



## REZONING APPLICATION

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

### For Office Use Only:

Case #: PC 2021 - 19

Hearing Date: 08.23.21

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): 623 acres, located within the northeast quadrant of Brandywine Township, the southwest quadrant of Marion Township and the northwest quadrant of Addison Township.

Current Zoning: A1 - Conservation Agriculture, A2 - Agricultural, R1 - Single Family Residential, C2 - Highway Commercial, M2 - Multiple Family Residential

Existing Use of Property: Agriculture, Institutional, Single Family Residential

Proposed Zoning: BH - Business Highway w/ Race Track Overlay District, R1 - Single-family Residential, R2 - Two-family Residential, IS - Institutional, IL - Light Industrial

Proposed Use: Commercial, Residential, Institutional, Industrial

### 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: 8/19/2021

State of Indiana  
County of Shelby SS:

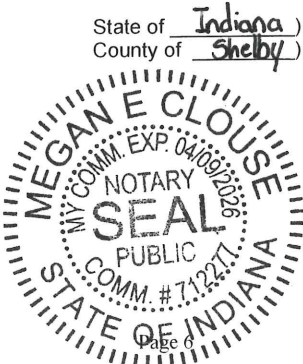
Subscribed and sworn to before me this 19<sup>th</sup> day of August, 2021.

Megan E. Clouse  
Notary Public

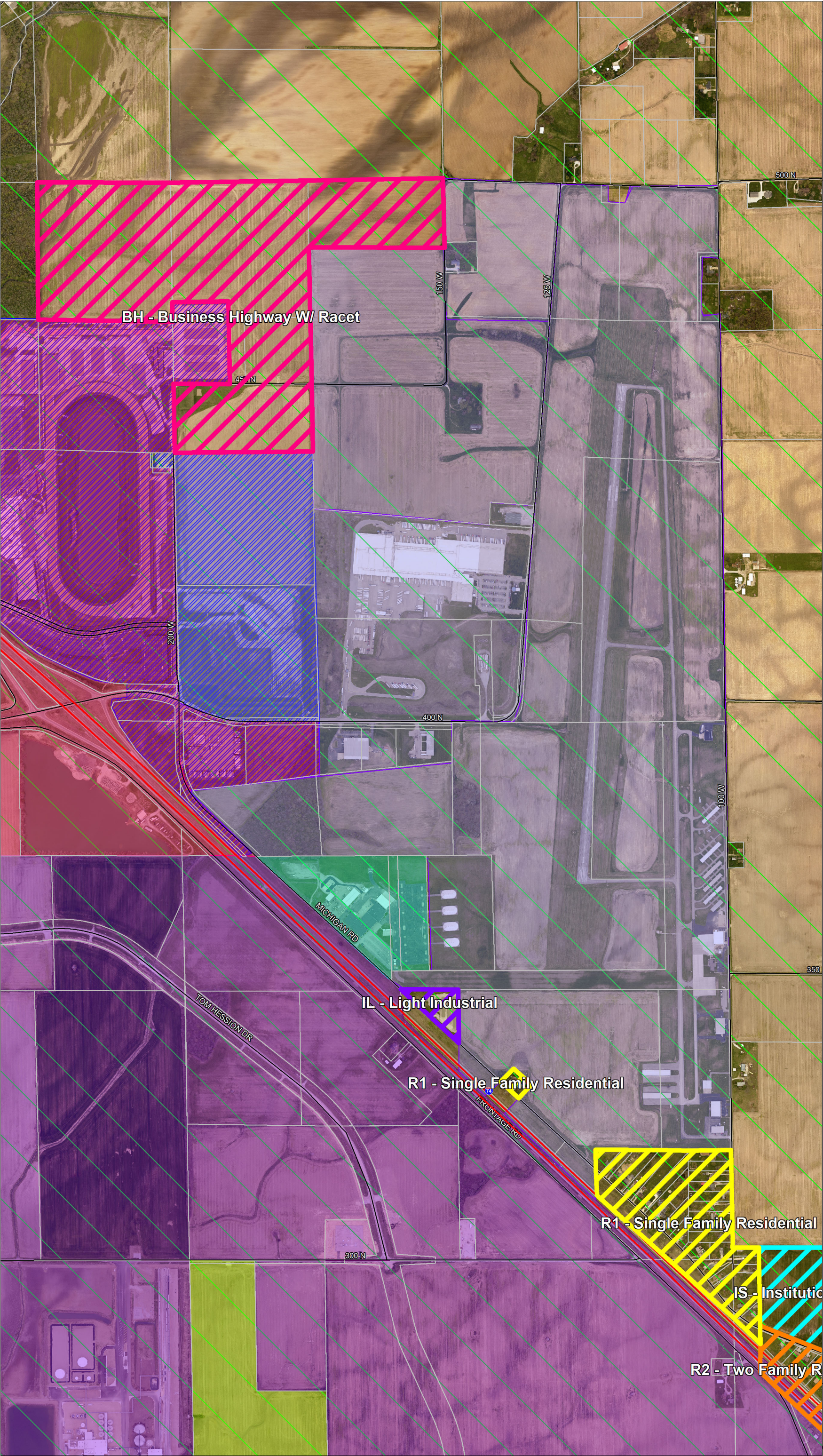
Megan E. Clouse  
Printed

Residing in Shelby County.

