

CITY OF SHELBYVILLE

Adam M Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 6/22/2020

Case Number & Name:	PC 2020-01; Shelby County Probation Building; Site Development Plan			
Petitioner's Name:	Chuck Kotterman, Architura			
Owner's Name:	Shelby County Board of Commissioners			
Petitioner's Representative:	Chuck Kotterman			
Address of Property:	20 West Polk Street			
Subject Property Zoning Classification:	BG – Business General			
Comprehensive Future Land use:	Gateway Mixed-Use			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	BC – Business Central	BG – Business General	IS - Institutional	BG – Business General
Surrounding Properties' Comprehensive Future Land Use	Gateway Mixed Use	Gateway Mixed Use	Gateway Mixed Use	Gateway Mixed Use
History:	The properties are currently vacant lots that sit behind the Shelby County Corrections facility and across the street from the Shelby County Courthouse and Shelby County Annex building. The Shelby County Board of Commissioners purchased the properties in 2015 with the intent of expanding their campus to this site.			
Vicinity Map:				
Action Requested:	Approval of the Site Development Plan for the Shelby County Probation Building.			

1. This petition is to construct a County Probation Building at 20 West Polk Street. The proposal is to build a 19,866 square foot, two-story building on a .28 acre site.
2. The Zoning Ordinance (Section 9.05 (F) (5)) requires the Plan Commission make Findings of Fact that the Site Development Plan:

a. Is consistent with the City of Shelbyville Comprehensive Plan;

The planning staff has determined the subject petition is consistent with the goals of the Comprehensive Plan. The proposed probation building will be located to the west of the Shelby County Community Corrections and to the north of the Shelby County Annex and Shelby County Courthouse; in affect creating a campus of county institutional buildings.

b. Meets the Technical Review Committee's expectations for best practices and quality design;

The Technical Review Committee reviewed the site development plan against their applicable standards and were satisfied with this set of plans.

c. Satisfies the applicable requirements of Article 2: Zoning Districts;

The planning staff has determined the subject petition is consistent with the business general zoning district. The business general zoning district is intended to provide an area for a variety of general commercial uses and government office is a permitted use in the district.

d. Satisfies the applicable requirements of Article 5: Development Standards;

UDO 5.08 Architectural Standards (A)(1) Facades: requires a structure's facades to include a repeating pattern with no less than three (3) of the elements listed below. At least one (1) of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet either horizontally or vertically. These element include: Color change, Texture change, Material module change, and expression of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib. The east and west facades are not meeting this requirement.

- The petitioner filed for and received a variance for this requirement – Resolution 1; BZA 2020-7, a-c

UDO 5.08 Architectural Standards (A)(5) Ground Floor Facades: require facades that face public streets shall have arcades, display windows, entry areas, awnings, and/or other such features, along no less than sixty percent (60%) of their horizontal length. The north and south facades are not meeting this requirement.

- The petitioner filed for and received a variance for this requirement – Resolution 1; BZA 2020-7, a-c

UDO 5.11 Density and Intensity Standards: sets the maximum lot coverage in the BG – Business General District at 85%. The current, proposed lot coverage is 87%.

- The petitioner filed for and received a variance for this requirement – Resolution 1; BZA 2020-7, a-c

e. Satisfies the applicable requirements of Article 6: Design Standards

Article 6: Design Standards provides the standards for all subdivisions and generally apply to the construction of residential planned unit developments with public improvements. Article 6: Design Standards do not apply to this project.

f. Satisfies any other applicable provisions of the Unified Development Ordinance.

At this time, all other applicable provisions of the Unified Development Ordinance appear to be satisfied by the submitted site plans.

