

# WHITESTOWN PLAN COMMISSION

## STAFF REPORT



Meeting Date: November 10, 2025

(317) 769-6557

6210 Veterans Drive

Whitestown, IN 46075

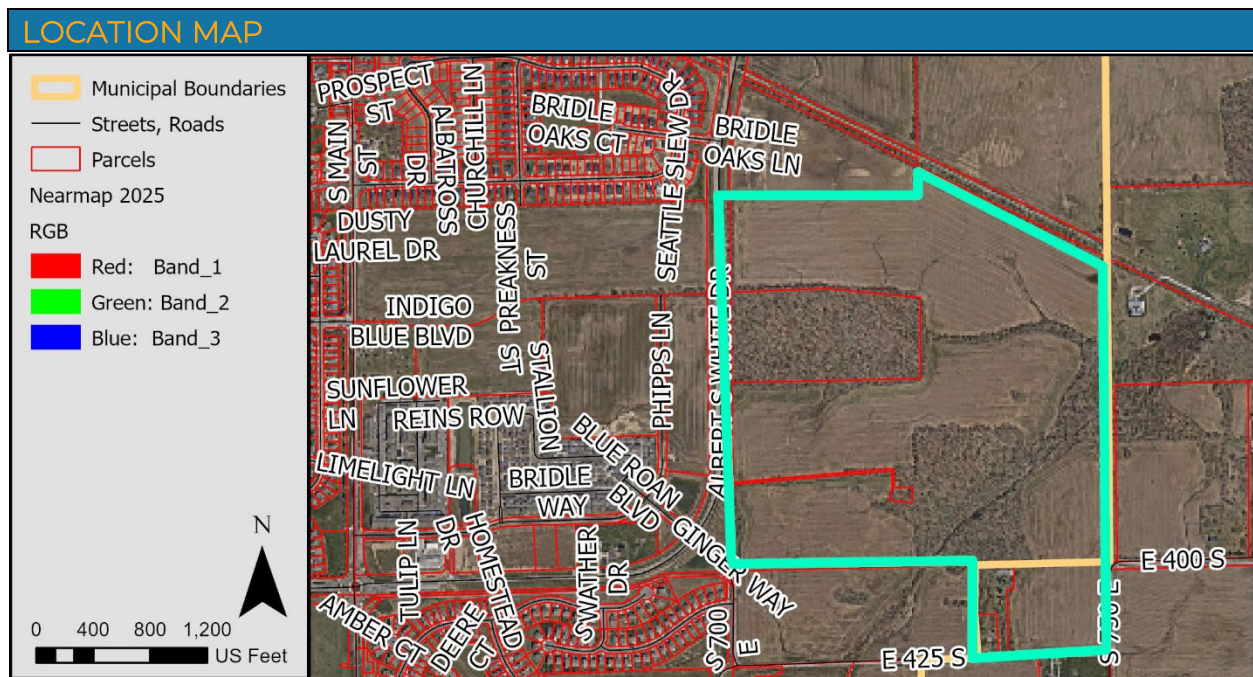


### PC25-062-PP Heritage Station

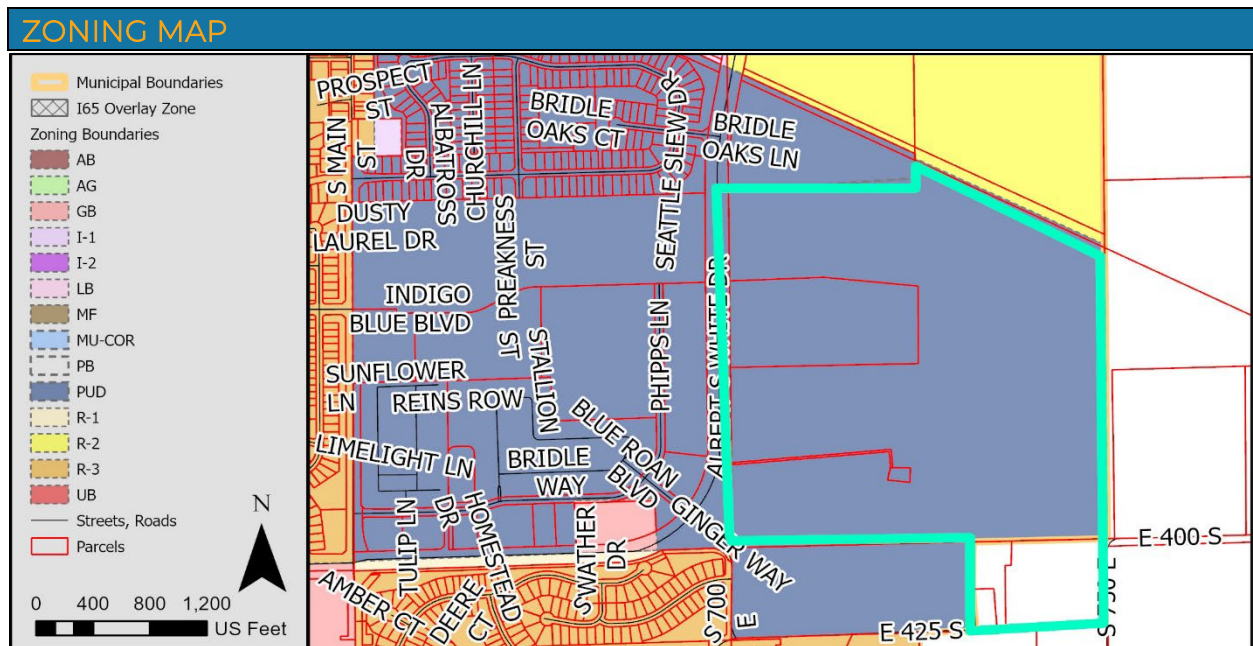
Request	Applicant is requesting Primary Plat approval			
Location	7150 CR E 425 S			
Applicant	Ryan Homes			
Property Owner(s)	Spalding Family Limited Partners			
Land Area (Size)	+/- 176 acres			
Applicable Ordinance	Whitestown 9.2(D)			
Property Zoning	PUD	Planned Unit Development		
Adjacent Zoning	North	East	South	West
	R2	AG	R3	PUD
Adjacent Land Use	Residential	Agriculture	Residential	Residential
Staff Reviewer	Allan Henderson, ahenderson@whitestown.in.gov			
Staff Recommendation	Staff recommends <b>approval</b> of this request.			

### SITE HISTORY

The Planned Unit Development was established on the site with petition PC16-019-ZA.



The site is +/- 176 acres located along Albert S. Whites Drive. The site is comprised of 4-lots in the Town of Whitestown and 1-lot in the Town of Zionsville. The site has direct access to the Big Four Trail.



This site is zoned Planned United Development (PUD). PUDs allow for a mix of housing types and land uses, such as residential, commercial, and recreational areas, within a single project.

# Thoroughfare Plan Bicycle & Pedestrian Plan

**FIGURE 4.5: SPECIAL DEVELOPMENT AREA 3**

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

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.



## CHAPTER 4 LAND USE GUIDING POLICIES

- 2. For long-term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial, and residential uses.
- 5. Development within the community needs to be designed to be efficient, compact, and walkable
- 6. Future development should be encouraged to provide a mix of uses in appropriate areas in addition to high-quality and creative product design.
- 8. Where needed, the community needs to promote redevelopment and support those activities with the appropriate level of new development activity.
- 9. Future land use and density decisions need to be coordinated with the needs and availability of transportation, utilities, and other infrastructure facilities
- 12. Ensure new developments preserve existing high-quality vegetation, natural features, and wildlife habitat.

## CHAPTER 5 TRANSPORTATION & CIRCULATION

- 2. Plan and promote pedestrian circulation (walking, cycling, etc.)
- 4. Develop and link pedestrian networks (sidewalks and trails) within new developments.
- 7. Control access, entrances, and curb cuts of major arterials or near intersections per the Whitestown Thoroughfare Plan.

