

WHITESTOWN PLAN COMMISSION

STAFF REPORT



Meeting Date: October 9th, 2025

(317) 769-6557 

6210 Veterans Drive 

Whitestown, IN 46075 

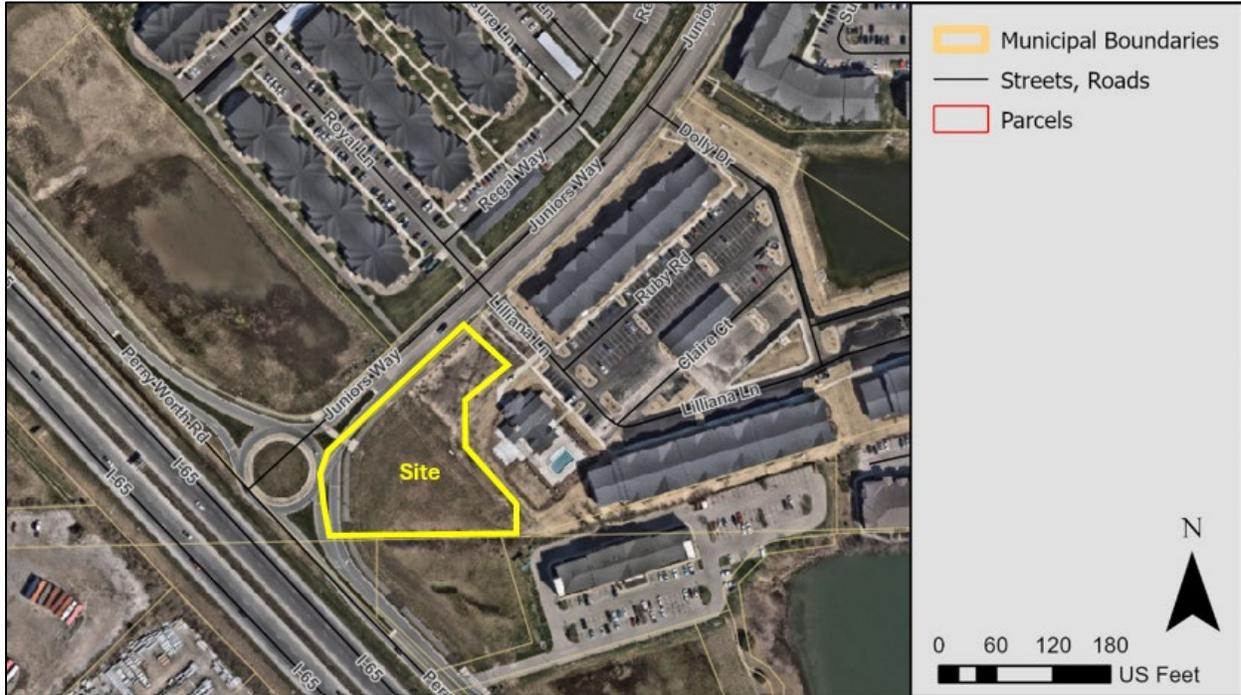
PC25-055-CP Goodman Campbell

Request	Concept Plan Approval			
Location	Approx. 5813 Ruby Road in the Town of Whitestown			
Applicant	CCI Development, LLC			
Property Owner(s)	Strategic Capital Partners			
Land Area (Size)	+/- 1.6 acres			
Applicable Ordinance	Whitestown UDO 11.8 (E)			
Property Zoning	MU-COR	Mixed-Use: Commercial, Office, Residential		
Adjacent Zoning	North	East	South	West
	MU-COR	MU-COR	PUD	I-1
Adjacent Land Use	Multi-Family Residential	Multi-Family Residential	Commercial	Industrial
Staff Reviewer	Noah Pappas; npappas@whitestown.in.gov			
Staff Recommendation	Staff recommends approval of this request.			

