

# BZA Application

For Office Use Only	
File #	Fee
Filing	TAC
Hearing/Meeting	
<input type="checkbox"/> Denied	<input type="checkbox"/> Approved
<input type="checkbox"/> w/ conditions	

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

- Variance       Special Exception  
 Use Variance       Use Classification  
 Appeal

## Applicant Info

Name <b>Eric Carter</b>	
Street Address <b>10505 N. College Avenue</b>	
City, State, Zip <b>Indianapolis, IN 46280</b>	
Primary Contact Person regarding this petition <b>Eric Carter</b>	
Phone <b>317-846-6611</b>	E-Mail <b>cartere@weihe.net</b>
Other Contact Name	E-Mail

## Property Owner

Name <b>Anderson Investments, Inc.</b>	
Street Address <b>4581 Kettering Place</b>	
City, State, Zip <b>Zionsville, IN 46077</b>	
Phone <b>317-698-3687</b>	E-Mail <b>craig.anderson1725@gmail.com</b>
Applicant is (circle one):    Sole owner    Joint Owner    Tenant    Agent    Other (specify)	

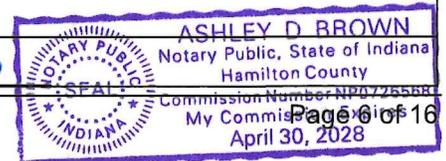
## Premises Affected

10-digit Parcel Number <b>0180452007</b>				
Actual/approximate address or location from major streets <b>(NW corner Albert S White Drive and S 450 E)</b>				
Subdivision			Lot Number(s)	
Total Acreage <b>11.82 AC +/-</b>		Flood Zone on Site? <b>No</b>		
Zoning of Subject Property <b>AB</b>		Use of Subject Property <b>Convenience store with Auto/truck fueling</b>		
Zoning of Adjacent Properties	North: <b>I-1</b>	South: <b>PUD</b>	East: <b>I-1</b>	West: <b>I-1</b>
Land Use of Adjacent Properties	North: <b>VACANT</b>	South: <b>Industrial /C-store</b>	East: <b>Industrial/C-store</b>	West: <b>VACANT</b>
Specific Section(s) of UDO requesting Development Standards Variance from		<b>8.9.O Onsite Traffic Directional sign sf</b> and setback, CAT SCALE signage 8.9.R canopy signs - # and SF		

## Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant <i>Eric Carter</i>	
Notary Public's Name (printed) <b>Ashley D. Brown</b>	Signature of Notary <i>Ashley D. Brown</i>
My Commission Expires State County <b>Hamilton</b>	
Subscribed and sworn to before me this <b>9</b> day of <b>January</b> , <b>2020</b>	



# Attachment A: Consent of Property Owner

Complete and submit if applicant is different from property owner.

I (we)

Craig Anderson, Anderson Investments, Inc.

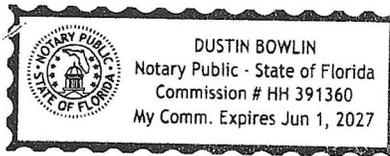
NAME(S)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at I (we)  
Albert S White Drive and S 450 E  
ADDRESS
- That I/we have read and examined the Application and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (  is ) (  is not ) a condition to the sale or lease of the above referenced property.

Craig Anderson  
(AFFIANT)

STATE OF Florida )  
~~INDIANA~~ ) SS:  
COUNTY OF Lee )



Subscribed and sworn to before me this 12 day of Jan, 2026

[Signature]  
Notary Public

My Commission expires: 0-1-27 County of Residence: Lee

# Attachment D: Standards for Evaluating a Variance

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Use the following form or attach a separate sheet(s) to explain the Variance request. The BZA's decision shall be based upon how each of the following statutory requirements is justified in the request.

## ***Petition Information***

Describe the proposed use of the property (type of use, hours of operation, access, necessary construction, employees, etc.):

7-Eleven is proposing a Speedway branded convenience store with auto and truck fueling. This is not a typical truck stop in the sense there are no showers / full scale restaurant you would find at a Pilot or Love's. Hours of operation is 24/7 with up to 7 employees. Access is provided by a Right-in/out on Albert S. White Drive and two full access points on County Road 450 E , separated for truck egress/ingress and auto with cross access to the property to the west. Utilities are available at the site. The requested sign variances are necessary to provide brand visibility as standard for 7-Eleven and their Speedway stores around the area.

## ***Standards for Evaluation***

1. The variance will not be injurious to the public health, safety, morals, and general welfare of the community because...

The proposed signage is located out of the Right-of-way and this is a minimal sign package for Speedway to identify the site, provide visibility to pricing and provide safe ingress / egress for trucks and auto vehicles. As such, will not be injurious to the public health, safety, morals and general welfare.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because...

There are several similar uses adjacent to this property and as such, it will not affect substantially adverse manner

3. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variance is sought because...

In order to provide adequate and visible signage for trucks, larger signs are required. With the existing fence for the lift station on the west side of CR S 450 E visibility is limited.

