

# CITY OF SHELBYVILLE

**Adam M. Rude**  
Director



**Allan Henderson**  
Deputy Director

## PLAN COMMISSION

**MEETING DATE: 11/22/2021**

Case Number & Name:	PC 2021-17: Stratford Place, PUD Detailed Plan			
Petitioner's Name:	Davis Building Group, LLC			
Owner's Name:	Martin and Tami Zinser			
Petitioner's Representative:	Paul Carroll; Wooton Hoy, LLC			
Address of Property:	Amos Road			
Subject Property Zoning Classification:	Current: R1 – Single-family Residential (City of Shelbyville), A2 – Agriculture (Shelby County) Proposed: Planned Development			
Comprehensive Future Land use:	Single Family Residential			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	IS – Institutional	MP – Manufactured Homes	R1 – Single-family Residential	R1 – Single-family Residential
Surrounding Properties' Future Land Use	Single-family Residential	Single-family Residential	Single-family Residential	Single-family Residential
History:	The site consists of five (5) parcels totaling approximately 13.8 acres. Two (2) of the parcels are currently within the City limits and the remaining three (3) are outside city limits. The petitioner has begun the process of annexing the properties into the City. All the parcels are in agricultural production.			
Vicinity Map:				
Action Requested:	A request for approval of a Planned Unit Development Detailed Plan for the development of Stratford Place.			

In reviewing the Planned Development Detailed Plan petition, the Plan Commission and Common Council shall pay reasonable regard to the following, consistent with IC 36-7-4-603:

- a. Requirements and Intent: The extent to which the proposal fulfills the requirements and intent of Section 9.06: Planned Development, and the subdivision control regulation in the Unified Development Ordinance.

There are three steps for a Planned Development approval. These steps include:

1. Conceptual Plan approval – the applicant shall submit a Conceptual Plan review application and supporting documentation. These application materials are then reviewed by the Technical Review Committee. Any revisions to the application materials shall either be addressed during the review meeting or through revised application materials submitted prior to the Plan Commission hearing. The Plan Commission will, in a public hearing, review the application and supporting documentation. The Technical Review Committee meeting was held August 24, 2021. The public hearing with the Plan Commission was held January 27, 2020.
2. Detailed Plan and Rezone approval – the applicant shall submit a Detailed Plan review application. These application materials are then reviewed by the Technical Review Committee. Any revisions to the application materials shall either be addressed during the review meeting or through revised application materials submitted prior to the second Plan Commission hearing. The Plan Commission will, in a public hearing, review the application and supporting documentation. The second Technical Review Committee meeting was held October 26, 2021. The second public hearing for the Plan Commission is scheduled for November 22, 2021. The first reading of the ordinance by City Council was on October 18, 2021, and a second reading by the City Council will be held following a “formal recommendation” by the Plan Commission.
3. Preliminary Plat and Final Plat approval – the applicant shall submit a Preliminary Plat application for review by the Zoning Administrator. The Zoning Administrator shall place the application for Preliminary Plat review on the agenda of the Technical Review Committee. The Technical Review Committee shall make a recommendation to forward the application to the Plan Commission and the Plan Commission shall vote to “approve, continue or deny” the application. The Technical Review Committee recommended forwarding the Preliminary Plat to the Plan Commission on October 26, 2021. The Plan Commission will review and vote on the Preliminary Plat on November 22, 2021. After Preliminary Plat approval, the petitioner shall prepare a Final Plat Drawing and the Zoning Administrator shall provide the application to the Technical Review Committee for approval.

Planned Developments shall be required to comply with the subdivision control regulations within the Unified Development Ordinance, the Stratford Place PUD must meet the standards set forth in Article 6: Design Standards. In no instance shall the approval of a Planned Development be interpreted as waiving or modifying any subdivision control regulations requirements or processes. The project still must go through the Subdivision and Platting process. These standards ensure the development:

1. Promotes the proper arrangement of streets and other infrastructure.
2. Secures adequate public spaces.
3. Provides adequate public improvements.

Stratford Place is proposing the following architectural and anti-monotony standards

1. The homes located adjacent to and directly across the street from each other, as well as each home adjacent to the home directly across the street, shall not be of the same front elevation.
2. The development shall use no less than four unique floor plans, and ten unique architectural front elevations.
3. The roof pitch shall be no less than 5/12 on the primary structure and no less than 4/12 on any shed roofs, porch roofs, roofs above porches or in areas above masonry exteriors.
4. The minimum driveway width shall be 14 feet. No driveway shall exceed 16 feet in width.

