



Staff Report PC21-063-DP

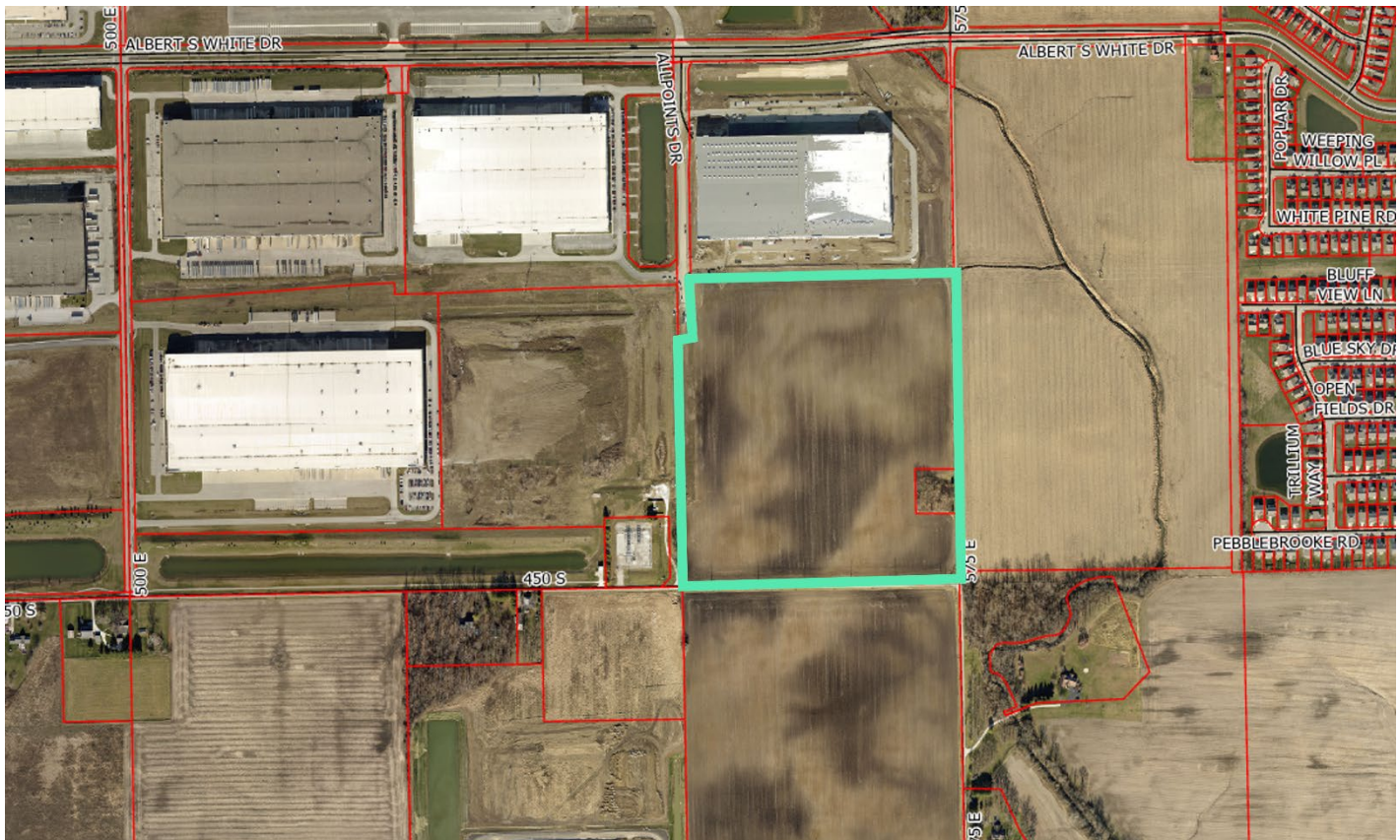
All Points at Anson Building 10

Docket PC21-063-DP – Development Plan – All Points at Anson Building 10

The petitioner is requesting review of a Development 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. The site is adjacent to a Protected Residential Area as described in the Anson PUD.



History

1. In 2021, in conjunction with this Development Plan the applicant has also submitted for Concept Plan approval (PC21-062-CP).

