

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 10/28/2019

Case Number & Name:	PC 2019-17: Hamilton Major PUD; Detail Plan			
Petitioner's Name:	City of Shelbyville Redevelopment Commission			
Owner's Name:	City of Shelbyville Redevelopment Commission			
Petitioner's Representative:	Jennifer Meltzer, City Attorney Tom Davis, Genesis Property Development Group			
Address of Property:	150 West Washington Street			
Subject Property Zoning Classification:	Current: IS – Institutional Proposed: R1 – Planned Development			
Comprehensive Future Land use:	Single Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	R1 – Single Family Residential	R1 – Single Family Residential	IS - Institutional	R1 – Single Family Residential
Surrounding Properties' Future Land Use	R1 – Single Family Residential	R1 – Single Family Residential	R1 – Single Family Residential	R1 – Single Family Residential
History:	In 1922, a few years after his passing, Charles Major gifted his mansion to the City to establish a community hospital. The mansion was expanded on multiple times throughout the years to expand the footprint and services of the hospital, until the original mansion and hospital wings were razed in the early 1980's. Major Hospital added numerous additions to the facility over the years, until they became completely land-locked at this location. In 2015, Major Hospital began construction on a new, state-of-the-art, consolidated facility in the Intelliplex Technology Park. In January of 2017, this new facility opened to the public and hospital departments and services began the transition to the new location. Later in April of 2017, Major Health Partners began the demolition of their facility at 150 W Washington Street, with the intentions to give the property back to the City of Shelbyville to redevelop the property.			
Vicinity Map:				
Action Requested:	A request for a favorable recommendation of the Planned Unit Development Detail Plan.			

In reviewing the Planned Development Detailed Plan petition, the Plan Commission and Common Council shall pay reasonable regard to the following, consistent with IC 36-7-4-603:

a. Requirements and Intent: The extent to which the proposal fulfills the requirements and intent of Section 9.06: Planned Development, and the subdivision control regulation in the Unified Development Ordinance.

There are three steps for a Planned Development approval. These steps include:

1. Conceptual Plan approval – the applicant shall submit a Conceptual Plan review application and supporting documentation. These application materials are then reviewed by the Technical Review Committee. Any revisions to the application materials shall either be addressed during the review meeting or through revised application materials submitted prior to the Plan Commission hearing. The Plan Commission will, in a public hearing, review the application and supporting documentation.

The Technical Review Committee meeting was held August 27, 2019. The public hearing with the Plan Commission was held September 30, 2019.

2. Detailed Plan approval – the applicant shall submit a Detailed Plan review application. These application materials are then reviewed by the Technical Review Committee. Any revisions to the application materials shall either be addressed during the review meeting or through revised application materials submitted prior to the second Plan Commission hearing. The Plan Commission will, in a public hearing, review the application and supporting documentation.

The second Technical Review Committee meeting was held October 22, 2019. The public second hearing for the Plan Commission is scheduled for October 28, 2019.

3. Rezoning – rezoning and platting the property require to reading by the Common Council. The first Common Council meeting for the project was held on October 21, 2019 and a second reading of the ordinance is scheduled for a Common Council meeting on November 4, 2019, once the Plan Commission holds their public hearing on October 28, 2019.

In addition to following the steps for approval, the Hamilton Major PUD needs to meet the standards set forth in Article 6: Design Standards. These standards ensure the development:

1. Promote the proper arrangement of streets and other infrastructure.
2. Secure adequate public spaces.
3. Provide adequate public improvements.

6.08 Block Standards: block length and width are being met. Lots located between Franklin Street and Washington Street have been designed to allow for two (2) tiers of lots, with an alley for rear loaded garages and the homes oriented towards Franklin and Washington Street.

6.06 Easement Standards: easements for utilities, drainage, and sanitary are being provided.

6.09 Lot Standards: orientation of the homes are towards and abut a public street. Side lot lines are at right angles to the streets.

6.14 Sidewalk and Pedestrian Path Standards: sidewalks are being provided along all public streets to maintain connectivity with the existing sidewalk network, and a pedestrian path is being provided along West Street.

6.20 Street Lighting Standards: existing streetlights already line Washington Street, Franklin Street and West Street, and new street lights are being shown on the plans for the new section of West Franklin Street.

6.21 Street Tree Standards: street trees are being proposed for Washington Street and Franklin Street. These trees are being located in the right of way between the road and sidewalk.

