

# CITY OF SHELBYVILLE

Adam M Rude  
Director



Allan Henderson  
Deputy Director

## PLAN COMMISSION

MEETING DATE: 12/15/2021

<b>Case Number &amp; Name:</b>	PC 2021-27; Trinity Alloys; Preliminary Plat			
<b>Petitioner's Name:</b>	Trinity Alloys, LLC			
<b>Owner's Name:</b>	ConAgra Development, LLC			
<b>Petitioner's Representative:</b>	Kyle Blanck, Hamilton Designs			
<b>Address of Property:</b>	885 Col. W.T. Conner Way			
<b>Subject Property Zoning Classification:</b>	IG – General Industrial			
<b>Comprehensive Future Land use:</b>	Heavy/Medium Industrial			
	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Surrounding Properties' Zoning Classifications:</b>	A2 – Agricultural (Shelby County)	IG – general Industrial	A1 – Conservation Agriculture (Shelby County)	A1 – Conservation Agriculture (Shelby County)
<b>Surrounding Properties' Comprehensive Future Land Use</b>	Heavy/Medium Industrial	Heavy/Medium Industrial	Heavy/Medium Industrial	Heavy/Medium Industrial
<b>History:</b>	The site is currently in agricultural production.			
<b>Vicinity Map:</b>				
<b>Action Requested:</b>	Preliminary Plat approval to subdivide 17.62 acres into (2) two lots: (1) one +/- 11.89-acre lot and (1) one +/- 31.03-acre lot.			

This petition is a preliminary plat to subdivide a 17.62-acre lot into a +/- 11.89-acre lot and a +/- 31.03-acre lot. The 11.89-acre lot will be used for to build a metal recycling facility.

1. In accordance with Article 9 of the City of Shelbyville Unified Development Ordinance, the Plan Commission shall consider the following criteria when reviewing a preliminary plat approval:

- a. **The proposed preliminary plat shall be consistent with the subdivision control regulations and the development standards for the applicable zoning district;**

In the IG – General Industrial zoning district the minimum lot area is 1-acre with a minimum lot width of one hundred (100) feet. The proposed site is 11.89-acres with approximate site dimensions of 695 feet by 760 feet. Additionally, the UDO prescribes street access requirements which require every lot to have access to a public street, either directly or through an access road. This site has access to Enterprise Drive through Col. W.T. Conner Way.

- b. **Satisfies any other applicable provisions of the Unified Development Ordinance.**

The remainder of this project is being reviewed for compliance under PC 2021-28, which is the Site Development Plan for the Trinity Alloys that is being proposed on the property.

### STAFF RECOMMENDATION: APPROVAL

## Preliminary Plat: PC 2021-27; Trinity Alloys; Preliminary Plat

### Findings of Fact by the Shelbyville Plan Commission

#### Staff Prepared

##### Motion:

(I) would like to make a motion to approve the preliminary plat as presented to this body, pursuant to the planning staff's report and Findings of Fact.

1. ☐ The proposed preliminary plat **is** consistent with the subdivision control regulations and the development standards for the applicable zoning district, as outlined in the planning staff's report.  
  
☐ The proposed preliminary plat **is not** consistent with the subdivision control regulation and the development standards for the applicable zoning district, as outlined in the planning staff's report.
2. ☐ The proposed preliminary plat **is** consistent with any other applicable standards of the Unified Development Ordinance, as outlined in the planning staff's report.  
  
☐ The proposed preliminary plat **is not** consistent with any other applicable standards of the Unified Development Ordinance, as outlined in the planning staff's report.

#### Additional Conditions Imposed by the Shelbyville Plan Commission:

- 1.
- 2.
- 3.