5. The exterior façade material shall be masonry (brick, stone, textures and colored concrete masonry units), wood, fiber cement board siding, stucco, composite lap siding, decorative precast panels, or vinyl. Homes shall include brick/stone on 50% of the front façade, exclusive of windows and doorways, including a 2-foot brick/stone wrap around the sides consistent with the brick/stone on the front elevation.
6. The vinyl building façade material shall be Norandex interlocking or similar (.042 mm or thicker). Lap siding shall have a maximum nine-inch exposed board face.
7. Windows are required on all sides of the dwelling that are adjacent to a street. Two windows shall be required on each side of the home. Additionally, a minimum of 1" x 4" wood or vinyl trim shall be used on windows which are not adjacent to masonry or on which decorative shutters are installed.
8. Roof materials such as tile, slate, cedar shake with fire protection, dimensional asphalt, fiberglass shingles, standing seam metal, or other approved metal that simulates traditional roofing materials shall be used on all structures.

The Planning Staff has determined that the required process and the applicable standards have been satisfied by the proposed PUD Detailed Plan.

- b. Planning Documents: The Comprehensive Plan and any other applicable, adopted planning studies or reports:

The 2019 Comprehensive Plan Update supports the Stratford Place PUD development by:

1. The focused goal of the plan in the Built Environment section to “transform the City’s current Housing Stock and Neighborhoods” (Page – 89). The city needs a good mix of housing types, architectural styles, and price points to make sure they can supply the needs of a broader cross section of residents. Action steps for this focus goal include:
  - Invest in critical infrastructure for build ready sites. (Page – 150)
  - Market areas of the city prime for desired residential development. (Page – 150)
2. The focused goal of the plan in the Built Environment section to “guide healthy development patterns using the future land use mapping” (Page – 89). The Future Land Use in the Comprehensive Plan shows this area as being single family residential.

The Planning Staff has determined that the proposed PUD Detailed Plan is in conformance with the adopted planning documents of the City of Shelbyville.

- c. Characteristics: The current conditions and the character of current structures and uses in each zoning district:

The proposed project site is a “greenfield site” south of commercial development along State Road 44, east of the Wellington Heights neighborhood and north of the Central Park neighborhood. Fountain Lake and Rolling Ridge neighborhoods. These are all single-family residential neighborhoods that are similar in scale to the proposed Stratford Place. The lots in Stratford Place vary in size allowing for a variety of home styles, home size, and price points. In addition, Stratford Place is increasing the architectural character requirements to blend with surrounding neighborhoods and maintain home value.

The Planning Staff has determined that the proposed PUD Detailed Plan is taking into consideration and promoting the existing character of the area.

- d. Desired Use: The most desirable use of which the land in each district is adapted:  
The proposed project is single family residential in what is a primarily residential neighborhood. After much public input and outreach for the drafting of the 2019 update to the Comprehensive

Plan, it was determined that this area would be best served as residential that compliments the architectural character that already exists in the surrounding neighborhoods.

The Planning Staff has determined that the proposed PUD Detailed Plan is furthering the desired use of this area, by adding single family residences to an area of the City in need of housing that is complimentary to the existing urban context and architectural character of the area.

- e. **Property Values:** While developing the standards that make up this PUD Detailed Plan, maintaining and even improving the property values of the area was a top priority. Most of the homes in the area incorporate architectural details that give them a unique character, which is the main reason they have maintained their property value so well over time. The development standards being proposed in this Detailed Plan replicate these design elements that are present throughout the adjacent residential areas. While the project has an increased density, it also has increased architectural and anti-monotony standards. For example, requiring 50% masonry on the front façade and anti-monotony standards that do not allow a single dwelling elevation to be repeated unless separated by at least two (2) different elevations. The most recent PUD Detailed Plan approved by the Plan Commission required 40% masonry on the front façades.

The Planning Staff has determined that the proposed PUD Detailed Plan is conserving the collective property values throughout the City of Shelbyville.

- f. **Growth Management: Responsible growth and development:**  
Do to the fact existing development (including residential) development surrounds the proposed site, all utilities are in place to service the proposed PUD. Improvements are also being made by the petitioner to improve safe and access to their proposed development.

The Planning Staff has determined that the proposed PUD Detailed Plan is a responsible growth and development strategy that allows the community to continue to grow while minimizing the need for additional infrastructure or utility facilities.

