

# WHITESTOWN PLAN COMMISSION

## STAFF REPORT



Meeting Date: July 14, 2025

(317) 769-6557

6210 Veterans Drive

Whitestown, IN 46075



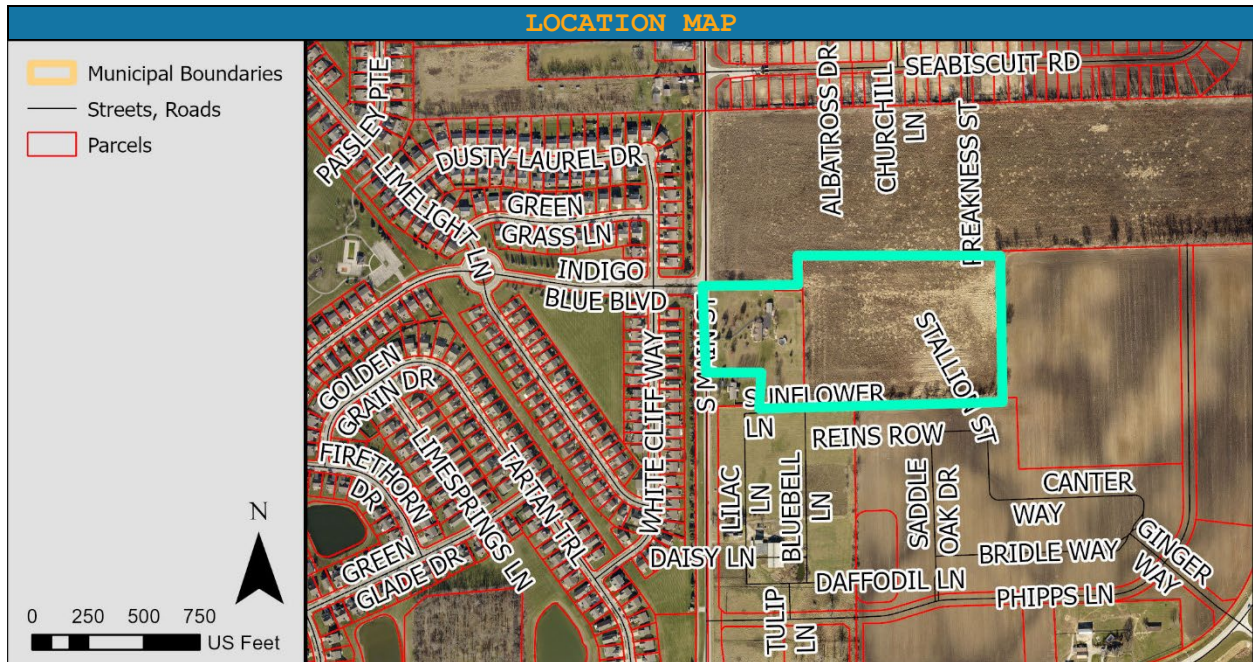
### PC25-040-DP Mills on Main

Request	Development Plan approval			
Location	3669-3689 South Main Street			
Applicant	Brown Property Group			
Property Owner(s)	Powder Horn LLC			
Land Area (Size)	+/- 18.2 acres			
Applicable Ordinance	Whitestown UDO 11.8 (E)			
Property Zoning	PUD	Planned Unit Development		
Adjacent Zoning	North	South	East	West
	PUD	PUD	PUD	R-3
Adjacent Land Use	Residential	Residential	Vacant	Residential
Staff Reviewer	Allan Henderson; <a href="mailto:ahenderson@whitestown.in.gov">ahenderson@whitestown.in.gov</a>			
Staff Recommendation	Staff recommends <b>approval</b> of this request.			

