

**ADAMS & CRAMER**

**LAWYERS**

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**ROBERT ADAMS**

June 24, 2021

Plan Commission  
City of Shelbyville  
44 West Washington Street  
Shelbyville, IN 46176

RE: Arbor Homes Application for PUD Detail Plan

Members of the Plan Commission:

**Livestock and Farming Use**

The above plan is set for review before the Plan Commission on June 28, 2021. I am an adjacent property owner to the proposed PUD development. My long-time residence consists of over two acres adjacent to the subdivision.

On page 4 of the application, a copy of which is enclosed, permitted uses under Item 5 includes a "Farmstead."

This inclusion of a "mini-farm" in a PUD district is especially troublesome, because it impliedly allows the use of the lots for such uses as follows:

1. Livestock production, including hogs and other livestock.
2. Commercial crops.
3. Use and storage of farm equipment.

The "mini-farm" problems have been a continuing problem for many years in residential areas. The permitted use opens the door for farming use. Restrictive covenants are an inferior and costly substitute, and require a costly lawsuit.

The existing residences in the area do not conduct farming operations or raise livestock. Residential usage is the predominant adjacent use in the area.

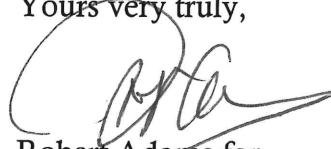
Therefore, I respectfully object to the inclusion of a "farmstead" being a permitted use in the subdivision. There is no purpose served by its permitted use, unless the Commission desires to permit livestock and other farm use.

Thank you for your consideration on this matter.

**ADAMS & CRAMER**

Shelbyville Plan Commission  
June 24, 2021  
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Yours very truly,

A handwritten signature in black ink, appearing to be 'RA' followed by a stylized flourish.

Robert Adams for  
ADAMS & CRAMER

RA\msb  
Enclosure

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**Section 1. Applicability of Ordinance.**

1. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Development District to be known as the "The Isabelle Farms District" (the "District").
2. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its Exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District (as defined herein) or Planned Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
3. Sections ("Section") cross-references of this Ordinance shall hereafter refer to the Articles as specified and referenced in the Unified Development Ordinance.
4. All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

**Section 2. Definitions.** All terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning and/or Unified Development Ordinance.

**Section 3. Preliminary Development Plan.** The Conceptual Development Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 4: Planned Developments (PD) District. The Real Estate shall be developed in substantial compliance with the Conceptual Development Plan. Changes in use, increase in lots, or an amendment to the objective standards defined by the ordinance are not considered substantial compliance.

**Section 4. Land Uses.** The land uses, as defined by the City of Shelbyville Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

1. Single-Family Dwellings (permitted)
2. Model Home (permitted). A permit shall be required for temporary home sales models and trailers. A temporary home sales trailer shall be permitted in each development until the model home is built, but for a maximum of nine (9) months.
3. Fair Housing Facility (small) (permitted)
4. Fair Housing Facility (large) (special exception)
5. Farmstead (permitted)
6. Water Tower (special exception)
7. Day Care Center (special exception)
8. Nature Preserve/Center (permitted)
9. Public Park (permitted)
10. Solar Energy Production, as an accessory use (permitted)