### **STAFF RECOMMENDATION: Approval**

## PUD Conceptual Plan: PC 2021-17: Stratford Place, PUD Detailed Plan

### FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

#### Staff Prepared

Motion:

(I) would like to make a motion to make a favorable recommendation on the Stratford Place PUD Detailed 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 Conceptual 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 Conceptual 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 Conceptual Plan **is necessary** for the development of the land.  
  
☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual 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 Conceptual 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 Conceptual 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 DETAILED PLAN APPLICATION

Shelbyville Plan Commission  
44 West Washington Street  
Shelbyville, IN 46176  
P: 317.392.5102

### 1. Applicant/Property Owner

#### Applicant:

Name: Davis Building Group, LLC  
Address: 3950 Priority Way S. Drive, Suite 210  
Indianapolis, Indiana 46240  
Phone Number: 317.460.2095  
Fax Number: \_\_\_\_\_  
E-mail Address: pcarroll@wootonhoylaw.com

#### Owner:

Name: Martin J. Zinser and Tami L. Zinser  
Address: 1636 E. 700 S.  
Waldron, Indiana 46182  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_

### 2. Applicant's Attorney/Contact Person and Project Designer (if any):

#### Attorney/Contact Person:

Name: Paul Carroll  
Address: 13 N. State Street, Suite 241  
Greenfield, Indiana 46140  
Phone Number: 317.460.2095  
Fax Number: \_\_\_\_\_

#### Project Designer:

Name: Stoeppelwerth and Associates  
Address: 7965 E. 106th Street  
Fishers, Indiana 46038  
Phone Number: 317.849.5935  
Fax Number: \_\_\_\_\_

### 3. Project Information:

Address/Location of Property: See Area Map (approx. 14 acres on east side of  
Amos Road, south of Michigan Road.  
Proposed Name of Development: Stratford Place  
Area in Acres: 13.8  
Current Use: Vacant Land

Current Zoning: Single Family Residential (City)/A2 (County)  
Proposed Zoning: PUD  
Proposed Use: Single Family Residential  
Proposed Number of Lots: 73

### 4. Attachments:

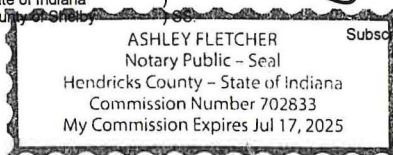
☒ Affidavit & Consent of Property Owner (if applicable)  
☒ Detailed Development Plan  
☒ Application Fee

☐ Materials from Application Checklist  
☐ Preliminary Plat (if applicable)

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

Signature of Applicant: Bruce P. Davis, Resident Date: 6/28/21

State of Indiana  
County of Shelby



Subscribed and sworn to before me this

28 day of June, 2021  
Ashley Fletcher Notary Public, Signed  
Residing in Hendricks County. My Commission expires July 17, 2025

### Office Use Only

Application #: \_\_\_\_\_ Date Received: \_\_\_\_\_ Fee: \_\_\_\_\_ Approved Y N Date of Approval: \_\_\_\_\_

**AFFIDAVIT & CONSENT OF PROPERTY OWNER**  
**APPLICATION TO THE SHELBYVILLE PLAN COMMISSION**

STATE OF Indiana  
COUNTY OF Shelby ) SS:

I, Martin J. Zinser and Tami L. Zinser, AFTER BEING DULY SWORN, DEPOSE AND SAY THE  
(Name of property owner)  
FOLLOWING:

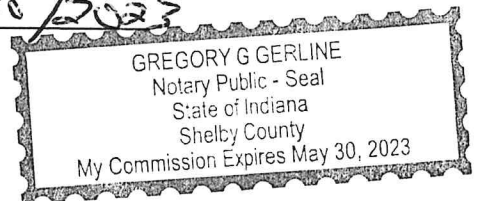
1. That I am the owner of real estate located at the 500 block of Amos Road, Shelbyville, Indiana (approx 14 acres).  
(Address of subject property)
2. That I have read and examined the Application made to the Shelbyville Plan Commission by:  
Davis Building Group, LLC  
(Name of applicant)
3. That I have no objections to, and consent to the request(s) described in the Application made to the Shelbyville Plan Commission.

Martin J. Zinser and Tami L. Zinser  
Owner's Name (Please Print)

Owner's Signature *Martin J. Zinser*  
*Tami L. Zinser*

Subscribed and sworn to before me this 29 day of June, 2021.