STAFF RECOMMENDATION: APPROVAL

Site Development Plan: PC 2020-01; Shelby County Probation Building; Site Development Plan

Findings of Fact by the Shelbyville Plan Commission

Staff Prepared

Motion:

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

1. ☐ The site development plan is consistent with the *City of Shelbyville Comprehensive Plan* as outlined in the planning staff's report.
☐ The site development plan is **not** consistent with the *City of Shelbyville Comprehensive Plan*, as outlined in the planning staff's report.
2. ☐ The site development plan meets the Technical Review Committee's expectations for best practices and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report.
☐ The site development plan **does not** meet the Technical Review Committee's expectations for best practices and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report
3. ☐ The site development plan satisfies the applicable requirements of Article 2: *Zoning Districts*, as outlined in the planning staff's report.
☐ The site development plan **does not** satisfy the applicable requirements of Article 2: *Zoning Districts*, as outlined in the planning staff's report.
4. ☐ The site development plan satisfies the applicable requirements of Article 5: *Development Standards*, as outlined in the planning staff's report.
☐ The site development plan **does not** satisfy the applicable requirements of Article 5: *Development Standards*, as outlined in the planning staff's report.
5. ☐ The site development plan satisfies the applicable requirements of Article 6: *Design Standards*, as outlined in the planning staff's report.
☐ The site development plan **does not** satisfy the applicable requirements of Article 6: *Design Standards*, as outlined by the planning staff's report.
6. ☐ This site development plan satisfies all other applicable provision of the *Unified Development Ordinance*, as outlined by the planning staff's report.
☐ The site development plan **does not** satisfy all other applicable provision 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

RECEIVED / FILED

FEB 11 2020



SITE DEVELOPMENT PLAN APPLICATION

Shelbyville Planning & Building Department
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

For Office Use Only:

Case #: PC _____ - _____

Hearing Date: _____

Fees Paid: \$ _____

Final Decision: _____

Approved _____ Denied _____

1.

Applicant

Name: CHUCK KOTTERMAN

Address: 9880 WESTPOINT DR. STE 400
INDIANAPOLIS, IN 46256

Phone Number: _____

Fax Number: _____

Email: _____

Property Owners Information (if different than Applicant)

Name: SHELBY COUNTY BOARD OF COMMISSIONERS

Address: 25 W. POLK ST.
SHELBYVILLE, IN 46176

Phone Number: _____

Fax Number: _____

Email: _____

2.

Applicant's Attorney/Representative

Name: CHUCK KOTTERMAN

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

Project Engineer

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

3. Project Information:

General Location of Property (and address is applicable): 20 W. POLK ST.

SHELBYVILLE, IN 46176

Current Zoning: BG Existing Use of Property: VACANT LOT

Proposed Zoning: BG Proposed Use: EDUCATION

4. Attachments

☐ Affidavit and Consent of Property Owner (if applicable)

☐ Proof of Ownership (copy of deed, recent property card)

☐ Letter of Intent

☒ Civil Plans as prescribed in UDO 9.05

☐ Vicinity Map

☐ Lighting Plan

☒ Landscaping Plan

☐ Drainage Plan and Report

☒ Dimensioned Site Plan

☐ Filling Fee

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

Applicant: [Signature] Date: 02-11-2020

State of IN
County of Shelby SS:

Subscribed and sworn to before me this 11th day of February, 2020

[Signature] Notary Public Megan Clouse Printed

Residing in Shelby County. My Commission Expires: 4/9/2026

GENERAL SITE
NOTES

1. NEW BUILDING FIRST FINISH FLOOR
ELEVATION SHALL BE
@762.5'±100.00, SEE SHEET
C-100 FOR EXISTING SITE SURVEY.



ARCHITURA CORPORATION
9880 WESTPOINT DRIVE, SUITE 400
INDIANAPOLIS, IN 46256-3384
PH : 317-348-1000
FX : 317-827-6974
WWW.ARCHITURACORP.COM

KEY NOTES

- 1 NEW CONCRETE WITH CONTROL JOINTS AT ± 5'-0" EXCEPT AT NOTED LOCATIONS.
- 2 8 FEET HIGH METAL FENCE WITH GATE (1 OF 4).
- 3 SHELBYVILLE WASTEWATER TREATMENT PLANT IS RESPONSIBLE FOR INSTALLING UPGRADE SEWER AND MANHOLE. G.C. TO CONTACT WASTEWATER TREATMENT (317) 392-5131 775 W. BOGGSTOWN ROAD SHELBYVILLE, IN 46176. TO SCHEDULE TAP INTO SWERE.
- 4 NEW 6" SANITARY VERIFY EXACT DEPTH BELOW GRADE. SLOPE MIN 1/4"/FOOT TO CONNECT TO PUBLIC SEWER
- 5 REROUTE OHE POWER UNDERGROUND BY OTHER. CONFIRM WITH POWER UTILITY FOR TIE IN.
- 6 EXTEND WATER SUPPLY FROM PUBLIC MAIN INTO FIRE EQUIPMENT AND WATER UTILITY ROOM.
- 7 GAS METER
- 8 ELEC. SERVICE SEE ELECTRICAL PLANS AND METER FOR PANEL SIZE AND SERVICE.
- 9 WATER METER.
- 10 LANDSCAPE TREES, SHRUBS, MULCH AND GROUND COVER. USE ALLOWANCE FOR NEW PLANT MATERIAL SEE SPEC.

