

ANNUAL REPORT

2020

This report will serve as a brief summary of the 2020 calendar year for the Plan Commission, Board of Zoning Appeals, Building Commission, and other activities related to the City's Planning and Building Department. This report will review the current status of the staff's 2020 goals, summarize all the petitions heard by the Plan Commission and the BZA, give a brief synopsis of the development trends, provide a review of the code enforcement activities for the year, and establish the staff's goals for the upcoming year.

SHELBYVILLE, IN
PLANNING AND
BUILDING DEPT.



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EXECUTIVE SUMMARY

The City of Shelbyville's Planning and Building Department (PABD) serves as the main professional, technical, and administrative staff for the City's Plan Commission, Board of Zoning Appeals, Technical Review Committee, and Building Commission, and serves alongside other city departments to facilitate some of the responsibilities and needs of the City's Board of Public Works and Safety, Common Council, and Mayor's Office. The department staff works to advise the many boards and commissions on the decisions they are tasked with making, and performs the day-to-day tasks of these boards and commissions to ensure responsible development throughout the year. These day-to-day tasks include, but are not limited to; plan review for compliance, general code enforcement, permitting, inspections, floodplain administration, and grant writing/administration.

While this report serves as a more comprehensive review of 2020, below are some basic figures that show the work performed by the PABD in 2020.

	2019	2020	Percent Change
Plan Commission Petitions	26	12	- 53.85%
Board of Zoning Appeals Petitions	18	19	+ 5.56%
Code Enforcement Cases	538	549	+ 2.04%
Value of Construction ¹	\$61,297,771	\$68,031,362	+ 10.99%
Total Building Permits ²	225	192	- 14.67%
New Single Family Home Permits ³	32	47	+ 46.88%
Commercial Permits	30	38	+ 26.67%
Industrial Permits	12	6	- 50.00%

Some of the major projects and milestones accomplished by the PABD staff include:

- Worked with Citizenserve to bring all of the Department's process' online to streamline the process and make it more user friendly. The Citizenserve web portal is set to go live in early 2021.
- Worked with the Plan Commission to adopt new Solar Standards and identify other areas of the UDO that need to be updated.
- Worked with the Plan Commission to rezone, approve preliminary plats or reinstate plats for a total of 133 single family homes to be built over the course of the next few years.
- Redeveloped and improved the information on the department's website to make information more easily available to the public, including the addition of all meeting agendas and materials prior to the meeting.

Throughout the year, the PABD staff interacts thousands of times with citizens, business owners, developers, and more to assist each person with their specific project or question. This annual report serves to provide a summary of those interactions and explain how they add value to the community as a whole.



Mural from the activated alley. Photo courtesy of Shelbyville Mainstreet

¹ This figure is based on the information submitted by the applicant when applying for a building permit and/or improvement location permit

² This figure includes new construction, remodels, and additions in all residential, commercial and industrial projects

³ This figure only includes new construction. Remodels and additions are not included.



BRIEF REVIEW OF 2020

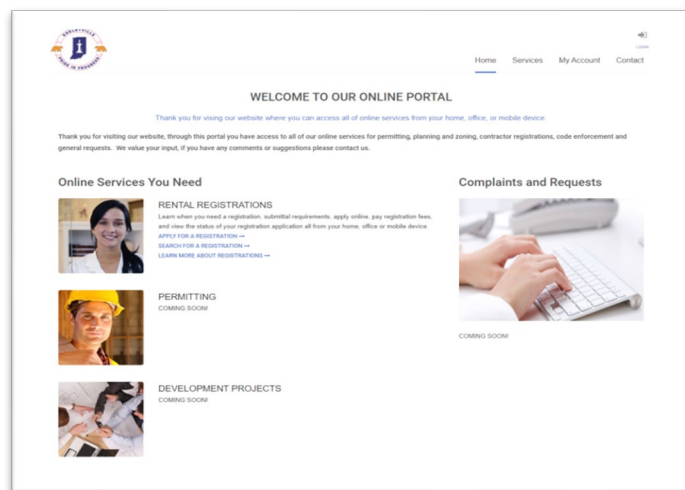
During the 2020 calendar year, the Shelbyville Plan Commission heard 12 cases and the Shelbyville Board of Zoning Appeals heard 19 cases on a wide variety of projects, many of them intertwined between these two bodies. The petitions heard in 2020 were handled in a thorough, yet efficient manner. This report will serve as a review of all of these petitions heard by the Plan Commission and Board of Zoning Appeals, along with a review of the goals established by the staff, and a summary of the work completed in 2020.

2020 DEPARTMENT GOALS

In last year's report, the planning staff developed goals for 2019. These goals included both procedural improvements to the day-to-day operations of the department, as well as long-range planning tasks that help guide the community's elected officials and other decision makers. Below is a review of the current status of those goals:

INCREASE COMMUNITY INVOLVEMENT AND DEPARTMENT TRANSPARENCY BY PROVIDING MORE INFORMATION AND RESOURCES IN AN EASIER-TO-USE FORMAT ON THE DEPARTMENT'S WEBSITE

Planning and Building Department Staff has been working with Citizenserve to move most department functions online. This system is set to "go live" in early 2021. The roll-out will happen in phases, but the entire system will be implemented in 2021. Staff worked throughout the entire 2020 year on developing this system and migrating data over in preparation for a launch in early 2021. This system was also expanded to include the new Shelbyville Landlord Registration Program, which was adopted by the city council in September 2020.



A screenshot of the City of Shelbyville Citizenserve website

DEVELOP AND CODIFY FORMAL OPERATING PROCEDURES FOR OUR STANDARD DAY-TO-DAY TASKS THAT HAVE BEEN INFORMALLY DEVELOPED AND ADOPTED OVER THE YEARS

The Planning and Building Staff has been working through ways to improve the implementation of the unsafe building law, and educating themselves on the statute itself. With assistance from the City Attorney's office, the Board of Public Works and Safety, and the Street Department, the City was able to utilize the unsafe building law to demolish three structures that posed a danger to public safety. Staff continues to better understand the process so that it can be more effectively implemented on other unsafe buildings throughout the City.



CONTINUE OUR PROCESS OF IDENTIFYING AREAS OF THE UNIFIED DEVELOPMENT ORDINANCE THAT NEED REVIEW AND POSSIBLE AMENDMENTS TO CONTINUALLY PROVIDE A MODERN, STREAMLINED DEVELOPMENT PROCESS

The Planning and Building Staff worked with the Plan Commission and other communities to adopt Solar Standards for the UDO. Staff is currently developing ordinance amendments to improve the keeping of animals' standards, landscaping standards, as well as streamline the subdivision process for smaller projects. Staff hopes to also develop improvements to the architectural standards, outdoor dining standards, and parking standards.

ASSIST COMMUNITY ORGANIZATIONS LIKE MAINSTREET SHELBYVILLE AND THE SHELBY COUNTY DEVELOPMENT CORPORATION IN PROMOTING ECONOMIC DEVELOPMENT THROUGHOUT THE COMMUNITY

The Planning and Building Staff is a valuable partner in all projects and development happening in the City of Shelbyville. Our community partners often rely on us for zoning information and development approval timelines. This includes working with Mainstreet Shelbyville on downtown housing proposals and art projects. This partnership activated an alley on East Washington Street that includes murals and outdoor seating. Additionally, the Planning and Building Department has worked with the Shelby County Development Corporation to respond to *Requests for Information* from industrial and manufacturing clients interested in the community, and our staff has also helped companies like Zaxby's and Speedway through the planning/zoning/permitting process.



Newly paved West Washington Street

REVISIT THE SMALL AREA PLAN FOR EXIT 109 THAT WAS DEVELOPED IN 2008, AS DESCRIBED IN THE 2019 COMPREHENSIVE PLAN UPDATE

The Planning and Building Staff worked with SCDC to finalize this plan, and it was adopted by the SCDC board in early 2020. This has helped attract more attention to this area and has led to numerous site selection meetings for land included in this plan.

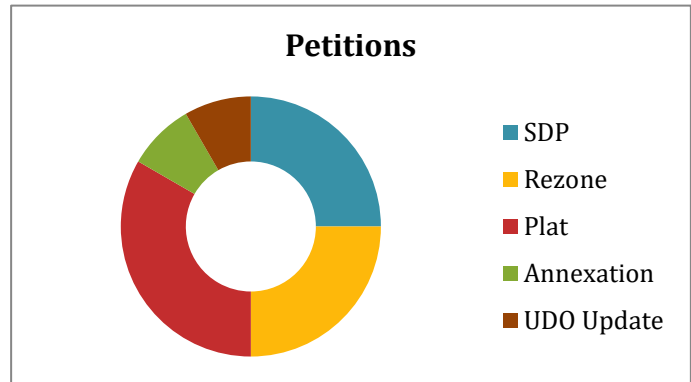
USE GEOSPATIAL DATA TO PROACTIVELY IDENTIFY AND REMEDY AREAS WITH NUISANCE CODE VIOLATIONS BEFORE THEY START DETRACTING FROM THE CHARACTER AND VALUE OF THE NEIGHBORHOOD

The Planning and Building Staff started to meet internally to review the previous month's code complaint data and develop strategies to proactively address areas with high concentrations of complaints. These regular meetings will resume again once staff is able to return to the office in person, and will be improved with the added information being collected with the new Citizenserve platform.

