

WHITESTOWN PLAN COMMISSION

STAFF REPORT



Meeting Date: July 14, 2025

(317) 769-6557

6210 Veterans Drive

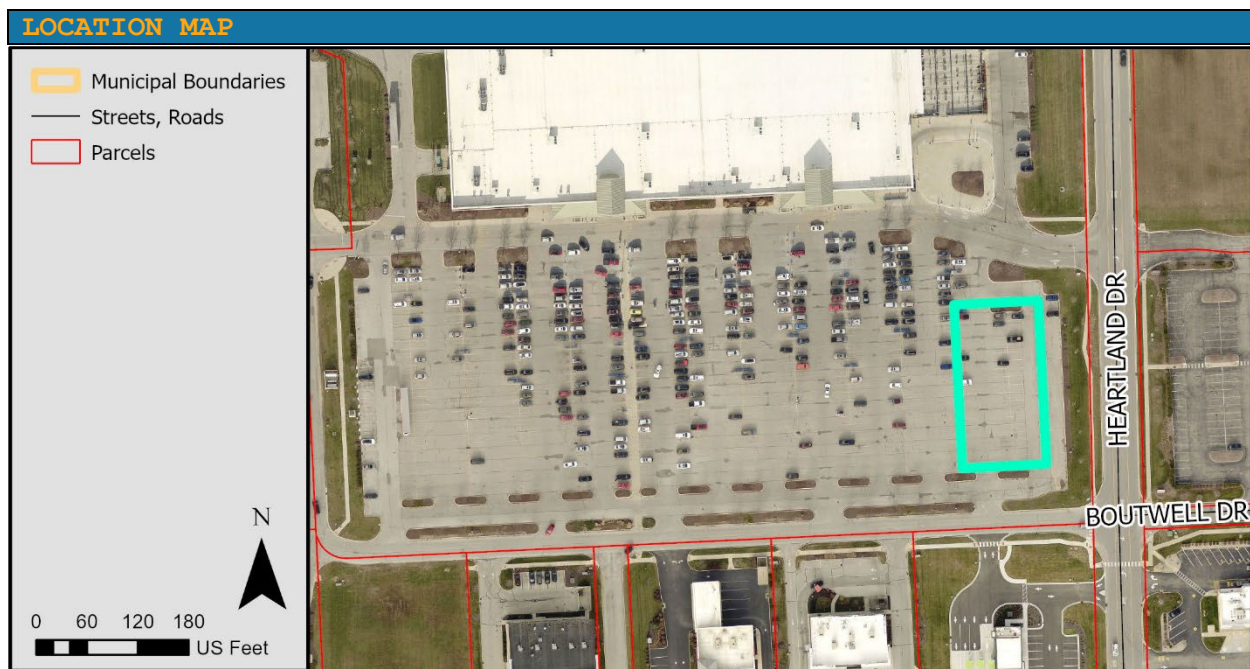
Whitestown, IN 46075

PC25-038-CP Chipotle

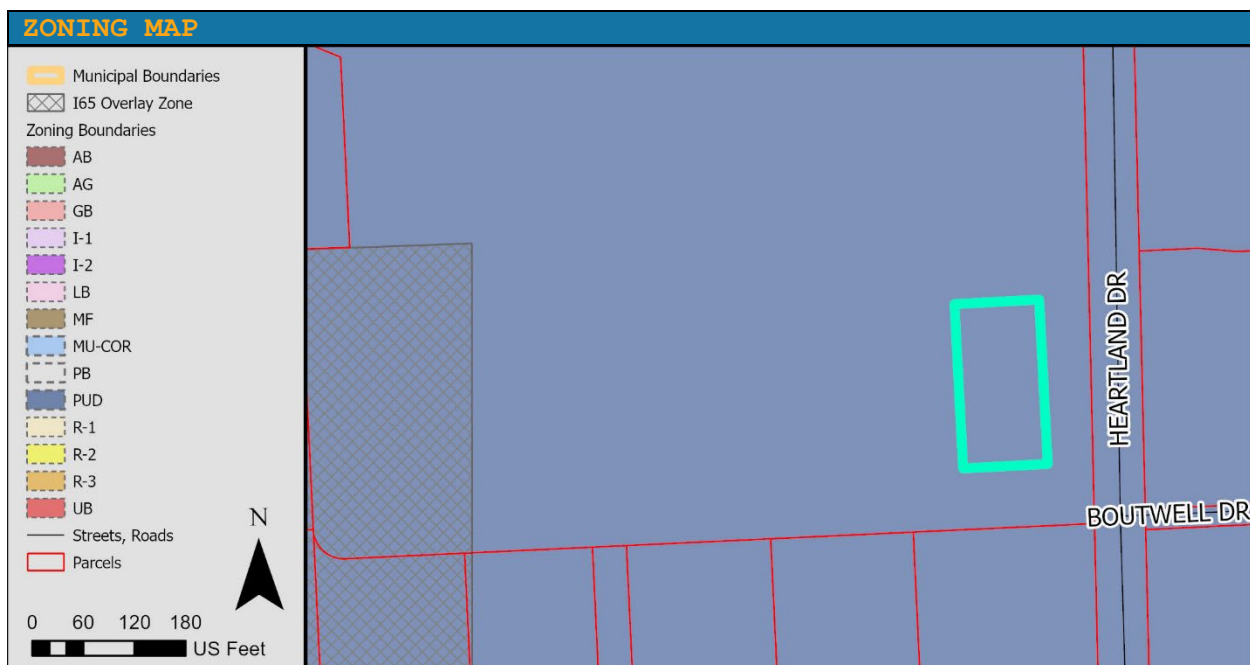
Request	Preliminary Plat approval			
Location	(est.) 6650 Whitestown Parkway (Meijer out-lot)			
Applicant	Meijer, Real Estate Manager			
Property Owner(s)	Meijer			
Land Area (Size)	+/- .091 acres			
Applicable Ordinance	Whitestown UDO 11.8 (E)			
Property Zoning	PUD	Planned Unit Development		
Adjacent Zoning	North	East	South	West
	PUD	PUD	PUD	PUD
Adjacent Land Use	Commercial	Commercial	Commercial	Commercial