Proposed Development

The proposed development is located on approximately 40.7 acres. The site is zoned Anson-PUD Commerce

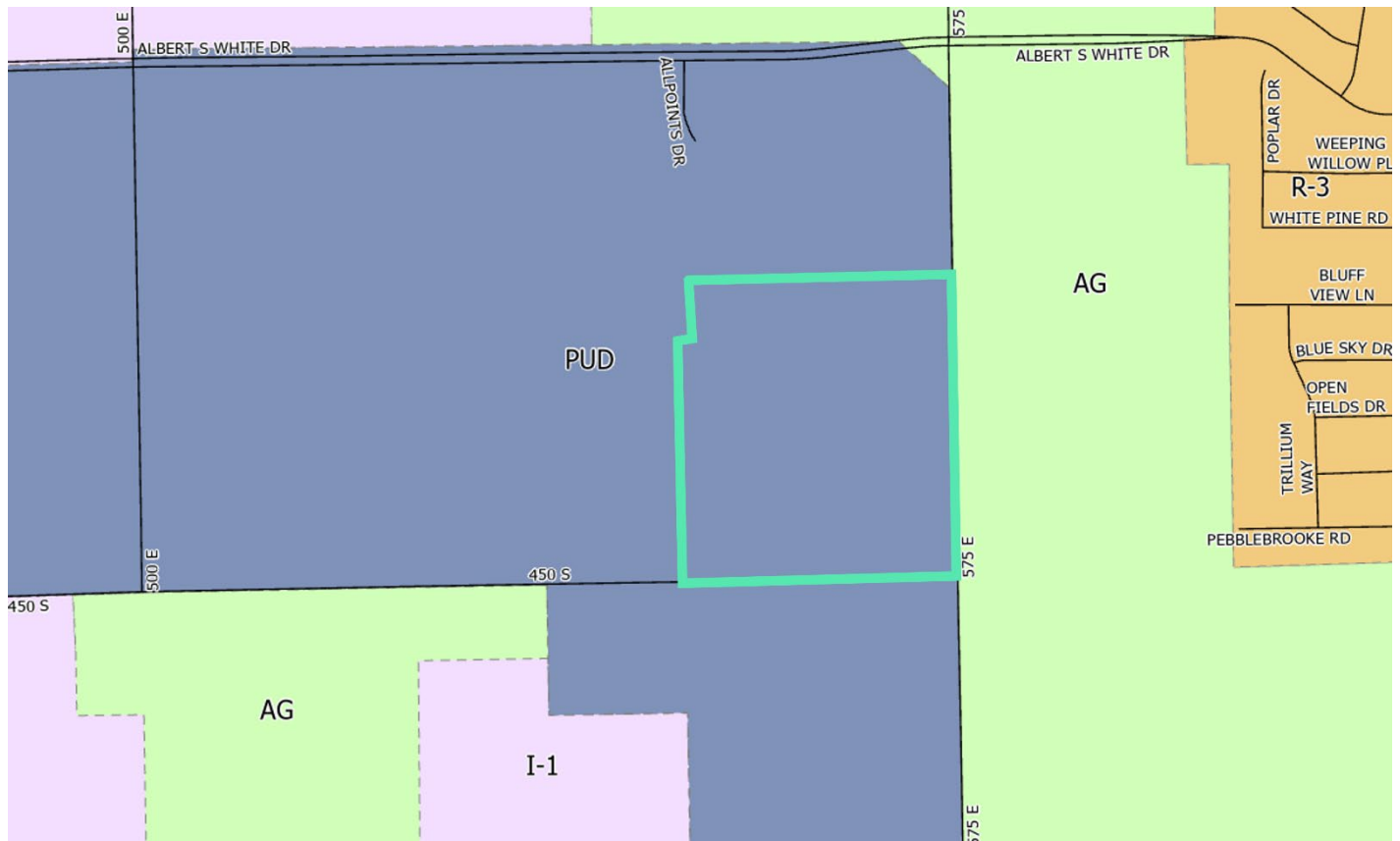
District. Floodplain is located on the north side of the site. The proposed loading berths and trailer staging areas are within 600 feet of a protected residential area.

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;
- Loading berths and trailer parking on the west and east sides of the site;
- Landscaping plan that meets the requirements of the Anson PUD;
 - Proposed screening that screens 100% of the trailer staging area and loading berths.
- Photometric plan that meets the requirements of the Anson PUD;
- Architectural and elevations that meet the requirements of the Anson PUD;
- 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.



Change in Development Standards or Approval of Alternate Plans

The applicant is proposing alternate plans from the Anson PUD. The proposed loading berths and trailer staging areas are within 600 feet of a protected residential area. Per the Anson- PUD Section 19, given the criteria are met, the Plan Commission may approve a development standards or an alternate plan than is in a different from the regulations set forth in the PUD Ordinance.

