

CITY OF SHELBYVILLE

Adam M Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 12/30/2019

| | | | | |
|---|---|-------------------|-------------------|-------------------|
| Case Number & Name: | PC 2019-21; Casey's General Store; Preliminary Plat | | | |
| Petitioner's Name: | Kiernan Johnson, Casey's General Store | | | |
| Owner's Name: | Indiana Land Trust | | | |
| Petitioner's Representative: | Greg Ripple, Kimley-Horn | | | |
| Address of Property: | 1804-1810 N Riley Highway | | | |
| Subject Property Zoning Classification: | Business Highway | | | |
| Comprehensive Future Land use: | Gateway Mixed-Use | | | |
| | North | East | South | West |
| Surrounding Properties' Zoning Classifications: | Business General | Business Highway | Business Highway | Business Highway |
| Surrounding Properties' Comprehensive Future Land Use | Gateway Mixed-Use | Gateway Mixed-Use | Gateway Mixed-Use | Gateway Mixed-Use |
| History: | The parcels have been a mix of retail throughout the years. Part of the site was a hotel until it was demolished in 2013. And currently a retail shop, the Rustic Cactus, sits on part of the site. This retail shop will be demolished with the new Casey's General Store. | | | |
| Vicinity Map: | | | | |
| Action Requested: | Preliminary Plat approval to create a 3.45 acre lot. | | | |

This petition is a preliminary plat to create one 3.45 acre parcel from two existing parcels to construct a Casey's General Store.

1. In accordance with Article 9 of the City of Shelbyville Unified Development Ordinance, the Plan Commission shall consider the following criteria when reviewing a preliminary plat approval:

- a. **The proposed preliminary plat shall be consistent with the subdivision control regulations and the development standards for the applicable zoning district;**

In the BH – Business Highway zoning district the minimum lot area is 15,000 square feet with a minimum lot width of eighty (80) feet. The proposed site is 3.45 acres or 150,282 square feet. The approximate dimensions of the site are 210 feet by 540 feet. Additionally, the UDO prescribes street access requirements which require every lot in a subdivision to have access to a public street, either directly or through an access road. This subdivision is providing direct access from the southern part of the lot to Rampart Street. The access road shown on the plans for this project will need to be built in compliance with the City's Construction Standards. Section 6.14 of the Unified Development Ordinance calls for all public and private roads to provide a sidewalk that is at least 5 feet in width along both sides of the street.

- b. **Satisfies any other applicable provisions of the Unified Development Ordinance.**

The remainder of this project is being reviewed for compliance under PC 2019-22, which is the Site Development Plan for the business that is being proposed on this property.

STAFF RECOMMENDATION: APPROVAL .

Preliminary Plat: PC 2019-21; Casey's General Store; Preliminary Plat

Findings of Fact by the Shelbyville Plan Commission

Staff Prepared

Motion:

(I) would like to make a motion to approve the preliminary plat as presented to this body, pursuant to the planning staff's report and Findings of Fact.

1. ☐ The proposed preliminary plat **is** consistent with the subdivision control regulations and the development standards for the applicable zoning district, as outlined in the planning staff's report.

☐ The proposed preliminary plat **is not** consistent with the subdivision control regulation and the development standards for the applicable zoning district, as outlined in the planning staff's report.
2. ☐ The proposed preliminary plat **is** consistent with any other applicable standards of the Unified Development Ordinance, as outlined in the planning staff's report.

☐ The proposed preliminary plat **is not** consistent with any other applicable standards of the Unified Development Ordinance, as outlined in the planning staff's report.

Additional Conditions Imposed by the Shelbyville Plan Commission:

- 1.
- 2.
- 3.

