

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 95/28/2018

Case Number & Name:	PC 2019-7; Hoosier Energy Substation, Site Development Plan			
Petitioner's Name:	Hoosier Energy			
Owner's Name:	Hoosier Energy			
Petitioner's Representative:	Tom Gallagher			
Address of Property:	1982 West County Road 300 North			
Subject Property Zoning Classification:	IG - General Industrial			
Comprehensive Future Land use:	High Tech/Light Industrial			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	General/Light Industrial	General Industrial	General/Light Industrial	General Industrial
Surrounding Properties' Comprehensive Future Land Use	High Tech/Light Industrial	High Tech/Light Industrial	High Tech/Light Industrial	High Tech/Light Industrial
History:	Hoosier Energy would like to construct an electrical substation to serve new industrial customers within the City of Shelbyville. The facility will involve three separate electrical utilities including Duke Energy, Hoosier Energy and Rush-Shelby REMC.			
Vicinity Map:				
Action Requested:	Site Development Plan approval for a new electrical substation.			

1. This petition is to construct an electrical substation. The substation involves three (3) separate electrical utilities serving new industrial customers for Shelbyville. It is fed from the High Voltage Transmission Lines of Duke Energy and is transformed to a lower voltage by Hoosier Energy. It then feeds this lower voltage to Rush-Shelby REMC, which in turn serves the end user. It is a fenced site with locked gates. The size and complexity require multiple access points in order to optimally maintain the substation, especially during times of equipment failure when many crews are working simultaneously.
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 planning staff has determined the subject petition is consistent with the City's Comprehensive Plan because a utility substation is a permitted use in the General Industrial (IG) district. The substation would also help to attract new industry and jobs to this area of Shelbyville that is zoned for industrial use.

- b. **Meets the Technical Review Committee's expectations for best practices and quality design;**

- The Technical Review Committee reviewed the site development plan against their applicable standards and were satisfied with the plan except for the City Engineer. The City Engineer had concerns about the drainage of the site. All drainage concerns have since been resolved.

- c. **Satisfies the applicable requirements of Article 2: Zoning Districts;**

- The IG – General Industrial zoning district allows utility substations as a permitted use and does not require any additional approvals for use.

- d. **Satisfies the applicable requirements of Article 5: Development Standards;**

- Entrance and Driveway Standards – UDO 5.15**

- The Unified Development Ordinance requires driveways consist of asphalt, concrete, pavers, pervious pavement, or other durable paving materials. The Hoosier Energy Substation is proposing to use gravel for the driveways. Additionally, the Entrance and Driveway Standards require a 300' separation distance from another street when a development occurs on an arterial road. The Hoosier Energy Substation is proposing a 135' separation from Tom Hession Drive. Lastly, the standards call for a 300' separation between distance from another driveway when located on an Arterial. The Hoosier Energy Substation is proposing 180'. Hoosier Energy has applied for development standard variances for the three items indicated above at the Board of Zoning Appeals meeting on May 28, 2019; BZA 2019-9.

- Environmental Standards – UDO 5.16**

- The Unified Development Ordinance requires any part or portion of a non-farm parcel that is not used for structures, loading or parking spaces, sidewalks, or accessory uses shall be landscaped or left in a natural state that complies with the applicable weed and nuisance ordinances of the City of Shelbyville. If landscaped, it shall be planted with an all season

ground cover and with trees and shrubs in accordance with the requirements of this Ordinance and in keeping with natural surroundings. Hoosier Energy has not indicated any ground covering. The staff recommends a condition that all ground outside of the fenced area have an approved ground cover installed.

Fence, Hedge and Wall Standards – UDO 5.20

The Unified Development Ordinance requires fences, hedges, and walls not to exceed eight (8) feet in height in any side or rear yard and shall not extend past the front facade of the primary structure. Hoosier Energy has not indicated the height of the fence.

Height Standards – UDO 5.23

The Unified Development Ordinance limits the height of primary structures to (60') sixty feet in the (IG) General Industrial district. However, utility transmission towers and poles are provided an exception under UDO 5.23.

Landscaping Standards – UDO 5.32

The Unified Development Ordinance requires lots over 20,000 square feet to plant two (2) canopy trees, plus one (1) canopy tree for every additional 25,000 square feet of lot size above 40,000 square feet. And under no circumstances shall more than ten (10) trees be required for this provision. The Hoosier Energy site is a 4+ acre site. Based on the calculations, this requires Hoosier Energy to plant **8 trees**. In addition, based on the requirements for screening, of mechanical equipment (UDO 5.37-A-3); additional planting requirements for equipment that is visible from a public street are:

- If evergreen shrubs are used they shall be planted at a maximum of four (4) feet on center, within ten feet of the mechanical equipment
- If evergreen trees are used they shall be planted at a maximum of eight (8) feet on center, within fifteen feet of the mechanical equipment.
- If ornamental trees are used, they shall be planted at a maximum of ten (10) feet on center within fifteen (15) feet of the mechanical equipment.

