

CITY OF SHELBYVILLE

Adam M Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 6/22/2020

Case Number & Name:	PC 2020-03: Commerce Park West; Preliminary Plat			
Petitioner's Name:	Richard Block			
Owner's Name:	Shower's Realty Company			
Petitioner's Representative:	Todd Wallace			
Address of Property:	Northwest corner of South Miller Avenue and West McKay Road			
Subject Property Zoning Classification:	Business General			
Comprehensive Future Land use:	Gateway/Mixed Use			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	A1 - Agricultural	Institutional	R1 – Single Family Residential	A1 - Agricultural
Surrounding Properties' Comprehensive Future Land Use	Multi-Family Residential	Institutional	R1 – Single Family Residential	Commercial
History:	This land has historically been farmland, but has been identified for commercial development through numerous iterations of the City's Comprehensive Plan over the decades.			
Vicinity Map:				
Action Requested:	Preliminary Plat approval to subdivide a 56+ acre property, creating five commercial out-lots.			

This petition is a preliminary plat to create five parcels from a 56.06 acre parcel for commercial development. The petitioner has plans to develop one of the parcels immediately and continue to market and sell the rest of the land to different end-users. "Lot 1" is the parcel that will be developed first and is the smallest because they've determined the exact amount of land that is needed for that development. The rest of the four lots shown are much larger, because they will be further subdivided once specific developments are lined up for these other parcels. These future parcels will also be subject to review and approval in accordance with the Unified Development Ordinance when each of those requests are made.

The next step in the approval process for this project will be a review and approval of the Construction Documents by the Technical Review Committee. This step allows all City Departments and utility companies that service the project a chance to review and request revisions of the plans before construction begins.

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 BG – Business General zoning district the minimum lot area is 15,000 square feet with a minimum lot width of eighty (80) feet. The proposed site is 1.87 acres or 81,457 square feet. The approximate dimensions of the site are 210 feet by 250 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 southeastern part of the lot to South Miller 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.**

Individual parcels will be reviewed for compliance with the Unified Development Ordinance and Site Development Plan for the business being proposed on the property.

STAFF RECOMMENDATION: APPROVAL

Preliminary Plat: PC 2020-03: Commerce Park West; 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

COMMERCE PARK WEST PRELIMINARY PLAT
SHELBY COUNTY | ADDISON TOWNSHIP | SHELBYVILLE, IN

LAND DESCRIPTION:

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 6 EAST, ADDISON TOWNSHIP, SHELBY COUNTY, INDIANA, CONTAINING 56 ACRES, MORE OR LESS.

EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF INDIANA, RECORDED JULY 30, 2001, AS INSTRUMENT NO. 0106260 IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY, INDIANA, AND BEING DESCRIBED AS FOLLOWS:

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 6 EAST, SHELBY COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

BEGINNING AT AS POINT 50, ON SAID PLAT, WHICH POINT IS THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER SECTION ALSO BEING THE SOUTHWEST CORNER OF THE GRANTOR'S LAND, THENCE NORTH 0 DEGREES 19 MINUTES 33 SECONDS EAST 14,901 METERS (48.89 FEET) ALONG THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER SECTION, TO POINT 32, ON SAID PLAT, THENCE NORTH 48 DEGREES 37 MINUTES 37 SECONDS EAST 4,339 METERS (20.80 FEET) TO POINT 631, ON SAID PLAT, THENCE SOUTH 89 DEGREES 34 MINUTES 22 SECONDS EAST 140,000 METERS (459.32 FEET) TO POINT 630, ON SAID PLAT, THENCE NORTH 73 DEGREES 55 MINUTES 54 SECONDS EAST 37,869 METERS (124.24 FEET) TO POINT 629, ON SAID PLAT, THENCE NORTH 39 DEGREES 28 MINUTES 42 SECONDS EAST 140,000 METERS (459.32 FEET) TO POINT 628, ON SAID PLAT, THENCE NORTH 40 DEGREES 54 MINUTES 38 SECONDS EAST 40,012 METERS (131.27 FEET) TO POINT 627, ON SAID PLAT, THENCE NORTH 39 DEGREES 28 MINUTES 42 SECONDS EAST 17,448 METERS (57.24 FEET) TO POINT 617,

