



Staff Report PC20-015-PP

Shoppes at Anson North– Primary Plat

Docket PC20-015-PP Shoppes at Anson North - The petitioner is requesting approval of a Primary Plat to be known as the Shoppes at Anson North. The subject property is currently zoned PUD and is approximately 12.33 acres. This property is located at the north of Perry Worth Road and south of Central Blvd and Gateway E Drive. The petitioner is Midland Atlantic and MAP Anson II Land Investors, LLC.



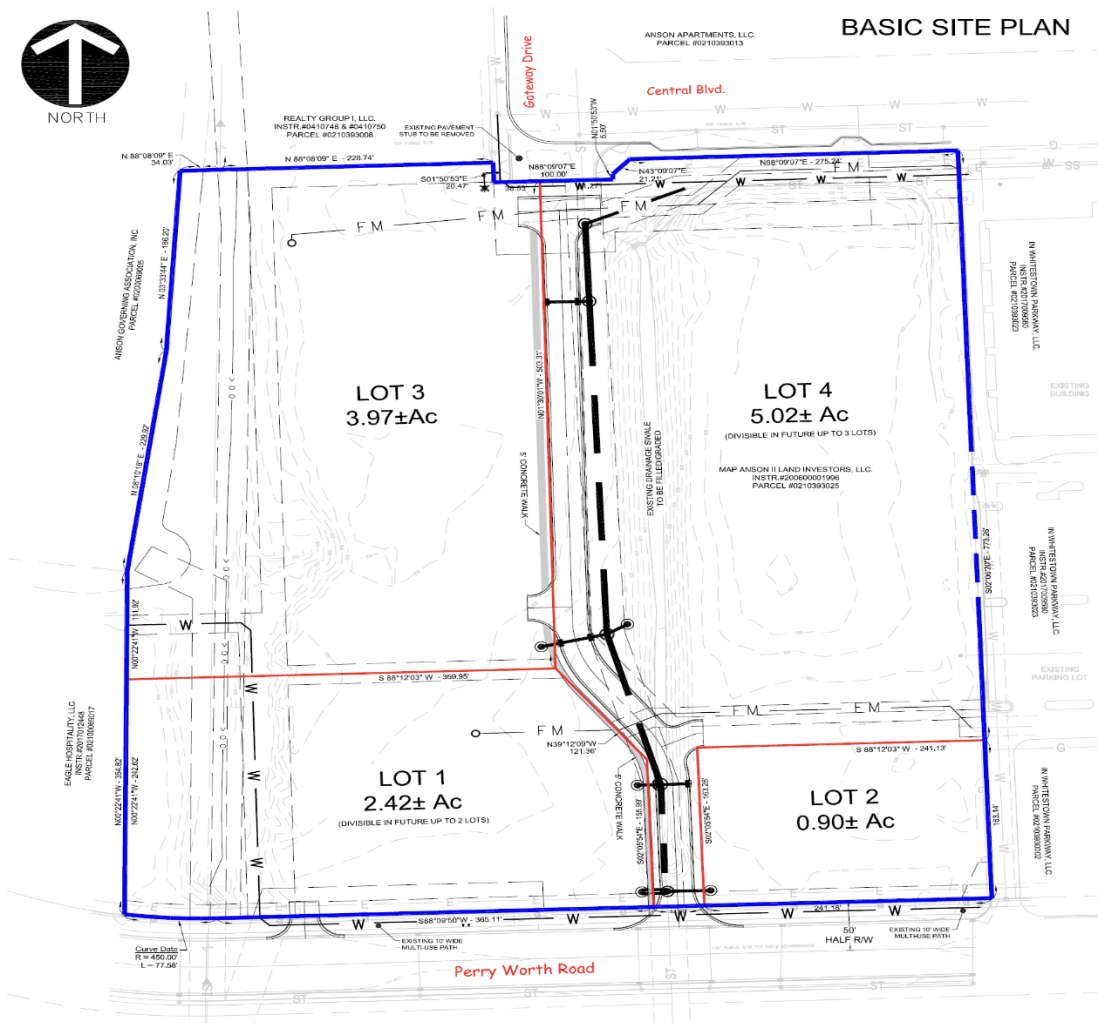
History

- Anson Development was approved by the Boone County Commissioners on August 6, 2004 and the Boone County Area Plan Commission on July 14, 2004 to be zoned as a PUD, Ordinance # 2004-10.
- This area has been master planned for drainage and utilities- the petitioner is requesting development of the site.

Proposed Development

Petitioner is proposing 4 Lot commercial/retail and restaurant development located on the north side of Perry Worth Road, just south of the Anson Apartments, and on the east side of Interstate 65. The property falls within the Anson PUD – southwest business district and the new development will be known as “The Shoppes at Anson North”. The existing 12.31-acre parcel will be subdivided into 4 lots. Access to the site will be from Perry Worth Road with a new access road entrance running north and south through the center of the new development. The proposed land uses for each lot will be planned for multiple retail and restaurant services. The only known business at this time will be a Fairfield Inn & Suites Hotel that will be located on Lot 3. Typical hours of operation for the hotel will be 24 hours, 7 days a week. Employee count for the hotel will be approximately 20-25 with a maximum of 6 during a single shift. The future owners/tenants of Lots 1, 2, and 4 are unknown at this time. Since these lots will be future retail stores and/or restaurants, typical hours of operation for the retail spaces could range from 9am – 10pm and typical hours for a future restaurant could range from 6am – Midnight. A combined employee count for Lots 1, 2, and 4 may be near 40, during peak shifts. Previous land development activities on the subject site occurred in 2014 by Duke Construction that involved mass grading activity.

Below is the proposed plan:



Compliance

The proposed development plan is in compliance with the standards of the I-65 Anson PUD and Whitestown Zoning Ordinance. Landscaping and lighting plans have been submitted and revised for compliance.

Staff Comments

Proposed Primary Plat is within compliance of Anson PUD standards and has been reviewed.