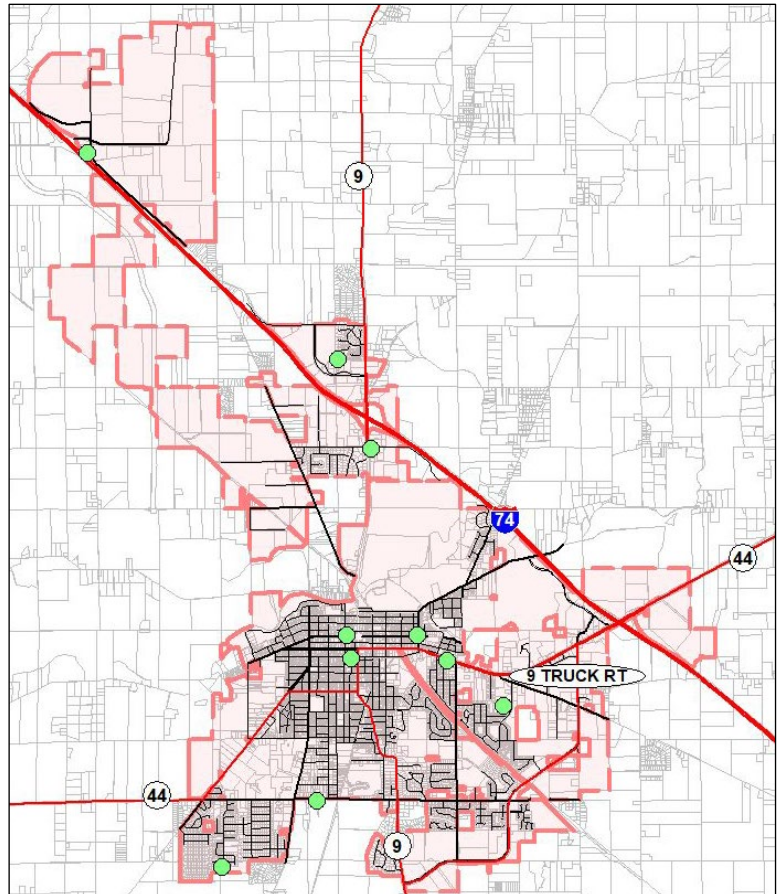


PLAN COMMISSION PETITIONS

In 2020 the Plan Commission heard a total of 12 petitions. The breakdown of the petitions was (3) Site Development Plans, (3) Rezones, (4) Preliminary Plats, (1) Annexation and (1) UDO Update. The total number of petitions is down from the 26 in 2019. Throughout the entire year, the staff took every opportunity available to review best practices and discuss current and future department policies to ensure that the City's development process is constantly evolving and improving.



The map shows where the 12 petitions in the City of Shelbyville are geographically located.



The rest of this chapter of the report will briefly describe each petition heard by the Shelbyville Plan Commission during the 2020 calendar year and provide an update to the current status of each project.



PC 2020-01: SHELBY COUNTY PROBATION BUILDING - SDP



PETITION TYPE	Site Development Plan
APPLICANT	Shelby County
ADDRESS	20 West Polk Street
HEARING DATE	6/22/2020
FINAL DECISION	Approval

This request was for the approval of the Site Development Plan for the Shelby County Probation Building. Located in the Shelby County Complex, the new probation will be a two-story, 19,800 square foot building.

PC 2020-02: THE POINTE AT CENTRAL PARK – PLAT EXTENSION



PETITION TYPE	Preliminary Plat Extension
APPLICANT	Pyatt Builders
ADDRESS	611 Sarianna Road
HEARING DATE	2/24/2020
FINAL DECISION	Favorable Recommendation with Conditions

This request was to extend the plat for the Pointe at Central Park. The parcel was originally slated for development in 2004-2005 by CP Morgan and the North Pointe Group. The plat received approval in 2005; however, the development was not acted upon. The original plat consisted of 62 lots. The current proposal reduced the number of lots to 53.



PC 2020-03: JR SHOWERS PROPERTY – PRELIMINARY PLAT



PETITION TYPE	Preliminary Plat
APPLICANT	Richard Block
ADDRESS	West McKay Road
HEARING DATE	6/22/2020
FINAL DECISION	Approval

This request was to subdivide 56+ acres into five (5) commercial lots.

PC 2020-04: UDO UPDATES



PETITION TYPE	UDO Amendments
APPLICANT	City of Shelbyville
ADDRESS	44 West Washington Street
HEARING DATE	6/22/2020
FINAL DECISION	Approval

This request was by the City of Shelbyville Planning and Building Department to add Solar Standards to the Unified Development Ordinance. The Plan Commission and staff worked for several months to develop a set of solar standards to be ahead of any proposed developments.



PC 2020-05: WASHINGTON STREET - REZONE



PETITION TYPE	Rezone
APPLICANT	James & Theresa Robertson
ADDRESS	428 East Washington Street
HEARING DATE	7/27/2020
FINAL DECISION	Approval

This request was to rezone the property at 428 East Washington Street from Single Family Residential (R1) district to a Business Central (BC) district. The property owner wanted to use the former, two-story commercial building as a residence on the second floor and a business on the first floor.



PC 2020-06: TROTTER'S CHASE – REZONE



PETITION TYPE	Rezone
APPLICANT	Bridgenorth Homes LLC
ADDRESS	2300 Saddle Drive
HEARING DATE	9/28/2020
FINAL DECISION	Approval

This request was to rezone a Single Family Residential (R1) district to Multiple Family Residential (RM) district. The property was originally planned for multi-family residential, but was never developed and in 2012 the City of Shelbyville adopted a new zoning map rezoning the property to Single Family Residential (R1).

PC 2020-07: MCKAY ROAD LIFT STATION - ANNEXATION



PETITION TYPE	McKay Road Lift Station
APPLICANT	City of Shelbyville
ADDRESS	703 West McKay Road
HEARING DATE	9/28/2020
FINAL DECISION	Approval

This request was by the City of Shelbyville to annex land that housed a lift station for their Waste Water Recovery Facility. The lift station had operated on the site since 1958-1960, but the land had never been annexed into the City.



PC 2020-08: ZAXBY'S – PRELIMINARY PLAT

PETITION TYPE	Preliminary Plat
APPLICANT	Barred Rock, INC., Jeff Furlin
ADDRESS	1792 North Riley Highway
HEARING DATE	9/28/2020
FINAL DECISION	Approval

This request was to subdivide 1.67 acres into two (2) lots; one at .78 acres and one at .89 acres. The intent is to use the .78 acre lot for a Zaxby's Restaurant.

PC 2020-09: ZAXBY'S – SDP



PETITION TYPE	Site Development Plan
APPLICANT	Barred Rock, INC./Jeff Furlin
ADDRESS	1792 North Riley Highway
HEARING DATE	9/28/2020
FINAL DECISION	Approval

This request was for the approval of the Site Development Plan for a Zaxby's Restaurant. This petition is in conjunction with PC 2020-08.



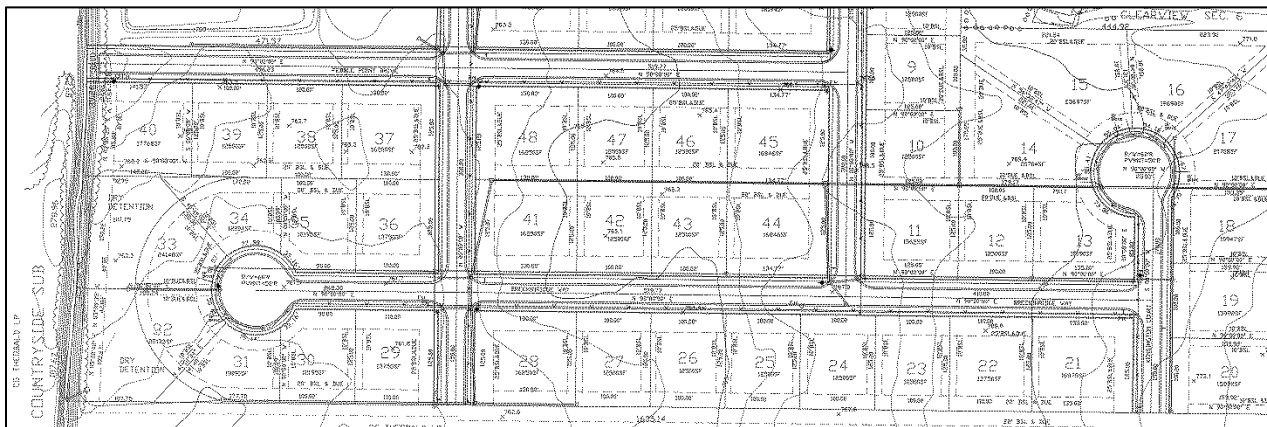
PC 2020-10: 719 EAST STATE ROAD 44



PETITION TYPE	Rezone
APPLICANT	Duran Property Group LLC
ADDRESS	719 East State Road 44
HEARING DATE	9/28/2020
FINAL DECISION	Approval

This request was to rezone the property at 719 East State Road 44 from Business General (BG) to Business Highway (BH). This petition was in conjunction with BZA 2020-04. The cars being restored at Modern Classic Cars are going to be sold at the 719 East State Road 44 location.

PC 2020-11: FLAGSTONE PROPERTIES LLC – PRELIMINARY PLAT



PETITION TYPE	Preliminary Plat Reinstatement
APPLICANT	Flagstone Properties, LLC
ADDRESS	Berwick Drive
HEARING DATE	11/23/2020
FINAL DECISION	Approval

This request was to reinstate the preliminary plat for Clearview Section 8B. 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.



