OTHER UTILITY LINES MAY PERPENDICULARLY CROSS WHITESTOWN U.E. WITHOUT WHITESTOWN'S EXPRESS CONSENT ONLY IF SUCH PERPENDICULAR UTILITY LINES ARE (A) NOT WITHIN EIGHTEEN (18) INCHES MEASURED VERTICALLY OF ANY GRANTEE'S UTILITIES LINES AND (B) NOT WITHIN TEN (10) FEET MEASURED HORIZONTALLY FROM ANY OF GRANTEE'S OTHER UTILITY FACILITIES (E.G. FIRE HYDRANTS). WHITESTOWN SHALL ALSO HAVE FROM TIME TO TIME A TEMPORARY CONSTRUCTION EASEMENT IN, UNDER, ACROSS, AND OVER THE ADJACENT PROPERTY TEN (10) FEET ON EACH SIDE OF THE W.L.E. FOR ANY AND ALL ACTIVITIES NECESSARY, INCIDENTAL, OR RELATED TO THE INSTALLATION AND/OR RECONSTRUCTION OF THE AFORESAID FACILITIES.

THE FOREGOING PROVISIONS AND EASEMENTS ARE IN ADDITION TO, AND SUPPLEMENT, APPLICABLE EASEMENT PROVISIONS FROM THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JUNIOR'S FARM RECORDED ON AUGUST 24, 2020 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA AS INSTRUMENT NUMBER 2020011332, AS FURTHER AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JUNIOR'S FARM RECORDED ON JULY 29, 2021 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA AS INSTRUMENT NUMBER 2021011524, AS FURTHER AMENDED BY THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JUNIOR'S FARM RECORDED ON JANUARY 18, 2022 IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA AS INSTRUMENT NUMBER 2022000770, AS MAY BE FURTHER AMENDED FROM TIME-TO-TIME ("DECLARATION"), WHICH PROVIDES FOR THE ESTABLISHMENT OF THE JUNIOR'S FARM OWNERS ASSOCIATION, INC. FILED WITH THE INDIANA SECRETARY OF STATE ("ASSOCIATION").

THE FOREGOING COVENANTS, RESTRICTIONS, EASEMENTS, AND CONDITIONS, AND ALL OTHER PROVISIONS CONTAINED HEREIN, AS THEY MAY BE AMENDED FROM TIME TO TIME, SHALL RUN WITH THE LAND AND BE BINDING ON ALL PARTIES HAVING ANY RIGHT, TITLE OR INTEREST IN THE LAND WHICH ENTAILS THIS SUBDIVISION OR ANY PART THEREOF, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AND SHALL INURE TO THE BENEFIT OF EACH OWNER THEREOF.

THE RIGHT TO ENFORCE THE FOREGOING EASEMENTS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERRECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO (I) JUNIOR'S FARM, LLC AND ITS SUCCESSORS AND ASSIGNS, (II) THE TOWN OF WHITESTOWN, INDIANA AND (III) THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS EMMIS SUBDIVISION AND TO THEIR SUCCESSORS AND ASSIGNS, (IV) THE ASSOCIATION.

OWNERS:
EMMIS INDIANA BROADCASTING, LP

BY: Handwritten signature
AUTHORIZED REPRESENTATIVE: J. SCOTT ENRIGHT, EXECUTIVE VICE PRESIDENT

DATED: February 26, 2024

STATE OF INDIANA
Hamilton COUNTY, INDIANA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED J. SCOTT ENRIGHT, EXECUTIVE VICE PRESIDENT, AND ACKNOWLEDGED EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 26 DAY OF February, 2024

Handwritten signature of Erin E. Blayney
Erin E. Blayney
Notary Public
NPO699592

MY COMMISSION EXPIRES: Hamilton County, Indiana
COUNTY OF RESIDENCE: Hamilton
My Commission Expires June 17, 2025

WHITESTOWN MULTIFAMILY PARTNERS, LLC & WHITESTOWN MULTIFAMILY PARTNERS II, LLC

BY: Handwritten signature
AUTHORIZED REPRESENTATIVE: WILLIAM D. ZINK

DATED: February 29, 2024

STATE OF INDIANA
Hamilton COUNTY, INDIANA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED WILLIAM D. ZINK, AND ACKNOWLEDGED EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 29 DAY OF February, 2024

