Adam M. Rude Director



Allan Henderson DEPUTY DIRECTOR

PLAN COMMISSION

Meeting Date: 04/25/2022				
Case Number and Name:	PC 2022-06: Randy Robinson SDP			
Petitioner's Name:	Randy Robinson			
Owner's Name:	Randy Robinson			
Petitioner's Representative:	Tony Nicholson			
Address of Subject Property:	950 W Washington Street, Shelbyville, IN 46176			
Subject Property Zoning Classification:	IG- General Industrial			
Comprehensive Plan Future Land Use:	Heavy/Medium Indu	strial		
	North	East	South	West
Surrounding Properties' Zoning Classification:	IG- General Industrial	R1 – Single Family Residential	R1 – Single Family Residential	RE – Residential Estate
Surrounding Properties' Comprehensive Plan Future Land Use:	Conservation	Single-Family Residential	Heavy/Medium Industrial	Single-Family Residential
History:	This site, owned by Randy Robinson, currently has a warehouse building used for storage. This lot was previously owned by the Paxton family, until Randy Robinson took ownership in April of 2021. The existing buildings on the lot were built in 1977, and this site development plan is for a building to replace one of the existing storage buildings.			
Vicinity Map:	100.0 108.0			
Action Requested:	Approval of a Site De building.	velopment Plan for a stora	ge building adjacent to an	existing storage

- 1. This site is located in an industrial zoning district, and is surrounded by single-family housing (R1) and other industrial developments. This site development plan is for an additional building that will serve as more storage for the storing of antique cars. This will replace another storage building that is being torn down due to its small size and poor condition. The building that this is replacing is located on the eastern side of the property, and is non-conforming to many current standards. The new building will be located on the western side of the property to satisfy setback standards. It will be 6000 square feet, and will be constructed in one phase.
- 2. The Zoning Ordinance (Section 9.05 (F) (5)) requires the Plan Commission make Findings of Fact that the Site Development Plan:
 - a. Is consistent with the City of Shelbyville Comprehensive Plan;
 - i. This new storage building is consistent with the future land use of the area. The future land use for this site is listed as "Heavy/Medium Industrial", and this new storage building can be used in an industrial setting.
 - ii. One of the objectives identified in the Comprehensive Plan is to "promote development and redevelopment of existing sites and buildings". This objective is met with this site development plan by redeveloping a building in poor condition with a new structure that satisfies today's standards.
 - b. Meets the Technical Review Committee's expectations for best practices and quality design;
 - i. Landscaping Standards UDO 5.32: The new storage building will require 3 shrubs on the south facade, 4 shrubs on both the east and west facades, 2 shrubs on the north facade, and 1 canopy tree in the yard. This issue was not addressed, but can easily be satisfied by submitting a revised set of plans.
 - ii. Setback Standards UDO 5.55: The original plans showed the proposed building having sideyard setbacks of only 15' and the standards require a sideyard setback of 25'. This issue was satisfied by moving the proposed structure to the east side of the site and giving a larger sideyard setback.
 - iii. Drainage Standards: The CN for gravel area is 76-91 based on the soil types. The plans stated that a CN of 96 was used. This was not addressed, and should be revised and resubmitted to the City Engineer's Office prior to the issuance of any permits.
 - iv. Drainage Report: The square footage of the existing building to remain, stone area, and grass area in the maps of the drainage report is different from what is listed in the calculations of the drainage report. The engineer requires a new drainage report. This issue was not addressed, and should be revised and resubmitted to the City Engineer's Office prior to the issuance of any permits.
 - c. Satisfies the applicable requirements of Article 2: Zoning Districts;
 - i. The permitted uses for General Industrial include use as a warehouse, which is what this use is categorized as. All lot sizes, setbacks, and structure sizes are satisfied according to the standards in UDO 2.28.
 - d. Satisfies the applicable requirements of Article 5: Development Standards;

- i. Landscape Plan:
 - According to UDO 5.31, the proposed structure will require 3 shrubs on the south facade, 4 shrubs on both the east and west facades, 2 shrubs on the north facade, and 1 canopy tree in the yard. However, none have been provided.
- ii. Driveway/Parking/Loading/Sidewalks/Easements/Lighting All standards throughout Article 5 of the UDO that apply to this project have been satisfied. The amount of parking spaces required is 4 spaces, according to the Shelbyville Plan Commission, and the site proposes 4 parking spaces.

STAFF RECOMMENDATION: Approval with conditions:

- 1. Revise and resubmit landscape plan for approval by the Planning Staff.
- 2. Revise and resubmit drainage plans and drainage report for approval by the City Engineer.