ON SAID PLAT, WHICH POINT IS ON THE GRANTOR'S EAST LINE, THENCE SOUTH 1 DEGREE 19 MINUTES 30 SECONDS WEST 32,375 METERS (106.22 FEET) ALONG SAID EAST LINE TO POINT 612, ON SAID PLAT, WHICH POINT IS THE GRANTOR'S EAST PROPERTY CORNER, THENCE SOUTH 39 DEGREES 28 MINUTES 42 SECONDS WEST 210,388 METERS (690.91 FEET) ALONG THE GRANTOR'S SOUTHEAST LINE TO POINT 501, ON SAID PLAT, WHICH POINT IS THE GRANTOR'S SOUTHEASTLY PROPERTY CORNER, ALSO BEING THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER SECTION, THENCE NORTH 89 DEGREES 40 MINUTES 31 SECONDS WEST 184,741 METERS (612.73 FEET) ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING AND CONTAINING 0.7835 HECTARES (1.936 ACRES) MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.2262 HECTARES (0.559 ACRES) MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.5573 HECTARES (1.377 ACRES) MORE OR LESS.

BEARINGS IN THIS DESCRIPTION ARE BASED ON BEARINGS FROM THE LOCATION CONTROL ROUTE SURVEY PLAT FOR INDIANA DEPARTMENT OF TRANSPORTATION, PROJECT STP-068-5(006), RECORDED AS INSTRUMENT NUMBER 9911133 IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY.

SITE INFORMATION

PARCEL NUMBER: 73-10-12-200-051.000-002
ZONING DISTRICT: BG, BUSINESS GENERAL
LOT AREA: 56.06 ACRES
ADJOINER ZONING:
NORTH A1, AGRICULTURE
SOUTH R1, SINGLE FAMILY RESIDENTIAL
EAST BG, BUSINESS GENERAL
WEST A1, AGRICULTURE

EXISTING CONDITIONS: THE EXISTING SITE CONSISTS OF 56 ACRES OF UNDEVELOPED LAND. THE SITE GENERALLY SHEET DRAINS EAST INTO THE EXISTING UNDERGROUND STORM SEWER NETWORK LOCATED ALONG SOUTH MILLER AVENUE.

DEVELOPED AND PREPARED FOR:

PARAGON REALTY, LLC
8700 NORTH STREET
SUITE 310
FISHERS, INDIANA 46038

PREPARED BY:

HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DRIVE
SUITE 154
FISHERS, INDIANA 46038

LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	+	BENCHMARK
---	RIGHT-OF-WAY LINE	△	MONUMENT
---	SETBACK LINE	○	SECTION CORNER
---	EASEMENT	⊞	TRANSFORMER
---	SECTION LINE	⊞	HVAC
---	CENTERLINE	⊞	ELECTRIC METER
---	799	⊞	ELECTRIC MANHOLE
---	INTERMEDIATE CONTOUR	⊞	POWER POLE GUY WIRE
---	800	⊞	LIGHT POLE
---	INDEX CONTOUR	⊞	PARKING LOT LIGHTS
---	TELEPHONE UNDER GR.	⊞	TELEPHONE PEDESTAL
---	TELEPHONE OVERHEAD	⊞	TELEPHONE MANHOLE
---	FIBER OPTIC SERVICE	⊞	FIBER OPTIC PEDESTAL
---	GAS SERVICE	⊞	TRAFFIC POLE
---	POWER UNDERGROUND	⊞	MANHOLE STOP LIGHT
---	POWER OVERHEAD	⊞	GAS METER
---	WATER SERVICE	⊞	GAS VALVE
---	SANITARY SEWER	⊞	STORM MANHOLE
---	STORM SEWER	⊞	SANITARY MANHOLE
---	POND NORMAL POOL	⊞	STORM INLETS
---	EX. FLOWLINE	⊞	STORM ENDSECTION
---	CHAIN LINK FENCE	⊞	CLEAN-OUT
---	FARM FENCE	⊞	DOWNSPOUT
---	WOOD FENCE	⊞	FIRE HYDRANTS
---	IRON FENCE RAILING	⊞	FIRE VALVE
---	FINISHED FLOOR	⊞	WATER METER
---	ELEVATION	⊞	WATER VALVES
---	BUILDING STRUCTURE	⊞	POST INDICATOR VALVE
---	EX. BUILDING OVERHEAD	⊞	FIRE DEPARTMENT CONN.
---	RIM ELEVATION	⊞	SIGNS
---	INVERT ELEVATION	⊞	MAILBOX
---		⊞	ADA PARKING
---		⊞	PARKING COUNT
---		⊞	TREES
---		⊞	SHRUB
---		⊞	SPOT GRADE

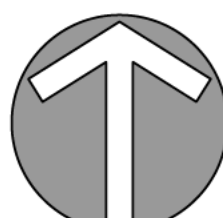
FLOOD NOTE

THE SUBJECT PARCEL LIES WITHIN UNSHADED ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL INSURANCE RATE (F.I.R.M.) MAP FOR SHELBY COUNTY, INDIANA, AND ILLUSTRATED ON PANEL NUMBER 18145CD118C, WITH AN EFFECTIVE DATE OF NOVEMBER 5, 2014.

