

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 9/27/2021

Case Number & Name:	PC 2021-07: Riverview Planned Development; Concept Plan			
Petitioner's Name:	Arbor Homes			
Owner's Name:	First Christian Church "Disciples of Christ" of Shelbyville Indiana Inc			
Petitioner's Representative:	Caitlin Dopher, Arbor Homes			
Address of Property:	Morris Avenue			
Subject Property Zoning Classification:	Current: R1 – Single-family Residential, IS – Institutional Proposed: Planned Development			
Comprehensive Future Land use:	Single Family Residential, Commercial			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	R1 – Single-family Residential	A2 – Agricultural	PK – Park & Open Space	R1 – Single-family Residential
Surrounding Properties' Future Land Use	Single-family Residential	Single-family Residential	Parks & Recreation	Single-family Residential
History:	The site consists of two (2) parcels totaling approximately 40-acres. Both parcels were purchased by the First Christian Church of Shelbyville with the intent to build a new church on the site. Instead of building a new church, the First Christian Church renovated their existing church on West Washington and these two (2) parcels have been in agricultural production since then.			
Vicinity Map:				
Action Requested:	A request for approval of a Planned Development concept plan for the development of Riverview.			

Intent of the Planned Development District

The Planned Development (PD) District is intended to provide flexible development standards in order for the development to result in a significantly better design than what would have been the result under standard zoning regulations. The second priority is to confirm that a PD District is necessary due to any of the following:

1. A development with complex mixes of land uses, or mixes of land uses within buildings.
2. A development on a unique geological feature, or on a site with a notable quality natural feature, or on a site with a notable quantity of natural features.
3. A development with a notably unique or innovative design.

The subject property comprises approximately 40.95 acres located on the north side of Morris Avenue; north of Blue River Memorial Park. The subject property is currently vacant, contains multiple parcels and is currently used for agriculture. Arbor Homes proposes to build 115 homes. The concept plan illustrates a development that is pursuant to the intent of the district for single family residential yet is varied from what is typically allowed particularly in terms of density, lot size and especially open space. The proposed project would result in a Single Family Residential development that is similar to existing uses in the area. Additional housing is needed throughout the region, as well as within the city, to support that current industrial and commercial job growth and to demand future commercial development. Most of the property is already zoned R1 - Single Family Residential could be developed under current development regulations. However, the PD – Planned Development allows the site more flexibility in the application of land use and development regulations in creating an appropriate scale of development suitable for the subject property. Arbor Homes proposes to have a dwelling units per acre of 2.8 while traditional R1 – Single Family Residential would allow 4.3 dwelling units per acre. This flexibility would allow Arbor Homes to provide an innovative design. The proposed project street layout and architectural style is more typical of recent neighborhoods subdivisions within the city, all being developed under PD – Planned Development districts. This flexibility allows for a combination of small and large lots to efficiently utilize the subject property and provide adequate transportation networks. The subject property has access to adequate public facilities, including wastewater, water, and transportation networks to support the intended use. All impacts to the street network, as outline in the traffic study, will be mitigated by the petitioner during development. Proposed subject property improvements will include on-site and off-site storm water retention facilities. The off-site storm water retention provides an opportunity to work with Blue River Memorial Park to develop a recreational amenity for new and current residents. The proposed concept plan also includes a pedestrian network with walking trails that are incorporated into the common space areas and provide connectivity to Blue River Memorial Park. The concept plan is proposing 25% open space compared to the required 15% in the traditional R1 – Single Family Residential district. The Planning Staff feels the proposed project far exceeds the requirements of a standard R1 – Single Family Residential district.

Alignment with the Planned Development District has been satisfied by the applicant

Comprehensive Plan

The Comprehensive Plan is a document designed to guide the future decisions of the City of Shelbyville; it provides a vision for the future of a community with long-range goals and objectives for development that affects said community. This includes making decisions on public and private land development. The current City of Shelbyville Comprehensive Plan was adopted in 2019. Goals outlined in the Comprehensive Plan include:

1. Increasing Property Values. Focus reinvestment in existing neighborhoods and commercial areas and identify areas of the City for increased development.