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SEAL

DATE: 12/13/19
COMMISSION: 19106
DRAWING BY: I.J.
CHECKED BY: C.A.K.

REVISIONS

MARK	DATE	DESCRIPTION

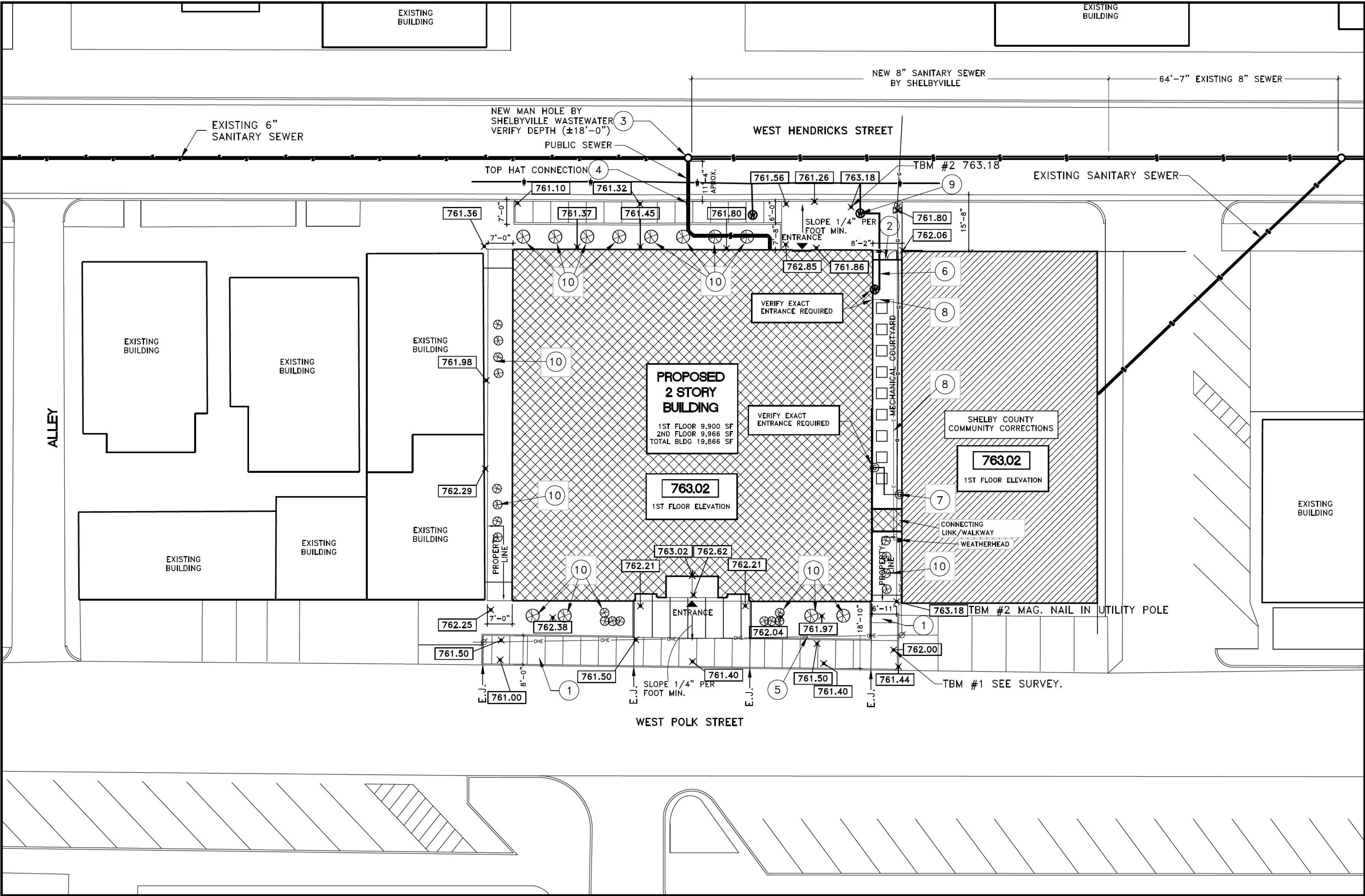
PROJECT NAME
SHELBY COUNTY
PROBATION
BUILDING

