



Staff Report PC21-014-CP

AllPoints at Anson Lot 6

Docket PC21-014-CP – Concept Plat – AllPoints at Anson Lot 6

The petitioner is requesting review of a Concept Plat to be known as AllPoints at Anson Lot 6. The site in question is located on the west side of CR 500 E, north of the intersection of CR 450 S and CR 500 E in Whitestown, Indiana. The site is zoned PUD-Anson. The petitioner is proposing to construct an approximate 256,520 square foot building footprint building for light industrial use on approximately 16.11 acres. The applicant is Opus Development Company, LLC on behalf of owner Browning/Duke, LLC.

Location

1. The site in question is located on the west side of CR 500 E, approximately 389 feet north of the intersection of CR 500 E and CR 450 S. The site in question is located Within the AllPoints at Anson industrial park. The surrounding area is characterized by light industrial uses.



History

1. There is no relevant history for the site in question.
2. In February 2021, the site adjacent to the west was approved for a building and parking expansion through an Administrative Development review (PC21-001-ADP).

Proposed Development

The proposed project is located on approximately 16.11 acres. The site is zoned Planned Unit Development (PUD)-Anson.

The submitted plans and materials indicate the following:

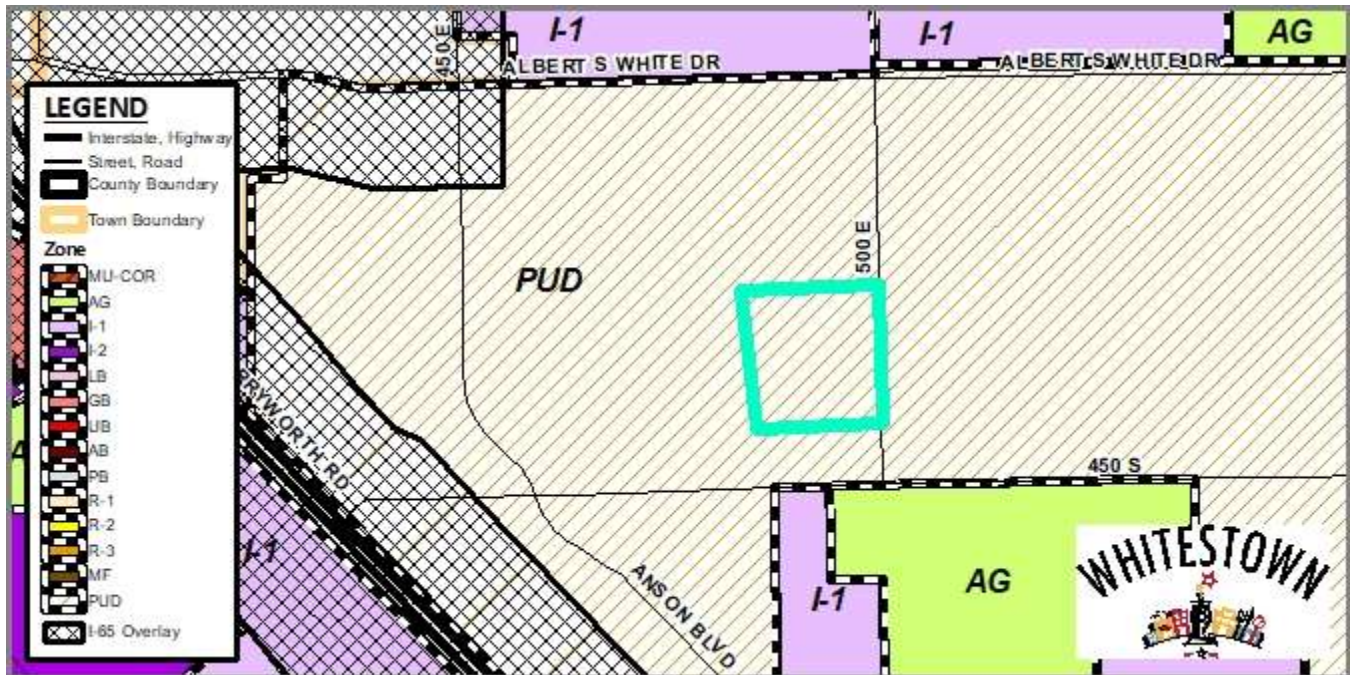
- Approximately 256,520 square foot building footprint for light industrial use;
- Approximately 27.4% open space;
- Onsite parking including:

- 203 standard vehicle parking stalls;
- 27 trailer parking stalls.
- The loading berths for trailers are located on the east and west sides of the proposed structure;
- Three access points, one on CR 500 E and the others on a private street shared with the property adjacent to the west;
- Maximum building height of 43' 8" where the maximum height is 45'.

