

CITY OF SHELBYVILLE

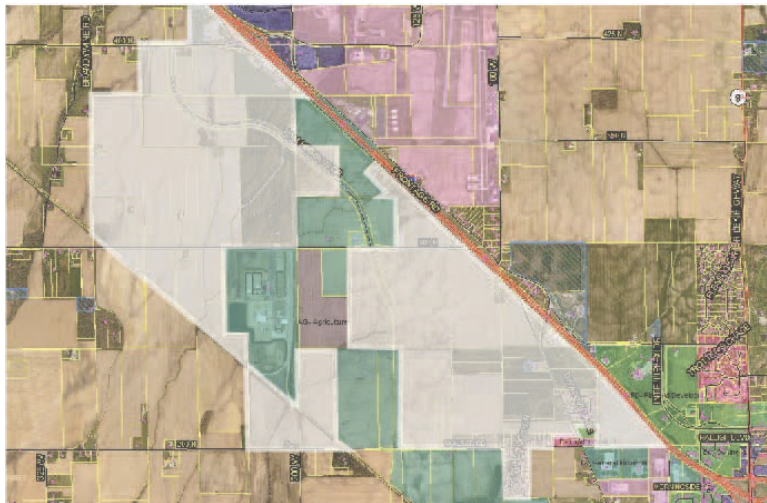
Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 6/28/2021

Case Number & Name:	PC 2021-11: Extra-territorial Jurisdiction Area #1			
Petitioner's Name:	City of Shelbyville Plan Commission			
Owner's Name:	(Various)			
Petitioner's Representative:	Adam Rude; Planning Director, City of Shelbyville			
Address of Property:	Approximately 1562 acres, located within the southeast quadrant of Brandywine Township, the southwest quadrant of Marion Township and the northwest quadrant of Addison Township.			
Subject Property Zoning Classification:	A1 – Conservation Agriculture, A2 – Agricultural, R1 – Single-family Residential, VR – Village Residential			
Comprehensive Future Land use:	High-tech/ Light Industrial, Gateway/ Mixed Use			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	See Exhibit 1			
Surrounding Properties' Comprehensive Future Land Use	Gateway/ Mixed Use	Heavy/ Medium Industrial	High-tech/ Light Industrial	High-tech/ Light Industrial
History:	The area is currently a mix of single family residential and agricultural properties. The area currently lies within the boundaries of Shelby County. However, when the Comprehensive Plan was adopted in 2019, the City of Shelbyville Plan Commission was granted planning jurisdiction over this area.			
Vicinity Map:				
Action Requested:	A formal request for a Zoning Map amendment to assign zoning classifications of IG – General Industrial, BH – Business Highway, and R1 – Single-family Residential to approximately 1,562 acres of land.			

1. The petition is to assign zoning classifications to approximately 1,562 acres of land located in Shelby County, but identified in the 2019 City of Shelbyville Comprehensive Plan as an “area of future growth” and an area on the fringe of the City of Shelbyville city limits in which the City of Shelbyville Planning Department should have planning jurisdiction.
2. The Unified Development Ordinance (Section 9.10 (K)) requires the Plan Commission pay reasonable regard to the following decision criteria:

a. Relation to the Comprehensive Plan:

The planning staff has determined that the proposed mix of zoning classifications including IG – General Industrial, BH – Business Highway and R1 – Single Family Residential is consistent with the City’s Comprehensive Plan and the Future Land Use Map. The Future Land Use Map identifies this area as an extension of the existing industrial park, Northridge Industrial Park. The property along County Road 400 North, with direct access to Interstate 74, has been identified as an area for commercial development. It is aligned with the Comprehensive Plan’s goals including:

Built Environment objectives including:

- BE Objective #1: Formalize the City’s foreseeable future growth boundaries.
- BE Objective #2: Guide healthy development patterns using the Future Land Use Map:
 - Action 1: Be conscientious of fringe boundary development around Shelbyville and into Shelby County.

