



# Staff Report PC22-066-CP

## Shoppes at Anson North Lot 4

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Meeting Date: October 10, 2022

### Docket PC22-066-CP – Concept Plan – Shoppes at Anson North Lot 4

The petitioner is requesting a review of a development plan to be known as The Shoppes at Anson North Lot 4. The site in question is located between Central Boulevard and Mills Drive in Whitestown. The site is zoned Anson Planned Unit Development (PUD). The petitioner is proposing to develop an approximate 50,000-square-foot building for commercial use and associated parking on approximately 5.03 acres. The applicant and owner is MAP Anson II Land Investors, LLC.

### Location

1. The site in question is located on the north side of Mills Drive next to Hobby Lobby. The site in question is a part of the Shoppes at Anson North development. The surrounding area is characterized by commercial uses.



### History

1. In 2020 the surrounding area was platted (PC20-019-SP Shoppes at Anson North)
2. In 2022 the development plan for Shoppes at Anson Lot 2 (PC22-028-DP), located to the south of the site in question, was approved.
3. A development plan was filed in conjunction with this concept plan request (PC22-067-DP).

## Proposed Development

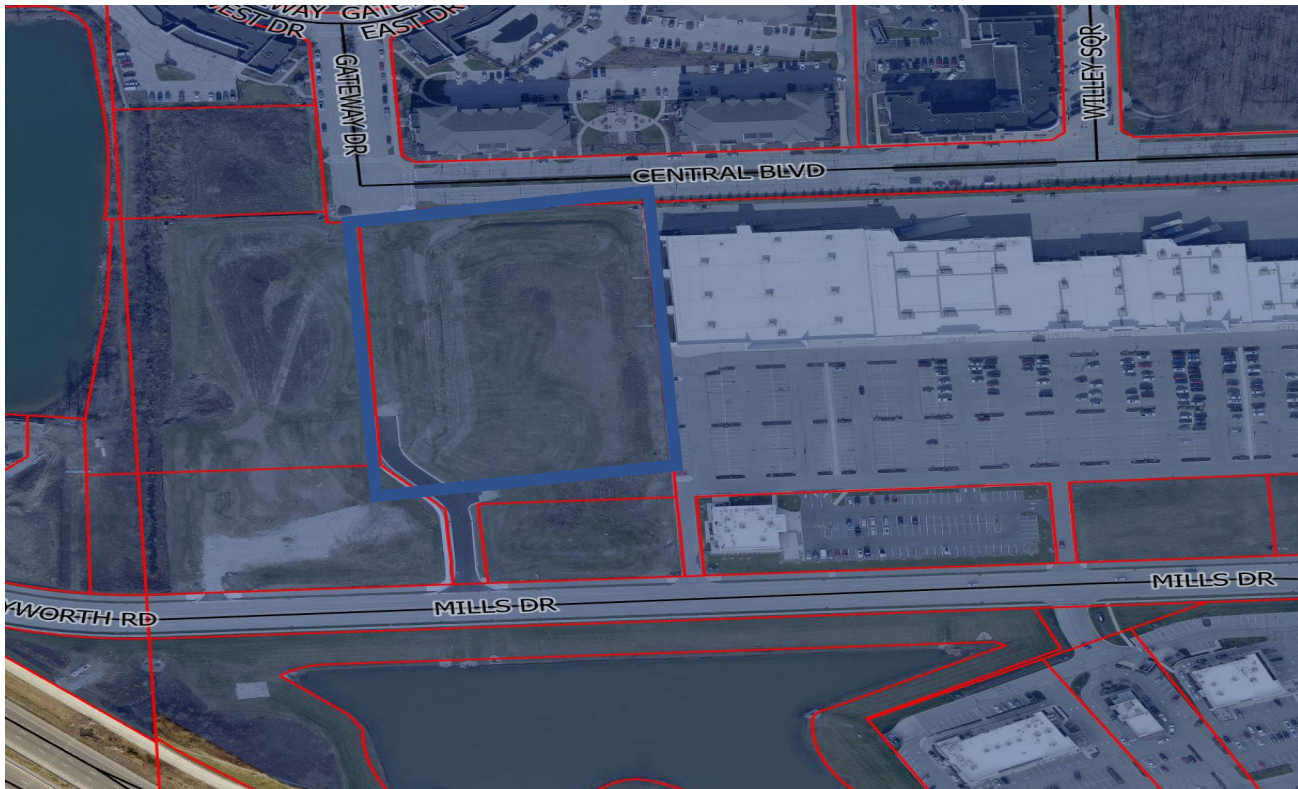
The proposed development is located on approximately 5.03 acres.

The submitted plans and materials indicate the following:

- Approximately 50,360 square feet for retail use;
- Meets the setback requirements of the UDO;
- Proposed on-site parking;
  - o 202 standard parking stalls;
  - o 8 accessible parking stalls;
- Loading berths located on the north side of the building;
- Proposed pedestrian connection to Gateway Dr.
- One existing access drives onto Mills Dr.; and,
- Cross access will be provided to the existing commercial uses to the east.

## Zoning

The site in question is zoned Anson PUD and is part of the Business District. "The Business District shall be generally located as designated on the Land Use Districting Plan. The use Areas permitted within the Business District shall be limited to Two-Family Residential Areas, Multi-Family Residential Areas, Professional Office Areas, and Retail Areas."



## Staff Recommendation

Staff is providing a favorable recommendation for the Shoppes at Anson North Lot 4 Concept Plan Docket PC22-066-CP. The applicant is proposing to develop a commercial retail use with associated parking on approximately 5.03 acres. The proposed Concept Plan is in compliance with the Anson Planned Unit Development and applicable UDO Chapters.

## Materials Submitted by the Applicant

