



# Staff Report PC23-041-DP

## Rego-Fix Building Addition

Meeting Date: September 11, 2023

### Docket PC23-041-DP – Development Plan – Rego-Fix Building Addition

The petitioner is requesting a review of a Development 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 Concept Plan has been submitted in conjunction with this Development Plan (PC23-040-CP).

### 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:

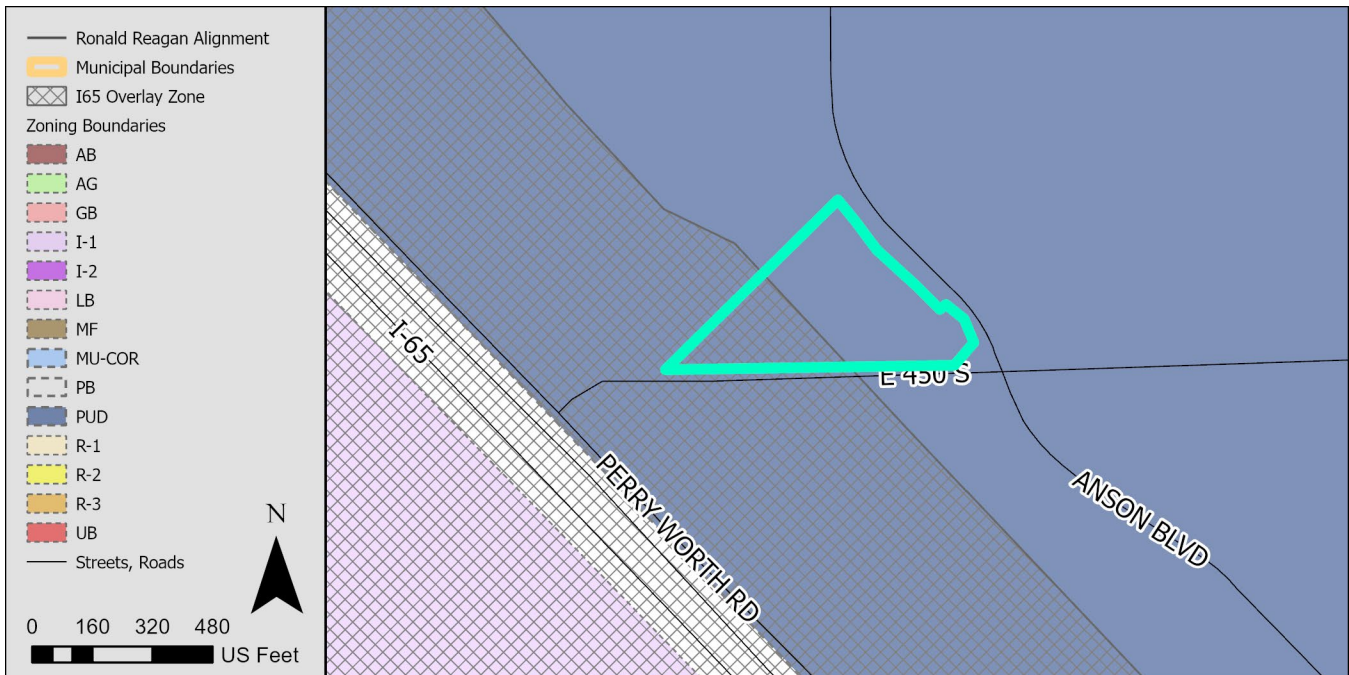
- Existing structure is approximately 20,034 square feet.
- Proposed addition is approximately 12,034 square foot building footprint structure;
- Total structure will be approximately 32,068 square feet.
- Parking:
  - o 19 proposed standard stalls
  - o 1 proposed ADA stall

- 38 existing standard ADA stalls
- 2 existing ADA stalls
- Sidewalk wrapping around building to existing structure;
- Relocating dumpster enclosure;
- Dock door facing north;
- Architectural elevations that meet the requirements of the PUD; and,
- Landscaping plan that meets the requirements of the PUD and UDO.

## 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 Development Plan Docket PC23-041-DP. The applicant is proposing to construct a 12,034 square foot building addition and associated parking to an existing development.

*Staff’s recommendation to Plan Commission finds the development plan complies with the following requirements in accordance with UDO Section 11.8 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 of the proposed development.

