



# Staff Report PC21-003-CP

## Anson Building 18- Concept Plan

**Docket PC21-003-CP Anson Building 18** - The petitioner is requesting approval of a Concept Plan to be known as Allpoints at Anson Building 18. The subject property is currently zoned PUD and is 8.84 +/- acres. This property is located south of CR 450 S and north of Anson Blvd. The petitioner is Duke Construction Limited Partnership and the property owner is Browning/Duke 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 property was annexed into the Town of Whitestown in 2004 by the Whitestown Town Council.
- This area has been master planned for drainage and utilities- the petitioner is requesting development of the site.



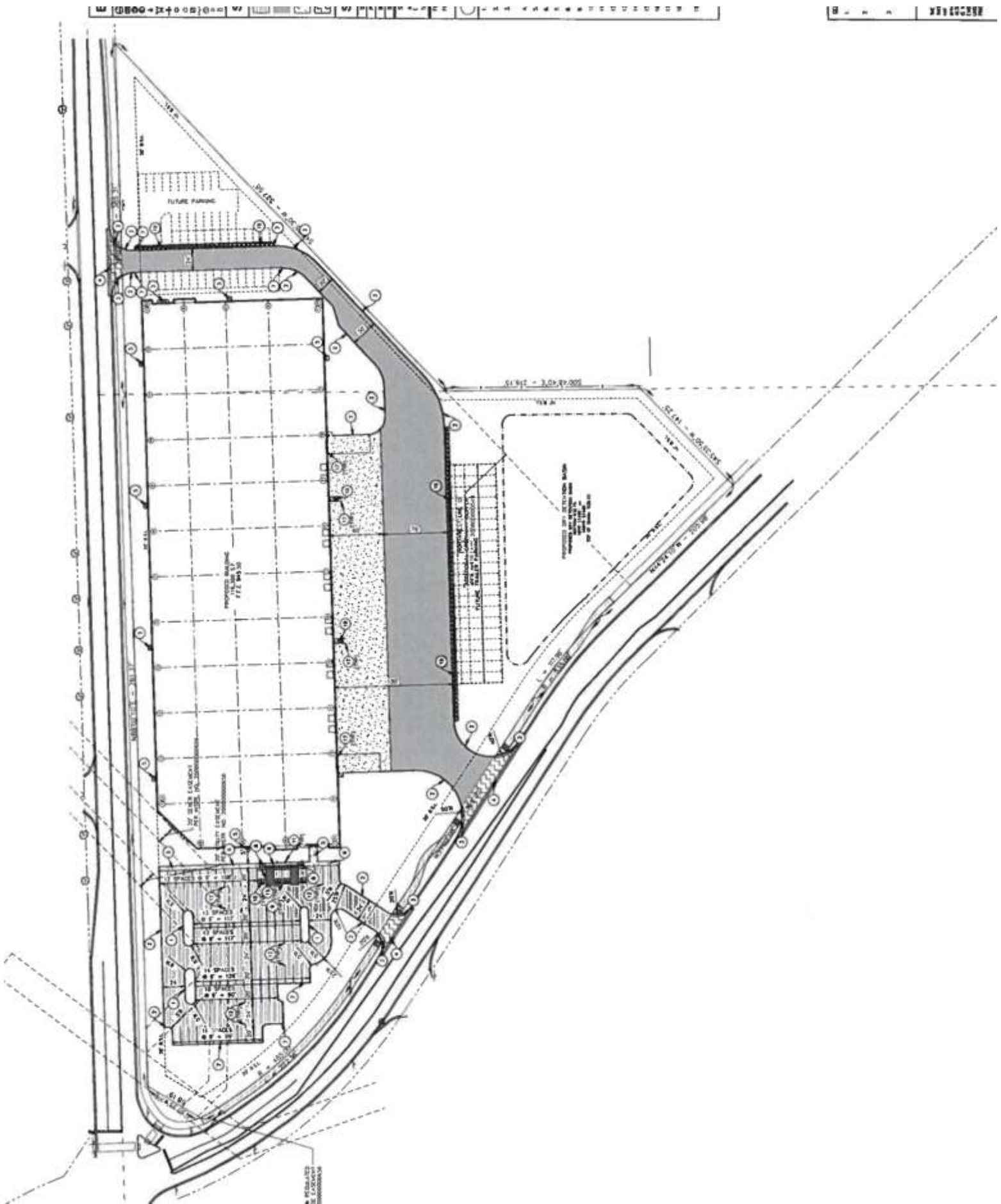
## Proposed Development

The subject property is 8.84 +/- acres and is located south of CR 450 S and north of Anson Blvd. The petitioner Duke Construction Limited Partnership proposes to develop and build a new warehouse/ distribution building in the Allpoints at Anson Business Park. The project will consist of an approximately 119,388 foot situated on + / - 8.84 acres. Operations within the building may be up to 24 hours per day.

Access to the site will be provided from Anson Blvd and CR 450 S. Truck access the site will be via Anson Boulevard (Trucks will not be allowed to access the site via CR 450 S). The building will have loading docks on the South side of the building. Car parking will be situated on the west side of the building. Car parking and trailer staging is expandable with proposed future locations shown on plan.

The site is currently unimproved and is owned by Browning/Duke, LLC. The site is located within the Interstate Commerce district of the I-65 PUD. The site is also located within the Corridor Overlay District of the I-65 PUD.

Below is the proposed plan:



## **Compliance**

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

## **Technical Advisory Committee Comments**

TAC met on 2/9/2021. Most comments have been addressed- some outstanding comments involve:  
Boone County Drainage approvals

## **Staff Comments**

Staff has checked the landscaping/buffering requirements, lighting standards, and overall compliance with the I-65 Anson PUD.

## **Staff Recommendation**

Staff recommends that the WPC approve the concept plan known as Anson Building 18 Concept Plan.