



Staff Report PC21-062-CP

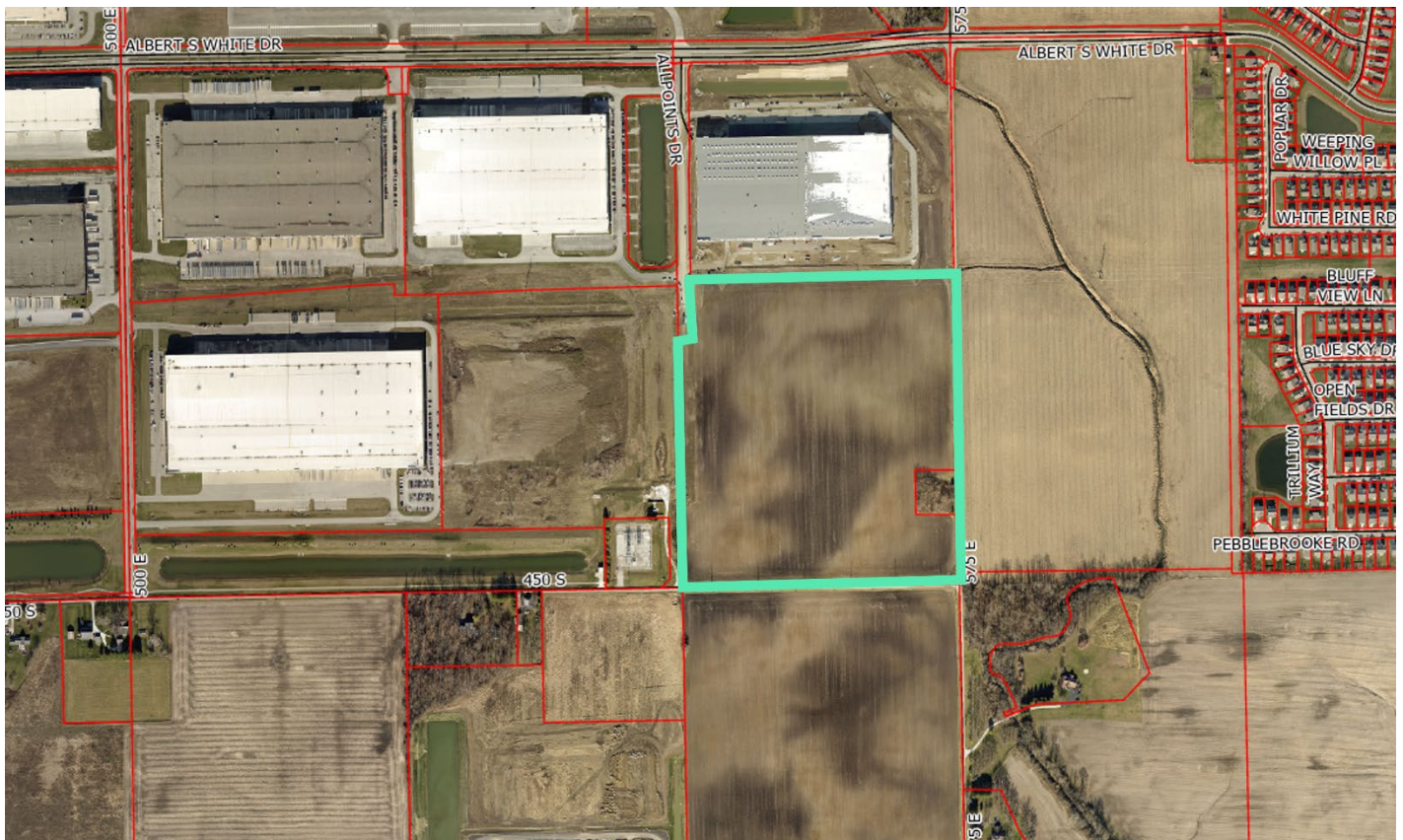
All Points at Anson Building 10

Docket PC21-062-CP – Concept Plan – All Points at Anson Building 10

The petitioner is requesting review of a Concept Plan to be known as All Points at Anson Building 10. The site in question is located on the northwest corner of CR 575 E and CR 450 S in Whitestown. The site is zoned Anson-PUD. The petitioner is proposing to develop an approximate 605,340 square foot building footprint for industrial use and associated parking on approximately 40.7 acres. The applicant and owner is Browning Investments.

Location

1. The site in question is located on the northwest corner of CR 575 E and CR 450 S. The site in question is a part of the All Points at Anson industrial park development generally located south of Albert S White Drive. The surrounding area is characterized by industrial and agriculture uses.



