

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: February 25th, 2019

Case Number & Name:	PC 2019-03: Twin Lakes Apartments Replat			
Petitioner's Name:	Twin Lakes Apartments, LLC			
Owner's Name:	John Preidt			
Petitioner's Representative:	Paul Maurer			
Address of Property:	1825 Wichman Lane Shelbyville, IN			
Subject Property Zoning Classification:	Planned Development – RM			
Comprehensive Future Land use:	Multiple-Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	R1 – Single Family Residential	R1 – Single Family Residential	R1 – Single Family Residential	R1 – Single Family Residential
Surrounding Properties' Comprehensive Future Land Use	Single-Family Residential	Single-Family Residential	Single-Family Residential	Single-Family Residential
History:	This Planned Unit Development received initial approval in 2006 and, to the staff's understanding, has received multiple approvals on major and minor modifications since 2006.			
Vicinity Map:				
Action Requested:	To consider a petition by Twin Lakes Apartments LLC for the replat, to split the current parcel into two separate parcels, on property commonly known as 1825 Wichman Lane.			

1. The petition is to replat, split the current parcel into two separate parcels. The project is part of a Planned Development for multi-family residential; Phase I has been completed. The replat will be for Phase II of the project. The current zoning for the property is planned development, multi-family residential and the site is surrounded by multi-family residential and single family residential.
2. Pursuant to Section 9.11 (D) of the City of Shelbyville's Unified Development Ordinance, the Plan Commission shall consider the following criteria when making a decision:
 - a. **Satisfies the applicable requirements of Article 6: Design Standards;**

Article 6 provides the standards for all subdivisions of land. Permitted uses in the RM district include multiple family dwellings. The minimum lot area for the RM district is 4,500 square feet. The replat will create a 2.2 acre site. The minimum lot width for the RM district is 100 feet (measured at the front of the building setback line). The replatted parcel will have a lot width of 377 feet. The minimum lot frontage for the RM district is 50 feet (on a public street with access on that street). The replatted parcel will have a lot frontage of 287 feet.
 - b. **Satisfies any other applicable provisions of the Unified Development Ordinance.**

Note that Article 6 also contains standards for minimum open space, cross-access, sidewalks and pedestrian paths and street trees. These standards are not applicable at this time since a site plan is not under review, but these items were satisfied in previous petitions for this property.

STAFF RECOMMENDATION: Approval.

Preliminary Plat: PC 2019-03: Twin Lakes Apartments Replat

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

Motion:

(I) would like to make a motion to approve the replat as presented to this body, pursuant to the planning staff's report and Findings of Fact.

1. ☐ The proposed preliminary plat is consistent with the subdivision control regulations and the development standards for the applicable zoning district, as outlined in the planning staff's report.

☐ The proposed preliminary plat is not consistent with the subdivision control regulation and the development standards for the applicable zoning district, as outlined in the planning staff's report.
2. ☐ The proposed preliminary plat is consistent with any other applicable standards of the Unified Development Ordinance, as outlined in the planning staff's report.

☐ The proposed preliminary plat is not consistent with any other applicable standards of the Unified Development Ordinance, as outlined in the planning staff's report.

Shelbyville Plan Commission

By: _____

Attest: _____

Chairperson

Secretary



MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Shelbyville Plan Commission
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

RECEIVED
FEB 12 2019
FILED

For Office Use Only	
Case #:	_____
Hearing Date:	_____
Fees:	_____
Approved	Denied

1. Applicant/Property Owner

Applicant:

Name: TWIN LAKES APARTMENTS, LLC
Address: 818 ELSTON DRIVE, SUITE "B"
SHELBYVILLE, IN 46176
Phone Number: (317) 398-8000
Fax Number: (317) 398-0462
E-mail Address: jpreidt@landcoinc.net

Owner:

Name: JOHN K. PREIDT
Address: SAME
Phone Number: SAME
Fax Number: _____

2. Applicant's Attorney/Contact Person and Project Designer (if any):

Attorney/Contact Person:

