

WPC Application

This application is being submitted for (check all that apply):

- ☐ Concept Plan ☒ Development Plan (& Amendment)
☐ Primary Plat ☐ Primary Plat Amendment
☐ Secondary Plat ☐ Secondary Plat Amendment
☐ PUD Text Amendment
☐ Zone Map Change ☐ Waiver(s)

For Office Use Only	
File #	Fee
Filing	TAC
Hearing/Meeting	
<input type="checkbox"/> Reviewed	<input type="checkbox"/> w/ conditions
<input type="checkbox"/> Denied	<input type="checkbox"/> Approved
<input type="checkbox"/> Favorable	<input type="checkbox"/> Unfavorable <input type="checkbox"/> No Recommendation

Applicant Info

Name Gemini CRE	
Street Address P.O. Bos 38	
City, State, Zip Fortville, IN 46040	
Primary Contact Person regarding this petition Justin Furr	
Phone 317-431-0539	E-Mail jdfurr@gmail.com
Engineer Preparing Plans Kevin Roberts	E-Mail kroberts@innovativeeci.com
Others to be Notified	E-Mail

Property Owner

Name Whitestown Crossing LLC	
Street Address 3961 Perry Blvd	
City, State, Zip Whitestown IN 46075	
Phone 317-769-6922	E-Mail mjanson@valentiheld.com
Applicant is (circle one): Sole owner Joint Owner Tenant <u>Agent</u> Other (specify)	

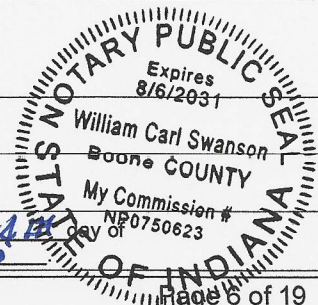
Premises Affected

10-digit Parcel Number 020-03820-13				
Actual/approximate address or location from major streets 4167 Indianapolis Road, Lebanon, IN 46052				
Subdivision The Crossing at Whitestown Phase II			Lot Number(s) Lot 13	
Total Acreage 1.710		Flood Zone on Site? no		
Zoning of Subject Property GB		Use of Subject Property Vacant		
Proposed Zoning GB (no change)		Proposed Land Use GB		
Zoning of Adjacent Properties	North: GB	South: GB	East: GB	West: GB
Land Use of Adjacent Properties	North: Detention	South: Vacant	East: GB	West: GB

Notarization

To the best of my knowledge the above information and attached exhibits are true and correct.

Signature of Applicant <i>Kevin Roberts</i>	Signature of Notary <i>William Carl Swanson</i>
Notary Public's Name (printed) WILLIAM CARL SWANSON	My Commission Expires State County 8/6/2031 Boone
Subscribed and sworn to before me this 4th day of JUNE, 2025	





PROJECT NARATIVE

Gerber Collision and Glass – Whitestown, Indiana

The proposed project is to build a collision and glass repair facility on an unimproved lot within the Whitestown Crossing General Business Development located at 4167 S Indianapolis Road, near the State Road 267 and I-65 Interchange. Zoning is GB, and this use is permitted with a Special Exception. Business hours are anticipated to be 8:00 am to 5:00 pm, Monday through Saturday.

The proposed building is 16,110 gross square feet. The materials and colors (interior and exterior) are provided in the attached renderings.

Access to the new facility will be from Tradition Drive. Refer to the Site Plan. Traffic is consistent with “Traffic Impact Study Whitestown Crossing” dated January 23, 2008. No adverse effect to the existing infrastructure is anticipated.

New water service and fire protection will be provided from the existing water service line by Whitestown Utilities running along the south side of Tradition Drive. A new fire hydrant will be placed southeast of the proposed building to provide fire protection.

Sanitary service will be provided through the existing sanitary sewer network by Whitestown Utilities.

Storm water will be directed through the existing storm sewer and pond network as approved by Boone County and Whitestown.

Electrical service will be provided by AES Indiana.

