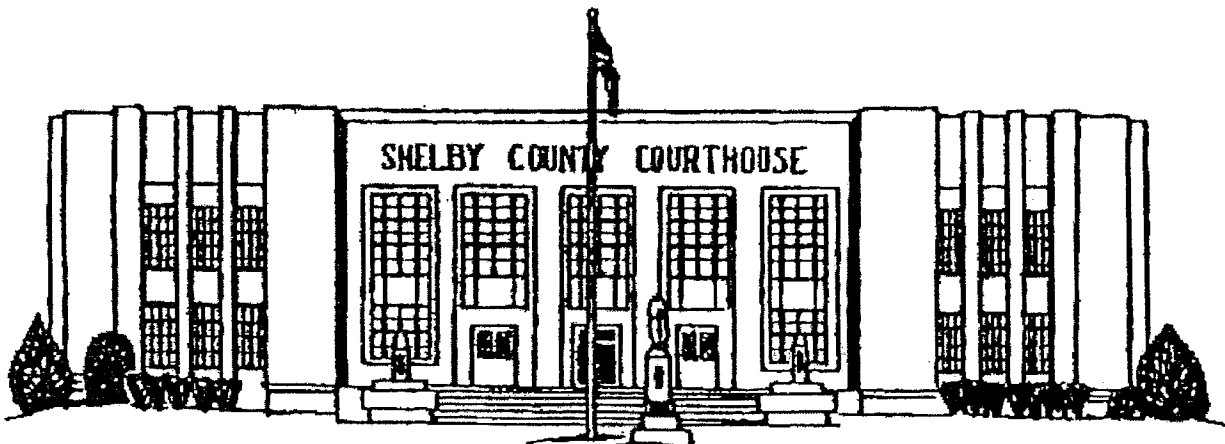


MAJOR SUBDIVISION APPLICATION PACKAGE

Standard Subdivision
Conservation Subdivision
Traditional Subdivision
Strip Commercial Subdivision
Commercial District Subdivision
Industrial Park Subdivision



Shelby County Plan Commission
25 West Polk Street, Room 201
Shelbyville, IN 46176
Phone: 317.392.6338
Fax: 317.421.8365

sbooth@co.shelby.in.us

Samuel R. Booth, Executive Director

MAJOR SUBDIVISION APPLICATION PACKAGE

GENERAL PROCEDURE

The following is a brief overview of the Major Subdivision platting process. The complete details of the process are provided in the Shelby County Unified Development Ordinance.

SKETCH PLAN REVIEW

(Sketch Plan Review is recommended but not required for Major Subdivisions.)

1. Application: A complete Major Subdivision Sketch Plan application and required documents are to be submitted to the Plan Commission Director.
2. Review & Comments: The Plan Commission Director will provide comments on the proposed subdivision and will advise the applicant (1) if the requested subdivision would qualify as a Major or Simple Subdivision, (2) to contact any other officials or agencies that must approve certain aspects of the subdivision, and (3) of the procedure, schedule, and standards that will apply to that type of major subdivision.

PRIMARY PLAT REVIEW

1. Application: A complete Major Subdivision Primary Plat application, including required documents is to be submitted to the Plan Commission Director.
2. Docketing: The Plan Commission Director will place the application on the Plan Commission docket for a hearing after the receipt of the application.
3. Agency Coordination: The applicant corresponds with all applicable regulatory agencies for all other necessary approvals.
4. Public Notice: Notice of Public Hearing must be given in accordance with the Unified Development Ordinance.
5. Plan Commission Hearing: The Plan Commission will hold a public hearing on the application, in which they shall consider the application materials, a report from the Plan Commission Director, and testimony from the applicant and any interested parties. The Plan Commission will then make a determination on the Primary Plat.
6. Determination: If the Primary Plat is approved, the petitioner may move on to the Construction Plan/Final Plat Review process. The Primary Plat approval will expire 2 years from the date of approval if no application has been made for Construction Plan/Final Plat approval.

CONSTRUCTION PLANS/FINAL PLAT REVIEW

1. Application: A complete Major Subdivision Construction Plan/Final Plat application, including required documents is to be submitted to the Plan Commission Director.
2. Director Review: The Plan Commission Director will review the Final Plat application materials for consistency with the Primary Plat and to verify that any modifications required by the Plan Commission have been made.
3. Plan Commission Meeting: The Plan Commission Director will determine if the Final Plat must be placed on Plan Commission agenda. If so, the Final Plat will be placed on the appropriate Plan Commission agenda. If Final Plat can be approved administratively, then the Plan Commission Director will have the Plan Commission President and Secretary sign the Final Plat.
4. Recording: It is the responsibility of the applicant to file the approved and signed Final Plat with the Shelby County Recorder. Prior to recording, a subdivision that is the subject of a Final Plat shall have all of the infrastructure improvements proposed in the Primary Plat installed to meet Shelby County's Construction Standards, or the applicant shall have posted a performance bond for the cost of the infrastructure improvements that complies with Section 7.31 Surety Standards.
5. Recorded Copy: The applicant is required to submit a copy of the recorded Final Plat to the Plan Commission Director for the records of the Plan Commission.