Site Development Plan: PC2022-06, Randy Robinson SDP

Findings Of Fact By The Shelbyville Plan Commission

Staff Prepared

Motion:

- (I) would like to make a motion to approve the site development plan as presented to this body, including conditions recommended by the staff, pursuant to the planning staff's report and Findings of Fact.
- 1. The site development plan is consistent with the City of Shelbyville Comprehensive Plan as outlined in the planning staff's report.

The site development plan is not consistent with the City of Shelbyville Comprehensive Plan, as outlined in the planning staff's report.

- 2. The site development plan meets the Technical Review Committee's expectations for best practices and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report. The site development plan does not meet the Technical Review Committee's expectations for best practices and quality design, as outlined in the planning staff's report, as outlined in the planning staff's report
- 3. The site development plan satisfies the applicable requirements of Article 2: Zoning Districts, as outlined in the planning staff's report.

The site development plan does not satisfy the applicable requirements of Article 2:.Zoning Districts, as outlined in the planning staff's report.

4. The site development plan satisfies the applicable requirements of Article 5: Development Standards, as outlined in the planning staff's report.

The site development plan does not satisfy the applicable requirements of Article 5:.Development Standards, as outlined in the planning staff's report.

5. The site development plan satisfies the applicable requirements of Article 6: Design Standards, as outlined in the planning staff's report.

The site development plan does not satisfy the applicable requirements of Article 6: Design Standards, as outlined by the planning staff's report.

6. This site development plan satisfies all other applicable provisions of the Unified Development Ordinance, as outlined by the planning staff's report.

The site development plan does not satisfy all other applicable provisions of the Unified Development Ordinance, as outlined in the planning staff's report.

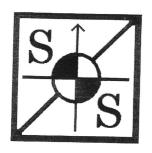
Additional Conditions Imposed by the Shell 1.	lbyville Plan Commission:	
2.		
Shelbyville Plan Commission		
Ву:	Attest:	
Chairperson	Secretary	



SITE DEVELOPMENT PLAN APPLICATION
Shelbyville Planning & Building Department
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

For Office Use Only:
Case #: PC 2022 - 06
Hearing Date: 4 · 25 · 22
Fees Paid: \$ 855. 06
Final Decision:
Approved Denied

Applicant Name: TONY L. Micholson Name: RANDY Robinson Robinson Name: RandY Robinson Robin		
Name: TONY Robinson Address: 302 Habits 57 SHEDWILLE 17 10 10 10 10 10 10 10 10 10 10 10 10 10	1.	
Address: Applicant's Attorney/Representative Name: Address: Address: Applicant's Attorney/Representative Name: Address:	Applicant	Property Owners Information (if different than Applicant)
Phone Number: 317 392-444 Phone Number: 174 Email: 500C and 51TC5 Prax Number: 174 Email: 500C and 51TC5 Prax Number: 174 Applicant's Attorney/Representative Name: 174 Address: 174 Phone Number: 174 Phone Number: 174 Phone Number: 175 Phone Number: 175 Phone Number: 175 Project Engineer Name: 174 Phone Number: 175 Phone Number: 175 Proposed Solidation of Property (and address is applicable): 175 Current Zoning: 175 Proposed Zoning: 175 Proposed Jose: 175 Proposed Use: 175 Pr	Name: 10N4 L. NICHOLSON	Name: RANDY KODINSON
Phone Number: 317 392 4444 Fax Number: 4Address: 4Addres	Address: 6 E. TAYLOR ST.	Address: 302 HABIG 5T
Fax Number: NA Email: Space and SITES So So global. NET 2. Applicant's Attorney/Representative Name: NA Address: Address	SHELDYUILE, 14 46176	SHELDIUNIE IN 46176
Email: SPACE and SITES 2. Applicant's Attorney/Representative Name: MA Address: Add		Phone Number: 317 402 - 2 2 2 3
Applicant's Attorney/Representative Name: Address: Addres	Fax Number: 10/14	Fax Number: N/A
Applicant's Attorney/Representative Name: Address: Addres	Email: Space and SITES @	Email: RANDY AUTOTRUCK
Applicant's Attorney/Representative Name: SPACE NHID SITES U.C. Address: A E TAYLOR ST SHECLULIIE IN 166176 Phone Number: Phone Number: 317 - 392 . 44 4 4 Email: Same 3. Project Information: General Location of Property (and address is applicable): Pax Number: Application of Property (and address is applicable): Proposed Zoning: Proposed Zoning: Proposed Zoning: Proposed Use: 4. Attachments Affidavit and Consent of Property Owner (if applicable) Proof of Ownership (copy of deed, recent property card) Affidavit and Consent of Property Owner (if applicable) Proof of Ownership (copy of deed, recent property card) Affidavit and Consent of Property Owner (if applicable) Proof of Ownership (copy of deed, recent property card) Affidavit and Consent of Property Owner (if applicable) Proof of Ownership (copy of deed, recent property card) Affidavit and Consent of Property Owner (if applicable) Proof of Ownership (copy of deed, recent property card) Affidavit and Consent of Property Owner (if applicable) Drainage Plan and Report Dianage Plan and Report Dimensioned Site Plan Filling Fee The undersigned states the above information is true and correct as s/he is informed and believes. Applicant: Address:	Shralphal NET	
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Name: SPACE NITS SITES USC. Address: Ad	Applicant's Attorney/Representative	Project Engineer
Address: Phone Number: Phone Number: Pax Number: Pax Number: Phone Number: Pax	4 5 44	
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MY CONTINUOUS LAPING (VIZIVE)		ity. IVIY Commission Expires. YV/41/404/
	My Connuission Expires 10/2/12027	