Zoning

The site in question is zoned Anson PUD, and more specifically located within the Interstate Commerce District within the PUD. "The Interstate Commerce District shall be generally located as designated in the Land Use Districting Plan. The use areas permitted within the Interstate Commerce District shall be limited to Office Areas, retail Areas, Office/Flex Areas and Industrial Areas."

Permitted uses within the Industrial Areas of the Interstate Commerce District include parking lots, light and general industry, warehouses, business parks, amongst others. The maximum height of buildings with the Interstate Commerce District is 60 feet, except when located within 600 feet of residential uses then the maximum height is 45 feet.



Compliance

The proposed Concept Plan is compliance with the Whitestown Unified Development Ordinance and the Anson PUD (ORD 2004-10).

Staff Recommendation

Staff is providing a favorable recommendation for the proposed Concept Plan located between on the west side of CR 500 E where an approximate 246,520 square foot building footprint for industrial use is located on approximately 16.11 acres.



EXISTING LEGEND

- 1. EXISTING LOT
- 2. EXISTING BUILDING
- 3. EXISTING DRIVE
- 4. EXISTING SIDEWALK
- 5. EXISTING CURB
- 6. EXISTING UTILITY
- 7. EXISTING TREE
- 8. EXISTING FENCE
- 9. EXISTING WALL
- 10. EXISTING POLE
- 11. EXISTING SIGN
- 12. EXISTING LIGHT
- 13. EXISTING DRIVE
- 14. EXISTING SIDEWALK
- 15. EXISTING CURB
- 16. EXISTING UTILITY
- 17. EXISTING TREE
- 18. EXISTING FENCE
- 19. EXISTING WALL
- 20. EXISTING POLE
- 21. EXISTING SIGN
- 22. EXISTING LIGHT

SITE LEGEND

- 1. PROPOSED BUILDING
- 2. PROPOSED DRIVE
- 3. PROPOSED SIDEWALK
- 4. PROPOSED CURB
- 5. PROPOSED UTILITY
- 6. PROPOSED TREE
- 7. PROPOSED FENCE
- 8. PROPOSED WALL
- 9. PROPOSED POLE
- 10. PROPOSED SIGN
- 11. PROPOSED LIGHT

SITE DATA TABLE

ITEM	DESCRIPTION	AMOUNT	UNIT
1	PROPOSED BUILDING	256,520	S.F.
2	PROPOSED DRIVE	100	L.F.
3	PROPOSED SIDEWALK	100	L.F.
4	PROPOSED CURB	100	L.F.
5	PROPOSED UTILITY	100	L.F.
6	PROPOSED TREE	100	L.F.
7	PROPOSED FENCE	100	L.F.
8	PROPOSED WALL	100	L.F.
9	PROPOSED POLE	100	L.F.
10	PROPOSED SIGN	100	L.F.
11	PROPOSED LIGHT	100	L.F.
TOTAL		256,520	S.F.

