

**WHITELAND TOWN COUNCIL
ORDINANCE NO. 2026-04**

**AN ORDINANCE AMENDING THE ZONE MAP OF THE TOWN OF WHITELAND,
REZONING CERTAIN PROPERTY FROM C-2 TO PUD (PLANNED UNIT
DEVELOPMENT) AND APPROVING THE CONCEPT PLAN FOR THE GROVE AT
WHITELAND PUD
("The Grove at Whiteland PUD")**

WHEREAS, the Whiteland Advisory Plan Commission ("Commission") conducted a public hearing on the petition for rezoning of approximately 20.8 acres located generally on the West side of US 31, North of the gravel drive to the Town of Whiteland Wastewater Treatment Plant, within the Town of Whiteland ("Town"), more specifically depicted and described on attached Exhibit A, incorporated herein, (the "Property"), to provide for the construction of a mixed use residential and commercial development with customized development standards described in the Concept Plan for The Grove at Whiteland attached as Exhibit B, incorporated herein (the "PUD Concept Plan");

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 7 to 0 regarding the requested change in the zone map and the proposed PUD Concept Plan 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, in accordance with Town Code Section 156.300(K) and to the extent relevant, the Town staff, the Commission, and the Council have considered the following criteria:

- (1) The extent to which the proposed PUD meets the purposes of the zoning ordinance, the Comprehensive Plan, and any other adopted planning objectives of the town.
- (2) The extent to which the proposed plan meets the requirements, standards, and stated purpose of the planned unit development regulations.

(3) The extent to which the proposed plan departs from the established zoning and subdivision regulations otherwise applicable to the subject property, and the reasons why such departures are or are not deemed to be in the public interest.

(4) The proposal will not be injurious to the public health, safety, and general welfare.

(5) The physical design of the PUD and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated permanent open space, and furthers the amenities of light and air, recreation, and visual enjoyment.

(6) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood, and whether the proposed plan would substantially interfere with the use or adversely affect the value of adjacent properties and neighborhoods..

(7) The desirability of the proposed plan to the town's physical development, tax base, and economic well-being.

(8) The proposal will not cause undue traffic congestion nor place excessive burdens on public infrastructure, and can be adequately served by existing or planned public facilities and services. And,

(9) The proposal preserves significant ecological, natural, historical, and architectural resources to the best extent possible.

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; and

WHEREAS, the Council desires to approve the proposed amendment of the Zoning Map of the Town of Whiteland and the proposed PUD Concept Plan.

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 Ordinance as incorporated into the Whiteland Municipal Code, is hereby amended to rezone the Property more specifically described and depicted on Exhibit A, from C-2 to PUD (Planned Unit Development), to be known as the “The Grove at Whiteland PUD District” (the “District”), subject to the terms, conditions, descriptions, and restrictions provided in the PUD Concept Plan incorporated herein as Exhibit B.

Section 2. The PUD Concept Plan is hereby approved, and the Property shall be developed in conformance with the PUD Concept Plan and (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Zoning Ordinance applicable to the Underlying Zoning District(s) (as defined herein), except to the extent in conflict with the provisions of this Ordinance or the express deviations specified within the PUD Concept Plan, and (iii) the provisions of the Town’s Zoning Ordinance and Subdivision Control Ordinance, except to the extent in conflict with the provisions of this Ordinance or the express deviations specified within the PUD

Concept Plan. Building materials for the development of the Property shall comply with the requirements of the Zoning Ordinance.

Section 3. The underlying Zoning Districts shall be C-2 (Commercial) District for the “Commercial Outlots” portion of the PUD and R-3 (Single or Multi-Family Residential) for the “Residential District A” and “Residential District B” portions of the PUD (the “Underlying Zoning District”), provided however, the uses permitted within the Property shall be limited to the uses specified within the PUD Concept Plan, and all uses not specified in the PUD Concept Plan shall be prohibited.

Section 4. The renderings and elevations included within the PUD Concept Plan shall be considered representative of the quality of the development to be constructed on the Property. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do establish a benchmark for the quality and appearance of the structures that are to be constructed and the intent and vision of the PUD Concept Plan.