SPACE and SITES, LLC

BUILDING DESIGN, LAND PLANNING 6 EAST TAYLOR ST, SHELBYVILLE, IN 46176

PH: 317-392-4444

spaceandsites@sbcglobal.net

LETTER OF INTENT

Property is located at 905 West Washington Street. The owner has plans to remove old building and replace it with a $60 \times 100'$ post construction facility. The facility will have four (4) overhead doors and two (2) passage doors with 16' eaves, metal siding, and metal roof. The facility will be used for storage of autos and auto parts.

ENTER FOR TAXATION

2021002220 WD \$25.0 03/22/2021 03:43:07P 6 PGS Tawnya J Williams SHELBY County Recorder IN Recorded as Presented

MAR 22 2021

SHELBY COUNTY AUDITOR

WARRANTY DEED

THIS INDENTURE WITNESSETH that RANDALL ROBINSON and HILDA M. ROBINSON, Husband and Wife, of Shelby County, Indiana, ("Grantor"), CONVEY AND WARRANT, to ROBINSON'S REAL PROPERTIES, LLC, an Indiana Limited Liability Company, of Shelby County, Indiana, ("Grantee"), for the sum of No Dollars (\$0.00) and no other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate situated in Shelby County in the State of Indiana, to-wit:

See attached Exhibit A.

Subject to any and all easements, agreements, liens, restrictions, zoning regulations and ordinances, and encumbrances of record.

Grantee assumes and agrees to pay the real estate taxes due and payable in 2021 and all subsequent taxes thereon.

Dated this 16th day of March, 2021.

Randall Robinson

Hilda M Robinson

SALE DISCLOSURE

NOT REQUIRED

SHELBY COUNTY ASSESSOR

STATE OF INDIANA)
) SS :
COUNTY OF SHELBY)

Before me, a Notary Public in and for said County and State, personally appeared Randall Robinson and Hilda M. Robinson, Husband and Wife, who acknowledged the execution of the above and foregoing instrument as and for their free and voluntary act and deed.

Witnessmy hand and Notarial Seal this <u>Mtl</u> day of March, 2021.

My Commission Expires: 9/28/2021

Send tax statements to:
302 Habig Street

Shelbyville, Indiana 46176

Jason L. Karmire, Notary Public Resident of Shelby County, Indiana

Grantee's Address: 302 Habig Street

Shelbyville, Indiana 46176

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. Jason L. Karmire

This Instrument prepared by Jason L. Karmire, Attorney at Law, #27189-73
51 West Mechanic Street, Shelbyville, Indiana 46176
Telephone: 317-398-0909 Facsimile: 317-392-4842

EXHIBIT A

TRACT ONE

Part of the Northwest quarter of Section 6, Township 12 North, Range 7 East of the Second Principal Meridian in Shelby County, Indiana; more particularly described as follows:

Beginning at the intersection of the centerline of Franklin Street and the centerline of Habig Street in the City of Shelbyville, Indiana; and running thence South 68 degrees 48 minutes 00 seconds West (assumed bearing) 344.00 feet to an iron pin; lasts described line being the centerline of said Franklin Street extended; thence South 19 degrees 05 minutes 00 seconds East 351.70 feet to the centerline of a County road known as the Old Franklin Road; thence North 68 degrees 47 minutes 00 seconds East 355.80 feet along the centerline of said county road to the centerline of Habig Street; thence North 21 degrees 00 minutes 00 seconds West 351.50 feet along the centerline of said Habig Street to the point of beginning, containing 2.82 acres more or less.