PUBLIC IMPROVEMENTS

Construction: The applicant is responsible for constructing the subdivision consistent with the approved construction plans and the policies and procedures of the appropriate inspecting agencies. Please refer to Articles 7 and 9 in the Unified Development Ordinances for specific details regarding improvements.

PUBLIC HEARING NOTIFICATION

Notice of Public Hearing for the Plan Commission is to be completed as set forth in the Unified Development Ordinance. The procedures related to public hearings notification contained in this Petition Packet are provided for convenience purposes only.

1. Legal Notice: The applicant is responsible for posting a legal advertisement in the newspaper. The legal advertisement must run at least once, at least 10 days prior to the hearing (not including the date of the hearing). The advertisement must be submitted to the newspaper 2 days prior to the desired publication date.
2. Notice to Interested Parties: The applicant is responsible for preparing and distributing written notice of the petition (including the same information found in the Legal Notice) to all property owners within 2 ownerships of the boundaries of the subject property. Names and addresses of those property owners should be obtained from the Property Transfer Books contained in the Shelby County Auditor's Office. The notices must be sent at least once, at least 10 days prior to the hearing. Notice may be distributed through regular first-class mail.
3. Notification Certification: A copy of the materials provided to each property owner, the completed mailing and/or delivery forms, and a signed and notarized Affidavit of Notice certifying the correctness of the mailing list shall be provided to the Plan Commission Director by the petitioner when filing the petition for Primary Plat.

MAJOR SUBDIVISION SKETCH PLAN APPLICATION

Shelby County Plan Commission
25 West Polk Street, Room 201
Shelbyville, IN 46176
P: 317.392.6338 F: 317.421.8365

For Office Use Only

Case #: _____
Hearing Date: _____
Fees: _____

Approved _____ Denied _____

1. Applicant/Property Owner

Applicant:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
E-mail Address: _____

Owner:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____

2. Applicant's Attorney/Contact Person and Project Designer (if any):

Attorney/Contact Person:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____

Project Designer:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____

3. Subdivision Type:

Please check the type of Major Subdivision you are applying for:

- Standard Subdivision
- Conservation Subdivision
- Traditional Subdivision
- Strip Commercial Subdivision
- Commercial District Subdivision
- Industrial Park Subdivision

4. Project Information:

Development Name: _____
Section/Phase#: _____
Area in Acres _____

Zoning Classification: _____
Number of Lots: _____

5. Attachments:

Please see checklist for detailed information about the required attachments.

- Sketch Plan
- Contiguous Holdings Map

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

Signature of Applicant: _____ Date: _____

State of Indiana)
County of Shelby) SS:

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

Notary Public - Signed

Printed

Residing in _____ County My Commission expires _____

MAJOR SUBDIVISION PRIMARY PLAT APPLICATION

Shelby County Plan Commission
25 West Polk Street, Room 201
Shelbyville, IN 46176
P: 317.392.6338 F: 317.421.8365

For Office Use Only

Case #: _____
Hearing Date: _____
Fees: _____

Approved _____ Denied _____

1. Applicant/Property Owner

Applicant:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
E-mail Address: _____

Owner:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____

2. Applicant's Attorney/Contact Person and Project Designer (if any):

Attorney/Contact Person:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____

Project Designer:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____

3. Project Information:

Address/Location of Property: _____

Proposed Name of Subdivision: _____
Area in Acres: _____

Current Zoning: _____
Proposed Use: _____
Proposed Number of Lots: _____

4. Subdivision Type:

Please check the type of Major Subdivision you are applying for:

- | | |
|--|---|
| <input type="checkbox"/> Standard Subdivision | <input type="checkbox"/> Conservation Subdivision |
| <input type="checkbox"/> Traditional Subdivision | <input type="checkbox"/> Strip Commercial Subdivision |
| <input type="checkbox"/> Commercial District Subdivision | <input type="checkbox"/> Industrial Park Subdivision |

5. Waivers:

Are any waivers to the requirements, standards or specifications of the Shelby County Unified Development Ordinance being

requested? ___ No ___ Yes (specify request and Section Number): _____

6. Attachments:

Please see checklist for detailed information about the required attachments.

