

# 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"/> Denied <input type="checkbox"/> Favorable	<input type="checkbox"/> w/ conditions <input type="checkbox"/> Approved <input type="checkbox"/> Unfavorable <input type="checkbox"/> No Recommendation

## Applicant Info

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

## Property Owner

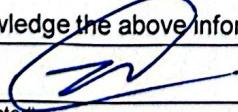
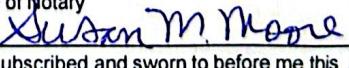
Name <b>ANDERSON INVESTMENTS, LLC</b>	
Street Address <b>4581 KETTERING PLACE</b>	
City, State, Zip <b>ZIONSVILLE, IN 46077</b>	
Phone <b>317-698-3687</b>	E-Mail
Applicant is (circle one): <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant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

## Premises Affected

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

## Notarization

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

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

# Kimley»Horn

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](mailto:bryan.sheward@kimley-horn.com) should you have any question.

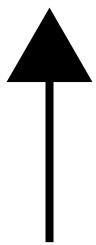
Sincerely,



Bryan A. Sheward, P.E.  
Project Manager



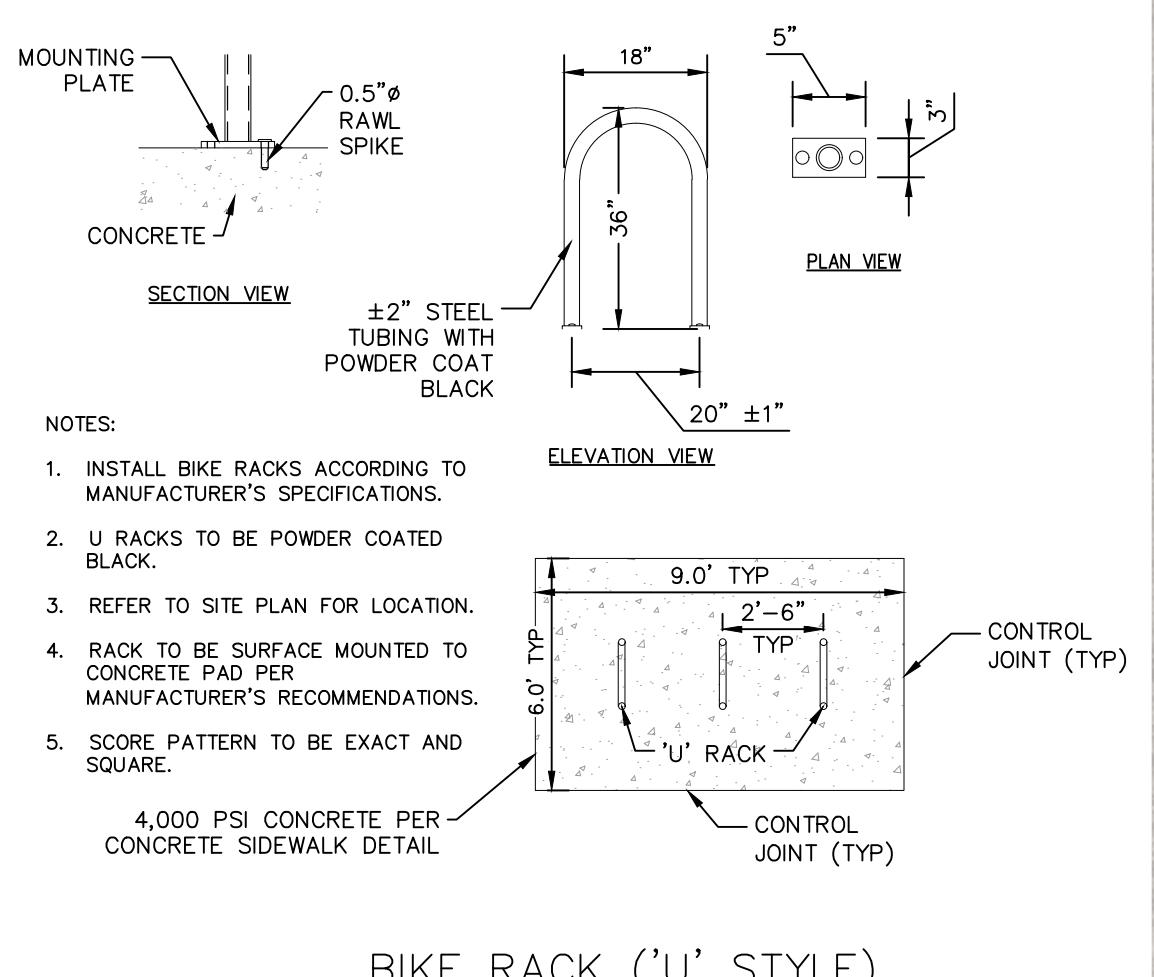
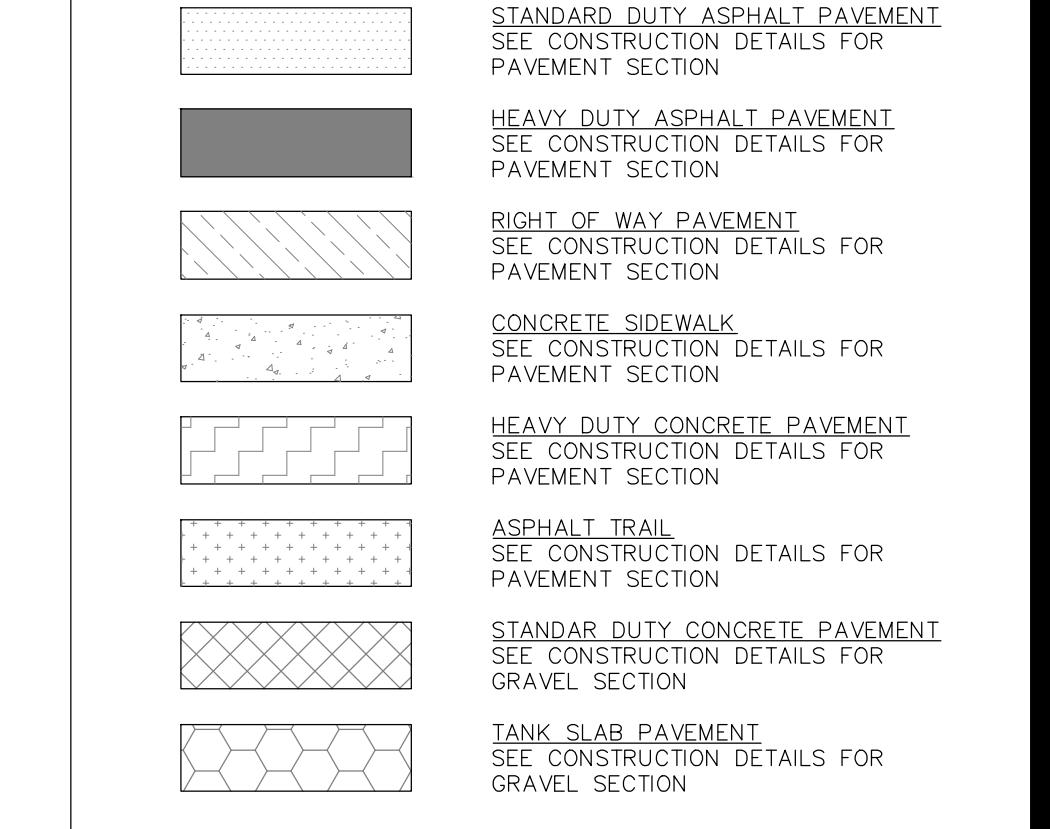
Aerial Map  
NTS