ALLPOINTS AT ANSON LOT 6

Whitestown, Indiana
 Docket # PC-014-CP
 Parcel # 0181252100

NO CONSTRUCTION SHALL BE PERMITTED WITHOUT THIS PLAN

CERTIFIED BY _____

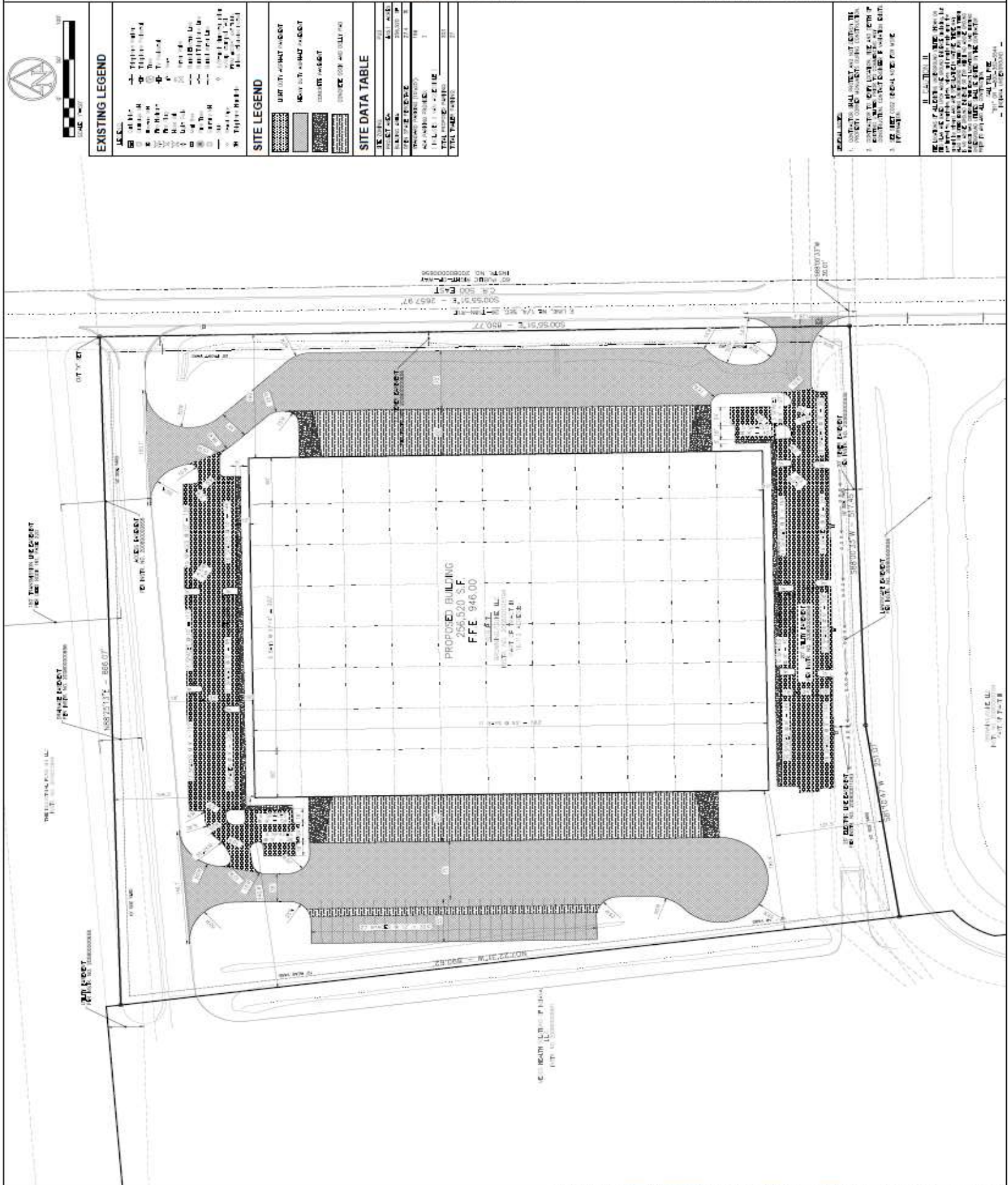
ISSUANCE INDEX	
DATE	4/18/2021
PROJECT PHASE	

NO.	DESCRIPTION	DATE

Project Number 2021.03597

SITE PLAN

C200



- NOTES:**
1. CONTRACTOR SHALL VERIFY ALL SET POINTS AND ELEVATIONS.
 2. CONTRACTOR SHALL VERIFY ALL SET POINTS AND ELEVATIONS.
 3. CONTRACTOR SHALL VERIFY ALL SET POINTS AND ELEVATIONS.
- REVISIONS:**
- | NO. | DESCRIPTION | DATE |
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