



Staff Report PC23-040-CP

Rego-Fix Building Addition

Meeting Date: September 11, 2023

Docket PC23-040-CP – Concept Plan – Rego-Fix Building Addition

The petitioner is requesting a review of a Concept Plan known as Rego-Fix Building Addition. The site in question is located at 4420 Anson Boulevard in Whitestown. The applicant is proposing to construct a 12,034 square foot building addition and associated parking to an existing development. The site is zoned Anson Planned Unit Development (PUD) and I-65 Overlay. The applicant and owner is Rego Fix.

Location

The site in question is located at the intersection of Anson Boulevard and County Road E 450 S, approximately 302 feet east of the intersection of County Road E 450 S and Perry Worth Road. There is an existing structure and parking on site. The surrounding area is characterized by industrial uses.



History

In 2016, the Whitestown Plan Commission approved a Development Plan to develop the site for light industrial use (PC16-015-DP).

A Development Plan has been submitted in conjunction with this application (PC23-041-DP).

Proposed Development

The applicant is proposing to construct a building addition and associated parking on approximately 4.25 acres. The submitted plans and materials indicate the following:

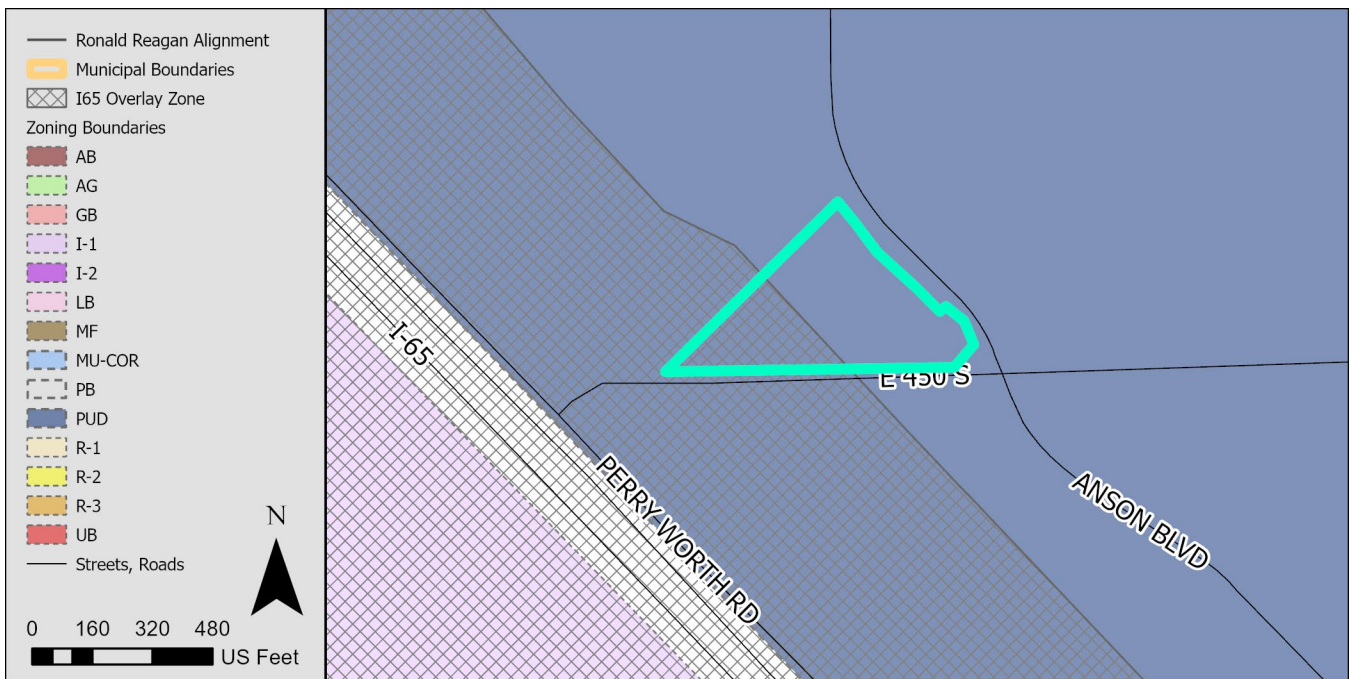
- Existing structure is approximately 20,034 square feet
- Proposed addition is approximately 12,034 square foot building footprint structure;
- Total structure will be approximately 32,068 square feet;
- Parking:
 - o 19 proposed standard stalls
 - o 1 proposed ADA stall

- 38 existing standard ADA stalls
- 2 existing ADA stalls
- Sidewalk wrapping around building to existing structure;
- Relocating dumpster enclosure; and,
- Dock door facing north.

Zoning

The site in question is zoned Anson Planned Unit Development (PUD). The Interstate Commerce District of the PUD “shall be generally located as designated on 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; provided, however, Retail Areas shall be prohibited within the area designated on Exhibit K.”

The site is also zoned with the I-65 Overlay. “This district is established to provide consistent and coordinated treatment of the properties bordering I-65 within Whitestown. The I-65 Corridor is a premier office and industrial business location and employment center whose vitality, quality, and character are important to adjacent residents, employees, business owners, taxing districts, and the community as a whole. Therefore, this district seeks to promote the aesthetic qualities of properties within the corridor...”

