



## REZONING APPLICATION

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

### For Office Use Only:

Case #: PC \_\_\_\_\_ - \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Fees Paid: \$ \_\_\_\_\_

Final Decision:

Approved

Denied

1.

#### Applicant

Name: Christian Investments, LLC  
Address: 318 E Broadway St Suite 3  
Shelbyville, IN 46176-1499  
Phone Number: 317-398-7203  
Fax Number: \_\_\_\_\_  
Email: Chad@christanllc.net

#### Property Owners Information (if different than Applicant)

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

2.

#### Applicant's Attorney/Representative

Name: Prince Alexander Architecture, LLC  
Address: 850 S. Meridian St  
Indianapolis, IN 46225  
Phone Number: 317-261-0070  
Fax Number: \_\_\_\_\_  
Email: chris@princealexander.biz

#### Project Engineer

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
Email: \_\_\_\_\_

#### 3. Project Information:

General Location of Property (and address is applicable): 1451 W McKay Rd, Shelbyville, IN

Current Zoning: R2

Proposed Zoning: RM

Existing Use of Property: Vacant

Proposed Use: Apartments

#### 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.

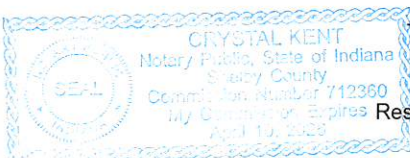
Applicant: Chad Christ Date: 1/20/2021

State of IN  
County of Shelby SS:

Subscribed and sworn to before me this 20<sup>th</sup> day of JANUARY, 2021.

C. Kent  
Notary Public

C. Kent  
Printed



Residing in Shelby County.

My Commission Expires: 4/10/2020

## AFFIDAVIT & CONSENT OF PROPERTY OWNER

### APPLICATION TO THE SHELBYVILLE PLAN COMMISSION

STATE OF INDIANA  
COUNTY OF SHELBY  
SS:

I, CHAD CHRISTIAN, AFTER BEING DULY SWORN, DEPOSE AND SAY THE  
(Name of property owner)  
FOLLOWING:

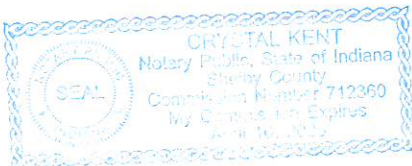
1. That I am the owner of real estate located at 1451 W MCKAY RD;  
(Address of subject property)
2. That I have read and examined the Application made to the Shelbyville Plan Commission by:  
PRINCE ALEXANDER ARCHITECTURE;  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the Shelbyville Plan Commission.

CHAD CHRISTIAN  
Owner's Name (Please Print)  
[Signature]  
Owner's Signature

Subscribed and sworn to before me this 20<sup>th</sup> day of JANUARY, 2021.

[Signature] / C. KENT  
Notary Public Printed

Residing in SHELBY County My Commission expires 4/10/2026



February 3<sup>rd</sup>, 2021

To: Shelbyville Plan Commission:

Re: Proposed rezoning of a parcel near 1451 McKay Rd

Esteemed Commissioners,

We submit for your consideration a petition, which the Shelbyville Plan Commissioner has designated BZA2021-01, proposing that the zoning classification of the parcel below be changed from R2 to RM.



The property lies between Miller Avenue to its west and Berwick Drive to its east. It consists of three parcels to be combined, should your opinion favor the project, into one unified development.

The petition's subject parcel is the largest and southernmost of these three parcels. It currently lies vacant without drives or access to McKay Road.

The northern two parcels are already zoned RM; your approval on said petition would grant a consistent zoning designation for all three parcels.

Additionally, approval of the petition would permit the highest and best use of an unusable property. Further, it would permit a significant post-development increase in assessed value.

Respectfully,

Crystal Kent, RA  
Project Architect

\\TS1400DF62\share\A Projects\A Pending Projects\Christian Investments LLC\Zoning\Letter of Intent.doc





## ZONING MAP AMENDMENT ("REZONING") FINDINGS OF FACT

Petitioner's Name: Prince Alexander Architecture, LLC

Location: 1451 W McKay Rd, Shelbyville, IN

Variance for: Rezone from R2 to RM

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

According to the 2019 Comprehensive plan update, "the 2017 Housing Demand study does not identify how Shelbyville can achieve greater growth and what product type is demanded for that growth. According to the public, there is a desire for both higher level housing and demand for affordable housing." These competing ideals could be achieved through allowing higher density, as well as meet the stated goal of multi-family as a buffer between the primary corridor and the less dense area to the south included in the proposed Shelbyville Planning area.