Section 5. The Property is subject to Commitments Concerning the Use and Development of Real Estate recorded March 30, 2006 (the “Commitments”), which will terminate by its terms upon the adoption of this Ordinance rezoning the Property to The Grove at Whiteland PUD District, and the Commitments will be of no further force or effect without any further action after the adoption of this Ordinance.

Section 6. All provisions of the Zoning Ordinance and Subdivision Control Ordinance that conflict with the provisions of this Ordinance and the express deviations specified within the PUD Concept Plan are hereby made inapplicable to the Property and shall be superseded by the terms of this Ordinance and the express deviations specified within the PUD Concept Plan. In the event of a conflict between the provisions of the PUD Concept Plan and the text of this Ordinance, the text of this Ordinance shall control.

Section 7. Definitions. Terms not otherwise defined in this Ordinance or the PUD Concept Plan shall have the meanings ascribed to them in the Zoning Ordinance and Subdivision Control Ordinance.

Section 8. The Whiteland Plan Commission is hereby authorized to make the above described change to the official Zone Map of the Town of Whiteland.

Section 9. This Ordinance shall have no effect as to changing any other provision of the Whiteland Zoning Ordinance other than the amendment of the official Zone Map

Section 10. This Ordinance shall be in full force and effect from and after its adoption.

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DULY PASSED AND FINALLY ADOPTED on the 11 day of August, 2026, by a vote of 4 in favor and 1 against.

TOWN OF WHITELAND, INDIANA, TOWN COUNCIL



Richard Hill, President



Voting In Favor

Richard Hill

Voting Opposed

Richard Hill



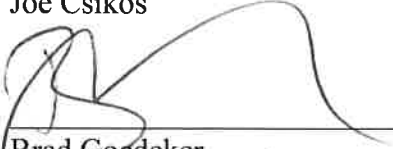
Tim Brown

Tim Brown

Joe Csikos



Joe Csikos



Brad Goedeker

Brad Goedeker



Debra L. Hendrickson

Debra L. Hendrickson

Attest:



Jenny Roberts, Clerk-Treasurer

EXHIBIT A
(Page 1 of 2)

Depiction of The Grove at Whiteland PUD Property
(Outlined in yellow on the map below)

Existing Zoning Context

Subject site outlined in yellow US 31 & Whiteland Rd



EXHIBIT A

(Page 2 of 2)

Legal Description of The Grove at Whiteland PUD Property

Part of the North Half of Section 28, Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County, Indiana, described as follows:

Commencing at the Southwest Corner of the Northwest Quarter of Section 28; thence along the South line of said quarter section North 88 degrees 37 minutes 49 seconds East (assumed bearing) 1325.00 feet to the southwest corner of the East Half of the Northwest Quarter of Section 28, this point also being the Point of Beginning of this described tract; thence continuing along the South line of said quarter section North 88 degrees 37 minutes 49 seconds East 1325.21 feet to the southeast corner of said quarter section marked by a P.K. Nail; thence along the south line of Northeast Quarter Section of Section 28, North 88 degrees 26 minutes 31 seconds East 470.21 feet, the next two (2) calls follow the west and north lines of Instrument Number 2001-015485: 1) thence North 00 degrees 23 minutes 29 seconds West 515.77 feet; 2) thence South 83 degrees

