

Shelby County Plan Commission

November 26, 2019 at 7:00 PM

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MEETING AGENDA

Shelby County Plan Commission
November 26, 2019, 7:00 P.M.

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Minutes from the October 22, 2019 meeting.

OLD BUSINESS

None.

NEW BUSINESS

SHELBYVILLE PLAN COMMISSION – PETITION FOR EXTRA-TERRITORIAL
JURISDICTION IN RELATION TO NEW RESIDENTIAL DEVELOPMENT

2020 PLAN COMMISSION MEETING CALENDER APPROVAL

DISCUSSION

None.

ADJOURNMENT

The next regular meeting of the Shelby County Plan Commission is scheduled for
Tuesday, January 7, 2020 at 7:00 PM.

* the December meeting will be held on Jan 7th due to holidays

Staff Report

CASE NAME: SHELBYVILLE PLAN COMMISSION – PETITION FOR EXTRA-TERRITORIAL JURISDICTION IN RELATION TO NEW RESIDENTIAL DEVELOPMENT

CASE SUMMARY

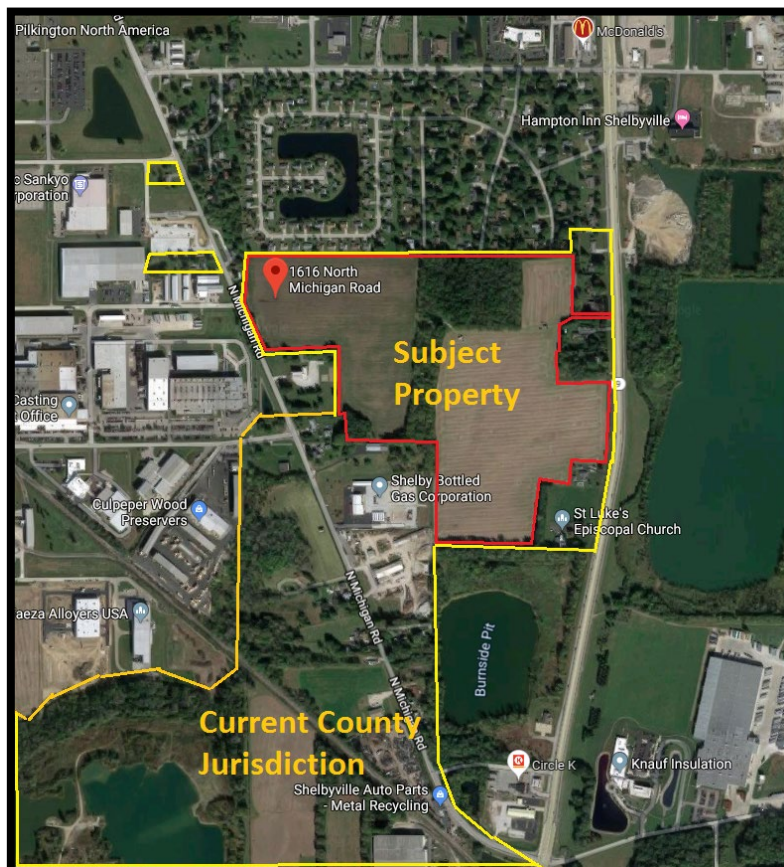
REQUEST: For the Shelby County Plan Commission to give a favorable recommendation to the County Commissioners to grant planning jurisdiction to the City of Shelbyville Plan Commission over 83.25 acres of property planned for a new residential development.

STAFF RECOMMENDATION: APPROVAL because:

- The annexation process can take several months to complete. Approval would allow planning approvals to be in place at the time of annexation in order to expedite the planning and development process.
- At the time of annexation, the developer plans to request a rezoning of the property to a Planned Unit Development (PUD). Approval of the PUD would nullify any development standards imposed by the County prior to annexation.

PROPERTY DESCRIPTION

Addison Township at approximately 1616 N Michigan Rd, Shelbyville



CASE DESCRIPTION

- Approval of this request would allow for development of the property regulated by the Shelbyville Unified Development Ordinance (rather than the Shelby County Unified Development Ordinance) prior to annexation of the property into the city limits.
- Approval of this request would only grant the Shelbyville Plan Commission and City of Shelbyville jurisdiction over planning and building related activities applicable to the subject property, such as decisions regarding rezoning petitions and subdivision design. The County would maintain jurisdiction over all other government functions, such as collection of taxes, law enforcement, and solid waste enforcement, prior to annexation into the city limits.
- The annexation process can take several months to complete. The developer of the property would prefer to have planning approvals in place at the time of annexation in order to expedite the planning and development process.
- At the time of annexation, the developer plans to request a rezoning of the property to a Planned Unit Development (PUD). A PUD implements a unique set of zoning standards only applicable to the specific development agreed upon by the developer and the City Plan Commission. Therefore, if the developer started the planning process under County jurisdiction, approval of the PUD by the City would nullify any zoning and development standards imposed by the County.
- The developer (Arbor Homes) has submitted preliminary plans to the City Plan Commission. The plans include:
 - Lots: 263 single-family residential lots
 - Density: 3.2 lots per acre
 - Common area: 3 detention ponds and 3 areas of open space
 - Access: Michigan Rd, SR 9, Rolling Ridge Subdivision
- The process for requesting extra-territorial jurisdiction is regulated by Indiana Code section 36-7-4-205 (h). That section states:

ADVISORY. If the legislative body of a county adopts a comprehensive plan and ordinance after June 30, 2019, covering the unincorporated areas of the county, a municipal plan commission may not exercise jurisdiction, as provided in this section, over any part of that unincorporated area unless it is authorized by ordinance of the legislative body of the county. This ordinance may be initiated by the county legislative body or by petition duly signed and presented to the county auditor by:

- (1) not less than fifty (50) property owners residing in the area involved in the petition;
- (2) the county plan commission; or
- (3) the municipal plan commission.

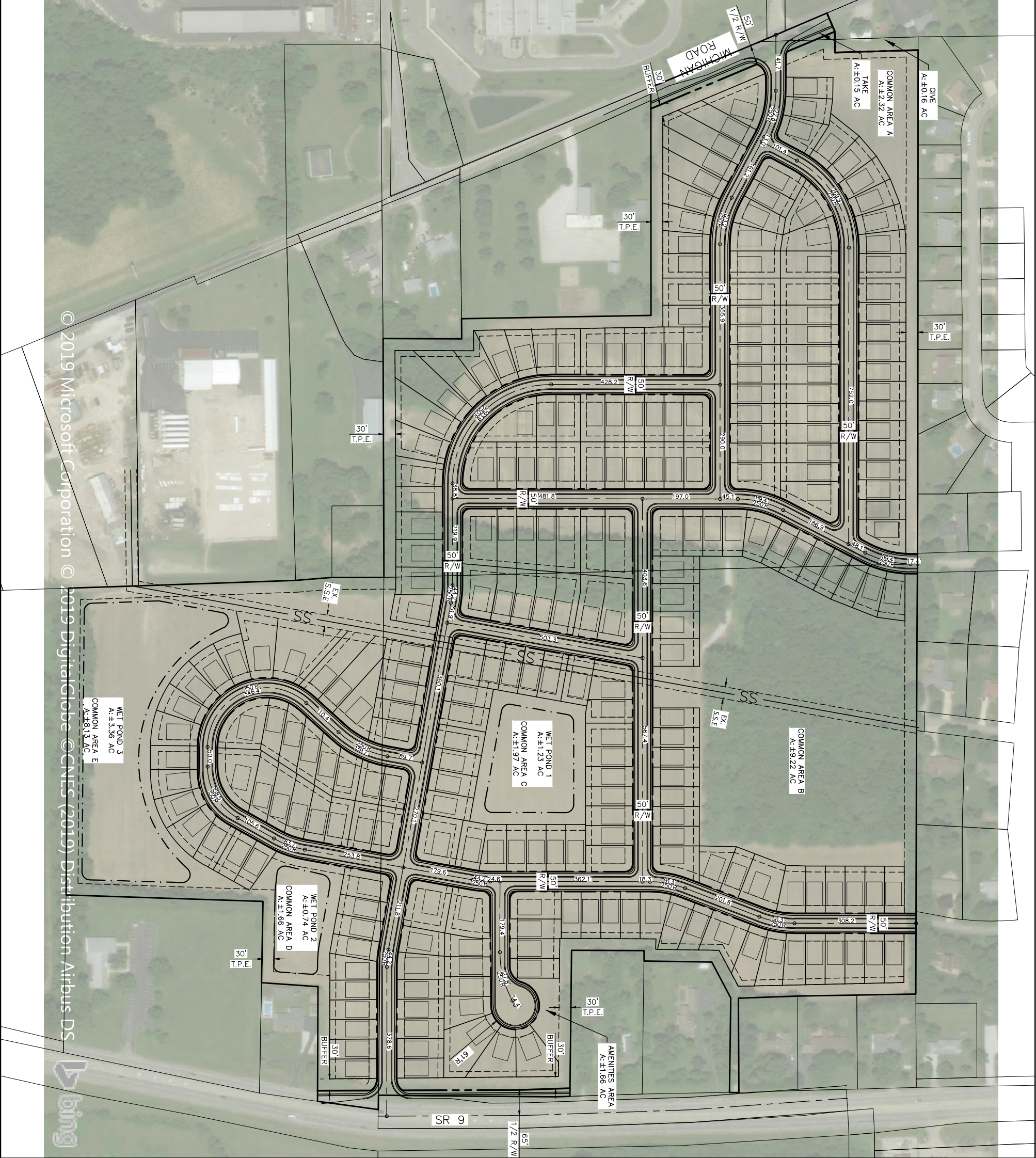
Before final action on the ordinance by the county legislative body, the county plan commission must hold an advertised public hearing as required for other actions of the county plan commission under the advisory planning law. Upon the passage of the ordinance by the county legislative body and the subsequent acceptance of jurisdiction by the municipal plan commission, the municipal plan commission shall exercise the same rights, powers, and duties conferred in this section exclusively with respect to the contiguous unincorporated area.