SITE HISTORY

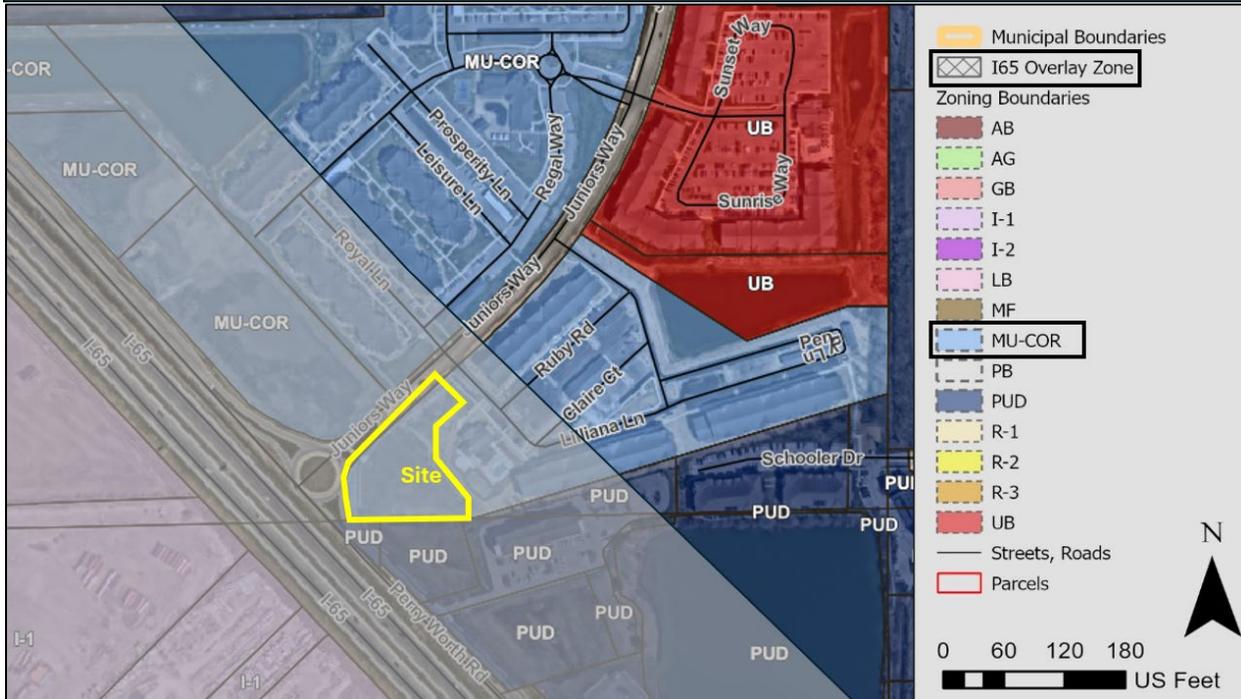
The site was previously heard by the Plan Commission under PC20-058-ZA, when the property was rezoned to MU-COR, & PC21-009-PP, when the previous plat was completed to allow for the nearby apartments. It is presently being heard in tandem with PC25-054-PP for Preliminary Plat approval.

LOCATION MAP



The site is 1-acre located at approximately 5868 Ruby Road in the existing Emmis Subdivision Lot 2 Development consisting of The Grove Apartments. The site is located on the southeast corner of the Juniors Way and Perryworth Road round-a-bout. The site is surrounded by apartments and hotels on large lots. Access to the site is obtained via an access easement off of Juniors Way.

ZONING MAP



This area is zoned MU-COR (Mixed Use – Commercial, Office, Residential). This district is designed to accommodate developments containing a variety of commercial, office, and residential uses.

This site is also located within the I-65 Overlay Zone. The intent of the district is to promote and protect public health, safety, comfort, convenience and general welfare by providing for consistent and coordinated treatment of the properties bordering I-65. Included within this are standards regarding facades and building design that apply to this property. This includes: building design, building facades, roofs, entrances, windows, awnings, building materials, and color.