26 W. POLK STREET
SHELBYVILLE, IN 46176

SHEET TITLE
SITE PLAN

SHEET NUMBER

C-110



NEW SITE AND UTILITY PLAN
SCALE: 1/16" = 1'-0"

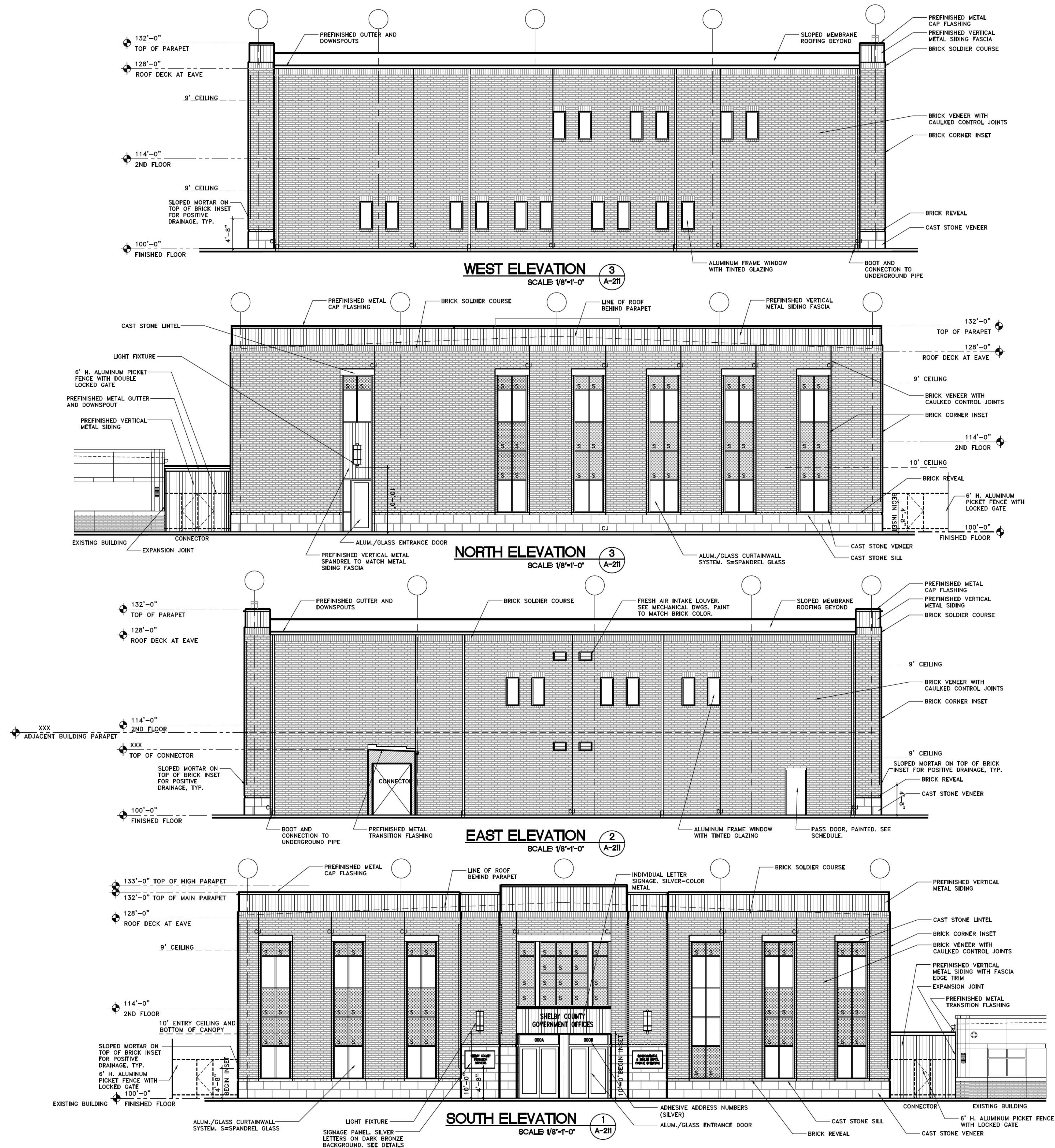


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REVISIONS

SHEET NUMBER

A-211



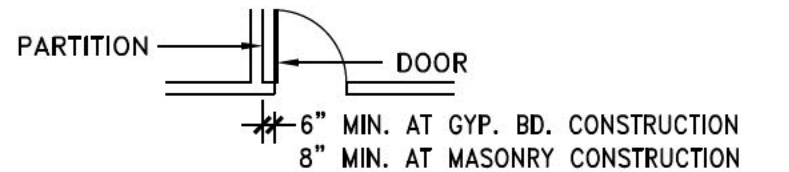
GENERAL NOTES

A. GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS:

- REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- REFER TO ENLARGED FLOOR PLANS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS, ACCURACY AND FIT OF WORK. INSTALL FIRE EXTINGUISHERS AS DIRECTED BY FIRE DEPARTMENT OR BUILDING INSPECTOR.
- DO NOT SCALE DRAWINGS.
- NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS AS SOON AS THEY ARE DISCOVERED.
- IF THE CONTRACTOR PROCEEDS WITH ANY WORK WITHOUT GIVING NOTICE TO THE ARCHITECT THAT AN ERROR, INCONSISTENCY OR OMISSION HAS BEEN DISCOVERED OR COULD HAVE BEEN DISCOVERED UNDER CAREFUL EXAMINATION OF THE DRAWINGS THEN THE CONTRACTOR SHALL BEAR ALL COSTS ARISING FROM THEM.
- THE CONTRACTOR APPLYING THE FINAL FINISH TO ALL FLOORS, WALLS AND CEILINGS MUST ACCEPT THE CONDITION OF THE SUBSTRATE PRIOR TO APPLYING THEIR FINISH.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARATION OF SHOP DRAWINGS FOR ALL PARTS OF THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECS. SHOP DRAWING REVIEW BY THE ARCHITECT SHALL BE FOR DESIGN CONFORMANCE ONLY.
