



Meeting Date: July 14,

(317) 769-6557

6210 Veterans Drive

Whitestown, IN 46075

PC25-033-CP – Gerber Collision & Glass

Request	Concept Plan approval			
Location	4167 South Indianapolis Road			
Applicant	Gerber Collision & Glass			
Property Owner(s)	Whitestown Crossing LLC			
Land Area (Size)	1.71 acres			
Applicable Ordinance	Whitestown UDO 11.6 (C)			
Property Zoning	GB	General Business		
Adjacent Zoning	North	South	East	West
	GB	GB	GB	GB
Adjacent Land Use	Detention	Business	Business	Business
Staff Reviewer	Noah Pappas; npappas@whitestown.in.gov			
Staff Recommendation	Staff recommends approval of this request.			

SITE HISTORY

The site is part of the Whitestown Crossing Phase 2 subdivision. Board of Zoning Appeals approval, to allow for an Automobile Services, Heavy use, specifically a collision and glass repair facility, in the GB - General Business District, was obtained under BZA25-007-SE at the June 5, 2025 BZA Meeting.

As part of the approval of BZA25-007-SE, the following conditions of approval were included, which apply to this development:

- Condition 1: Uses permitted under this special exception for Automobile Services, Heavy, shall exclude the following uses: commercial wrecking, dismantling, junk yard, truck and tractor repair.
- Condition 2: Revise the landscaping requirements as follows:
 - For the purposes of calculating landscaping, since access is being obtained off of Traditions Drive, Indianapolis Road shall be considered a rear yard and provided with landscaping consistent with Section 5.4(E) (2). At 310 feet

of frontage this would result in a total of 9 shade / ornamental trees, 12 evergreen trees, and 75 shrubs.

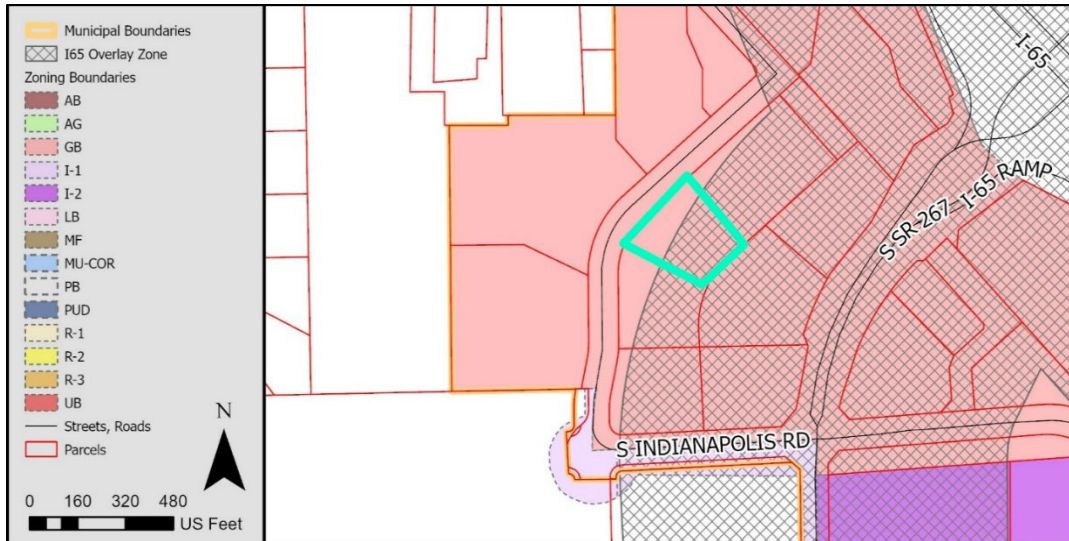
- o The Traditions Drive frontage shall be considered a front yard and landscaped according to Section 5.4(A). At 196 feet of frontage this would result in a total of 6 shade trees.

This petition is also being heard in conjunction with PC25-034-DP.



