



Meeting Date: March 9, 2026

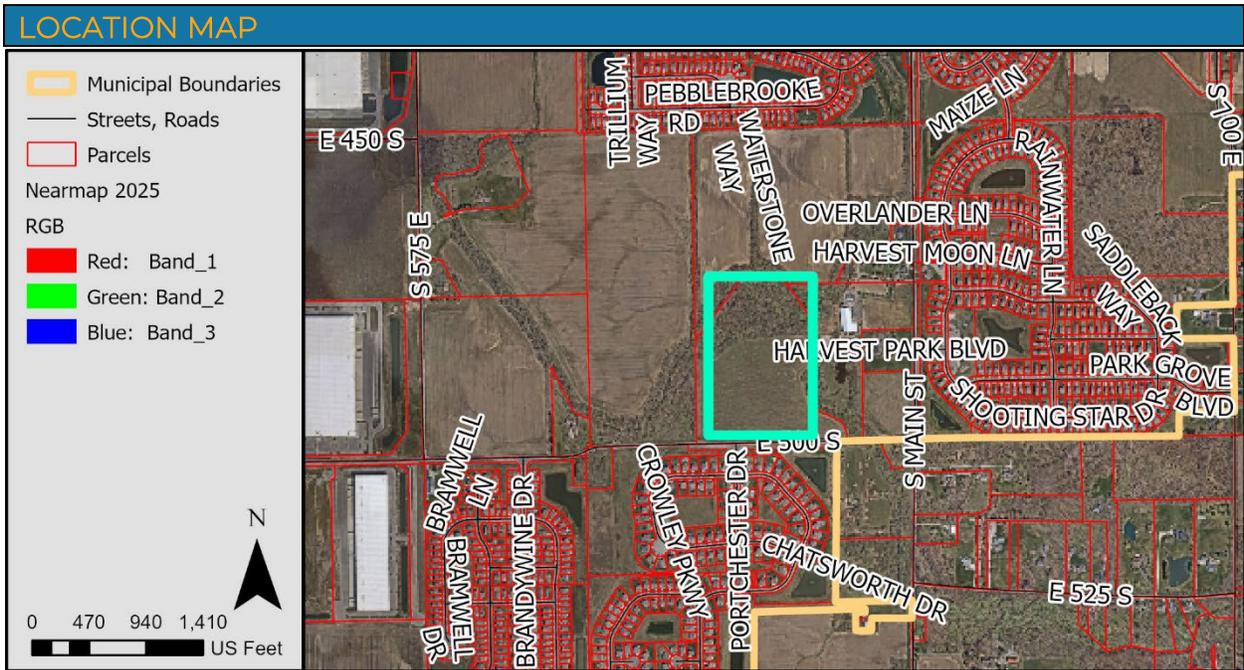
6210 Veterans Drive 
 Whitestown, IN 46075 

PC26-005-ZMC Pulte (CRG Property)