- IT IS THE PURPOSE AND INTENT OF THESE DRAWINGS THAT A FULLY COMPLETE JOB BE ACCOMPLISHED. IT IS THE CONTRACTORS RESPONSIBILITY TO INCLUDE COSTS TO PROVIDE LABOR AND MATERIALS FOR THAT PORTION OF THE WORK BID UPON, INCLUDING INCIDENTALS, WHETHER OR NOT SPECIFICALLY CALLED FOR IN THE DRAWINGS AND SPECIFICATIONS.
- THE ARCHITECT MAY AT HIS DISCRETION ISSUE ADDITIONAL DRAWINGS OR INSTRUCTIONS INDICATING A GREATER DETAIL AND CLARITY OF THE WORK, AND IF REASONABLY CONSISTENT WITH THE PREVIOUSLY ISSUED DOCUMENTS, THE CONTRACTOR SHALL PERFORM THIS WORK WITHOUT ADDITIONAL COST OR EXTENSION OF CONTRACT TIME.
- ALL NEW INTERIOR PARTITION WALLS TO BE 3 5/8" METAL STUDS 16" O.C. WITH 5/8" GYP. BD. TO 4" ABOVE CEILING UNLESS NOTED.

- B. DEFINITIONS:
- "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.
 - "SIMILAR" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.
 - "AS REQUIRED" INDICATES COMPONENTS REQUIRED TO COMPLETE THE NOTED SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED.
 - "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.

