



REZONING APPLICATION

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

RECEIVED / FILED

JUL 29 2020

For Office Use Only:

Case #: PC _____ - _____

Hearing Date: _____

Fees Paid: \$ _____

Final Decision:

Approved

Denied

1.

Applicant Bridgenorth Homes, LLC

Name: _____

Address: 3063 W. US 40, Greenfield, Indiana 46140

Phone Number: 317-318-1105 Cell: 317-557-2164

Fax Number: _____

Email: mike@bridgenorthhomes.com hg@hgsurveys.com, agenty

Property Owners Information (if different than Applicant)

Name: Preview Development - Sharon Seibert

Address: Conrad Residence 1904, 1 North Illinois St., Indianapolis, 46204

Phone Number: 512-751-2655

Fax Number: _____

Email: SIEBERT.SHARON@GMAIL.COM

2.

Applicant's Attorney/Representative

Name: Harold Gibson, H. Gibson Surveying, Inc., agent

Address: 321 N. State Street, Greenfield, Indiana 46140

Phone Number: 317-462-4055 Cell: 317-945-2793

Fax Number: 317-462-4056

Email: hg@hgsurveys.com

Project Engineer

Name: H. Gibson Surveying, LLC/Hoffman Engineering

Address: 321 N. State Street, Greenfield, Indiana 46140

Phone Number: 317-462-4055

Fax Number: 317-462-4056

Email: hg@hgsurveys.com

3. Project Information:

General Location of Property (and address is applicable): approximately 2300 Saddle Drive, being approximately 1000 feet north of Intelliplex Drive and 1000 feet west of State Road 9 in Marion Township

Current Zoning: R-1

Proposed Zoning: RM - multi-family

Existing Use of Property: vacant - platted unimproved

Proposed Use: condominiums- 4 plex buildings

4. Attachments

☐ Affidavit and Consent of Property Owner (if applicable)

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

☒ Letter of Intent

☒ Site Plan

☒ Vicinity Map

☒ Application Fee

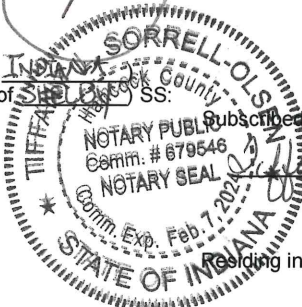
☒ Legal Description

☒ Findings of Fact

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

Applicant: HAROLD GIBSON, AGENT Date: JULY 29, 2020

State of INDIANA
County of HANCOCK



Subscribed and sworn to before me this 29th day of July, 2020.

Tiffany L. Sorrell-Olsen, Notary Public

Residing in Hancock County.

My Commission Expires: 2-7-2024



ZONING MAP AMENDMENT ("REZONING") FINDINGS OF FACT

Petitioner's Name: Bridgenorth Homes, LLC

Location: 2300 Saddle Drive

Variance for: Rezoning from R-1 to RM 3.08 acres plus 24 condominium units in Trotters Chase Sec III

The Shelbyville Board of Zoning Appeals must determine that the following criteria have been met in order to approve an application for a Development Standard Variance. Using the lines provided, please explain how your request meets each of these criteria.

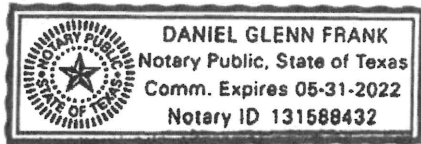
1. **Comprehensive Plan:** The Comprehensive Plan and any other applicable adopted planning studies or reports. The future land use map identifies this site for single family residential.
The proposed request is for single family attached uses which meets the current
land use in the area as well as the future land use. The land was planned for this
use in 1997.
2. **Current Conditions:** The current conditions and the character of current structures and uses in each district. The current conditions of the site allow and plan for the requested use. The
adjacent uses in the platted neighborhood are the same as the proposed uses.
3. **Desired Use:** The most desirable use for which the land in each district is adapted. Although the petitioner is requesting RM-multifamily, the use is essentially attached
single family homes, with shared common area. The adjoining land to the north and east
is zoned for single-family and the rezoning will allow for completion of a project started
over 20 years ago.
4. **Property Values:** The conservation of property values throughout the City of Shelbyville's planning jurisdiction. The proposed use will meet or exceed the values of adjacent similar uses. The proposed
use will also provide an important housing need for existing residents.
5. **Responsible Growth:** Responsible Growth and Development. The proposed use meets the definition of responsible growth and development as it uses
the site for the highest and best use and utilizes an "in-fill" parcel which could easily be
overlooked due to its' small size. The vast difference in age of the adjoining product also
can be seen as a challenge in normal situations.

