

**WHITELAND TOWN COUNCIL  
ORDINANCE NO. 2024-17**

**AN ORDINANCE AMENDING THE ZONE MAP OF THE TOWN OF WHITELAND,  
REZONING CERTAIN PROPERTY FROM R-3 (RESIDENTIAL) TO A-1  
(APARTMENT)  
(150 Railroad St. – Josh Sterrett)**

WHEREAS, the Whiteland Advisory Plan Commission (“Commission”) conducted a public hearing on the petition for rezoning of approximately 0.392 acres of property located at 150 Railroad St., within the Town of Whiteland (“Town”), more specifically described and depicted on attached Exhibit A, incorporated herein, (the “Property”) from the current zoning of R-3, Residential use, to A-1, Apartment 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 regarding the change in the zone map 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 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 R-3 (Residential) to A-1 (Apartment).

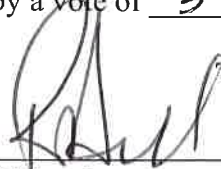
Section 2. The Whiteland Plan Commission is hereby authorized to make the above described change to the official Zone Map of the Town of Whiteland.

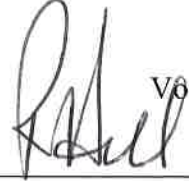
Section 3. This Ordinance shall have no effect as to changing any other provision of the Whiteland Zoning Code other than the amendment of the official Zone Map.

Section 4. The provisions set forth in this ordinance shall become and remain in full force and effect (until their repeal by ordinance, to the extent permitted by law) on the date of adoption of this ordinance as evidenced by the signature of the executive as prescribed by Indiana Code 36-5-2-10, subject to publication of this ordinance to the extent required by law.

DULY PASSED AND FINALLY ADOPTED on the 10<sup>th</sup> day of December, 2024, by a vote of 3 in favor and 0 against.

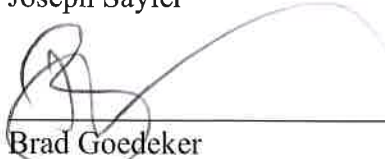
**TOWN OF WHITELAND, INDIANA, TOWN COUNCIL**


  
\_\_\_\_\_  
Richard Hill, President

  
\_\_\_\_\_  
Richard Hill

\_\_\_\_\_  
Tim Brown

\_\_\_\_\_  
Joseph Sayler

  
\_\_\_\_\_  
Brad Goedeker

  
\_\_\_\_\_  
Debra L. Hendrickson

Voting Opposed

\_\_\_\_\_  
Richard Hill

\_\_\_\_\_  
Tim Brown

\_\_\_\_\_  
Joseph Sayler

\_\_\_\_\_  
Brad Goedeker

\_\_\_\_\_  
Debra L. Hendrickson

Attest:

  
\_\_\_\_\_  
Melissa A. Fraser, Clerk-Treasurer

**EXHIBIT A**  
**150 Railroad St. Property**  
(Page 1 of 2)

**Legal Description**

In Johnson County in the State of Indiana:

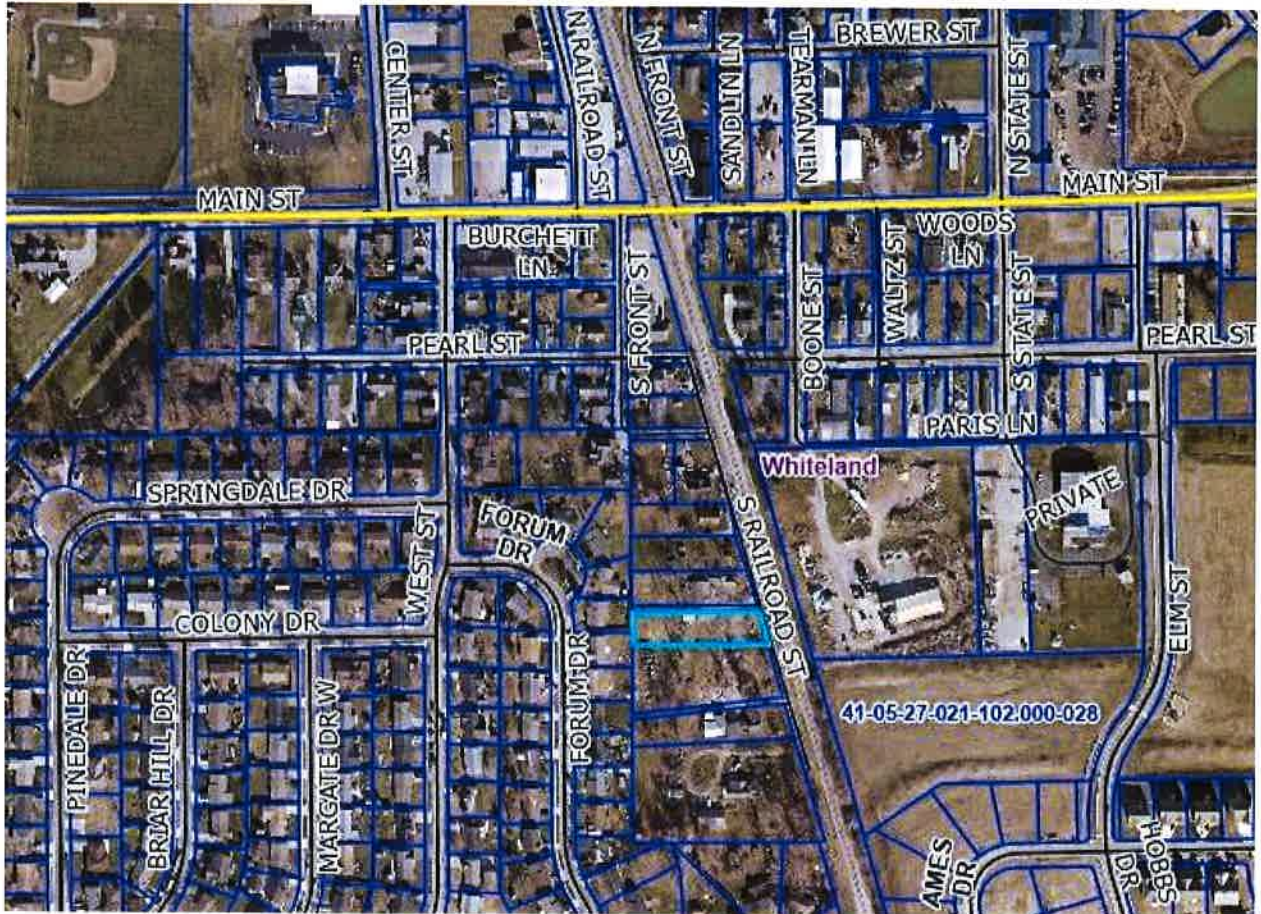
LOT NUMBERED 7 IN BOONE'S ADDITION TO THE TOWN OF WHITELAND, INDIANA,  
THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 72, IN THE OFFICE OF  
THE RECORDER OF JOHNSON COUNTY, INDIANA.