More commonly known as 950 West Washington Avenue, Shelbyville, Indiana 46176.

[Parcel No. 73-11-06-100-103.000-002]

TRACT TWO

Part of the Northwest quarter of Section 6, Township 12 North, Range 7 East of the Second Principal Meridian in Shelby County, Indiana; more particularly described as follows:

Beginning at the intersection of the centerline of Franklin Street and the centerline of Habig Street in the City of Shelbyville, Indiana; and running thence North 21 degrees 00 minutes 22 seconds West on and along the centerline of Habig Street 300.0 feet to a point, said point being a railroad spike; thence South 58 degrees 47 minutes 06 seconds West 336.31 feet parallel with Franklin Street to a point; thence South 19 degrees 05 minutes 00 seconds West 300.12 feet to a point where the centerline of Franklin Street extended would intersect; thence North 58 degrees 48 minutes 00 seconds East 344.0 feet along the extension of the centerline of Franklin Street to the place of beginning of this tract, containing 2.334 acres more or less.

2017005633 CORP WD \$25.00 10/11/2017 10:43:51A 3 PGS Tawnya J Williams SHELBY County Recorder IN Recorded as Presented

ENTER FOR TAXATION

OCT 1 1 2017

SHELBY COUNTY AUDITOR

Mary & Phares

CORPORATE WARRANTY DEED

Parcel Number(s): 73-11-05-300-439.000-002

THIS INDENTURE WITNESSETH, That 44 East Rentals, Inc. ("Grantor") CONVEYS AND WARRANTS to Jesse Eads ("Grantee") of Shelby County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Shelby County, State of Indiana:

Beginning at the intersection of the centerline of Harrison Street and the centerline of the former P.C.C. & St. L. Railroad (vacated) in the City of Shelbyville, Indiana; thence South 18 degrees 33 minutes 17 seconds West 354.17 feet to a point on the centerline of said former railroad, said point also being the southwest corner of a tract described in Shelby County Deed Record 315, Page 950; thence South 88 degrees 20 minutes 31 seconds East along the south line of above said tract 34.08 feet to the point of beginning of the following described tract; Running thence from said point of beginning South 88 degrees 20 minutes 31 seconds East along the south line of aforesaid tract and said south line extended 112.12 feet to the west line of a public alley; thence South 01 degree 59 minutes 57 seconds East along said west line 194.18 feet to the north line of Third Street; thence South 90 degrees 00 minutes 00 seconds West along said north line 175.85 feet to the east line of aforesaid railroad tract; thence North 16 degrees 06 minutes 54 seconds East along said east line 205.38 feet to the point of beginning, containing 0.65 acres, more or less.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 62 Third St, Shelbyville, IN 46176. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

SALES DISCLOSURE APPROVED SHELBY CO. ASSESSOR GRANTOR REPRESENTS AND WARRANTS THAT THIS CONVEYANCE "IS" or "IS NOT" SUBJECT TO THE INDIANA GROSS INCOME TAX.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she is a duly elected officer of Grantor and has been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

Indusery MOZGNOE

GRANTOR: 44 East Rentals, Inc.

Printed Name: Jeri Belinda Thompson

Title: President

STATE OF INDIANA }	ACKNOWLEDGMENT	
COUNTY OF Shelby }SS		
Thompson, President of 44 E	If for said County and State, personally appeared Jeri Belinda ast Rentals, Inc., who acknowledged the execution of the Deed, and who having been duly sworn, stated that any are true.	
Witness my hand and Notarial Se	l this day of SEPTEMBER, 2017.	
Notary Public William Notary	l. Seeling Public	
Printed Name SE	Δι	
Shelby County, Resident of My Commission E	State of Indiana Dires July 19, 2022	
My Commission Expires:		
I affirm, under the penalties of per Security Number in this document	ury, that I have taken reasonable care to redact each Social unless required by law. (Candace L. Broady)	
THIS INSTRUMENT WAS PRE	ARED BY: Candace L. Broady, Attorney at Law.	
Send tax bills to Grantee(s) at: 16	75 Harrison St. Shelbyville, IN 46176	
After recording, return to: Lenders Escrow & Title Services 8310 Allison Pointe Blvd, Indianapolis, IN 46250		

Order No. 2017-16467