36 minutes 24 seconds East 174.17 feet to the west line of Whiteland Waste Water Treatment Plant (Book 171, page 222), the next five (5) calls follow the west, north and east boundary of Book 171, page 222: 1) thence North 00 degrees 23 minutes 29 seconds West 5.78 feet; 2) thence South 68 degrees 12 minutes 29 seconds East 140.80 feet; 3) thence South 38 degrees 00 minutes 29 seconds East 185.50 feet; 4) thence South 54 degrees 32 minutes 29 seconds East 153.21 feet to the centerline of the Brewer Ditch; 5) thence along said centerline South 26 degrees 10 minutes 50 seconds West 225.80 feet to the south line of the Northeast Quarter of Section 28, thence along the south line of said Quarter Section North 88 degrees 26 minutes 31 seconds East 436.21 feet to a found stone being the southwest corner of the East Half of the Northeast Quarter of Section 28; thence continuing along the south line of said quarter section North 88 degrees 26 minutes 31 seconds East 861.10 feet to the westerly right-of-way of State Highway 31 per State Highway Project FI Project No. 9(4) 194C Franklin-Greenwood Road, the next six (6) calls follow the westerly line of said Right-of-way: 1) thence North 16 degrees 41 minutes 40 seconds West 76.75 feet; 2) thence North 19 degrees 33 minutes 25 seconds West 80.10 feet; 3) thence North 16 degrees 41 minutes 40 seconds West 46.00 feet; 4) thence North 18 degrees 13 minutes 29 seconds West 561.70 feet; 5) thence North 16 degrees 59 minutes 13 seconds West 980.01 feet; 6) thence North 12 degrees 45 minutes 50 seconds West 145.88 feet to the south line of Instrument Number 2005-00612; thence along last said south line South 88 degrees 42 minutes 30 seconds West 327.71 feet to the West line of the East Half of the Northeast Quarter of said section; thence along the West line of said Half Quarter Section, North 00 degrees 43 minutes 41 seconds West 810.80 feet to the Southeast corner of Instrument No. 2001-32816, the next four (4) calls follow the south and west lines of said Instrument; 1) thence South 88 degrees 32 minutes 57 seconds West 328.91 feet; 2) thence North 83 degrees 28 minutes 52 seconds West 165.64 feet; 3) thence North 87 degrees 38 minutes 12 seconds West 147.97 feet; 4) thence North 01 degrees 27 minutes 03 seconds West 38.32 feet to the north line of Section 28; thence along said North line, South 88 degrees 21 minutes 21 seconds West 114.47 feet to the northeast corner of Book 193, page 539, the next three (3) calls follow the east, south and west boundary of said Book and page: 1) thence South 01 degrees 38 minutes 39 seconds East 164.00 feet; 2) thence South 88 degrees 21 minutes 21 seconds West 72.00 feet; 3) thence North 01 degrees 38 minutes 39 seconds West 164.00 feet to the north line of Section 28; thence along said North line South 88 degrees 21 minutes 21 seconds West 897.73 feet to the northeast corner of Book 278, page 514; thence along the East line of said Book and page South 00 degrees 24 minutes 10 seconds East 364.32 feet to the southeast corner of said Book and Page; thence along the south line of said Book and page along with Instrument Number 1999-024554 and Instrument Number 1999-002401, parallel with the North line of Section 28, South 88 degrees 21 minutes 21 seconds West 930.59 feet to the West line of the East Half of the Northwest Quarter of Section 28; thence along said West line South 00 degrees 23 minutes 58 seconds East 2333.98 feet to the Point of Beginning.