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

RE: Speedway #42907 – Project Narrative

Location: 3502 S 450 E, Whitestown, IN 46075 – 5.2 +/- acre parcel situation at the Northwest Corner of Albert S White Drive & CR 450 E.

The project site is currently zoned AB. The project scope is to develop a Speedway-branded convenience store, gas station, and diesel filling station on the NW corner of the intersection of Albert S White Drive and CR 450 E.

7-Eleven presented a plan of standard signage to staff for review that included several violations of code resulting in variances. 7-Eleven has worked with staff to reduce the number of variances down to the following requests.

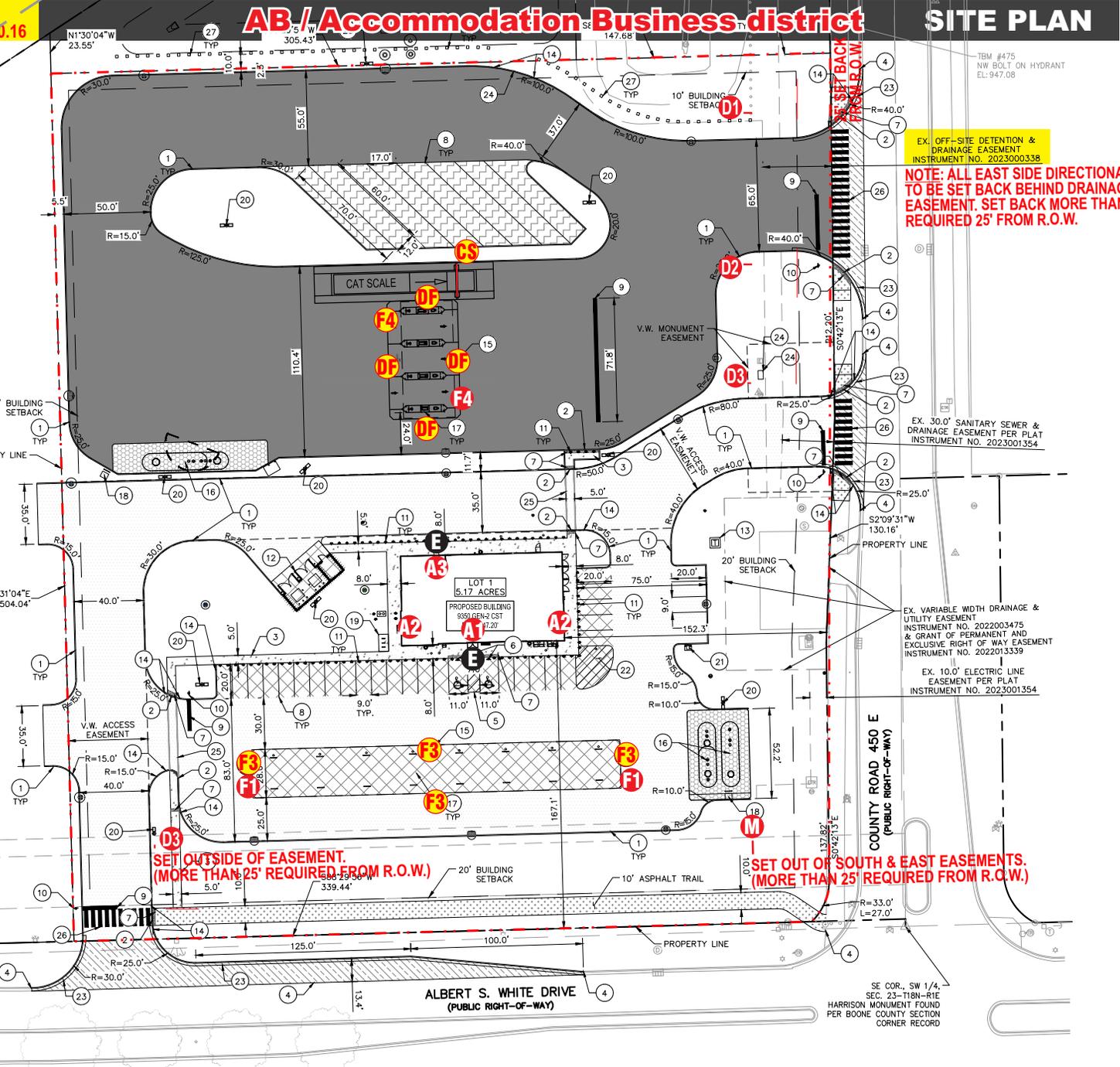
Section 8.9.O – Onsite Traffic Directional sign height and sf (Max 3' and 3 SF). Proposing 6' height, 32 SF. Due to existing fence around a lift station.

Section 8.9.O – Monument sign height and sf (Max 12' and 60 SF). CAT SCALE sign is 22' +/- and is 108 SF +/- . Due to allowing trucks to enter the scale safely and the CAT branding of the sign.