2. Private Investment. Develop and implement a plan. Having a plan allows the city to share their vision with developers interested in investing in the City. Having a plan provides a degree of certainty for developers interested in investing in the city.

The proposal by Arbor Homes for Riverview accomplishes both goals. First, it will have a positive impact on property values in the area. With an average home price of \$250,000 the Riverview development is well above the current assessed value of the surrounding homes. Additionally, the Riverview development is the type of private investment identified in the Comprehensive Plan. An additional component of the Comprehensive Plan is the "Future Land Use Map". The "Map" has reduced the number of land-use classifications to maintain an amount of flexibility for developers who want to build at different densities. The "Map" identifies the area between Knightstown Road and Morris Avenue as single family residential. This is in alignment with the proposal from Arbor Homes to construct a residential development along Morris Avenue.

Alignment with the Comprehensive Plan has been satisfied by the applicant

Unified Development Ordinance

Another tool the Shelbyville Plan Commission uses to evaluate the appropriateness of a request for PD – Planned Development is the Unified Development Ordinance. The Unified development Ordinance is intended to guide the growth and development of the City in accordance with the Comprehensive Plan. This is accomplished through basic tenants including:

1. Basic Rights: To secure adequate light, air, convenience of access and safety from fire, *flood* and other dangers, which may include providing adequate open spaces for light, air, and outdoor uses.
2. Development and Growth: To promote the orderly, responsible, and beneficial development and growth of the areas within the planning jurisdiction in accordance with the City of Shelbyville's land use policy.
3. Character: To protect the character and stability of agricultural, residential, institutional, commercial, industrial, historical, and natural areas.
4. Circulation: To minimize or avoid *congestion on public streets* and to ensure safe, convenient, and efficient traffic circulation.
5. Intensity: To regulate and restrict the use of buildings, structures, and land for business, industry, residence and other uses.

The concept plan has provided two ponds: one on-site and one off-site. While what has been provided is only a concept plan, UDO 5.16 Environmental Standards requires:

(H) Surface Water: It shall be the responsibility of the owner of any lot or parcel of land developed for any use to provide for adequate surface water drainage.

(H)(5). All drainage plans are subject to review and approval by the City Engineer and the City of Shelbyville MS4

A more detailed review and drainage studies will occur during the Detailed Plan and Preliminary Plat stage of the project.

Additionally, along with the concept plan a traffic study was submitted. The traffic study was prepared by A & F Engineering. The traffic study was prepared to determine the impact the proposed Riverview housing subdivision would have on the existing roadway system and provide recommendations to address any deficiencies. The following are excerpts from the traffic study. The full traffic study is available for review.

The study area for the traffic study included:

1. Rushville Road & Lee Boulevard/Proposed Access Drive
2. Rushville Road & Proposed West Access Drive

The estimate of newly generated traffic is a function of the development size and of the character of the land use. The ITE Trip Generation Manual was used to calculate the number of trips that will be generated by the proposed development.

The following is the Table included in the traffic study:

Development Information			Generated Trips			
Land Use	ITE Code	Size	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Single Family Housing	210	115 DU	22	64	73	43

In addition to trips generated by the proposed project, the "efficiency" of the transportation network was evaluated. It is defined by the Level-of-Service (LOS) of the intersection. The LOS is determined by a series of calculations commonly called a "capacity analysis".

The following tables summarize the level of service the results at each intersection.

Table 3 – Level of Service Summary: Rushville Rd. & Lee Blvd./Proposed Access Drive

Approach/Movement	Peak Hour			
	AM Peak		PM Peak	
Northbound Approach	A	A	A	B
Southbound Approach	-	B	-	B
Eastbound Left-Turn	-	A	-	A
Westbound Left-Turn	A	A	A	A

Rushville Road & Lee Boulevard / Proposed East Access Drive

Capacity analyses have shown that all approaches to this intersection currently operate and will continue to operate at acceptable levels of service during the AM and PM peak hours with the following recommended intersection conditions:

- Construction of the southbound approach with at least one inbound lane and one outbound lane.
- The intersection should be stop controlled with the access drive stopping for Rushville Road.