PC 2020-12: SPEEDWAY LLC



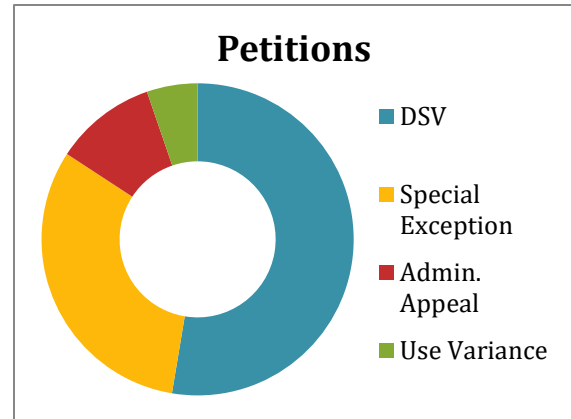
PETITION TYPE	Site Development Plan
APPLICANT	Speedway LLC/Eric Carter
ADDRESS	3877-3977 North Michigan Road
HEARING DATE	01/22/2021
FINAL DECISION	Approval

This request was for the approval of the Site Development Plan for a Speedway LLC. This petition is in conjunction with PC 2020-17, BZA 2020-18, & BZA 2020-19.

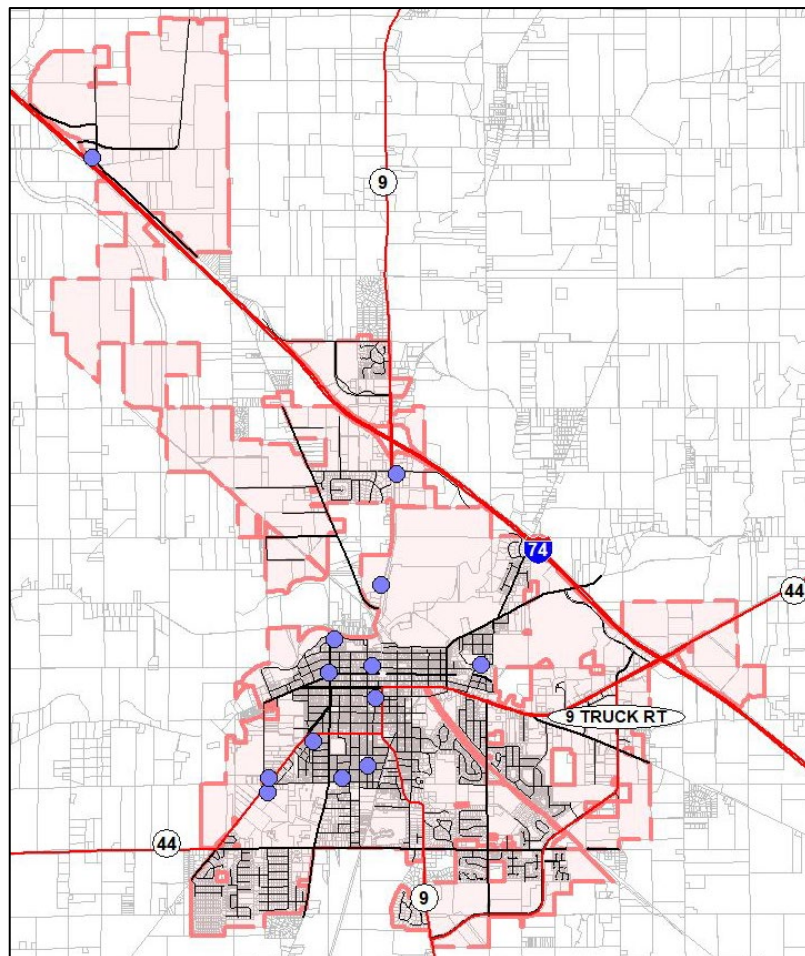


BOARD OF ZONING APPEALS PETITIONS

In 2020, the Board of Zoning Appeals heard 19 petitions; 10 of the petitions were for Development Standard Variances, 6 were for Special Exceptions, 2 for Administrative Appeal, and 1 for a Use Variance. The over-all petition count is up from 2019 which saw 18, 11 of which were Development Standards Variances and 7 were Special Exceptions.



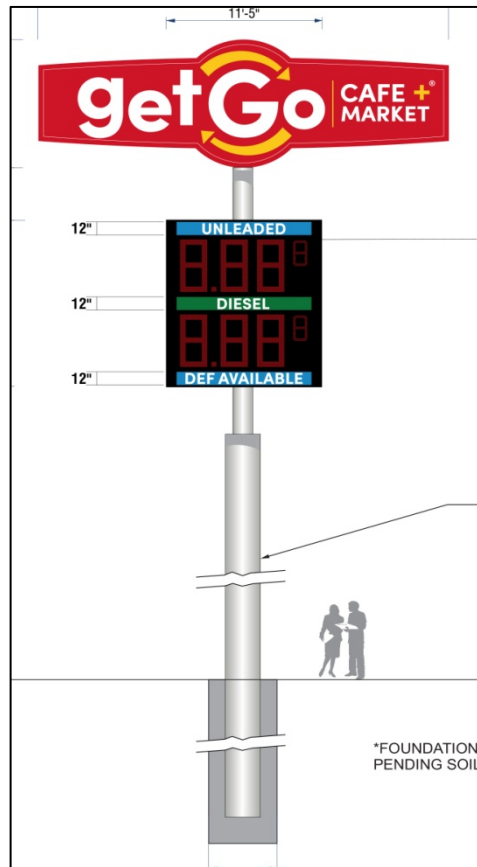
The below map shows where all cases in Shelbyville took place, a marker indicates one BZA petition:



The rest of this chapter of the report will briefly describe each petition heard by the Shelbyville Board of Zoning Appeals during the 2020 calendar year, and will try to provide an update as to the current status of each project:



BZA 2020-01: GET-GO HIGH-RISE SIGN – SE



PETITION TYPE	Special Exception
APPLICANT	Giant Eagle
ADDRESS	38-77-3977 North Michigan Road
HEARING DATE	2/11/2020
FINAL DECISION	Approval

This request was to construct a new high-rise sign. All high-rise signs are permitted by Special Exception approval from the Board of Zoning Appeals and may only be located in the Business Highway (BH) District. This submission was to complement the Get Go Café and Market Site Development Plan that was approved by the Plan Commission in late 2019.

BZA 2020-02: GET-GO – DSV

PETITION TYPE	Development Standards Variance
APPLICANT	Giant Eagle
ADDRESS	3877-3977 North Michigan Road
HEARING DATE	2/11/2020
FINAL DECISION	Approval with Conditions

This request is a continuation of BZA 2020-01, this case addressed the approval of a Development Standard Variance from UDO 5.58.Q.3.c. This is a request to erect a sign larger than what is allowed by the UDO.

BZA 2020-03: GET-GO - DSV

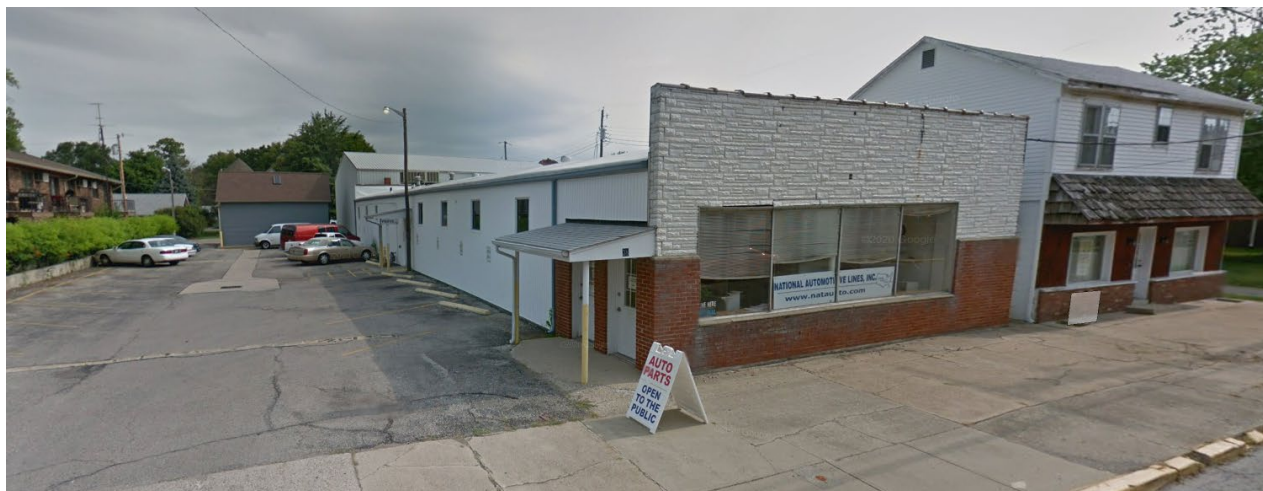


PETITION TYPE	Development Standards Variance
APPLICANT	Giant Eagle
ADDRESS	3877-3977 North Michigan Road
HEARING DATE	2/11/2020
FINAL DECISION	Approval

This request was for a variance from UDO 5.15 Non-Residential Driveway Standards. Get-Go requested to increase the drive-way width of both the vehicular and commercial vehicle driveways from the standard 36-feet to 64-feet and 74-feet respectively.



BZA 2020-04: MODERN CLASSIC MOTOR CAR – UV



PETITION TYPE	Use Variance
APPLICANT	Modern Classic Motor Cars
ADDRESS	38 West Franklin Street
HEARING DATE	3/10/2020
FINAL DECISION	Approval

This request was to change the use of a building in the Business Central (BC) district to allow the business owner to operate a auto-oriented (medium scale) use, which is not permitted use in the Business Central (BG) district. The final intended use of the building was to restore classic cars.



BZA 2020-05: 312 SUNSET DRIVE /JAMES FORD - DSV



PETITION TYPE	Development Standard Variance
APPLICANT	James Ford
ADDRESS	312 Sunset Drive
HEARING DATE	4/14/2019
FINAL DECISION	Approval

This request was to allow the property owner to reconstruct a garage that had burned down. In order to rebuild the garage in the same location the property owner needed a in his side yard setback from 4-feet to 3-feet and the separation of accessory structures between primary structures from 10-feet to 5-feet.