Staff Reviewer	Allan Henderson; ahenderson@whitestown.in.gov			
Staff Recommendation	Staff recommends approval of this request.			

SITE HISTORY

The site has not been the subject of past Plan Commission or Board of Zoning appeals petitions. However, the larger parent parcel was developed as a Meijer store circa 2013.



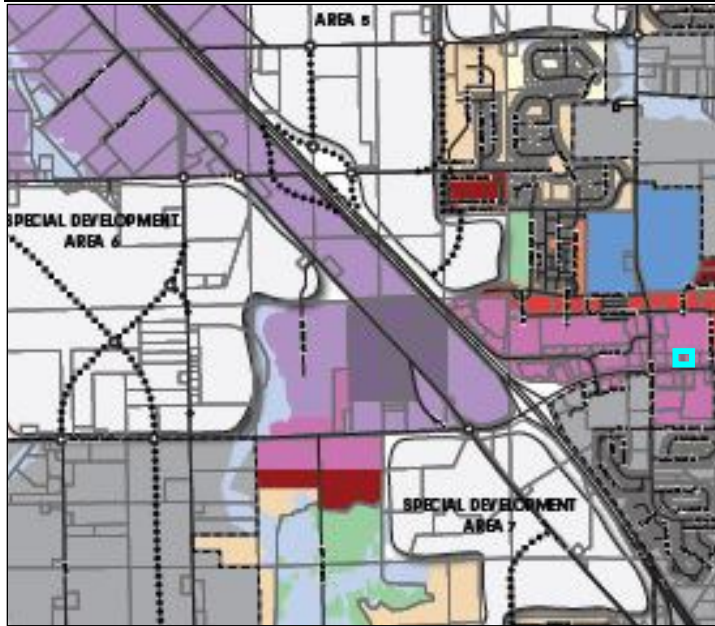
The site is 1-acre located at approximately 6578 Whitestown Parkway in the existing Anson Planned United Development (PUD). The site has excellent access to I-65 via Whitestown Parkway and is surrounded by other commercial businesses on large lots and out lots.