*[Signature]* Notary Public  
*Gregory G Gerline* Printed  
Residing in Shelby County My Commission expires 5/30/2023





## ZONING MAP AMENDMENT (“REZONING”) FINDINGS OF FACT

Petitioner’s Name: Davis Building Group, LLC

Location: Approximately 14 acres on east side of Amos Road, south of Michigan Road

Variance for: \_\_\_\_\_

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 studies or reports.  
The comprehensive plan anticipates single family uses on the subject property. The rezoning to the PUD classification, based on the petitioner's plan, accomplishes this objective.  
\_\_\_\_\_  
\_\_\_\_\_
2. **Current Conditions:** The current conditions and the character of current structures and uses in each district.  
This real estate is transitional real estate neighboring a mobile home park, a subdivision, an older/established neighborhood, and commercial uses. This is a responsible development of real estate transitioning between the values, uses, and density of adjacent property.  
\_\_\_\_\_  
\_\_\_\_\_
3. **Desired Use:** The most desirable use for which the land in each district is adapted.  
Single-Family Residential  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. **Property Values:** The conservation of property values throughout the City of Shelbyville’s planning jurisdiction.  
The development of the subject property, pursuant to the development statement, is likely to conserve and enhance neighboring values.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. **Responsible Growth:** Responsible Growth and Development.  
The petitioner has prepared a development intended to address the transitional nature of the subject property and has blended surrounding uses and densities for a residential neighborhood appropriate for the area.  
\_\_\_\_\_  
\_\_\_\_\_



**ORDINANCE NUMBER \_\_\_\_\_**

**AN ORDINANCE TO REZONE CERTAIN REAL ESTATE IN THE CITY OF  
SHELBYVILLE, INDIANA, AND TO REPEAL ALL ORDINANCES IN CONFLICT  
THEREWITH TO THE EXTENT OF SUCH CONFLICT ONLY**

BE IT ORDAINED by the Common Council of the City of Shelbyville, Indiana, as follows, to-wit:

Section 1. Real Estate. That the following tract of real estate in the City of Shelbyville, Indiana, described as follows:

**Legal Description**

**Tract I**

Two (2) acres off of the entire south end of the following described real estate, to-wit:

Commencing at a point 31 .54 chains north of the southwest corner of section 4, township 12 north, range 7 east and running thence north 36 rods to the north line of the southwest quarter of said section 4; thence east 40 rods to the east line of the center tract heretofore sold by Morris Drake, administrator, to Frank Drake and Louis Hoover, said deed being recorded in Deed Record 130, page 68,; thence south 36 rods; thence west 40 rods; more or less; to the place of beginning, containing 9 acres, more or less.

**EXCEPT THEREFROM:**

A part of the Southwest Quarter of Section 4, Township 12 North, Range 7 East, Shelby County, Indiana, described as follows:

Commencing at the Southwest corner of the quarter section; thence with the West line of the quarter North 00 degrees 00 minutes 00 seconds east 2083.00 feet to the true point of beginning of the tract herein described.

Thence continue with said West line North 00 degrees 00 minutes 00 seconds East 135.00 feet; thence North 90 degrees 00 minutes 00 seconds East 322.67 feet; thence parallel with the West line of the quarter South 00 degrees 00 minutes 00 seconds East 135.00 feet; thence North 90 degrees 00 minutes 00 seconds West 322.67 feet to the point of beginning, containing 1.000 acres, more or less and subject to the right of way of the Amos Road on the West line of the tract and also subject to any other existing right of ways, easements or restrictions. Course data used in this description assumes the West line of the quarter to run North.

Key No. 73-11-04-100-047.000-001

Tract II

Commencing twenty-five and fifty-four hundredths (25.54) chains north of the southwest corner of section four (4) in township twelve (12) north, range seven (7) east and running thence north six (6) chains, thence east ten (10) chains to the east line of the tract of land conveyed to Drake and Hoover by Morris Drake, Administrator in a deed recorded in Deed Record 130, on page 68 in Shelby County, Indiana, thence south six (6) chains, thence west ten (10) chains, to the west line of said section, to the place of beginning, containing six (6) acres, more or less, EXCEPT.

Beginning at a point described as being 25.54 chains north of the southwest corner Section 4, Township 12 North, Range 7 East and running thence east along the property line 180 feet; thence north parallel with the west line of said section 134 feet to the point of beginning, containing .554 acres, more or less in all.

