

WHITESTOWN PLAN COMMISSION

STAFF REPORT



Meeting Date: August 11, 2025

(317) 769-6557

6210 Veterans Drive

Whitestown, IN 46075

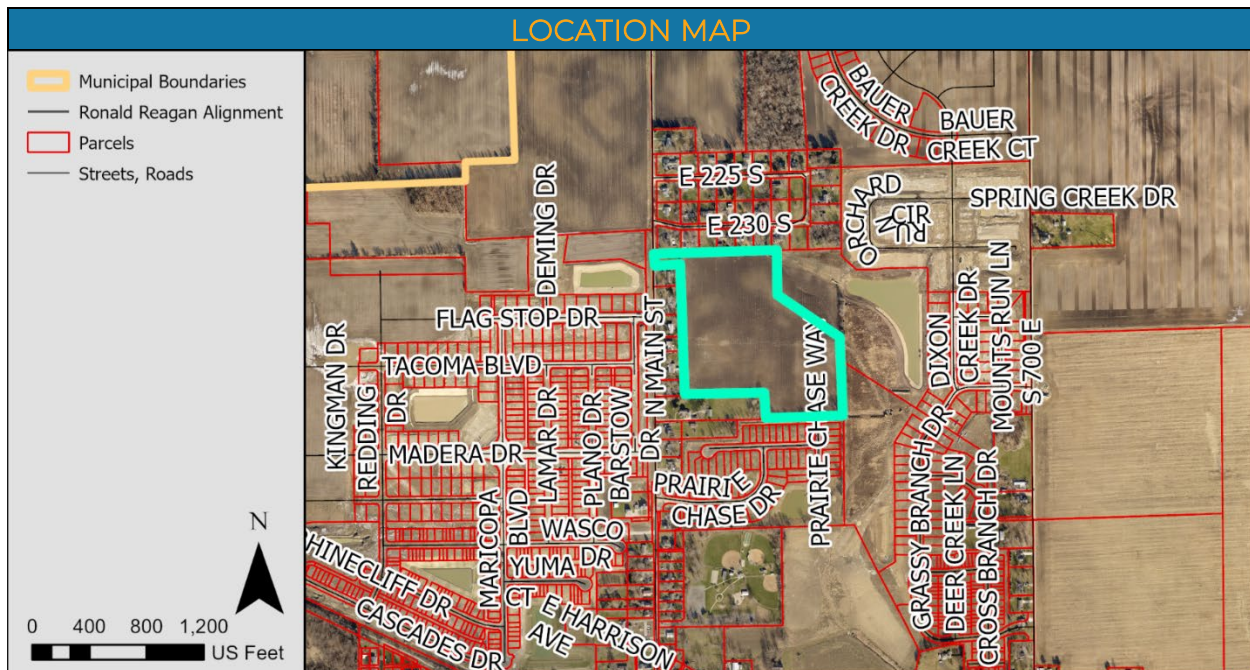


PC25-047-TA-Prairie Chase

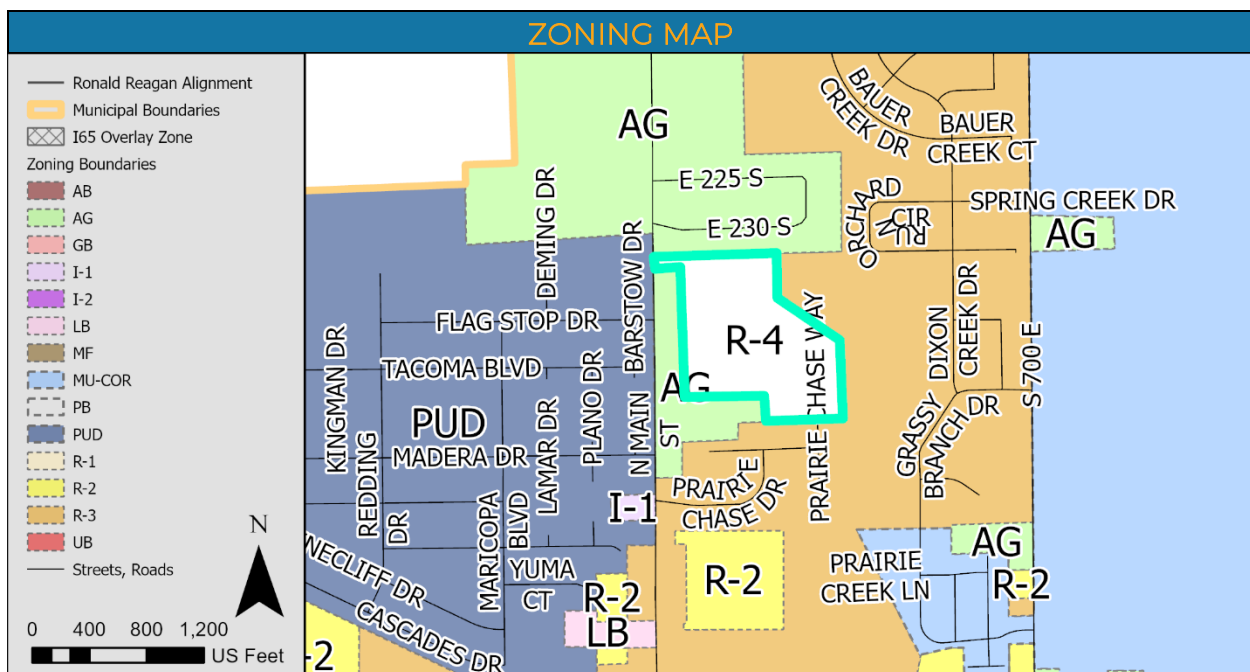
Request	Text Amendment (from previous Rezoning commitments)			
Location	Prairie Chase Section 2			
Applicant	DR Horton LLC			
Property Owner(s)	BPD Prairie Chase LLC			
Land Area (Size)	+/- 23.75 acres			
Applicable Ordinance	Whitestown UDO 11.10 (G)			
Property Zoning	R4	High-density Mixed Residential		
Adjacent Zoning	North	South	East	West
	AG	R3	R3	AG
Adjacent Land Use	Residential	Residential	Residential	Residential
Staff Reviewer	Allan Henderson; ahenderson@whitestown.in.gov			
Staff Recommendation	Staff recommends a Favorable Recommendation			

SITE HISTORY

The site was rezoned in 2022 with PC22-070-ZA from General Agriculture (AG) to the High-Density Mixed Residential (R4). Next, the Preliminary Plat was approved with PC23-012-PP. And finally, the Secondary Plat and Construction Plans were approved with PC23-032-SP.

