



CITY OF SHELBYVILLE, INDIANA | PLANNING AND BUILDING DEPARTMENT
MAYOR SCOTT A. FURGESON | DIRECTOR ADAM M. RUDE

FROM THE DESK OF ALLAN HENDERSON | DEPUTY DIRECTOR OF PLANNING | AHENDERSON@CITYOFSHELBYVILLE.IN.COM

Date: January 10, 2024

To: City of Shelbyville Plan Commission
From: Allan Henderson, Deputy Planning Director

RE: Amendments to Ordinance 21-2935 Bear Run PD Detailed Plan

M/I Homes would like to amend Ordinance 21-2935, the Planned Unit Development Ordinance that was created for the “Bear Run” Planned Unit Development. The changes are minor (1) a reduction in the Minimum Living Area to 1,400 sq ft which better aligns with the R1 - Single Family Residential District and (2) a clarification to the name of the Planned Development. The minimum square footage standard adopted in 2021 aligned with the products that were being sold by MI Homes at the time, but did not align with the City’s standard R1 district standards, this proposal eliminated this discrepancy and consolidates the two standards (one-story and two-story) into a single standard.

Contained in Ordinance 21-2935

Minimum Living Area	
- One Story Dwelling	1520 sf
- Two Story Dwelling	1800 sf

Proposed for Ordinance 24-2990

Minimum Living Area	1400 sf
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Any reference to “Lewis Creek” or “To Be Determined” shall be replaced with “Bear Run”, and any reference to “Lew Creek PUD” or “To Be Determined District” shall be replaced with “Bear Run PUD”.

Please feel free to contact our office with any questions or concerns you may have in regard to these proposed changes.

Respectfully,

Allan Henderson, AICP
Deputy Director of Planning
City of Shelbyville, Indiana