Handwritten signature of Dina L. Randall
DINA L. RANDALL
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0727332
My Commission Expires Jun 16, 2028

MY COMMISSION EXPIRES: 06-16-2028
COUNTY OF RESIDENCE: Hamilton

THE E AT WHITESTOWN, LLC

BY: Handwritten signature
AUTHORIZED REPRESENTATIVE: DAVID HOOD CHRISTOPHER D. SHELTON

DATED: February 9, 2024

STATE OF INDIANA
TIPPECANOE COUNTY, INDIANA

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED DAVID HOOD, AND ACKNOWLEDGED EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 9 DAY OF FEBRUARY, 2024

Handwritten signature of Melisa M. Brooks
MELISA M. BROOKS
Notary Public, State of Indiana
Tippecanoe County
Commission Number NP0683724
My Commission Expires April 06, 2031

MY COMMISSION EXPIRES: APRIL 06, 2031
COUNTY OF RESIDENCE: TIPPECANOE

SCHUMACHER HOMES OF INDIANA, INC.

BY: Handwritten signature
AUTHORIZED REPRESENTATIVE: Jerold Lunsford

DATED: 2-15-2024

STATE OF INDIANA Ohio
Clermont COUNTY, INDIANA Ohio

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED Jerold Lunsford AND ACKNOWLEDGED EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 15 DAY OF February, 2024

Handwritten signature of Heidi Guethlein
HEIDI GUETHLEIN
Notary Public, State of Ohio
My Commission Expires March 5, 2028
2018-RE-709036

MY COMMISSION EXPIRES: March 5, 2028
COUNTY OF RESIDENCE: Clermont

OWNER'S SOURCE OF TITLE:

EMMIS INDIANA BROADCASTING, LP - INST. #20090010345 & 2020001755
WHITESTOWN MULTIFAMILY PARTNERS, LLC - INST. #2021011525
WHITESTOWN MULTIFAMILY PARTNERS II, LLC - INST. #2022011790
THE E AT WHITESTOWN, LLC - INST. #2022000771
SCHUMACHER HOMES OF INDIANA, INC. - INST. #2022002309

OWNERS:
EMMIS INDIANA BROADCASTING, LP
40 MONUMENT CIRCLE, SUITE 700
INDIANAPOLIS, INDIANA 46204
317-266-0100

WHITESTOWN MULTIFAMILY PARTNERS, LLC & WHITESTOWN MULTIFAMILY PARTNERS II, LLC
c/o STRATEGIC CAPITAL PARTNERS
280 E. 96th STREET, SUITE 250
INDIANAPOLIS, IN 46240

THE E AT WHITESTOWN LLC
323 COLUMBIA STREET, STE 300
LAFAYETTE, IN 47901

SCHUMACHER HOMES OF INDIANA, INC.
2715 WISE AVENUE NW
CANTON, OH 44708



BRIAN C. RISMILLER R.L.S. NO. LS20200083
494 Gradla Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
infocarmel@v3co.com V3co.com
Surveyors - Scientists - Engineers

Drawing name: K:\IND_DEV\170022023_SCP_Greenview Apartments - Phase 2_Whitestown_IL\2_Design\CADD\PlanSheets\C3.0-OVERALL SITE PLAN.dwg C3.0 Jul 10, 2024 12:32pm by: LumSawyer
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service

Call 811

before you dig

GRAPHIC SCALE IN FEET
0 30 60 120

SITE SUMMARY

SITE ZONING	==	MU-COR
SITE ACREAGE	==	±12.53 AC.
MAXIMUM ALLOWABLE DENSITY (15.0 UNITS/ACRE)	==	188 UNITS
BUILDING 1		
	==	60 UNITS
BUILDING 2		
	==	62 UNITS
BUILDING 3		
	==	66 UNITS
TOTAL UNITS PROPOSED	==	188 UNITS
MIN. STANDARD PARKING REQUIRED		
	==	188 SPACES
MAX. STANDARD PARKING ALLOWED		
	==	423 SPACES
STANDARD PARKING PROPOSED		
	==	368 SPACES
GARAGE PARKING PROPOSED		
	==	34 SPACES
ACCESSIBLE PARKING REQUIRED		
	==	10 SPACES
ACCESSIBLE PARKING PROPOSED		
	==	10 SPACES
TOTAL PARKING PROPOSED (2.06 RATIO)	==	410 SPACES
BICYCLE PARKING REQUIRED		
	==	38 SPACES
BICYCLE PARKING PROPOSED		
	==	38 SPACES

PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	FIRE APPARATUS ROUTE

EXISTING LEGEND

	BOLLARD		MISC LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	ROW MONUMENT		GAS MARKER		SANITARY MANHOLE
	FLAG POLE		GAS METER		VENT PIPE
	MAIL BOX		GAS VALVE		STORM CURB INLET
	UTILITY POLE		AC UNIT		STORM INLET
	POST		AREA LIGHT		STORM ROOF DRAIN
	SOIL BORING		ELECTRICAL BOX		STORM DRAIN MANHOLE
	HANDICAP SYMBOL		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	SIGN		ELECTRICAL METER		FIRE DEPT CONNECTION
	CABLE MANHOLE		ELECTRICAL MANHOLE		FIRE HYDRANT
	CABLE PEDESTAL		ELECTRICAL MARKER		IRRIGATION VALVE
	TELEPHONE PEDESTAL		ELECTRICAL TRANSFORMER		POST INDICATOR VALVE
	TELEPHONE HAND HOLE		GUY POLE/WIRE		WELL
	TELEPHONE MARKER		POWER POLE		WATER METER
	TELEPHONE MANHOLE		TRAFFIC SIGNAL POLE		WATER VALVE
	FIBER OPTIC MARKER		TRAFFIC MANHOLE		TREE / STUMP
	SWALE		TS		TOE OF SLOPE
	FENCE LINE		TB		TOP OF BANK
	SS		UFIB		UNDERGROUND FIBER OPTIC
	SD		OHE		OVERHEAD ELECTRICAL
	W		UGAS		UNDERGROUND GAS
	TL		UTEL		UNDERGROUND TELEPHONE

BENCHMARKS

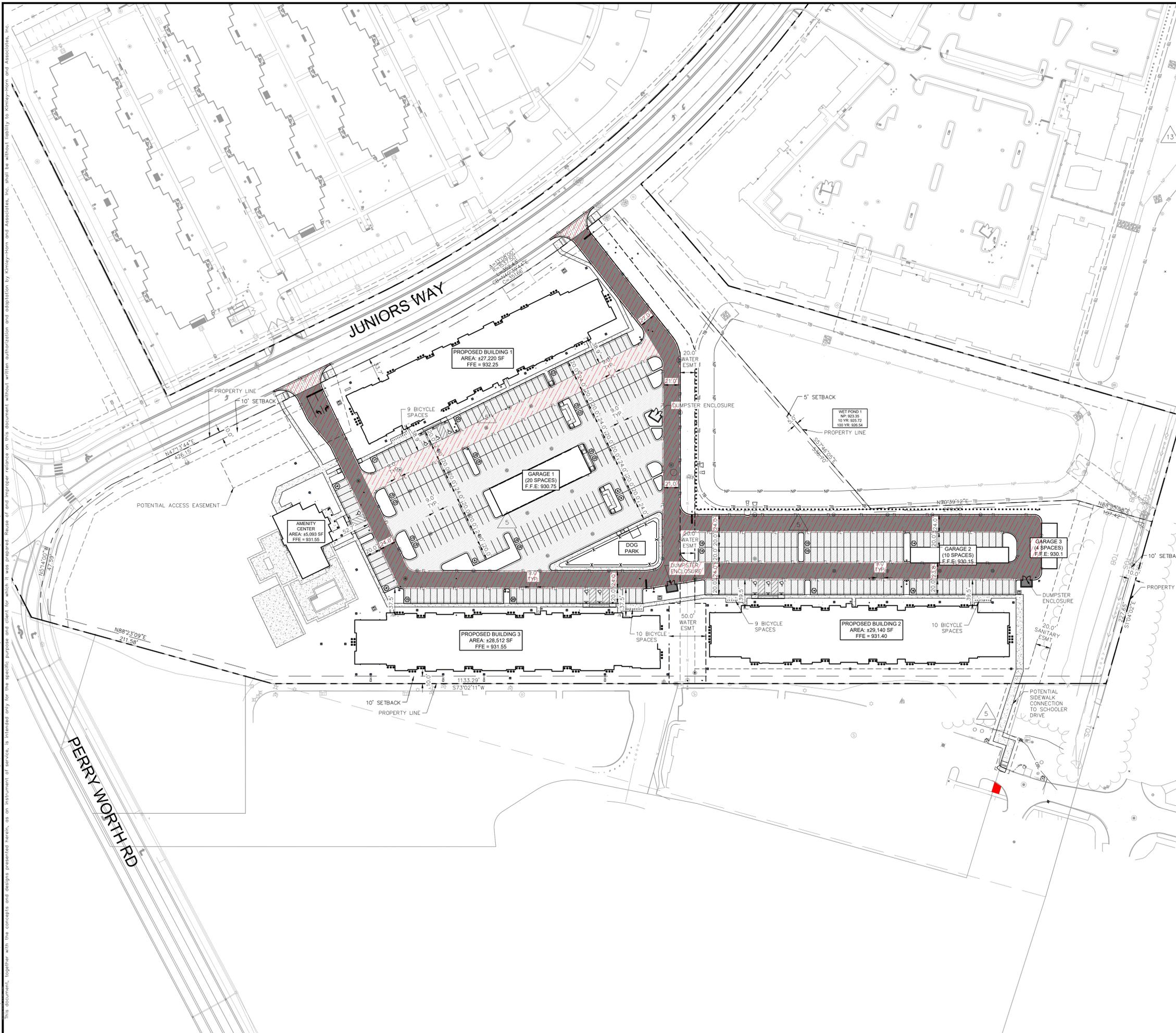
SITE BENCHMARKS:
 SITE BENCHMARK WAS ESTABLISHED USING BENCHMARKS LISTED ON V3 SURVEY CONTROL, NAVD 86

