

CITY OF SHELBYVILLE

Adam M. Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 6/28/2021

Case Number & Name:	PC 2021-07: Riverview Planned Development; Conceptual Plan			
Petitioner's Name:	Arbor Homes			
Owner's Name:	First Christian Church "Disciples of Christ" of Shelbyville Indiana Inc			
Petitioner's Representative:	Caitlin Dopher, Arbor Homes			
Address of Property:	Morris Avenue			
Subject Property Zoning Classification:	Current: R1 – Single-family Residential, IS – Institutional Proposed: Planned Development			
Comprehensive Future Land use:	Single Family Residential, Commercial			
	North	East	South	West
Surrounding Properties' Zoning Classifications:	R1 – Single-family Residential	A2 – Agricultural	PK – Park & Open Space	R1 – Single-family Residential
Surrounding Properties' Future Land Use	Single-family Residential	Single-family Residential	Parks & Recreation	Single-family Residential
History:	The site consists of two (2) parcels totaling approximately 40-acres. Both parcels were purchased by the First Christian Church of Shelbyville with the intent to build a new church on the site. Instead of building a new church, the First Christian Church renovated their existing church on West Washington and these two (2) parcels have been in agricultural production since then.			
Vicinity Map:				
Action Requested:	A request for approval of a Planned Development conceptual plan for the development of Riverview.			

1. The Unified Development Ordinance (Section 4.01) requires the Plan Commission pay reasonable regard to the following decision criteria:

- a. *Ensure the development exceeds the quality that would have resulted from the traditional application of the Unified Development Ordinance.*

Riverview provides a unique opportunity to build a residential housing community along the in the northeast part of the city, an area that has not seen much development. The site is approximately 40+ acres of land, consisting of two (2) parcels, situated between Morris Avenue and Knightstown Road, just north of Blue River Memorial Park. The site is currently unimproved and used for farmland. The site is ideally situated close to recreation, commercial development, and the interstate.

Current Standards for an R-1 District

The City of Shelbyville's Comprehensive Plan Future Land Use map calls for the parcel to be a mix of commercial along Morris Avenue and single family residential behind the commercial stretching to Knightstown Road. Current R-1 standards call for:

Minimum lot area	10,000 square feet
Maximum lot area	None
Minimum lot widths	80' feet
Minimum living areas	1,400 square feet
Minimum lot frontage	40% of lot width
Front yard setback	20 feet minimum for primary structures
Rear yard setback	20 feet minimum for primary structures
Side yard setback	10 feet minimum for primary structures
Maximum lot coverage	45%
Density	4.3 dwelling units per acre
Open Space	15%

Based on these standards, the 40-acre site could potentially have a density of 6.0 housing units per acre or around 115 single family homes.

Proposed Standards

The proposed Planned Unit Development concept plan for the site consists of:

Minimum lot area	7, 150 square feet
Maximum lot area	None
Minimum lot widths	55 feet
Minimum living areas	1,200 square feet for one story/ 1,600 square feet for two story
Minimum lot frontage	40% of lot width
Front yard setback	25 feet minimum for primary structures
Rear yard setback	20 feet minimum for primary structures
Side yard setback	6 feet minimum for primary structures
Maximum lot coverage	50%
Requested density	2.87 dwelling units per acre
Open Space	25%
Minimum Architectural Standards	- Anti-monotony Standards (Not allowing similar facades or colors next to one another) - Minimum 40% masonry on the front façade of the home

Based on these standards, the petitioner is proposing to build 115 single family homes at a density of 6.0 housing units per acre.

The Planning Staff has determined the proposed development exceeds the quality that would have resulted from the traditional application of the Unified Development Ordinance. With the standard subdivision process, utilizing the development standards in the Unified Development Ordinance, the project would not be required to have any Architectural Features and would be permitted to decrease the open space to 15%. Utilizing the Planned Unit Development process, the Plan Commission and City Council have much more latitude to negotiate with the developer on all development standards. When the developer requests a reduction in one of the UDO standards, that gives the City has leverage to request the architectural standards, or anti-monotony standards that would not be required if this project were a standard subdivision.

b. Confirm a PD District is necessary due to any of the following:

- i. A development with a complex mix of land uses or mixes of land uses within buildings.
- ii. A development on a unique geological feature, or on a site with notable quality natural features, or on a site with a notable quantity of natural features.
- iii. A development with a notably unique or innovative design.