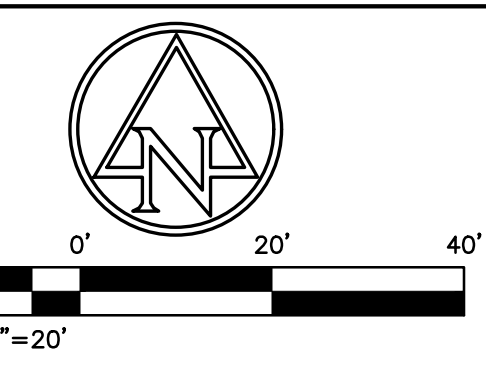
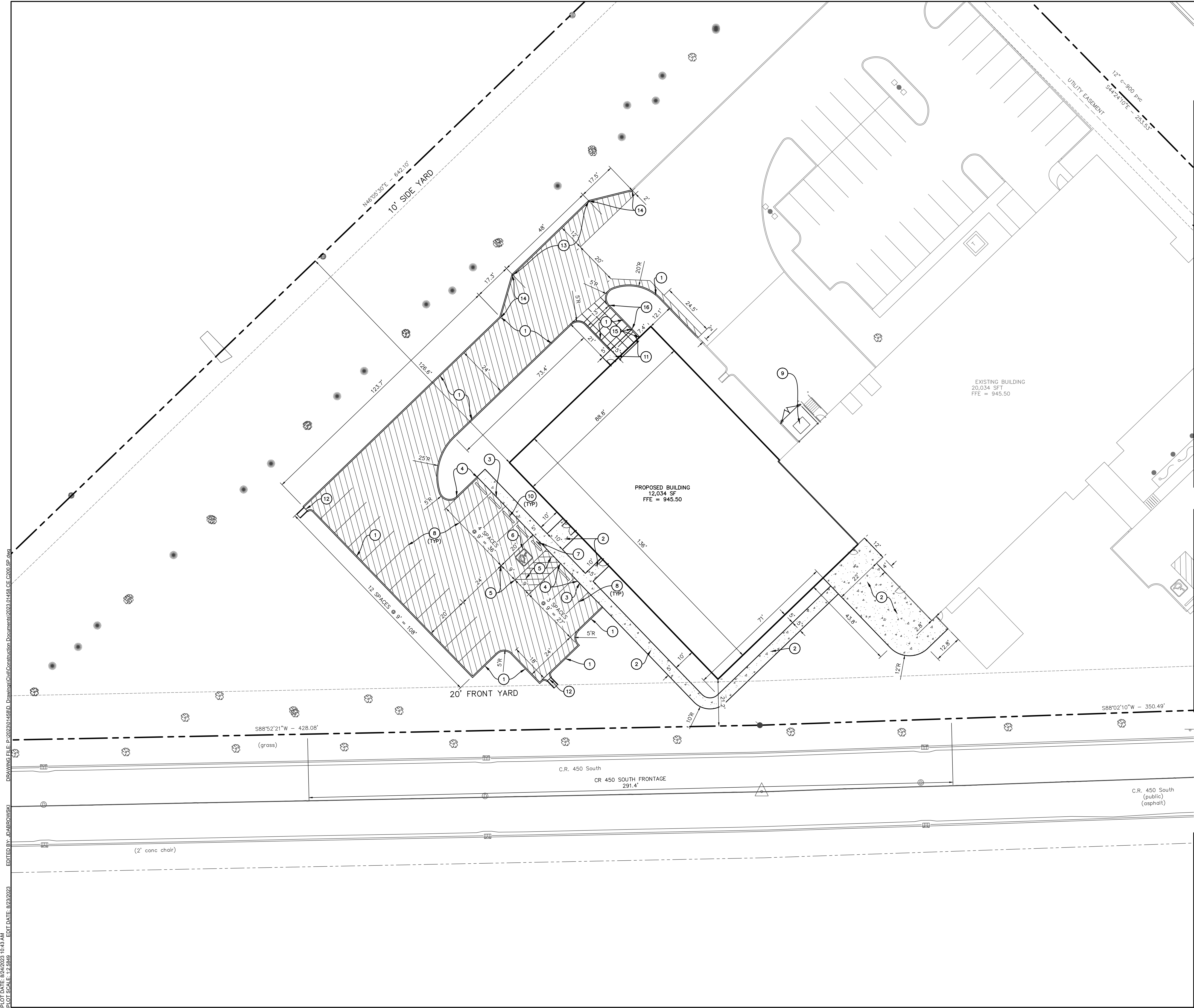
If the Plan Commission approves the Development Plan, staff recommends adding the following condition:

1. Revised photometric plans that meet the requirements of the PUD and UDO will need to be submitted prior to building permits.