- C. DIMENSIONS:
- DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF STUD, UNLESS INDICATED AS CLEAR, WHICH IS TO FINISH FACE OF FINISHED WALL.
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A. STRUCTURAL DRAWINGS
B. LARGE SCALE DETAILS
C. SMALL SCALE DETAILS
D. ENLARGED VIEWS
E. FLOOR PLANS AND ELEVATIONS
 - MINIMUM DIMENSIONS FOR ACCESSIBILITY CLEARANCES AND BUILDING CODE REQUIREMENTS SHALL BE MAINTAINED.
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 - DOOR LOCATION - DOORS ARE LOCATED BY ONE OF THE FOLLOWING:
A. ONE JAMB FACE LOCATED BY A PARTITION AT RIGHT ANGLE AS SHOWN BELOW UNLESS OTHERWISE DIMENSIONED ON PLAN



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SIGNATURE
Charles A. Kotterman



DATE: 12/13/19
COMMISSION: 19106
DRAWING BY: K.A.B. & I.J.
CHECKED BY: M.C.F. & C.A.K.

REVISIONS		
MARK	DATE	DESCRIPTION

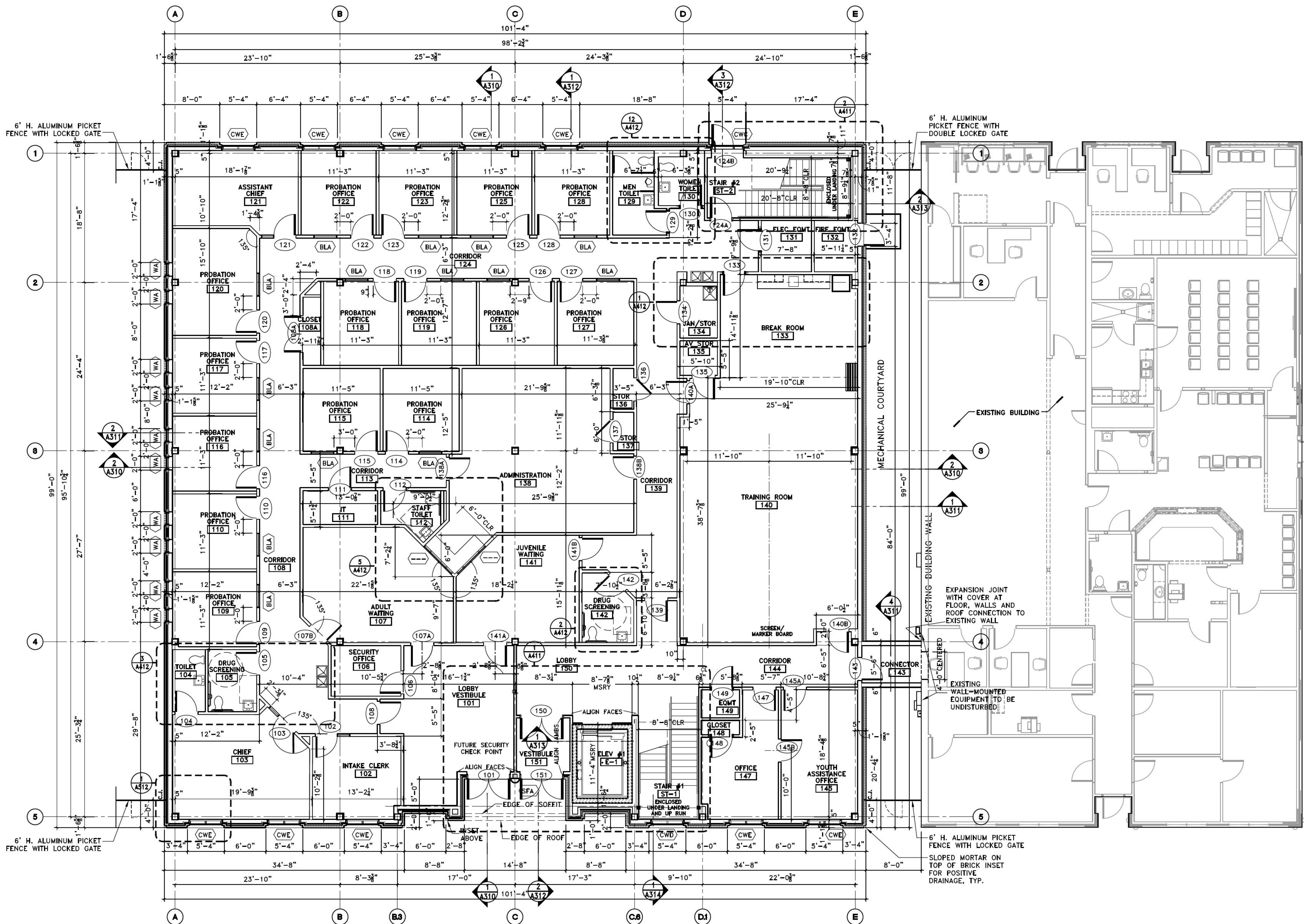
PROJECT NAME
SHELBY COUNTY PROBATION BUILDING