Section 8.9.R – Canopy sign sf. Commercial Fueling signage 25.83 SF



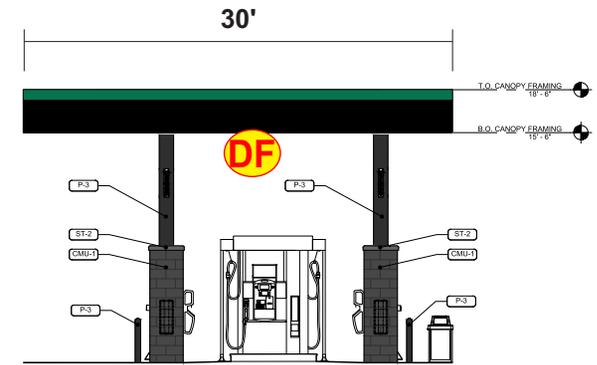
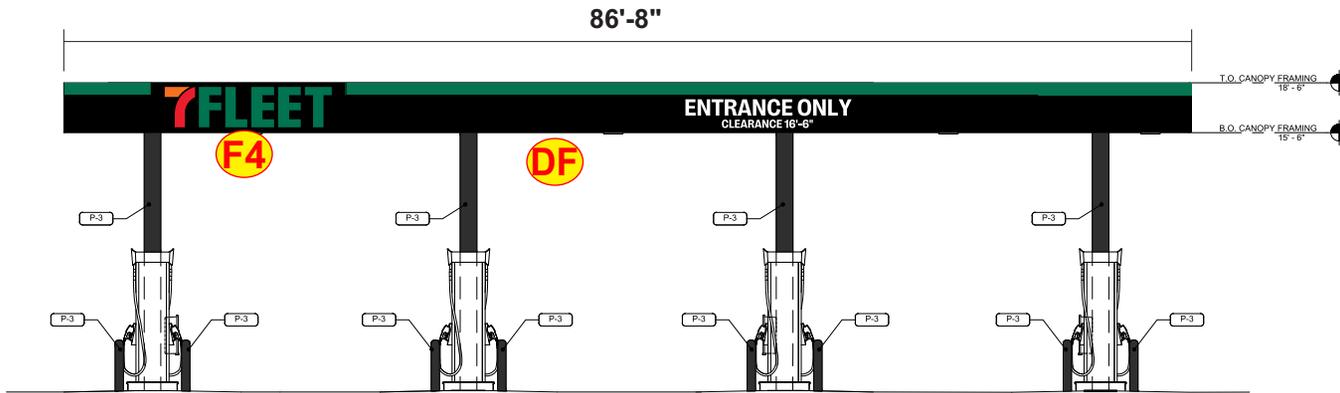
PRODUCT LIST			
SQ. FT.	QTY	ITEM	
<b>EXTERIOR BUILDING SIGNS</b>			
A1	44.8	1	5' "S" BADGE & SPEEDWAY LETTER SIGN SET
A2	61	2	7' "S" BADGE WALL SIGNS
A3	44.81	1	6' "S" BADGE WALL SIGN
<b>VINYLS ONLY</b>			
E	N/A	2	WELCOME VINYL
<b>EXTERIOR GROUND SIGNS</b>			
M	60	1	DF MONUMENT SIGN
D1	32	1	DF DIRECTIONAL SIGN (TRUCK ENTRANCE) <b>VARIANCE REQUIRED</b>
D2	32	1	DF DIRECTIONAL SIGN (TRUCK EXIT) <b>VARIANCE REQUIRED</b>
D3	3	2	DF DIRECTIONAL SIGNS (AUTO ONLY)
<b>FUEL CANOPY FASCIA SIGNS</b>			
F1	6.13	2	LOGO BADGE SIGNS
F4	26	1	"7FLEET" CHANNEL LETTER SET <b>VARIANCE REQUIRED</b>
<b>FUEL CANOPY FASCIA ITEMS BY OTHERS</b>			
F3	N/A	4	RED/GREY STRIPES & DOWN LIGHTING (BY OTHERS)
F4	N/A	1	"7FLEET" VINYL ONLY
DF	N/A	4	DIESEL CANOPY DECALS & DECORATION (BY OTHERS)
<b>EXTERIOR GROUND SIGNS BY OTHERS</b>			
CS	N/A	1	CAT SCALE PYLON <b>VARIANCE REQUIRED</b>