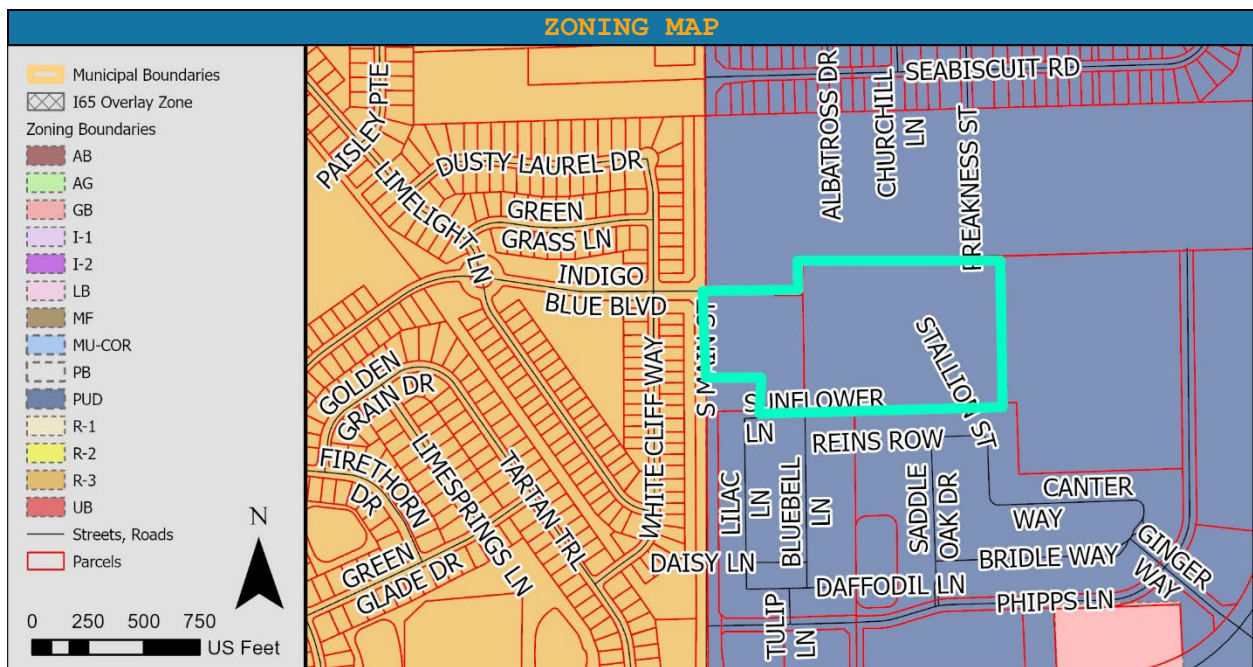
### SITE HISTORY

The site is part of the Bridle Oaks Planned United Development (PUD) that was approved in 2020 under Petition PC19-026-ZA and further amended in June 2023. The amended PUD calls for this area to be Mixed Use and Residential development.

The Mills on Main project received Primary Plat approval with PC25-025-PP and Concept Plan approval with PC25-026-CP.



The site is located at approximately 3669-3689 South Main Street. The property is two parcels consisting of approximately 18.18 acres. The area is surrounded by residential uses with Bridle Oaks to the north, the Cottages at Bridle Oaks to the south, and Walker Farms Subdivision to the west. The site is approximately one-half mile from the Legacy Core.



The site is zoned Planned Unit Development, part of the Bridle Oaks Planned Unit Development. Planned Unit Development is a flexible zoning district that allows developers to create a mix of land uses,



The map displays a grid of land parcels color-coded by their designated use. A legend on the left side of the map provides the following key:

- Low Density Residential (Light Yellow)
- Medium-Density Residential (Orange)
- High-Density Residential (Dark Red)
- Mixed Residential (Light Orange)
- Mixed Use (Red)
- Commercial (Purple)
- Parks and Open Space (Green)
- Zionville (Grey)
- Floodplain (Blue wavy lines)
- Incorporated Boundaries (Dashed line)
- Big Four Trail (Green dashed line)
- Roadways (Solid black line)
- Proposed Roadways (Dotted black line)
- Proposed Roundabout (Circle with dots)
- Proposed Drive Entrance (Arrow pointing to a line)

Key streets shown include CR 200 S, CR 250 S, CR 250 E, CR 250 W, CR 250 F, CR 250 G, CR 250 H, CR 250 I, CR 250 J, CR 250 K, CR 250 L, CR 250 M, CR 250 N, CR 250 O, CR 250 P, CR 250 Q, CR 250 R, CR 250 S, CR 250 T, CR 250 U, CR 250 V, CR 250 W, CR 250 X, CR 250 Y, CR 250 Z, CR 250 AA, CR 250 AB, CR 250 AC, CR 250 AD, CR 250 AE, CR 250 AF, CR 250 AG, CR 250 AH, CR 250 AI, CR 250 AJ, CR 250 AK, CR 250 AL, CR 250 AM, CR 250 AN, CR 250 AO, CR 250 AP, CR 250 AQ, CR 250 AR, CR 250 AS, CR 250 AT, CR 250 AU, CR 250 AV, CR 250 AW, CR 250 AX, CR 250 AY, CR 250 AZ, CR 250 BA, CR 250 BB, CR 250 BC, CR 250 BD, CR 250 BE, CR 250 BF, CR 250 BG, CR 250 BH, CR 250 BI, CR 250 BJ, CR 250 BK, CR 250 BL, CR 250 BM, CR 250 BN, CR 250 BO, CR 250 BP, CR 250 BQ, CR 250 BR, CR 250 BS, CR 250 BT, CR 250 BU, CR 250 BV, CR 250 BW, CR 250 BX, CR 250 BY, CR 250 BZ, CR 250 CA, CR 250 CB, CR 250 CC, CR 250 CD, CR 250 CE, CR 250 CF, CR 250 CG, CR 250 CH, CR 250 CI, CR 250 CJ, CR 250 CK, CR 250 CL, CR 250 CM, CR 250 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The Bridle Oaks PUD calls this area out for mixed-use and residential. Typically, that means first floor commercial with residential above. The Bridle Oaks PUD provides flexibility in the mix of uses.