EXHIBIT B

PUD Concept Plan for The Grove at Whiteland PUD

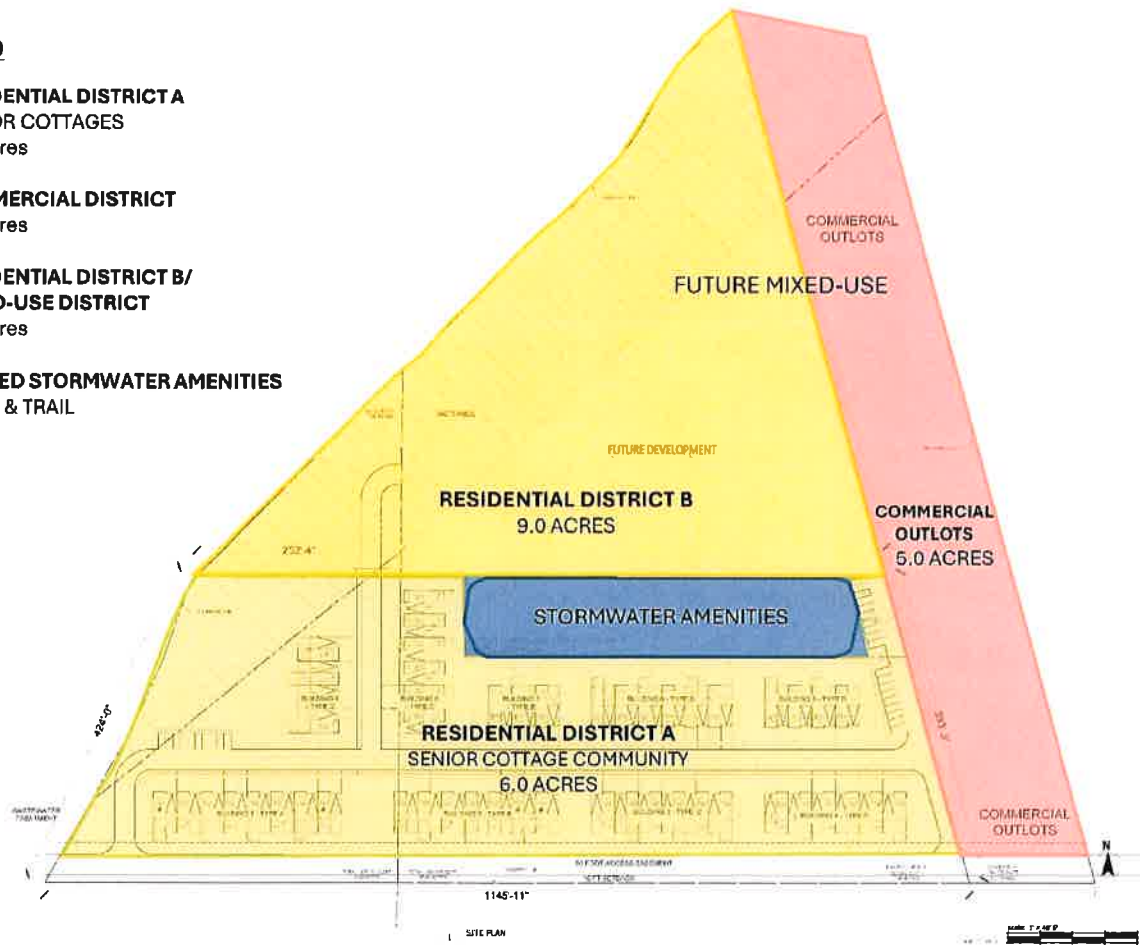
(Drawings and Text, totaling 11 pages)

THE GROVE AT WHITELAND MIXED USE PUD

Land Use Framework

LEGEND

- RESIDENTIAL DISTRICT A**
SENIOR COTTAGES
6.0 Acres
- COMMERCIAL DISTRICT**
5.0 Acres
- RESIDENTIAL DISTRICT B/
MIXED-USE DISTRICT**
9.0 Acres
- SHARED STORMWATER AMENITIES**
POND & TRAIL



Master Plan Concept

WHITELAND VILLAGE PUD

A VIBRANT COMMUNITY. A STRONGER WHITELAND.

MASTER PLAN CONCEPT

A thoughtfully designed, mixed-use village that brings housing, commerce, recreation, and green space together in one interconnected, walkable community.

LEGEND

- A** SENIOR LIVING COMMUNITY
16.6 ACRES TOTAL (156 SENIOR LIVING)
• 11 Buildings - 4 Units Each
• Private Drive & Storage
• Walking Paths & Courts
 - B** CLUBHOUSE & AMENITY AREA
• Clubhouse / Living Center
• Outdoor Seating & Pavilion
• Lawn / Event Space
 - C** STORMWATER AMENITY POND
• Storm Pond with Fountain
• Walking Trail & Seating
• Native Landscaping
 - D** COMMERCIAL DISTRICT
• Medical / Professional Office
• Restaurant with Patio
• Coffee Shop (Drive Thru)
• Fitness Center (Planet Fitness Concept)
• Access from U.S. 31
- PROPERTY BOUNDARY
--- ST. ALTERNATIVE TO WASTEWATER TREATMENT FACILITY

SITE SUMMARY	
SENIOR LIVING COMMUNITY	16.6 ACRES
CLUBHOUSE & AMENITY AREA	1.00 ACRES
STORMWATER AMENITY POND	0.40 ACRES
COMMERCIAL DISTRICT	9.30 ACRES
TOTAL SITE AREA	27.30 ACRES



MASTER PLAN · ONE COORDINATED VILLAGE · COMMERCIAL · HOUSING · PARK · POND · TRAILS

COMMERCIAL DISTRICT

Future Commercial Frontage on US 31

Conceptual and hypothetical at this stage — no tenant or developer is under contract. The lot is planned for a modest, low-traffic use such as fitness, medical office, coffee shop or small retail/service building, served by 1 or 2 access point(s) off US 31 – contingent on INDOT.