Staff Recommendation Change in Development Standards

Staff is providing a favorable recommendation for the Allpoints at Anson Building 10 Change in Development Standards for Docket PC21-063-DP. The applicant is proposing to develop a site where trailer staging areas and loading berths are located within 600 feet of a Protected Residential Area.

Staff's recommendation to Plan Commission finds the alternate plans complies with the following requirements in accordance with PUD Section 19 and approval be granted upon:

1. ***The alternate plans will not substantially affect the integrity of the development plan for the Property.***
2. ***The alternate plans are appropriate for the site and its surrounding.***
3. ***The alternate plans are compatible and consistent with the intent of the stated standards of development plan.***

Staff Recommendation Development Plan

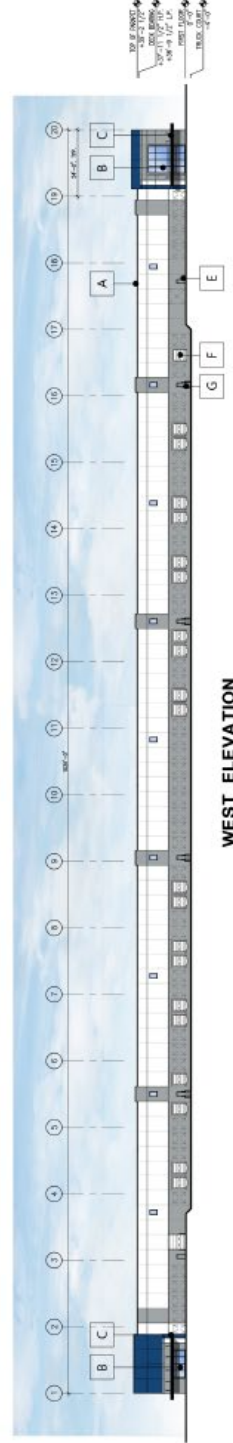
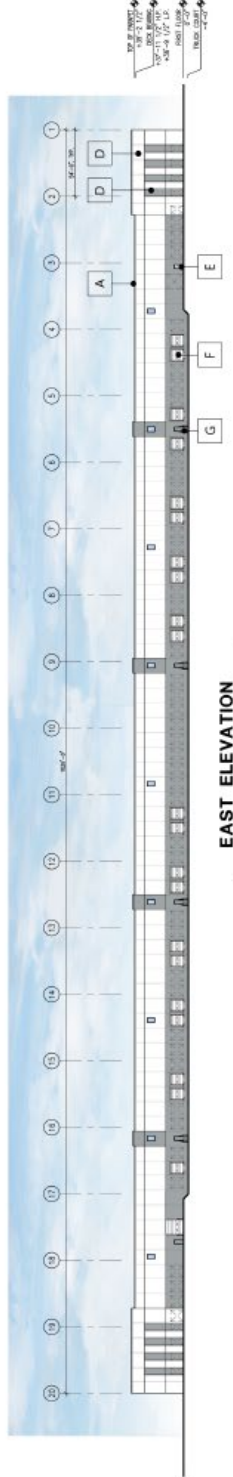
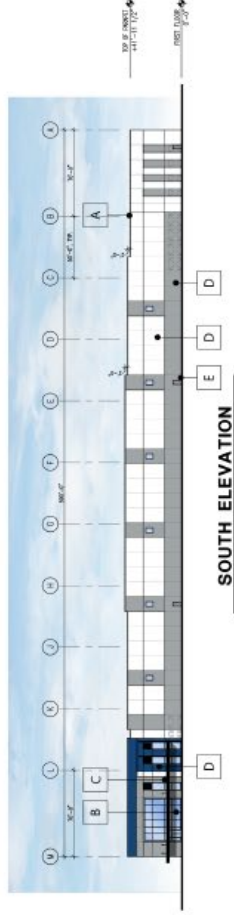
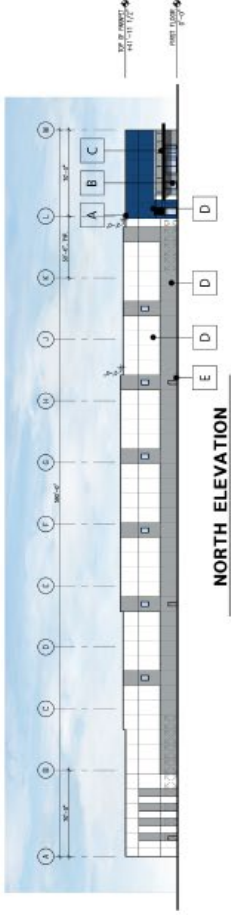
Staff is providing a favorable recommendation for the Allpoints at Anson Building 10 Development Plan Docket PC21-063-DP. The applicant is proposing to develop an approximate 605,340 square foot building footprint for industrial use and associated parking on approximately 40.7 acres.