- This public hearing only applies to planning jurisdiction. Regardless of the decision regarding jurisdiction, the Shelbyville Plan Commission will likely hear a request for annexation and rezoning at a subsequent public hearing. Staff recommends that public input regarding the development and design of the subdivision only be considered at the public hearings before the Shelbyville Plan Commission and City Council.

APPLICANT/OWNER INFORMATION

Applicant: Shelbyville Plan Commission
Adam M. Rude – Director, City of Shelbyville Planning & Building Department
Michael Evans – President, City of Shelbyville Plan Commission
44 West Washington Street
Shelbyville, IN 46176

Owner: Gordon Farms LLC
77 Olive Ct.
Iowa City, IA 52246



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SCALE: 1"=250'

SITE DATA TABLE

EXISTING SITE ZONING:	R1
PROPOSED SITE ZONING:	PUD
GROSS AREA BEFORE SWAP:	±83.25 AC
LAND FROM NEIGHBOR:	±0.15 AC
LAND TO NEIGHBOR:	±0.16 AC
GROSS AREA AFTER SWAP:	±83.24 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±11.76 AC (14.1%)
COMMON AREA:	±24.96 AC (30.0%)
NORMAL POOL POND AREA:	±5.33 AC (6.4%)
TOTAL LOT AREA:	±46.52 AC (55.9%)
TOTAL LOTS:	263
GROSS DENSITY:	3.2 LOTS/ACRE
AVERAGE LOT AREA:	7,700 SF
SR 9 FRONTAGE:	640 LF
MICHIGAN ROAD FRONTAGE:	485 LF
LOCAL ROAD LENGTH:	10,313 LF
MINIMUM LOT AREA:	6,000 SF
MIN. FRONT YARD:	20'
MIN. SIDE YARD:	5'
MIN. REAR YARD:	15'
TYPICAL R/W WIDTH:	130' (SR 9) 50' (LOCAL)
EX. S.S.E. RIGHT-OF-WAY TREE PROTECTION EASEMENT:	100' (MICHIGAN ROAD) 50' (LOCAL)



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 9225 HARRISON PARK CT
 INDIANAPOLIS, IN 46216



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 TEL: 317.547.5580 | FAX: 317.543.0270
 www.structurepoint.com

GORDON FARMS

SHELBYVILLE, IN

CERTIFIED BY	
ISSUANCE INDEX	
DATE:	9/17/2019
PROJECT PHASE:	CONCEPTUAL
REVISION SCHEDULE	
NO. DESCRIPTION	DATE
Project Number	2019.01564

YIELD PLAN

EX1

Shelby County Plan Commission

25 West Polk Street, Room 201

Shelbyville, Indiana 46176

(317) 392-6338

Planning Director

Desiree Calderella

The following are the meeting dates for the Shelby County Plan Commission (SCPC) and the Shelby County Board of Zoning Appeals (BZA) for 2020. All Plan Commission and BZA meetings begin at 7:00 p.m. unless noted/announced otherwise.

Shelby County Plan Commission

<u>SCPC Scheduled Meetings</u>	<u>SCPC Application Deadline</u>	<u>SCPC Legal Notice Deadline</u>
January 28, 2020	January 14, 2020	January 18, 2020
February 25, 2020	February 11, 2020	February 15, 2020
March 24, 2020	March 10, 2020	March 14, 2020
April 28, 2020	April 14, 2020	April 18, 2020
May 26, 2020	May 12, 2020	May 16, 2020
June 23, 2020	June 9, 2020	June 13, 2020
July 28, 2020	July 14, 2020	July 18, 2020
August 25, 2020	August 11, 2020	August 15, 2020
September 29, 2020	September 15, 2020	September 19, 2020
October 27, 2020	October 13, 2020	October 17, 2020
November 24, 2020	November 10, 2020	November 14, 2020
December 29, 2020	December 15, 2020	December 19, 2020