## 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 -



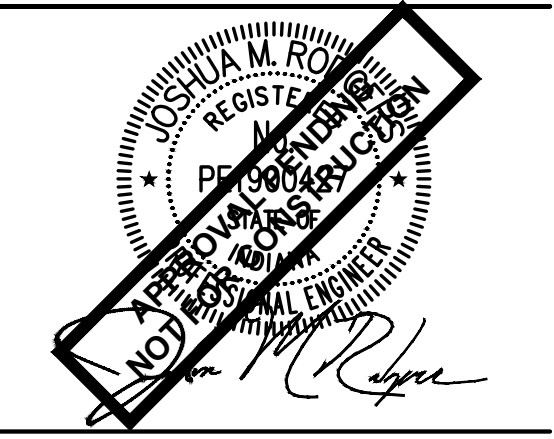
9025 River Road, Suite 200 | Indianapolis, Indiana 46240  
 TEL 317.547.5580 | FAX 317.543.0270  
 www.structurepoint.com

**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

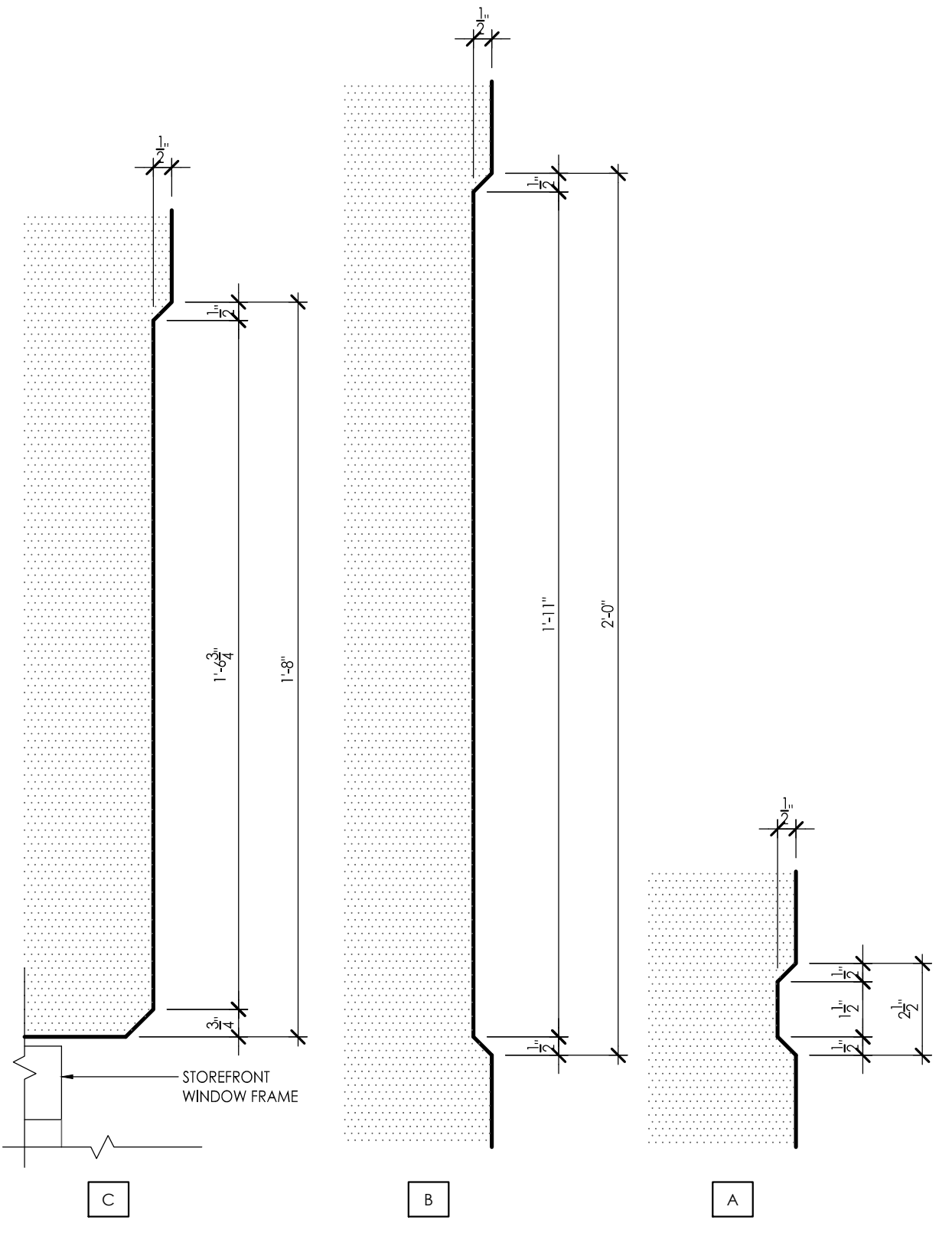




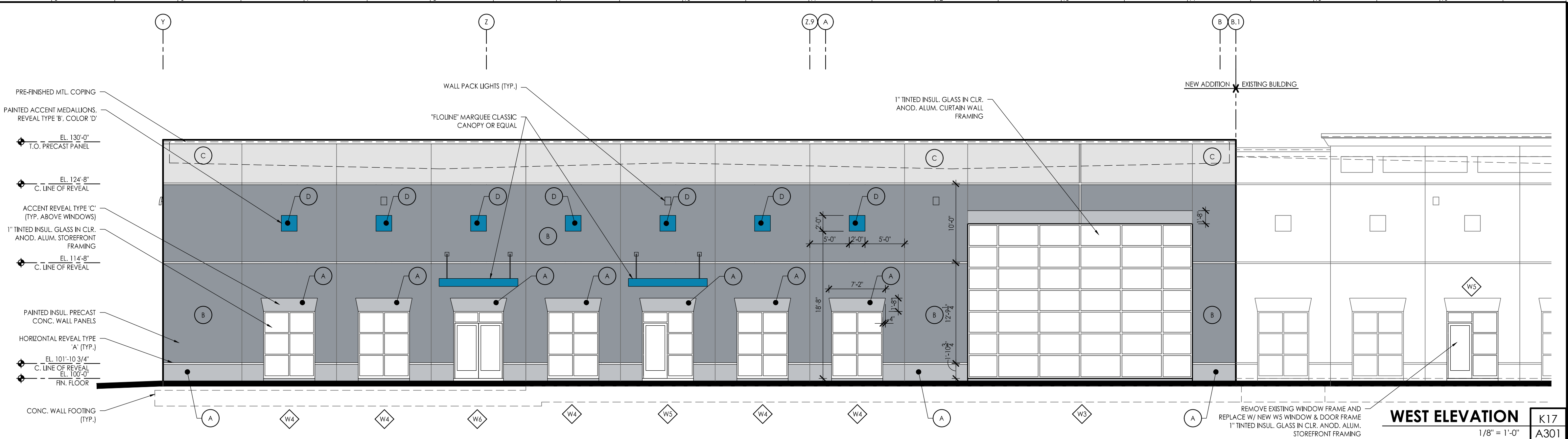


