

## ORDINANCE NO. 2026-12

### AN ORDINANCE AMENDING ZONING MAPS WITHIN THE ZONING ORDINANCE OF THE TOWN OF WHITESTOWN, INDIANA

Zoning Map Change  
PC25-78-ZMC

WHEREAS, the Petitioner, Whitestown Investments, LLC, filed a Zone Map Change Application before the Whitestown Plan Commission seeking to rezone approximately 38.6 acres, more or less, in the Town of Whitestown, Indiana, **from the AG – General Agriculture zoning district to the PI – Public Institution zoning district.**

WHEREAS, pursuant to Indiana Code § 36-7-4-608, the Whitestown Plan Commission conducted the required public hearing and determined a favorable recommendation by a 5-0-1 vote, on February 9, 2026; and

WHEREAS, the Whitestown Plan Commission certified a favorable recommendation to the Whitestown Town Council on February 10, 2026; and

WHEREAS, pursuant to Indiana Code § 36-7-4-608, the Town Council of the Town of Whitestown, having considered the application and the recommendation of the Whitestown Plan Commission, now adopts the proposal and approves the requested zoning map change.

IT IS THEREFORE CONSIDERED, ORDAINED, AND ADOPTED as follows:

**Section 1.** That the Applicant is the Town of Whitestown, developer of the property.

**Section 2.** That the Applicant seeks to have the described property, attached hereto as Exhibit A and generally depicted in Exhibit B, which is currently located in the **AG – General Agriculture zoning district to the PI – Public Institution,**

**Section 3.** That the Town Council of Whitestown has paid reasonable regard to the Comprehensive Plan; current conditions and the character of current structures and uses in each district; the most desirable use for which the land in each district is adapted; the conservation of property values throughout the jurisdiction; and responsible development and growth.

**Section 4.** That the Town Council hereby adopts the amendment as set forth herein to the zoning map with respect to the Property, such that the Property is now rezoned to the **PI – Public Institution.**

**Section 5.** This Ordinance shall be in full force and effect from and after its passage and upon presentation of proof by the Petitioner to the Town that this Ordinance and any Commitments have been recorded.

ALL OF WHICH IS ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2026, by the Town Council of the Town of Whitestown, Indiana.

TOWN COUNCIL OF WHITESTOWN, INDIANA.

\_\_\_\_\_  
Eric Nichols, President

\_\_\_\_\_  
Cheryl Hancock

\_\_\_\_\_  
Courtenay Smock, Vice President

\_\_\_\_\_  
Tobe Thomas

\_\_\_\_\_  
Dan Patterson

ATTEST:

\_\_\_\_\_  
Matt Sumner, Town Clerk-Treasurer

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.

Name: Allan Henderson

*This Ordinance was prepared by Allan Henderson, Town of Whitestown Planning Administrator.*

## **Exhibit A**

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### **Legal Description**

Parcel #06-03-11-000-008.000-032

Part of the Southeast Quarter of the Southwest Quarter of Section 11, Township 17 North, Range 1 East of the Second Principal Meridian, Boone County, Indiana described as follows:

Commencing at the Southeast Corner of said Quarter Section; thence along the south line thereof South 89 degrees 39 minutes 07 seconds West (Geodetic bearing) 290.10 feet to the center of the Green-Etter Legal Drain, said point also being the southwest corner of the lands described in a Trustee's Deed conveying a 1.31 acre parcel to Rudy L. Rounder and Laura L. Dickey, recorded as Instrument No. 201300005457 in the office of the Recorder of Boone County, Indiana, and the Point of Beginning, the following four courses are along said center line and west line of Rounder/Dickey; thence North 40 degrees 37 minutes 59 seconds East 138.73 feet, thence North 15 degrees 41 minutes 02 seconds East 105.55 feet, thence North 21 degrees 43 minutes 51 seconds East 124.67; thence North 24 degrees 30 minutes 33 seconds East 31.18 feet to the northwest corner of Rounder/Dickey, the following four courses continue along the general meandering of the ditch; thence North 04 degrees 00 minutes 48 seconds East 47.13 feet, thence North 39 degrees 54 minutes 53 seconds East 83.63 feet; thence North 02 degrees 29 minutes 08 seconds East 153.86 feet; thence North 33 degrees 53 minutes 54 seconds East 76.87 feet to the east line of said Quarter Section; thence along said east line North 00 degrees 28 minutes 30 seconds West 646.10 feet to the Northeast Corner of said Quarter Section, thence along the north line thereof South 89 degrees 48 minutes 39 seconds West 1332.37 feet to the Northwest Corner of said Quarter Section; thence along the west line thereof South 00 degrees 20 minutes 30 seconds East 1327.81 feet to the Southwest Corner of said Quarter Section, thence along the south line thereof North 89 degrees 39 minutes 07 seconds East 1045.35 feet to the place of beginning, containing 38.70 acres, more or less, and subject to measurements and right of way.

# Exhibit B

## Location Map

