

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 8/24/2020

Case Number & Name:	PC 2020-06: Trotters Chase Rezone			
Petitioner's Name:	Bridgenorth Homes, LLC			
Owner's Name:	Preview Development (Sharon Seibert)			
Petitioner's Representative:	Harold Gibson; H Gibson Surveying			
Address of Property:	Approximately 2300 Saddle Drive; approximately 1000 feet north of Intelliplex Drive and 1000 feet west of State Road 9, Shelbyville, Indiana			
Subject Property Zoning Classification:	Current: R1 – Single Family Residential Proposed: RM – Multiple-family Residential			
Comprehensive Future Land use:	Single Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	R1- Single Family Residential	R1- Single Family Residential	PD – Planned Development	PD – Planned Development
Surrounding Properties' Comprehensive Future Land Use	Single Family Residential	Single Family Residential	Single Family Residential	High-Tech/ Light Industrial
History:	The petitioner for this project is proposing to convert a R1 - single family residential property to a RM – Multiple-family Residential to build out (6) six quadplex units in the Trotter's Chase Subdivision Section III. The subject property was originally planned for quadplexes, but never constructed. And in 2012 the City adopted a new zoning map which rezoned the property to R1 – Single Family Residential.			
Vicinity Map:				
Action Requested:	A formal request to rezone a R1 – Single Family Residential property to a RM – Multiple-family Residential property.			

1. This project involves rezoning the property at approximately 2300 Saddle Drive from R1 – Single Family Residential to RM – Multiple-family Residential. The petitioner would like to construct (6) quadplex units on the subject property. The subject property is surrounded by other quadplex units.
2. The Unified Development Ordinance (Section 9.10 (K)) requires the Plan Commission pay reasonable regard to the following decision criteria:

a. Relation to the Comprehensive Plan:

The planning staff has determined that the proposed zoning classification of RM – Multiple-family Residential is generally consistent with the City’s Comprehensive Plan and the original development plan for the Trotter’s Chase subdivision. It is also aligned with the Comprehensive Plan’s Built Environment Objectives including:

- BE Objective #2: Guide healthy development patterns using future land use mapping;
- BE Objective #3: Transform the City’s Current Housing Stock and Neighborhoods;
- BE Objective #5: Promote development and redevelopment of existing sites and buildings.

b. Current Conditions:

The subject property is part of the Trotter’s Chase subdivision that was developed from 2000 to 2007. The Trotter’s Chase subdivision is comprised of (43) forty-three single family residential properties and (30) thirty quadplexes/condos. The property being rezoned was originally designated for quadplexes/condos in the original development, but the developer did not finish the last (6) six quadplex development lots. The entire Trotter’s Chase Subdivision was rezoned to R1 – Single Family Residential with the adoption of a new land use map in 2012 by the City Council.

c. Desired Use:

The City’s Comprehensive Plan has identified this area for residential growth. The current zoning only allows the developer to build single family residential homes which would be separated from the existing single family residential part of the Trotter’s Chase subdivision. The rezone is consistent with residential growth and the quadplexes/condos will blend in with the surrounding neighborhood.

d. Property Values:

The planning staff has determined that the proposed rezoning should not have any adverse impact on neighboring property values. The subject property is surrounded by other quadplexes/ condos and the developer is proposing to build a similar product to what is existing.

e. Responsible Growth:

The planning staff has determined that all public infrastructure is in place and has sufficient capacity for the proposed rezone

STAFF RECOMMENDATION: Favorable recommendation on the proposed rezoning from R1 – Single Family Residential to RM – Multiple-family Residential.

Rezone (Zoning Map Amendment): PC 2020-06: Trotters Chase Rezone

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

Motion:

(I) would like to make a motion to forward a favorable recommendation for the rezone petition presented before this body, rezoning from R1 – Single Family Residential to RM – Multiple-family Residential, pursuant to the planning staff's report and Findings of Fact.

1. ☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone 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 rezone **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 rezone 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 rezone **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 rezone 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 rezone **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 rezone will not have an adverse negative effect 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 rezone **will** have an adverse negative effect 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 rezone 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 rezone 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: _____

Attest: _____

Chairperson

Secretary