**EXTERIOR COLOR SCHEDULE**

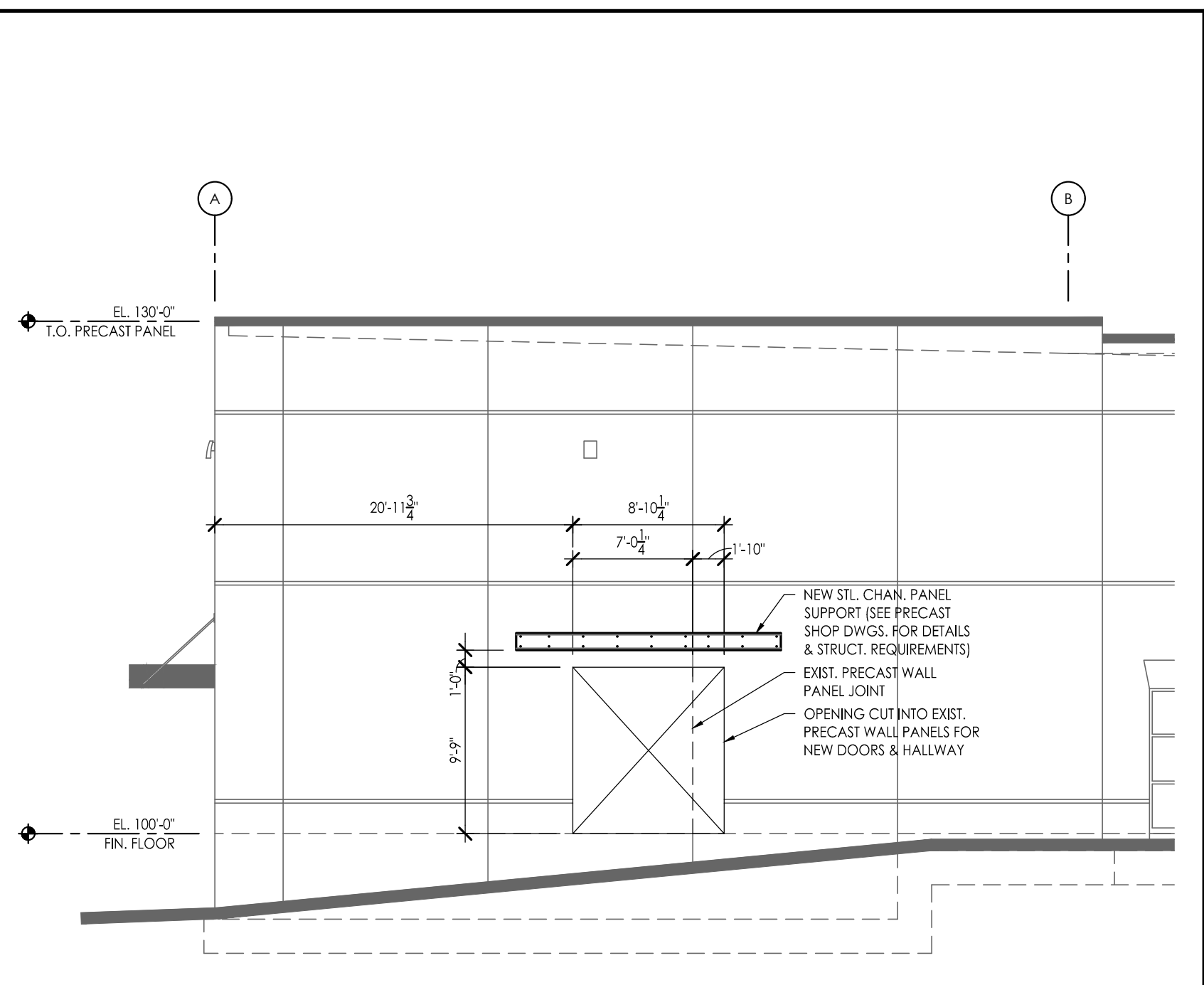
ITEM	MFG.	COLOR
WALL PANELS/ERS		
COLOR A	SHERWIN WILLIAMS	SW 2832 COLONIAL REVIVAL GRAY
COLOR B	SHERWIN WILLIAMS	SW 2819 DOWNING SLATE
COLOR C	SHERWIN WILLIAMS	SW 6255 MORNING FOG
COLOR D	SHERWIN WILLIAMS	SW 6959 POWDER BLUE
ALUM. WINDOW & DOOR FR.	KAWNEER OR EQUAL	CLEAR ANODIZED
GLASS	VITRO ARCHITECTURAL GLASS (PPG)	SOLARGRAY + SOLARBAN 60 (3) CLEAR
CANOPY	FLOLINE OR EQUAL	ELECTRIC BLUE
HOLLOW METAL DOORS		MATCH ADJACENT FIELD COLOR
HOLLOW METAL FRAMES		MATCH ADJACENT FIELD COLOR
OVERHEAD DOORS	MANUFACTURERS STANDARD	WHITE
BUILDING COPING	UNA CLAD	CITYSCAPE
STEEL BOLLARDS	MANUFACTURERS STANDARD	SAFETY YELLOW
EXTERIOR WALL INTD. LIGHTS	MANUFACTURERS STANDARD	WHITE OR GRAY