The proposed development is located on a site with unique geological and natural features. The site is bounded by Interstate 74 on the east, Knightstown Road on the north, Fox Ridge Subdivision on the west and Blue River Memorial Park on the south. The site is ideal for housing because of the proximity to park & recreation opportunities, commercial shopping areas and access to the interstate. The site's primary access point is Morris Avenue to the south. Because of the small size of the site and proximity to the park, the developer is proposing to build the storm water retention on park property to add as an amenity to the park.

The Planning Staff has determined a PD District is necessary because of unique site conditions.

2. *The Unified Development Ordinance (Section 9) requires the Plan Commission pay reasonable regard to the relationship to the Comprehensive Plan.*

The City of Shelbyville undertook an update to their Comprehensive Plan in 2018-2019. And while the Comprehensive Plan is not law, it is intended to serve as a guide in making land use decisions. One of the Comprehensive Plans objectives in the Built Environment section, Objective 2: Guide healthy development patterns using future land use mapping with the specific action of utilizing the Future Land Use Map as a living, breathing document to guide future development decisions. The project site is shown primarily as single family residential on the Future Land Use map.

Other expected outcomes of the plan were increasing property values "by transforming Shelbyville's current housing stock and neighborhoods by marketing areas of the city primed for desired residential development. Greater availability of housing choices will lead to increased market interest and improved community-wide property values". As the City continues to improve and grow its neighborhoods, other residents and property owners will see this commitment and will invest in their properties. The final outcome of these investments is likely an increase in property values for the whole community.

In addition a focused goal of the plan in the *Built Environment* section is to “transform the City’s current Housing Stock and Neighborhoods”. The city needs a good mix of housing types, because a mix provides affordability for renters and a range of income levels. During the Comprehensive Plan process, the most common concern voiced by residents was “that there is not enough housing growth to sustain the schools and workforce within Shelbyville”. According to the public, there is a demand for both higher level housing and demand for affordable housing. The proposed housing development would help fill this gap. As more homes become available on the market, more housing options become available for local residents. There is a trickledown effect which opens the housing market in a range that might not be currently available. The renter can become a first-time homeowner, the previous first-time homeowner can move into a bigger home and empty nesters and retirees can downsize into smaller homes. The combined effect of these shifts on the market is more availability of homes across a variety of prices ranges.

STAFF RECOMMENDATION: Approval

PUD Conceptual Plan: PC 2021-07: Riverview Planned Development; Conceptual Plan

FINDINGS OF FACT BY THE SHELBYVILLE PLAN COMMISSION

Staff Prepared

Motion:

(I) would like to make a motion to approve the Riverview Farms PUD Concept Plan as presented to this body pursuant to the planning staff's report and Findings of Fact.

1. ☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan **does ensure** a development that exceeds the quality that would have resulted from the traditional application of the Unified Development Ordinance.

☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan **does not ensure** a development that exceeds the quality that would have resulted from the traditional application of the Unified Development Ordinance.
2. ☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan **is necessary** for the development of the land.

☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan **is not necessary** for the development of the land.
3. ☐ The Plan Commission has paid reasonable regard to and finds that the proposed PUD Conceptual Plan **is consistent** with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.

☐ The Plan Commission has paid reasonable regard to, and finds that the proposed PUD Conceptual Plan **is not consistent** with The City of Shelbyville Comprehensive Plan and all other applicable, adopted planning studies or reports.

Additional Conditions Imposed by the Shelbyville Plan Commission:

- 1.
- 2.
- 3.

Shelbyville Plan Commission

By: _____
Chairperson

Attest: _____
Secretary



PUD CONCEPTUAL PLAN APPLICATION

Shelbyville Planning & Building Department
44 West Washington Street
Shelbyville, IN 46176
P: 317.392.5102

For Office Use Only:

Case #: PC _____ - _____

Hearing Date: _____

Fees Paid: \$ _____

Final Decision:

Approved

Denied

1.

