

## **Statement of Intent:**

Arbor Homes (“Petitioner”) seeks to rezone approximately 83 acres of land surrounded by the City of Shelbyville, Indiana. The property is zoned by Shelby County zoning as R-2A. Arbor is proposing to rezone the property to Planned Development (PD). The proposed development will include 263 detached single-family dwellings. Isabelle Farms will provide a new housing opportunity to the City. The quality development of residential along the State Road 9 corridor will

The property is located east of Mausoleum Road on the east side of Michigan Road and between Michigan Road and State Road 9. The property is adjacent to Knauf Insulation to the east, Ryobi Die Casting and other industrial uses to the west and Rolling Ridge subdivision to the North. The property is contiguous to a detention pond/pit to the south. The quality infill development of residential will help improve the look and feel of the State Road 9 corridor.

The proposed development is consistent with the goals and objectives of the City of Shelbyville Comprehensive Plan. Isabelle Farms is currently listed as single family residential in the Future Land Use Map. Development such as this one will help continue to provide quality affordable housing options within the community. Housing options that will focus on recruiting and attraction of new families and workforce as reference on page 34 of the Comprehensive Plan. Annexation of this property will allow for infill that prevents piecemeal development and helps with the responsible use of city services. The proximity to the City, existing infrastructure and existing services are key objectives to the growth and annexation plans.