

November 9, 2020

Adam Rude, AICP Candidate
Planning Director
City of Shelbyville, Indiana
44 W. Washington Street
Shelbyville, Indiana 46176

RE: The Clearview Preliminary Plat Extension
For 56 single family residences located on
Parcel No. 73-11-18-100-088.000.23

Mr. Rude,
This letter is to act as a formal request for extension of the Preliminary
Plat for Clearview, Section 8 (8A and 8B).

The Previous Plat approved in 2005 was not acted upon completely because the previous owner dissolved its interest after completing a portion of the project (Section 8A). The economy from 2009 to 2012 did not allow for development. The remaining portion of the project, Section 8B is in the process of being purchased by Flagstone Development. Flagstone Development "Petitioner" would like to complete "Final Construction for the proposed/remaining 30 lots in Clearview, Section 8B.

The previous plat consisted of 56 single family residences with 100' wide lots at the building line. Flagstone Development is proposing to keep the number of lots and general configuration of Section 8B (30 lots) as it was approved in 2005.

It is the hope of the Petitioner to file for Tac review in late January if approved by City. We expect approvals from TAC IN March 2021.

Please contact me at brobinson@stoeppelwerth.com or at my direct line of 317-570-4763 with any questions or comments.

Respectfully,



Brian K. Robinson

CITY OF SHELBYVILLE

Adam M Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 11/23/2020

Case Number & Name:	PC 2020-11: Clearview Section 8(B) Plat Reinstatement			
Petitioner's Name:	Flagstone Properties, LLC			
Owner's Name:	Theobald, C G LP			
Petitioner's Representative:	Dave Waltman			
Address of Property:	Breckinridge Way			
Subject Property Zoning Classification:	Single Family Residential			
Comprehensive Future Land use:	Single Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	R1 – Single Family Residential	R1	AR	R1 – Single Family Residential
Surrounding Properties' Comprehensive Future Land Use	Single Family Residential	Single Family Residential	Single Family Residential	Single Family Residential
History:	In 2005 a Preliminary Plat was approved for Section 8 of the Clearview subdivision. However, due to the economy at the time; Section 8 was not fully built out. It was split into two (2) projects; 8A and 8B. 8A was constructed in and 8B was never fully developed.			
Vicinity Map:				
Action Requested:	Reinstatement of preliminary plat for Clearview Section 8B			

1. On February 28th, 2005, this plat received “Preliminary Plat Approval” by the Plan Commission under the petition numbers PC 2005-3; at that time the proposal was to build 56 homes on 24.18 acres.
2. Only 26 homes were ever constructed on 11.14 acres.
3. Preliminary Plat approval was valid for 1-year, but that approval can be extended/reinstated at a later date by the Plan Commission.
4. The current proposal is to build 30 homes on 13.04 acres.
5. During the original approval process, the Plan Commission attached conditions on their approval. Generally speaking, these conditions include:
 - a. Landscaping Requirements; (2) Hardwood Trees per lot
 - b. Monuments and markers placed.
6. If granted an extension of the previous approval, the petition would go before the Technical Review Committee with construction documents and a final plat before being released for construction.

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;

The applicable zoning district is R1 - Single-Family Residential on the current and future land use map in the Comprehensive Plan. In the R1 - Single Family Residential zoning district the minimum lot area is 10,000 square feet with a minimum lot width of eighty (80) feet. The proposed site is 13.04 acres or 568,022 square feet. This creates an average lot size of 18,935 square feet per lot; roads and infrastructure would need to be excluded from these calculations. The proposed lots range in size from 11,890 square feet to 25, 175 square feet. These proposed lot size exceed the district standard requirements. However, the width of lots at the front yard setback line range from 50 feet to 135 feet; not all of the lots are meeting the Minimum Lot Width requirement.

Additionally, the Preliminary Plat must meet the subdivision control regulations. The UDO prescribes blocks length shall not exceed 800 feet. The preliminary plat is meeting this requirement. The UDO prescribes open space requirements of 15%. The preliminary plat is not meeting this requirement. The UDO prescribes pedestrian access on both sides of the street. The preliminary plat is meeting this requirement. 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. All of the lots within the proposed subdivision will have access to a local road. The local roads shown on the plans for this project will need to be built in compliance with the City’s Construction Standards. The UDO prescribes street tree standards. The preliminary plat is meeting these requirements.

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

The remainder of this project is being reviewed for compliance under Article 6 of the City of Shelbyville Unified Development Ordinance.

STAFF RECOMMENDATION: APPROVAL

Preliminary Plat: PC 2020-11: Clearview Section 8(B) Plat Reinstatement

Findings of Fact by the Shelbyville Plan Commission

Staff Prepared

Motion:

(I) would like to make a motion to approve reinstating the original preliminary plat approval 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