26 W. POLK STREET
SHELBYVILLE, IN 46176

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER

A-111



9,948 GSF
FIRST FLOOR PLAN
SCALE 1/8"=1'-0"
1
A-III

GENERAL NOTES

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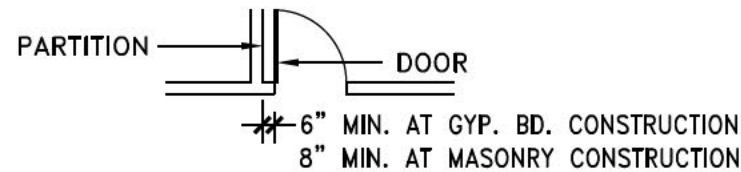
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SIGNATURE

SEAL

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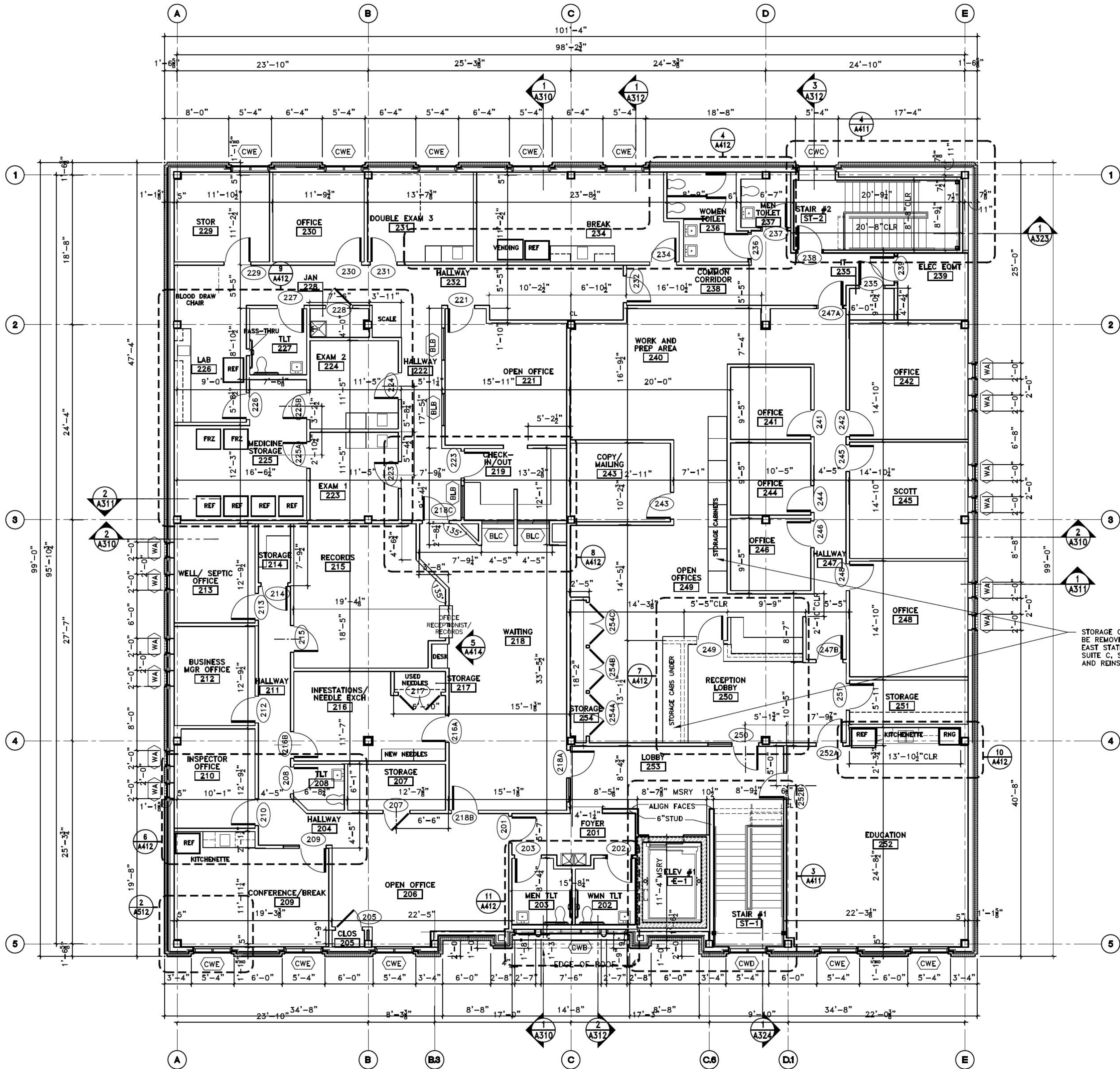
PROJECT NAME
SHELBY COUNTY
PROBATION
BUILDING

