

**WHITELAND TOWN COUNCIL
ORDINANCE NO. 2023-08**

**AN ORDINANCE AMENDING ORDINANCE NO. 2022-05 OF THE TOWN OF
WHITELAND, AMENDING AND APPROVING THE CONCEPT PLAN AND PATCH
WHITELAND PUD (PLANNED UNIT DEVELOPMENT)**

WHEREAS, the Town of Whiteland duly passed and adopted Ordinance No. 2022-05 (the "Patch Whiteland PUD Ordinance") on February 8th 2022 establishing the Patch Whiteland Planned Unit Development District;

WHEREAS, Patch Whiteland LLC, an Indiana limited liability company ("Patch"), submitted an application to the Whiteland Advisory Plan Commission (the "Plan Commission") requesting an amendment (the "First Amendment") to the Patch Whiteland PUD Ordinance and the Patch Whiteland PUD District located in the Town of Whiteland, Johnson County, Indiana, as legally described in the Patch Whiteland PUD Ordinance (the "Real Estate");

WHEREAS, Patch's application is consistent with the provisions of the Zoning Ordinance and the PUD Statute;

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and the Zoning Ordinance, the Plan Commission conducted a public hearing concerning Patch's application for the First Amendment to the Patch Whiteland PUD Ordinance on June 6, 2023, at 7:00 p.m.;

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 an favorable recommendation by a vote of 6 for and 0 against, regarding the proposed amendments contained herein, and has certified the same to the Whiteland Town Council ("Council");

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

WHEREAS, the proposed First Amendment is 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 finds it is in the best interest of Town to amend the Patch

Whiteland PUD Ordinance; and

WHEREAS, the Council has given notice under I.C. 5-14-1.5-5 (the Open Door Law) of its intention to consider this zoning ordinance.

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

1. The Concept Plan and Concept Block Plan shall be amended and replaced with the Revised Concept and Block Plan depicted in Exhibit "A", which is attached hereto and incorporated herein.
2. The Character Images shall be amended and replaced with the Revised Character Images depicted in Exhibit "B", which is attached hereto and incorporated herein.
3. Section 6, the Underlying Zoning District(s) is hereby amended to remove the text Block B: Industrial District I-1.
4. Section 8.1, the Building Height shall be amended by hereby deleting 8.1(B) in its entirety.
5. Section 8.2, the Building Size shall be amended as follows:
 - a. Section 8.2(B) that references Block B shall be deleted in its entirety.
 - b. Section 8.2(C) shall be amended to read as follows:

"Block C: Block C shall contain one (1) or multiple buildings, but the total square footage of all the buildings within Block C shall not exceed One Million One Hundred Fifty Thousand (1,150,000) square feet in size."
6. Section 11.1(B)(i), Architectural Design Requirements for all Building Types/Building Scale shall remove any reference to Block B and be revised to read as follows:

"Except for Buildings in Block C and D any buildings longer than 200', reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at least two (2) modulations with depth at least 5% of the total façade length, and a width of at least 20% of the façade length."
7. Section 11.1(C)(i), Architectural Design Requirements for all Building Types/Façade Standards shall remove any reference to Block B and be revised to read as follows:

"Except in Block's C and D, all other Buildings shall incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass."
8. Section 11.1(C)(ii), Architectural Design Requirements for all Building Types/Façade Standards shall remove any reference to Block B and be revised to read as follows:

“Except in Block’s C and D, all other Buildings shall have a qualifying modulation that must be at least 12” in depth, be at least 14” in width or height, and occur in total for 20% of overall façade elevation.”

9. Section 11.1(C)(iv), Architectural Design Requirements for all Building Types/Façade Standards shall remove any reference to Block B and be revised to read as follows:

“For Block’s C, and D at least 30% of applicable facades, use any combination of concrete, masonry, stone, or unique variation of color, texture or material, at least 8 feet in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3’ of finished grade.”

10. Section 11.1(C)(vi), Architectural Design Requirements for all Building Types/Façade Standards shall remove any reference to Block B and be revised to read as follows:

“For Block C any dock doors, trailer parking areas or garage doors shall not directly face Graham Road or the property adjacent to the West. For Block D any dock doors, trailer parking areas or garage doors shall not directly face Graham Road. For Block E any dock/garage doors shall not directly face Graham Road or Whiteland Road and should be on the southern façade of the Buildings.”