Name: PAUL MAURER
Address: 4800 WEST SMITH VALLEY ROAD, SUITE P
GREENWOOD, IN 46142
Phone Number: (317) 881-3898
Fax Number: N/A

Project Designer:

Name: MAURER SURVEYING, INC.
Address: SAME
Phone Number: SAME
Fax Number: N/A

3. Project Information:

Address/Location of Property: 1825 WICHMAN LANE
Proposed Name of Subdivision: REPLAT OF TWIN LAKES - PHASE II
Area in Acres: 23.78

Current Zoning: APARTMENTS AS PART OF THE PUD
Proposed Use: MULTI-FAMILY RESIDENTIAL
Proposed Number of Lots: 2BLOCKS (A & B)

4. Waivers:

Are any waivers to the requirements, standards or specifications of the Shelbyville Subdivision Control Ordinance being requested?

☒ No ☐ Yes (specify request and Section Number): _____

5. Attachments:

Please see checklist for detailed information about the required attachments.

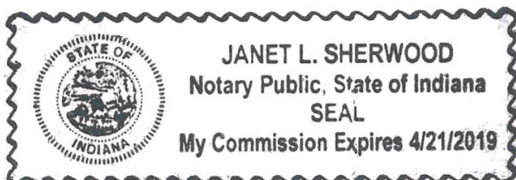
- | | |
|--|--|
| <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Subdivision Covenants |
| <input type="checkbox"/> Vicinity Map | <input type="checkbox"/> Drainage Plan & Report |
| <input type="checkbox"/> Contiguous Holdings Map | <input type="checkbox"/> Engineering Capacity Report |
| <input type="checkbox"/> Subdivision Phasing Description | <input checked="" type="checkbox"/> Application Fee |

The undersigned states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: John K. Preidt Date: 2/11/19

State of Indiana)
County of Shelby) SS:

Subscribed and sworn to before me this 11 day of February
Janet L. Sherwood, Janet L. Sherwood
Notary Public - Signed Printed
Residing in Shelby County My Commission expires 4.21.19



REPLAT OF TWIN LAKES APARTMENTS-PHASE II & THE
REPLAT OF TWIN LAKES APARTMENTS -PHASE I

LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 9, Township 12 North, Range 7 East of the Second Principal Meridian, in Addison Township, Shelby County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest corner of said Quarter Section; thence North 00 degrees 08 minutes 29 seconds East (assumed bearing) along the West line of said Quarter Section 627.00 feet to the Southwest corner of the Plat of "Twin Lakes Apartments -Phase II & the Replat of Twin Lakes Apartments -Phase I, as recorded as Instrument Number 2018002806 in the Office of the Shelby County Recorder; thence South 89 degrees 35 minutes 54 seconds East parallel to the South line of said Quarter Section 40.00 feet to the East right-of-way line of Amos Road, per said plat of Twin Lakes Apartments, said point also being the POINT OF BEGINNING of the herein described parcel; thence North 00 degrees 08 minutes 29 seconds East parallel to the West line of said Quarter Section and along said right-of-way line 780.27 feet; thence South 89 degrees 51 minutes 31 seconds East 209.99 feet; thence North 00 degrees 08 minutes 29 seconds East parallel with said West line 416.20 feet to the Southerly right-of-way line of Twin Lakes Boulevard, per said plat of Twin Lakes Apartments; thence the next three (3) courses being along said Southerly right-of-way; (1) North 79 degrees 38 minutes 49 seconds East 82.35 feet to a Point of Non-curvature of a curve concave Southwesterly whose Radius Point bears South 00 degrees 08 minutes 29 seconds West 320.00 feet; (2) Southeasterly along said curve through a Central Angle of 40 degrees 33 minutes 58 seconds a distance of 226.56 feet to a Point of Tangency; (3) South 49 degrees 17 minutes 33 seconds East 1012.23 feet to the Northwestern line of Amended Twin Lakes Village, Section One, as recorded as Instrument Number 2007004776, in the Office of the Shelby County Recorder; thence the next two (2) courses being along the lines of said Amended Twin Lakes Village, Section One; (1) South 40 degrees 31 minutes 55 seconds West 519.04 feet; (2) South 00 degrees 24 minutes 06 seconds West 85.19 feet; thence North 89 degrees 35 minutes 54 seconds West parallel with the South line of said Quarter Section 931.31 feet to the POINT OF BEGINNING, containing 23.78 acres, more or less.

