

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 4/10/2019

Case Number & Name:	PC 2019-04: 45 W Washington Street Rezone			
Petitioner's Name:	Rob Nolley			
Owner's Name:	JOL Properties LLC			
Petitioner's Representative:	Rob Nolley			
Address of Property:	45 W Washington Street, Shelbyville, Indiana			
Subject Property Zoning Classification:	Current: BC – Business Central Proposed: R1 – Single Family Residential			
Comprehensive Future Land use:	Single Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	BC – Business Central	BC – Business Central	BC – Business Central	BC – Business Central
Surrounding Properties' Comprehensive Future Land Use	Business Central	Single Family Medium Density Residential	Business Central	Single Family Medium Density Residential
History:	The petitioner for this project is proposing to convert a single family residential property previously used as a business back into a single family residential property. This is in alignment with the goals of the Comprehensive Plan to return homes along Washington Street to residential.			
Vicinity Map:				
Action Requested:	A formal request to rezone a business central property into R1 single family residential.			

1. This project involves rezoning the property at 45 W Washington Street from BC – Business Central to R1 – Single Family Residential. The petitioner would like to use the property as his primary residence.

2. The Unified Development Ordinance (Section 9.10 (K)) requires the Plan Commission pay reasonable regard to the following decision criteria:

a. Relation to the Comprehensive Plan:

The planning staff feels that the proposed zoning classification of R1 – Single Family Residential is generally consistent with the City’s Comprehensive Plan due to Built Environment Objective #3 in Chapter 5, in the Comprehensive Plan: *Transform the City’s Current Housing Stock and Neighborhoods*.

b. Current Conditions:

Properties along W Washington Street are currently being used for a variety of uses; some of the old homes have been converted into office space, some as retail space and others are being used as residential. The property at 45 W Washington Street was previously used as professional office space. The petitioner would like to return the property to its former residential use. The planning staff feels that the proposed rezoning would not have an adverse impact on the character of the surrounding area, due to the fact that it is currently a healthy combination of commercial, residential, civic, and retail uses.

c. Desired Use:

The City’s Comprehensive Plan indicates that the central business district should stretch along Harrison Street and Washington Street and should be surrounded by residential at a variety of different densities. This would allow the residential to support the activities/businesses in the central business district. The rezone of the property would support this goal.

d. Property Values:

The planning staff has determined that the proposed rezoning should not have any adverse impact on neighboring property values.

e. Responsible Growth:

The planning staff has determined that all public infrastructure is in place and has sufficient capacity for the proposed rezone

STAFF RECOMMENDATION: Favorable recommendation on the proposed rezoning from BC – Business Central to R1 – Single Family Residential.

Rezone (Zoning Map Amendment): PC 2019-04: 45 W Washington Street Rezone

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

Motion:

(I) would like to make a motion to forward a favorable recommendation for the rezone petition presented before this body, rezoning from BC – Business Central to R1 – Single Family Residential, pursuant to the planning staff’s report and Findings of Fact.

- 1. The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is consistent with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.
- The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **is not** consistent with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.
- 2. The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is complimentary to the current conditions and the character of current structures and uses in this zoning district.
- The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **is not** complimentary to the current conditions and the character of current structures and uses in this zoning district.
- 3. The Plan Commission has paid reasonable regard to, and finds that the proposed rezone will allow for the most desirable use of the subject land, pursuant to the planning staff’s report.
- The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **will not** allow for the most desirable use of the subject land, pursuant to the planning staff’s report.
- 4. The Plan Commission has paid reasonable regard to, and finds that the proposed rezone will not have an adverse negative affect on the conservation of property values throughout the City of Shelbyville’s planning jurisdiction, pursuant to the planning staff’s report.
- The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **will** have an adverse negative affect on the conservation of property values throughout the City of Shelbyville’s planning jurisdiction, pursuant to the planning staff’s report.
- 5. The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is a responsible growth and development strategy for the City of Shelbyville’s planning jurisdiction, pursuant to the planning staff’s report.
- The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is not a responsible growth and development strategy for the City of Shelbyville’s planning jurisdiction, pursuant to the planning staff’s report.

Shelbyville Plan Commission

By: _____

Attest: _____

Chairperson

Secretary