- | | |
|--|--|
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Subdivision Covenants |
| <input type="checkbox"/> Vicinity Map | <input type="checkbox"/> Drainage Plan & Report |
| <input type="checkbox"/> Contiguous Holdings Map | <input type="checkbox"/> Engineering Capacity Report |
| <input type="checkbox"/> Subdivision Phasing Description | <input type="checkbox"/> Application Fee |

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

Signature of Applicant: _____ Date: _____

State of Indiana)
County of Shelby) SS:

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

Notary Public - Signed

Printed

Residing in _____ County My Commission expires _____

MAJOR SUBDIVISION FINAL PLAT & CONSTRUCTION PLAN APPLICATION

Shelby County Plan Commission
25 West Polk Street, Room 201
Shelbyville, IN 46176
P: 317.392.6338 F: 317.421.8365

<i>For Office Use Only</i>	
Case #:	_____
Hearing Date:	_____
Fees:	_____
Approved	Denied

1. Applicant/Property Owner

Applicant:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____
E-mail Address: _____

Owner:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____

2. Applicant's Attorney/Contact Person and Project Designer (if any):

Attorney/Contact Person:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____

Project Designer:

Name: _____
Address: _____

Phone Number: _____
Fax Number: _____

3. Project Information:

Address/Location of Property: _____

Proposed Name of Subdivision: _____
Area in Acres: _____

Current Zoning: _____
Proposed Use: _____
Proposed Number of Lots: _____

4. Subdivision Type:

Please check the type of Major Subdivision you are applying for:

- Standard Subdivision
- Conservation Subdivision
- Traditional Subdivision
- Strip Commercial Subdivision
- Commercial District Subdivision
- Industrial Park Subdivision

5. Attachments:

Please see checklist for detailed information about the required attachments.

- Final Plat
- Application Fee
- Construction Plans

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

Signature of Applicant: _____ Date: _____

State of Indiana)
County of Shelby) SS:

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

Notary Public - Signed

Printed

Residing in _____ County My Commission expires _____

**NOTICE OF PUBLIC HEARING
BY THE
SHELBY COUNTY PLAN COMMISSION**

Notice is hereby given that the Shelby County Plan Commission will hold a Public Hearing on _____
(Date of hearing)
at _____ in Conference Room 208A at the Shelby County Courthouse Annex to consider a petition
(Time)
by _____ to allow the following:
(Name of applicant)

(Type a brief description of request)

The property is located at _____, on the _____ side of County Road _____
between County Road _____ and County Road _____ in section ___ of _____ Township and
also described by the following:

(INSERT LEGAL DESCRIPTION OF PROPERTY)

The application may be examined at the office of the Shelby County Plan Commission located in the Courthouse Annex at 25 West Polk Street, Room 201, Shelbyville, Indiana, 46176, Monday through Thursday between the hours of 7:00 AM and 5:00 PM.

Written comments in support of or in opposition to the Petition may be filed with or mailed to the Plan Commission Director prior to the Public Hearing at the above address or filed with the Plan Commission Secretary at the Public Hearing. Said Public Hearing will be open to the public and any objectors will be heard at this meeting. Hearings may be continued from time to time as may be necessary.

Plan Commission
Representative

Title

**AFFIDAVIT OF NOTICE TO INTERESTED PARTIES
PUBLIC HEARING OF THE SHELBY COUNTY PLAN COMMISSION**

STATE OF INDIANA)
COUNTY OF SHELBY) SS:

I, _____, DO HEREBY CERTIFY THAT NOTICE TO INTERESTED
(Name of person mailing letters)
PARTIES OF THE PUBLIC HEARING BY THE SHELBY COUNTY PLAN COMMISSION, to consider the application
of: _____
(Name of person on application)

Requesting: _____

For Property Located at: _____

Was sent to the following owners and addresses as listed in the Plat Books of the Shelby County Auditor's Office (attach additional sheets if necessary):

<u>OWNERS</u>	<u>ADDRESS</u>
_____	_____, _____
_____	_____, _____
_____	_____, _____
_____	_____, _____
_____	_____, _____
_____	_____, _____
_____	_____, _____
_____	_____, _____

And that said notices were sent on or before the ____ day of _____, _____, being at least ten (10) days prior to the date of the Public Hearing.

(Name of person mailing the letters)

State of Indiana)
County of Shelby) SS:

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

Notary Public / Printed
Residing in _____ County My Commission expires _____

**REQUEST FOR WAIVER OF THE UNIFIED DEVELOPMENT ORDINANCE
FINDINGS OF FACT BY THE SHELBY COUNTY PLAN COMMISSION**

Applicant: _____

Case #: _____

Location: _____

Waiver from the Shelby County Unified Development Ordinance Article #: _____

Requesting: _____

The Shelby County Plan Commission finds the following facts:

1. The granting of the waiver **will/will not** (*circle finding*) be detrimental to the public safety, health, and/or welfare because:

2. The granting of the waiver **will/will not** (*circle finding*) be injurious to the reasonable use and development of other property because:

3. The conditions upon which the request for a waiver is based **are/are not** (*circle finding*) unique to the property for which a waiver is sought and are not applicable generally to other property because:

4. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a hardship to the owner **would/would not** (*circle finding*) result if the strict letter of these regulations were carried out because:

5. The waiver **will/will not** (*circle finding*) contradict the intent of the Shelby County Unified Development Ordinance or Comprehensive Plan because:

Based on the findings described above, the Plan Commission does now **approve/deny** this application. So ordered this _____ day of _____, _____. (*Circle Plan Commission finding*)

Shelby County Plan Commission

By: _____

President

Attest: _____

Secretary