Subject to all easements, restrictions, and Rights-of-Ways.

"MAJOR SUBDIVISION FINAL PLAT"

CITY OF SHELBYVILLE
SHELBY COUNTY, INDIANA

CERTIFICATE OF DEDICATION

WE, TWIN LAKES APARTMENTS, LLC, THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAN.

THE SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "REPLAT OF TWIN LAKES APARTMENTS - PHASE II & THE REPLAT OF TWIN LAKES APARTMENTS PHASE I", AN ADDITION TO THE CITY OF SHELBYVILLE, SHELBY COUNTY, STATE OF INDIANA. ALL STREETS, ALLEYS, PARKS AND OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE CITY OF SHELBYVILLE.

FRONT AND SIDE YARD SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS, THERE SHALL BE NO BUILDING OR STRUCTURE ERECTED OR MAINTAINED.

EASEMENTS: "DRAINAGE AND UTILITY EASEMENT": THE STRIPS OF GROUND OR AREAS INDICATED AS "DRAINAGE & UTILITY EASEMENT" (D. & U. E.) ARE RESERVED FOR THE USE OF THE PUBLIC UTILITIES, TWIN LAKES ESTATES HOMEOWNERS ASSOCIATION, AND THE CITY OF SHELBYVILLE BOARD OF PUBLIC WORKS AND SAFETY, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, INSPECT, REPAIR, REPLACE, AND MAINTAIN WATER AND SEWER MAINS, POLES, DUCTS, LINES, WIRES, AND DRAINAGE FACILITIES, SUBJECT AT ALL TIMES TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED; NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OR AREAS OF LAND; OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE TO THEIR LOTS SUBJECT TO SAID EASEMENT RIGHTS.

"INGRESS-EGRESS EASEMENT": THE STRIPS OF GROUND OR AREAS INDICATED AS "INGRESS-EGRESS EASEMENT" (I.E.) ARE RESERVED FOR THE USE OF THE OWNERS, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, INSPECT, REPAIR, REPLACE, AND MAINTAIN ROAD IMPROVEMENTS; NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OR AREAS OF LAND; OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE TITLE TO THEIR LOTS SUBJECT TO SAID EASEMENT RIGHTS.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 20____.