History

1. There is no relevant history for the site in question.

Proposed Development

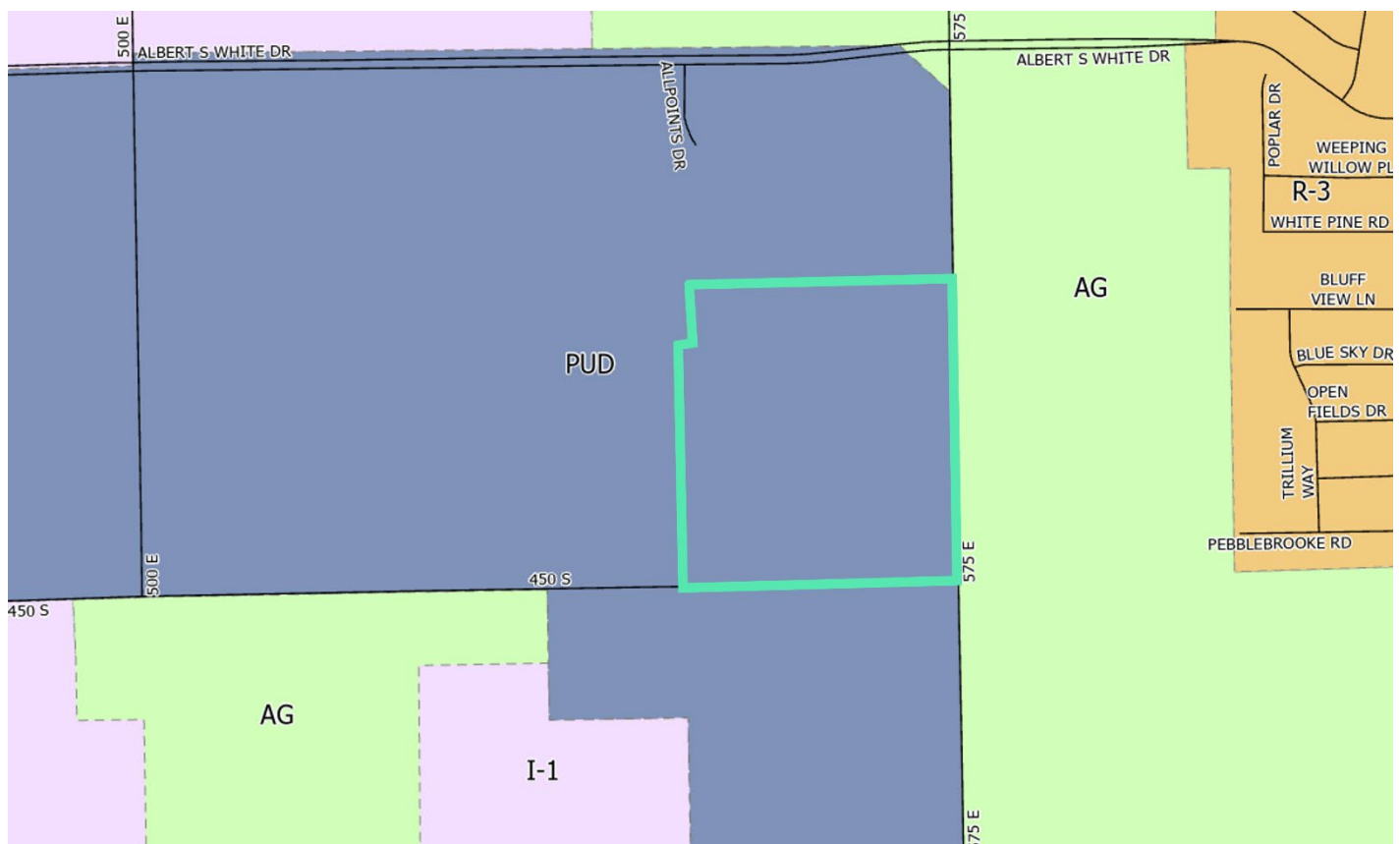
The proposed development is located on approximately 40.7 acres. The site is zoned Anson-PUD Commerce District. Floodplain is located on the north side of the site.

The submitted plans and materials indicate the following:

- Approximately 605,340 square foot building footprint for an industrial use;
- Proposed onsite parking including approximately:
 - 132 standard parking stalls;
 - 246 future standard parking stalls;
 - 6 ADA parking stalls;
 - 64 trailer parking stalls; and
 - 62 future trailer parking stalls.
- Two proposed access points on the future extension of Allpoints Drive;
- Stormwater retention located on the west side of the site;

Zoning

The site in question is zoned Anson- PUD and is part of the Commerce District. “The Commerce District shall be generally located as designated on the Land Use Districting Plan. The use Areas permitted, within the Commerce District shall be limited to Office Areas, Office/Flex Areas and Industrial Areas.” Permitted uses in the Industrial Area of the Commerce District include but are not limited to Office/Flex, Truck Freight Terminal, and Storage and Transfer Establishment, and others.



Staff Recommendation

The proposed Concept Plan is in compliance with the I-65 Anson PUD Ordinance (2004-10). Staff is providing a favorable recommendation for the All Points at Anson Building 10 Concept Plan Docket PC21-062-CP. The applicant is proposing to develop an approximate 605,340 square foot building footprint for industrial use and

associated parking on approximately 40.7 acres.

EXISTING LEGEND

- 1. EXISTING ASPHALT PAVEMENT
- 2. EXISTING CONCRETE PAVEMENT
- 3. EXISTING GRAVEL PAVEMENT
- 4. EXISTING DIRT/GRASS
- 5. EXISTING FENCE
- 6. EXISTING CURB
- 7. EXISTING DRIVE
- 8. EXISTING SIDEWALK
- 9. EXISTING STREET
- 10. EXISTING LOT
- 11. EXISTING BUILDING
- 12. EXISTING UTILITY
- 13. EXISTING TREE
- 14. EXISTING SHrub
- 15. EXISTING FOLIAGE
- 16. EXISTING WATER
- 17. EXISTING SAND
- 18. EXISTING GRAVEL
- 19. EXISTING DIRT
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