NOTE: ALL FLOOD MAPPING IS SUBJECT TO MAP SCALE UNCERTAINTY.



Know what's below.
Call before you dig.



0 60' 120'
SCALE: 1" = 60'

MATCHLINE - SHEET P-102

BLOCK C
16.45 ACRES±

BLOCK B
2.15 ACRES±
DRAINAGE & UTILITY EASEMENT

LOT 1
1.87 ACRES±

BLOCK A
6.44 ACRES±

W MC KAY RD

S MILLER AVE

SHOWERS PROPERTY PRELIMINARY PLAT
SHELBY COUNTY | ADDISON TOWNSHIP | SHELBYVILLE, IN

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PREPARED BY:

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MATCHLINE - SHEET P-103

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---	RIGHT-OF-WAY LINE	o	MONUMENT
---	SETBACK LINE	Δ	SECTION CORNER
---	EASEMENT	[E]	TRANSFORMER
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---	STORM SEWER	[E]	GAS VALVE
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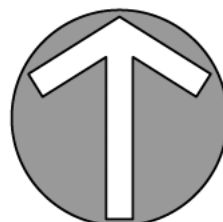
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Know what's below.
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0 60' 120'
SCALE: 1" = 60'

BLOCK D
31.95 ACRES±

BLOCK C
16.45 ACRES±

BLOCK B
2.5 ACRES±

REVISION BLOCK

DATE
05/04/2020

DRAWN BY
AEF

CHECKED BY
TCW

HAMILTON
DESIGNS

A LIMITED LIABILITY COMPANY

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

CONSTRUCTION PLANS FOR:
COMMERCE PARK WEST

S. Miller Ave. & W. McKay Road
Shelbyville, Indiana 46176

Paragon Realty, LLC.

8700 North St., Suite 310
Fishers, Indiana 46038

PROJECT NO.

2019-0375

DATE

05/04/2020

SCALE

1" = 60'

SHEET NAME

PRELIMINARY
PLAT

SHEET NO.