BZA 2020-06: GINA KARNES – DSV



PETITION TYPE	Development Standards Variance
APPLICANT	Gina Karnes
ADDRESS	9-11 North Miller Street
HEARING DATE	4/14/2020
FINAL DECISION	Approval

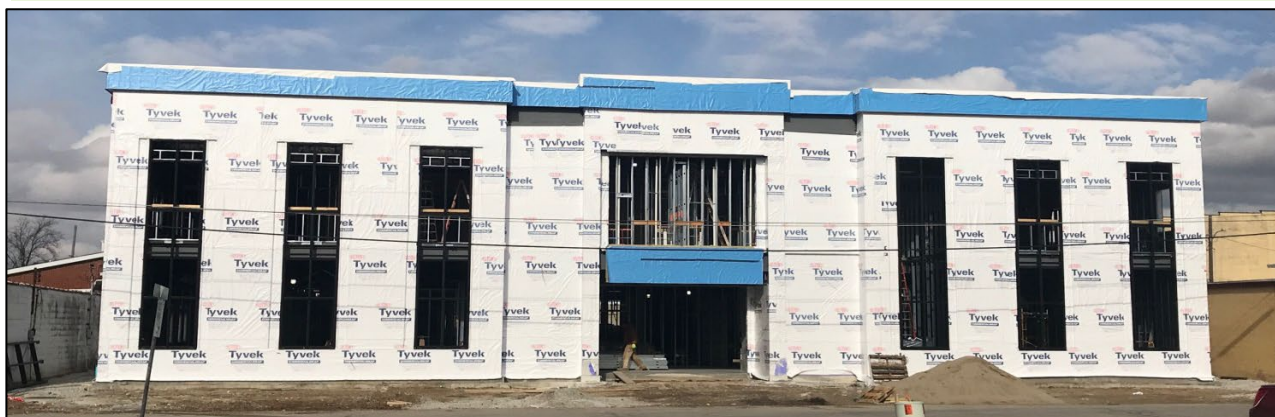
This request was for four (4) development standard variances from UDO 5.24 Home Occupation Standards including:

- A. Business Activities
- D. Owner-Operator
- E. Employees
- G. Business Area

The property owner was requesting the variances to operate a small boutique shop in a Single Family Residential (R1) district but was not going to reside at the property.



BZA 2020-07: SHELBY COUNTY PROBATION BUILDING – DSV



PETITION TYPE	Development Standards Variance
APPLICANT	Shelby County Board of Commissioners
ADDRESS	20 West Polk Street
HEARING DATE	4/14/2020
FINAL DECISION	Approved

This request was for three (3) development standards variances to construct the Shelby County Probation Building. The variances requested were:

- A. UDO 5.08 Architectural Standards
- B. UDO 5.32 Landscaping Standards
- C. UDO 5.52 Parking Standards

The site for the new probation building is close to the existing Shelby County Government complex.

BZA 2020-08: NEW CELL PHONE TOWER IN KENNEDY PARK – SE



PETITION TYPE	Special Exception
APPLICANT	AT&T Mobility
ADDRESS	745 East Franklin Street
HEARING DATE	5/12/2020
FINAL DECISION	Approval

This request was to construct a new telecommunication tower in Kennedy Park. AT&T identified this as the best location to cover gaps in their network. AT&T finalized an agreement with the Shelbyville Parks Board to replace of their existing lighting towers in the outfield of the baseball diamond with the new telecommunication tower. A special exception was required for AT&T to be allowed to construct the tower in a Park and Open Space (PK) district.



BZA 2020-09: 764 TEAL STREET/JOHN ZANGER - DSV



PETITION TYPE	Development Standards Variance
APPLICANT	John Zanger
ADDRESS	764 Teal Street
HEARING DATE	6/09/2020
FINAL DECISION	Approval

This request was to construct a carport next to an existing in garage. In order to place the carport at this location the property owner need a variance from UDO 5.55 Setback Standards to reduce the side yard setback to 0-feet.

BZA 2020-10: STEPHANIE BOWERS

PETITION TYPE	Administrative Appeal
APPLICANT	Stephanie Bowers
ADDRESS	523 West 5 th Street
HEARING DATE	8/11/2020
FINAL DECISION	Repeal Zoning Violation

This request was for an administrative appeal of a zoning violation letter sent by the Planning Department. The property owner was cited for maintaining farm animals (3-pigs) in a Single Family Residential (R1) district which is in violation of UDO 5.26 Keeping of Animal Standards.



BZA 2020-11: 950 SOUTH TOMPKINS STREET



PETITION TYPE	Development Standards Variance
APPLICANT	Leroy Hittle
ADDRESS	950 South Tompkins Street
HEARING DATE	9/08/2019
FINAL DECISION	Approval

This request was a variance from UDO 5.55 Setback Standards. The Property owner required a reduction in the side yard setback from 5-feet to 4-feet in order to place a shed in his backyard.

BZA 2020-12: SUMERFORD VIOLATION ADMINISTRATION APPEAL

PETITION TYPE	Administrative Appeal
APPLICANT	Burnside LLC & Sumerford Land Trust I
ADDRESS	1011 North Riley Highway
HEARING DATE	10/13/2020, 01/12/2020
FINAL DECISION	No Decision At This Time

This request was for an administrative appeal of a zoning violation letter sent by the Planning Department. The violation letter cited the petitioner for 10 different violations of the Unified Development Ordinance. At the time of finalizing this report, the Board of Zoning Appeals has heard the case, but has not yet decided on the case.



BZA 2020-13: ZAXBY'S – SE



PETITION TYPE	Special Exception
APPLICANT	Gallus Shelbyville, LLC
ADDRESS	1792 North Riley Highway
HEARING DATE	10/13/2020
FINAL DECISION	Approval

This request was to construct a new high-rise sign. All high-rise signs are permitted by Special Exception approval from the Board of Zoning Appeals and may only be located in the Business Highway (BH) District. This submission was to complement the Zaxby's Site Development Plan that was approved by the Plan Commission in late September 2020.

BZA 2020-14: ZAXBY'S - DSV

PETITION TYPE	Zaby's - DSV
APPLICANT	Gallus Shelbyville, LLC
ADDRESS	1792 North Riley Highway
HEARING DATE	10/13/2020
FINAL DECISION	Approval

This request is a continuation of BZA 2020-13, this case addressed the approval of a Development Standard Variance from UDO 5.58.Q.3.c. This is a request to erect a sign larger than what is allowed by the UDO.



BZA 2020-15: SHELBY COUNTY PLAYERS



PETITION TYPE	Development Standards Variance
APPLICANT	Shelby County Players Club
ADDRESS	1416 South Miller Avenue
HEARING DATE	11/10/2020
FINAL DECISION	Approval with conditions

This request was a variance from UDO 5.03 General Accessory Structure Standards. The Shelby County Players Club is currently remodeling their theater space at 1416 South Miller Avenue and wanted to be able to use a shipping container for outside storage while the facility is being remodeled. Shipping containers are not allowed to be used as an accessory structure.

BZA 2020-16: BUILDER'S LUMBER & HARDWARE – SE



PETITION TYPE	Special Exception Use
APPLICANT	Builders Lumber & hardware
ADDRESS	1309 South Miller Avenue
HEARING DATE	11/10/2020
FINAL DECISION	Approval with conditions

This request was to construct an electronic message center (EMC's) at Builder's Lumber and Hardware to replace an existing pole sign. EMC's are only permitted by special exception by the Board of Zoning Appeals in the IS, BC, BG, and BH districts.



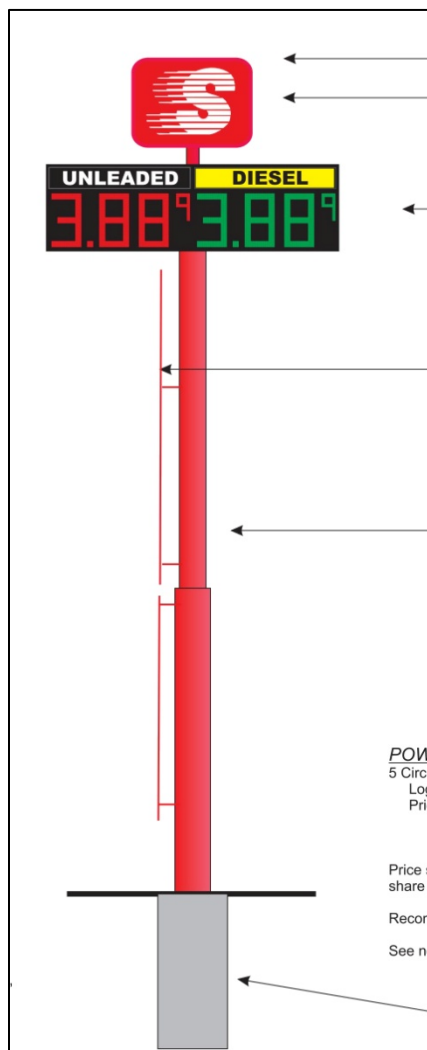
BZA 2020-17: SPEEDWAY LLC – SE



PETITION TYPE	Special Exception
APPLICANT	Speedway LLC
ADDRESS	3877-3977 North Michigan Road
HEARING DATE	01/12/2021
FINAL DECISION	Approval

This request was to construct a fueling center and convenience store in the Race Track Overlay district. Fuel sales are only permitted by special exception by the Board of Zoning Appeals in this district.

