

Shelby County Plan Commission

25 West Polk Street, Room 201

Shelbyville, Indiana 46176

(317) 392-6338

Executive Director
Amy L. Dillon, AICP

DATE: March 22, 2011

TO: Shelby County Plan Commission

FROM: Amy L. Dillon, AICP

Plan Commission Executive Director

RE: Unified Development Ordinance Amendments *2011-05*

An Ordinance to amend the Shelby County Unified Development Ordinance, specifically Articles 2.09 and 2.10 and Article 3.

Be it Ordained by the Board of Commissioners of Shelby County, Indiana as follows:

SECTION 1: Purpose. The purpose of this Ordinance shall be to amend the Shelby County Unified Development Ordinance, specifically Articles 2.09 and 2.10 and Article 3.

SECTION 2: Amendments of the Unified Development Ordinance of Shelby County.

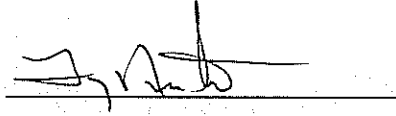
See Attached Revisions

SECTION 3: Effective Date. This ordinance shall be in full force and effect from and after its adoption by the Board of Commissioners of Shelby County, Indiana.

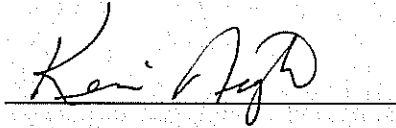
SECTION 4: Repealable Provisions. All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 28 day of ^{March} ~~April~~, 2011, by a vote of 3 ayes and 0

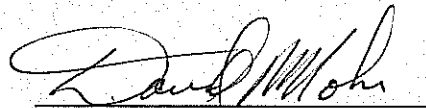
nays of members of the Board of Commissioners of Shelby County, Indiana.



Tony Newton, President

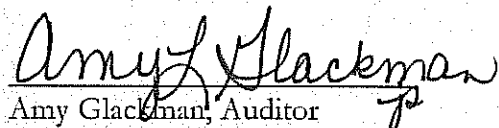


Kevin Nigh, Member



David Mohr, Member

ATTEST:



Amy Glackman, Auditor
Shelby County, Indiana

Shelby County Plan Commission

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(317) 392-6338

Executive Director
Amy L. Dillon, AICP

DATE: March 14, 2011
TO: Shelby County Plan Commission
FROM: Amy L. Dillon, AICP
Plan Commission Executive Director

RE: Unified Development Ordinance Text Amendments

On March 22, 2011, proposals for text amendments to the Unified Development Ordinance will be presented to the Plan Commission for a recommendation to the County Commissioners. Detail on these proposed text amendments will be presented at the public hearing; however, a brief synopsis of the text amendments follows:

Text Amendment #1: Based on the additional uses requested by the Purdue Research Foundation, several additional permitted uses are proposed for the A4, Agricultural Commercial, zoning district. Purdue Research Foundation requested the proposed uses during their rezoning of the proposed Purdue Equine Center site, and the Plan Commission approved these uses. The proposed uses are not intense land uses; therefore, it is recommended that they be permitted land uses in the A4 zoning district.

Text Amendment #2: The maximum main floor area for a structure in the A4 zoning district is only 10,000 square feet. After researching some of the agricultural buildings in the A4 zoning district that have been built in the past five years, the Plan Commission staff discovered that many existing buildings exceed the 10,000 maximum square footage allowance. The Plan Commission staff recommends that the maximum main floor area be increased to 35,000 square feet.

Text Amendment #3: As the Purdue Research Foundation Design Team began the process of preparing the site development plan and layout for the overall Equine Center facility, it was discovered that the existing Airport Overlay District would prohibit the Equine Center (and most other uses) from being developed on the proposed location for the facility. The Plan Commission staff mapped the area that would be impacted by the Airport Overlay District, and the area this district covered was significant. The Plan Commission Director then obtained a copy of the City of Shelbyville's Airport Overlay District, and the proposed Purdue Equine Center as well as most other land uses could be established in the Airport Overlay District. The proposed amendment of the Airport Overlay District includes a complete repeal of the existing Airport Overlay District standards and the adoption of a mirror image of the City of Shelbyville' Airport Overlay District. This modification ensures the integrity and value of the airport are protected, yet it allows for positive and appropriate economic development to occur.