

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 8/26/2019

Case Number & Name:	PC 2019-13: Tindall Drive Rezone			
Petitioner's Name:	City of Shelbyville			
Owner's Name:	City of Shelbyville Redevelopment Commission			
Petitioner's Representative:	Jennifer Meltzer, City Attorney Adam Rude, Plan Commission Director			
Address of Property:	State Road 44, Shelbyville, Indiana			
Subject Property Zoning Classification:	Current: BH – Business Highway Proposed: IG – General Industrial			
Comprehensive Future Land use:	Gateway Mixed Use			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	A1 – Conservation Agriculture (Shelby County)	A1 – Conservation Agriculture (Shelby County)	IG – General Industrial	BH – Business Highway
Surrounding Properties' Comprehensive Future Land Use	Gateway/Mixed Use	Gateway/Mixed Use	High-Tech/Light Industrial	Gateway/Mixed Use
History:	The petitioner is proposing to rezone the property to IG – General Industrial to make the property more attractive for site selectors and development. .			
Vicinity Map:				
Action Requested:	A formal request to rezone a parcel from BH – Business Highway to IG – General Industrial.			

1. This project involves rezoning a parcel along State Road 44, north of Tindall Drive and also north of the future home of Greenleaf Foods, from BH- Highway to IG – General Industrial. The IG – General Industrial district provides the most flexibility in marketing the property as an Industrial site, as shown in the Comprehensive Plan.
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:

In the Future Land Use map, located on page 93, this general area is shown as a combination of “Gateway Mixed Use” and “High Tech / Light Industrial”. The planning staff feels that the proposed zoning classification of IG – General Industrial is generally consistent with the City’s Comprehensive Plan, and specifically addresses the following objectives and action steps:

Built Environment Objective 2: Guide healthy development patterns using Future Land Use Map.

Action 1: Utilize Future Land Use Map as a living, breathing document to guide future development decisions.

Commerce and Economy Objective 1: Promote the City as a regional destination.

Action 1: Work closely with the Chamber of Commerce and the Shelby County Development Corporation to drive investment in Shelbyville.

b. Current Conditions:

The subject property is located one-thousand five hundred (1500) feet from the northeast corner of the intersection of Interstate 74 and State Road 44, this land is also directly north of Tindall Drive and future home of Greenleaf Foods. The subject property is vacant, but is currently being used for agricultural purposes. The subject property is 44.6 acres. The subject property is surrounded by other parcels zoned BH – Business Highway to the west, parcels zoned A1 – Conservation Agriculture (located in Shelby County Planning Jurisdiction) to the north and east, and parcels zoned IG – General Industrial to the south. The subject property fronts State Road 44. The planning staff has determined that the proposed rezone should not negatively affect the current conditions in the area and will allow for the development of the area.

c. Desired Use:

Based on the future land use map contained within the City of Shelbyville Comprehensive Plan, this area has been identified as a growth corridor proposed to be a mix of light and medium scale industrial developments and employers. The planning staff feels the proposed rezoning would not have an adverse impact on the character of the surrounding area and is in keeping with the growth and development objectives of the area.

d. Property Values:

The planning staff has determined that the proposed rezoning should not have any adverse impact on neighboring property values. Development of the site will only enhance the value of other properties in this area.

e. Responsible Growth:

The planning staff has determined that all public infrastructure is in place and has sufficient capacity for the proposed rezone. It was determined both through the recent Comprehensive Plan update and with the recent *Greenleaf Foods* project, that water, sewer, and other utilities are available in the immediate vicinity.

STAFF RECOMMENDATION: Favorable recommendation on the proposed rezoning from BH – Business Highway to IG – General Industrial.