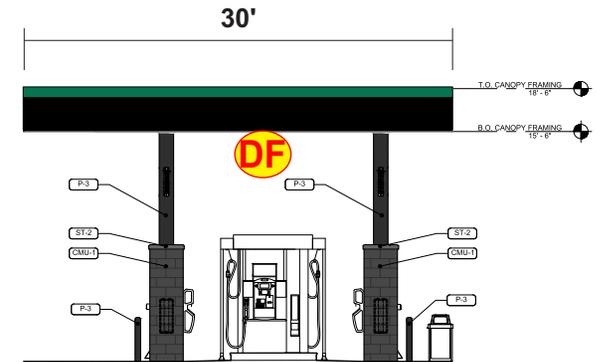
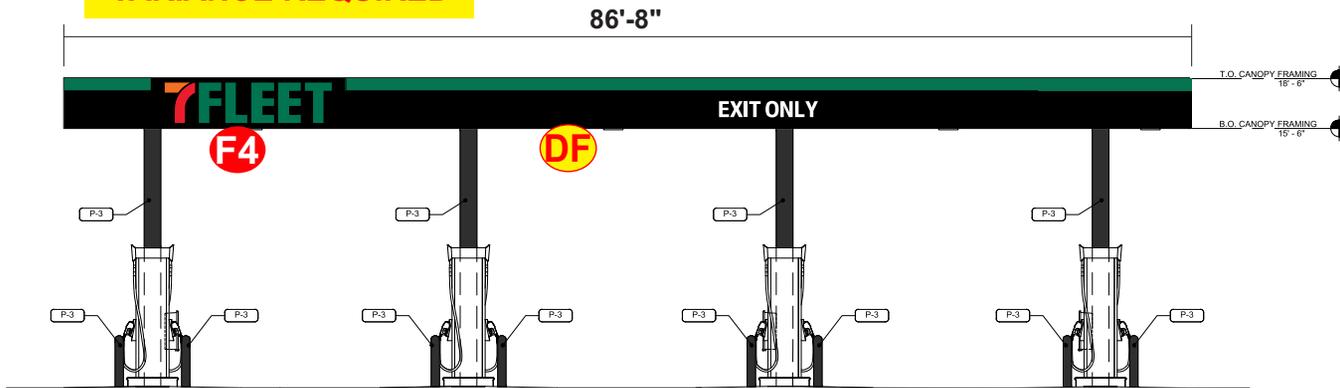
EX. OFF-SITE DETENTION & DRAINAGE EASEMENT INSTRUMENT NO. 2023000338  
**NOTE: ALL EAST SIDE DIRECTIONALS TO BE SET BACK BEHIND DRAINAGE EASEMENT. SET BACK MORE THAN REQUIRED 25' FROM R.O.W.**



# HIGH SPEED FUEL CANOPY FASCIA DECORATION



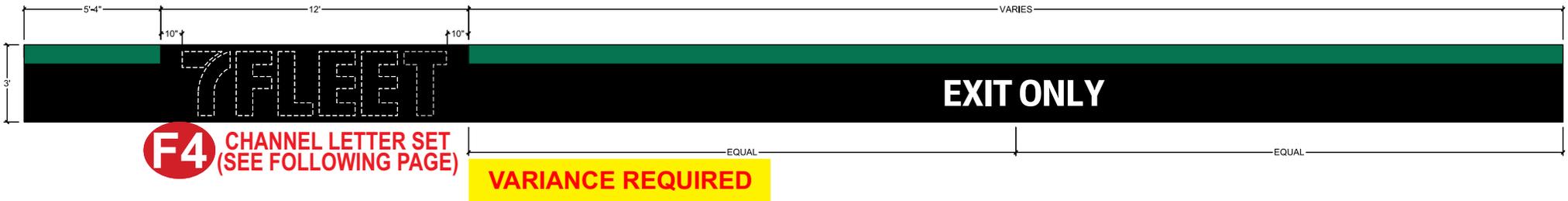
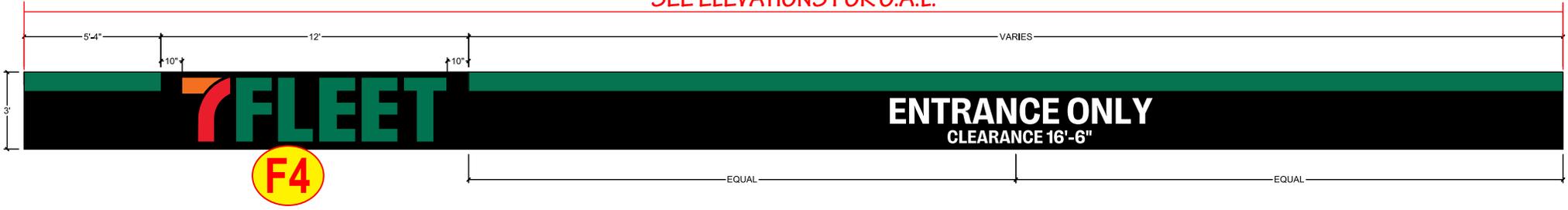
**VARIANCE REQUIRED**