AFFIDAVIT & CONSENT OF PROPERTY OWNER
APPLICATION TO THE SHELBYVILLE PLAN COMMISSION

STATE OF _____
COUNTY OF _____ SS:

I, Preview Development, AFTER BEING DULY SWORN, DEPOSE AND SAY THE
(Name of property owner)
FOLLOWING: by Sharon Siebert

1. That I am the owner of real estate located at Trotters Chase Section III, Parcels A & B,
Shelbyville, Indiana, 46167
(Address of subject property)
2. That I have read and examined the Application made to the Shelbyville Plan Commission by:
Bridgenorth Homes, LLC
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the Shelbyville Plan Commission.



Preview Development
Owner's Name (Please Print)

Sharon Siebert
Owner's Signature

Subscribed and sworn to before me this 16 day of July, 2020.

[Signature]
Notary Public

Daniel Glenn Frank
Printed

Residing in Travis County My Commission expires 5/31/22

Harold Gibson, President
RLS910021
321 N. State St.
Greenfield, Indiana 46140
317-462-4055
hg@hgsurveys.com



July 29, 2020

Honorable Mayor Tom DeBaun
City of Shelbyville
44 West Washing Street
Shelbyville, IN 46176

RE: Bridgenorth Homes, LLC, 2300 Saddle Drive
Ordinance to Change Zoning R1 to RM

Dear Mayor DeBaun:

On behalf of Bridgenorth Homes, LLC, we respectfully ask for your consideration in presenting to the Common Council a request for adoption of an Ordinance to change the zoning classification of approximately 4 acres from R1 to RM-multi-family in order to construct one story attached single family dwellings consistent with the Conditional Plat of Trotters Chase, Section III. The plat of Trotters Chase consists of 44 condominium units, however since 2003, only 20 of those units have been built and occupied. The remaining acreage and building pads, vacant of any structural improvements, are able to be served by streets and other underground utilities which were constructed in 2003.

The previous attached single-family homes were built under a different zoning classification as a Horizontal Property Regime and are now a legal non-conforming use. The R1 district does not permit the proposed units which are allowed under the RM district. The Petitioner proposes to construct dwelling units similar in size and quality and at or exceeding the current assessed value of those adjoining. The new homes will continue under the same declarations which cover the subject property and govern the adjoining developed sections of Trotters Chase (also known as the Villas at Derby Run).

We appreciate your consideration in placing this request on the Common Council agenda of the August 3, 2020 council meeting and forwarding to the plan commission for review.

Thank you,

Sincerely,

Harold Gibson, Agent
H. Gibson Surveying, Inc

Harold Gibson, President
RLS910021
321 N. State St.
Greenfield, Indiana 46140
317-462-4055
hg@hgsurveys.com



LETTER OF INTENT
RE: REZONING APPLICATION

PETITIONER: Bridgenorth Homes, LLC
ADDRESS: 2300 Saddle Drive, Shelbyville, IN 46176
LEGAL DESCRIPTION: Units 81 – 104, Trotters Chase, Section III &
Adjoining Common Area

Mr. Adam Rude, Director
City of Shelbyville
Shelbyville Planning & Building Department
44 West Washing Street
Shelbyville, IN 46176

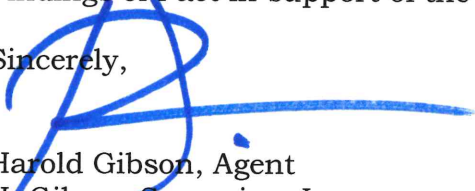
Dear Mr. Rude:

On behalf of the Petitioner, Bridgenorth Homes, LLC, this Letter of Intent is submitted in support of the Rezoning Application referenced above. The Petitioner is requesting rezoning of the subject real estate, currently zoned R1, to RM-multi-family in order to construct one story attached single family dwellings consistent with the Conditional Plat of Trotters Chase, Section III. The subject parcel has previously been developed for the purpose proposed by the Petitioner, however, for unknown reasons the residences were not constructed. The building pads and all utilities are in place to serve the remaining 24 residential units.

