

# CITY OF SHELBYVILLE

Adam M Rude  
Director



Allan Henderson  
Deputy Director

## PLAN COMMISSION

MEETING DATE: 09/25/2023

<b>Case Number &amp; Name:</b>	PC 2023-16; Early Learning Center Phase II; SDP			
<b>Petitioner's Name:</b>	Runnebohm Construction, Inc			
<b>Owner's Name:</b>	Major Health Partners			
<b>Petitioner's Representative:</b>	Andrew Swanson, JPS Consulting Engineers/ Kristopher Lasure, Runnebohm Construction, Inc.			
<b>Address of Property:</b>	2400 Intelliplex Drive, Shelbyville, IN			
<b>Subject Property Zoning Classification:</b>	PD - Planned Development			
<b>Comprehensive Future Land use:</b>	Single Family Residential			
	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
<b>Surrounding Properties' Zoning Classifications:</b>	PD - Planned Development	RM – Multiple-family Residential & R1 – Single Family Residential	PD - Planned Development	PD - Planned Development
<b>Surrounding Properties' Future Land Use</b>	Single Family Residential	Single Family Residential	High-Tech/Light Industrial	High-Tech/ Light Industrial
<b>History:</b>	The site is part of the 142-acre Intelliplex Planned Unit Development created in 2003 to be a mix of medical, life sciences, business, and neighborhood services. The Julia and Nicholas Runnebohm Early Learning Center Phase II will add an additional 9,810 square feet of learning space to the existing facility.			
<b>Vicinity Map:</b>				
<b>Action Requested:</b>	A request for Site Development Plan approval for the second phase of the Early Learning Childhood center.			

**Facts of the Case:**

- The petitioner is proposing a 9,810 square foot addition and an additional (48) parking spaces to the Julia and Nicholas Runnebohm Early Learning Center that was approved at the July 24, 2023, Plan Commission meeting. The petitioner is proposing to construct a 25,000 square foot facility on 3.6 acres. The facility will provide early learning opportunities to children from infant to Pre-K. The facility will accommodate up to approximately 200 children when at full capacity.
- The Intelliplex Architectural Review Committee has reviewed the plans and granted approval of building elevations and architectural materials.

1. 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:**

The planning staff has determined the subject petition is consistent with the goals of the Comprehensive Plan. A focus of the Comprehensive Plan is:

*Community and Society*

Objective 4: Invest in Improving Our Quality of Life

Action 1: Identify quality of life elements within the CIP plan.

*Built Environment*

Objective 2: Guide Healthy development Patterns Using the Future Land Use Map

Action 3: Target mixed-use flexibility for gateway development.

*Commerce and Economy*

Objective 5: Support Local Business Retention and Creation.

Action 2: Continue marketing Intelliplex as a small business incubator hub to encourage businesses to develop, build and grow.

The site for this subject petition is located in the Intelliplex PUD which has been designed as a mix of medical, life sciences, business, and neighborhood services. Daycare facilities fall under the category of neighborhood/supportive services.

**b. Meets the Technical Review Committee's expectations for best practices and quality design:**

The Technical Review Committee reviewed the site development plan against their applicable standards. The petitioner has responded and addressed the Technical Review Committee's comments.

This project went to the Technical Review Committee on August 22<sup>nd</sup>, 2023, where the petitioner was able to present their project and answer questions of the committee members. Since that time, the petitioner has addressed all comments and corrections identified by the committee members.

**c. Satisfies the applicable requirements of Article 2: Zoning Districts:**

The planning staff has determined the subject petition is consistent with the PD – Planned Development district established for Intelliplex more particularly the GB - General Business district within the overall planned unit development. Based on the "Table of Permitted Land Uses" included in the Intelliplex Planned Unit Development Detailed Plan, day-care centers are permitted in the GB - General Business district. The GB - General Business district is

intended to accommodate a variety of business uses generally focused on life-sciences and involving research and development, technology, light manufacturing and assembly, data processing, and professional offices.

**d. Satisfies the applicable requirements of Article 5: Development Standards:**

Planning Staff has worked with the petitioner to satisfy the standards of Article 5 of the Unified Development Ordinance.

**Architectural Standards:** Architectural Standards for projects located within Intelliplex are identified in the Intelliplex Planned Unit Development Detailed Plan. The Detailed Plan requires building materials to be a combination of brick, native stone, architectural pre-cast concrete, and/or architectural metal. The primary material for the front façade of the building is brick veneer with a limestone band. The primary materials for the rear and sides of the building are brick veneer and fiber cement lap siding. In addition, the facility is incorporating the two required design features in the roof of the building, meeting the roof requirement. The petitioner is satisfying all applicable Architectural Standards.

**Entrance and Drive Standards:** Entrance and Drive Standards are detailed in UDO 5.15 Non-residential Driveway Standards. These standards specify an access road shall be at least twenty (20) feet wide, but not exceed twelve (12) feet per lane and thirty-six (36) feet in overall width. The facility is utilizing an existing driveway cut along Intelliplex Drive and the proposed internal access drives are twenty (20) feet in width, under the thirty-six (36) foot maximum. The petitioner is satisfying all applicable Entrance and Drive Standards.

**Fence, Hedge, and Wall Standards:** Fence, Hedge, and Wall Standards are detailed in UDO 5.19 Parks & Recreation and Business Fence, Hedge, and Wall Standards. The standards specify that fence height cannot exceed eight (8) feet in these districts. The facility is utilizing a six (6) foot fence around the playground spaces. The petitioner is satisfying all applicable Fence, Hedge, and Wall Standards.

**Landscaping Standards:** Landscape Standards for projects located within Intelliplex are identified in the Intelliplex Planned Unit Development Detailed Plan. The Detailed Plan requires landscaping such that all portions of every lot not occupied by structures, parking areas, or other paved surfaces shall be design, constructed, and maintained in a cultivated landscape condition. Landscape requirement

- 1) Lot Yard Areas
- 2) Parking Lot Perimeter
- 3) Parking Lot Interior

The facility was able to satisfy all the requirements for the Lot Yard Area, Parking Lot Perimeter and the Parking Lot Interior plantings. Not only was the project able to meet the standards, but almost doubled the landscape requirements for Parking Lot Perimeter and the Parking Lot Interior plantings. The petitioner is satisfying all applicable Landscape Standards.

**Parking Standards:** Parking Standards are detailed in UDO 5.52 Non-residential Parking Standards. The standards specify that two (2) parking spaces are required for every classroom

in an elementary school. The first phase of the facility will contain ten (10) classrooms requiring twenty (20) parking spaces. Forty-three (43) parking spaces have been provided. The petitioner is satisfying all applicable Non-residential Parking Standards.

**Other Standards:** The planning staff has conducted numerous reviews of this project and all other applicable standards within Article 5 of the UDO have been satisfied.

**e. Satisfies the applicable requirements of Article 6: Design Standards**

Article 6: Design Standards provides the standards for all subdivisions and generally apply to the construction of residential planned unit developments with public improvements. Article 6: Design Standards do not apply to this project.

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

All other applicable provisions of the Unified Development Ordinance are satisfied by the submitted civil plans.

**STAFF RECOMMENDATION: APPROVAL**

## Site Development Plan: PC 2023-15; Early Learning Center Phase II; 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, 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 provision of the *Unified Development Ordinance*, as outlined by the planning staff's report.  
☐ The site development plan **does not** satisfy all other applicable provision 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