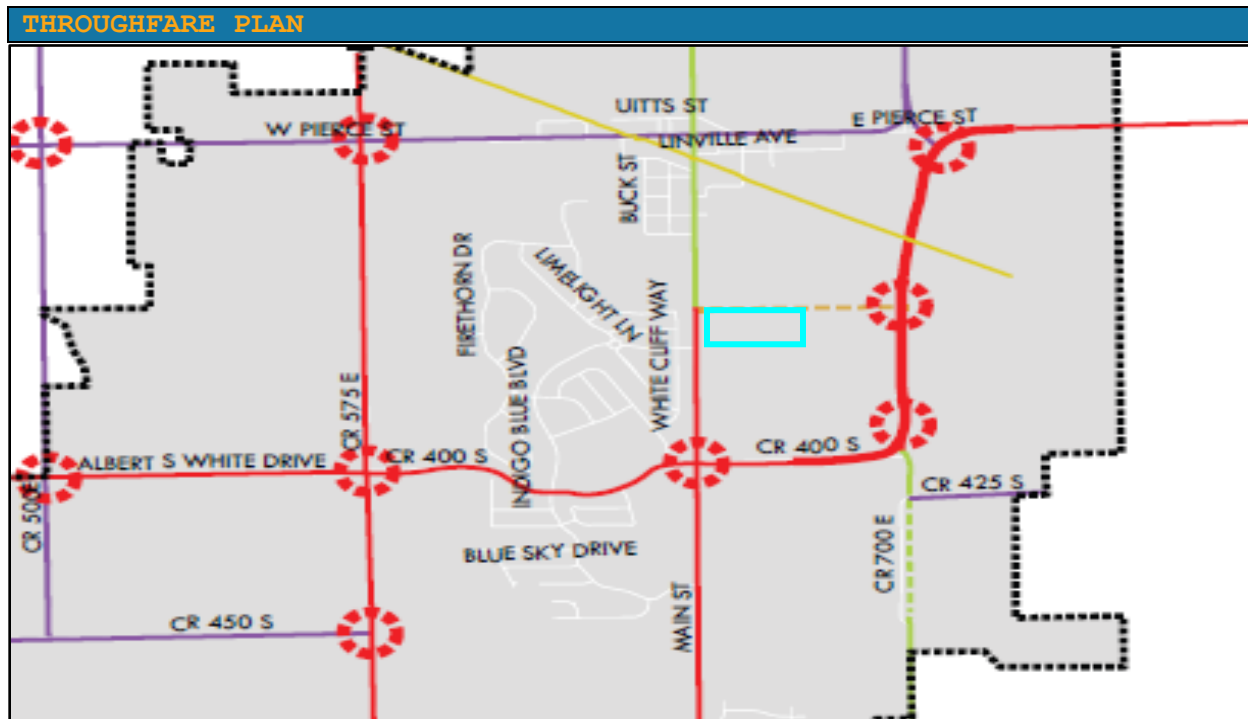
## Overarching Goals

## Land Use Guiding Policies

- b. Encourage a variety of home types and price ranges that support a diverse population.
- c. Promote adequate access within and to surrounding neighborhoods, parks, and natural areas.