The site is located at approximately 6650 Whitestown Parkway. The 0.91 acre site is an out lot of the Meijer development; between Heartland Drive and the Meijer parking lot.

Note: the development plan proposal matches the zoning in place on the site.

COMPREHENSIVE PLAN



Future Growth and Development:

Land Use Policies:

Future Land Use:

Mixed Development/Commercial

Compatible Matrix:

Other Applicable Plans:

Thoroughfare Plan
Bicycle & Pedestrian Plan

The 2022 Whitestown Comprehensive Plan identifies this parcel as future commercial development. This area is east of the I-65 and Whitestown Parkway interchange and is in the Anson PUD. The development standards for this area are defined by the I-65 (Anson) Planned Unit Development (PUD) ordinance text.

The Concept Plan is also in agreement with the following components of the Whitestown Comprehensive Plan:

Land Use Guiding Policies:

1. To achieve the vision for the community, Whitestown must promote unique designs, appropriately placed residential densities, and appropriate transitions between adjacent densities that provide market-driven product types that are attractive to individuals and families in all phases of life, especially young professionals and families.
2. For long-term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial, and residential uses.
6. Future development should be encouraged to provide a mix of uses in appropriate areas in addition to high-quality and creative product design.
9. Future land use and density decisions need to be coordinated with the needs and availability of transportation, utilities, and other infrastructure facilities.

Land Use Guiding Policies

Sub-goal 1: Manage community growth and mitigate conflicting land uses.

Sub-goal 2: Establish sustainable land uses and distribution of land uses.

Sub-goal 3: Promote redevelopment.

Sub-goal 5: Promote the “Whitestown Brand” through development and other built projects.

- c. Encourage higher visual quality and mixed-use developments.

Sub-goal 7: Coordinate future land use with transportation, utilities, and facilities.

- a. Support existing regulations that require appropriate utility and infrastructure commitments (water, sewer, streets, sidewalks, trails, etc.) to support new developments.

Transportation and Circulation

Sub-goal 5: Plan for enhanced transportation corridors.

- a. Prepare a Corridor Enhancement Plan that identifies corridors to be enhanced as well as design standards for beautification and streetscape design. Corridors to include, but are not limited to, Interstate 65, Whitestown Parkway, State Road 32, Albert S. White Drive, CR 575 and the future Ronald Reagan Parkway.
- b. Include gateway and wayfinding signage as part of the Corridor Enhancement Plan.

Implementation

Sub-goal 2: Support a diverse and vibrant business base in the area that is focused on providing opportunities for small and large businesses.

- a. Support a mix of potential business sites to support start-up business opportunities as well as locations for growing and established businesses.