The zoning of the subject property was set at R1 in 2012. The previous attached single-family homes were built under a different zoning classification as a Horizontal Property Regime and are now a legal non-conforming use. The R1 district does not permit the proposed units which are allowed under the RM district. The Petitioner proposes to continue under the same declarations which cover the subject property and govern the adjoining developed sections of Trotters Chase (also known as the Villas at Derby Run).

This rezoning request is consistent with the Comprehensive Plan and Findings of Fact in support of the same have been filed.

Sincerely,

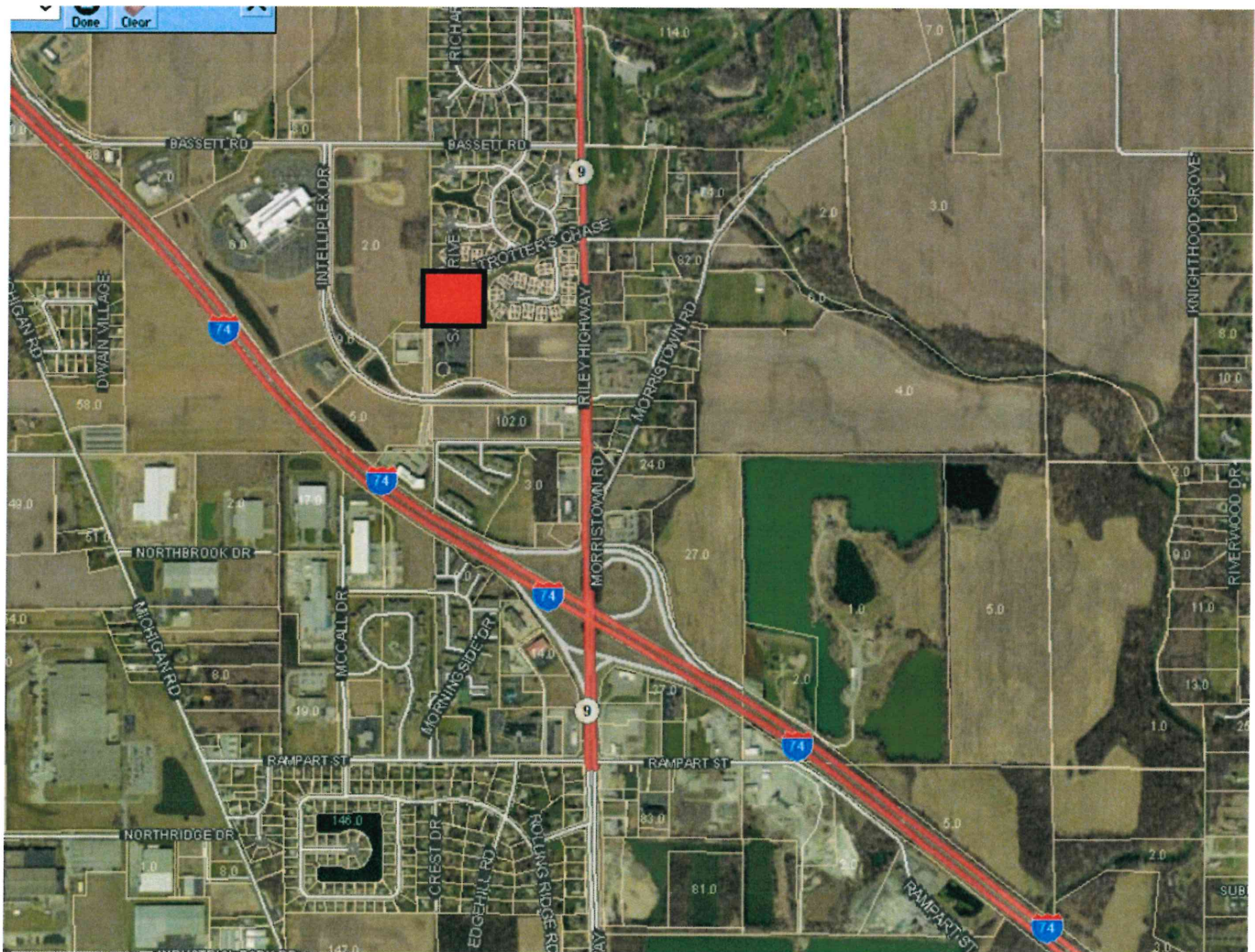

Harold Gibson, Agent
H. Gibson Surveying, Inc

LOCATION MAP - REZONING APPLICATION

PETITIONER: Bridgenorth Homes, LLC

ADDRESS: 2300 Saddle Drive, Shelbyville, In 46176

LEGAL DESCRIPTION: Units 81 – 104, Trotters Chase, Section III &
Adjoining Common Area