## CHAPTER 6 ECONOMIC DEVELOPMENT

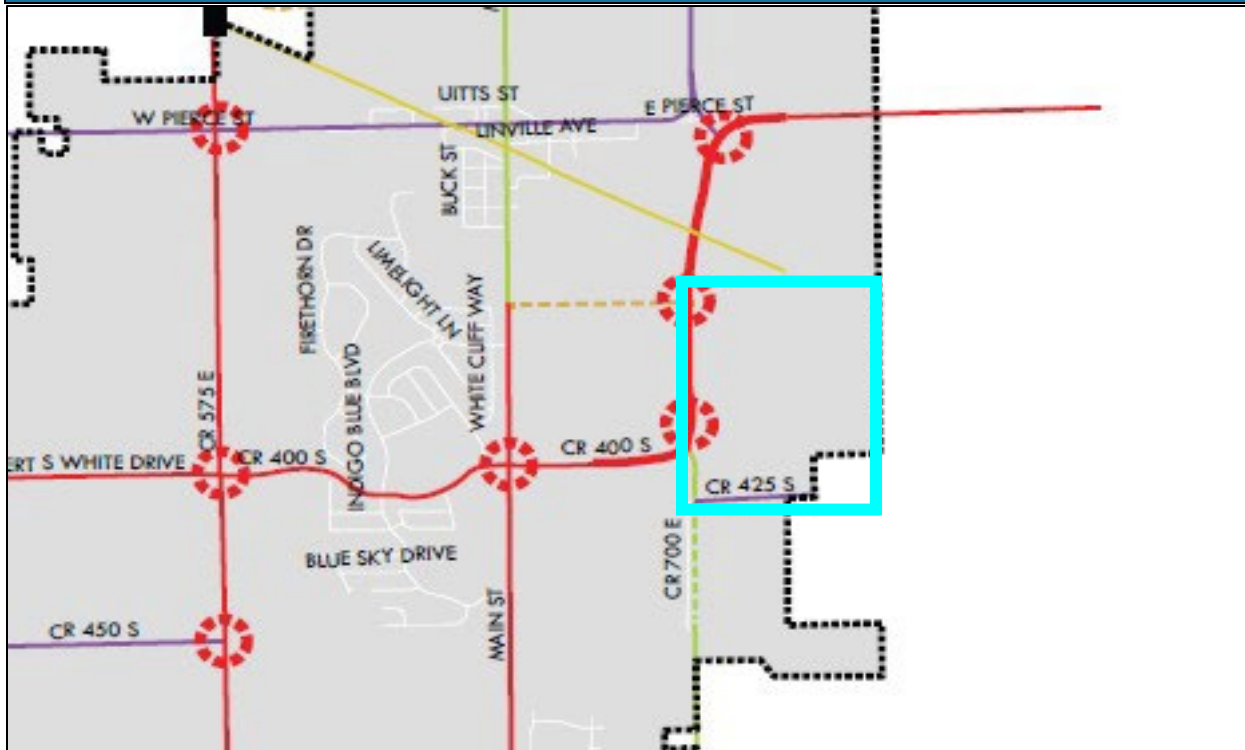
Mixed-Use Developments encouraging true mixed-use developments will be essential if Whitestown is to achieve the desired development character identified in the Comprehensive Plan. By allowing a blend of uses that are oriented more by form and function than by specific land use, places will become more active.

## CHAPTER 9: 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



Another consideration when evaluating future growth and land use is transportation patterns and required improvements. The 2020 Thoroughfare Plan shows Albert S White Drive Main Street 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 higher priority to through traffic. Arterials are spaced two to three miles in suburban areas and farther apart in rural areas. Sidewalks should be required along this street with a shared-use trail to connect southern amenities and residential areas to the Legacy Core District. Internally, the site will be connected with trails and sidewalks.

## PROPOSED PROJECT

The applicant is proposing to subdivide a +/- 176 acre site to be built in (7) sections. The mixed use project will include:

- (280) Single Family Residential Lots
- 122 Townhome Lots
- 9.2 Acres of Commercial
- 3.5 miles of trails

### SUGGESTED FINDINGS OF FACT

The proposed Primary Plat is in compliance with UDO 9.2(D) Subdivision Process, aligns with the intent of the intent of the Planned Unit Development. The proposed Primary Plat meets other goals, objectives, and policies of the Comprehensive Plan including encouraging sustainable growth.

Staff is recommending approval of the Primary Plat; Docket PC25-062-PP.

### SUGGESTED MOTION LANGUAGE

I find that Docket PC25-062-PP, a Primary Plat is in accordance with UDO Section 9.2 (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 December 2025 WPC Meeting
- ☐ Deny the Plan as presented and described.