SBM #1 REBAR CAP SET (CP#100), N:1715286.049 E:3154872.632 ELEVATION=929.82

SBM #4 REBAR CAP FOUND, STAMPED STRUCTUREPOINT (V3 TBM#4 ALTA/NSPS SURVEY - APRIL 16, 2021) N:1714562.786 E:3155720.907 ELEVATION=928.13

SBM #12 CUT X SET TOP 24" RCP FES N:1715533.0 E:3156686.3 ELEVATION=926.17

SBM #10 N. BONNET BOLT FIRE HYDRANT, THIS SURVEY, NW CORNER HOTEL SOUTH OF SUBJECT TRACT ELEVATION=931.27



DATE	BY
07/10/2024	LDS
06/17/2024	LDS
05/01/2024	GTP
04/12/2024	LDS
02/20/2024	GTP
01/19/2024	LDS
01/03/2024	LDS

SIDEWALK & CURB UPDATES

ADA UPDATES

ELECTRICAL UPDATES

WATER UPDATE

AQUASWIRL UPDATE

SANITARY UPDATE

REVISIONS

AS NOTED

DESIGNED BY: CSM

DRAWN BY: LDS

CHECKED BY: LDS

Kimley-Horn

2024 KIMLEY-HORN AND ASSOCIATES, INC.
 500 EAST 96TH STREET, SUITE 300,
 INDIANAPOLIS, IN 46240
 WWW.KIMLEY-HORN.COM

LUM DAVID SAWYER
 REGISTERED
 No. PE11900846
 STATE OF INDIANA
 PROFESSIONAL ENGINEER

strategic capital partners

OVERALL SITE PLAN

GREENVIEW APARTMENTS

ORIGINAL ISSUE: 03/30/23

KHA PROJECT NO. 170022023

SHEET NUMBER

C3.0

Attachment D: Standards for Evaluating a Variance

Use the following form or attach a separate sheet(s) to explain the Variance request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

Petition Information

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.):

12,000 square foot neuro-spine center featuring clinic space only. Hours of operation will be 8am-5pm. 12 employees are estimated to be working on site. Single story construction featuring structural steel, masonry, glazing and metal panel.

Standards for Evaluation

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because...

The facility's sole purpose will be to treat patients with neurological / spinal issues, and will be additive to the healthcare landscape in Whitestown.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because...

Most medical office facilities are considered valuable from both a constructability and a market value perspective. Typically, medical real estate values are additive to the area versus reductive.

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because...

When the initial development was contemplated, the density figures for the apartments units were met. However, density will now need to be slightly modified due to adding this small, complementary at the corner of the overall development plan.