BZA 2020-18: SPEEDWAY LLC – SE HIGH-RISE

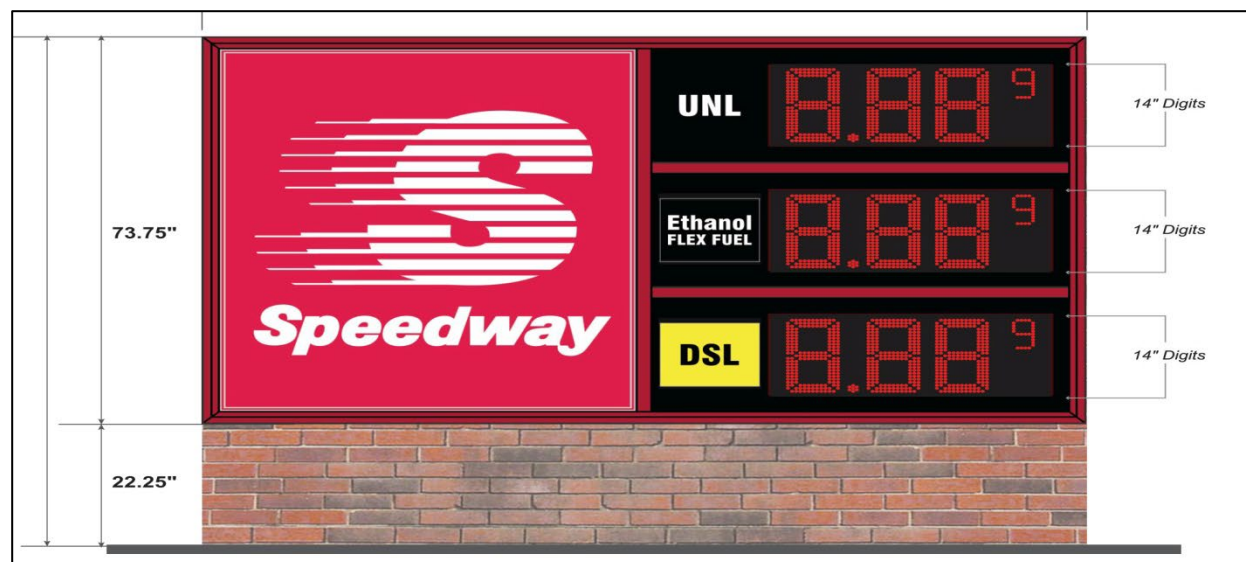


PETITION TYPE	Special Exception
APPLICANT	Speedway LLC
ADDRESS	3877-3977 North Michigan Road
HEARING DATE	01/12/2021
FINAL DECISION	Approval with conditions

This request was to construct a new high-rise sign. All high-rise signs are permitted by Special Exception approval from the Board of Zoning Appeals and may only be located in the Business Highway (BH) District. This submission was to complement to the previous petition BZA 2020-17.



BZA 2020-19: SPEEDWAY LLC – DSV



PETITION TYPE	Development Standard Variance
APPLICANT	Speedway LLC
ADDRESS	3877-3977 North Michigan Road
HEARING DATE	01/12/2021
FINAL DECISION	Approval

This request had three variance requests as part of the petition:

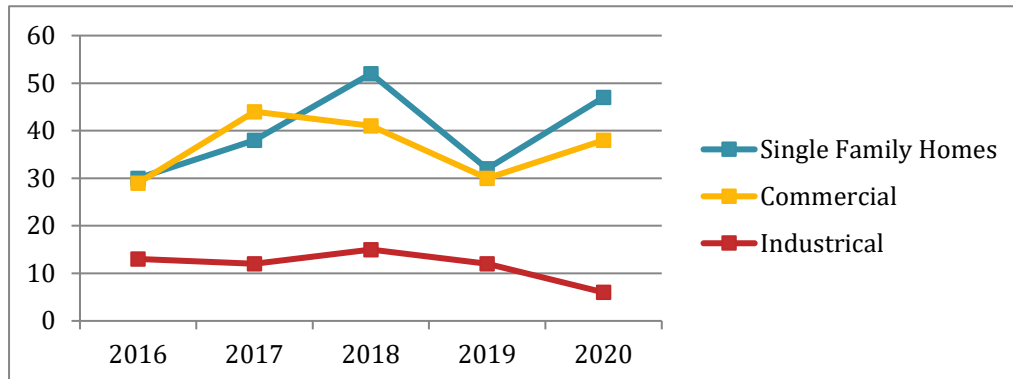
1. A variance from UDO 5.58 Sign Standards for Pole Signs.
This request is a continuation of BZA 2020-18, this case addressed the approval of a Development Standard Variance to increase the square footage of a high-rise sign larger than what is allowed by the UDO.
2. A variance from UDO 5.62 Commercial, Business, Institutional and Parks & Recreation Sign Standards.
This request was to increase the size of a incidental freestanding from the UDO maximum of 6-square feet to 8-square feet.
3. A variance from UDO 5.15 Non-residential Driveway Standards
This request was for Speedway LLC to increase the drive-way width of the commercial vehicle driveway from the standard 36-feet to 76-feet respectively.



DEVELOPMENT IN 2020

The overall number of building permits (New Construction, Renovations, and Additions) decreased from 225 in 2019, to 192 in 2020. The single family residential and commercial permits increased. The largest gain was single family residential with a 46.8% increase followed by commercial permits with a 26.6% increase. Industrial permits dropped by 50% more than likely due to Poet coming online and other industrial facilities still in the midst of construction. We expect the residential growth to continue into 2021 with the approval of numerous preliminary plats and lots of interest in available land.

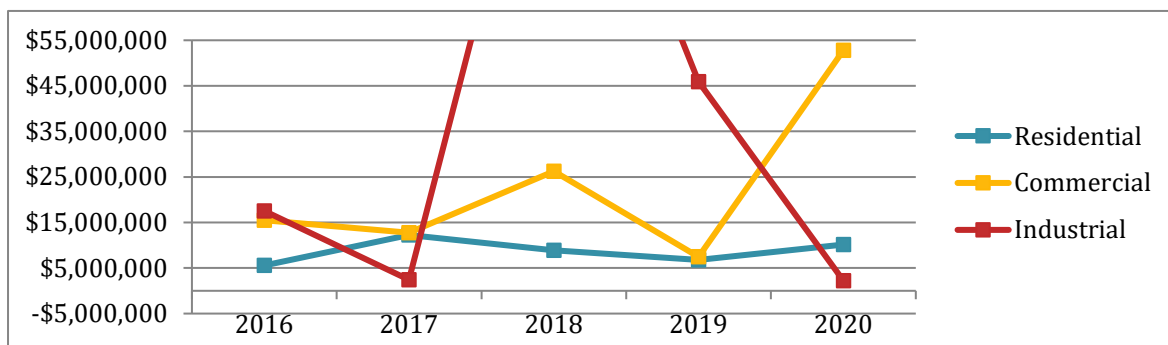
Permits Issued



	2016	2017	2018	2019	2020
Single Family Homes	30	38	52	32	47
Commercial	29	44	41	30	38
Industrial	13	12	15	12	6

This graphic shows the total cost of construction since 2016, these numbers show the amount of investment, primarily from the private sector, in a given year, through construction. The chart below also illustrates how major industrial projects, like POET Biorefineries, can drastically skew this indicator. However in 2020, single family residential and commercial projects accounted for 96.5% of all construction costs. We anticipate another really healthy year of growth in all sectors, with large industrial projects like Greenleaf Foods, as well as large residential projects including Twin Lakes Estates, Hamilton Major, and The Pointe at Central Park.