11. Section 11.1(C)(vii), Architectural Design Requirements for all Building Types/Façade Standards shall remove any reference to Block B and be revised to read as follows:

“Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings, and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Block C, D, and E may limit applicable façade area to 30’ around public entries.”

12. Section 11.1(F)(vi), Architectural Design Requirements for all Building Types/Façade Standards shall remove any reference to Block B and be revised to read as follows:

“In Block’s C and D Buildings concrete panels and prefabricated steel panels are prohibited as façade field materials facing arterial and collector roadways, or public spaces, except when used with a minimum of two (2) other qualifying field materials and meeting standard fenestration requirements.”

13. Section 12.2(C), Landscape Requirements/Bufferyards shall remove any reference to Block B and be revised to read as follows:

“Bufferyards. Perimeter bufferyards shall be required on the western perimeter of Block’s A and C. The bufferyard for Block A shall be a minimum of twenty-five (25) feet from the western property line. Block C shall be a minimum of thirty (30) feet from the western property line. In both Block A and Block C the bufferyard shall include a combination of berms, plantings and/or a fence in order to shield the view to and from Block A and Block C to the westerly adjacent properties. Block’s D, E and F bufferyards shall be consistent with the Zoning Ordinance and Subdivision Control Ordinance, as applicable.”

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DULY PASSED AND FINALLY ADOPTED on the 13 day of June, 2023, by a vote of 5 in favor and 0 against.


TOWN OF WHITELAND, INDIANA, TOWN COUNCIL



Joseph Sayler, President

Voting In Favor

Voting Opposed



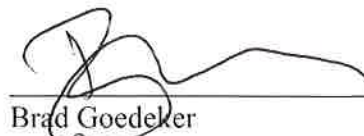
Joseph Sayler, President

Joseph Sayler, President



Richard Hill, Vice President

Richard Hill, Vice President



Brad Goedeker

Brad Goedeker



Laura Fleury

Laura Fleury



David Hawkins

David Hawkins

Attest:



Debra L. Hendrickson, Clerk-Treasurer

EXHIBIT "A" REVISED CONCEPT AND BLOCK PLAN

The Concept Plan provides a general vision for the development of the Patch Whiteland Planned Unit Development District which illustrates conceptual layouts of lots, internal drives, uses, park space, thoroughfares, and Building(s) that are permitted by the Patch Whiteland PUD Ordinance. The Concept Plan is only conceptual, final layout and site plans shall be subject to the terms and conditions of the Patch Whiteland PUD Ordinance and may vary slightly.

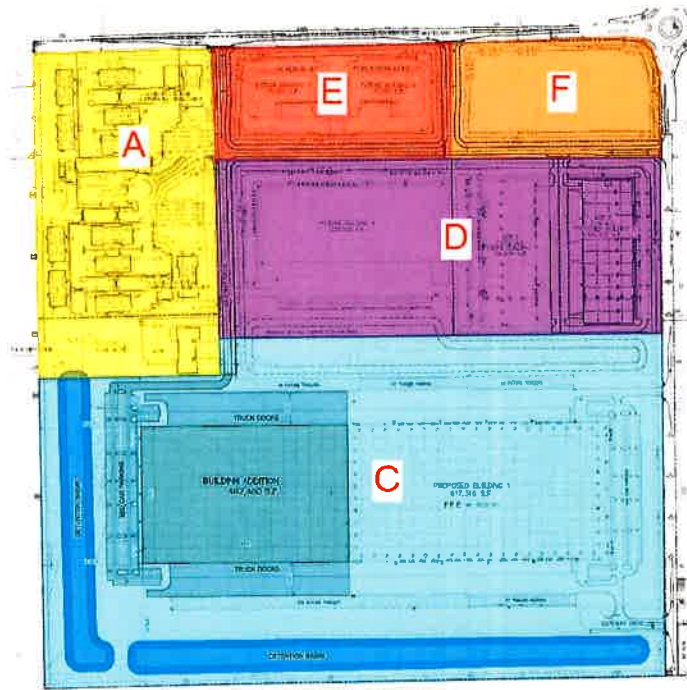


EXHIBIT "B"
REVISED CHARACTER IMAGES
BLOCK A



**EXHIBIT “B”
REVISED CHARACTER IMAGES
BLOCK C & D**



EXHIBIT "B"
REVISED CHARACTER IMAGES
BLOCK E



EXHIBIT "B"
REVISED CHARACTER IMAGES
BLOCK F