Staff's recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.7 E. and approval be granted upon:

1. ***The proposed Development Plan is in compliance*** with all applicable development and design standards of the zoning district where the real estate is located.
2. ***The proposed Development Plan manages traffic*** in a manner that promotes health, safety, convenience, and the harmonious development of the community.
3. ***The applicable utilities have enough capacity*** to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service to meet the needs to the proposed development.

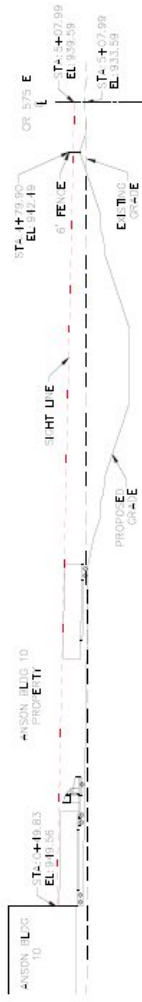
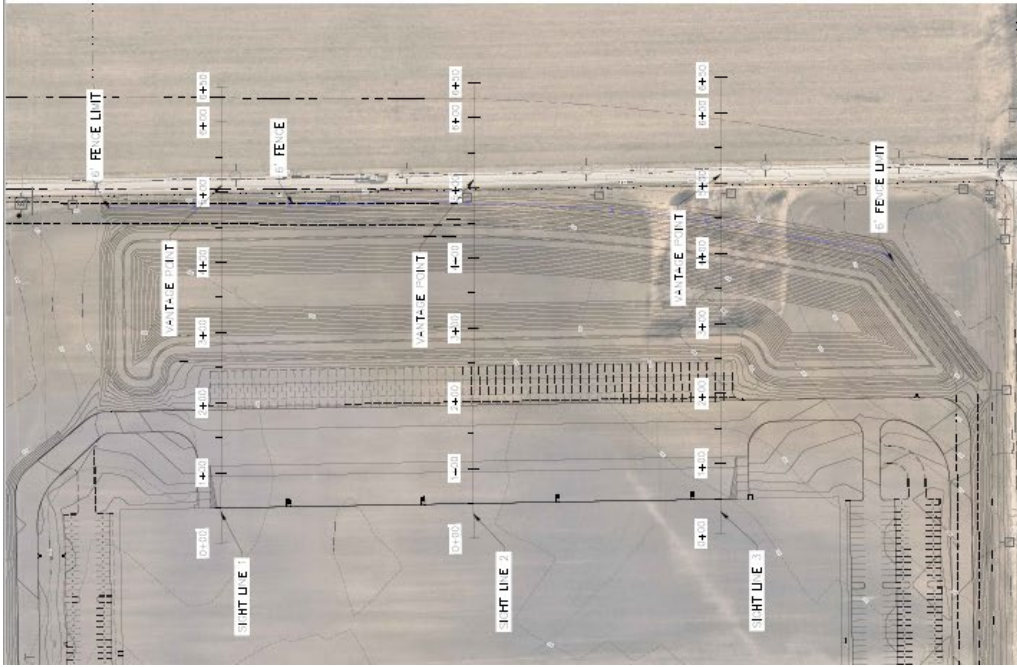
MATERIALS KEY:

- A Prefinished Aluminum Coving
- Color: Tricorn Black - Sherwin Williams 6256
- B Aluminum Stoveknob System with Clear Glazing
- Color: Tricorn Black Mullions
- C Prefinished Aluminum Canopy with Support Posts
- Color: Tricorn Black
- D Precast Concrete Panel with Reveals
- Color: Snowbound White - Sherwin Williams 7004
- Color: Network Gray - Sherwin Williams 7073
- Color: Honorable Blue - Sherwin Williams 6811
- E Hollow Metal Door, Painted
Color: Match Adjacent Precast
- F Sectional Dock Door with Bumper, Prefinished
- Color: Snowbound White
- G Aluminum Dock Star with Metal Handrails

