



Staff Report PC20-016-CP

Fairfield Inn Anson North - Concept Plan

Docket PC20-016-CP Fairfield Inn Anson North- The petitioner is requesting approval of a Concept Plan to be known as Fairfield Inn Anson North. The subject property is currently zoned PUD and is approximately 3.37-acre parcel on Lot 3 of Shoppes at Anson North. This property is located in the northwest corner of Shoppes at Anson North. The petitioner is Hospitality Services and the property owner is MAP Anson II Land Investors LLC.

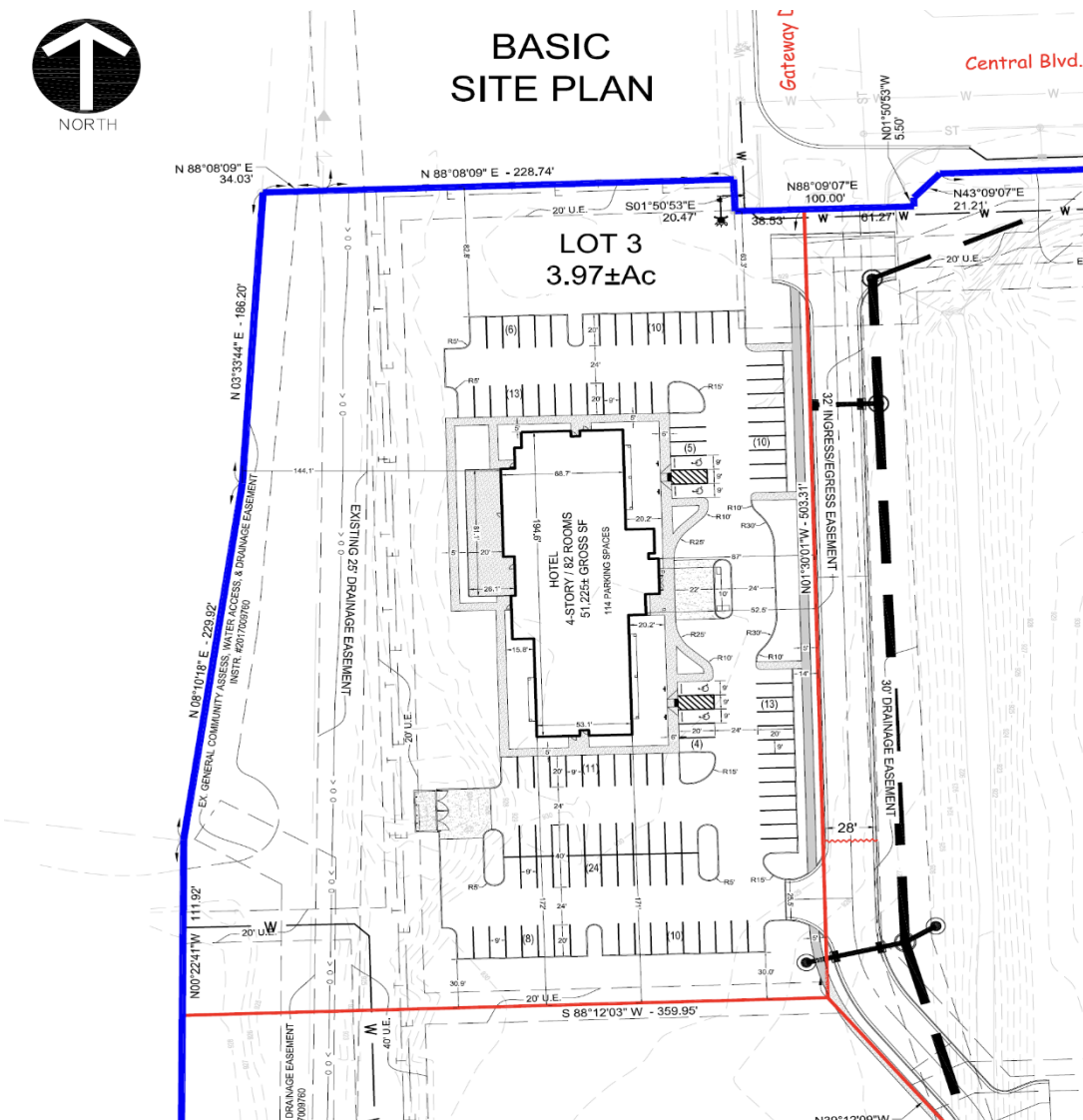


History

- 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.

Hospitality Project Services is filing for Concept Plan approval for a proposed 51,225 GSF Fairfield Inn & Suites Hotel to be located on Lot #3 of *The Shoppes at Anson North* Commercial Development. The subject site for the proposed development is located approximately 300' north 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. Access to the site will be from a newly installed access road that will run north and south to Perry Worth Road through the new commercial development. 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. Previous land development activities on the subject site occurred in 2014 by Duke Construction that involved mass grading activity.

Below is the proposed Concept Plan:



Compliance

The proposed development plan is in compliance with the standards of the I-65 PUD and Whitestown Zoning Ordinance.

Staff Recommendation

Project meets concept plan requirements. Staff recommends project move forward with development plan approval.