Shelbyville Plan Commission

By: _____

Chairperson / Presiding Officer

Attest: _____

Adam M. Rude, Secretary



MAJOR SUBDIVISION PRELIMINARY PLAT 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/Property Owner

Applicant:

Name: Kiernan Johnson, Casey's
Address: 1 SE Convenience Blvd
Ankeny, IA 50021
Phone Number: 515-446-6438
Fax Number: 515-965-6107
E-mail Address: kiernan.johnson@caseys.com

Owner:

Name: Indiana Land Trust
Address: 9800 Connecticut Dr, Ste B2-900
Crown Point, IN 46307
Phone Number: _____
Fax Number: _____

2. Applicant's Attorney/Contact Person and Project Designer (if any):

Attorney/Contact Person:

Name: Greg Ripple, Kimley-Horn
Address: 250 E. 96th St, Ste 580
Indianapolis, IN 46240
Phone Number: 317-912-4171
Fax Number: _____

Project Designer:

Name: Jay Imming, Casey's
Address: 3305 SE Delaware Ave
Ankeny, IA 50021
Phone Number: 515-446-6676
Fax Number: _____

3. Project Information:

Address/Location of Property: 1810/1804 N. Riley Hwy Current Zoning: Business Hwy
Shelbyville, IN 46176
Proposed Name of Subdivision: _____ Proposed Use: Convenience Store/Fueling Station
Area in Acres: +/-3.45 Acres Proposed Number of Lots: 1

4. Waivers:

Are any waivers to the requirements, standards or specifications of the Shelbyville Subdivision Control Ordinance being requested?

☒ No ☐ Yes (specify request and Section Number): _____

5. Attachments:

Please see checklist for detailed information about the required attachments.

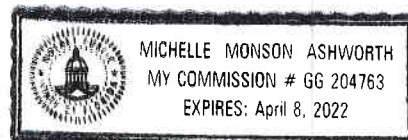
- | | |
|--|--|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Subdivision Covenants |
| <input type="checkbox"/> Vicinity Map | <input type="checkbox"/> Drainage Plan & Report |
| <input type="checkbox"/> Contiguous Holdings Map | <input type="checkbox"/> Engineering Capacity Report |
| <input type="checkbox"/> Subdivision Phasing Description | <input type="checkbox"/> Application Fee |

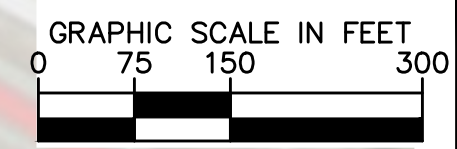
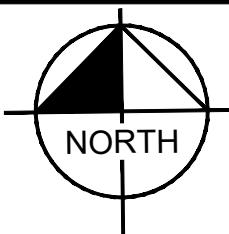
The undersigned states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: _____ Date: 11/12/19

State of ~~Indiana~~ Florida
County of ~~Shelby~~ Hillsborough

Subscribed and sworn to before me this 12 day of November, 2019.
Michelle Monson Ashworth
Notary Public - Signed _____ Printed _____
Residing in Hillsborough County My Commission expires 4/8/2022





9

N RILEY HWY

RAMPART STREET

PROJECT SITE
3.45 ACRES

OWNER:
INDIANA LAND TRUST COMPANY AS TRUSTEE UNDER THE
PROVISIONS OF A TRUST AGREEMENT DTD JANUARY 23, 2019
AS KNOWN AS TRUST NO 120585
CURRENT ZONING: BH

OWNER:
RILEY CROSSING LLC
CURRENT ZONING: BH

OWNER:
PATEL, SAMITBHAI & BHAVIKA
CURRENT ZONING: BH

OWNER:
INDIANA LAND TRUST COMPANY AS TRUSTEE UNDER
THE PROVISIONS OF A TRUST AGREEMENT DTD
JANUARY 23, 2019 AS KNOWN AS TRUST NO 120585
FUTURE OWNER: CASEY'S GENERAL STORES
CURRENT ZONING: BH