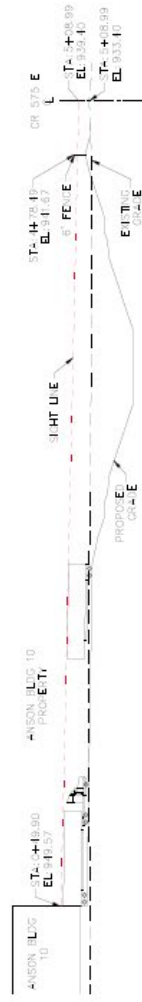


Exterior Elevations





Sight Line 1



Sight Line 2



Sight Line 3

0' 75' 150'



SCALE: 1" = 150'

January 10, 2022



Sight Line Exhibit

All Points at Anson Building 10
Whitestown, Indiana





9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580
FAX 317.543.0270

January 10, 2022

Ms. Brittany Garriott
Director of Planning and Community Development
6210 Veterans Drive
Whitestown, Indiana 46075

RE: AllPoints at Anson Building 10

Dear Ms. Garriott:

Browning Investments proposes to develop and build a new warehouse building in the AllPoints at Anson business park at the northeast corner of CR 450 S and CR 575 E. The project will consist of an approximately ±605,340 square foot industrial warehouse building with associated storm sewer, parking lots, sanitary sewer connection, and water main on the ±40.7-acre site.

Access to the site will be provided via an extension of AllPoints Drive. The building will have loading docks on the east and west side. Trailer parking is currently proposed on the west side of the building with plans for possible future trailer parking on the east side as shown in the plans.

The site is located within the I-65 PUD, which is subject to the I-65 PUD Ordinance. Per section 4.7 of the Anson I-65 PUD, "All loading or unloading berths or bays within six hundred (600) feet of any Protected Residential Area shall be located on the façade of the building that is opposite the Protected Residential Area; except, however, where such loading or unloading berths or bays are screened by an existing building." Additionally, per section 11.8, "Trailer staging shall be designed and shown on the development plans. Appropriate areas adjacent to or in close proximity to the loading areas shall be used and trailer staging areas shall be screened from public street rights-of-way. Trailer staging shall (i) be prohibited within two hundred (200) feet of a Protected Residential Area and (ii) be located behind the façade of the building that is opposite a Protected Residential Area within six hundred (600) feet of any Protected Residential Area; except, however, where such trailer staging areas are screened by an existing building." Per the PUD, the real estate abutting the east right-of-way line of County Road 575 E between CR 400 S and CR 500 S is considered a Protected Residential Area.

Browning Investments is requesting a modification of the development standards for the PUD per Section 19 of the Anson I-65 PUD. This modification would allow for the loading berths and trailer staging area to be within the 600' as described in the PUD. Per the conditions of Section 19, the modification may be approved by the APC, so long as the modification (i) would not substantially affect the integrity of the development plan for the Property, (ii) is appropriate for the site and its surrounding and (iii) is compatible and consistent with the intent of the stated standards or development plan. It is believed that this modification meets the requirements set forth in Section 19 of the I-65 PUD for the following reasons:

Ms. Brittany Garriott
January 10, 2022
Page 2

- (i) **The approval would not substantially affect the integrity of the development plan for the Property because:** The site will be screened by a combination of berm and solid wood fence along the eastern property line of the development. This combination of fence and berm will provide 100% screening of the truck loading docks and trailer staging from CR 575 E. Similar site screening has been proposed to the south on the 65 Commerce Park Building 8 development.
- (ii) **The Development Standard is appropriate for the site and its surrounding because:** The petitioner proposes to construct a berm and install a solid wood fence on the east side of the property which will provide screening from CR 575 E. Additionally, the real estate east of CR 575 E adjacent to this parcel is currently zoned as Agricultural and is heavily encumbered by floodplain, making future residential development unlikely. Lastly, it should be noted that the proposed APA 10 development is in general conformance with the conceptual exhibits approved and included in the PUD.
- (iii) **The Development Standard is compatible and consistent with the intent of the stated standards or development plan because:** The loading docks and trailer staging will be completely screened by the fence and berm proposed along CR 575 E. Although the distance will be shorter than the 600' described in the PUD, these measures will still allow the docks and trailer staging to be hidden from view. This arrangement will be substantially similar and consistent with the proposed screening proposed on 65 Commerce Park Building 8 to the south.

Thank you for your time in reviewing this request. If you need any further assistance or have any further questions regarding this matter, please contact me at mpearce@structurepoint.com or at 317-547-5580.

Sincerely,
American Structurepoint, Inc.

Michael Pearce
Michael C. Pearce, PE