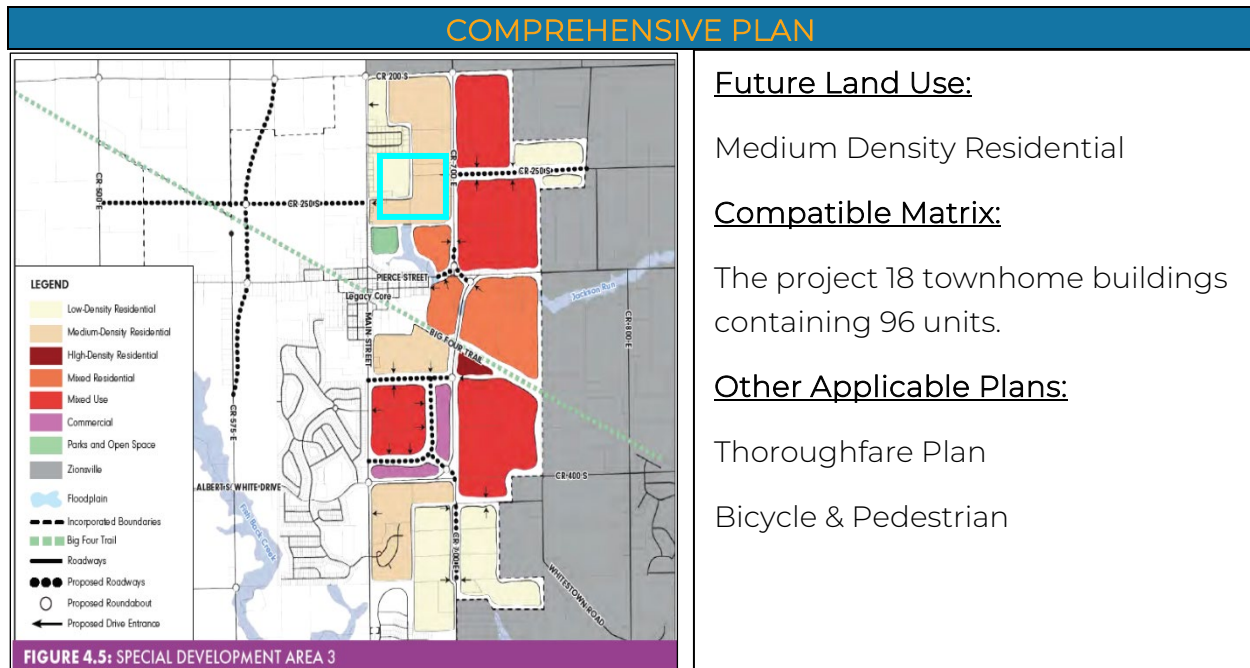


The site in question is located east of County Road 650 E. The site is located south of Allen's Acres, west of Trailside, north of Prairie Chase, and east of Jackson Run residential developments. The surrounding area is characterized by residential uses of varying densities.



The site in question is zoned High-Density Mixed Residential (R4). This district is a high-density mixed district, which may include narrow-lot single-family homes, two-

family dwellings, and small-scale multi-family dwellings with development plan approval. Development in this district typically ranges from 3.00 to 7.00 dwelling units per acre. In this