

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 AGREE REALTY	
Street Address 32301 WOODWARD AVE	
City, State, Zip ROYAL OAK, MI 48073	
Primary Contact Person regarding this petition AUSTIN ARMSTRONG - DIRECTOR OF DEVELOPMENT	
Phone 248-878-1266	E-Mail AARMSTRONG@AGREEREALTY.COM
Engineer Preparing Plans BRYAN SHEWARD, PE	E-Mail BRYAN.SHEWARD@KIMLEY-HORN.COM
Others to be Notified	E-Mail

Property Owner

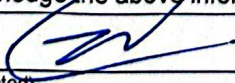
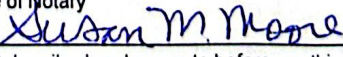
Name ANDERSON INVESTMENTS, LLC	
Street Address 4581 KETTERING PLACE	
City, State, Zip ZIONSVILLE, IN 46077	
Phone 317-698-3687	E-Mail
Applicant is (circle one): <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other (specify)	

Premises Affected

10-digit Parcel Number 0180452007				
Actual/approximate address or location from major streets 3502 S 450 E / NWC OF ALBERT S WHITE BLVD & CR 450 E				
Subdivision PATCH WHITESTOWN			Lot Number(s) 3	
Total Acreage +/- 11.83 AC		Flood Zone on Site? NO		
Zoning of Subject Property AB		Use of Subject Property CONVIENT STORE W/ FUEL SALES		
Proposed Zoning N/A		Proposed Land Use N/A		
Zoning of Adjacent Properties	North: I-1	South: PUD	East: I-1	West: I-1
Land Use of Adjacent Properties	North: OPEN SPACE	South: FUEL STATION	East: FUEL STATION	West: OPEN SPACE

Notarization

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

Signature of Applicant 	
Notary Public's Name (printed) Susan M. Moore	Signature of Notary 
My Commission Expires State County 10/7/2028	Subscribed and sworn to before me this 30th day of June , 20 25

WPC Application Packet

SUSAN M. MOORE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Oct 7, 2028
ACTING IN COUNTY OF **Oakland**

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July 3, 2025

Mr. Allan Henderson
Whitestown Municipal Complex
6210 Veterans Drive
Whitestown, IN 46075

RE: *Whitestown Speedway - Project Narrative*

Location: 3502 S 450 E, Whitestown, IN 46075 – 11.83 acre parcel situated at the Northwest Corner of Albert S White Drive & CR 450 E.

The project site is currently zoned AB. The project scope involves re-platting the property into two separate tax parcels in order to develop a Speedway-branded convenience store, gas station, and diesel filling station on the hard corner. The Speedway site is proposed to encompass 5.2 acres of the 11.8 total acres on the parcel. The plan includes the ability for future development in the remaining 4.3-acre parcel with frontage along Albert S White Dr.

The two lots will be discharged to a proposed detention pond, just north of the Speedway site, and be released to Fishback Creek. Utilities run along the roads, with the site having access to storm, water, sanitary, gas and electric. There are three proposed curb cuts, one on Albert S White Dr. and two on CR S 450 E. The Speedway site preparation will include onsite grading of the existing ground surface to meet layout and drainage needs per local ordinances.

Please contact me at (317) 218-9560 or bryan.sheward@kimley-horn.com should you have any question.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bryan Sheward".

Bryan A. Sheward, P.E.
Project Manager



Aerial Map
NTS



LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, WORTH TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23: THENCE NORTH 00 DEGREES 42 MINUTES 13 SECONDS WEST (IN STATE PLANE WEST NAD83) ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 4.28 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF ALBERT S. WHITE DRIVE; THENCE ALONG THE NORTH RIGHT-OF-WAY OF ALBERT S. WHITE DRIVE AND THE RIGHT-OF-WAY DEDICATED TO INDOT BY INSTRUMENT NUMBER 2019011595, SOUTH 88 DEGREES 22 MINUTES 35 SECONDS WEST 54.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 88 DEGREES 22 MINUTES 25 SECONDS WEST 89.55 FEET; 2) SOUTH 88 DEGREES 29 MINUTES 56 SECONDS WEST 395.99 FEET; 3) NORTH 81 DEGREES 53 MINUTES 37 SECONDS WEST 173.99 FEET; 4) NORTH 76 DEGREES 05 MINUTES 20 SECONDS WEST 200.05 FEET; 5) NORTH 80 DEGREES 42 MINUTES 52 SECONDS WEST 79.52 FEET; 6) NORTH 84 DEGREES 52 MINUTES 07 SECONDS WEST 50.19 FEET; 7) NORTH 78 DEGREES 12 MINUTES 02 SECONDS WEST 235.00 FEET; 7) NORTH 34 DEGREES 35 MINUTES 50 SECONDS WEST 20.05 FEET TO A POINT OF NON-TANGENTIAL CURVATURE TO THE LEFT HAVING A RADIUS OF 525.43 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 239.59 FEET AND BEING SUBTENDED BY A LONG CHORD BEARING NORTH 76 DEGREES 44 MINUTES 10 SECONDS EAST 217.52 FEET; THENCE NORTH 63 DEGREES 40 MINUTES 22 SECONDS EAST 275.13 FEET; THENCE NORTH 56 DEGREES 41 MINUTES 23 SECONDS EAST 539.71 FEET; THENCE NORTH 40 DEGREES 53 MINUTES 36 SECONDS EAST 279.36 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 453.76 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 129.78 FEET AND BEING SUBTENDED BY A LONG CHORD BEARING NORTH 31 DEGREES 14 MINUTES 21 SECONDS EAST 129.34 FEET; THENCE NORTH 23 DEGREES 02 MINUTES 43 SECONDS EAST 103.47 FEET; THENCE SOUTH 04 DEGREES 58 MINUTES 04 SECONDS EAST 90.16 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 13 SECONDS EAST PARALLEL TO AFORESAID EAST QUARTER LINE 649.59 FEET; THENCE SOUTH 02 DEGREES 09 MINUTES 31 SECONDS WEST 130.16 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 13 SECONDS EAST PARALLEL TO SAID EAST LINE 137.82 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 33.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 27.04 FEET AND BEING SUBTENDED BY A LONG CHORD BEARING SOUTH 22 DEGREES 46 MINUTES 07 SECONDS WEST 26.29 FEET TO THE POINT OF BEGINNING. CONTAINING 11.825 ACRES, MORE OR LESS.