The site is located at approximately 4167 South Indianapolis Road. The property is consists of one lot approximately 1.71 acres in size. Area uses include Tractor Supply Co to the northeast, Whitecap to the northwest, with some industrial to the south and single-family residential to the north.

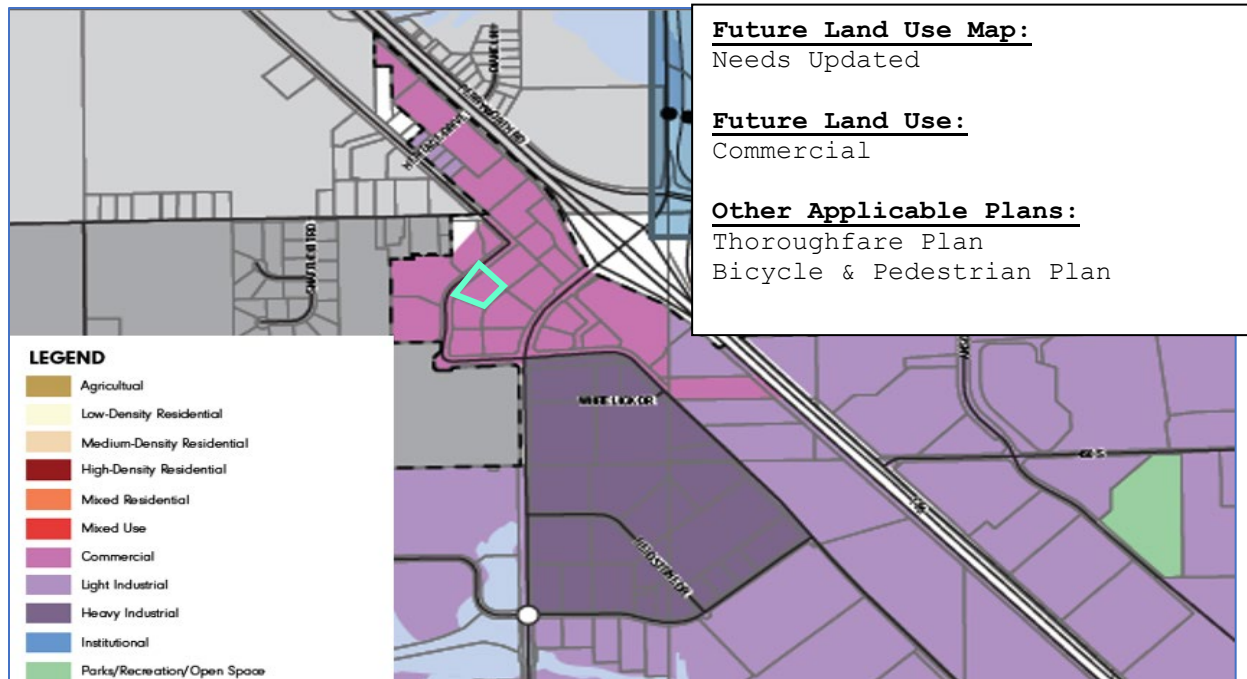




The site is zoned GB (General Business). This district is designed to include central business districts in established urban places. This district is typically used for most types of businesses and service uses.

This site is also located, partially, 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



The 2022 Whitestown Comprehensive Plan identifies the site as commercial. The immediate area is mostly vacant, apart from nearby Tractor Supply Store to the northeast, White Cap Building materials to the west, and Marathon Gas station to the south. The recently approved Taco Bell will also be to the south. While the immediate area is designated as commercial, there is light industrial and heavy industrial near the subject property.

Commercial is defined as "Intended as a broad land use category that includes commercial developments serving the surrounding neighborhoods and region. Commercial developments can include retail, offices, restaurants, and other service-oriented uses and are generally adjacent to roads that can accommodate greater volumes of vehicular traffic, such as Whitestown Parkway, Indianapolis Road, CR 575, and at the Interstate 65 interchanges" in the Comprehensive Plan.

The proposed special exception is also in agreement with the following components of the Whitestown Comprehensive Plan:

Guiding Policies

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.
11. Continue to review, revise, and implement the Interstate 65 Land Use Overlay as part of managing development activities.

