

CITY OF SHELBYVILLE

Bryant P. Niehoff  
Director



Adam M. Rude  
Deputy Director

PLAN COMMISSION

**Plan Commission**

**Meeting Agenda: August 27<sup>th</sup>, 2018**

**Location: Common Council Chambers, Shelbyville City Hall**

- The Plan Commission will conduct a pre-meeting - 6:30 p.m.
- Call to Order – 7:00 pm
- Roll Call
- Approval of Minutes
  1. July 23<sup>rd</sup>, 2018
  2. July 30<sup>th</sup>, 2018
- Old Business:
  1. **PC 2018-06: 215 E Broadway Street Fueling Center, Site Development Plan**  
A petition for site development plan approval for a new fueling station at 215 E Broadway Street, the site of the former Bonded Oil fueling station
- New Business:
  1. **PC 2018-12: MHP Intelliplex Professional Building, SDP**  
A petition for site development plan approval for a new medical office building in the Intelliplex Planned Unit Development
- Discussion:
  1. Comprehensive Plan Update
  2. Minor U.D.O. and Rules and Procedures Amendments
- Adjournment

## PC 2018-06: 215 E Broadway Street SDP:

The project designer has requested a continuance to allow for more time to apply for Development Standards Variances with the BZA

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MEETING DATE: 8/27/2018

Case Number & Name:	PC 2018-12; MHP Intelliplex Professional Building, SDP			
Petitioner's Name:	Major Health Partners			
Owner's Name:	Major Health Partners			
Petitioner's Representative:	Andrew Swanson, PE			
Address of Property:	2460 Intelliplex Drive			
Subject Property Zoning Classification:	PUD – Intelliplex Planned Unit Development			
Comprehensive Future Land use:	Professional Office			
	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
Surrounding Properties' Zoning Classifications:	A1 – Conservation Agriculture (County Zoning)	R1 – Single Family Residential	Intelliplex – Planned Unit Development	Intelliplex – Planned Unit Development
Surrounding Properties' Comprehensive Future Land Use	Single-Family Low Density Residential	Single-Family Low Density Residential	Professional Office	Professional Office
History:	Due to this project's location in the Intelliplex Planned Unit Development, two additional approvals are required, <i>Preliminary Architectural Approval</i> and <i>Final Architectural Approval</i> . This project received <i>Preliminary Architectural Approval</i> from the Intelliplex Architectural Control Committee on June 18 <sup>th</sup> , 2018, and is currently being reviewed by the Committee for <i>Final Architectural Approval</i> .			
Vicinity Map:				
Action Requested:	<b>Site Development Plan Approval</b> for a new medical office building in the Intelliplex Planned Unit Development.			

1. Major Health Partners are looking to expand their services within the community and to accomplish that, they are planning a new Medical Professionals Building. This is a 20,000 square feet facility, across two floors, with the primary tenant being a dialysis and nephrology center.
2. The Zoning Ordinance (Section 9.05 (F) (5)) requires the Plan Commission make Findings of Fact that the Site Development Plan:
  - a. **Is consistent with the City of Shelbyville Comprehensive Plan;**  
The Future Land Use Map in the Shelbyville Comprehensive Plan calls for this area as a "Professional Office" use, which is exactly the use that is being proposed by the petitioner.
  - b. **Meets the Technical Review Committee's expectations for best practices and quality design;**  
Included with this report are the applicant's responses to each of the comments made at the Technical Review Committee Meeting. Minutes from the Technical Review Committee meeting have also been provided to the Plan Commission members. After review by the planning staff, all of the comments from the Technical Review Committee members appear to be satisfied.
3. The Intelliplex Planned Unit Development has defined development standards that apply to all improvements made within the area. The following is a summary of the applicable standards for this specific project:
  - a. **Setback Standards:**  
The setback standards for the *General Business* portion of the PUD are 30' from Bassett Road, and 30' for Intelliplex Drive. The development more than exceeds this with a building setback of greater than 60' from Bassett Road and setback of greater than 250' from Intelliplex Drive due to the retention pond.
  - b. **Height Standards:**  
The maximum height permitted in the General Business district of the Intelliplex Planned Development is 35', and the proposed structure is 29' 4" in height.
  - c. **Building Materials Standards:**  
The development standards established for the General Business districts state that "*The facades of all structures in all land use areas shall be either one or a combination of the following: brick, native stone, architectural pre-cast concrete, and/or architectural metal... a primary material shall be used for a minimum of 50% of the facade of each structure... General Business - architectural pre-cast concrete*"  
This building is designed to complement the buildings that already exist in the General Business district of the Intelliplex PUD. The building façade is a combination of Architectural Concrete, Brick, and Glazing. These material types match very closely with the materials used on the current MHP Administrative Offices building (formerly the Indiana Wesleyan University building) and the eastern façade of the Accel-IN building. The planning staff has determined that the intent of the development standards for the Intelliplex PUD has been satisfied.
  - d. **Landscaping Standards:**  
The petitioner is required to provide interior parking lot landscape islands that equal at least 15% of the total area of the paved parking area. The petitioner has proved that they are meeting this

requirement by providing 4,970 square feet of interior landscaping space, when 4,837 square feet is required. The petitioner is also providing landscaping beds or trees along at least 80% of the perimeter of the parking area that will not be expanded in the future. The eastern edge of the parking lot has been designed to provide space for additional parking if the building is expanded, or if the need for more parking arises.