**Job Location:** Site # 42907 - 1056082  
 Albert S White & S 450 E,  
 Whitestown, IN  
**Date:** January 12, 2026

**D-ORDER#** 1334341231.08  
**Project Mgr.:** Austyn Travis  
 austyn.travis@cummingsigns.com

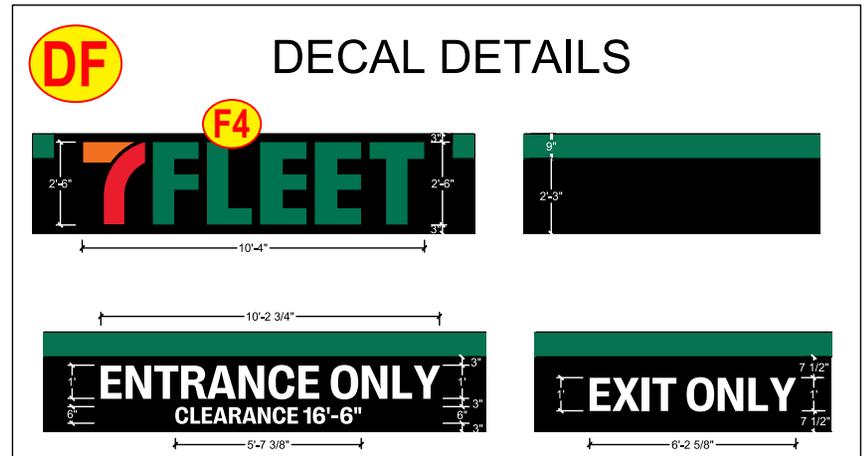
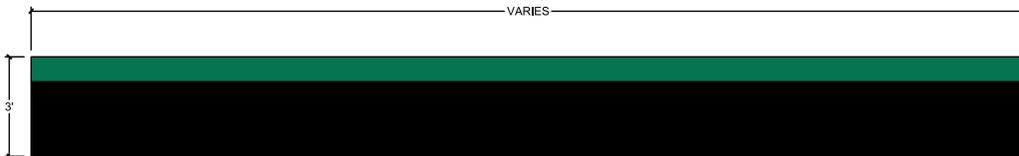
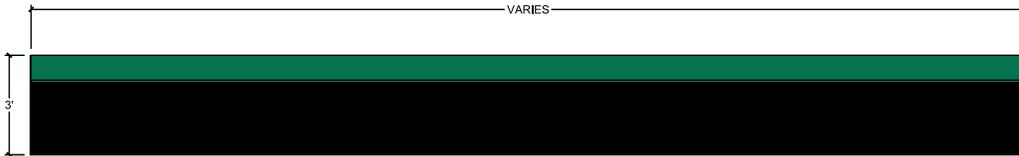
SEE ELEVATIONS FOR O.A.L.



**F4** CHANNEL LETTER SET  
(SEE FOLLOWING PAGE)

**VARIANCE REQUIRED**

SEE ELEVATIONS FOR O.A.L.



**7-ELEVEN COLORS**

- 3M Scotchcal **3730-3243** Pantone PMS 1505 XGC
- 3M Scotchcal **3730-6537** Pantone PMS 336 C
- 3M Scotchcal **3730-2723** Pantone PMS 2347 XGC

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austyn.travis@cummingsigns.com

F4



26 SQ. FT.

BACKS: WHITE ACM

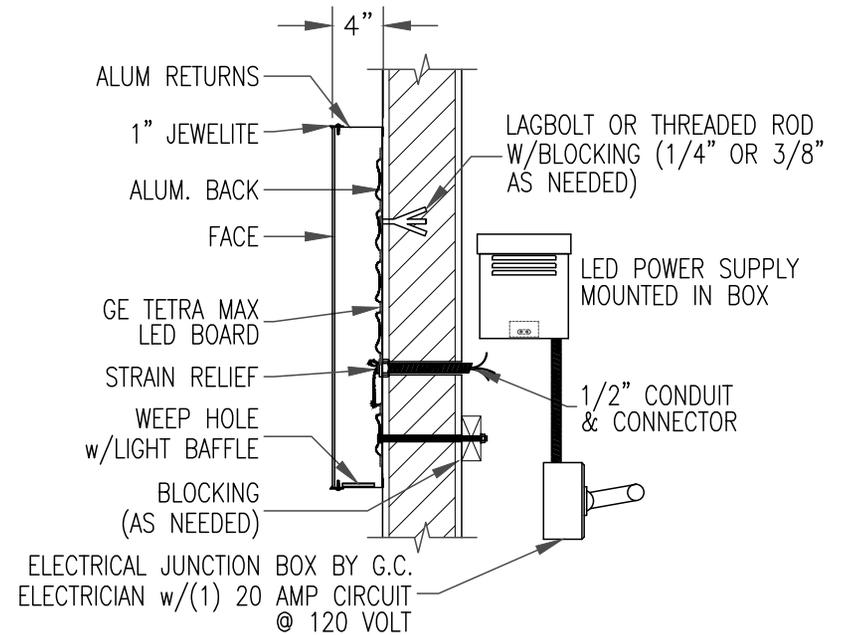
FACES: CLEAR POLYCARBONTE WITH 2ND SURFACE VINYLs

TRIM CAPS: 1" JEWELITE PAINTED TM FACE COLOR

RETURNS: ALUMINUM COIL PAINTED TM FACE COLOR

ILLUMINATION: (FACE LIT) LED

-  3M Scotchcal **3730-3243**  
Pantone PMS 1505 XGC
-  3M Scotchcal **3730-6537**  
Pantone PMS 336 C
-  3M Scotchcal **3730-2723**  
Pantone PMS 2347 XGC