Land Use Goals

Sub-Goal 1: Manage community growth and mitigate conflicting land uses.

- a. Facilitate coordination efforts with adjacent municipalities on land use and utilities planning.

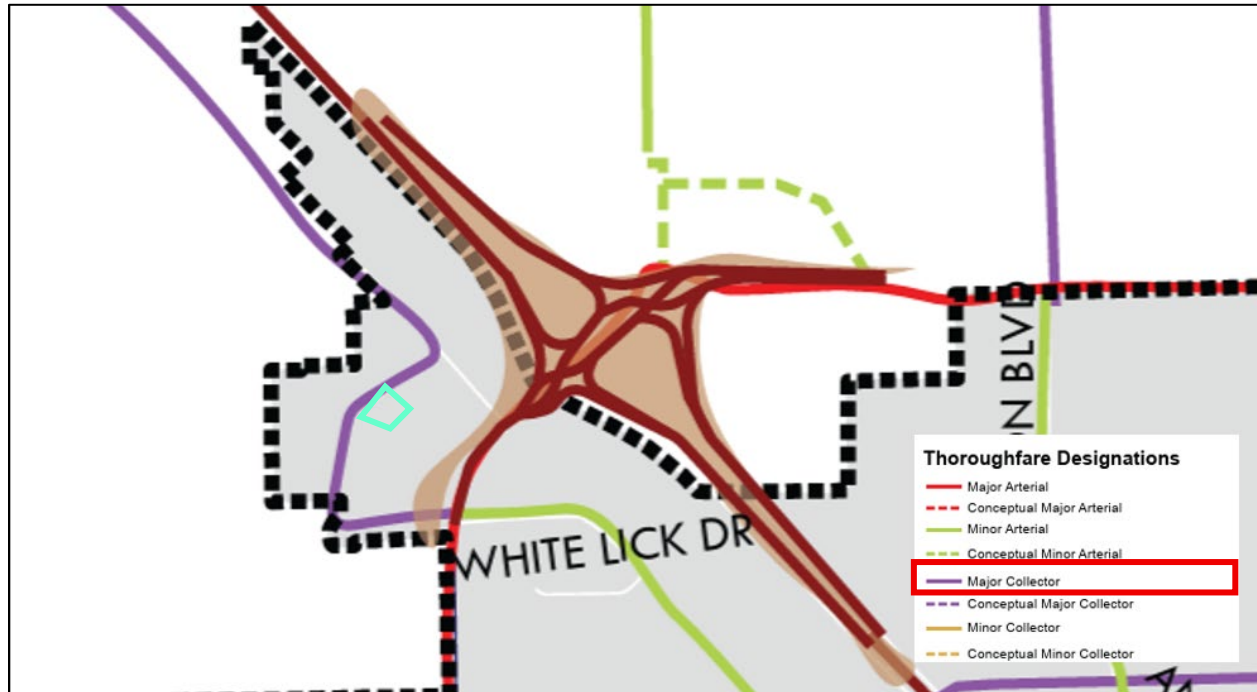
Sub-Goal 6: Promote the use of quality materials and aesthetic standards.

- a. Continue to enforce the adopted Whitestown UDO for development standards, including landscape requirements, building setbacks, screening, etc.

Economic Development Goals:

Sub-Goal 1: Become an economic development destination that possesses sites and assets that are unique to the region and attractive to high quality/high wage businesses.