Twin Lakes Apartments, LLC

John K. Preidt, Member

STATE OF INDIANA } SS:
COUNTY OF _____ }

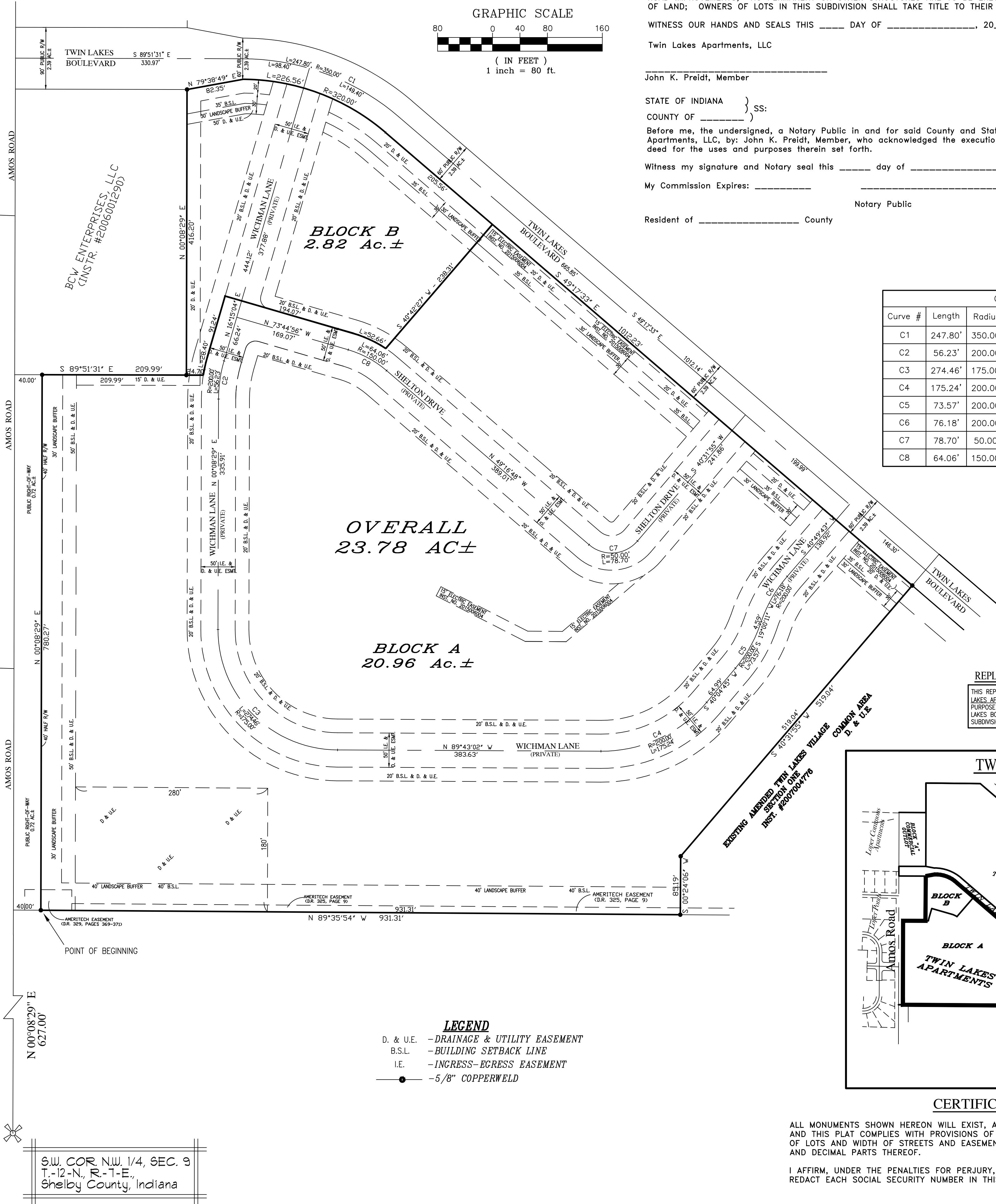
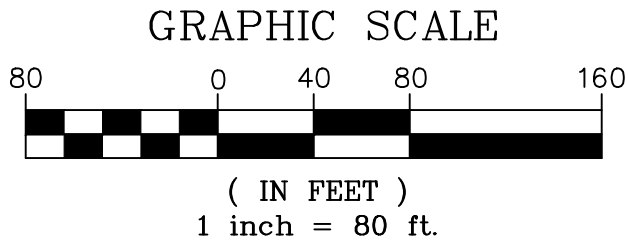
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Twin Lakes Apartments, LLC, by: John K. Preidt, Member, who acknowledged the execution of this instrument as his voluntary act and deed for the uses and purposes therein set forth.

Witness my signature and Notary seal this ____ day of _____, 20____.