P-102

SHOWERS PROPERTY PRELIMINARY PLAT
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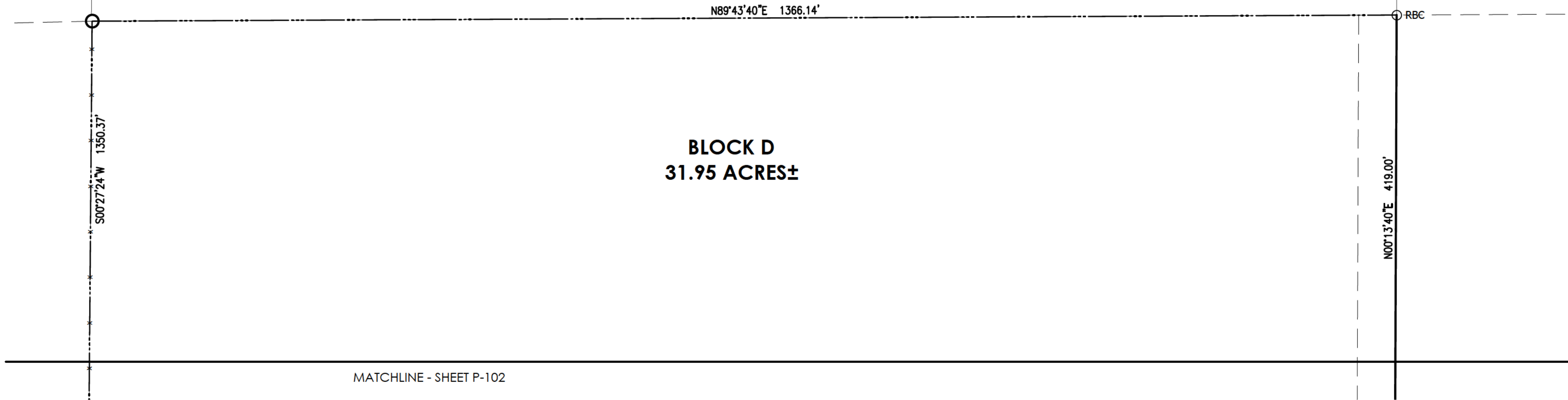
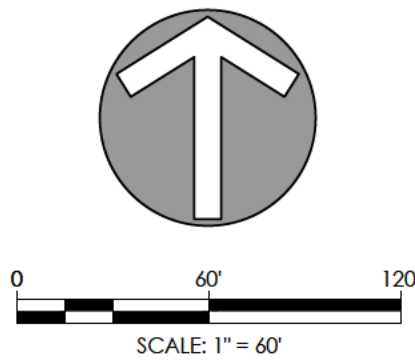
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— — — —	SECTION LINE	⌈ ⌋	HVAC
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— [OH-T] —	TELEPHONE OVERHEAD	⌈ ⌋	PARKING LOT LIGHTS
— [FO] —	FIBER OPTIC SERVICE	⌈ ⌋	TELEPHONE PEDESTAL
— [G] —	GAS SERVICE	⌈ ⌋	TELEPHONE MANHOLE
— [E] —	POWER UNDERGROUND	⌈ ⌋	FIBER OPTIC PEDESTAL
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— [W] —	WATER SERVICE	⌈ ⌋	MANHOLE STOP LIGHT
— [S] —	SANITARY SEWER	⌈ ⌋	GAS METER
— [ST] —	STORM SEWER	⌈ ⌋	GAS VALVE
— [NP] —	POND NORMAL POOL	⌈ ⌋	STORM MANHOLE
— [EX] —	EX. FLOWLINE	⌈ ⌋	SANITARY MANHOLE
— [CLF] —	CHAIN LINK FENCE	⌈ ⌋	STORM INLETS
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— [FFE] —	FINISHED FLOOR ELEVATION	⌈ ⌋	FIRE HYDRANTS
— [B] —	BUILDING STRUCTURE	⌈ ⌋	FIRE VALVE
— [EX-B] —	EX. BUILDING OVERHEAD	⌈ ⌋	WATER METER
— [RIM] —	RIM ELEVATION	⌈ ⌋	WATER VALVES
— [INV] —	INVERT ELEVATION	⌈ ⌋	POST INDICATOR VALVE
		⌈ ⌋	FIRE DEPARTMENT CONN.
		⌈ ⌋	SIGNS
		⌈ ⌋	MAILBOX
		⌈ ⌋	ADA PARKING
		⌈ ⌋	PARKING COUNT
		⌈ ⌋	TREES
		⌈ ⌋	SHRUB
		⌈ ⌋	SPOT GRADE

FLOOD NOTE

THE SUBJECT PARCEL LIES WITHIN UNSHADED ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL INSURANCE RATE (F.I.R.M.) MAP FOR SHELBY COUNTY, INDIANA, AND ILLUSTRATED ON PANEL NUMBER 18145CD118C, WITH AN EFFECTIVE DATE OF NOVEMBER 5, 2014.

NOTE: ALL FLOOD MAPPING IS SUBJECT TO MAP SCALE UNCERTAINTY.



REVISION BLOCK

DATE
05/04/2020

DRAWN BY
AEF

CHECKED BY
TCW

HAMILTON
DESIGNS
A LIMITED LIABILITY COMPANY

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

CONSTRUCTION PLANS FOR:

COMMERCE PARK WEST

S. Miller Ave. & W. McKay Road
Shelbyville, Indiana 46176

Paragon Realty, LLC.

8700 North St., Suite 310
Fishers, Indiana 46038

PROJECT NO.
2019-0375

DATE
05/04/2020

SCALE
1" = 60'

SHEET NAME
PRELIMINARY
PLAT

SHEET NO.

P-103



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: Richard Block
Address: 8700 North Street
Fishers, Indiana 46038
Phone Number: _____
Fax Number: _____
E-mail Address: _____

Owner:

Name: Showers Realty Company
Address: 3085 S 250 E
Shelbyville, Indiana 46176
Phone Number: _____
Fax Number: _____

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

Attorney/Contact Person:

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____

Project Designer:

Name: Hamilton Designs, LLC
Address: 11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
Phone Number: _____
Fax Number: _____

3. Project Information:

Address/Location of Property: W McKay Road
Shelbyville, Indiana 46176
Proposed Name of Subdivision: Showers Property
Area in Acres: 56.06

Current Zoning: BG - Business General
Proposed Use: Commercial Retail
Proposed Number of Lots: 5

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

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

Signature of Applicant: Richard Block Date: 05/01/20

State of Indiana)
County of Shelby) SS:

Subscribed and sworn to before me this 1st day of may, 2020

William G. Wilson
Notary Public - Signed

Printed

Residing in madison County My Commission expires 02/10/2021