Commerce and Economy objective including:

- CE Objective #2: Enhance Shelbyville’s Primary Gateways.
 - Action 1: Coordinate with INDOT to upgrade the CR 400 and I-74 Interchange.
- CE Objective #3: Improve the City’s infrastructure to boost future growth.
 - Action 1: Complete Tom Hession Drive extension to provide connections and spur development interest.

b. Current Conditions:

The petition involves assigning zoning classifications to approximately 1,562 acres. The subject properties are located within the within Shelby County. However, through the adoption of the Comprehensive Plan in 2019, the City of Shelbyville Planning Department has planning jurisdiction over the fringe areas of the City of Shelbyville corporate limits. Since the properties are located in Shelby County, they maintain a Shelby County zoning classification. Most of the properties are zoned A1 – Conservation Agriculture or A2 – Agricultural. Both zoning districts are intended to support low to medium intensity general agricultural operations. There are several developments that have occurred within a half-mile of the petition area including the Poet Biorefinery and a Hoosier Energy Substation.

c. Desired Use:

The City’s Comprehensive Plan has identified this area for industrial growth; as an extension of the current industrial park located along Michigan Road, Northridge Industrial Park. The area has direct access to interstate 74 at the County Road 400 North interchange. The proposed zoning along County Road 400 North would be BH – Business Highway. The proposed zoning between County Road 400 North and County Road 300 North would be IG

– General Industrial. The City of Shelbyville and the Shelby County Development Corporation want to market this land towards large scale industrial uses.

d. Property Values:

The planning staff has determined that the proposed rezoning should not have any adverse impact on neighboring property values. Since the petition area is slated for business and industrial growth, which often require large tracts of land to develop, surrounding property values will be based on the future land use of industrial.

e. Responsible Growth:

The planning staff has determined that the public infrastructure is in place and has sufficient capacity for the proposed rezone. Tom Hession Drive is already in place from County Road 400 North to County Road 300 North providing direct access to interstate 74. Hosier energy has already installed a power substation at the intersection of Tom Hession Drive and County Road 300 North. Sanitary sewer has been extended along Tom Hession drive north of County Road 300 North. And Indiana American Water already has service along County Road 400 North, Tom Hession Drive and County Road 300 North.

STAFF RECOMMENDATION: Favorable recommendation on the proposed zoning map adjustments.

Rezone (Zoning Map Amendment): PC 2021-11: Extra-territorial Jurisdiction Area #1

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

Motion:

(I) would like to make a motion to forward a favorable recommendation for the rezone petition presented before this body, assigning zoning classifications of IG – General Industrial, BH – Business Highway and R1 – Single Family Residential to the petition area, pursuant to the planning staff's report and Findings of Fact.

1. ☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is consistent with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.
☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **is not** consistent with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.
2. ☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is complimentary to the current conditions and the character of current structures and uses in this zoning district.
☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **is not** complimentary to the current conditions and the character of current structures and uses in this zoning district.
3. ☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone will allow for the most desirable use of the subject land, pursuant to the planning staff's report.
☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **will not** allow for the most desirable use of the subject land, pursuant to the planning staff's report.
4. ☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone will not have an adverse negative effect on the conservation of property values throughout the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone **will** have an adverse negative effect on the conservation of property values throughout the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
5. ☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is a responsible growth and development strategy for the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.
☐ The Plan Commission has paid reasonable regard to, and finds that the proposed rezone is not a responsible growth and development strategy for the City of Shelbyville's planning jurisdiction, pursuant to the planning staff's report.