Applicant

Name: Arbor Homes

Address: 9225 Harrison Park Court

Indianapolis, IN 46216

Phone Number: 317-827-6665

Fax Number: _____

Email: Christianr@yourarborhome.com Caitlin.dopher@yourarborhome.com

Property Owners Information (if different than Applicant)

Name: First Christian Church

Address: 118 W Washington St. Shelbyville, IN 46176

Phone Number: _____

Fax Number: _____

Email: _____

2.

Applicant's Attorney/Representative

Name: Caitlin Dopher - Entitlement Manager

Address: 9225 Harrison Park Court

Indianapolis, IN 46216

Phone Number: 317-827-6665

Fax Number: _____

Email: caitlin.dopher@yourarborhome.com

Project Engineer

Name: Josh Cribelar - American Structurepoint

Address: 9025 River Rd. Suite 200

Indianapolis, IN 46240

Phone Number: 618-554-6315

Fax Number: _____

Email: jcribelar@structurepoint.com

3. Project Information:

General Location of Property (and address is applicable): North of Morris Ave, West of Highway 74, and east of Foxridge and Knightstown Road

Current Zoning: R1 - Residential and IS - Institutional

Existing Use of Property: Ag-vacant land

Proposed Zoning: PUD - Planned Unit Development

Proposed Use: Single Family Residential

Proposed Name of Development: Riverview

Proposed No. of Lots/Density 115/2.8 Units

4. Attachments

- ☐ Affidavit and Consent of Property Owner (if applicable)
- ☐ Proof of Ownership (copy of deed, recent property card)
- ☐ Letter of Intent
- ☐ Proposed Conceptual Plan

- ☐ Vicinity Map
- ☐ Application Fee
- ☐ Additional Supporting Materials (Optional)

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

Applicant: _____ Date: _____

State of _____
County of _____ SS:

Subscribed and sworn to before me this _____ day of _____, _____.

Notary Public

Printed

Residing in _____ County.

My Commission Expires: _____



Riverview - Vicinity Map

Printed
04/09/2021



POND DETAIL



SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±40.95 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±6.76 AC (16.5%)
COMMON AREA:	±9.50 AC (23.2%)
WET POND 1:	±1.21 AC
OFF SITE POND:	±2.09 AC
TOTAL LOT AREA:	±24.69 AC (60.3%)
TOTAL LOTS:	115
65' WIDE:	47
55' WIDE:	68
GROSS DENSITY:	2.8 LOTS/ACRE
MINIMUM AREA:	7,150 SF
MINIMUM LOT WIDTH:	55'
TYPICAL LOT DEPTH:	130'
MINIMUM FRONT YARD:	20'
MINIMUM SIDE YARD:	5' / 15' SEPARATION
MINIMUM REAR YARD:	20'
RUSHVILLE ROAD FRONTAGE:	1,404 LF
LOCAL ROAD LENGTH:	4,845 LF
TYPICAL R/W WIDTH:	70' (RUSHVILLE ROAD) 50' (LOCAL)
LANDSCAPE REQUIREMENTS	
20 DECIDUOUS TREES + 33 DECIDUOUS TREES PROVIDED:	
20 EVERGREEN/ORNAMENTAL TREES + 19 ORNAMENTAL TREES PROVIDED:	

PLOT DATE: 4/12/2021 1:45:34 PM
PLOT SCALE: 1"=100'
DRAWING FILE: \\indy\share\projects\2021\00048\RD_Drawing\Civil\Construction Documents\Reference Files\01_Cover\0221_00048_lnd-arch.dwg
EDIT DATE: 4/12/2021
EDITED BY: LDUNAWAY



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RIVERVIEW LAYOUT
N RUSHVILLE RD
SHELBYVILLE, INDIANA

CERTIFIED BY

ISSUANCE INDEX

DATE:	04/06/2021
PROJECT PHASE:	
SITEBASE	

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2021.00048

