

CITY OF SHELBYVILLE

Adam M Rude
Director



Allan Henderson
Deputy Director

PLAN COMMISSION

MEETING DATE: 4/24/2023

	PC 2023-10; Marketplace Hotel (Block A); SDP			
Petitioner's Name:	GSSR Investments			
Owner's Name:	GSSR Investments			
Petitioner's Representative:	Himan Garg			
Address of Property:	2235 Marketplace Boulevard, 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	RM – Multiple-family Residential	BH – Business Highway	BH – Business Highway
Surrounding Properties' Future Land Use	Gateway/ Mixed Use	Gateway/ Mixed Use	Gateway/ Mixed Use	Gateway/ Mixed Use
History:	This property was originally the “Wellman’s Site” or “GE Site”, and in the mid 2000’s was acquired by local developers who began the demolition, remediation, and redevelopment process. Around the time of the ‘08 recession, Lowe’s Home Improvement Store received approval for a store at this location, but due to the economic downturn, canceled that project. The property has since sold to another local developer who is proposing the development of a hotel and retail center.			
Vicinity Map:				
Action Requested:	A request for Site Development Plan approval for the construction of a multi-tenant retail complex.			

Facts of the Case:

- The petitioner is proposing to develop a dual-branded Marriott hotel, approximately 21,034 ft² in size, spanning 4 floors, and consisting of 113 rooms.
- This development is on one of five lots being created through a preliminary plat proposal.
- This specific development will be accessed from a proposed extension of Deputy Alyea Drive.
- This petition is connected to the following recent petitions:
 - a. PC 2023-08: Marketplace; Preliminary Plat
 - Creating the lots for this proposal and other future outlots.
 - b. PC 2023-10: Marketplace Hotel (Block A); SDP
 - The Site development plan for another outlot in this proposed complex, specifically the request is to develop a hotel.
 - c. BZA 2023-10: Marketplace Development – Hotel (Block A), Landscaping Variance
 - An approved variance to relocate some of the required foundation plantings to other areas of the site.

-
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 Built Environment:

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

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

- Objective 5: Promote Development and Redevelopment of Existing Sites and Buildings.

- Action 1: Identify redevelopment sites, primarily around the city gateways and market these first.

- The site for this subject petition is located in a highly commercial area, with different retail, office, and personal service uses surrounding it. The Comprehensive Plan and Future Land Use Map shows the area as Gateway-Mixed Use.

- 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 March 28th, 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, aside from a few small comments from the Engineering Department in regard to drainage. In speaking with the Engineering Department, it appears that the outstanding drainage-related comments are small and mostly clarifying pieces of information about the drainage report, and their staff feels confident that approving the petition can be approved contingent on their office being provided this additional information and them reviewing and approving any needed changes to the drainage report or plans. For this reason, we will be recommending a

condition that the City Engineering Department review and approve revised drainage plans and reports.

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

The planning staff has determined the subject petition is consistent with the BH - Business Highway district. The Business Highway district is intended to provide areas for business that either service travelers or require immediate access to high-volume streets for the delivery of goods and services. This district should be integrated into the community at its entrances and in centers along major transportation routes.

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.

Parking Standards: The parking requirements for a hotel/motel are based on the number of rooms being proposed. The proposed development is required to have a minimum of 113 spaces, and the petitioner is proposing 119 standard spaces and 6 ADA spaces, for a total number of 125 spaces. While not required, the petitioner is also proposing to provide the facilities to charge up to 6 EVs as well. The petitioner has satisfied that applicable Parking Standards.

Landscaping Standards: This project was one of the first to utilize our newly updated landscaping standards, and we were able to make an early determination of where these standards worked and where they might need some additional work still. The proposed development was able to satisfy all the requirements for Parking Lot Perimeter Plantings and the Parking Lot Interior Plantings, and they were able to provide the total number of plantings needed for the Lot and Foundation Plantings, but the issue they came to was where these plantings were being required to be placed and the types of plants that were being required. The petitioner went to the Board of Zoning Appeals and was granted a variance to place the same number of plantings as prescribed by the ordinance, but to substitute some of the ornamental trees for shrubs and to locate them elsewhere on the site, instead of clustered at the foundation of the building. The variance was granted, so the proposed development now meets all of the Landscaping Standards.

Architectural Standards: This project was also able to be one of the first commercial project to utilize our newly revised Architectural Standards for Roofs. This project is meeting and commonly exceeding our architectural standards for each façade of the building by providing numerous façade projections, material changes, and the incorporation of vertical and horizontal breaks in the façade. In addition, the proposed development is incorporating their two required design features in the roof of the building, meeting that requirement as well. Finally, the development is utilizing projections, a portico, and larger entryway windows to satisfy the Entryway Standards. The proposed development meets or exceeds all of the applicable Architectural Standards.

Entrance & Drive Standards: The proposed development gains its access from an extension of Deputy Alyea Drive, which will also provide access to other lots in this development. The

proposed entrance is 26' feet, which is under the 36' maximum drive width. The proposed development satisfied all applicable Entrance and Drive 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 W/ THE FOLLOWING CONDITONS:

1. Petitioner must revise drainage plans and report in accordance with the comments from the City Engineer's Office
2. City Engineer's Office must approve a final drainage plan and report that complies with all City Standards prior to the issuance of any permits

Site Development Plan: PC 2023-10; Marketplace Hotel (Block A); 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, subject to the proposed conditions, 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