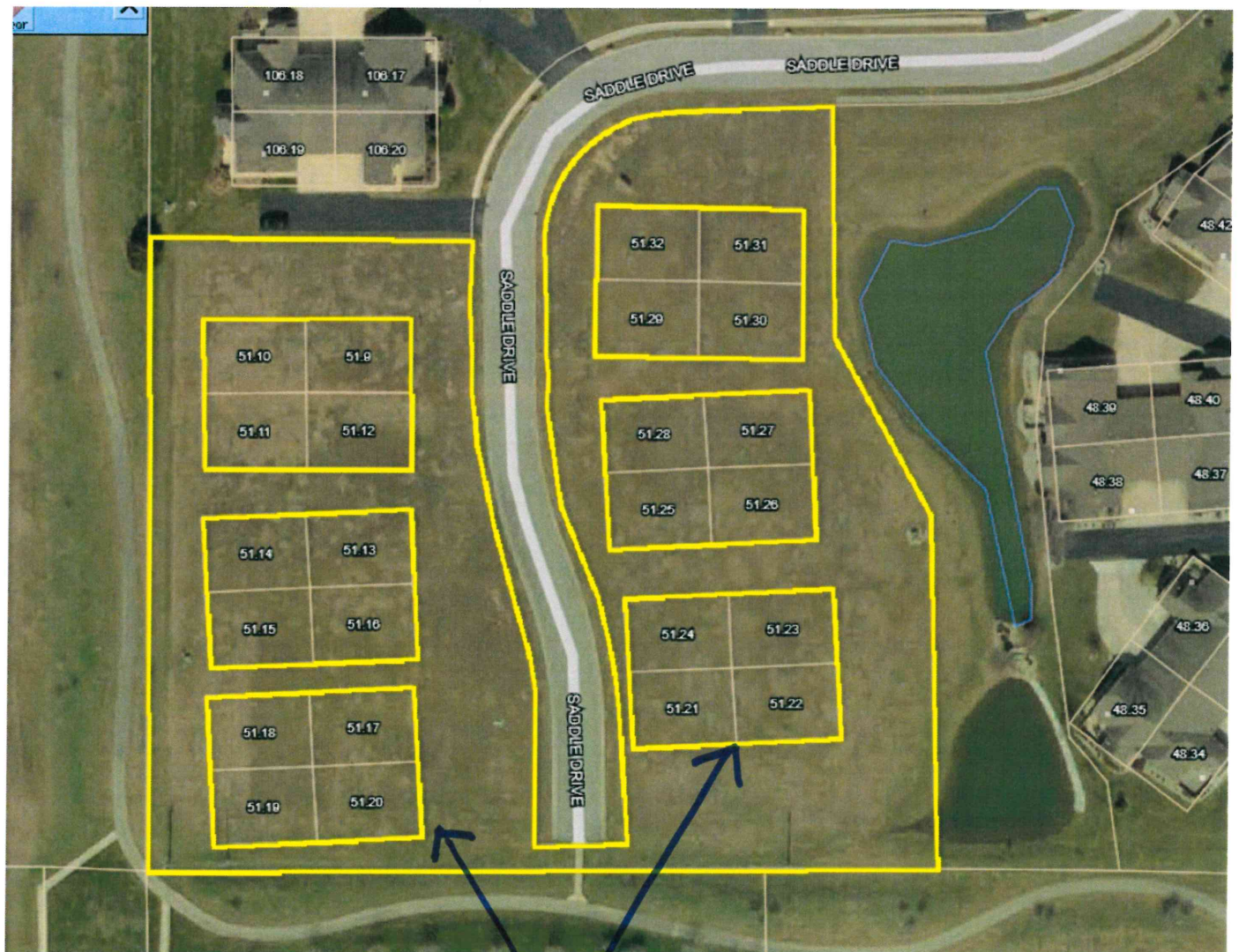


SITE MAP - REZONING APPLICATION

PETITIONER: Bridgenorth Homes, LLC

ADDRESS: 2300 Saddle Drive, Shelbyville, In 46176

LEGAL DESCRIPTION: Units 81 – 104, Trotters Chase, Section III &
Adjoining Common Area



SITE