OWNER:
PUMPHREY, CARRIE E
CURRENT ZONING: BH

OWNER:
STATE OF INDIANA
CURRENT ZONING: BH

OWNER:
SHIVBHUMI, INC
CURRENT ZONING: BH

OWNER:
MCDONALD'S REAL ESTATE COMPANY
CURRENT ZONING: BH

OWNER:
SHIVBHUMI, INC
CURRENT ZONING: BH

OWNER:
HATFIELD, SHARON
CURRENT ZONING: R1

OWNER:
BECKTEL, RICHARD
CURRENT ZONING: R1

OWNER:
BURRIS, DARREN M
CURRENT ZONING: R1

OWNER:
NEU, MICHAEL W &
CLAUDIA JO
CURRENT ZONING: R1

OWNER:
SUMERFORD, W TAYLOR
CURRENT ZONING:
BH

OWNER:
SHRI HARIKRISHNA
HOSPITALITY, AN
INDIANA CORP
CURRENT ZONING:
BH

OWNER:
PARMAR, AMRIK SINGH
CURRENT ZONING: BH

OWNER:
RAMPART PROPERTIES, LLC
CURRENT ZONING: BH

OWNER:
COFFEE HOUSE W H INC.
CURRENT ZONING: BH

OWNER:
COMMUNICATION
INDUSTRIAL
DEVELOPMENT, LLC
CURRENT ZONING: BH

OWNER: RAMPART PROPERTIES, LLC
CURRENT ZONING: BH

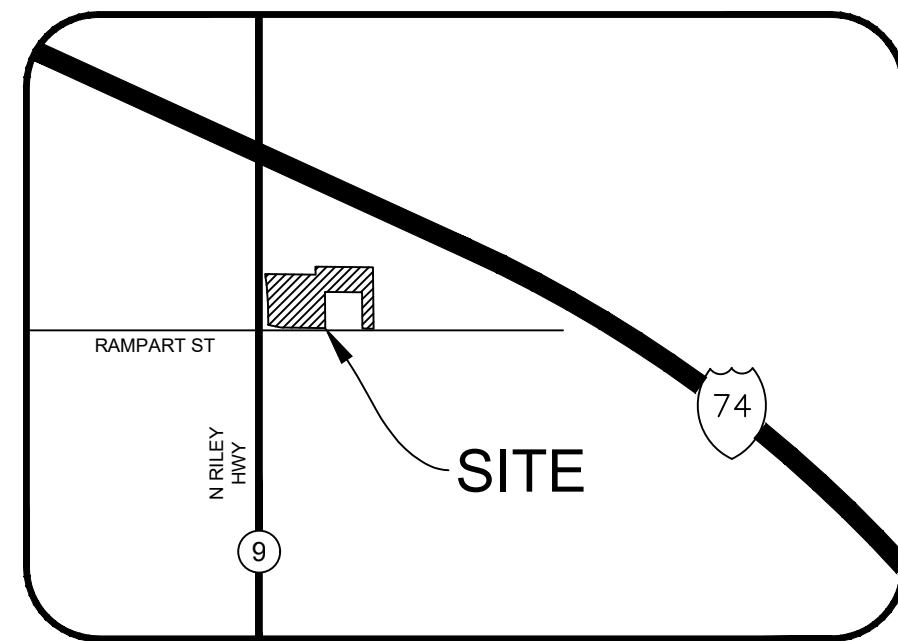
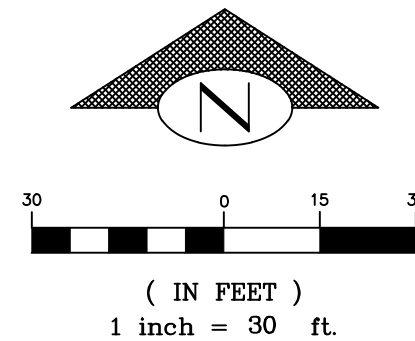
OWNER:
SUMERFORD LAND TRUST I WITH ANDREW M
SUMERFORD & TODD KUNTZ AS TRUSTEES
CURRENT ZONING: BH