My Commission Expires: 4/9/2026







**Overlay Districts**  
Feature Name:  

Airport Overlay

Racetrack Overlay

**Shelbyville Zoning**  
Feature Name:  

BH- Business Highw

IG- General Industria

IL- Light Industrial

IS- Institutional

AG- Agriculture

**ETJ Proposed Zoning**  
Zoning District:  

BH - Business Highw

IL - Light Industrial

IS - Institutional

R1 - Single Family R

R2 - Two Family Re

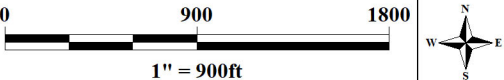
018145Parcels

Roads

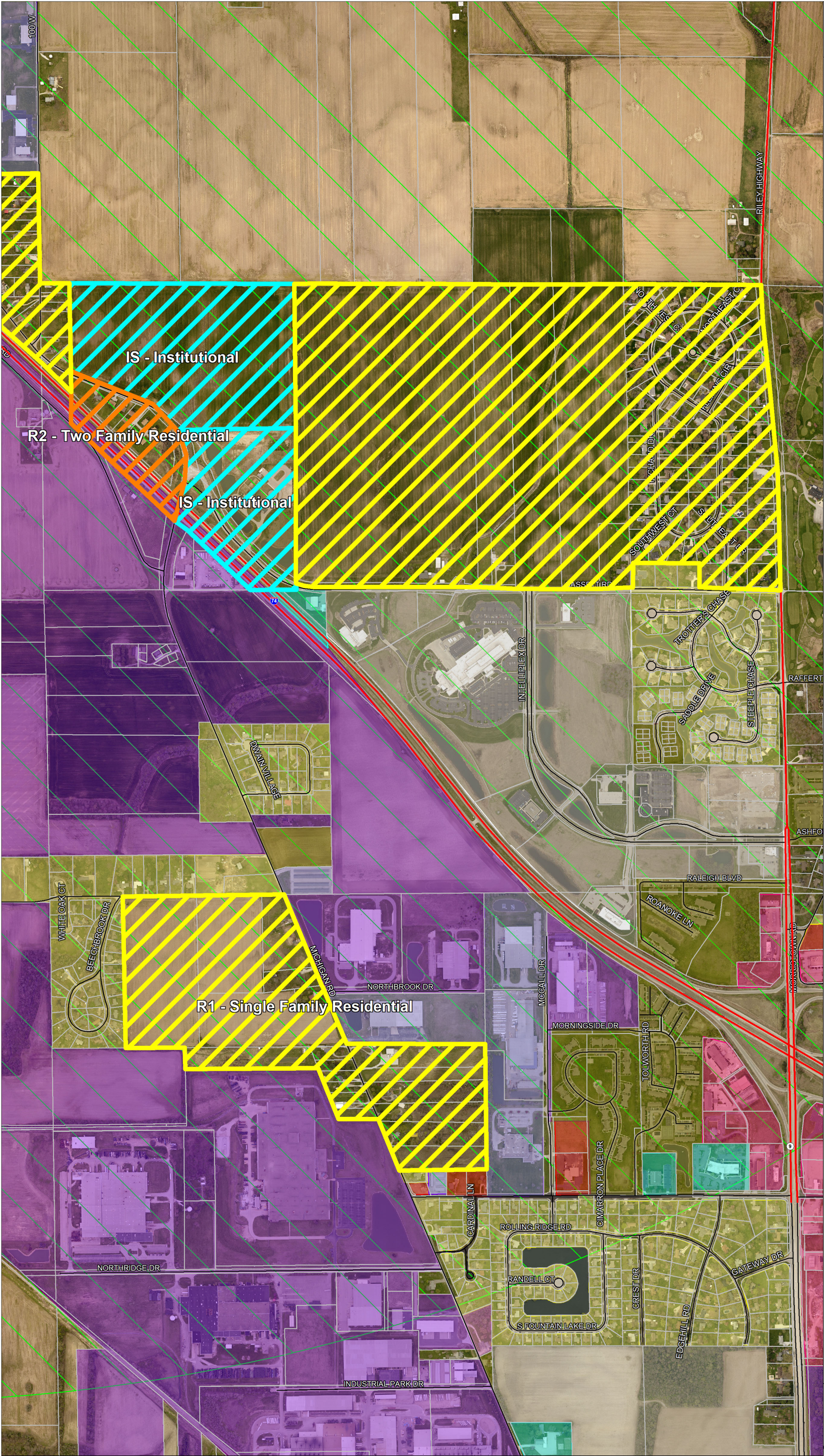
Roads

Highways

ETJ Area 2\_Northern







**Overlay Districts**

Feature Name:  
Airport Overlay

**Shelbyville Zoning**

Feature Name:  
BG- Business General  
BH- Business Highway  
BN- Business Neighborhood  
IG- General Industrial  
IL- Light Industrial  
IS- Institutional  
PD- Planned Development  
R1- Single Family Residential  
RM- Multiple-Family Residential

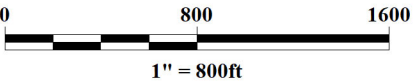
**ETJ Proposed Zoning**

Zoning District:  
IS - Institutional  
R1 - Single Family Residential  
R2 - Two Family Residential

018145Parcels  
Roads

Roads  
Highways

ETJ Area 2\_Southern





# CITY OF SHELBYVILLE

**Adam M. Rude**  
Director



**Allan Henderson**  
Deputy Director

## PLAN COMMISSION

**MEETING DATE: 8/23/2021**

Case Number & Name:	PC 2021-19: Extra-territorial Jurisdiction Area #2			
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 623 acres, located within the northeast 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, C2 - Highway Commercial, M2 - Multiple Family Residential (all Shelby County Zoning Districts)			
Comprehensive Future Land use:	Commercial, High-tech/Light Industrial, Conservation, Single Family Residential			
	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
Surrounding Properties' Zoning Classifications:	See Exhibit 1			
Surrounding Properties' Comprehensive Future Land Use	Commercial	Single Family Residential	High-tech/ Light Industrial	Single Family Residential
History:	The area is currently a mix of commercial, institutional, industrial and single-family residential properties. The area currently lies within 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 BH – Business Highway, and R1 – Single-family Residential to approximately, R2 – Two Family Residential, IS – Institutional, and IL – Light Industrial to approximately 623 acres of land.			