COMPREHENSIVE PLAN

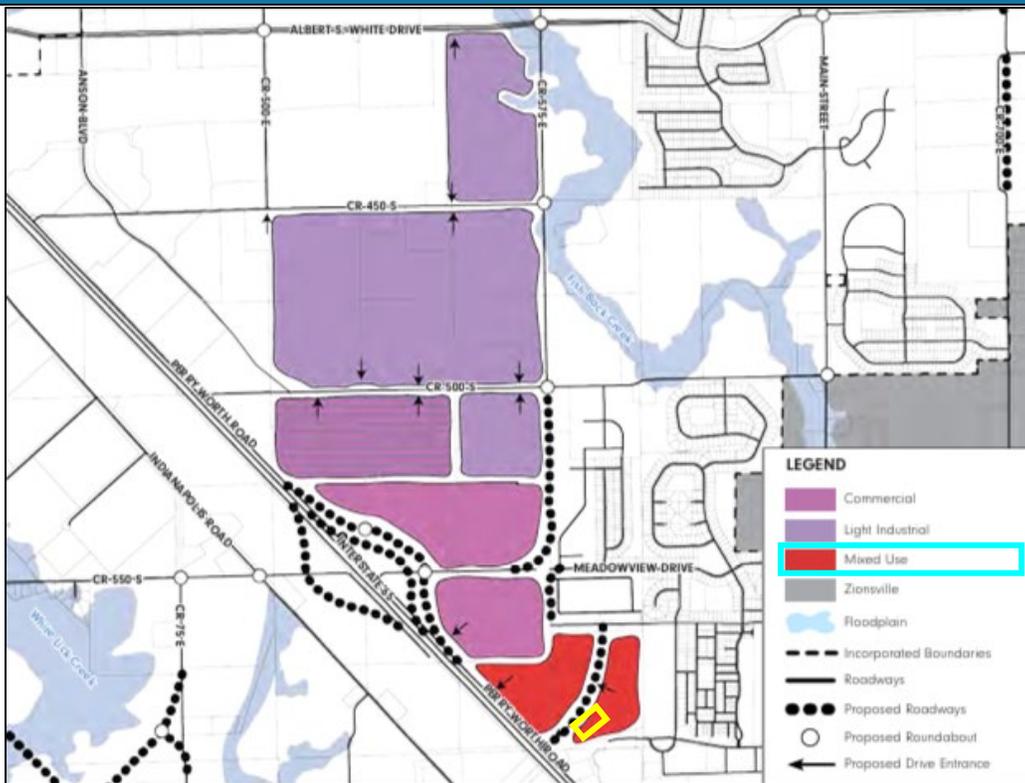


FIGURE 4.7: SPECIAL DEVELOPMENT AREA 5

Future Growth and Development:

Land Use Policies:

Future Land Use:

Mixed Development

Compatible Matrix:

Other Applicable Plans:

Thoroughfare Plan

Bicycle & Pedestrian Plan

The 2022 Whitestown Comprehensive Plan identifies this parcel as a part of Special Development Area 5. This area is southeast of the I-65 and 550 South interchange. The development standards for this area are defined by Section 2.6 of the UDO & the I-65 overlay.

The Preliminary Plat 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 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.

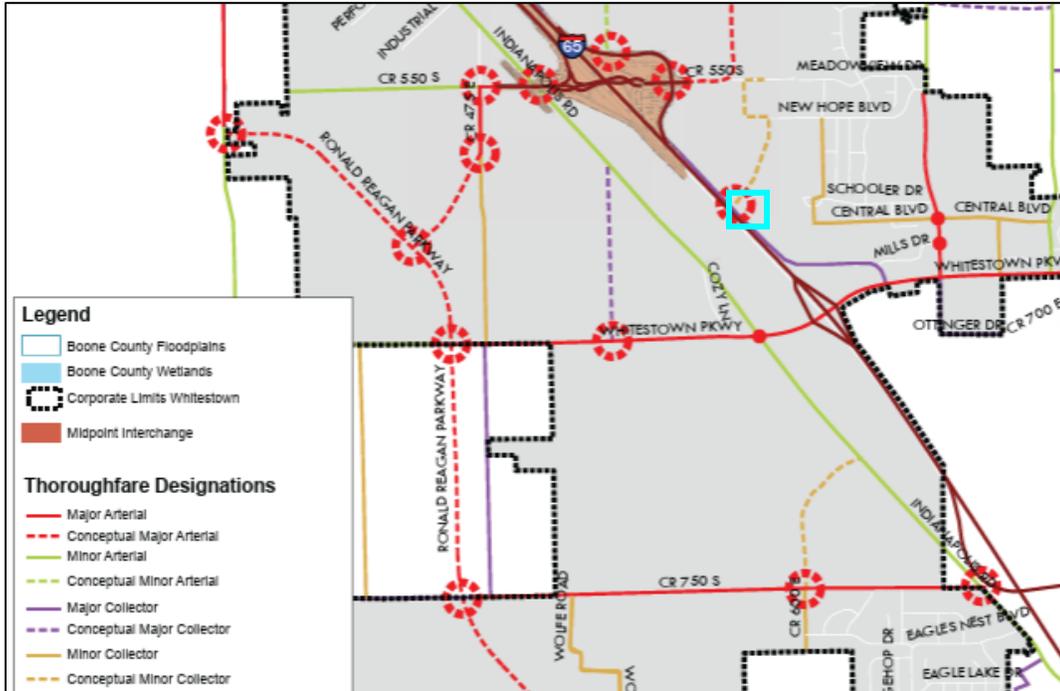
- a. Prepare a Corridor Enhancement Plan that identifies corridors to be enhanced as well as design standards for beautification and streetscape design. Corridors to include, but are not limited to, Interstate 65, Whitestown Parkway, State Road 32, Albert S. White Drive, CR 575 and the future Ronald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