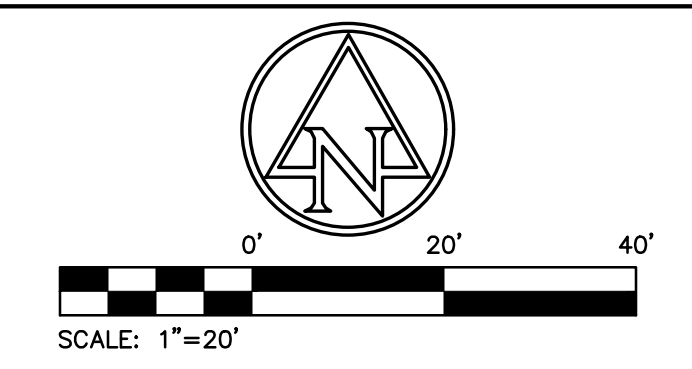
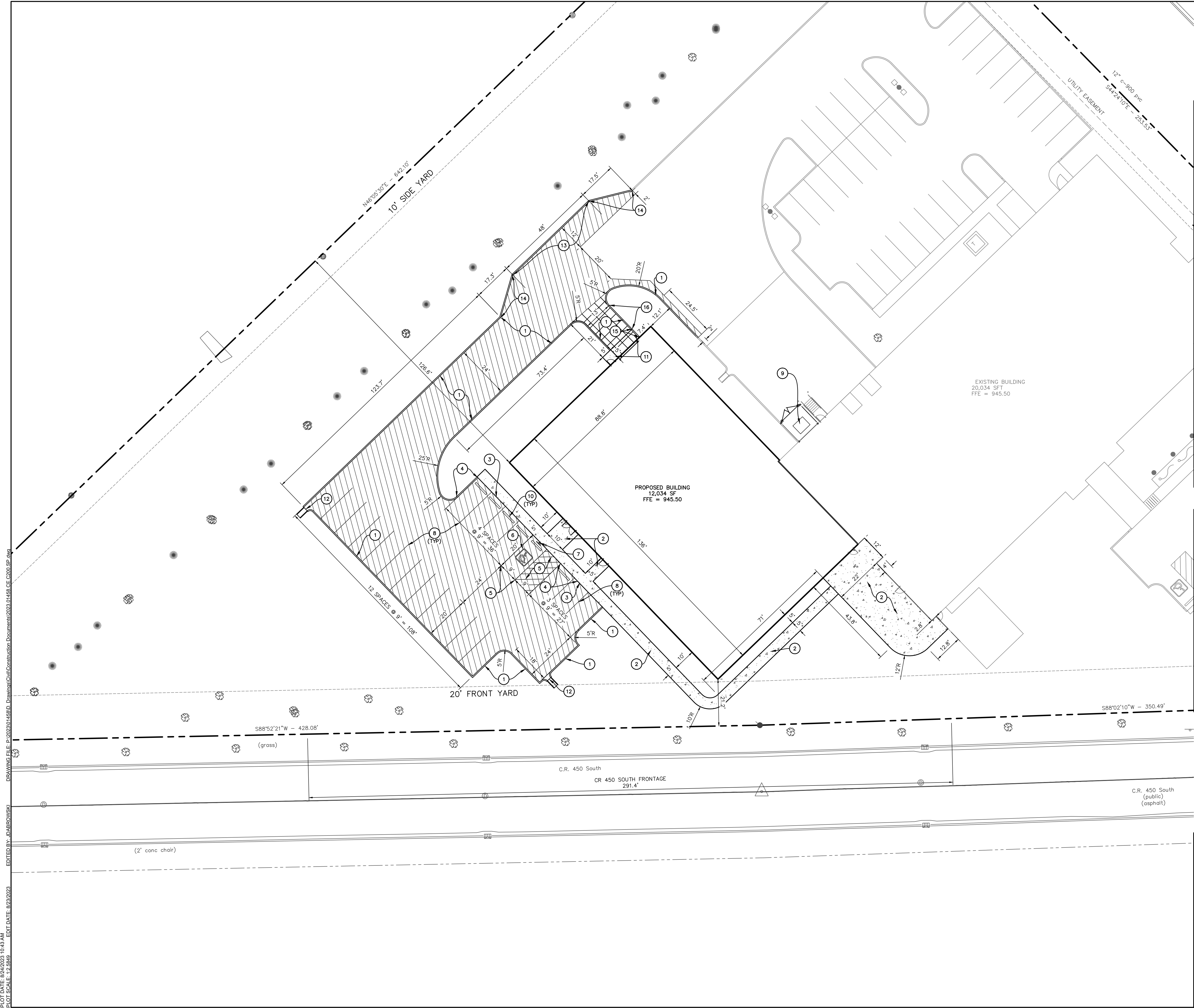


Staff Recommendation

Staff is providing a favorable recommendation for the Rego-Fix Concept Plan Docket PC23-040-CP. The applicant is proposing to construct a 12,034 square foot building addition and associated parking to an existing development. The proposed Concept Plan is in compliance with applicable chapters of the Anson Planned Unit Development and Whitestown Unified Development Ordinance.