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, NORTH TOWNSHIP, BOONE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23, THENCE NORTH 88 DEGREES 22 MINUTES WEST 54.48 FEET TO A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY BEING THE WEST (IN THIS PLANE WEST NAD83) ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 4.28 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF ALBERT S. WHITE DRIVE; THENCE ALONG THE NORTH RIGHT-OF-WAY OF ALBERT S. WHITE DRIVE AND THE RIGHT-OF-WAY DEDICATED TO INDOT BY INSTRUMENT NUMBER 2019011595, SOUTH 88 DEGREES 22 MINUTES 35 SECONDS WEST 54.48 FEET TO A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY BEING THE FOLLOWING EIGHT (8) COURSES: 1) SOUTH 88 DEGREES 22 MINUTES 25 SECONDS WEST 39.55 FEET; 2) SOUTH 88 DEGREES 29 MINUTES 56 SECONDS WEST 39.95 FEET; 3) NORTH 81 DEGREES 53 MINUTES 37 SECONDS WEST 173.99 FEET; 4) NORTH 76 DEGREES 05 MINUTES 20 SECONDS WEST 200.05 FEET; 5) NORTH 80 DEGREES 42 MINUTES 52 SECONDS WEST 79.52 FEET; 6) NORTH 84 DEGREES 52 MINUTES 07 SECONDS WEST 50.19 FEET; 7) NORTH 78 DEGREES 12 MINUTES 02 SECONDS WEST 235.00 FEET; 7) NORTH 34 DEGREES 35 MINUTES 50 SECONDS WEST 20.05 FEET TO A POINT OR NON-TANGENTIAL CURVATURE TO THE LEFT HAVING A RADIUS OF 525.43 FEET; THENCE ALONG SAID NON-TANGENTIAL CURVATURE TO THE LEFT, BEING SUBTENDED BY A LONG CHORD BEARING NORTH 76 DEGREES 44 MINUTES 10 SECONDS EAST 217.52 FEET; THENCE NORTH 63 DEGREES 40 MINUTES 22 SECONDS EAST 275.13 FEET; THENCE NORTH 56 DEGREES 41 MINUTES 23 SECONDS EAST 539.71 FEET; THENCE NORTH 40 DEGREES 53 MINUTES 30 SECONDS EAST 100.00 FEET; THENCE ALONG SAID NON-TANGENTIAL CURVATURE TO THE RIGHT, HAVING A RADIUS OF 453.76 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 129.78 FEET AND BEING SUBTENDED BY A LONG CHORD BEARING NORTH 31 DEGREES 14 MINUTES 21 SECONDS EAST 129.34 FEET; THENCE NORTH 23 DEGREES 02 MINUTES 43 SECONDS EAST 103.47 FEET; THENCE SOUTH 04 DEGREES 58 MINUTES 04 SECONDS EAST 90.16 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 10.00 FEET; THENCE SOUTH 64 DEGREES 59 MINUTES 57 SECONDS EAST 02 DEGREES 09 MINUTES 31 SECONDS WEST 130.16 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 13 SECONDS EAST PARALLEL TO SAID EAST LINE 137.82 FEET TO A POINT OF CURVATURE TO THE RIGHT, HAVING A RADIUS OF 33.00 FEET; THENCE ALONG SAID CURVATURE TO THE RIGHT, BEING SUBTENDED BY A LONG CHORD BEARING SOUTH 22 DEGREES 46 MINUTES 07 SECONDS WEST 26.29 FEET TO THE POINT OF BEGINNING, CONTAINING 11,825 ACRES, MORE OR LESS.