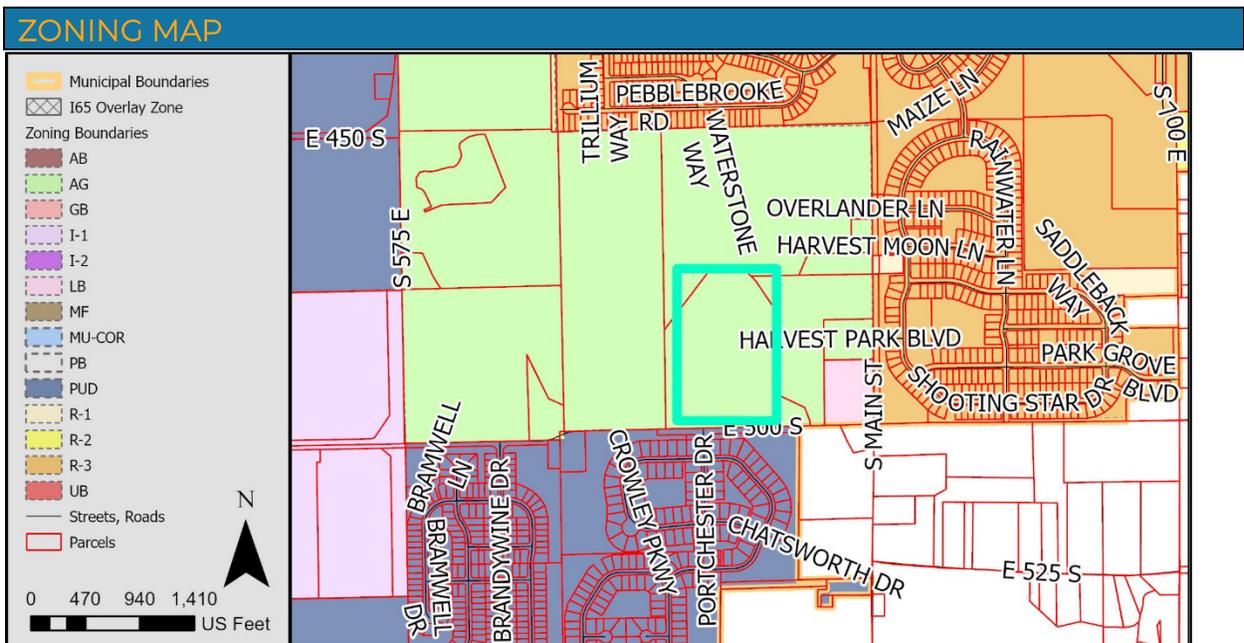
Request	The applicant is requesting a Zoning Map Change from AG – Agriculture to R3 – Medium Density Single Family and Two Family Residential			
Location	Whitestown, IN, 46075			
Applicant	Pulte Homes of Indiana LLC			
Property Owner(s)	500 South Partners LLC			
Land Area (Size)	+/- 28.41 acres			
Applicable Ordinance	Whitestown Unified Development Ordinance 11.16			
Property Zoning	AG	Agriculture		
Adjacent Zoning	North	East	South	West
	AG	AG	PUD	AG
Adjacent Land Use	Agriculture	Agriculture	Residential	Agriculture
Staff Reviewer	Allan Henderson, ahenderson@whitestown.in.gov			
Staff Recommendation	Staff suggests a FAVORABLE recommendation.			

SITE HISTORY

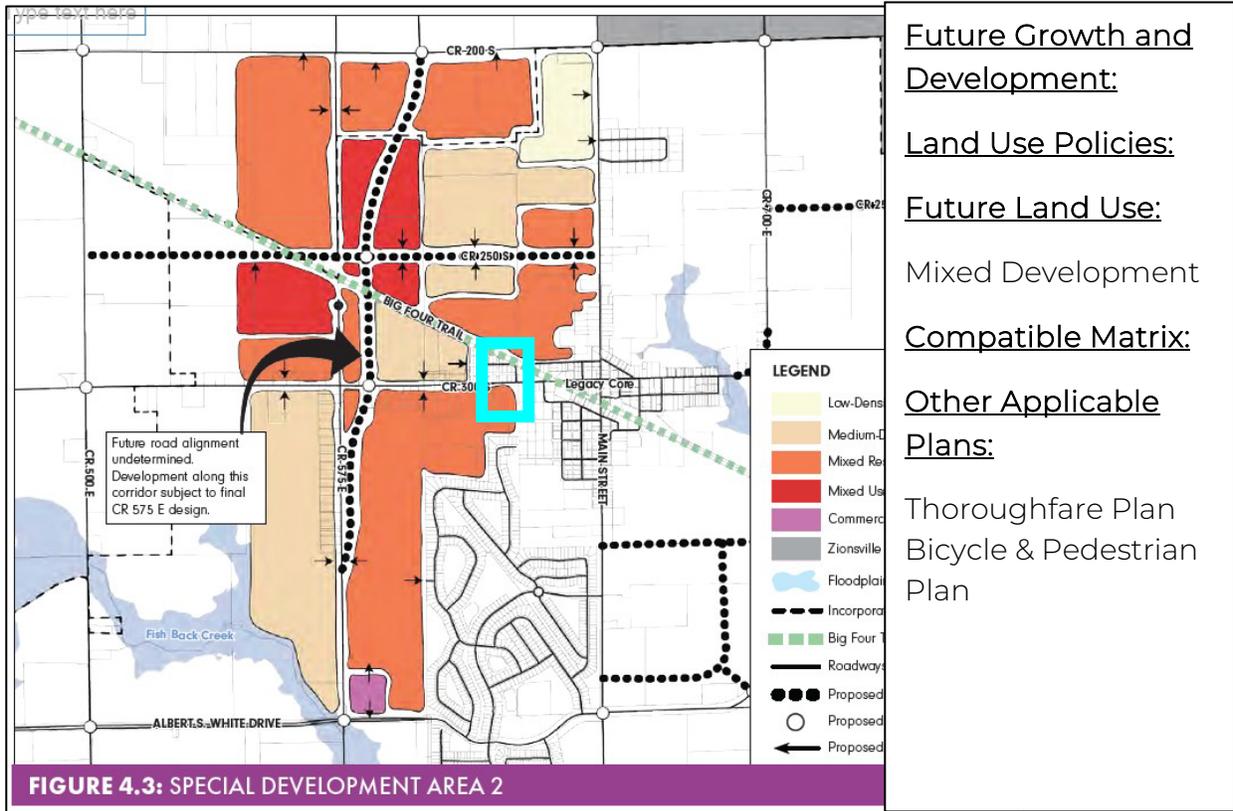
There have not been any prior Plan Commission or Board of Zoning Appeals petitions on the subject property.