Rezone (Zoning Map Amendment): PC 2019-13: Tindall Drive 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 BH – Business Highway to IG – General industrial, 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



CITY OF SHELBYVILLE, INDIANA | PLANNING AND BUILDING DEPARTMENT
MAYOR THOMAS DeBAUN | DIRECTOR ADAM RUDE

FROM THE DESK OF ALLAN HENDERSON | DEPUTY DIRECTOR OF PLANNING | AHENDERSON@CITYOFSHELBYVILLE.IN.COM

Date: August 15th, 2019

To: City of Shelbyville Common Council
Mayor Tom DeBaun
Plan Commission

From: Allan Henderson
Deputy Director, Planning and Building Department

RE: Tindall Site Property Rezone;
Ordinance No. 19-2865

Along with our partners at the Shelby County Development Corporation, we are always looking for development sites that meet certain minimum site selection criteria. Zoning and the permitted uses within the zoning districts is one of those site selection criteria. The parcel referenced above is located along State Road 44, north of Tindall Drive and north of the future home of Greenleaf Foods. The parcel is currently zoned BH - Business Highway. We are requesting to rezone the parcel to IG - General Industrial. While we do not currently have an interested buyer or active development proposal, the IG - General Industrial zoning provides the greatest flexibility for the development of the site and allows the Shelby County Development Corporation to more readily respond to site selection requests and applications. In addition, rezoning the site is in alignment with the goals and future land use map contained in the City of Shelbyville 2019 Comprehensive Plan Update adopted earlier this year.

If you have any questions regarding this matter, please feel free to contact our office.

Sincerely,

Allan Henderson, AICP
Deputy Director, Planning Department



REZONING APPLICATION

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

For Office Use Only

Case # _____

Hearing Date: _____

Fees: _____

Approved _____ Denied _____

1.

Applicant (person or company requesting variance)

Name: City of Shelbyville

Address: 44 West Washington Street
Shelbyville, Indiana 46176

Phone Number: 317-392-5102

Fax Number: _____

Email: jmeltzer@cityofshelbyvillein.com

2.

Applicant's Attorney/Representative

Name: Jenny Meltzer

Address: 44 West Washington Street
Shelbyville, Indiana 46176

Phone Number: 317-364-4982

Fax Number: _____

Email: jmeltzer@cityofshelbyvillein.com

Property Owners Information (if different than Applicant)

Name: City of Shelbyville Redevelopment Commission

Address: 44 West Washington Street
Shelbyville, Indiana 46176

Phone Number: 317-392-5102

Fax Number: _____

Email: _____

Project Engineer

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

3. Project Information:

General Location of Property (and address is applicable): East State Road 44, Shelbyville, Indiana 46176

Current Zoning: Business Highway

Existing Use of Property: Vacant Land

Proposed Zoning: Light Industrial

Proposed Use: Industrial

5. Attachments

- ☐ Affidavit and Consent of Property Owner (if applicable)
- ☐ Proof of Ownership (copy of deed)
- ☐ Letter of Intent
- ☐ Site Plan
- ☐ Vicinity Map
- ☐ Application Fee
- ☐ Legal Description

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

Signature of Applicant: [Signature] Date: 8/19/2019

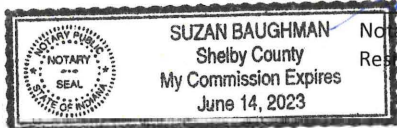
State of Indiana)

