

CITY OF SHELBYVILLE

Adam M Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 3/27/2023

Case Number & Name:	PC 2023-02; Valvoline; Preliminary Plat			
Petitioner's Name:	Valvoline LLC			
Owner's Name:	Shelbyville Partners, LLC			
Petitioner's Representative:	Nigel Tate & Robin Peck			
Address of Property:	1641 State Road 44, Shelbyville, IN			
Subject Property Zoning Classification:	BH – Business Highway			
Comprehensive Future Land use:	Gateway/Mixed Use			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	BH – Business Highway	BH – Business Highway	BH – Business Highway	BH – Business Highway
Surrounding Properties' Comprehensive Future Land Use	Gateway/Mixed Use	Gateway/Mixed Use	Gateway/ Mixed Use	Gateway/Mixed Use
History:	The parcel being platted is an outlot on the Big Lots lot. The petitioner is also seeking Site Development Plan approval to construct a quick change Valvoline Oil Station.			
Vicinity Map:				
Action Requested:	A request for Preliminary Plat approval to subdivide approximately 0.66 acres from a 5.94 acre lot.			

1. This petition is a preliminary plat to subdivide a 0.66-acre lot from a larger 5.94 acre lot.

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 BH – Business Highway zoning district the minimum lot area is 15,000 square feet with a minimum lot width of eighty (80) feet. Each of the proposed lots meet this standard; the 0.66 acre lot at 28, 750 square feet and the remaining 5.32 acre site at 231,740 square 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 State Road 44.

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

The project has been reviewed for compliance under all applicable standards of the UDO.

STAFF RECOMMENDATION: APPROVAL

Preliminary Plat: PC 2023-02; Valvoline; 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



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

Applicants must also submit all required documents and supplemental documents, as outlined in UDO 9.11-C-2-b, 9.11-C-3-c(ii), and 9.11-C-4-c(ii), and summarized in the "Submission Materials" provided within this application package.

1. Applicant/Property Owner

Applicant:

Name: Valvoline, LLC ATTN: Robin Peck
Address: 100 Valvoline Way, Lexington, KY 40509
Phone Number: 937-507-1820
Fax Number: _____
Email Address: robin.peck@valvoline.com

Owner:

Name: Shelbyville Partners, LLC ATTN: Micah Lacher
Address: 2926B Foster Creighton Drive, Nashville, TN 37204
Phone Number: 615-891-4100 x213
Fax Number: _____
Email Address: mlacher@anchorinv.com

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

Attorney/Contact Person:

Name: _____
Address: _____
Phone Number: _____
Fax Number: _____
Email Address: _____

Project Designer:

Name: CESO, Inc ATTN: Nigel Tate
Address: 3601 Rigby Road Ste 300, Miamisburg, OH 45342
Phone Number: 937-401-3917
Fax Number: _____
Email Address: nigel.tate@cesoinc.com

3. Project Information:

Proposed Development Name: Shelbyville Partners Subdivision
Area in Acres: 0.6662
of Requested Subdivision Standards Waiver(s)* _____

Zoning Classification: BH - Business Highway
Number of Lots: 1

*Attach one Subdivision Standards Waiver application for each requested waiver

4. Subdivision Classification:

- ☐ Administrative Subdivision
☒ Minor Subdivision
☐ Major Subdivision

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

Signature of Applicant: Robin Peck Date: _____

State of Ohio
County of Montgomery SS:

Subscribed and sworn to before me this 13th day of February, 2013

Jennifer Catallo
Notary Public - Signed Printed

Residing in Montgomery County My Commission expires 12/23/25



JENNIFER CATALLO
Notary Public
State of Ohio
My Comm. Expires
December 23, 2025

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) SS:

I, SHELBYVILLE PARTNERS, LLC, AFTER BEING DULY SWORN, DEPOSE AND SAY THE
(Name of property owner)
FOLLOWING:

1. That I am the owner of real estate located at 1840 E Michigan Road;
(Address of subject property)
2. That I have read and examined the Application made to the Shelbyville Plan Commission by:
Valvoline, 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.

SHELBYVILLE PARTNERS, LLC, MICHAEL LACHER - PRESIDENT
Owner's Name (Please Print)

[Signature]
Owner's Signature

Subscribed and sworn to before me this 10TH day of FEBRUARY, 2023.

[Signature] / ALYSSA TEDESCO
Notary Public Printed

Residing in DAVIDSON County My Commission expires 1/8/2024



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