

WHITESTOWN PLAN COMMISSION

STAFF REPORT



Meeting Date: August 11, 2025

(317) 769-6557

6210 Veterans Drive

Whitestown, IN 46075

PC25-049-CP Speedway

Request	Concept Plan approval		
Location	Approx. 3502 South 450 East		
Applicant	Agree Realty		
Property Owner(s)	Anderson Investments, LLC		
Land Area (Size)	+/- 5.17 acres		
Applicable Ordinance	Whitestown UDO 11.8 (E)		
Property Zoning	AB	Accommodation Business	
Adjacent Zoning	North	East	South
	I-1	I-1	PUD
Adjacent Land Use	Industrial & Agriculture	Industrial	Industrial & Commercial
Staff Reviewer	Noah Pappas; npappas@whitestown.in.gov		
Staff Recommendation	Staff recommends approval of this request.		

SITE HISTORY

The site was previously heard by the Plan Commission where it was rezoned from I-1 (Industrial: Light) to AB (Accommodation: Business) under Docket Number PC24-042-ZA.

In association with the Concept Plan, the applicant also is applying for Primary Plat Approval under PC-25-048-PP.

LOCATION MAP



The site is 5.17-acres located at approximately 3502 South 450 East, the northwest corner of the 450 East and Albert S White Drive intersection. It is a part of a current 11.83 acre site that is to be subdivided under PC25-048-PP. The site has excellent access to I-65 via Albert S White Boulevard and is adjacent to other gas stations.

