

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 5/28/2019

Case Number & Name:	PC 2019-08: Twin Lakes PUD Revision			
Petitioner's Name:	DR Horton d/b/a Westport Homes			
Owner's Name:	Twin Lakes, LLC c/o Landco Inc.			
Petitioner's Representative:	Brian Tuohy			
Address of Property:	North of Twin Lake Boulevard and east of Amos Road			
Subject Property Zoning Classification:	PD _ Planned Development			
Comprehensive Future Land use:	R1 – Single Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	R1 – Single Family Residential	BG – Business General	R1 – Single Family Residential	Intelliplex PUD Medical Campus
Surrounding Properties' Comprehensive Future Land Use	Single Family Residential	Commercial	Single Family Residential	Multi-family Residential
History:	The Twin Lakes Planned Unit Development has a long history in Shelbyville dating back to 2006 (PC2006-2) when the Plan Commission approved the rezoning of 102 acres to create the PUD and PC2006-3 approving the major subdivision plat. In 2008 (PC.2008-16) and 2009 (PC2009-6) the original PUD detail plans were amended to allow for the multi-family section. And finally in 2013 (PC2013-12) a site development plan approval for apartments. The proposed revision is to build out the rest of the property with single family residential homes.			
Vicinity Map:				
Action Requested:	A formal recommendation on a request to revise the Planned Unit Development for Twin Lakes.			

1. Twin Lakes is a 102 acre property located in the southeast corner of Shelbyville; along Amos Road and McKay Road. Landco started developing the property in 2006 with the approval of their rezone to the Planned Unit Development and major subdivision plat. Since 2006, around 40 single family residential homes, 16 duplexes (with 32 units) and 20 apartment buildings (with 160 units) have been constructed. The current proposal is to build-out the remaining 37 acres with 88 single family residential homes and 2 common areas.
2. The Unified Development Ordinance requires the Plan Commission pay reasonable regard to the following decision criteria:

a. Relation to the Comprehensive Plan:

The planning staff has determined that the proposed revision of the Twin Lakes Planned Unit Development aligns with the City's Comprehensive Plan. The future land use map shows the areas as single family residential and the proposed revisions to the planned unit development are to construct single family residential properties.

b. Current Conditions:

The planning staff has determined that the proposed revision of the Twin Lakes Planned Unit Development would not adversely affect the surrounding area. There are currently single family residential properties to the south of the proposed site and a combination of multifamily housing; apartments and duplexes to the west of the site. There is another large single family neighborhood, Central Park to the east of the site.

c. Desired Use:

The planning staff has determined that utilizing the parcel for single family residences would be a good complimentary use to the surrounding properties. Again, the site is surrounded by complimentary residential development.

d. Property Values:

The planning staff has determined that the proposed zoning classification should not have any adverse affect on the property values of the surrounding area. The proposed development will need to, at a minimum, meet the standards prescribed in the planned unit development detailed plan.

e. Responsible Growth:

The planning staff has determined that due to the fact that this type of development has been planned for in this area through the City's Comprehensive Plan, and the public infrastructure has been designed for this scale of development, this is a responsible growth and development pattern.

STAFF RECOMMENDATION: Favorable recommendation on the proposed revision of the Twin Lakes Planned United Development.

Rezone (Zoning Map Amendment): PC 2019-08: Twin Lakes PUD Revision

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Motion:

(I) would like to make a motion to approve the revision to the Twin Lakes Planned Unit Development as presented to this board, 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 PUD revision 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 PUD revision **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 PUD revision 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 PUD revision **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 PUD revision 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 PUD revision **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 PUD revision 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 PUD revision **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 PUD revision 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 PUD revision 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