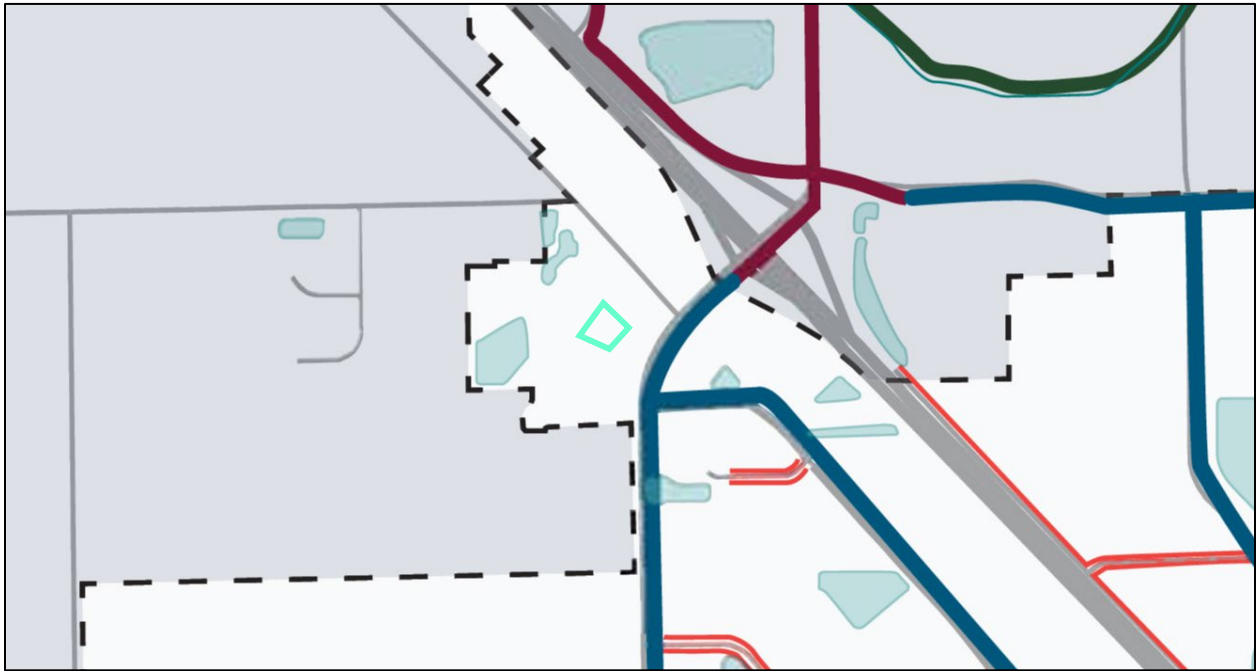
THROUGHFARE PLAN



The 2020 Thoroughfare Plan identifies Indianapolis Road 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 south and east Indianapolis Road transitions into a Minor Arterial Roadway south of the SR 267 & Indianapolis Road intersection. SR 267 itself is a Major Arterial Roadway. "Major Arterials carry high volumes of regional traffic. They serve major cities from multiple directions and provide connectivity between cities. Arterials provide

direct access to adjacent land but may limit the number of intersections and driveway to give higher priority to through-traffic."



Also contained within the Thoroughfare Plan is the proposed Bicycle and Pedestrian Network Map. No Bicycle and Pedestrian facilities are called for in the immediate vicinity of this property.

PROPOSED PROJECT

The proposed project is to develop a Gerber Collision and Glass Center on 1.71 acres of land.

The area of the building is proposed at 16,527 square feet, the maximum height is 24 feet 9 inches. There are 19 publicly accessible parking spaces with 2 of them being ADA spaces. There are an additional 37, hidden behind a fence and gate surrounding the non-accessible portions of the site, that serve as parking for vehicles to be repaired. Access is being proposed off Traditions Drive, a private drive.

Posted hours are listed as 8:00am - 5:00pm on the application.

SUGGESTED FINDINGS OF FACT

Staff is recommending approval of the Concept Plan; Docket PC25-033-CP, the plan is in accordance with UDO 11.6 and matches the Land Use Map in the Comprehensive Plan which designates this area for commercial growth.

1. The proposed Concept Plan meets other goals, objectives, and policies of the Comprehensive Plan.

SUGGESTED MOTION LANGUAGE

I find that Docket PC25-033-CP a Concept Plan for Gerber Collision & Glass in accordance with UDO Section 11.6 (C), 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 August 2025 WPC Meeting
- ☐ Deny the Plan as presented and described.