5.0ac

Commercial District

FUTURE COMMERCIAL VILLAGE

— DESIGNED TO COMPLEMENT THE SURROUNDING NEIGHBORHOOD —



Concept use only — coffee shop / small retail or service. Any actual tenant returns to the Town for Development Plan review.

ARCHITECTURAL CHARACTER

Rooted in Whiteland's Residential Scale



Pitched roofs · covered entries · fiber cement & stone veneer · attached garages · enhanced trim & articulation on every public-facing elevation



ARCHITECTURAL CHARACTER • SENIOR COTTAGE COMMUNITY

Example 2 — Streetscape Elevation

Conceptual rendering



PUD ORDINANCE APPLICATION • TOWN OF WHITELAND, INDIANA



Example 3 — Streetscape Elevation

Conceptual rendering



PUD ORDINANCE APPLICATION TOWN OF WHITELAND, INDIANA



Example 4 — Streetscape Elevation

Conceptual rendering



PUD ORDINANCE APPLICATION TOWN OF WHITELAND, INDIANA



Concept Plan Text for The Grove at Whiteland PUD

I. PURPOSE

The Grove at Whiteland Mixed Use Planned Unit Development ("PUD") is intended to implement the Mixed Use land use designation established by the Town of Whiteland Comprehensive Plan through the creation of a coordinated mixed-use development consisting of age-restricted housing, future residential development opportunities, commercial development opportunities, open space, shared stormwater management infrastructure, pedestrian amenities, and related infrastructure.

The purpose of the PUD is to provide a high-quality master planned development that:

- A. Provides housing opportunities for seniors and families within the Town of Whiteland;
- B. Preserves commercial development opportunities along the US 31 corridor;
- C. Encourages high-quality architecture, landscaping, and site design;
- D. Provides a coordinated transportation and infrastructure network;
- E. Promotes orderly development consistent with the Town's Comprehensive Plan; and
- F. Creates a development pattern that balances residential, commercial, and open space uses.

The PUD is intended to serve as a transition between commercial activity along US 31 and future residential development within the surrounding area.

II. DEVELOPMENT PLAN

The PUD shall generally consist of the following development areas as depicted on the Master Concept Plan:

- A. Residential District A: Senior Cottage Community
- B. Residential District B: Residential Village District
- C. Commercial District
- D. Shared Infrastructure, Open Space, Stormwater Facilities, and Access Drives

The Master Concept Plan establishes the general location and arrangement of land uses within the development. Adjustments to lot lines, building locations, road alignments, parking areas, utility corridors, stormwater infrastructure, open space areas, and related site improvements will be approved for each individual development through the Town's Development Plan review process without amendment of this PUD Concept Plan.

III. DEVELOPMENT PHASING

Development may occur in multiple phases. The initial phase is anticipated to consist of a Senior Cottage Community located within Residential District A. Future phases may include residential development, commercial development, infrastructure improvements, open space improvements, and related site amenities.

The timing and sequencing of future phases shall be determined by market conditions, financing availability, development approvals, and community needs. Construction of any phase shall not obligate construction of any subsequent phase and will only be dictated by market demand.

IV. MAXIMUM RESIDENTIAL YIELD

The aggregate number of dwelling units permitted within Residential District A and Residential District B shall not exceed one hundred fifty (150) dwelling units.

V. ARCHITECTURAL STANDARDS

Buildings shall be designed to reflect a residential village character. The development may incorporate:

- Residential-scale architecture
- Pitched roof forms
- Covered entries or distinguishable individual entries when able
- Varied building facades
- Enhanced trim and architectural detailing
- High-quality exterior materials
- Architectural articulation on all public-facing elevations

Permitted exterior materials may include:

- Fiber cement siding
- Engineered wood siding
- Stone veneer
- Brick veneer
- Masonry accents
- Asphalt shingles
- Fiber cement lap siding
- Fiber cement board and batten
- Comparable materials approved by the Town through the Development Plan process

Architectural elevations submitted with the PUD Concept Plan shall establish the general design character of the development but are conceptual in nature and set the tone for the forthcoming architectural design as approved through individual Development Plan approvals.