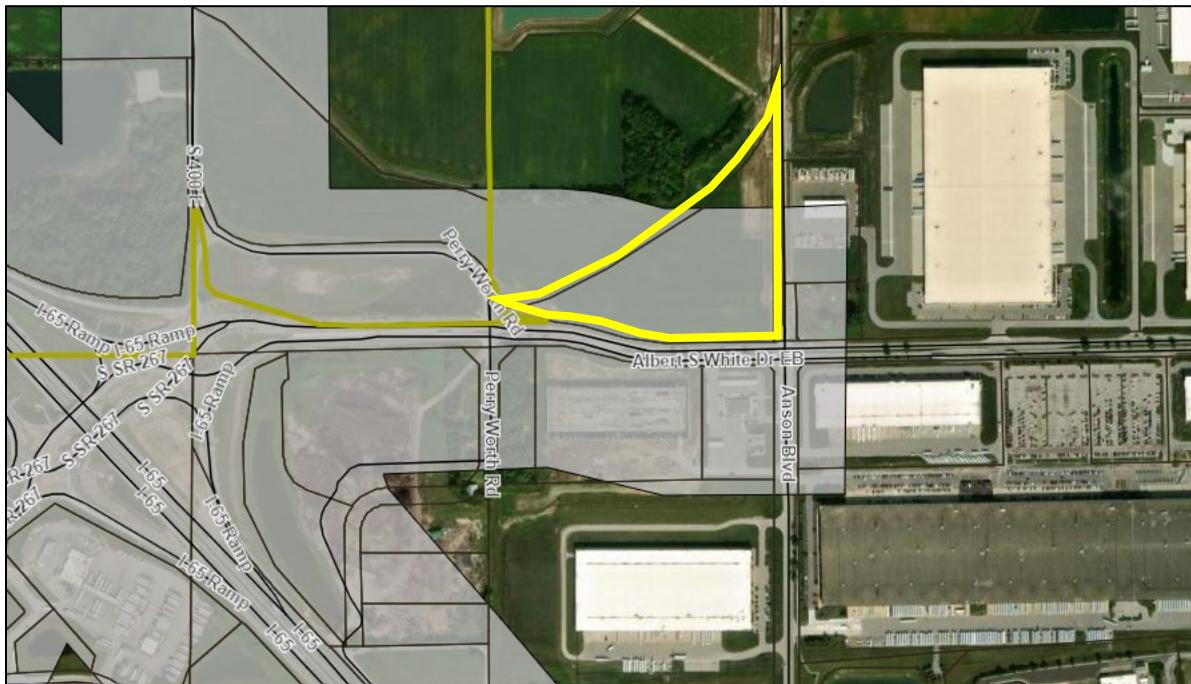
ZONING MAP



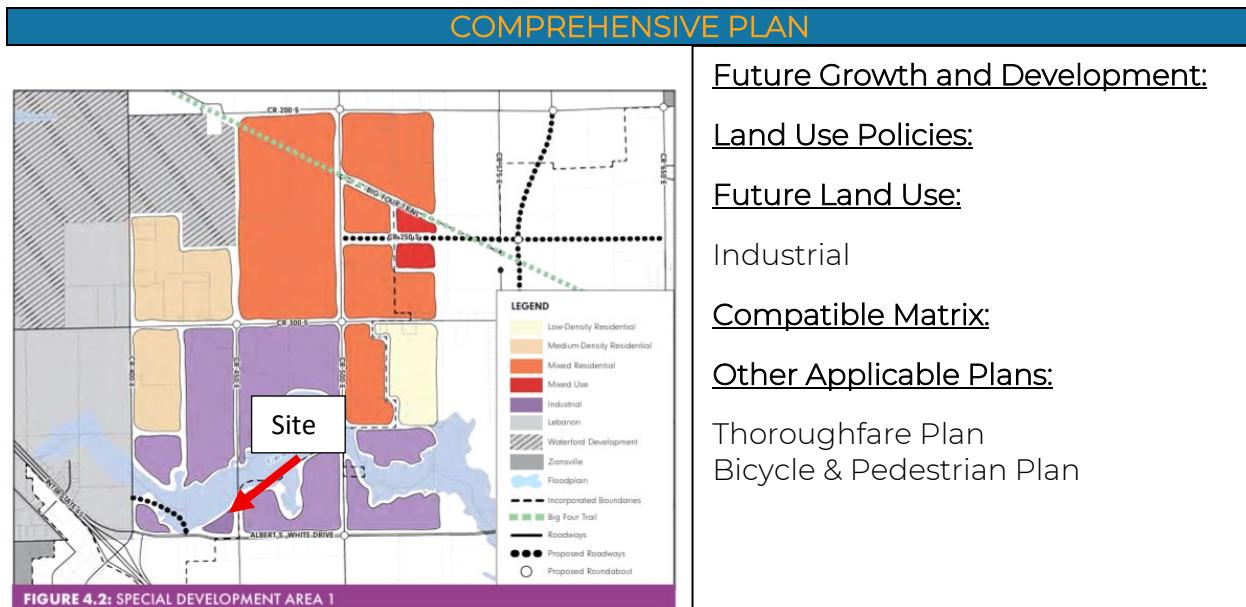
This area is currently zoned AB (Accommodation: Business). This district is designed to include commercial uses commonly found along interstate and highway corridors and promotes coordinated quality development in these areas. Uses in this district

may range in intensity and scale but are closely related to the needs of the traveling public.

Under PC24-043-ZA the site was rezoned from I-1 (Light: Industrial) to AB (Accommodation: Business) in order to allow for the Speedway to be built as a Permitted Use, without limitations present under the I-1 district, and to allow for ease of additional commercial / restaurant development on a future second parcel.



This site is also located 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.



The 2022 Whitestown Comprehensive Plan identifies this parcel as a part of Special Development Area 1. Within that area, this parcel is identified as a future industrial development. This area is east of the I-65 and State Road 267 interchange. The development standards for this area are defined by the Unified Development Ordinance & the I-65 Overlay Standards.

The Concept Plan is also in agreement with the following components of the Whitestown Comprehensive Plan:

Land Use Guiding Policies:

1. To achieve the vision for the community, Whitestown must promote unique designs, appropriately placed residential densities, and appropriate transitions between adjacent densities that provide market-driven product types that are attractive to individuals and families in all phases of life, especially young professionals and families.
2. For long-term community sustainability, it is essential that Whitestown maintain the proper balance of commercial, industrial, and residential uses.
6. Future development should be encouraged to provide a mix of uses in appropriate areas in addition to high-quality and creative product design.
9. Future land use and density decisions need to be coordinated with the needs and availability of transportation, utilities, and other infrastructure facilities.

Land Use Guiding Policies

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

Sub-goal 2: Establish sustainable land uses and distribution of land uses.

Sub-goal 7: Coordinate future land use with transportation, utilities, and facilities.

- a. Support existing regulations that require appropriate utility and infrastructure commitments (water, sewer, streets, sidewalks, trails, etc.) to support new developments.