My Commission Expires: _____

Notary Public

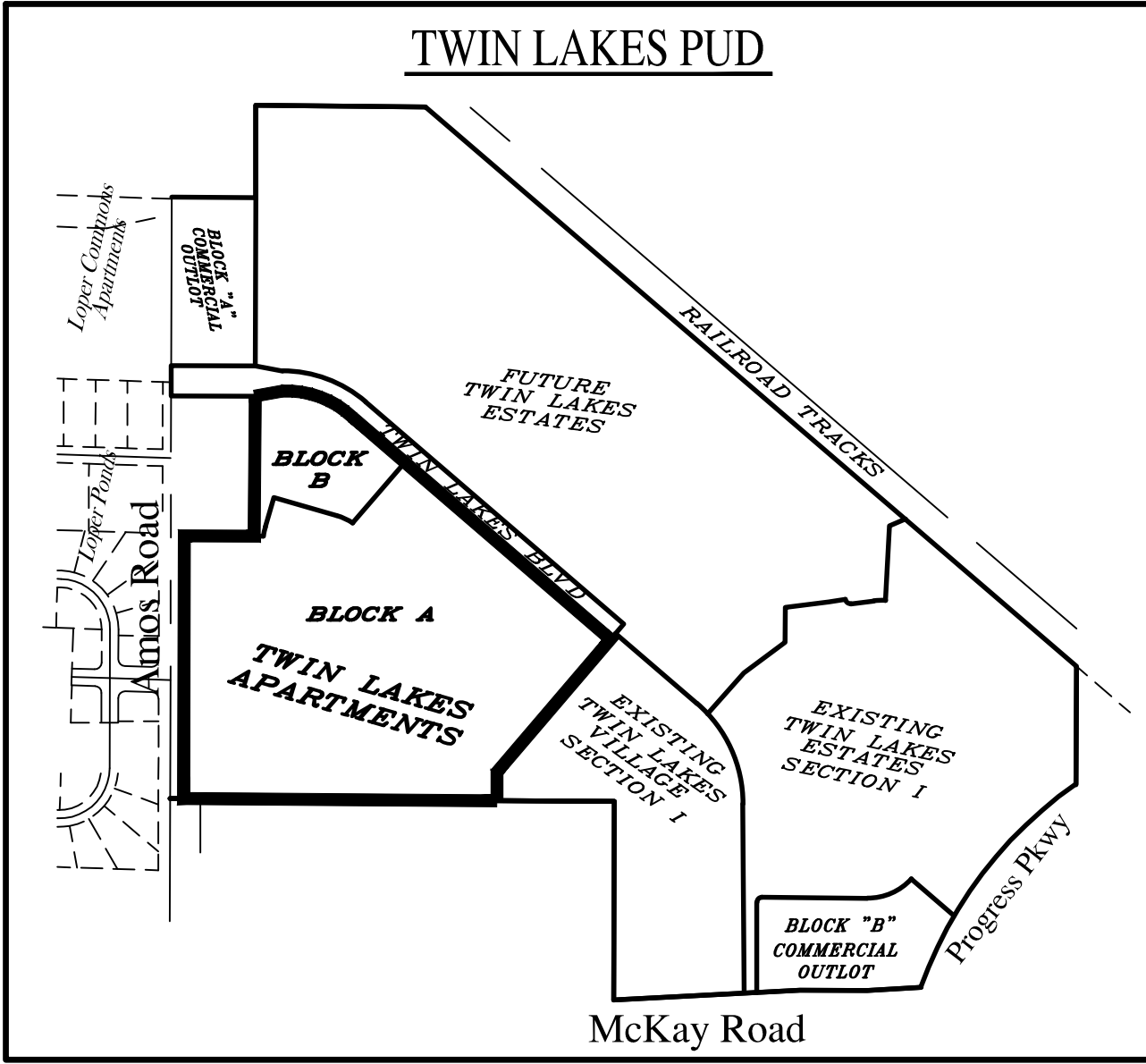
Resident of _____ County



Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	247.80'	350.00'	040°33'58"	242.66'	N 69°34'32" W
C2	56.23'	200.00'	016°06'35"	56.05'	S 08°11'46" W
C3	274.46'	175.00'	089°51'31"	247.18'	S 44°47'17" E
C4	175.24'	200.00'	050°12'13"	169.69'	N 65°10'52" E
C5	73.57'	200.00'	021°04'34"	73.16'	N 29°32'28" E
C6	76.18'	200.00'	021°49'31"	75.73'	S 29°54'57" W
C7	78.70'	50.00'	090°11'17"	70.83'	N 85°37'34" E
C8	64.06'	150.00'	024°28'09"	63.57'	N 61°30'52" W