Whitestown.in.gov/planning-case | [planning@whitestown.in.gov](mailto:planning@whitestown.in.gov)

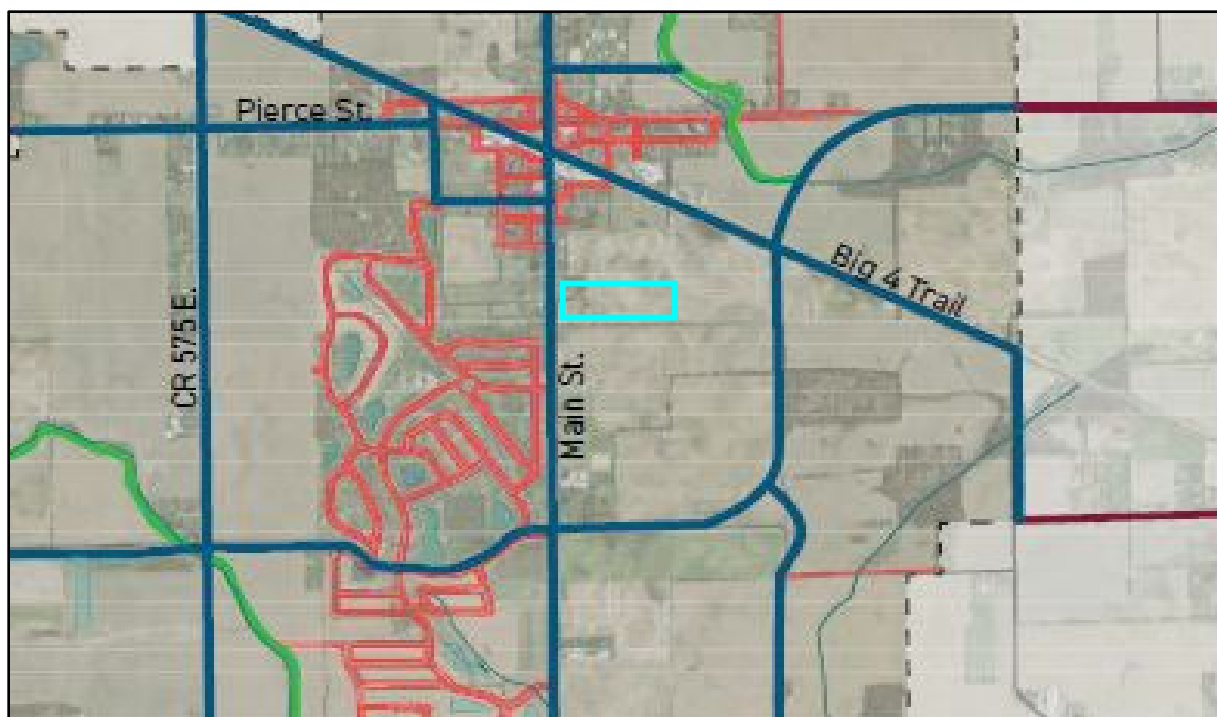
- a. In new developments or redevelopment projects require appropriate amenities to transition/connect to adjacent land uses.



The 2020 Thoroughfare Plan identifies Main Street as a Major Collector roadway. "Major Collectors is a road that allows high access to properties and has a low to moderate capacity and a generally low speed limit. They are below arterial roads in terms of speed and capacity, but higher in terms of access, as they can allow access to residential properties".

To the south and east is Albert S White Drive. Albert S White Drive is a Major Arterial roadway. "Major Arterials carry high volumes of regional traffic. They serve major cities from multiple directions and provide connectivity between cities. Arterials provide direct access to adjacent land but may limit the number of intersections and driveway to give higher priority to through-traffic."

To the north is Peirce Street or CR East 300 South. Which is also identified as a Major Collector in the 2020 Thoroughfare Plan.



Also contained within the Thoroughfare Plan is the proposed Bicycle and Pedestrian Network Map. The plans proposed connectivity throughout the neighborhood with a connection out to Main Street. A major north/south trail is proposed along Main Street to connect into the Big 4 Trail.

#### PROPOSED PROJECT

The applicant is proposing to construct ten (10) 3-story apartment buildings, a total of (264) apartments and an amenity center on +14.99 acres with associated access drives, parking, and utilities. The project also includes right-of-way improvements, the extension of Indigo Blue Drive and right of way dedication of approximately +4.41 acres. As part of the project, a proposed retail commercial space is located at the southeast corner of Indigo Blue Blvd and 650 E (Main St) in proposed Building A.

#### SUGGESTED FINDINGS OF FACT

The proposed Development Plan is in compliance with UDO 11.8 (E) Development Plan Review and aligns with the Land Use Map in the Comprehensive Plan which designates this area for mixed-use and residential growth. The proposed Concept Plan meets other goals, objectives, and policies of the Comprehensive Plan including encouraging sustainable growth.

Staff is recommending approval of the Mills on Main Development Plan; Docket PC25-040-DP.

**SUGGESTED MOTION LANGUAGE**

I find that Docket PC25-040-DP, a Development Plan for Mills on Main in accordance with UDO Section 11.8 (E), 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. The 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.