The planning staff assumes, based on height restrictions, that Hoosier Energy will plant evergreen shrubs; this will require Hoosier Energy to plant **67 shrubs along Tom Hession Drive and 68 shrubs along West CR 300 North** along the front of their facility to screen the equipment and fence.

Lighting Standards – UDO 5.38

The Unified Development Ordinance requires all security lighting in non-residential areas be shielded and specifically aimed so that illumination is directed only to the intended area. The light source for any security lighting shall include shields that prevent their light source or lens from being visible from adjacent properties and/or streets. The use of general floodlighting fixtures shall be prohibited. Security lighting fixtures may be mounted on poles located no farther than ten (10) feet from the perimeter of the area intended to be illuminated. Perimeter Lighting: Security lighting intended to illuminate a perimeter, such as a fence line, shall include motion sensors and be designed to be off unless triggered by an intruder located within five (5) feet of the perimeter. Hoosier Energy has not provided any detail regarding lighting.

Setback Standards – UDO 5.55

The Unified Development Ordinance requires properties in (IG) General Industrial districts to meet a minimum (50') fifty foot setback for primary structures when adjacent to an arterial road. Hoosier Energy Substation is proposing a (35') thirty-five foot setback from West CR 300 North. Hoosier Energy has applied for a development standard variance for this setback standard at the Board of Zoning Appeals meeting on May 28, 2019; BZA case 2019-BZA-9.

Vision Clearance Standards – UDO 5.73

The Unified Development Ordinance requires the vision clearance triangle leg length be (40) forty feet as measured along the edge of pavement on Arterial Streets. Hoosier Energy has met the vision clearance standards.

e. Satisfies the applicable requirements of Article 6: Design Standards

Article 6: Design Standards provides the standards for all subdivisions and generally apply to the construction of residential planned unit developments with public improvements. Article 6: Design Standards do not apply to the construction of a private utility substation in the (IG) General Industrial District.

f. Satisfies any other applicable provisions of the Unified Development Ordinance.

At this time, all other applicable provisions of the Unified Development Ordinance appear to be satisfied by the submitted site plans.

STAFF RECOMMENDATION: Approval, subject to the following condition:

1. Resubmit plans with modifications after Board of Zoning Appeals and Plan Commission meeting, showing any conditions or commitments required by these bodies.
2. Provide information and location of all landscaping showing compliance with UDO 5.32
3. Provide a lighting plan showing compliance with UDO 5.38.
4. Provide information or details on ground cover showing compliance with UDO 5.16.

Site Development Plan: PC 2019-7; Hoosier Energy Substation, Site Development Plan

Staff Prepared

Motion:

(I) would like to make a motion to approve the site development plan as presented to this body, with the conditions outlined in the planning staff's report, pursuant to the planning staff's report and Findings of Fact.

- 1. The site development plan is consistent with the *City of Shelbyville Comprehensive Plan* as outlined in the planning staff's report.
 The site development plan is **not** consistent with the *City of Shelbyville Comprehensive Plan*, as outlined in the planning staff's report.
- 2. The site development plan meets the Technical Review Committee's expectations for best practices and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report.
 The site development plan **does not** meet the Technical Review Committee's expectations for best practices and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report
- 3. The site development plan satisfies the applicable requirements of Article 2: *Zoning Districts*, as outlined in the planning staff's report.
 The site development plan **does not** satisfy the applicable requirements of Article 2: *Zoning Districts*, as outlined in the planning staff's report.
- 4. The site development plan satisfies the applicable requirements of Article 5: *Development Standards*, as outlined in the planning staff's report.
 The site development plan **does not** satisfy the applicable requirements of Article 5: *Development Standards*, as outlined in the planning staff's report.
- 5. The site development plan satisfies the applicable requirements of Article 6: *Design Standards*, as outlined in the planning staff's report.
 The site development plan **does not** satisfy the applicable requirements of Article 6: *Design Standards*, as outlined by the planning staff's report.
- 6. This site development plan satisfies all other applicable provision of the *Unified Development Ordinance*, as outlined by the planning staff's report.
 The site development plan **does not** satisfy all other applicable provision of the *Unified Development Ordinance*, as outlined in the planning staff's report.

Additional Conditions Imposed by the Shelbyville Plan Commission:

- 1.
- 2.

Shelbyville Plan Commission

By: _____

Attest: _____

Chairperson

Secretary