#### Shelbyville Plan Commission

By: \_\_\_\_\_

Chairperson / Presiding Officer

Attest: \_\_\_\_\_

Adam M. Rude, Secretary



# MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

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

For Office Use Only

Case #: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Fees: \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

## 1. Applicant/Property Owner

### Applicant:

Name: Trinity Metals, LLC c/o ConAgra Development, LLC  
Address: 6400 English Avenue  
Indianapolis, Indiana 46219  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

### Owner:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_

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

### Attorney/Contact Person:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_

### Project Designer:

Name: Hamilton Designs, LLC - Michael Thompson, P.E.  
Address: 11 Municipal Drive, Suite 300  
Fishers, IN 46038  
Phone Number: (317) 570-8800  
Fax Number: \_\_\_\_\_  
Email: mthompson@hamilton-designs.com

## 3. Project Information:

Address/Location of Property: Parcel: 73-07-31-100-019.000-002 and  
Parcel: 73-07-31-100-018.000-002  
Proposed Name of Subdivision: Trinity Metals  
Area in Acres: 43.4 +/- Total Acreage

Current Zoning: IG, General Industrial  
Proposed Use: Trinity Metals Warehouse Building  
Proposed Number of Lots: 1

## 4. Waivers:

Are any waivers to the requirements, standards or specifications of the Shelbyville Subdivision Control Ordinance being requested?

☒ No ☐ Yes (specify request and Section Number): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 5. Attachments:

Please see checklist for detailed information about the required attachments.

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Preliminary Plat        | <input type="checkbox"/> Subdivision Covenants             |
| <input checked="" type="checkbox"/> Vicinity Map            | <input checked="" type="checkbox"/> Drainage Plan & Report |
| <input checked="" type="checkbox"/> Contiguous Holdings Map | <input type="checkbox"/> Engineering Capacity Report       |
| <input type="checkbox"/> Subdivision Phasing Description    | <input checked="" type="checkbox"/> Application Fee        |

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

Signature of Applicant: [Signature] Date: 7/13/21

State of Indiana )  
County of Shelby ) SS:

Subscribed and sworn to before me this 13 day of July, 2021

Cary James Wagner / Cary James Wagner  
Notary Public - Signed Printed

Residing in Marion County My Commission expires 1/16/2027





# MAJOR SUBDIVISION FINAL PLAT & CONSTRUCTION PLAN APPLICATION

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

For Office Use Only

Case #: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Fees: \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_

## 1. Applicant/Property Owner

### Applicant:

Name: Trinity Metals, LLC c/o ConAgra Development, LLC  
Address: 6400 English Avenue  
Indianapolis, Indiana 46219  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_  
E-mail Address: \_\_\_\_\_

### Owner:

Name: (Same as applicant)  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_

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

### Attorney/Contact Person:

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Fax Number: \_\_\_\_\_

### Project Designer:

Name: Hamilton Designs, LLC - Michael Thompson, P.E.  
Address: 11 Municipal Drive, Suite 300  
Fishers, IN 46038  
Phone Number: (317) 570-8800  
Fax Number: \_\_\_\_\_  
Email: mthompson@hamilton-designs.com

## 3. Project Information:

Address/Location of Property: Parcel: 73-07-31-100-019.000-002 and  
Parcel: 73-07-31-100-018.000-002  
Proposed Name of Subdivision: Trinity Metals  
Area in Acres: 43.4 +/- Total Acreage

Current Zoning: IG, General Industrial  
Proposed Use: Trinity Metals Warehouse Building  
Proposed Number of Lots: 1

## 4. Attachments:

Please see checklist for detailed information about the required attachments.

- ☒ Final Plat ☒ Construction Plans  
☒ Application Fee

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

Signature of Applicant: [Signature] Date: 7/23/21

State of Indiana )  
County of Shelby ) SS:

Subscribed and sworn to before me this 13 day of July, 2021

Cary James Wagner  
Notary Public - Signed

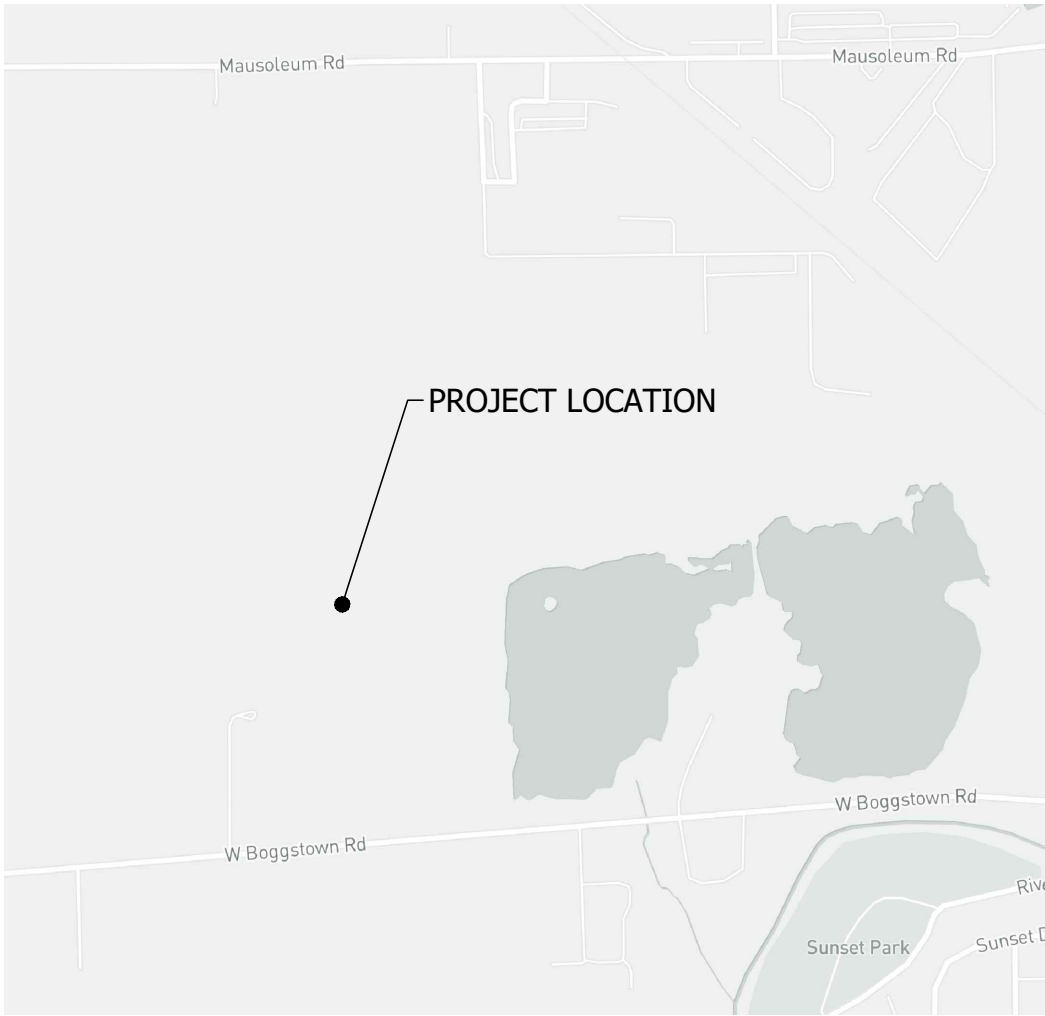
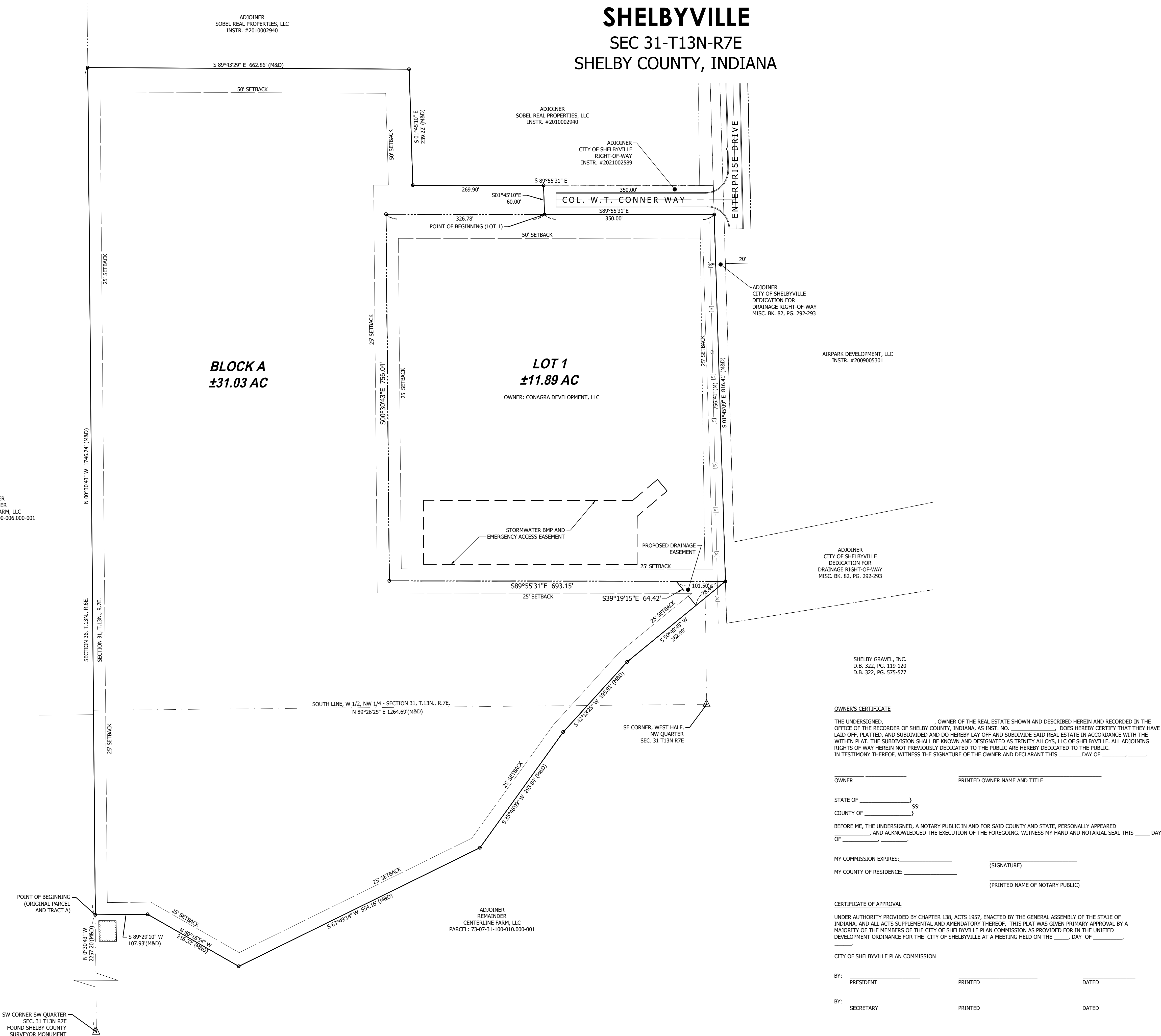
Cary James Wagner  
Printed