VI. LANDSCAPING

Landscaping shall be provided throughout the development in substantial conformance with approved landscape plans. Landscaping may include shade trees, evergreen trees, ornamental trees, decorative grasses, foundation plantings, and native plantings.

Enhanced landscaping shall be provided along US 31, at development entrances, and adjacent to common open space areas. Individual landscape plans shall be approved through the Development Plan process for each individual parcel.

VII. SIGNAGE

Community identification signage shall be monument style and integrated with the architectural character of the development. Directional and wayfinding signage may be provided as necessary. All signage shall comply with applicable Town requirements unless otherwise approved as part of a Development Plan.

VIII. LIGHTING

Site lighting shall be designed to provide adequate visibility and safety while minimizing impacts on adjacent properties. Decorative residential-style fixtures are encouraged. Lighting shall be directed downward where practical and designed to minimize glare and light trespass.

IX. OPEN SPACE AND AMENITIES

The development may include community buildings, leasing offices, walking trails, sidewalk systems, community gathering spaces, open lawn areas, community gardens, outdoor seating areas, stormwater amenities, and recreational facilities. Common open space areas may be located throughout the development.

X. RESIDENTIAL DISTRICT A: SENIOR COTTAGE COMMUNITY

Purpose

Residential District A is intended to accommodate age-restricted housing and related residential uses in a cottage-style development pattern.

Permitted Uses

- Age-restricted housing
- Senior housing communities
- Multifamily dwellings
- Independent senior living
- Affordable housing developments
- Community buildings
- Leasing offices
- Accessory uses customarily associated with residential development

Maximum Height

One (1) story

Maximum Density

Fifteen (15) dwelling units per acre

Minimum Setbacks

From public street rights-of-way: 30 feet

From internal private streets and shared access easements: 10 feet

Side Yard: 10 feet

Rear Yard: 15 feet

Setbacks shall be applied as provided in Section XIII.

Parking

Minimum 1.25 parking spaces per dwelling unit. Attached garage spaces, driveway spaces, and shared surface parking spaces shall count toward the minimum parking requirement.

Open Space

Integrated walking paths, gathering areas, landscaped open space, and stormwater amenities shall be incorporated into the development.

XI. RESIDENTIAL DISTRICT B: RESIDENTIAL VILLAGE DISTRICT

Purpose

Residential District B is intended to accommodate future residential development consistent with the Mixed Use vision of the Comprehensive Plan.

Permitted Uses

- Multifamily dwellings
- Workforce housing
- Affordable housing developments
- Senior housing
- Townhomes
- Cottage homes
- Community buildings
- Leasing offices
- Accessory uses customarily associated with residential development

Maximum Height

Two (2) stories

Maximum Density

Fifteen (15) dwelling units per acre

Minimum Setbacks

From public street rights-of-way: 15 feet

From internal private streets and shared access easements: 10 feet

Side Yard: 10 feet

Rear Yard: 15 feet

Setbacks shall be applied as provided in Section XIII.

Parking

Minimum 1.5 parking spaces per dwelling unit. Attached garage spaces, driveway spaces, and shared surface parking spaces shall count toward the minimum parking requirement. Additional guest parking may be provided as approved through the Development Plan process.

XII. COMMERCIAL DISTRICT

Purpose

Commercial District is intended to preserve future commercial development opportunities along the US 31 corridor while providing flexibility for a variety of commercial and service-oriented uses.

Permitted Uses

All uses permitted within the C-2 Commercial District except:

- Adult-oriented businesses
- Automobile salvage operations
- Heavy industrial uses
- Outdoor storage yards as a principal use

Examples of permitted uses include, but are not limited to: retail sales and services, restaurants, coffee shops, medical offices, professional offices, financial institutions, personal service businesses, childcare facilities, fitness facilities, and community facilities.

Maximum Height

Two (2) stories

Setbacks

Per applicable Town requirements unless modified through Development Plan approval.