Key No. 73-11-04-100-049.000-001 & Key No. 73-11-04-100-052.000-001

Tract III

Part of Section 4, Township 12 North, Range 7 East, more particularly described as follows: Beginning at the southwest corner of said Section and running thence north along the west line thereof 2592.14 feet, thence south 89 degrees 51 minutes east 664.6 feet to the point of beginning of the following described tract: Running thence from said point of beginning south 89 degrees 51 minutes east 121.25 feet, thence south 00 degrees 21 minutes 20 seconds west 842.6 feet, thence north 89 degrees 51 minutes west 119 .46 feet, thence north 00 degrees 14 minutes east 842.7 feet to the point of beginning, containing 2.33 acres, more or less. Said tract being subject to all existing legal easements and rights of way.

Key No. 73-11-04-100-053.000-002

Tract IV

A part of Section 4, Township 12 North, Range 7 East, Shelby County, Indiana, described as follows:

Commencing at the railroad spike that marks the Southwest corner of the above described

section; thence North along the West line thereof 2213 .6 feet to a railroad spike and the true point of beginning; Thence continue North along said West line 378.5 feet to a rail road spike; thence South 89 degrees 51 minutes East 664.6 feet to an iron pin; thence South no degrees 20 minutes West 378.5 feet to a corner post; thence North 89 degrees 51 minutes West 662.4 feet to the point of beginning, containing 5.765 acres more or less and subject to the right of way of the public highway on the West side of the tract. Course data used in this description assumes the West line of the Section to run due North.

EXCEPT THEREFROM:

A part of the west half of Section 4, Township 12 North, Range 7 East in Shelby County, Indiana, being bound as follows:

Beginning at a point on the west line of the west half of said Section 4, said point being North 00 degrees 00 minutes 00 seconds (assumed bearing) 2476.10 feet from the southwest corner of said west half; thence continuing North 00 degrees 00 minutes 00 seconds 116.00 feet along the west line of said west half; thence South 89 degrees 51 minutes 00 seconds East 187.76 feet; thence South 00 degrees 00 minutes 00 seconds 116.00 feet parallel with the west line of said west half; thence North 89 degrees 51 minutes 00 seconds West 187.76 feet to the point of beginning.

Key No. 73-11-04-100-046.000-002

be, and the same is, hereby rezoned from a Single Family Residential classification to a Planned Unit Development ("PUD") classification.

Section 2. Any ordinance of the City of Shelbyville, Indiana, which is in conflict with the terms and provisions of this ordinance is hereby repealed, to the extent of such conflict only, as to the above-described real estate only.

Section 3. Permitted Uses. The permitted uses, as defined by the City of Shelbyville Unified Development Ordinance, for the Real Estate are described below, all uses not listed below shall be considered prohibited.

A. Permitted Primary Uses:

- Single Family Residential Dwellings

B. Accessory Uses and Structure Standards

Accessory Use and Structure Standards shall be governed by Section 5.02 of the City of Shelbyville Unified Development Ordinance as applicable to the R-1 zoning district.

C. Temporary Use and Structure Standards

- Temporary Use and Structure Standards shall be governed by Section 5.75 of the City of Shelbyville Unified Development Ordinance as applicable to the R-1 zoning district.

Section 4. Development Standards. The Real Estate shall be developed as approximately depicted on the Preliminary Planned Unit Development Plan attached hereto as Exhibit A.

A. Development Standards. The Development Standards for each Lot shall be as follows:

Maximum Number of Lots	73
Minimum Lot Area	3,600 square feet
Minimum Lot Width at Building Line	40 feet
Minimum Front Yard Setback	20 feet
Minimum Side Yard Setback	5 feet per side; 10 feet aggregate
Minimum Rear Yard Setback	15 feet
Minimum Livable Floor Area	1,100 square feet (single-story) 1,400 square feet (multi-story)
Maximum Lot Coverage	75%
Maximum Height – Principal	35 feet

Section 5. Design Standards. The Design Standards for the Real Estate area are as follows:

- Homes located adjacent to and directly across the street from each other, as well as each home adjacent to the home directly across the street, shall not be of the same front elevation. This does not prohibit the home to the rear from being of the same front elevation.
- No less than four unique floor plans, and ten unique architectural front elevations shall be used in the development.
- Unless approved by the Planning Director, roof pitch shall be no less than 5/12 on the primary structure and no less than 4/12 on any shed roofs, porch roofs, roofs above porches or in areas above masonry exteriors.
- Twelve-inch overhangs on all roofs unless otherwise approved by the Planning Director.
- The minimum driveway width shall be 14 feet. No driveway shall exceed 16 feet in width.
- Fencing is prohibited in the front yard and among street-facing side yards. Fences shall be no higher than 42 inches from the adjacent finished grade in the case of black vinyl coated fencing and 6' in the case of shadowbox style privacy fencing. The fence may be located no closer five feet from the right-of-way and shall be located no closer than ten

feet of the front line of the residence. The fence shall also be located outside of the sight visibility triangle if higher than 36 inches. All fencing shall be subject to approval by the HOA. All fence, hedge, and wall standards provided by Sections 5.17 and 5.18 of the City of Shelbyville Unified Development Ordinance are expressly incorporated herein.

- G. Unless approved by the Planning Director, Façade/exterior material shall be masonry (brick, stone, textures and colored concrete masonry units), wood, fiber cement board siding, stucco, composite lap siding, decorative precast panels, or vinyl. Homes shall include brick/stone on 50% of the front façade, exclusive of windows and doorways, including a 2-foot brick/stone wrap around the sides consistent with the brick/stone on the front elevation, unless the home is of the “Craftsman,” “Prairie,” or “Farmhouse” architectural style with enhanced architectural detailing. Said “Craftsman,” “Prairie,” or “Farmhouse” architectural styles shall be of a similar production cost as the brick/stone façade incorporated into other designs as required. The Planning Director may provide advance approval of elevations falling below the façade requirements provided herein.
- H. Any vinyl building façade material shall be Norandex interlocking or similar (.042 mm or thicker). Lap siding shall have a maximum nine-inch exposed board face.
- I. Entries. Entries. Single-family dwelling entries shall have a presence toward the street and be accented with at least one building-mounted light fixture or light post situated in the front yard.
- J. Windows. Windows are required on all sides of the dwelling that are adjacent to a street. Two windows shall be required on each side of the home. Additionally, a minimum of 1” x 4” wood or vinyl trim shall be used on windows which are not adjacent to masonry or on which decorative shutters are installed.
- K. Roof Materials. Roof materials such as tile, slate, cedar shake with fire protection, dimensional asphalt, fiberglass shingles, standing searn metal, or other approved metal that simulates traditional roofing materials shall be used on all structures.
- L. Garages. Each home shall have a minimum of an attached two-car garage. The development standards of Section 5.07 of the City of Shelbyville Unified Development Ordinance are expressly incorporated herein with respect to garages and carports.

Section 6. Landscaping Standards. Each residential lot shall be completed with a sodded front lawn and seeded and strawed rear and side yards. Additionally, each lot shall include a minimum of one (1) tree and four (4) shrubs planted along the front foundation of each home at the time of completion of the home (weather permitting).

Section 7. Owners’ Association. Developer shall cause to an Owners’ Association consistent with Section 6.12 of the City of Shelbyville Unified Development Ordinance to be Created for the purposes stated in that Section.

Section 8. Retention Pond Maintenance. The retention pond maintained in the Development shall be stocked with bluegill or other surface feeding fish for the intended purpose of mitigating mosquito breeding. Additionally, a six foot (6’) shadowbox fence shall be erected on the northern, eastern, and western border of the Retention Pond. Reasonable efforts will be taken for the mitigation of activity by Canadian Geese on the retention pond. The Owner’s Association

created as part of this PUD shall provide that the Association will have the obligation of maintaining the Retention Pond consistent with this statement.

Section 9.     Model Homes. Model Homes will be permitted. Section 5.76 of the City of Shelbyville Unified Development Ordinance is expressly incorporated herein with respect to the development and use of Model Homes.

Section 10.    Solar Energy. Solar Energy Production shall be permitted in accordance with Sections 5.65 and 5.67 of the City of Shelbyville Unified Development Ordinance.

Section 11.    Catch-All Provision. Any design, use, or development standard not provided for within this Planned Unit Development shall be governed by the City of Shelbyville Unified Development Ordinance as applicable to the R-1 zoning district.

PASSED ON FIRST READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ , \_\_\_\_\_ BY A VOTE  
OF \_\_\_\_\_ AYES AND \_\_\_\_\_ NAYS,

\_\_\_\_\_  
Thomas D. DeBaun, Mayor

ATTEST:

\_\_\_\_\_  
Scott Asher , City Clerk-Treasurer

PASSED ON SECOND READING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ , \_\_\_\_\_ BY A VOTE  
OF \_\_\_\_\_ AYES AND \_\_\_\_\_ NAYS.