## SITE SUMMARY

SITE ZONING	= AB
SITE ACREAGE (PROPOSED)	= 5.13 AC. $\pm$
BUILDING AREA	= 4,800 SF $\pm$
PARKING SPACES (STANDARD) REQUIRED	= 17 SPACES
3.5/1,000 OF GFA	
PARKING SPACES (ACCESSIBLE) REQUIRED	= 1 SPACES
PARKING SPACES (STANDARD) PROVIDED	= 29 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	= 2 SPACES
PARKING SPACES (TRUCK) PROVIDED	= 7 SPACES
TOTAL PARKING SPACES PROVIDED	= 38 SPACES
BICYCLE PARKING PROVIDED	= 2 SPACES

## PAVING LEGEND



PC025-048-PP, PC025-049-CP

TBM #476  
NE BOLT ON HYDRANT  
EL-947.95

REGULATED DRAIN ESMT

DRAINAGE ESMT

EXISTING DETENTION BASIN

80.0' SANITARY ESMT

S 450 E

TBM #475  
NW BOLT ON HYDRANT  
EL-947.05

EXISTING LIFT STATION

20' SIDE YARD SETBACK LINE

PROPERTY LINE/RIGHT-OF-WAY

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PROPERTY LINE/RIGHT-OF-WAY

10' TRAIL

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