**STAFF RECOMMENDATION: Approval**

**SHELBYVILLE PLAN COMMISSION  
SUMMARIZED MEETING MINUTES  
August 27, 2018**

**Members Present:** Joe Lux, Matt House, Wade Lewis, Mike Evans, Gary Nolley, Barb Lewis, Joanne Bowen

**Members Absent:** Doug Cassidy

**Staff Present:** Bryant Niehoff

**Approval of Minutes:** Joanne Bowen motioned to approve the minutes from the July 23, 2018 meeting and Gary Nolley seconded the motion. Voice vote passed 7 – 0. Gary Nolley motioned to approve the minutes from the July 30, 2018 and Joe Lux seconded the motion. Voice vote passed 6 – 0. Matt House abstained.

**Old Business:** *PC 2018-06 215 E. Broadway Street Fueling Center site development plan*

Bryant informed the board that the surveyor for the petitioner has informed the planning staff that they wish to apply to the Board of Zoning Appeals for 3 variances on the project and so they ask that the Plan Commission continue their current site development plan petition to the next regularly scheduled meeting. Gary Nolley motioned to continue PC 2018-06 and Wade Lewis seconded the motion. Voice vote passed 7 – 0.

**New Business:** *PC 2018-12 Major Heath Partners Intelliplex Professional Building site development plan*

Mr. Niehoff read the petition and Andrew Swanson discussed the project on behalf of the petitioner stating that they wish to construct a 20,000 square foot medical office building for dialysis and nephrology.

- Joe Lux had no questions.
- Matt House had no questions, stating that he'd reviewed it for Tech Review and that it looks good.
- Wade Lewis had no questions.
- Gary Nolley had no questions.
- Barb Lewis had no questions.
- Joanne Bowen had no questions.
- Mike Evans asked about future expansion in relation to the parking lot and landscaping. Mr. Swanson said there is not a definitive timeline on the future development. There is a mound on the Trotter's Chase side that has grass on it and they would like to reshape that mound and put landscaping on top of that berm at a later date. If the Plan Commission has a timeframe they'd like to put on that is up to them.

Mike closed the meeting to the board and opened it up to the public for comments/questions.

- Ken Bass, 2497 Turf Way, expressed concern about the planned future expansion of the building and the parking. The mound Mr. Swanson referenced is covered with weeds currently and asked about a timeline for landscaping.

With no other public comment, Mike closed it to the public and asked if anyone else on the board had questions or comments.

- Mike asked Bryant if the lot on the north that goes all the way to the mound Mr. Bass was talking about is a single lot. Bryant said right now that's all one parcel, one lot. It hasn't been platted yet. Mike then asked the petitioner if the development would encompass the whole lot as a single project and Mr. Swanson said yes. He also said that they would work with Adam and Bryant to revise the plat to comprise what's currently lot 15 and 16 of Intelliplex.
- Barb Lewis said the board delayed the requirement for landscaping to the east side of the parking lot to allow for expansion and wanted to know why the delay in putting landscaping on the berm. Mr. Swanson said they will have some extra dirt from the current project and they will use that to raise and reshape the existing berm and the landscaping that's required by the zoning ordinance regarding the berm is not on their currently because they won't know until the second phase what they'll have to work with. Barb then wanted to know what their plans were to put anything on the dirt for retention or aesthetics at this time. Mr. Swanson said they don't currently have any plans for the berm. They would be required to seed it and shape it as an IDEM requirement. Bryant commented on that aspect as well.
- Gary Nolley said he lives in Trotter's Chase and asks that it look nice when they get done.
- Mike asked if they would be extending the electric for the parking lot lights in this project. Mr. Swanson said they've discussed future expansion, but they're not planning to do that at this time. He also stated that he'd like to have a 60 month requirement for the landscaping to be completed. Bryant asked if he was talking about landscaping directly abutting the parking area or landscaping of the berm. Mike said landscaping in general. Bryant clarified that in 5 years, the development would have to be in full compliance with the zoning ordinance's landscaping requirements.
- Matt House asked if the berm was part of the landscaping of this project and someone said no. More discussion followed about the berm.
- Joe Lux asked what the estimated completion time of this project is and Mr. Swanson said June, 2019. Joe then asked about pedestrians going from the hospital to this building. Jeff Williams, Major Hospital said there are sidewalks and a crosswalk currently, but they're also looking at re-working sidewalks with this project.

With no further questions/comments from the board, Mike called for a motion. Barb Lewis motioned to approve the site development plan as presented with the condition that they

meet the landscaping standard regarding the perimeter of the parking lot within 60 months of completion of the project and pursuant to the planning staff's Finding of Facts. Gary Nolley seconded the motion. Ballot vote: Mrs. Bowen – yes, Mrs. Lewis – yes, Mr. Lewis – yes, Mr. Lux – yes, Mr. House – yes, Mr. Nolley – yes, Mr. Evans – yes. Ballot vote passed 7 – 0.

**Discussion:** Bryant updated the plan commission on the status of the Comprehensive Plan update and discussion with the board followed.

Bryant and Adam then discussed some minor changes to the Unified Development Ordinance, including fence material types. Also and some amendments to the Rules and Procedures was discussed as well (site development plans, legal notice, etc.). Board input was interesting and appreciated.

**Adjournment:** Joe Lux motioned to adjourn the meeting and Wade Lewis seconded the motion.

Meeting adjourned.