district, residential development at these densities requires connection to public water and public sewer utilities.” Townhomes are a permitted use in the R4 zoning district.



The 2022 Whitestown Comprehensive Plan identifies this portion of the site as Residential in Special Development Area 3.

The approved Secondary Plat is also in agreement with the following components of the Whitestown Comprehensive Plan:

Overarching Goals

Continue and enhance focus on the development of a sustainable quality of place in Whitestown to serve all people.

Land Use Guiding Policies

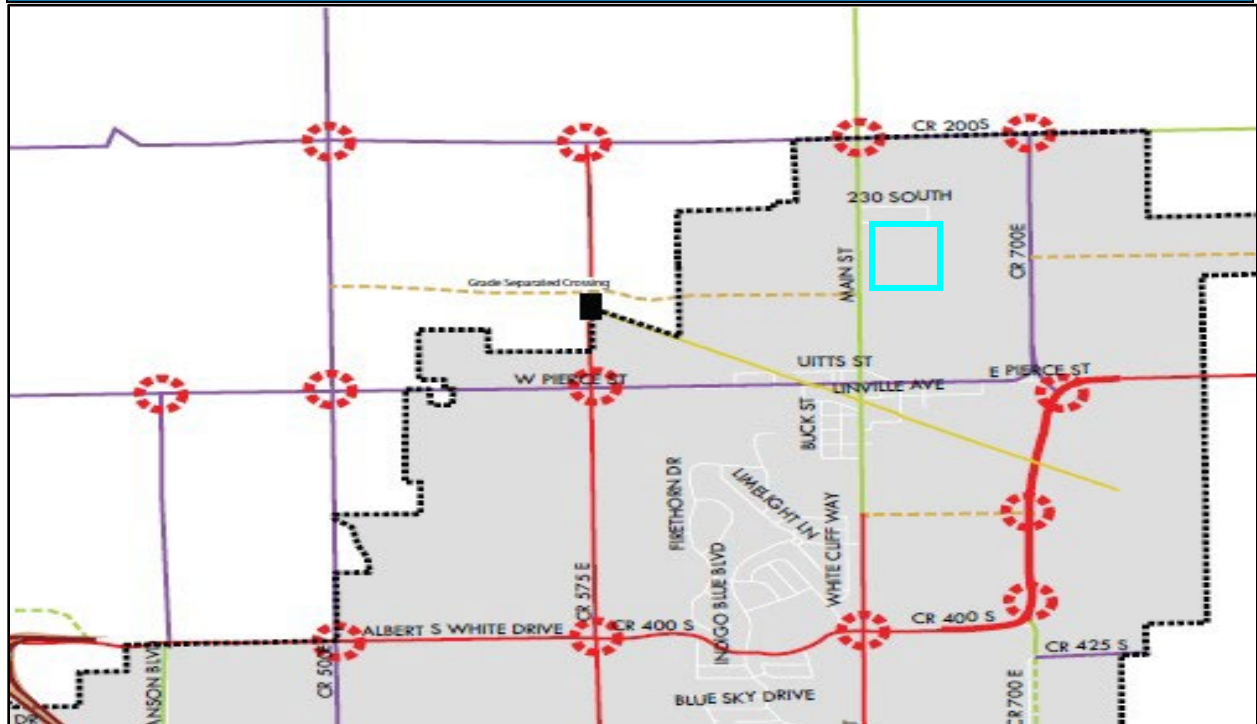
Sub-goal 2: Establish sustainable land uses and distribution of land uses.

