

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

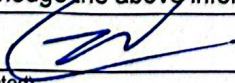
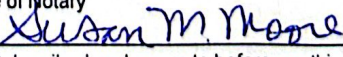
Name ANDERSON INVESTMENTS, LLC	
Street Address 4581 KETTERING PLACE	
City, State, Zip ZIONSVILLE, IN 46077	
Phone 317-698-3687	E-Mail
Applicant is (circle one): <input checked="" type="checkbox"/> Sole owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input type="checkbox"/>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



SITE SUMMARY

SITE ZONING	=	AB
SITE ACREAGE (PROPOSED)	=	5.13 AC.±
BUILDING AREA	=	4,800 SF±
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

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION
	TANK SLAB PAVEMENT SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

