

# CITY OF SHELBYVILLE

Adam M. Rude  
Director



Allan Henderson  
Deputy Director

## MEMO

Update from the Board of Zoning Appeals Meeting March 9, 2021:

### **RE: Christian Investments, LLC Apartments at 1451 West McKay Road**

The petitioner, Christian Investments, LLC requested four (4) development standard variances from the Unified Development Ordinance (UDO). These variances included:

1. A development standards variance from UDO 5.11 Density and Intensity Standards to increase the dwelling unit per acre on the site.
2. A development standards variance from UDO 5.55 Setback Standards
3. A development standards variance from UDO 5.33 Multiple-family Lot Planting Standards
4. A development standards variance from UDO 5.36 Bufferyard Landscaping Standards

The Board of Zoning Appeals voted to:

1. Cap the total number of new dwelling units to a total of fifty (50). This came with the condition that 25% of the ground floor facades would be wrapped in brick or other masonry units.
2. Reduce the sideyard setback on the eastern side of the property to 7' and reduce the sideyard setback on the western side to 10'.
3. Require petitioner to use "Buffer Yard" Type 3 requiring landscape plantings and a six (6) foot fence.
4. Concentrate landscaping along east/west side to provide buffer to surrounding neighbors, increase the landscaping requirement by 10%, and commit to on-going maintenance and replacement of landscaping.