The site is located north of CR E 500 S and west of Main Street.



The property is currently zoned AG – Agriculture and is a vacant lot.



This area is located between Interstate 65 and the Legacy Core along the north side of Albert S. White Drive. This area is important because it serves as a transition between the more intense industrial uses currently planned to the west and the existing and planned single-family areas in northeastern Whitestown. This area will likely need to include some mixed residential, mixed use, and low-density residential areas as the Albert S. White Drive transitions from industrial uses to the Legacy Core. It is likely this area will include some neighborhood retail uses, such as pharmacy, grocery, and other smaller retail uses. “Big box” retail uses would not be appropriate in this area. It is also important that the commercial in this area not injure market potential for redevelopment opportunities in the Legacy Core and the more intense retail uses that may be possible in Special Development Area 3. The Primary 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.

CHAPTER 4 LAND USE GUIDING POLICIES

3. For long-term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial, and residential uses.
4. Development within the community needs to be designed to be efficient, compact, and walkable
5. Future development should be encouraged to provide a mix of uses in appropriate areas in addition to high-quality and creative product design.
7. Where needed, the community needs to promote redevelopment and support those activities with the appropriate level of new development activity.
8. 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

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

CHAPTER 6 ECONOMIC DEVELOPMENT

1. 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

1. Support a diverse and vibrant business base in the area that is focused on providing opportunities for small and large businesses.
2. Support a mix of potential business sites to support start-up business opportunities as well as locations for growing and established businesses.

PROPOSED PROJECT

The is a rezone for a proposed residential development of 56 lots.

SUGGESTED FINDINGS OF FACT

The Whitestown Plan Commission and Town Council shall pay reasonable regard to the five decision criteria when acting on all rezone requests. Because this is a legislative act, the Plan Commission can require that certain commitments be made as part of the Zone Map Change. Staff's recommendation to the Plan Commission finds the amendment complies with the following requirements in accordance with UDO Section 11.16 (I).

1. The proposed rezone is in compliance with the Comprehensive Plan;
2. The proposed rezone is appropriate given the current conditions and the character of current structures and uses in each district;
3. The proposed rezone proposes the most desirable use(s) for which the land in each district is adapted;
4. The proposed rezone conserves property values throughout the Jurisdictional Area; and,
5. The proposed rezone demonstrates responsible development and growth.

The proposed rezone is in compliance with the Land Use Map and Special Development Area 8 in the Comprehensive Plan. The proposed rezone meets other goals and objectives of the Comprehensive Plan including the potential for a mix of residential uses.

SUGGESTED MOTION LANGUAGE

I find that Docket PC26-06-ZMC, a Zone Map Change (Rezone), is in accordance with the UDO and IC 36-7-4-608, and I move to:

- Favorable Recommendation as presented and described based on:
 1. The Staff Report and staff recommendations
 2. The submitted Findings of Fact

- Favorable Recommendation with Conditions as presented and described based on:
 1. Staff Report and staff recommendations
 2. The submitted Findings of Fact
 3. *Insert proposed conditions*

Continuance to the April 2026 WPC Meeting

Unfavorable Recommendation as presented and described.