Residing in Marion County My Commission expires 1/16/2027





FINAL PLAT  
TRINITY ALLOYS, LLC  
SHELBYVILLE  
SEC 31-T13N-R7E  
SHELBY COUNTY, INDIANA



VICINITY MAP  
SHELBYVILLE, INDIANA

LEGEND		
—	PROPERTY LINE	⬮ BENCHMARK
- - -	RIGHT-OF-WAY LINE	○ RBC MONUMENT
---	SETBACK LINE	△ SECTION CORNER
- - - -	EASEMENT	● REBAR SET PER ALTA (UNLESS OTHERWISE NOTED)
- . - . -	SECTION LINE	AC. +/- APPROX. ACREAGE
---	CENTERLINE	BSL BUILDING SETBACK LINE
---	FLOWLINE	POB POINT OF BEGINNING
		POC POINT OF COMMENCEMENT

LAND DESCRIPTION (OVERALL PARCEL)

A PART OF THE NORTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION THIRTY-ONE (31), TOWNSHIP THIRTEEN (13) NORTH, RANGE SEVEN (7) EAST, ADDISON TOWNSHIP, SHELBY COUNTY, INDIANA, BEING PART OF SURVEY JOB #13N/7E31-19-048 BY SCOTT T. SUMERFORD, RLS #29800017, CERTIFIED NOVEMBER 15, 2019 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31 TOWNSHIP 13 NORTH RANGE 7 EAST, SAID POINT BEING MARKED BY A SHELBY COUNTY SURVEYOR MONUMENT; THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 00 DEGREES 30 MINUTES 43 SECONDS WEST (BASIS OF BEARINGS BEING INDIANA STATE PLANE EAST ZONE) 2257.00 FEET TO A CAPPED REBAR STAMPED "S. SUMERFORD 29800017", SAID MONUMENT BEING HEREINAFTER REFERRED TO AS A CAPPED REBAR AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION, NORTH 00 DEGREES 30 MINUTES 43 SECONDS WEST 1746.74 FEET TO A CAPPED REBAR IN AN EXISTING FENCE LINE; THENCE ALONG SAID FENCE LINE, SOUTH 89 DEGREES 43 MINUTES 29 SECONDS EAST 662.86 FEET TO A CAPPED REBAR AT AN EXISTING FENCE CORNER; THENCE SOUTH 01 DEGREES 45 MINUTES 10 SECONDS EAST 239.22 FEET TO A CAPPED REBAR; THENCE SOUTH 89 DEGREES 55 MINUTES 31 SECONDS EAST 269.90 FEET TO THE NORTHWEST CORNER OF RECORDED INSTRUMENT #2021002589; THENCE SOUTH 01 DEGREE 45 MINUTES 10 SECONDS EAST 60.00 FEET ALONG THE WEST LINE OF SAID INSTRUMENT NUMBER; THENCE SOUTH 89 DEGREES 55 MINUTES 31 SECONDS EAST 350.00 FEET ALONG THE SOUTH LINE OF SAID INSTRUMENT NUMBER; THENCE SOUTH 01 DEGREES 45 MINUTES 09 SECONDS EAST 756.41 FEET TO AN APPROXIMATE RIDGE LINE; THENCE ALONG APPROXIMATE RIDGE LINE, THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 50 DEGREES 40 MINUTES 45 SECONDS WEST 262.00 FEET TO A CAPPED REBAR;
- 2) SOUTH 42 DEGREES 18 MINUTES 25 SECONDS WEST 195.91 FEET TO A CAPPED REBAR;
- 3) SOUTH 35 DEGREES 46 MINUTES 09 SECONDS WEST 293.84 FEET TO A CAPPED REBAR;
- 4) SOUTH 63 DEGREES 49 MINUTES 14 SECONDS WEST 554.16 FEET TO A CAPPED REBAR;

THENCE NORTH 60 DEGREES 16 MINUTES 54 SECONDS WEST 216.32 FEET TO A CAPPED REBAR; THENCE SOUTH 89 DEGREES 29 MINUTES 10 SECONDS WEST 107.93 FEET TO THE POINT OF BEGINNING, CONTAINING 42.92 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, TERRY D. WRIGHT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA AND THAT: THIS PLAT IS A REPRESENTATION OF THE LANDS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF;

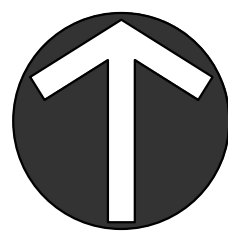
CROSS REFERENCE IS HEREBY MADE TO THE ALTA SURVEY BY FARNSWORTH, INC., RECORDED AS INST. NO. \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF SHELBY COUNTY, INDIANA.

ALL MONUMENTS WERE SET PER CROSS REFERENCED SURVEY, UNLESS NOTED AS FOUND. THESE ARE CONSIDERED ORIGINAL MONUMENTS AND NO NEW MONUMENTS WILL BE SET ON THIS PLAT.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE HAS BEEN NO CHANGE FROM MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY ON ANY LINES COMMON WITH THE NEW SUBDIVISION.

TERRY D. WRIGHT  
INDIANA REGISTRATION # LS9700013

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW." TERRY D. WRIGHT



0 100' 200'  
SCALE: 1" = 100'

Know what's below.  
Call before you dig.