- 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.

Sub-goal 4: Encourage density in appropriate areas and manage transitions between land uses.

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

THROUGHFARE PLAN



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 north is CR 200 S planned as a major connector. To the east is Albert S White Drive planned as a major arterial.

PROPOSED PROJECT

The project is currently under construction and include 18-townhome buildings with a total of 96 units. During the rezoning of the property commitments were made including:

Commitments

1. The applicant will provide a multi-use path from Main Street to the southeast portion of the property. The layout and connections are to be decided by the

Whitestown Parks Department and the petitioner prior to the issuance of permits.

2. A SFR Community is defined as a single-family residential community where individual homes are (including attached town homes) held for rent and not for sale. In the event the Real Estate or any portion thereof, is developed for an SFR Community, such Real Estate shall be subject to the following Commitments:
 - a) The homes shall be owned by a legal entity or partnership and not individuals (the "SFR Owner").
 - b) All lawns and mulch beds shall be maintained by the SFR Owner.
 - c) Each home in the SFR Community shall have an irrigated front yard.
 - d) The SFR Community shall be professionally managed and maintained by the SFR Owner, and its designees and contractors, and subject to the terms of Covenants, Conditions, and Restrictions, no less stringent than those applicable to an owner-occupied single-family residential community.
 - e) If any portion of the Real Estate is developed for an SFR Community, then such an SFR Community shall be comprised of contiguous areas and lots owned by the SFR owner with no intermingling of homes, areas, or lots owned by any other person or legal entity.
3. The maximum density of the development cannot exceed 4.03 dwelling units per acre.

The Petitioner wishes to strike 2(c) - Each home in the SFR Community shall have an irrigated front yard.

SUGGESTED FINDINGS OF FACT

The proposed Text Amendment is in compliance with UDO 11.5 (F) and aligns with the Comprehensive Plan which designates the area for Residential growth.

Staff is providing a **Favorable Recommendation** for the Plan Commission to forward to the Town Council for the Text Amendment; Docket PC25-047-TA, for Prairie Chase Section 2.

SUGGESTED MOTION LANGUAGE

I find that Docket PC25-047-TA, a Text Amendment to the commitments made for Prairie Chase Section 2 in accordance with UDO Section 11.5 (F), and I move to:

- ☐ Forward a Favorable Recommendation to the Town Council as presented and described based on:

1. The Staff Report and staff recommendations
- ☐ Forward a Favorable Recommendation to the Town Council for the Plan as presented subject to the following:
 1. *Insert proposed conditions*
 2. Staff Report and staff recommendations
 - ☐ Continue the decision to the September 2025 WPC Meeting
 - ☐ Forward an Unfavorable Recommendation to the Town Council based on the Plan as presented and described.