

**WHITELAND TOWN COUNCIL
ORDINANCE NO. 2021-01**

**AN ORDINANCE AMENDING THE ZONE MAP OF THE TOWN OF WHITELAND,
REZONING CERTAIN PROPERTY FROM AG (AGRICULTURAL) TO I-1
(INDUSTRIAL) WITH COMMITMENTS
("Core5 Industrial Partners LLC", 129 acres at approx. 2500 Paul Hand Blvd)**

WHEREAS, the Whiteland Advisory Plan Commission ("Commission") conducted a public hearing on the petition for rezoning of approximately 129.5876 acres located generally at 2500 Paul Hand Blvd, within the Town of Whiteland ("Town"), more specifically described and depicted on attached Exhibit A, incorporated herein, (the "Property") from the current zoning of AG, Agricultural use to I-1, Industrial use;

WHEREAS, the Commission, after paying reasonable regard to 1) the Whiteland Comprehensive Plan, 2) the current conditions and the character of the current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) responsible development and growth, has made a favorable recommendation by a vote of 6 for and 0 against regarding the change in the zone map and has certified the same to the Whiteland Town Council ("Council");

WHEREAS, the Commission requested and the petitioner agreed to the commitments attached hereto, and labeled as Exhibit B;

WHEREAS, the Council has considered the recommendation of the Commission and paid reasonable regard to items 1 thru 5 referred to above;

WHEREAS, the amendments herein are consistent with the following purposes, as required under I.C. 36-7-4-601(c):

- a. Securing adequate light, air, convenience of access, and safety from fire, flood, and other danger;
- b. Lessening or avoiding congestion in public ways;
- c. Promoting the public health, safety, comfort, morals, convenience, and general welfare; and
- d. Otherwise accomplishing the purposes of I.C. 36-7-4;

WHEREAS, the Council has given notice under I.C. 5-14-1.5-5 (the Open Door Law) of its intention to consider the amendment to the Whiteland Zoning Map; and

WHEREAS, the Council desires to adopt the proposed amendment to the Zoning Map of the Town of Whiteland.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WHITELAND, INDIANA, AS FOLLOWS:

Section 1. The official Zone Map of the Town of Whiteland, as referred to in Section 156.041 of the Whiteland Zoning Code as incorporated into the Whiteland Municipal Code, is

hereby amended to rezone the Property described in Exhibit A from AG (Agricultural) to I-1 (Industrial), subject to the commitments stated in Exhibit B, which shall be incorporated into a recordable written Commitment in a form acceptable to the Whiteland Town Attorney (the "Commitment"), and recorded by the owner or petitioner.

Section 2. The Whiteland Plan Commission is hereby authorized to make the above described change to the official Zone Map of the Town of Whiteland, once the Commitment has been recorded in the chain of title of the Property.

Section 3. This Ordinance shall have no effect as to changing any other provision of the Whiteland Zoning Code other than the amendment of the official Zone Map.

Section 4. This Ordinance shall be in full force and effect from and after its adoption, but the rezoning contemplated herein shall not take effect until the Commitment is recorded in the chain of title of the Property.

DULY PASSED AND FINALLY ADOPTED on the 12th day of January, 2021, by a vote of 5 in favor and 0 against.

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL

David Hawkins
Voting In Favor
David Hawkins, President

Voting Opposed
David Hawkins, President

Scot Ford
Scot Ford

Scot Ford

Brad Goedecker
Brad Goedecker

Brad Goedecker

Joseph Sayler
Joseph Sayler

Joseph Sayler

Laura Fleury
Laura Fleury

Laura Fleury

Attest:
Debra L. Hendrickson
Debra L. Hendrickson, Clerk-Treasurer

EXHIBIT A
Core5 Industrial Partners LLC Property
(Page 1 of 2)

A part of the Southeast Quarter and nine acres by parallel lines off the South side of the Southeast Quarter of the Northeast Quarter of Section 26, Township 13 North, Range 4 East, Pleasant Township, Johnson County, Indiana, more particularly described as follows:

Beginning at a railroad spike found at the Southwest corner of the Southeast Quarter of said Section 26; thence North 00 degrees 10 minutes 22 seconds West on and along the West line thereof a distance of 2705.69 feet; thence North 89 degrees 41 minutes 19 seconds East a distance of 698.90 feet; thence North 99 degrees 29 minutes 39 seconds East a distance of 66.00 feet; thence North 89 degrees 41 minutes 19 seconds East a distance of 622.11 feet; thence North 00 degrees 38 minutes 22 seconds East a distance of 297.00 feet; thence North 89 degrees 41 minutes 19 seconds East a distance of 1335.63 feet to a point on the East line of said Section 26; thence on and along said East line South 00 degrees 30 minutes 57 seconds West a distance of 1646.73 feet to the Northeast corner of the Southeast Quarter of said Southeast Quarter of Section 26; thence South 89 degrees 38 minutes 16 seconds West on and along the North line thereof a distance of 1323.58 feet to the Northwest corner of said Quarter Quarter Section; thence South 00 degrees 01 minutes 23 seconds East a distance of 1350.45 feet to the Southwest corner of said Quarter Quarter Section; thence South 89 degrees 29 minutes 37 seconds West on and along the South line of said Section 26 a distance of 654.46 feet; thence North 00 degrees 10 minutes 53 seconds West a distance of 217.80 feet; thence South 89 degrees 29 minutes 37 seconds West a distance of 300.00 feet; thence South 00 degrees 10 minutes 53 seconds East a distance of 217.80 feet to the South line of said Section 26; thence South 89 degrees 29 minutes 37 seconds West on and along said South line a distance of 360.00 feet to the Point of Beginning, containing 129.5876 acres, more or less.