1. The petition is to assign zoning classifications to approximately 623 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 BH – Business Highway, R1 – Single Family Residential, R2 – Two Family Residential, IS – Institutional, IL – Light Industrial is consistent with the City’s Comprehensive Plan and the Future Land Use Map. The Future Land Use Map identifies the area around Michigan Road and Basset Road as a mix of industrial, high-tech and residential an extension of the existing Intelliplex Business Park and current land uses in the area. The properties along the southern portion of Michigan Road are an extension of existing single family residential that is woven in and around current industry and commercial. 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.
- BE Objective #5: Promote development and redevelopment of existing sites and buildings.

**b. Current Conditions:**

The petition involves assigning zoning classifications to approximately 623 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 was granted 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, A2 – Agricultural or R1 – Single Family Residential. Both the A1 and A2 zoning districts are intended to support low to medium intensity general agricultural operations and the R1 district is intended for single family homes. Most of the parcels are along the Michigan Road/ Basset Road commercial corridor with Intelliplex and Indiana Grand Racing Casino or the Michigan Road industrial corridor surrounding Northridge Industrial Park.

**c. Desired Use:**

The City’s Comprehensive Plan has identified this area for industrial and high-tech growth as well as for residential growth. The industrial and high-tech growth is along the northern section Michigan Road corridor as an extension of the Intelliplex Business Park and the residential growth is along Basset Road and the southern section of Michigan Road. All of these areas have direct access to interstate 74 at either the County Road 400 North interchange or the North Riley Highway /SR 9 interchange. The proposed zoning mimics



existing Shelby County zoning, except for the parcels north of Indiana Grand Racing and Casino that would transition from Agriculture to Business Highway.

**d. Property Values:**

The planning staff has determined that the proposed rezoning should not have any adverse impact on neighboring property values. Since the area being rezone mimics the existing zoning, there will not be an adverse impact on property values.

**e. Responsible Growth:**

The planning staff has determined that the public infrastructure is in place and has sufficient capacity for the proposed rezone. The rezone is along existing transportation corridors that are service with all utilities.

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



## Rezone (Zoning Map Amendment): PC 2021-19: Extra-territorial Jurisdiction Area #2

### 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