OWNER:
SUMERFORD LAND TRUST I WITH ANDREW M
SUMERFORD & TODD KUNTZ AS TRUSTEES
CURRENT ZONING: BH

PRELIMINARY PLAT

CASEY'S OF SHELBYVILLE

NW 1/4 SEC 29, T13N, R7E
SHELBY COUNTY, INDIANA



HORIZONTAL DATUM: NAD 83/2011 (INDIANA EAST)
VERTICAL DATUM: NAVD 88

LAND DESCRIPTION (PER ALTA SURVEY)
A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 7 EAST, SHELBY COUNTY, INDIANA, BEING THAT 2.685 ACRE TRACT OF LAND SHOWN ON THE PLAT OF AN ORIGINAL BOUNDARY SURVEY OF SAID TRACT CERTIFIED BY ANDREW D. BAXTER, JR., PS M.S. 20400029 ON APRIL 9, 2019 BY FARNSWORTH, INC. PROJECT NUMBER 0190402.01 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 38 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 17.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 716.40 FEET TO THE EXTENDED EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2013000351 RECORDED IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY; THENCE NORTH 00 DEGREES 38 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 34.67 FEET TO THE NORTH RIGHT OF WAY LINE OF RAMPART STREET AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89 DEGREES 19 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 55.00 FEET TO A CAPPED REBAR *FARNSWORTH 0125*; THENCE NORTH 00 DEGREES 38 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 180.00 FEET TO A CAPPED REBAR *FARNSWORTH 0125*; THENCE NORTH 89 DEGREES 19 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 185.00 FEET TO A CAPPED REBAR *FARNSWORTH 0125*; THENCE SOUTH 00 DEGREES 38 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 180.00 FEET TO THE SAID NORTH RIGHT OF WAY LINE AND A CAPPED REBAR *FARNSWORTH 0125*; THENCE ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89 DEGREES 19 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 220.54 FEET TO A CAPPED REBAR *FARNSWORTH 0125*; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE NORTH 77 DEGREES 09 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 63.33 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD 9 AND A CAPPED REBAR *FARNSWORTH 0125*; THENCE NORTH 01 DEGREE 02 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 100.82 FEET (103.25' RECORD); THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE NORTH 04 DEGREES 05 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 94.31 FEET TO A CAPPED REBAR *FARNSWORTH 0125*; THENCE CONTINUING ALONG SAID EAST LINE NORTH 07 DEGREES 53 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 57.46 FEET TO A CAPPED REBAR *FARNSWORTH 0125*; THENCE SOUTH 89 DEGREES 19 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 250.79 FEET TO A CAPPED REBAR *FARNSWORTH 0125*; THENCE NORTH 00 DEGREES 38 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 40.00 FEET TO A CAPPED REBAR *FARNSWORTH 0125*; THENCE SOUTH 89 DEGREES 19 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 285.00 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2013000351 RECORDED IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY; THENCE ALONG THE EAST LINE OF SAID INSTRUMENT 2013000351 SOUTH 00 DEGREES 38 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 305.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.685 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY D. WRIGHT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT:
THIS PLAT IS A REPRESENTATION OF THE LANDS SURVEYED AND PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF;

CROSS REFERENCE IS HEREBY MADE TO THE ALTA SURVEY BY NORTHPOINTE ENGINEERING, RECORDED AS INST. NO. _____ IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY, INDIANA.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE HAS BEEN NO CHANGE FROM MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES COMMON WITH THE NEW SUBDIVISION.

TERRY D. WRIGHT, P.S.
INDIANA REGISTRATION NO. 9700013



THIS PLAT PREPARED BY:

**HAMILTON
DESIGNS**

A LIMITED LIABILITY COMPANY

11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P: (317) 570-8800
www.hamilton-designs.com

PROJECT NO.
2019-374

DRAWN BY
JBK

CHECKED BY
TDW

SCALE
1"=40'

Kimley»Horn

250 E 96TH ST, SUITE 580
INDIANAPOLIS, IN 46240

Tel. No. (317) 218-9560

1810 N RILEY HWY,
SHELBYVILLE, IN

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|-------|----------|------------|------|-------------|-----------|
| | | | | | 1 OF 1 |