

# CITY OF SHELBYVILLE

Adam M. Rude  
Director



Allan Henderson  
Deputy Director

## PLAN COMMISSION

**MEETING DATE: April 10, 2019**

Case Number & Name:	PC 2019-05: Tindall Drive Replat			
Petitioner's Name:	City of Shelbyville			
Owner's Name:	City of Shelbyville			
Petitioner's Representative:	Jenny Meltzer, City Attorney			
Address of Property:	101 Tindall Drive, Shelbyville, IN			
Subject Property Zoning Classification:	General Industrial – IG			
Comprehensive Future Land use:	High Tech – Light Industrial			
	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
Surrounding Properties' Zoning Classifications:	BH – Business Highway	IG – General Industrial	IG – General Industrial	BH – Business Highway
Surrounding Properties' Comprehensive Future Land Use	Gateway Mixed Use	High Tech – Light Industrial	Single-Family Residential	Gateway Mixed Use
History:	Historically, this land has been agricultural land that has been farmed for decades. In 2016, the land was rezoned and platted in relation to a proposal for Krone North America to relocate their headquarters to the site. Shortly after the rezone and plat, the company abandoned the project due to financial issues. Since that time, the City of Shelbyville's Redevelopment Commission has purchased the land for future economic development projects.			
Vicinity Map:				
Action Requested:	To consider a petition by the City of Shelbyville for the replat, to split the current parcel into five separate parcels, on property commonly known as 101 Tindall Drive			

1. The petition is to replat the area that was originally platted in 2016 for the economic development project at that time. The original plat was referred to as the "Krone Plat" and was assigned the Plan Commission case number of PC 2016-08. The current zoning for the property is General Industrial (IG). All of the land is under the ownership of the City of Shelbyville's Redevelopment Commission, and it is there intent to replat the land so that it is more easily marketable and more useful for future economic development projects.
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 General Industrial - IG district include general industrial production.

Minimum Lot Area:  
The minimum lot area for the General Industrial - IG district is 1-acre. The five (5) parcels the replat will create include a 10 acre site, a 20 acre site, a 40 acre site, a 67 acre site, and a 12 acre lot.

Minimum Lot Width:  
The minimum lot width for the IG district is 100 feet (measured at the front of the building setback line). All of the replatted parcels will meet or exceed this threshold.

Minimum Lot Frontage:  
The minimum lot frontage for the IG district is 50 feet (on a public street with access on that street). All of the replatted parcels will meet or exceed this threshold.
  - 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. These standards will be reviewed at the time that each individual lot is being developed.

**STAFF RECOMMENDATION: Approval.**

**Preliminary Plat: PC 2019-05: Tindall Drive 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