Rushville Road & Proposed West Access Drive

Capacity analyses have shown that all approaches to this intersection will operate at acceptable levels of service during the AM and PM peak hours with the following recommended intersection conditions:

- Construction of the southbound approach with at least one inbound lane and one outbound lane.
- The intersection should be stop controlled with the access drive stopping for Rushville Road.

Alignment with the Unified Development Ordinance has been satisfied by the applicant

STAFF RECOMMENDATION: APPROVAL

PUD Conceptual Plan: PC 2021-07: Riverview Planned Development; Concept Plan

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

Motion:

(I) would like to make a motion to approve the Riverview PUD Concept Plan as presented to this body 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 PUD Concept Plan **does ensure** a development that exceeds the quality that would have resulted from the traditional application of the Unified Development Ordinance.

☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Concept Plan **does not ensure** a development that exceeds the quality that would have resulted from the traditional application of the Unified Development Ordinance.
2. ☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Concept Plan **is necessary** for the development of the land.

☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Concept Plan **is not necessary for** the development of the land.
3. ☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Concept Plan **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 PUD Concept Plan **is not consistent** with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.

Additional Conditions Imposed by the Shelbyville Plan Commission:

- 1.
- 2.
- 3.

Shelbyville Plan Commission

By: _____
Chairperson

Attest: _____
Secretary



PUD CONCEPTUAL PLAN 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: Arbor Homes

Address: 9225 Harrison Park Court
Indianapolis, IN 46216

Phone Number: 317-827-6665

Fax Number: _____

Email: Christianr@yourarborhome.com Caitlin.dopher@yourarborhome.com

Property Owners Information (if different than Applicant)

Name: First Christian Church

Address: 118 W Washington St. Shelbyville, IN 46176

Phone Number: _____

Fax Number: _____

Email: _____

2.

Applicant's Attorney/Representative

Name: Caitlin Dopher - Entitlement Manager

Address: 9225 Harrison Park Court
Indianapolis, IN 46216

Phone Number: 317-827-6665

Fax Number: _____

Email: caitlin.dopher@yourarborhome.com

Project Engineer

Name: Josh Cribelar - American Structurepoint

Address: 9025 River Rd. Suite 200
Indianapolis, IN 46240

Phone Number: 618-554-6315

Fax Number: _____

Email: jcribelar@structurepoint.com

3. Project Information:

General Location of Property (and address is applicable): North of Morris Ave. West of Highway 74. and east of Foxridge and Knightstown Road

Current Zoning: R1 - Residential and IS - Institutional

Existing Use of Property: Ag-vacant land

Proposed Zoning: PUD - Planned Unit Development

Proposed Use: Single Family Residential

Proposed Name of Development: Riverview

Proposed No. of Lots/Density: 115/2.8 Units

4. Attachments

- ☐ Affidavit and Consent of Property Owner (if applicable)
- ☐ Proof of Ownership (copy of deed, recent property card)
- ☐ Letter of Intent
- ☐ Proposed Conceptual Plan

- ☐ Vicinity Map
- ☐ Application Fee
- ☐ Additional Supporting Materials (Optional)

The undersigned states the above information is true and correct as s/he is informed and believes.

Applicant: Dalby Date: 4/15/21

State of Indiana
County of Marion SS:

Subscribed and sworn to before me this 15th day of April, 2021

Kathy Ann Dalton / Kathy Ann Dalton
Notary Public Printed

Residing in Madison County.

My Commission Expires: Feb 11, 2023

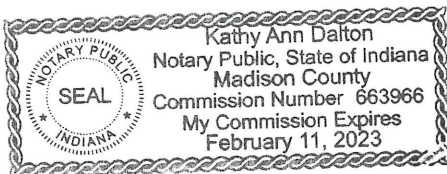


EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION

TRACTS A & B in Betty Catherine Williams Minor Subdivision, an addition to the City of Shelbyville, Shelby County, State of Indiana, as per plat thereof recorded November 30, 2004 as Instrument No. 2004010081, in the Office of the Recorder of Shelby County, Indiana.