REPLAT NOTE:

THIS REPLAT OF TWIN LAKES APARTMENTS - PHASE II & THE REPLAT OF TWIN LAKES APARTMENTS - PHASE I (INSTRUMENT NUMBER 2018002806) IS FOR THE PURPOSE OF REMOVING THE HERETOFORE DEDICATED RIGHT-OF-WAYS OF TWIN LAKES BOULEVARD AND AMOS ROAD FROM WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND TO SPLIT THE INCLUDED AREA INTO BLOCK A AND BLOCK B.



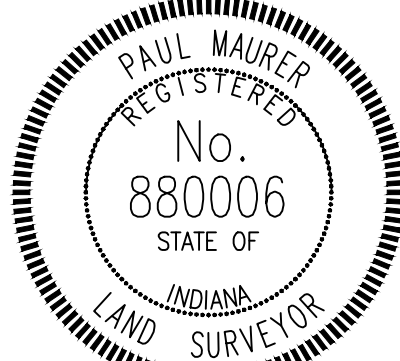
CERTIFICATION

ALL MONUMENTS SHOWN HEREON WILL EXIST, AND THEIR LOCATION IS ACCURATELY SHOWN; AND THIS PLAT COMPLIES WITH PROVISIONS OF THE SUBDIVISION ORDINANCE. THE SIZE OF LOTS AND WIDTH OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Certified this ____ day of _____, 20____.

PAUL MAURER
REG. LAND SURVEYOR NO. 880006
STATE OF INDIANA



CERTIFICATE OF APPROVAL OF THE FINAL PLAT

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Shelbyville, Indiana, with the exception of such variances, if any, as are noted in the minutes of the Plan Commission, and that it has been approved for recording in the office of the City and County Clerks.

_____, 20____.

Michael Evans; President, Plan Commission

Adam Rude; Secretary, Plan Commission

PRIVATE STREETS

SHELTON DRIVE AND WICHMAN LANE ARE "PRIVATE STREETS" THAT ARE WITHIN THE 50 FOOT INGRESS-EGRESS EASEMENTS (I.E.) AS SHOWN ON THE WITHIN PLAT.

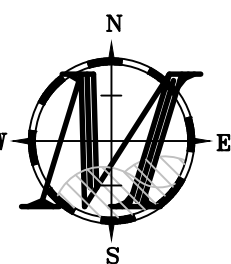
DRAINAGE COVENANT

THIS SUBDIVISION IS SUBJECT TO ALL DRAINAGE SYSTEM DESIGN AND CONSTRUCTION STANDARDS OF THE SHELBYVILLE SUBDIVISION CONTROL ORDINANCE, ALL OTHER APPLICABLE ADOPTED STANDARDS OF THE CITY OF SHELBYVILLE, AND THE REQUIREMENTS OF THE CITY ENGINEER THAT PROVIDE FOR THE REPAIR AND MAINTENANCE OF THE SYSTEM. ALL DRAINAGE EASEMENTS SHALL RUN TO THE "CITY OF SHELBYVILLE."

OWNER/DEVELOPER:

TWIN LAKES APARTMENTS, LLC
JOHN K. PREIDT
818 ELSTON DRIVE
SHELBYVILLE, IN 46176

PREPARED BY:



MAURER SURVEYING, INC.

4800 W. SMITH VALLEY ROAD, STE P, GREENWOOD, IN 46142
OFFICE - 317-881-3898 www.MaurerSurveying.com
LAND SURVEYING, LAND DEVELOPMENT & BUILDER SERVICES

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