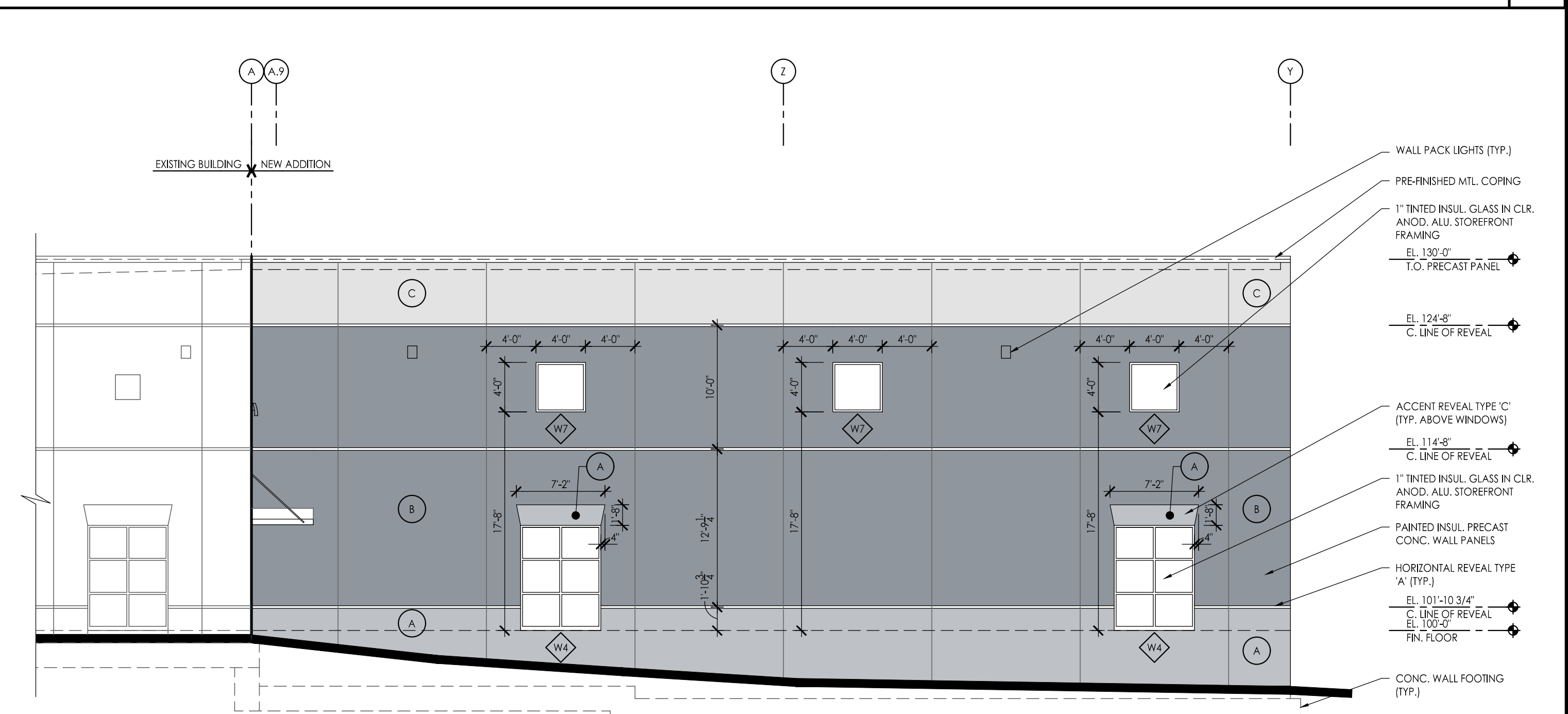
**REVEAL DETAILS** E5  
3" = 1'-0" A301