The Planning Staff has determined that the required process and the applicable standards have been satisfied by the proposed PUD Detail Plan.

b. Planning Documents: The Comprehensive Plan and any other applicable, adopted planning studies or reports:

The Shelbyville, Indiana Downtown Opportunities Plan finished in December 2016 lays some initial ground work for the Hamilton Major infill development project by supporting the redevelopment of this site in three ways:

1. An opportunity identified in the plan “Establishment of catalyst project design guidelines and standards for architecturally appropriate new construction infill development and adaptive reuse of historic structures. (Page – 49)
2. An opportunity identified to build a walk-up brownstone style townhome between Washington Street and Jackson Street with public parking behind the brownstones along Jackson Street. (Page – 10)
3. An opportunity to increase assessed values and home ownership in neighborhoods immediately surrounding the downtown by creating a neighborhood stabilization district. (Page – 10)

The 2019 Comprehensive Plan Update also supports the Hamilton Major infill development by:

1. One of the expected outcomes of the plan was increasing property values “by focusing on reinvestment in existing neighborhoods and commercial areas, the appeal of the city increases. Greater appeal will lead to increased market interest and improved community-wide property values”. (Page – 14) Investing in infill development, in areas that already have existing utilities and infrastructure requires a smaller financial commitment by the City. And as the City continues to improve existing neighborhoods, other residents and investors see this commitment and invest in their properties. The final outcome of this investment is increased property values.
2. In addition a focused goal of the plan in the *Built Environment* section is to “transform the City’s current Housing Stock and Neighborhoods”. (Page – 89) The city needs a good mix of housing types, architectural styles and price points to make sure they can supply the needs of a broader cross section of residents. Action steps for this focus goal include:
 - Invest in critical infrastructure for build ready sites;
 - Market areas of the city prime for desired residential development. (Page – 150)
3. Maintaining the Authentic Downtown and Traditional Neighborhoods. (Page 35) The city’s downtown square and traditional core neighborhoods have a character and quality that

contribute to overall beauty. While there are many buildings that need repair and maintenance, the traditional heart of the community is largely intact as it was originally built. With the proper investment this can be a huge advantage in attracting new businesses and residents to the city.

The Planning Staff has determined that the proposed PUD Detail Plan is in conformance with the adopted planning documents of the City of Shelbyville.

c. Characteristics: The current conditions and the character of current structures and uses in each zoning district:

The proposed project site is an infill site bounded by Jackson Street to the south, Franklin Street to the north, West Street to the west and an alley to the east. The surrounding uses are primarily single-family residential lining Washington Street, West Street and Mechanic Street. The street pattern roughly follows the pattern established in Shelbyville's original platting; a north-south and east-west grid of streets and rectangular blocks. The majority of the homes are oriented towards the east-west streets. The streets have sidewalks and are lined with trees. The proposed project will continue this character.

The Planning Staff has determined that the proposed PUD Detailed Plan is taking into consideration and promoting the existing character of the area.

d. Desired Use: The most desirable use of which the land in each district is adapted:

The proposed project is residential infill, in what is a primarily residential neighborhood. After much public input and outreach for the drafting of the 2019 update to the Comprehensive Plan, it was determined that this area would be best served as residential infill that compliments the architectural character that already exists in the surrounding historic neighborhoods.

The Planning Staff has determined that the proposed PUD Detail Plan is furthering the desired use of this area, by adding residential infill development that is complimentary to the existing urban context and architectural character of the area.

e. Property Values: The conservation of collective property values throughout the City of Shelbyville's jurisdiction as a whole; and:

While developing the standards that make up this PUD Detail Plan, maintaining and even improving the property values of the area was a top priority. Most of the homes in the area incorporate many architectural details and all the homes have a unique character, which are reasons why they have maintained their property value so well over time. The development standards being proposed in this detail plan have tried to replicate some of the design elements that are present throughout the adjacent residential areas.

Due to the items addressed above, the Planning Staff has determined that the proposed PUD detail plan is conserving the collective property values throughout the City of Shelbyville.

f. Growth Management: Responsible growth and development:

Due to the fact that this property was previously developed and utilized as the location for Major Hospital, there will need to be no major extensions of utilizes or other infrastructure. With the previous use being such a large utility user, there is an abundance of utility capacity in the area so

no new facilities will need to be created to service the proposed development. The adjacent roads to the proposed development are also large enough to handle the minimal increase in traffic to the area, again due to the fact that they were designed for a much more intensive use when the hospital was located on this site.

The Planning Staff has determined that the proposed PUD Detail Plan is a responsible growth and development strategy that allows the community to continue to grow while minimizing the need for additional infrastructure or utility facilities.

STAFF RECOMMENDATION: Forward a Favorable Recommendation to the Common Council for the Hamilton Major PUD Detail Plan

PUD Conceptual Plan: PC 2019-17: Hamilton Major PUD; Detail Plan

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

Motion:

(I) would like to make a motion to forward a favorable recommendation on the Hamilton Major PUD Detail Plan, pursuant to the planning staff's report.

1. ☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Detail Plan 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 Detail Plan **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 Detail Plan 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 Detail Plan **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 Detail Plan 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 Detail Plan **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 Detail Plan 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 Detail Plan **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 Detail Plan 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 Detail Plan 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: _____
Chairperson/Presiding Officer

Attest: _____
Secretary