EXHIBIT A
Core5 Industrial Partners LLC Property
(Page 2 of 2)

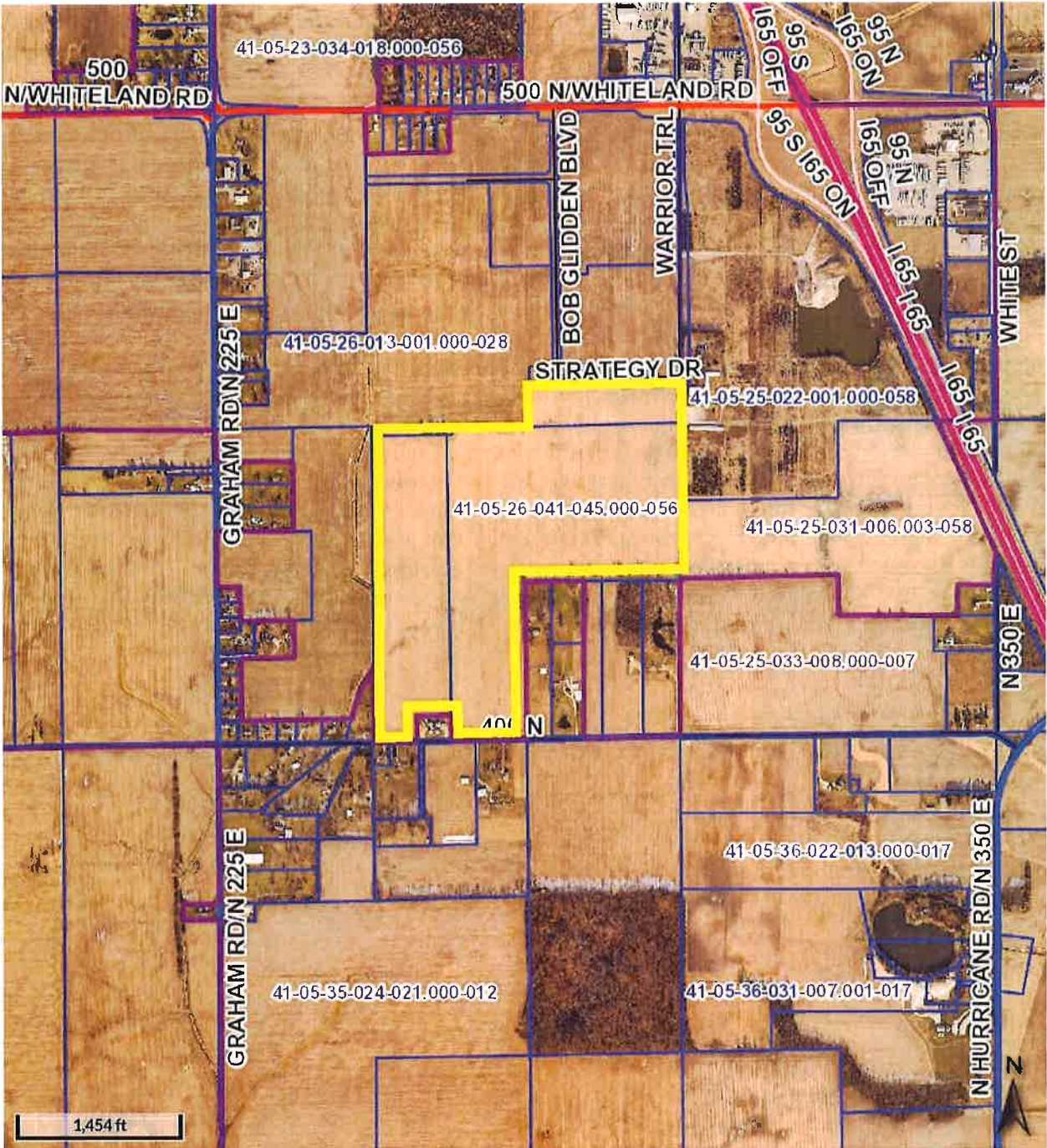


EXHIBIT B
Commitments

The Property shall be subject to Rezoning Ordinance 2020-21, adopted by the Whiteland Town Council on December 8, 2020 and approved by the Whiteland Advisory Plan Commission on January 5, 2021.

