



Town of Whitestown
Comprehensive Plan



August 28, 2005

Preface

Overview

The Town of Whitestown undertook this comprehensive planning process as a significant step to creating a better future. With this plan the Town will be in a better position to identify challenges, anticipate change, and capitalize on opportunities.

Whitestown seeks to make the most efficient use of land and investments in public services, facilities, and infrastructure. At the same time, the Town is striving to balance the impact of the built environment with the protection and enhancement of the natural landscape and resources.

This planning process was set in motion in December of 2004 with the intention of creating the Town's first comprehensive plan. The Town sought broad public input through interest group interviews and a public workshop. At the workshop, members of the public completed surveys and participated in roundtable discussions.

A vision for Whitestown's future emerged through interest groups, the general public and extensive study of the Town and its surroundings. This vision underpins the goals, objectives, and strategies that are outlined in this document.

A steering committee worked with the Town and its consultant to prepare this document.

Rather than demonstrating an increment in growth, this plan has been prepared anticipating full build-out. It is anticipated that growth will be rapid and to some degree non-contiguous to or within the existing corporate limit. For those reasons, planning for full build-out has been determined to be more rational and beneficial.

Periodically, the plan should be reviewed, evaluated, and updated to reflect changing trends, outlooks, and thinking. In this way, it will remain a relevant guide to the future growth and development of Whitestown.

Beneficiaries

The comprehensive plan is designed to benefit the community as a whole, as opposed to any single property owner. As a result, from time to time, implementing this plan will adversely affect a single property owner or small group of property owners. However difficult or controversial, the greater good of the community will be served through the implementation of the plan. No community has ever successfully improved itself without some controversy, opposition to or adverse affects on small numbers of property owners.

The Town has committed to implement, to the extent possible, this plan with the greater good of the community in mind. As a check and balance, each project, program, or policy that results from this plan will first be evaluated to confirm the end result will move the community forward.

The Vision and Guiding Principles

The essence of what this comprehensive plan is striving to accomplish is in Part 2. The vision for Whitestown is in Chapter Two followed by six chapters, each one dedicated to one of seven guiding principles. The guiding principles include:

- **Foster Convenient Circulation (Chapter Three)**
- **Advance Compact Form (Chapter Four)**
- **Serve Community Needs (Chapter Five)**
- **Nurture Environmental Quality (Chapter Six)**
- **Improve Community Character (Chapter Seven)**
- **Redevelop the Legacy Core (Chapter Eight)**
- **Stimulate Relationships (Chapter Nine)**

The vision, guiding principles, objectives, and implementation measures in the Plan Essence will effectively and specifically guide decisions for policies, programs, and projects. The buy-in to the vision, commitment to the guiding principles, and pursuit of the objectives and implementation measures will result in a significant positive change for the Town of Whitestown.

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General Acknowledgments

Many people worked hard and contributed to developing the Whitestown Comprehensive Plan.

The Town of Whitestown wishes to thank the businesses and residents that participated in the public workshops and interest group interviews. The collective input was integral to setting the vision and priorities, outlined in this document.

Financial Assistance

The Town of Whitestown extends a very special thanks to the **Indiana Department of Commerce** for its financial contribution through the Community Planning Grant Program. This project would not have been possible without the grant.

Specific Acknowledgments

Additionally, the Town would like to thank the following people who provided significant support and time to this project:

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Clerk Treasurer:

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Steering Committee:

Jim Gamble
Darin Garrett
Marta Haza
Dan Kragenbrink
Mike McQueen
Steve Niblick
Sam Sortor

Area Plan Commission:

Joe Turk, President
Kevin Schiferl, Vice-President
Doug Akers
Marta Haza
Ken Hedge
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Comprehensive Plan Mandate

The State of Indiana, through Indiana Statutes, Title 36, Article 7, as amended, empowers communities to plan with the purpose of improving “the health, safety, convenience, and welfare of the citizens and to plan for the future development of their communities to the end:

1. That highway systems [and street systems] be carefully planned;
2. That new communities grow only with adequate public way, utility, health, educational, and recreational facilities;
3. That the needs of agriculture, industry, and business be recognized in future growth;
4. That residential areas provide healthful surroundings for family life; and
5. That the growth of the community is commensurate with and promotive of the efficient and economical use of public funds” (IC 36-7-4-201).

Indiana statutes state that communities may establish planning and zoning entities to fulfill this purpose (IC 36-7-4-201). A Plan Commission is the body responsible for maintaining the comprehensive plan, which is required by State law to be developed and maintained (IC 36-7-4-501).

Indiana Code 36-7-4-502 and 503 state the required and permissible contents of the plan. The required plan elements are listed below.

1. A statement of objectives for the future development of the jurisdiction.
2. A statement of policy for the land use development of the jurisdiction.
3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

Whitestown’s Fulfillment of the Mandate

Throughout the planning process and within the comprehensive plan all State of Indiana minimum requirements have been met or exceeded. Some of the highlights include:

- The *Whitestown Comprehensive Plan* reflects analysis of the community, existing land uses, development trends, land use suitability, economic feasibility, and natural land features.
- Public involvement provided the foundation for this comprehensive plan. This public input exceeded the criteria required by the State by providing several opportunities for people to share their thoughts. The result of the input is highlighted in this document with specific results contained in the Appendix.
- The *Whitestown Comprehensive Plan* has an overall theme of improving the health, safety, and welfare of residents and contains the state required plan elements in its Plan Essence section.
- The *Whitestown Comprehensive Plan* contains several extra components that exceed that required by the State. For instance, the plan includes environmental protection, parks and recreation, and growth management content.

Preface

Planning for Full-Buildout

The development community seems to be very interested in building homes, offices, retail, commercial, and industrial uses in Whitestown. There is concern that development pressure is going to continue to escalate and the town is going to grow rapidly over the course of the next 10 years.

Other communities in the Indianapolis region have grown under such pressure, but without a plan in place to guide growth. Although many of these communities are nice places to live today, there are lingering problems and solutions have become very expensive. Had these communities grown in concert with a well thought out comprehensive plan, issues would have been addressed early and remedied prior to construction of new developments, and cost to tax payers would have been nominal.

We take lesson from communities that have experienced what Whitestown is likely to experience. One primary decision made by the town leaders was to prepare a Comprehensive Plan that plans for full-buildout. Other decisions include acknowledging annexation boundaries and transportation needs once the community has reached its maximum population.

It is the intent of Whitestown to plan for full-buildout to assure long-term transportation needs are met, and to better address development proposals.

Even though this plan addresses full-buildout, it should not be assumed that the plan does not need revised from time to time. The need to revise and refine the plan is still necessary and should be undertaken on a three- to five-year cycle .

Limitations of a Comprehensive Plan

It is important to keep in mind this plan is not enforceable in itself and should not be mistaken as zoning or as a substitute for other regulatory ordinances. As the primary means of implementing the comprehensive plan, the Town will maintain a zoning ordinance and subdivision control ordinance. The Town will also use department policies, along with its capital, intellectual, political, and functional resources to influence the successful achievement of this plan.

Substantive Outline of the Document

The following chapters outline Whitestown's visions, goals, objectives, and implementation measures that will more specifically guide decisions for policies, programs, and projects. They include the following:

- **Vision for Whitestown (Chapter Two)**
- **Foster Convenient Circulation (Chapter Three)**
- **Advance Compact Form (Chapter Four)**
- **Serve Community Needs (Chapter Five)**
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