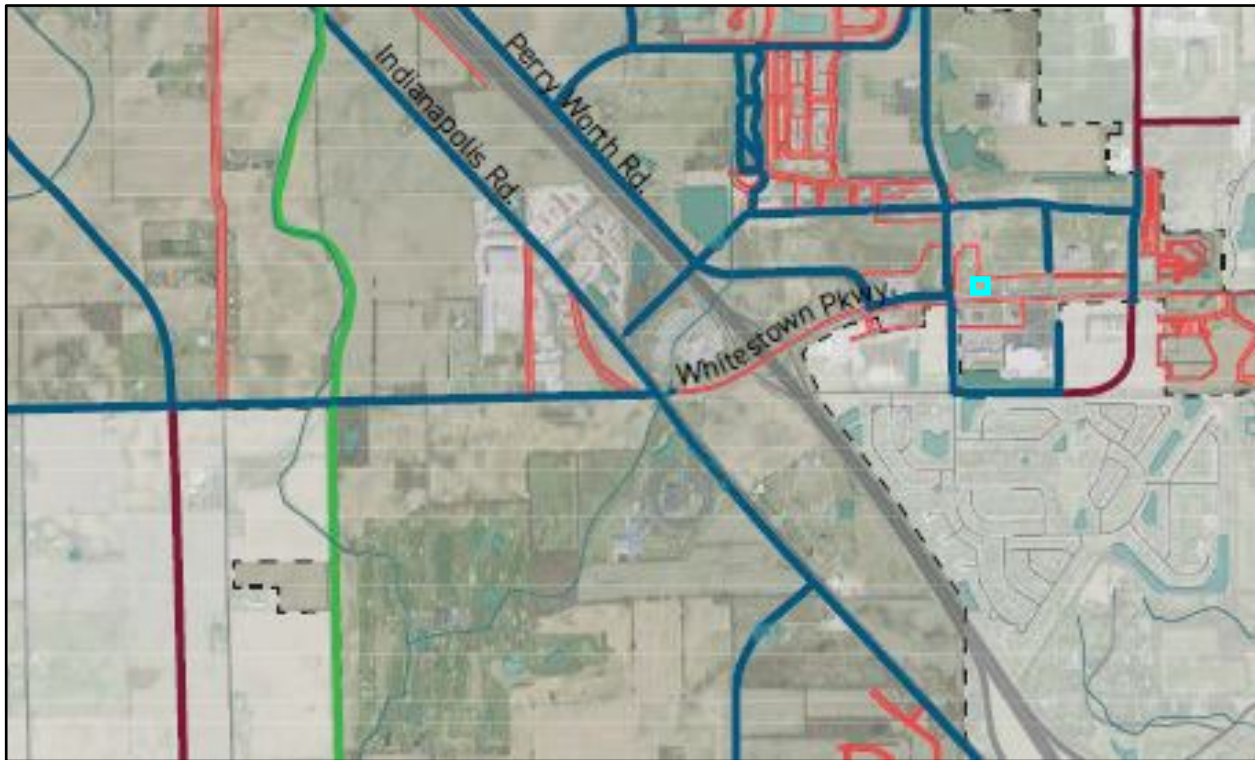
Note: the concept plan proposal aligns with the goals of the Comprehensive Plan.

THROUGHFARE PLAN

The 2020 Thoroughfare Plan identifies Whitestown Parkway as a major arterial. Major arterials carry high volumes of regional traffic. They serve major cities from multiple directions and provide connectivity between cities in rural areas. Arterials provide direct access to adjacent land but may limit the number of intersections and driveways to give generally higher priority to through-traffic. Principal arterials are spaced at two to three miles in suburban areas and farther apart in rural areas.

The parcel has excellent access with the close proximity of the I-65 interchange.

Also contained within the Thoroughfare Plan is the proposed Bicycle and Pedestrian Plan. The plan shows a Shared-Use Trail along Whitestown Parkway. Internally, the site will be connected with sidewalks and connections to other surrounding developments and/or trails.



PROPOSED PROJECT

The proposed project is the development of a 2,385 square foot commercial restaurant space to be used for an Chipotle. The concept plan is the first step in the Land Development process.

Staff is recommending approval of the Concept Plan; Docket PC25-037-CP, for Chipotle.

The proposed Concept Plan is in compliance with UDO 11.6 (D) and aligns with the Land Use Map in the Comprehensive Plan which designates this area for commercial and residential growth. The proposed Concept Plan meets other goals, objectives, and policies of the Comprehensive Plan including encouraging sustainable growth.

RECOMMENDED MOTION

I find that Docket PC25-037-CP, a Concept Plan for Chipotle, is in accordance with UDO Section 11.6 (D), and I move to:

- ☐ Approve the Plan as presented and described based on:
 - 1. The Staff Report and staff recommendations
 - 2. The submitted Findings of Fact
- ☐ Conditionally Approve the Plan subject to the following:
 - 1. Staff Report and staff recommendations
 - 2. The submitted Findings of Fact
 - 3. *Insert proposed conditions:*
- ☐ Continue the decision to the August 2025 WPC Meeting
- ☐ Deny the Plan as presented and described.