Implementation

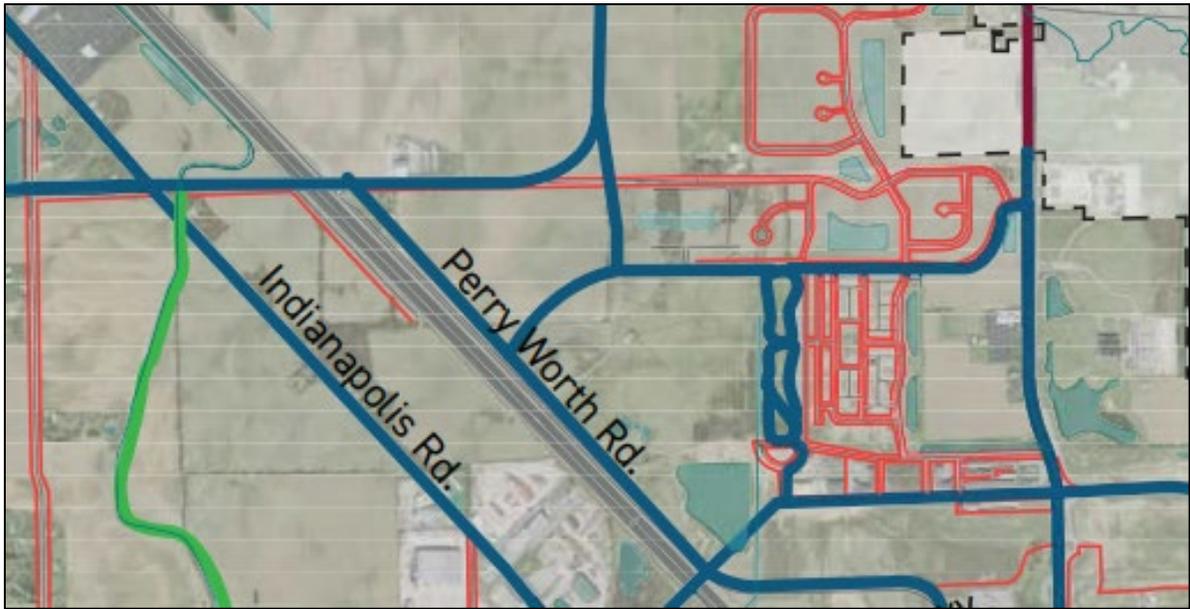
Sub-goal 2: Support a diverse and vibrant business base in the area that is focused on providing opportunities for small and large businesses.

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

THOROUGHFARE PLAN



- The 2020 Thoroughfare Plan identifies Perryworth Road as a major collector. Major collectors gather traffic from local roads and connect them to the arterial network. They provide balance between access to land and corridor mobility. Major collectors provide connectivity to traffic generators not already on the arterial system, such as schools, parks and major employers. Perryworth Road provides connections to both Whitestown Parkway & C.R. 550 S, from which I-65 can be accessed.
- The 2020 Thoroughfare Plan identifies Juniors Way as a minor collector. Minor collectors are similar to major collectors, but used for shorter trips. They provide traffic circulation in lower density developed areas and connect rural areas to higher-class roadways.
- 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 both Perryworth Road and Juniors Way.
- 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 12,000 square foot medical office with 12 exam rooms to be used for Goodman Campbell Brain & Spine. The concept plan is the first step in the Land Development process.

The Parking Requirements table, Section 7.11(G), states that medical office uses must provide a minimum of 2 parking spaces per exam room, and a maximum of 4 parking spaces per exam room. 12 exam rooms would allow for between 24-48 parking spaces. The petitioner's concept plan shows 47 non-ADA parking spaces, which complies with this standard.

Section 7.11(G) also requires 1 bike parking spot for every 10,000 square feet of gross floor area. That results in the applicant needing to provide a total of 2 bike parking spaces. Which the applicant is providing.

Staff is recommending **approval** of the Concept Plan; Docket PC25-055-CP.

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 PC25-055-CP, a Concept Plan, 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 November 2025 WPC Meeting

- Deny the Plan as presented and described.