REMOTE LED CHLL LTR CROSS SECTION

SCALE: NTS (REFERENCE ONLY)  
EQUIPMENT GROUNDED

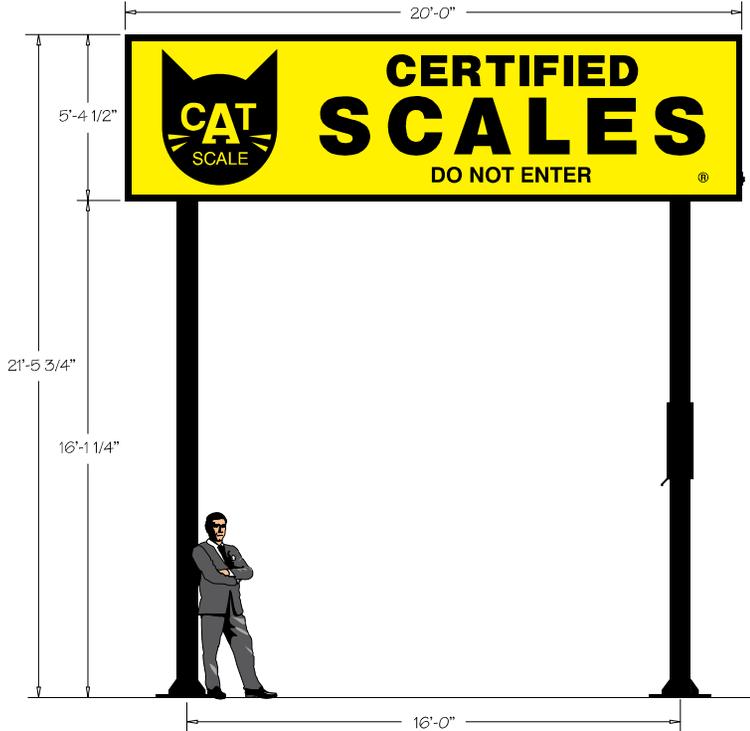
Job Location: Site # 42907 - 1056082  
Albert S White & S 450 E,  
Whitestown, IN

Date: January 12, 2026

D-ORDER# 1334341231.08  
Project Mgr.: Austyn Travis  
austyn.travis@cummingsigns.com