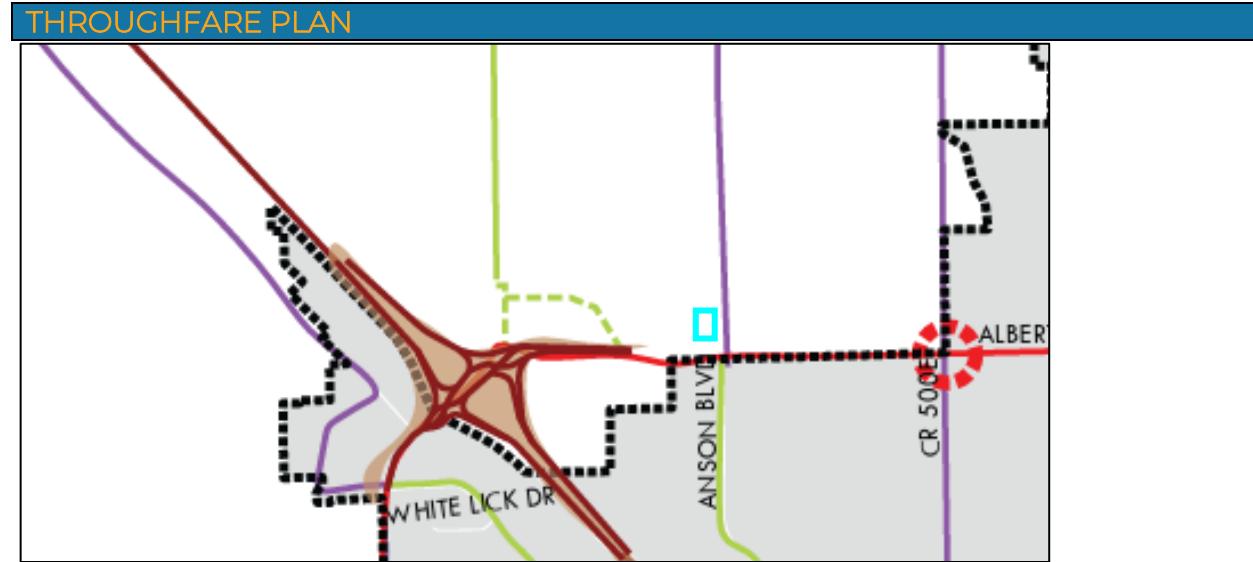
Transportation and Circulation

Sub-goal 5: Plan for enhanced transportation corridors.

- a. Prepare a Corridor Enhancement Plan that identifies corridors to be enhanced as well as design standards for beautification and streetscape design. Corridors to include, but are not limited to, Interstate 65, Whitestown Parkway, State Road 32, Albert S. White Drive, CR 575 and the future Ronald Reagan Parkway.

Include gateway and wayfinding signage as part of the Corridor Enhancement Plan.

Note: the concept plan proposal aligns with the goals of the Comprehensive Plan.



The 2020 Thoroughfare Plan identifies 450 East 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".

Albert S White Dr is identified as 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." Principal arterials are spaced at two to three miles in suburban areas and farther apart in rural areas.

The site will have direct access to both Alber S White Drive and 450 East.

The 2018 Bicycle and Pedestrian Plan calls for a Shared-Use Trail to be installed along the Alber S White Drive Frontage. The applicant shows this facility being provided on their Concept Plan Drawings.

PROPOSED PROJECT

The proposed project is the development of a 4800 square foot convenience store, with 16 passenger vehicle fueling stations and 6 heavy-truck fueling stations. The

concept plan shows a total of 37 parking spaces. The concept plan is the first step in the Land Development process.

Staff is recommending **approval** of the Concept Plan; Docket PC25-049-CP, for Speedway.

The proposed Concept Plan is in compliance with UDO 11.6 (D), aligns with intent of the AB (Accommodation: Business) zoning district, and is consistent with the standards. The proposed Concept Plan meets other goals, objectives, and policies of the Comprehensive Plan including encouraging sustainable growth.

RECOMMENDED MOTION

I find that Docket PC25-049-CP, a Concept Plan for Speedway, is in accordance with UDO Section 11.6 (D), 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 September 2025 WPC Meeting
- Deny the Plan as presented and described.