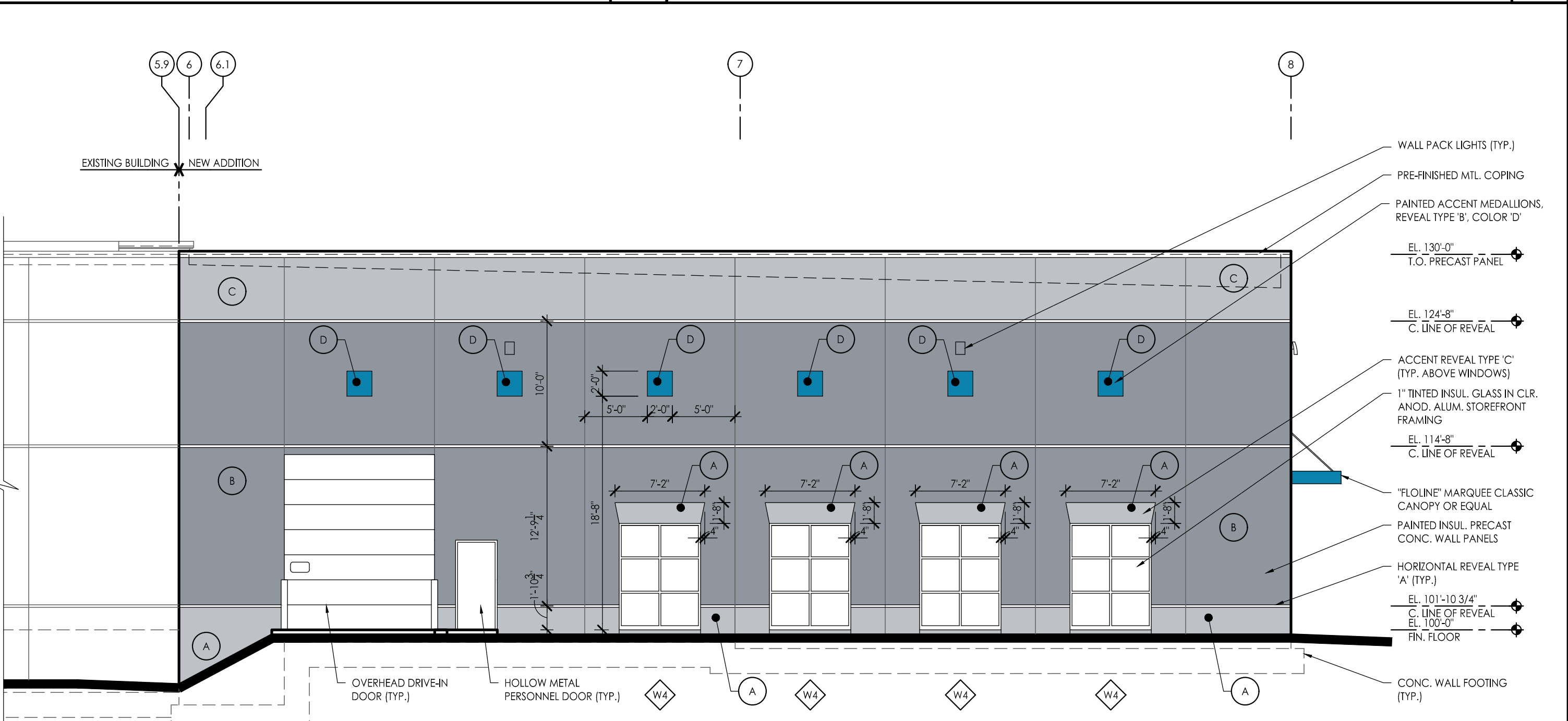
**WEST ELEVATION** K17  
1/8" = 1'-0" A301