\_\_\_\_\_  
Thomas D. DeBaun, Mayor

ATTEST:

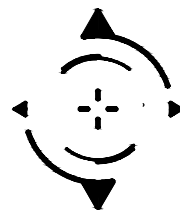
\_\_\_\_\_  
Scott Asher, City Clerk-Treasurer

Presented by me to the Honorable Mayor this \_\_\_\_\_ day of \_\_\_\_\_ , \_\_\_\_\_

\_\_\_\_\_  
Scott Asher, City Clerk-Treasurer

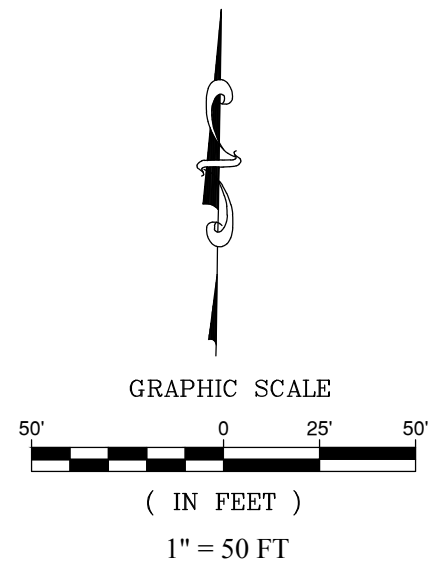
APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_ , \_\_\_\_\_

\_\_\_\_\_  
Thomas D. DeBaun, Mayor



STOEPPELWERTH & ASSOCIATES, INC.  
THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
7965 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
DAVIS BUILDING GROUP  
9210 NORTH MERIDIAN STREET  
INDIANAPOLIS, INDIANA 46260  
BRAD DAVIS  
PHONE: (317) 374-7504