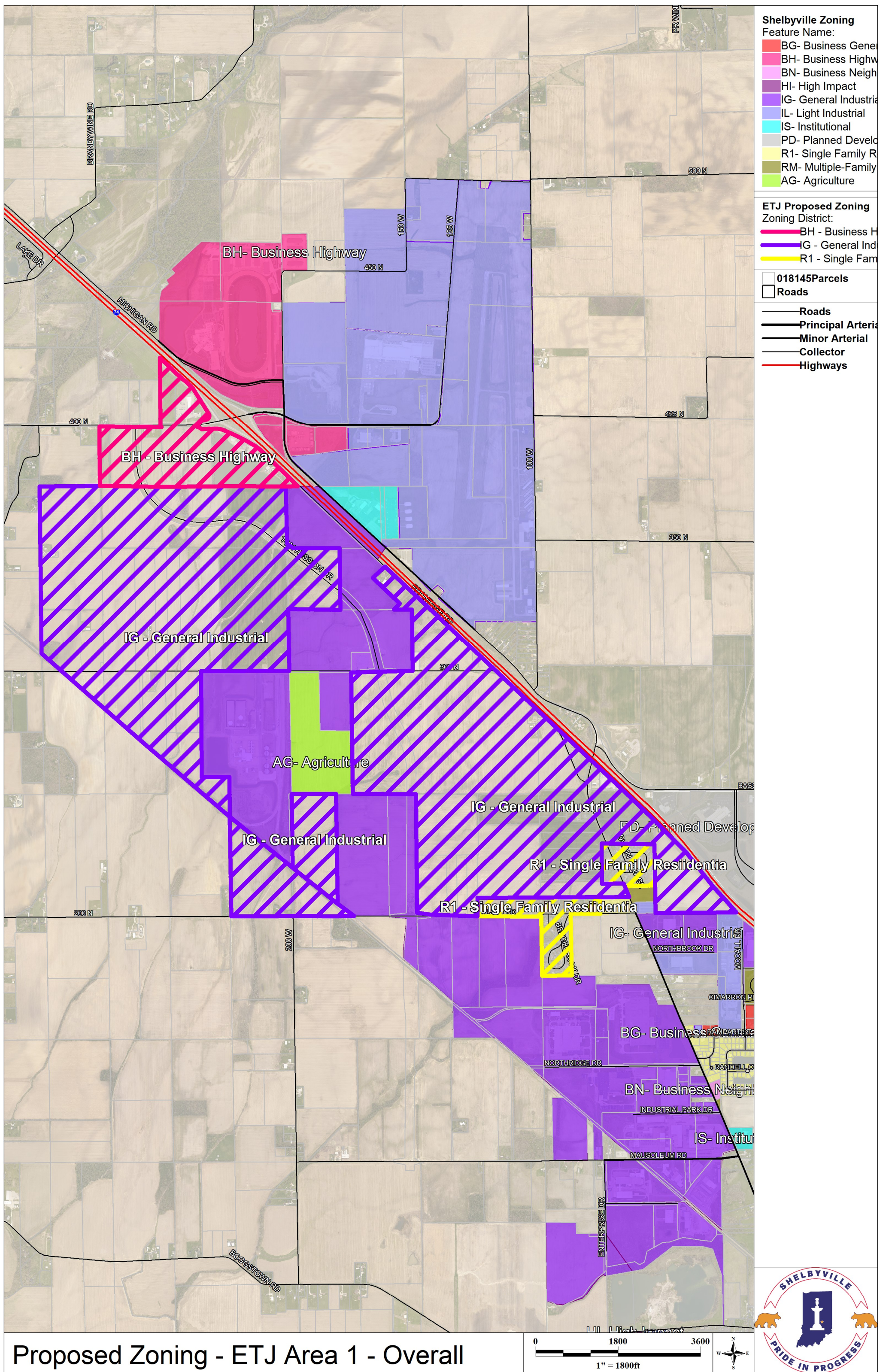
Shelbyville Plan Commission

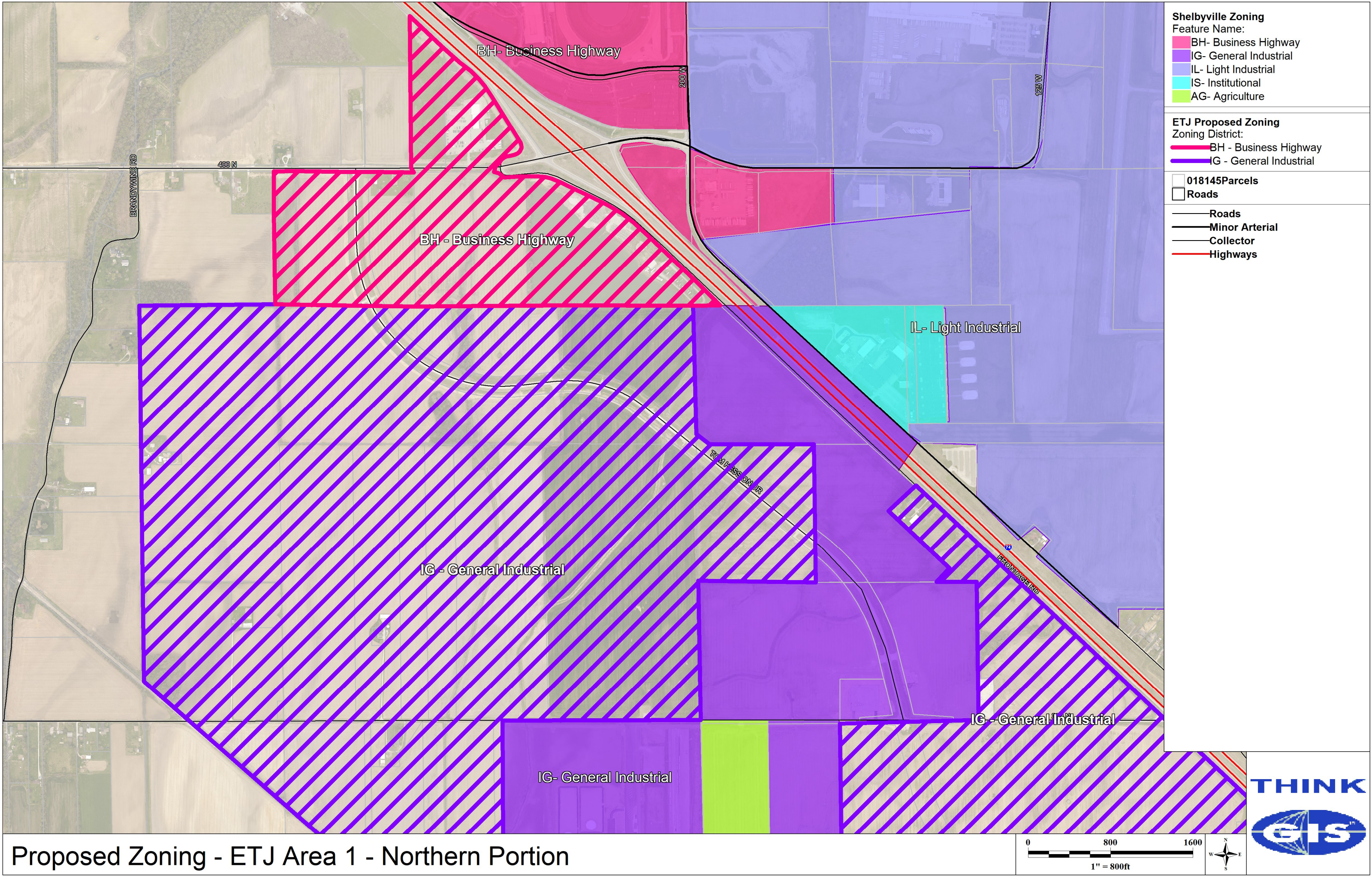
By: _____

Attest: _____

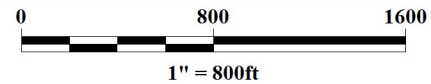
Chairperson

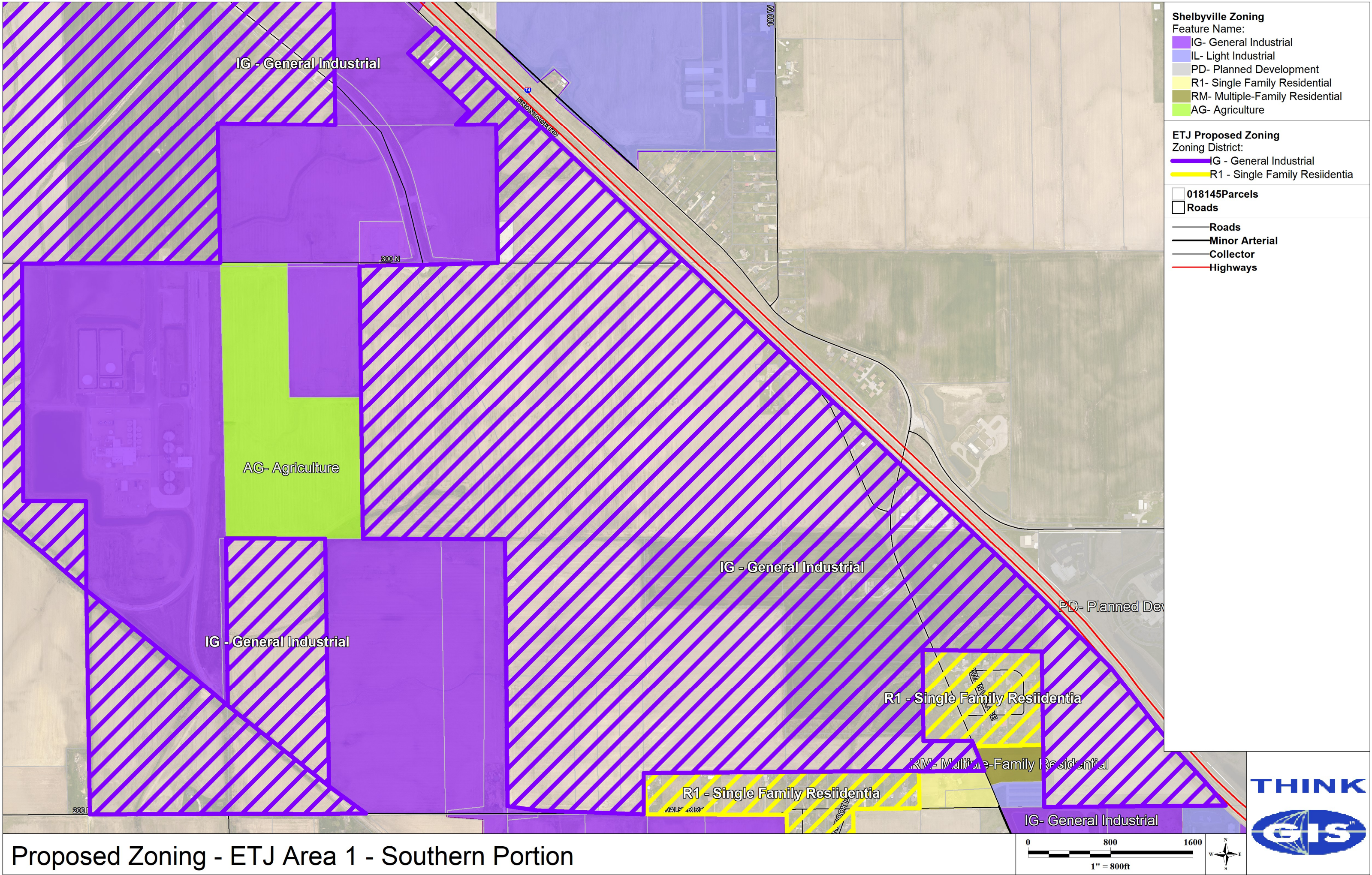
Secretary





Proposed Zoning - ETJ Area 1 - Northern Portion





Proposed Zoning - ETJ Area 1 - Southern Portion



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: City of Shelbyville Plan Commission

Address: 44 West Washington Street
Shelbyville, IN 46176

Phone Number: 317-392-5102

Fax Number: _____

Email: arude@cityofshelbyvillein.com

2.

Applicant's Attorney/Representative

Name: Adam Rude

Address: 44 West Washington Street
Shelbyville, IN 46176

Phone Number: 317-392-5102

Fax Number: _____

Email: arude@cityofshelbyvillein.com

Property Owners Information (if different than Applicant)

Name: Various

Address: Various

Phone Number: _____

Fax Number: _____

Email: _____

Project Engineer

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____

Email: _____

3. Project Information:

General Location of Property (and address is applicable): 1,562 acres, located within the southeast quadrant of Brandywine Township, the southwest quadrant of Marion Township and the northwest quadrant of Addison Township.

Current Zoning: A1 - Conservation Agriculture, A2 - Agricultural (Shelby County) Existing Use of Property: Agriculture, Single Family Residential

Proposed Zoning: IG - General Industrial, BH - Business Highway, R1 - Single-family Residential

Proposed Use: Industrial, Commercial, Residential

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: [Signature] Date: 6/18/2021

State of _____

County of _____ SS:

Subscribed and sworn to before me this _____ day of _____.

Notary Public

Printed

Residing in _____ County.

My Commission Expires: _____