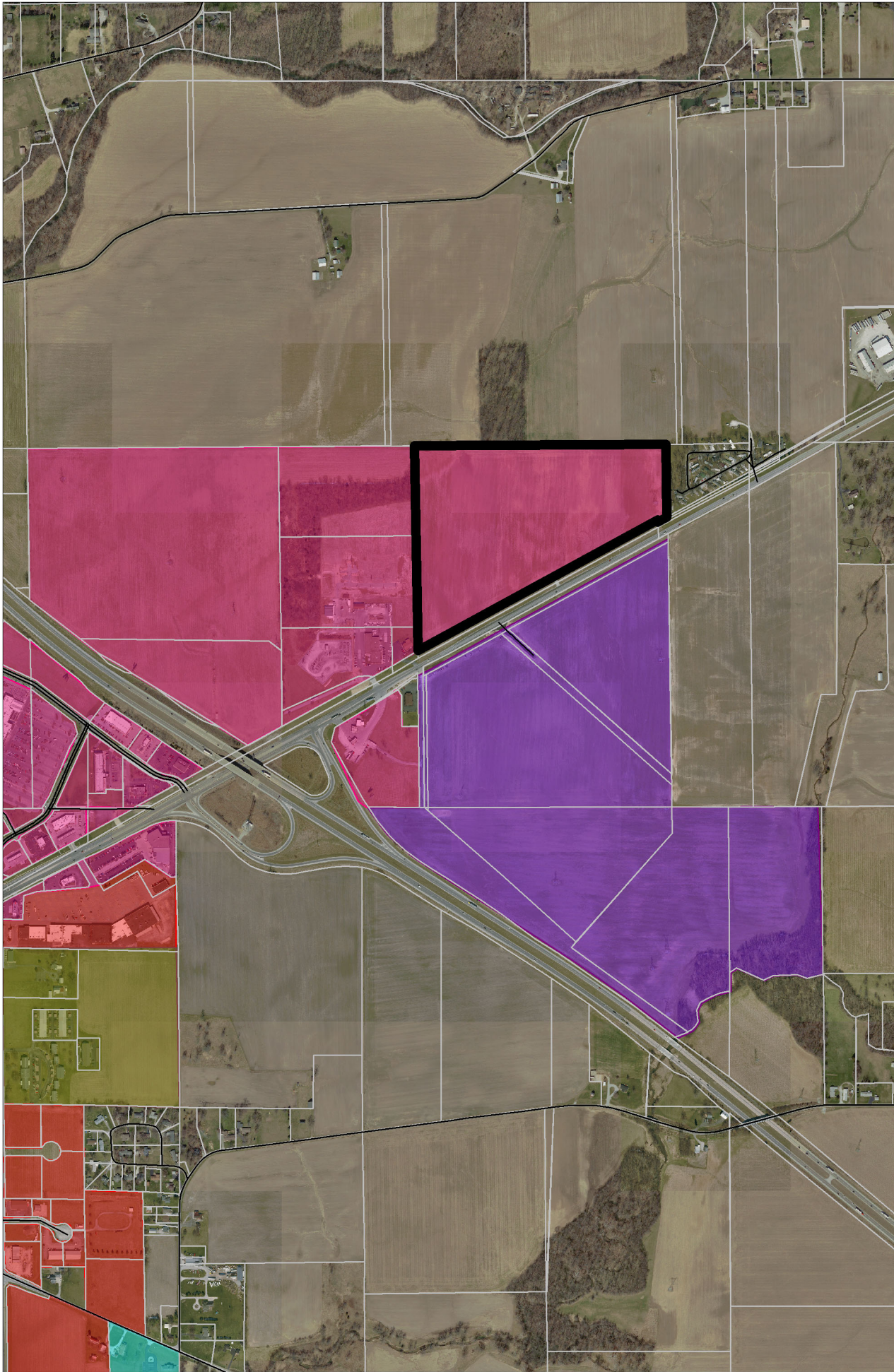
County of Shelby)SS:

Subscribed and sworn to before me this 19th day of August, 2019.

[Signature] / Suzan Baughman

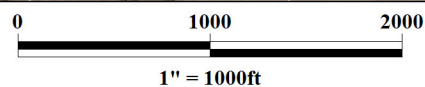
Notary Public Printed
Residing in Shelby County My Commission Expires: June 14, 2023





- Shelbyville Zoning**
Feature Name:
- BG- Business General
 - BH- Business Highway
 - IG- General Industrial
 - IS- Institutional
 - RM- Multiple-Family Residence
- 018145Parcels
- Roads

Ord. No. 19-2865



PLANNING & BUILDING
DEPARTMENT