Construction Costs

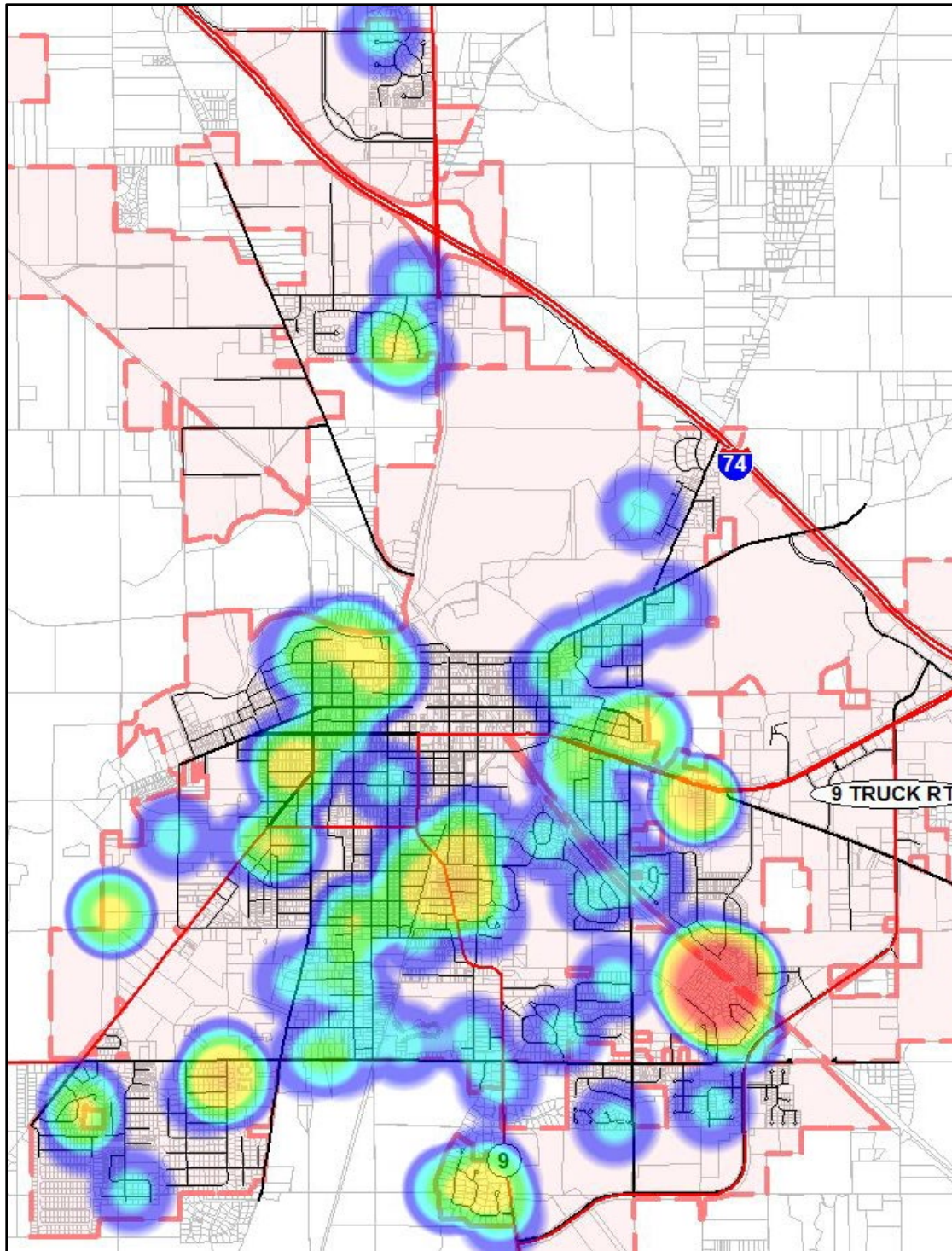


	2016	2017	2018	2019	2020
Residential	\$2,037,000	\$12,247,036	\$8,885,325	\$6,793,896	\$10,160,894
Commercial	\$15,520,847	\$12,786,622	\$26,262,450	\$7,454,170	\$52,794,947
Industrial	\$17,525,050	\$2,409,840	\$125,249,599	\$45,895,757	\$2,222,000



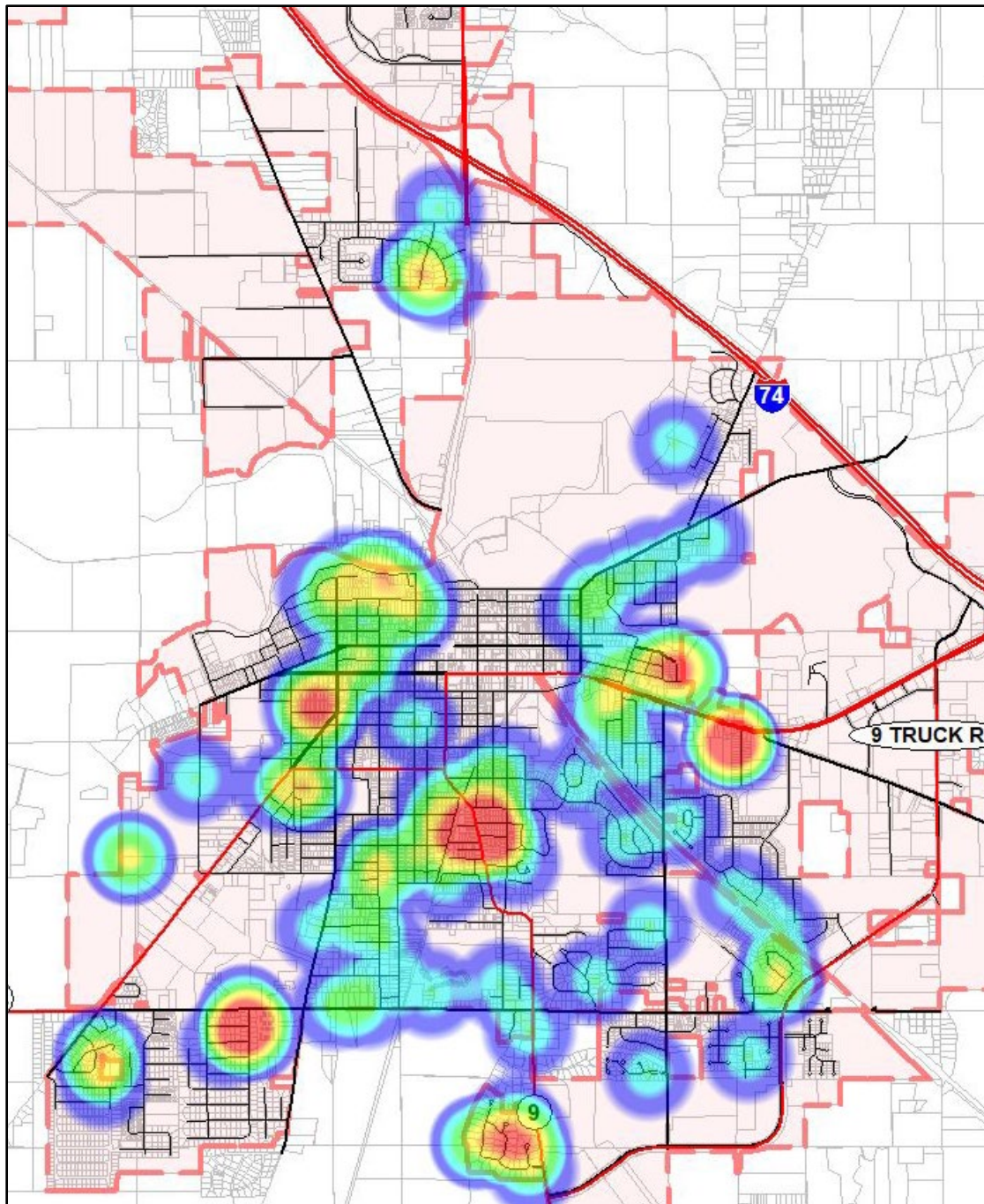
RESIDENTIAL BUILDING PERMITS MAP

The below map shows all residential building permits from 2020. This includes permits for New Construction, Remodels, and Additions. This is a “Heat Map” that is used to show concentration of permits, with colors representing a higher or lower concentration of permits being issued in the area. (Low Intensity to Higher Intensity: Blue → Green → Yellow → Orange → Red)



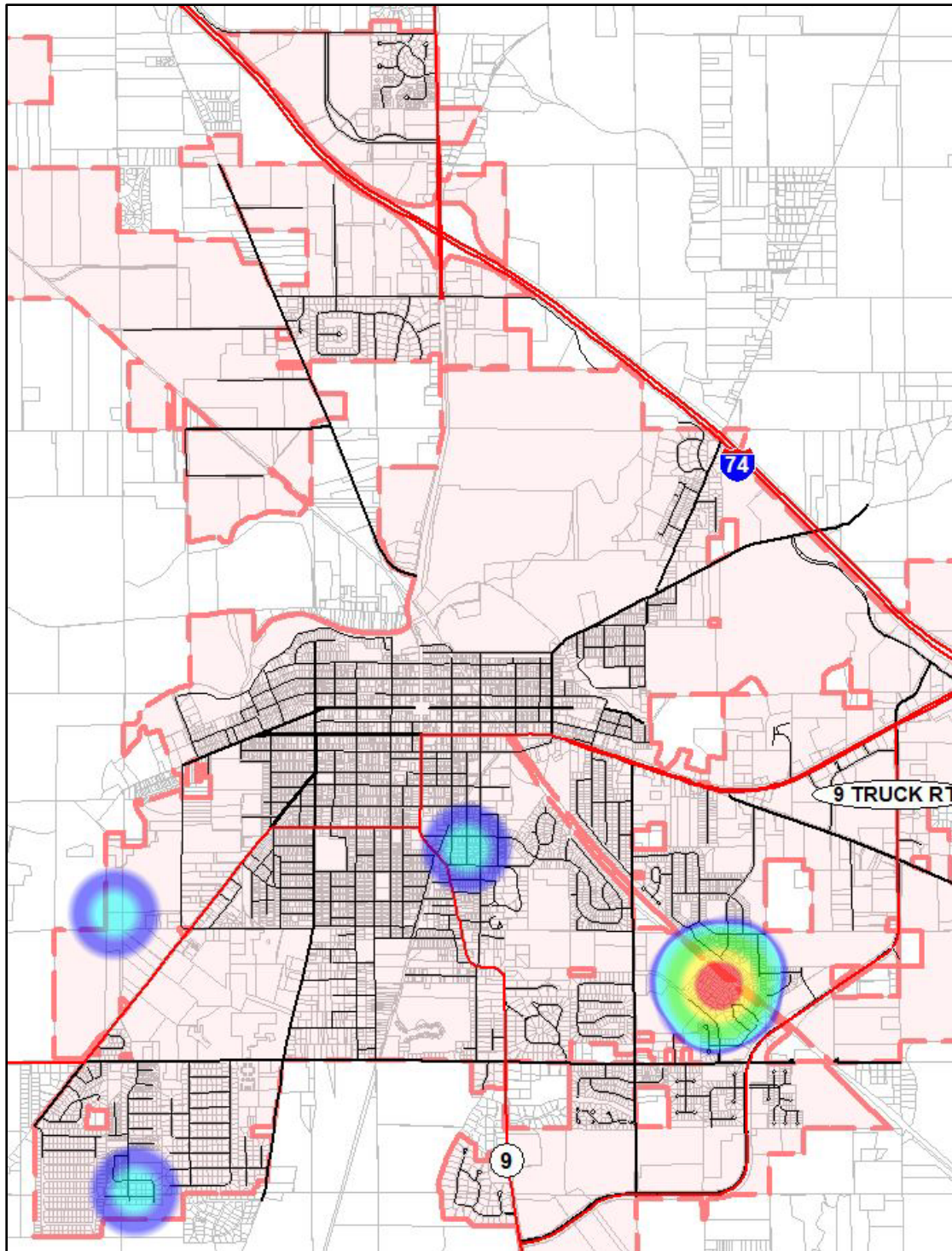
RESIDENTIAL REMODEL BUILDING PERMITS MAP