Statement of Intent:

Arbor Homes (“Petitioner”) seeks to rezone approximately 41 acres of land located in the City of Shelbyville, Indiana. The property is zoned by Shelbyville as partially IS-Institutional and R1-Residential. Arbor is proposing to rezone the property to Planned Development (PD). The proposed development, Riverview, will include no more than 115 detached single-family homes.

The property is located north of Blue River Park on the north side of Morris Avenue and is adjacent to Interstate 74 to the east. Surrounding uses include single-family residential to the west, parks and open space to the south, and I-74 and agriculture to the east and north.

Two entrances will be located off of Morris Avenue. Per the Transportation Plan, a trail will be installed along Morris Avenue and will extend into Blue River Park to provide pedestrian connectivity and promote walkability.

Riverview is consistent with the goals and objectives of the City of Shelbyville Comprehensive Plan and is listed as single-family residential in the Future Land Use Map. As stated in the Comprehensive Plan, Shelbyville’s primary gateways into the community hold a great opportunity to make a positive impact on those coming to the city and those passing by. To address the Comprehensive Plan’s desire for gateway beautification, Riverview provides for a 50’+ landscape buffer along I-74 that will create a visual barrier for the neighborhood’s residents and a manicured landscaped view from the interstate.

The site’s unique shape presents development challenges that have been addressed through the PD District and with a unique partnership with the Blue River Memorial Park across the street. To help accommodate drainage needs, a pond will be placed in Blue River Memorial Park. In addition to on site improvements, off site improvements will include the new park pond, boardwalk, and extended trail system allowing for additional walkability into the park.

The 115 homes will provide much needed housing inventory to ensure steady growth for the city. Additionally, the homes will provide housing options for current residents and those currently commuting into Shelby County for work. At an expected average sales price of \$250k, Riverview will provide quality housing that is in the top 20% of listings today.

Development of this property will allow for infill that prevents piecemeal development and helps with the responsible use of city services. The proximity to the city, existing infrastructure and existing services are key objectives to the growth and annexation plans.



POND DETAIL



SITE DATA TABLE

SITE ZONING:	PD
GROSS AREA:	±40.95 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±6.76 AC (16.5%)
COMMON AREA:	±10.72 AC (26.2%)
WET POND 1:	±1.21 AC
OFF SITE POND:	±2.09 AC
TOTAL LOT AREA:	±23.46 AC (57.3%)
TOTAL LOTS:	115
65' WIDE:	45
55' WIDE:	70
GROSS DENSITY:	2.8 LOTS/ACRE
MINIMUM AREA:	7,150 SF
MINIMUM LOT WIDTH:	55'
TYPICAL LOT DEPTH:	130'
MINIMUM FRONT YARD:	25'
MINIMUM SIDE YARD:	5' / 15' SEPARATION
MINIMUM REAR YARD:	20'
RUSHVILLE ROAD FRONTAGE:	1,404 LF
LOCAL ROAD LENGTH:	4,845 LF
TYPICAL R/W WIDTH:	70' (RUSHVILLE ROAD) 52' (LOCAL)
LANDSCAPE REQUIREMENTS	
20 DECIDUOUS TREES + 20 EVERGREEN/ORNAMENTAL	
33 DECIDUOUS TREES, PROVIDED:	
73 EVERGREEN + 19 ORNAMENTAL	



ARBOR HOMES
9225 HARRISON PARK CT
INDIANAPOLIS, IN 46216



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

RIVERVIEW LAYOUT
N RUSHVILLE RD
SHELBYVILLE, INDIANA

CERTIFIED BY

ISSUANCE INDEX

DATE:	04/06/2021
PROJECT PHASE:	
SITEBASE	

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2021.00048

PLOT DATE: 4/12/2021 1:45:34 PM
PLOT SCALE: 1"=100'
DRAWING FILE: \\indy\share\projects\2021\00048\RD_Drawing\Civil\Construction Documents\Reference Files\01_Overall\2021_00048_lnd-arch.dwg
EDIT DATE: 4/12/2021
EDITED BY: LDUNAWAY