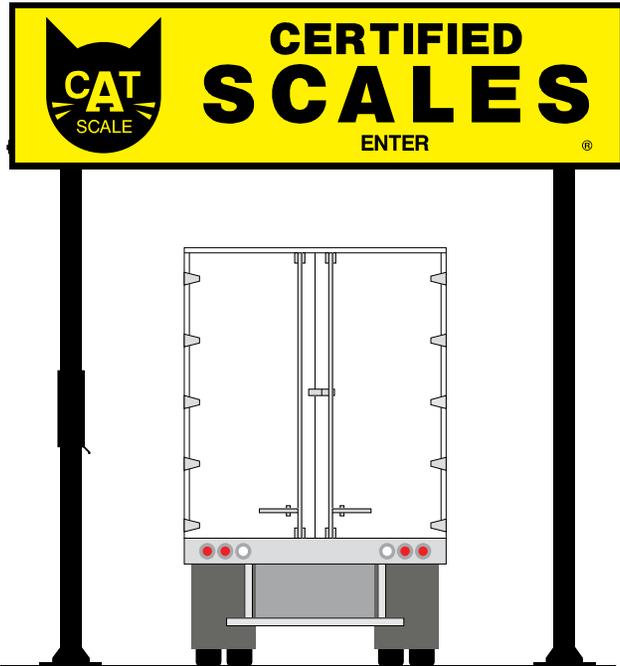
**VARIANCE REQUIRED**



BACK VIEW OF SIGN



LEFT SIDE VIEW OF SIGN



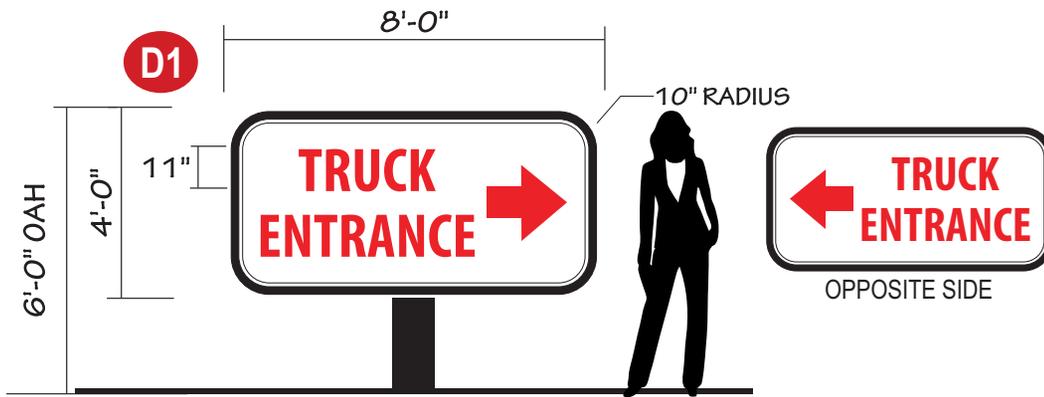
FRONT VIEW OF SIGN



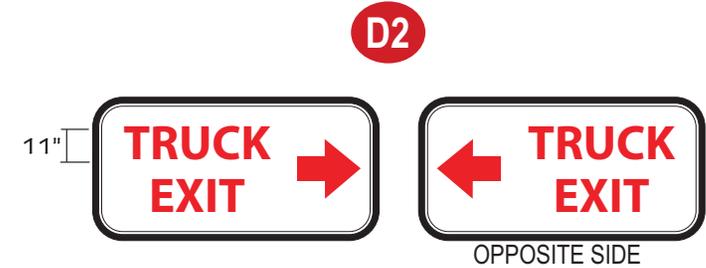
RIGHT SIDE VIEW OF SIGN

CAT Scale ID sign – Qty (7) HanleyH100W – PPS524V power supplies and Qty (20) 60” Hanley HLB-2560 Concorde 4500 LEDs. Power Consumption: approx. 490W.  
Speaker Sign – (1) Qty (1) HanleyH100W – PPS524V power supply and Qty (3) 36” Hanley HLB-2560 Concorde 4500 LEDs. Power Consumption: approx. 49W.

Signs are fabricated per UL 48 Standard for Electric Signs and shall be installed per National Electric Code (NEC) Article 600.



FACE OPTIONS (3/16" = 1'-0")



DF INTERNALLY ILLUMINATED DIRECTIONAL SIGN

- DF LED ILLUMINATED CABINET 1" X 1" X 1/8" ANGLED IRON FRAME W/1.5" ALUM. RETAINERS. CABINET & RETAINERS PAINTED TRICORN BLACK.
- PAN-FORMED CLEAR POLYCARBONATE FACES W/2ND SURFACE FLAT DECORATION.
- SINGLE POLE, PAINTED TRICORN BLACK, BURIED DIRECTLY INTO CONCRETE FOOTING.

SPEEDWAY COLORS

- RED 3M 3630-83/PMS 199C
- WHITE 3M WHITE/PANTONE PMS WHITE

**VARIANCE REQUIRED**

**32 SQ. FT.**

**Job Location:** Site # 42907 - 1056082  
 Albert S White & S 450 E,  
 Whitestown, IN

**Date:** January 12, 2026

**D-ORDER#** 1334341231.08  
**Project Mgr.:** Austyn Travis  
 austyn.travis@cummingsigns.com

Drawing name: K:\INDO\DEV\170553000\_Agree-Realty\_Spedway\_Whitestown\_IN\2\_Design\CADD\PlanSheets\C3.0-SITE-PLAN.dwg, C3.0 - Jan 13, 2026, 10:14am, by: KatePocock  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Indiana Utilities Protection Service

# Call 811

before you dig

### EXISTING LEGEND

○ BOLLARD	○ MISC LID	○ YARD LIGHT
□ CONTROL BENCHMARK	○ MONITOR WELL	○ SANITARY CLEANOUT
□ FLAG POLE	○ GAS MARKER	○ SANITARY MANHOLE
□ MAIL BOX	○ GAS METER	○ VENT PIPE
□ UTILITY POLE	○ GAS VALVE	○ STORM CURB INLET
○ POST	○ AC UNIT	○ STORM INLET
○ SOIL BORING	○ AREA LIGHT	○ STORM ROOF DRAIN
○ HANDICAP SYMBOL	○ ELECTRICAL BOX	○ STORM DRAIN MANHOLE
○ SIGN	○ ELECTRICAL HAND HOLE	○ STORM YARD DRAIN
○ CABLE MANHOLE	○ ELECTRICAL METER	○ FIRE DEPT CONNECTION
○ CABLE PEDESTAL	○ ELECTRICAL MANHOLE	○ FIRE HYDRANT
○ TELEPHONE PEDESTAL	○ ELECTRICAL MARKER	○ IRRIGATION VALVE
○ TELEPHONE HAND HOLE	○ ELECTRICAL TRANSFORMER	○ POST INDICATOR VALVE
○ TELEPHONE MARKER	○ GUY POLE/WIRE	○ WELL
○ TELEPHONE MANHOLE	○ POWER POLE	○ WATER METER
○ FIBER OPTIC MARKER	○ TRAFFIC SIGNAL POLE	○ WATER VALVE
○ SWALE	○ TRAFFIC MANHOLE	○ TREE / STUMP
○ FENCE LINE	○ TOE OF SLOPE	
○ SANITARY SEWER	○ TOP OF BANK	
○ SD	○ FIB	○ UNDERGROUND FIBER OPTIC
○ W	○ OHE	○ OVERHEAD ELECTRICAL
○ TREE LINE	○ GAS	○ UNDERGROUND GAS
	○ TEL	○ UNDERGROUND TELEPHONE