**2. Current Conditions:** The current conditions and the character of current structures and uses in each district.

The subject portion of the property is unusable because it has no street access, except as may be created through the adjacent parcel to the north, currently zoned RM also, and currently containing apartments. The location is ideal for housing, the adjacent uses are also housing, and conditions of the site are ample for the requested use.

**3. Desired Use:** The most desirable use for which the land in each district is adapted.

The petitioner is requesting RM-multifamily, as supported by the 2017 Burns Demand Study and the 2019 Comprehensive Plan update highlighting the need for quality housing that remains affordable. Apartments so close to schools reduce traffic impacts when compared with more distant, lower-density housing developments. Though the Comprehensive plan recommends City assistance for diverse housing, the Developer is not seeking any municipal funding.

**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 answer an important housing need for existing residents of Shelbyville, and attract or retain young families to combat stagnation in population growth. A minor increase, over time, in values of adjacent properties is expected.

**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 increases assessed value on a vacant parcel which could not otherwise be used. The existing, aging multi-family housing on the adjacent parcel is also to undergo improvements as part of the project for a unified development.

### EXHIBIT A

Beginning at the northeast corner of the southeast quarter of section 12, township 12 north, range 6 east and running thence west two hundred thirty-four (234) feet, thence south one hundred eighty-six (186) feet, thence east two hundred thirty-four (234) feet and thence north one hundred eight-six (186) feet to the point of beginning, containing one (1) acre, more or less.

Also, beginning at the northeast corner of the southeast quarter of section 12, township 12 north, range 6 east and running thence west 234 feet to the point of beginning, thence south 186 feet, thence east 234 feet, thence south 179 feet, thence west 300 feet, thence north 365 feet, thence east 66 feet to the point of beginning, containing one (1) acre more or less.

Also, beginning at the northeast corner of the southeast quarter of section 12, township 12 north, range 6 east and running thence south along the east line of said quarter section 365 feet to the point of beginning, thence continuing south along the said east line of said quarter section 193.46 feet to the center of a county ditch known as Woodruff Ditch, running thence south 42 degrees 50 minutes west along the centerline of said ditch 43 feet to an angle in said ditch, running thence northeasterly 535.22 feet to a point 300 feet west of the beginning point, thence east 300 feet to the point of beginning.

Subject to all easements, rights of way, and restrictions of record.

#### EXCEPT THEREFROM:

A part of the Southeast Quarter of Section 12, Township 12 North, Range 6 East, Shelby County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked "EXHIBIT B" described as follows:

Beginning at point "600" on said plat, which point is the northeast corner of said southeast quarter and being the northeast corner of the grantor's land; thence South 1 degree 21 minutes 30 seconds West 14.442 meters (47.38 feet) along the grantor's east line to point "712" on said plat; thence North 89 degrees 20 minutes 25 seconds West 91.740 meters (300.98 feet) to point "402" on said plat, which point is on the west line of the grantor's land; thence North 2 degrees 47 minutes 31 seconds East 13.917 meters (45.66 feet) along said west boundary to point "714" on said plat, which point is the northwest corner of the grantor's land; thence South 89 degrees 40

minutes 31 seconds East 91.400 meters (299.87 feet), (300 feet per deed book 319, page 27 in the Office of the Recorder of Shelby County), along the north line of said grantor to the point of beginning and containing 0.3298 hectares (0.321 acres) more or less, inclusive of the presently existing right of way which contains 0.0896 hectares (0.222 acres) more or less, for a net additional taking of 0.0402 hectares (0.099 acres) more or less.

Bearings used in this description are based on bearings from the Location Control Route Survey Plat for Indiana Department of Transportation Project STP-068-5(006) recorded as Instrument Number 9911133 in the Office of the Recorder of Shelby County.

More commonly known as 1451 West McKay Road, Shelbyville, Indiana 46176.

[Parcel No. 73-10-12-400-186.000-002; Parcel No. 73-10-12-400-187.000-002]  
[Parcel No. 73-10-12-400-188.000-002]