26 W. POLK STREET
SHELBYVILLE, IN 46176

SHEET TITLE
SECOND FLOOR
PLAN -
HEALTH DEPT/ PURDUE
EXTENSION OFFICES

SHEET NUMBER

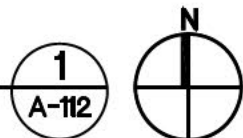
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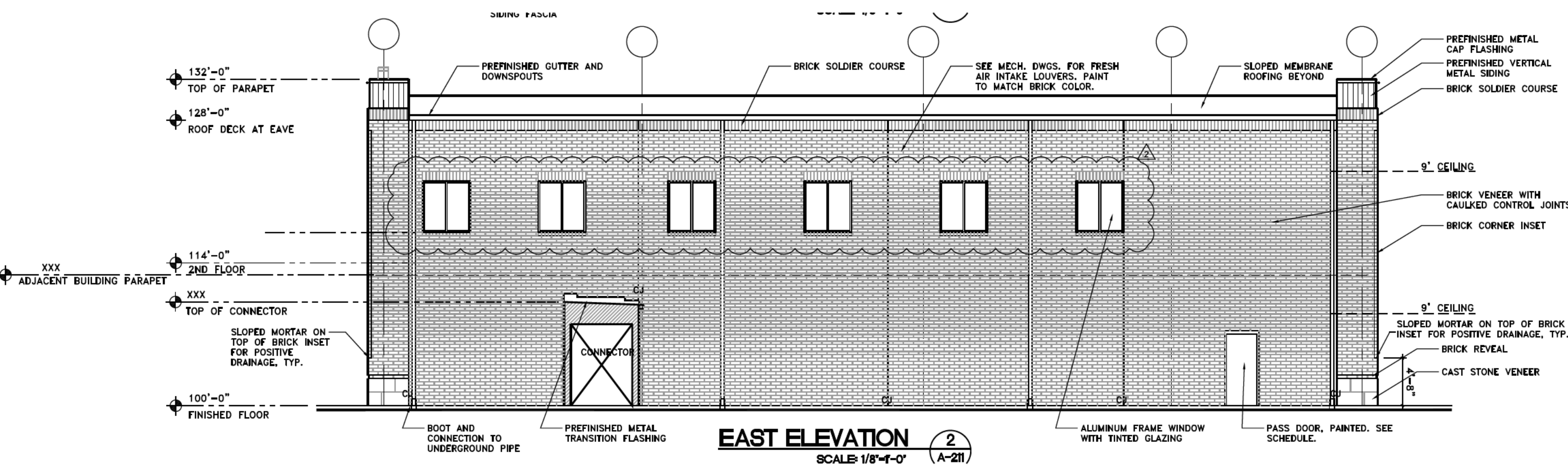


9,730 GSF

SECOND FLOOR PLAN

SCALE 1/8"=1'-0"





EAST ELEVATION

SCALE: 1/8"-1'-0"

2
A-211



City of
Shelbyville
Indiana

Allan Henderson [REDACTED]

County Probation Building

1 message

To: Allan Henderson [REDACTED]

Tue, Jun 16, 2020 at 4:16 PM

Dear Plan Commission:

This is to notify you that both James and Martha Lisher, as owners of building at [406 S. Harrison St, Shelbyville](#), do wholeheartedly support the site development plan of the above named building.

James and Martha Lisher