### PAVING LEGEND

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

### SITE SUMMARY

SITE ZONING	= AB
SITE ACREAGE	= 5.17 AC.±
BUILDING AREA	= 4,800 SF
PARKING SPACES (STANDARD) REQUIRED	= 17 SPACES
SERVICE STATIONS = 3.5 SPACES/1,000 OF GFA	= 1 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	= 1 SPACES
PARKING SPACES (STANDARD) PROVIDED	= 30 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	= 2 SPACES
PARKING SPACES (TRUCK) PROVIDED	= 8 SPACES
TOTAL PARKING SPACES PROVIDED	= 40 SPACES
BIKE PARKING REQUIRED	= 2 SPACES
1 BIKE SPACE / 30 VEHICLE SPACES	= 2 SPACES
BIKE PARKING PROVIDED	= 2 SPACES

### KEY NOTES

- CONCRETE CURB, TYP. (SEE DETAILS)
- DEPRESSED CURB (SEE DETAILS)
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
- 2' WIDE TACTILE WARNING STRIP
- 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
- 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- BOLLARD, TYP. (SEE DETAILS)
- TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
- 1" PVC
- 3-FT TRANSITION CURB (SEE DETAILS)
- PROPOSED GAS CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS)
- UNDERGROUND STORAGE TANKS (SEE DETAILS)
- GAS TAPERED FUEL ISLAND, TYP. (SEE DETAILS)
- TANK VENTS (SEE DETAILS)
- BIKE RACK (SEE DETAILS)
- LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)(MAX POLE HEIGHT OF 25FT)(BOLLARDS AROUND LIGHT POLE IN AREAS WHERE BASE IS LESS THAN 5FT FROM CURB)
- AIR/VAC SERVICE MACHINE (SEE DETAILS)
- 4" WIDE PAVEMENT MARKING, STRIPE, 45 DEG @ 2' SPACING
- ROLLED CURB AND GUTTER (SEE DETAILS)
- MONUMENT SIGN (SEE BRAND BOOK FOR DETAILS)
- CROSSWALK STRIPING (TWO 6" WHITE STRIPS)
- CROSSWALK STRIPING (2' THERMOPLASTIC WHITE STRIPE @ 4" O.C.)
- 6" WOODEN POST
- DIRECTIONAL SIGN (SEE BRAND BOOK FOR DETAILS)

### QUANTITY TABLE

SD ASPHALT PAVEMENT	50,500 SF
HD ASPHALT PAVEMENT	6,700 SF
SD CONCRETE PAVEMENT	8,300 SF
HD CONCRETE PAVEMENT	66,900 SF
TANK PAD CONCRETE	2,700 SF
AUTO ISLAND CONCRETE	6,000 SF
CFL ISLAND CONCRETE	2,500 SF
CONCRETE WALK	3,900 SF
CONCRETE CURB	4,080 LF
NATURAL GAS LINE	290 LF
TELEPHONE LINE	100 LF
PRIMARY ELECTRIC	16 LF
SECONDARY ELECTRIC	117 LF
1" PVC	153 LF
2" PVC	174 LF
6" PVC	250 LF
SANITARY CLEANOUT	5 EA
SANITARY WYE	3 EA
SAMPLING STATION	1 EA
GREASE TRAP	1 EA
6" PERF HDPE	578 LF
6" RCP	700 LF
12" RCP	339 LF
15" RCP	126 LF
18" RCP	283 LF
24" RCP	817 LF
30" RCP	233 LF
36" RCP	29 LF
STORM CLEANOUT	26 EA
18" FES	1 EA
24" FES	3 EA
36" FES	1 EA
OUTLET CONTROL STR	1 EA
TYPE C MH - R-1772	3 EA
TYPE C MH - R-3010	6 EA
TYPE C MH - R-3287-10V	3 EA
TYPE C MH - R-4342	1 EA
TYPE J MH - R-1772	1 EA
TYPE J MH - R-3010	3 EA
TYPE J MH - R-3287-10V	2 EA
STORM SETTLER 10	1 EA

### SITE NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
- RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

TAC COMMENTS	KGP	10/23/25	
DRAINAGE COMMENTS	KGP	11/10/25	
DRAINAGE COMMENTS	KGP	11/13/25	
DRAINAGE COMMENTS & BUILDING REV	KGP	11/24/25	
CFL FUEL TANK UPDATE	BAS	12/05/25	
SIGNAGE UPDATE	KGP	01/13/26	
REVISIONS			DATE
No.			

AS NOTED BY KGP

DESIGNED BY: KGP

DRAWN BY: CDC

CHECKED BY: BAS

SCALE: 1" = 40'

NOT APPROVED FOR CONSTRUCTION

BRYAN ALLEN S. REGISTERED PROFESSIONAL ENGINEER

AGREE REALTY RE-THINK RETAIL

SITE PLAN

Speedway #42907

NWC of Albert S. Whites Drive & CR 450 E.

ORIGINAL ISSUE: 2025-10-02

KHA PROJECT NO. 170553000

SHEET NUMBER

C3.0