Rego-Fix Project Description

The proposed development includes the construction of a 12,034 square foot addition to the existing facility with associated site infrastructure at 4420 Anson Boulevard, Whitestown, Indiana. The development will include twenty (20) standard parking stalls. Utilities for this expansion will be served internally by the existing building.



EXISTING LEGEND

⊕ BEEHIVE INLET	⊕ TRAFFIC POLE
⊕ CURB INLET	⊕ WATER VALVE
⊕ CLEAN OUT	⊕ BURIED ELECTRIC LINE
⊕ DRAINAGE MANHOLE	⊕ OVERHEAD ELECTRIC LINE
⊕ ELECTRIC MANHOLE	⊕ BURIED GAS LINE
⊕ FIRE HYDRANT	⊕ BURIED TELEPHONE LINE
⊕ FIRE VALVE	⊕ TOP OF RIM ELEVATION
⊕ GAS MARKER SIGN	⊕ INVERT ELEVATION
⊕ INLET	⊕ PLASTIC PIPE
⊕ LIGHT POLE	⊕ REINFORCED CONCRETE PIPE
⊕ PINE	⊕ CORRUGATED PLASTIC PIPE
⊕ SIGN	⊕ TRANSFORMER
⊕ SANITARY MANHOLE	⊕ TREE
⊕ STAND PIPE	⊕ TRAFFIC POLE
⊕ TELEPHONE HANDHOLE	
⊕ TELEPHONE MARKER SIGN	
⊕ TELEPHONE PEDESTAL	

SITE LEGEND

	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT

SITE DATA TABLE

SITE ZONING:	PUD
SITE AREA:	4.25± ACRES
PROJECT AREA:	0.94± ACRES
BUILDING AREA:	12,034 SF
SITE IMPERVIOUS AREA:	0.60± ACRES
STANDARD PARKING (9'x20'):	19
ADA PARKING PROVIDED:	1
(INCLUDES 1 VAN ACCESSIBLE)	
TOTAL PROPOSED PARKING:	20
EXISTING PARKING:	40
TOTAL PARKING:	60
TOTAL ADA PARKING (3 REQUIRED):	3
(30 EMPLOYEES; 20 SPACES REQUIRED BY CODE)	

KEYNOTES

1. 6" CONCRETE CURB
2. CONCRETE SIDEWALK
3. COMBINED CONCRETE CURB & WALK
4. TRANSITION TO 6" CURB
5. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
6. ADA PARKING SYMBOL
7. ADA ACCESSIBLE PARKING SIGN
8. PARKING SPACE (4" WHITE PAINT STRIPE)
9. RELOCATED DUMPSTER AND ENCLOSURE TO BE CONSTRUCTED IN KIND WITH ORIGINAL
10. CONCRETE WHEEL STOP
11. CONCRETE BOLLARD
12. CURB TURNOUT
13. CONCRETE CURB WALL (SEE GRADING PLAN)
14. TRANSITION TO CONCRETE CURB WALL
15. 24" CONCRETE CURB (SEE GRADING PLAN)
16. TRANSITION TO 24" CONCRETE CURB

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. EXISTING CONDITIONS ARE PER DESIGN PLANS DATED JUNE 24, 2016. SURVEY TO BE COMPLETED PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
 CALL TOLL FREE
 811 OR 1-800-382-5544
 - INDIANA UNDERGROUND -

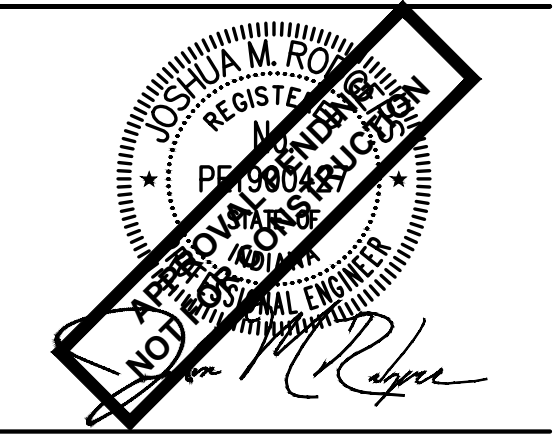


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REGO-FIX BUILDING ADDITION

4420 Anson Boulevard
Whitestown, Indiana 46075

APPROVAL PENDING NOT FOR CONSTRUCTION
 IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.



CERTIFIED BY

ISSUANCE INDEX

DATE:	08/03/2023
PROJECT PHASE:	PERMIT DRAWINGS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE
▲	BOONE CO REV	08/08/23
▲	WPC RESUBMITTAL	08/24/23

Project Number 2023.01458

SITE PLAN

C200

PLOT DATE: 8/24/2023 10:43 AM
 PLOT SCALE: 1"=20'
 DRAWING FILE: P:\2023\01458.DWG
 DRAWING TITLE: Construction Documents\2023.01458.CE.C200.SP.dwg
 EDITOR: JABAROWSKI
 EDIT DATE: 8/23/2023