**Parcel No.:** 41-05-27-021-047.000-028

**MORE COMMONLY KNOWN AS: 150 RAILROAD STREET, WHITELAND, IN 46184**

**EXHIBIT A**  
**150 Railroad St. Property**  
(Page 2 of 2)

**Aerial Photo**  
**(The subject Property is highlighted in Blue.)**







**STAFF REPORT**

Town of Whiteland Advisory Plan Commission  
 December 3rd, 2024

**PETITIONER:** Josh Sterrett

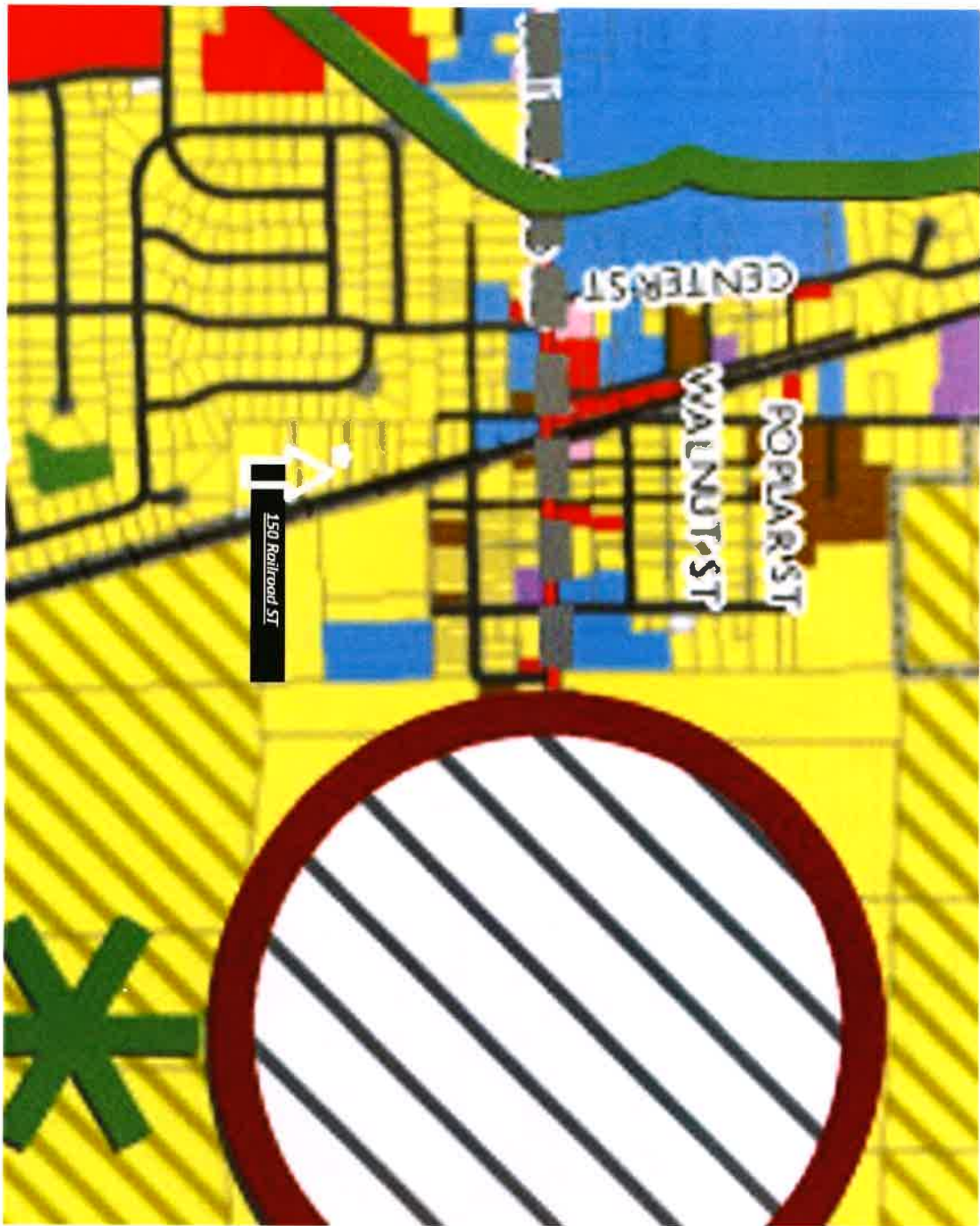
**REQUEST:** Case 2024-Z-11 - Rezoning 150 Railroad St.

**PROPOSAL:** The petitioner is requesting a rezone of 150 Railroad St from R-3 to A-1 – Apartment.

**SITE:** The subject property is located at 150 Railroad St., Whiteland, IN 46184



Adjacent Properties Zoning & Land Use		
	Current Zoning	Current Land Use
North	R-3	Residential
West	R-3	Residential
South	R-3	Residential
East	I-1/PUD	Commercial/Residential