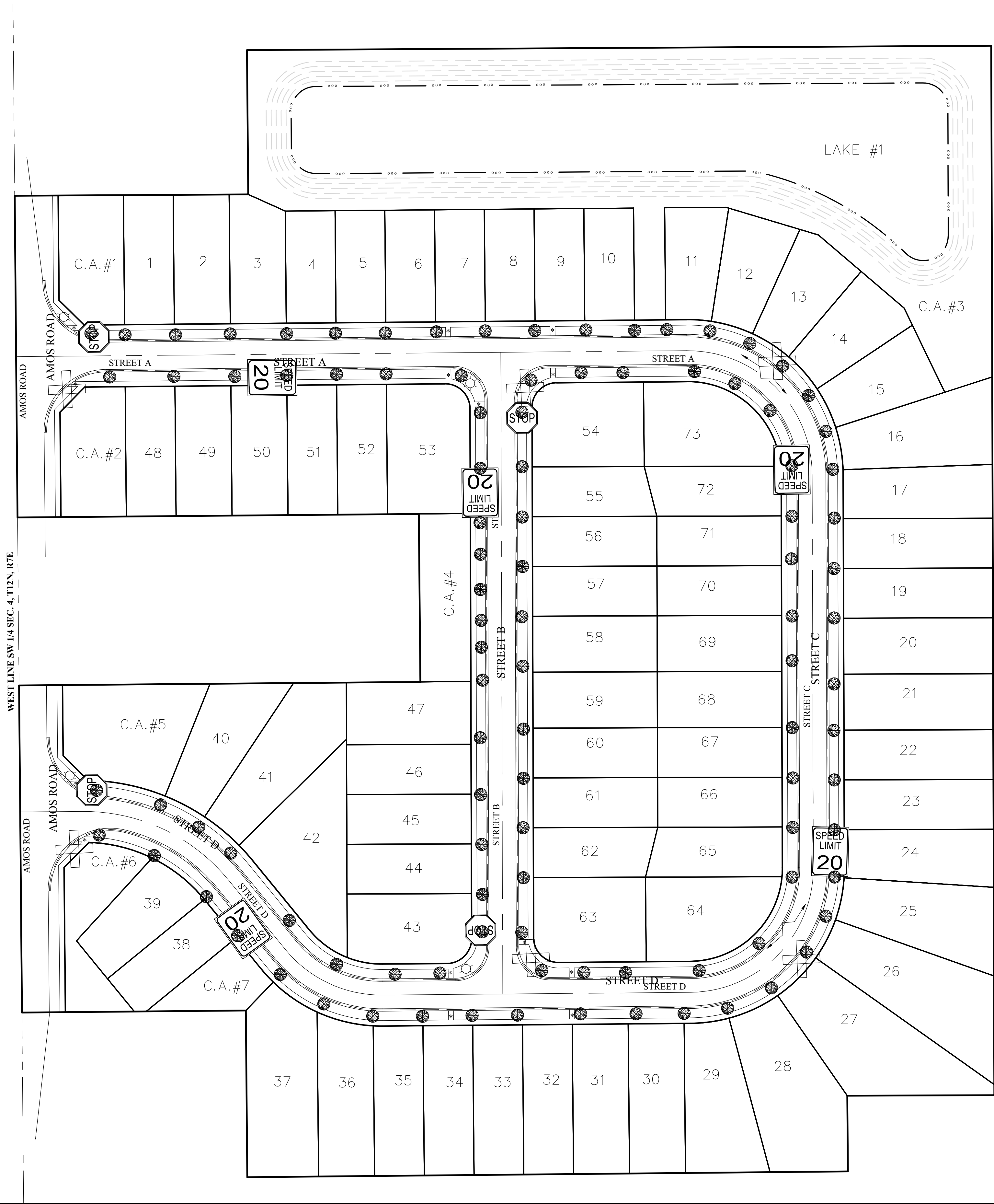


# PRELIMINARY PLAT

## STRATFORD PLACE

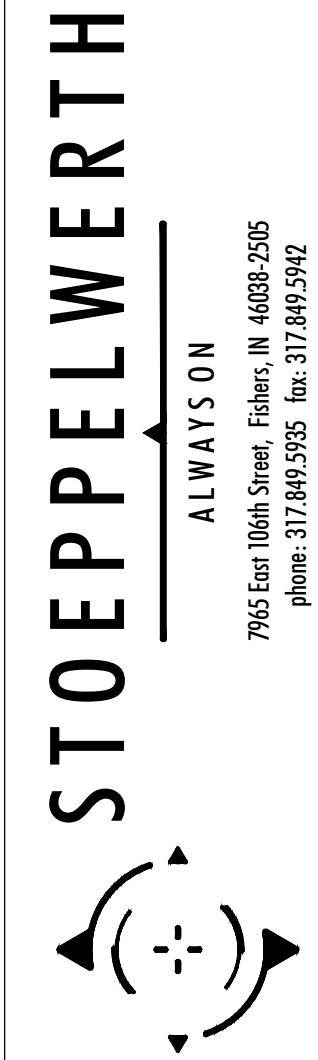
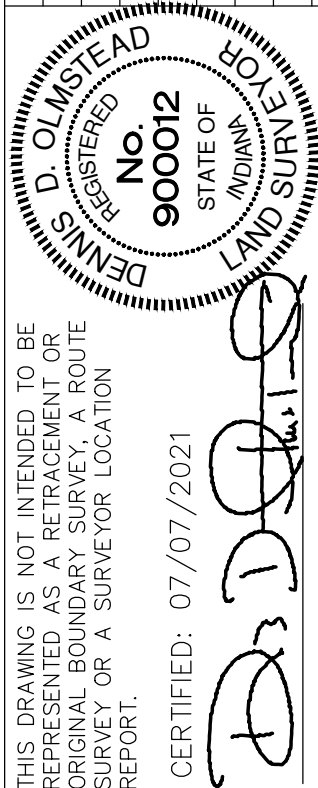
SHELBYVILLE, INDIANA

### ZONING "PUD"



- LEGEND**
- ROAD NAME SIGN
  - STOP SIGN
  - SPEED LIMIT SIGN
  - STREET LIGHT
  - STREET TREE

PER ORDINANCE:  
ONE (1) STREET TREE FOR EVERY 40' OF STREET FRONTAGE  
4,101 FT. TOTAL FRONTAGE / 40 = 102 STREET TREES



STREET TREE, LIGHTING AND SIGNAGE		PREPARED FOR:	
STRATFORD PLACE		ADDISON TOWNSHIP	
SHELBY CO., INDIANA		SECTION: 4	
TOWNSHIP: 12N		RANGE: 7E	
DRAWN BY: LAF		CHECKED BY: GDK	
SHEET NO. C104		OF 3 SHEETS	
S & A JOB NO. 97125DAV			