The below map shows all residential building permits for remodels and additions from 2020. This map is intended to show the areas where we are seeing increased investment in our existing housing stock. These projects can range from small remodels or buildings a small shed, all the way up to complete remodel of structures or large additions on existing homes. This is a “Heat Map” that is used to show concentration of permits, with colors representing a higher or lower concentration of permits being issued in the area. (Low Intensity to Higher Intensity: Blue → Green → Yellow → Orange → Red)



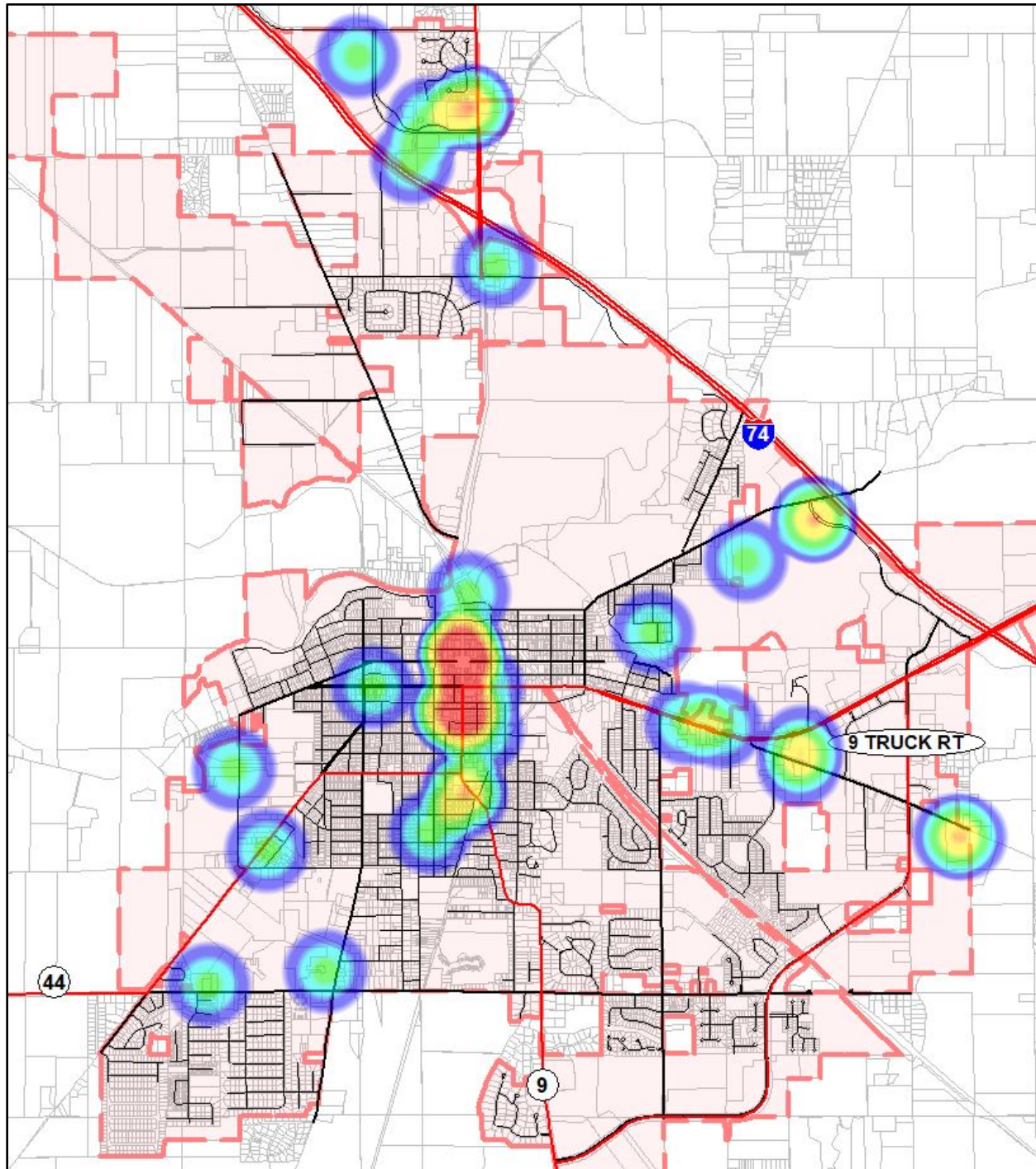
RESIDENTIAL BUILDING PERMITS MAP

The below map shows all residential building permits for new construction in 2020. The map shows that a vast majority of new construction projects were occurring in the Twin Lakes Neighborhood. This is a “Heat Map” that is used to show concentration of permits, with colors representing a higher or lower concentration of permits being issued in the area. (Low Intensity to Higher Intensity: Blue → Green → Yellow → Orange → Red)



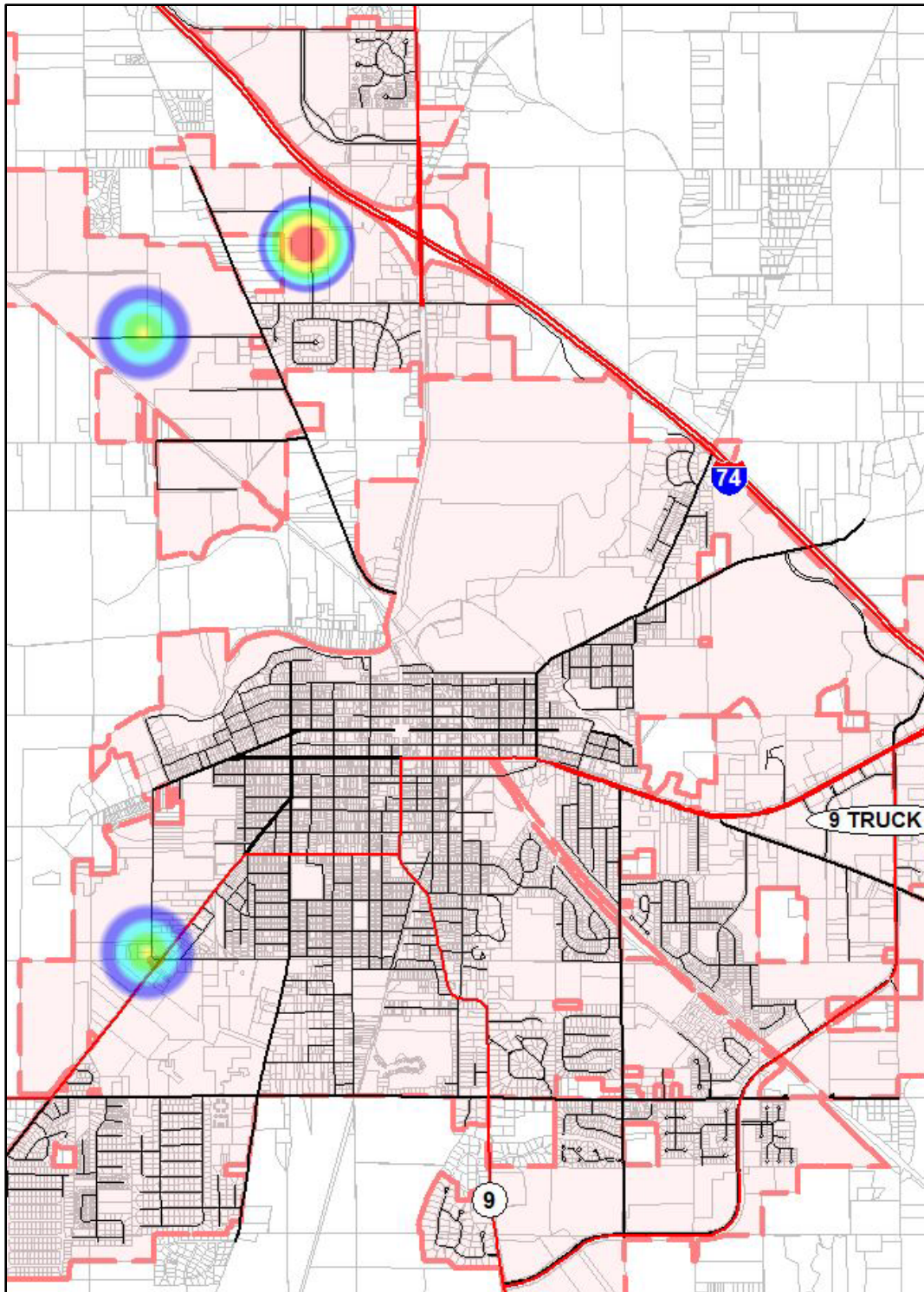
COMMERCIAL BUILDING PERMITS MAP

The below map shows all commercial building permits from 2020. This includes permits for New Construction, Remodels, and Additions. This is a “Heat Map” that is used to show concentration of permits, with colors representing a higher or lower concentration of permits being issued in the area. (Low Intensity to Higher Intensity: Blue → Green → Yellow → Orange → Red)



INDUSTRIAL BUILDING PERMITS MAP

The below map shows all industrial building permits from 2020. This includes permits for New Construction, Remodels, and Additions. This is a “Heat Map” that is used to show concentration of permits, with colors representing a higher or lower concentration of permits being issued in the area. (Low Intensity to Higher Intensity: Blue → Green → Yellow → Orange → Red)



CODE ENFORCEMENT IN 2020

Starting in 2018, the department began tracking all of the code enforcement cases geospatially, so that this data could be used to show trends and “repeat cases” in terms of Code Enforcement. The Code Enforcement function of our department primarily works on violations of the City’s nuisance codes in regard to (1) Loose Trash and Debris, and (2) Grass and Weeds in excess of 10 inches. In 2020, the PABD had a total of 549 code enforcement cases.