Proposed Site

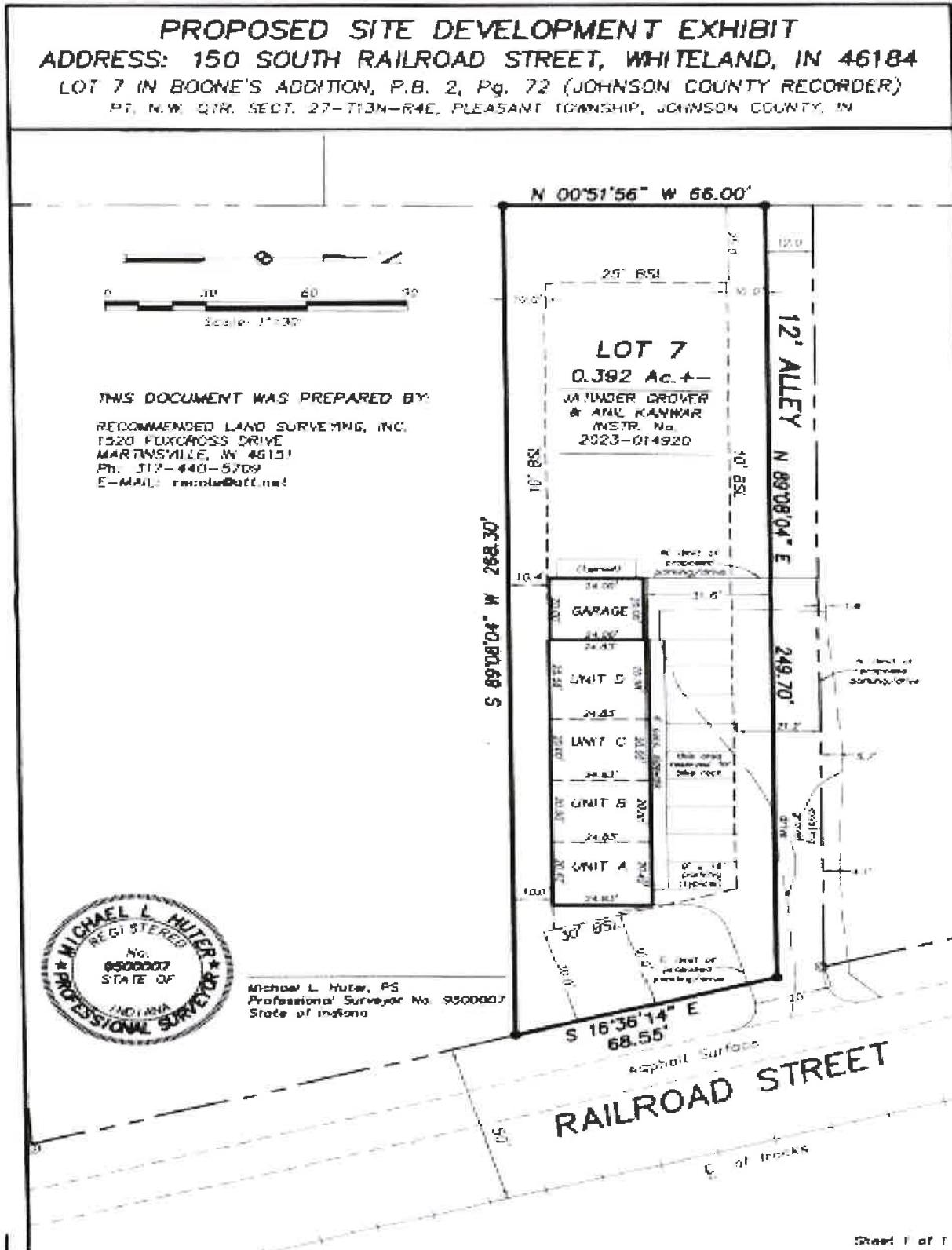
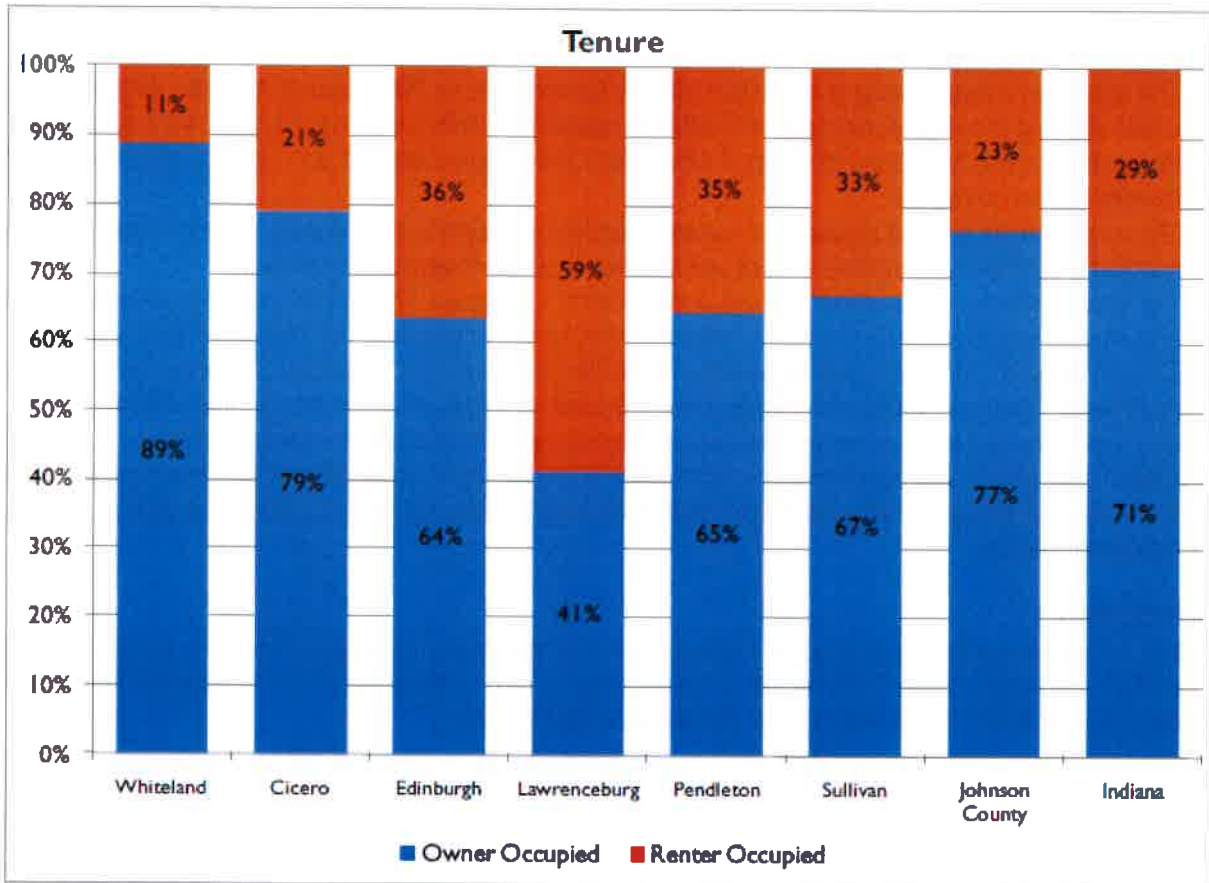


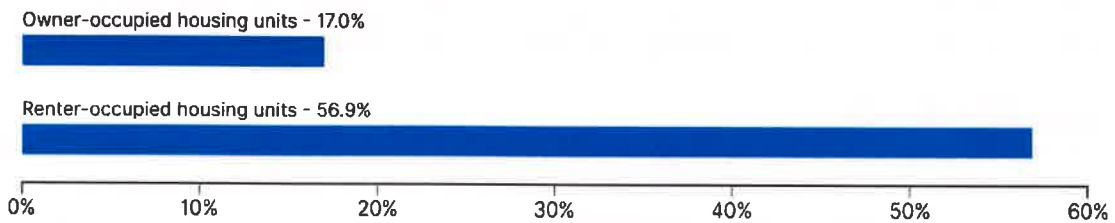


Figure K: Housing Tenure 2000



**Moved 2021 or Later Into Occupied Housing Unit by Type of Units**  
in Johnson County, Indiana

[Share / Embed](#)



Show Table

Display Margin of Error

S2502 | 2023 American Community Survey 1-Year Estimates