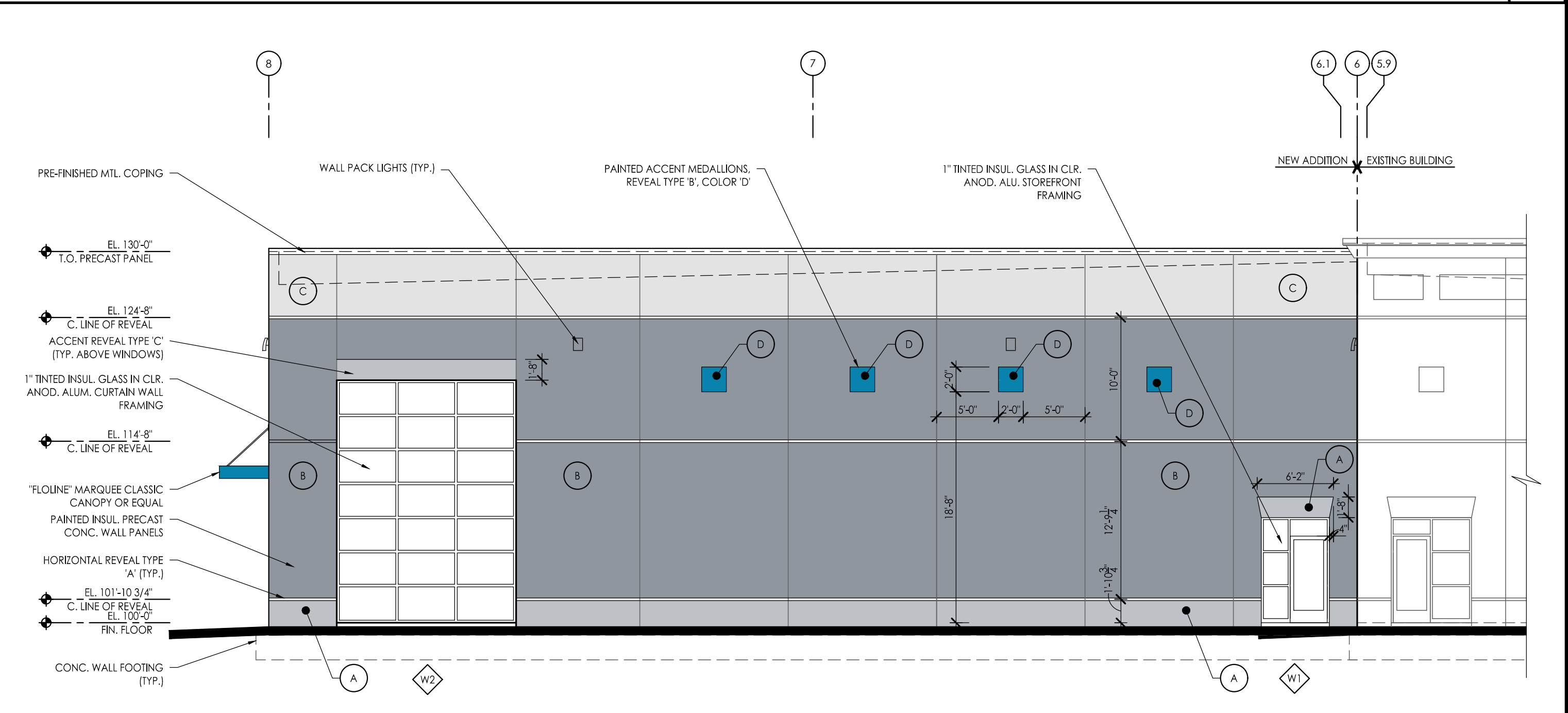
**EXIST. WEST ELEVATION DETAIL** E9  
1/8" = 1'-0" A301



**EAST ELEVATION** E17  
1/8" = 1'-0" A301



**NORTH ELEVATION** A9  
1/8" = 1'-0" A301



**SOUTH ELEVATION** A17  
1/8" = 1'-0" A301

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DRAWINGS ARE SUBJECT TO REVISION. CONTRACTOR SHALL VERIFY ALL CONDITIONS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.  
**NOT FOR CONSTRUCTION**

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**REGO-FIX ADDITION**  
4420 ANSON BOULEVARD  
WHITESTOWN, INDIANA 46075  
BY: PEPPER CONSTRUCTION OF INDIANA

**REGO-FIX**  
Pepper Construction  
Tomorrow Transformed

**NOT FOR CONSTRUCTION**

OVERALL ELEVATIONS & DETAILS

REVISIONS (YYYY-MM-DD)	DATE	BY	LOGGED	ISSUED
2023-07-07 PERMIT	2023-07-07	JAK		
2023-07-31 O.C. REVIEW	2023-06-12	JAK		

JRA NO. **23301**

**A301**

SHEET 7 OF 11

**NOT FOR CONSTRUCTION**