

CITY OF SHELBYVILLE

Adam M Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 209/28/2019

Case Number & Name:	PC 2020-08; Zaxby's; Preliminary Plat			
Petitioner's Name:	Barred Rock, Inc. d.b.a Zaxby's			
Owner's Name:	Indiana Land Trust			
Petitioner's Representative:	Jeff Furlin			
Address of Property:	1792 North Riley Highway			
Subject Property Zoning Classification:	Business Highway			
Comprehensive Future Land use:	Gateway Mixed-Use			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	Business Highway	Business Highway	Business Highway	Single Family Residential
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. In the recent past it operated as a Shell Gas Station, but has been vacant for 10+ years. The site has sat vacant from then until now. The existing building will be demolished for the next Zaxby's.			
Vicinity Map:				
Action Requested:	Preliminary Plat approval to subdivide a 1.67acre lot into (2) two lots; (1) one .78 acre lot and (1) one .89 acre lot. The .78 acre lot will be used for Zaxby's.			

This petition is a preliminary plat to subdivide a 1.67 acre lot into a .78 acre lot and a .89 acre lot. The .78 acre lot will be used for Zaxby's.

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 .78 acres or 34,020 square feet. The approximate dimensions of the site are 160 feet by 215 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 northern part of the lot to Rampart Street and access to North Riley Highway in the south-west corner of the lot. 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 the frontage of their property.

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

The remainder of this project is being reviewed for compliance under PC 2020-09, which is the Site Development Plan for the Zaxby's that is being proposed on the property.

STAFF RECOMMENDATION: APPROVAL.

Preliminary Plat: PC 2020-08; Zaxby's; 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.

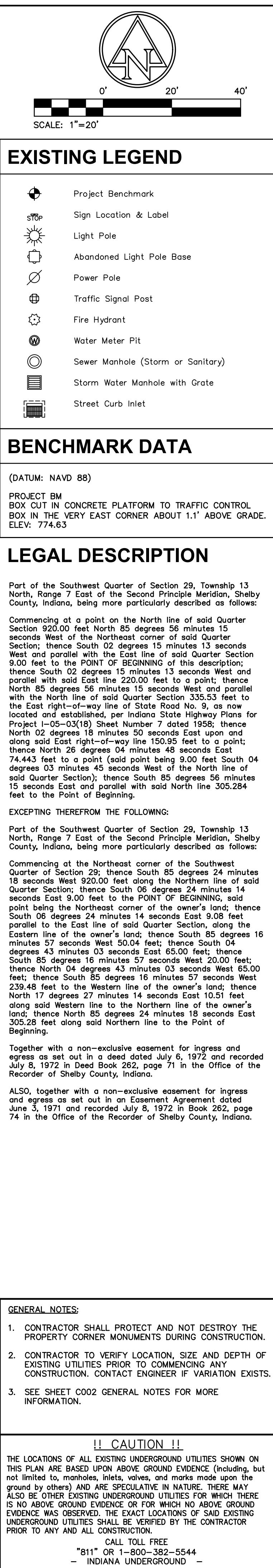
Shelbyville Plan Commission

By: _____

Chairperson / Presiding Officer

Attest: _____

Adam M. Rude, Secretary



Zaxby's

1792 N. Riley Hwy
Shelbyville, IN 46176

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