For a vast majority of these cases, the PABD staff can work with the property owners to ensure the problem is resolved, but in some instances when the property owner will not or cannot comply with the order to remediate the problem, PABD staff has to request assistance from other City Departments to perform this work. PABD staff then bills the property owner for the work and it becomes a lien recorded against the property. This chart shows the break-down of how many cases needed additional intervention through the City's Board of Public Work's and Safety (BOW). Due to the legal notice requirements involved in sending a case to the BOW, additional time is added to the resolution of these code enforcement cases, so we work to resolve as many cases as possible without involving the BOW. In 2020 the number of cases needing intervention by the BOW was 27 (5.5% of all Code Enforcement cases).

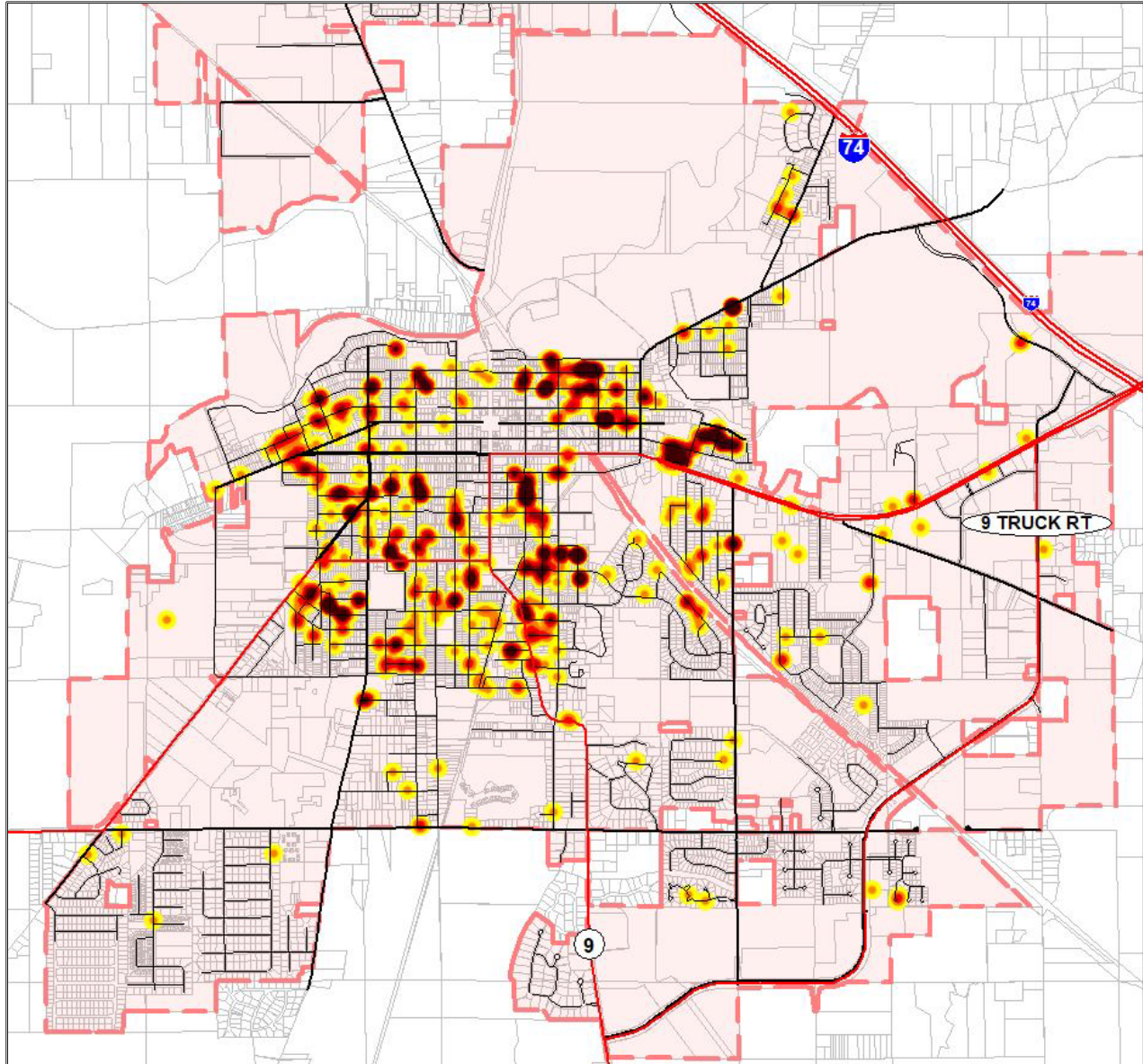
Below is a table outlining the total number of Code Enforcement cases in 2019 and it will also show the break-down on what types of cases these were.

Type of Case	2018 Cases	2019 Cases	2020 Cases	Pct. Change
Grass and Weeds	303	263	239	-9.1%
Trash and Debris	204	275	310	+12.7%
<i>Total</i>	<i>507</i>	<i>538</i>	<i>549</i>	<i>+2%</i>



CODE ENFORCEMENT CASES MAP

The map below shows all of the code enforcement cases logged by the PABD during 2020. This is a “Heat Map” that is used to show concentration of violations, with colors representing a higher or lower concentration of violations being issued in the area. (Low Intensity to Higher Intensity: Yellow → Orange → Red → Black)



DEPARTMENT FINANCES

Due to the nature of the Planning and Building Department and the services provided, we are able to assess “User Fees” to the specific individuals using many of the department’s services, so as not to burden the community’s tax base as a whole. Historically, these user fees and other revenue sources have equated to roughly 60% of the expenditures of the department for any given year.

EXPENDITURES

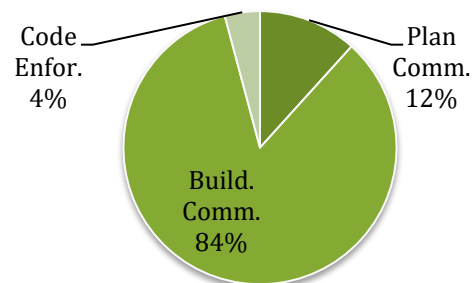
The Planning and Building Department is comprised of different budgets within the City’s General Fund. Those budgets and the amounts expended from them are as follows:

Budget	Budgeted Amount In 2020	Expenditures In 2020	Pct. Spent In 2020	Budgeted Amount For 2021
Plan Commission	\$272,462.00	\$253,715.22	93.1%	\$295,746.00
Building Commission	\$132,980.00	\$106,757.39	79.5%	\$129,849.00
BZA	\$3,300.00	\$1,157.72	65.24%	\$3,300.00
GIS	\$30,000.00	\$24,075.90	80.26%	\$55,000.00
Total	\$438,772.00	\$385,706.23	87.91%	\$483,895.00

REVENUE

The largest source of revenue produced by the Planning and Building Department is from the user fees associated with new development. These fees can be directly assessed to the individuals and projects that are using the services of the department. These user fees have historically accounted for at least 90% of the total revenue generated by the department. The other revenue stream for the PABD is from liens that have been previously placed on properties for unsafe building orders, grass and weed violations, and trash and debris violations. This revenue source can change dramatically between years depending on the number of code enforcement cases and depending on how long a property owner takes to pay off liens associated with these enforcement cases.

Revenue Source:	2020	Pct. Of Revenue
Plan Commission Fees	\$26,419.00	12%
Building Commission Fees	\$189,979.00	84%
Code Enforcement Liens	\$9,386.83	4%
Unsafe Building Liens	\$0.00	0%
Total	\$225,784.83	100%



The PABD also administers and collects fees for other programs where we are not directly performing a service, but it is most practical for our office to collect these fees. These include:

Park Impact Fees	\$46,169.70
Right-of-Way Permits	\$38,425.00
Fire Permits	\$11,681.00



ESTABLISHING GOALS FOR 2021

To begin every year, the PABD staff like to sit down and discuss the goals that had guided the previous year and begin to develop new goals for the coming year. These goals are intended to go beyond the day-to-day tasks of the department and have a broader positive impact on the city as a whole. These goals are also an attempt to continually review our own processes so that we are providing the best and most efficient experience to any individual that interacts with our office.

After much time and consideration, the Planning and Building Department staff has developed the following goals for the 2021 calendar year:

1. Effectively implement the new digital platform to provide our department's services in an online format. This should also include public education and awareness programs about these systems.
2. Continue to inform the citizens, business leaders, and property owners about the new Shelbyville Landlord Registration Program to ensure it is effectively implemented and staff can utilize data collected in responding to code enforcement complaints.
3. Continue implementing the best practices of the planning and development industries by amending relevant sections of the UDO to remain competitive with peer communities.
4. Continue to partner Shelby County Development Corporation, Main Street Shelbyville, The Blue Rive Community Foundation, and the Shelby County Chamber of Commerce to make Shelbyville the first choice for investment in development, jobs, and housing, with an emphasis on quality of life.
5. Explore tools, resources, and processes to identify vacant and abandoned properties and promote reinvestment in these properties and their surrounding neighborhoods.
6. Continue promoting reinvestment in the central business district by identifying opportunities for new businesses, infill housing, and strengthening existing businesses.
7. Work with Shelby County to finalize the Extra-territorial Jurisdiction agreement to ensure seamless planning and growth across the community.