XIII. GENERAL PROVISIONS

A. Concept Plan Flexibility

The location and configuration of future development areas shown on the Concept Plan are conceptual and may be modified through Development Plan review provided that:

1. Development remains substantially consistent with the intent and purpose of the PUD;
2. The aggregate number of dwelling units does not exceed one hundred fifty (150);
3. Commercial development opportunities along US 31 are preserved, provided that residential uses may be permitted within the mixed use areas identified on the Concept Plan should market conditions dictate;
4. Development remains generally consistent with the approved land use framework; and
5. Modifications comply with applicable Town review procedures.

B. Underlying Zoning and Applicability of Town Ordinances

The underlying zoning district shall be C-2 (Commercial) for the Commercial District and R-3 (Single or Multi-Family Residential) for Residential District A and Residential District B. The Property shall be developed in conformance with this PUD Concept Plan and the provisions of the Whiteland Zoning Ordinance and Subdivision Control Ordinance applicable to the underlying zoning districts, except to the extent in conflict with the provisions of this PUD Concept Plan, in which case this PUD Concept Plan shall control. Where this PUD Concept Plan is silent on a development standard, the standards of the applicable underlying zoning district shall apply. In the event of a conflict between the graphics in this PUD Concept Plan and the text of this PUD Concept Plan, the text shall control.

C. Application of Setbacks

Minimum district setbacks shall apply along the perimeter boundary of the PUD and along public street rights-of-way. Setbacks from internal private streets and shared access easements shall be measured from the edge of the easement or private street. No minimum setback shall apply along internal lot lines created for phasing, financing, platting, or conveyance purposes within the PUD, provided that minimum building separation shall be maintained in accordance with applicable building code requirements. Setback application shall be confirmed for each parcel through the Development Plan process.

XIV. EXISTING DEVELOPMENT COMMITMENTS

The Property is subject to Commitments Concerning the Use and Development of Real Estate recorded March 30, 2006. Approval of The Grove at Whiteland Mixed Use PUD is intended to authorize development consistent with the uses and standards established herein, provided however, unless a deviation is expressly authorized by this PUD Concept Plan or the Ordinance adopting this PUD Concept Plan, the development of the PUD must comply with the requirements of the Town's Zoning Ordinance and Subdivision Control Ordinance. Any modification, termination, replacement, or superseding of prior commitments shall occur in accordance with applicable law and any procedures required by the Town of Whiteland and its legal counsel.

XV. ADDITIONAL REQUIREMENTS

- A. The existing gravel drive (from US 31 to the Town of Whiteland Wastewater Treatment Plant) is required to be installed as a "local-non residential" public road per Town of Whiteland Typical Construction Guidelines and is to be dedicated to the Town of Whiteland.
- B. An 8' asphalt path shall be installed along the frontage of US 31 throughout the length of the Property, which shall be installed no later than when site development construction work within the Commercial District is started.
- C. Acceleration/deceleration lanes shall be included on the plans for the Property adjacent to US 31.
- D. The owner or developer of the Property must work with the Town of Whiteland Sewer Superintendent, Building Commissioner, and Town Manager to determine a restrictive donation amount for the proposed off-site wastewater improvements in the Town of Whiteland, to be paid by the owner or developer of the Property in conjunction with the development of the Property.
- E. All Sewer Availability Fees under Town Code Section 50.87 for Residential District A shall be paid at the beginning of the development and not as the units are constructed.
- F. The development of the Commercial District shall comply with the C-2 Requirements of the current Town of Whiteland Zoning Ordinance.
- G. The following uses shall not be permitted in the Commercial District:
 - 1. Motor Vehicle Sales and Service;
 - 2. Motor Vehicle Service, including without limitation, any body shop, motor vehicle wash, or motor vehicle detail shop; and
 - 3. Self-Storage Facilities.
- H. The owner or developer of the Property shall work with the Town of Whiteland Sewer Superintendent, Building Commissioner, and Town Manager to determine the specifications for an automatic electric gate to be installed at the entrance of the Town's Sewer Plant, to be located at the west end of the new road to be located along the south boundary of the Property, which gate shall be installed by the owner or developer at the owner or developer's expense.