



MEMO

Proposed Project: McKay Apartments

Proposed Project Location: 1451 West McKay Road, Shelbyville, IN 46176

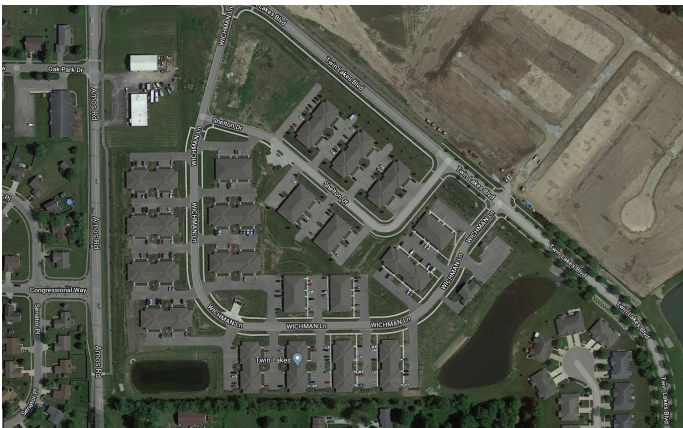
Proposal: Add (96) apartments units to the existing (16) units of Martinique Village Apartments

Property: 4.5 acres

	Density	Number of Units
RM (allowed by UDO)	9.7 du/acre	44 units (28 new)
R2 (allowed by UDO)	4.3 du/acre* (on southern 2.5 acres)	27 units (11 new)
Proposed	24.8 du/acre	112 units (96 new)

*Southern parcel is currently zoned R2 while northern two parcels are zoned RM

EXAMPLES FROM SHELBYVILLE



Twin Lakes Apartments

Units = 160

Acres = 21

Dwelling Unit per Acre = 7.6

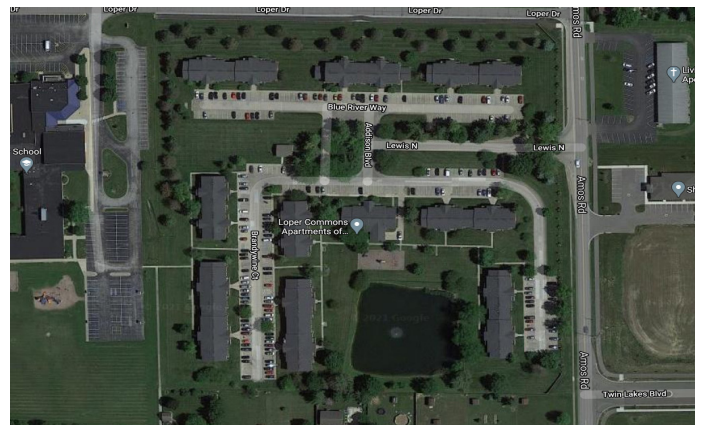


Loper Commons

Units = 146

Acres = 15

Dwelling Unit per Acre = 9.73



Hendricks Pointe Apartments

Units = 37

Acres = 1.68

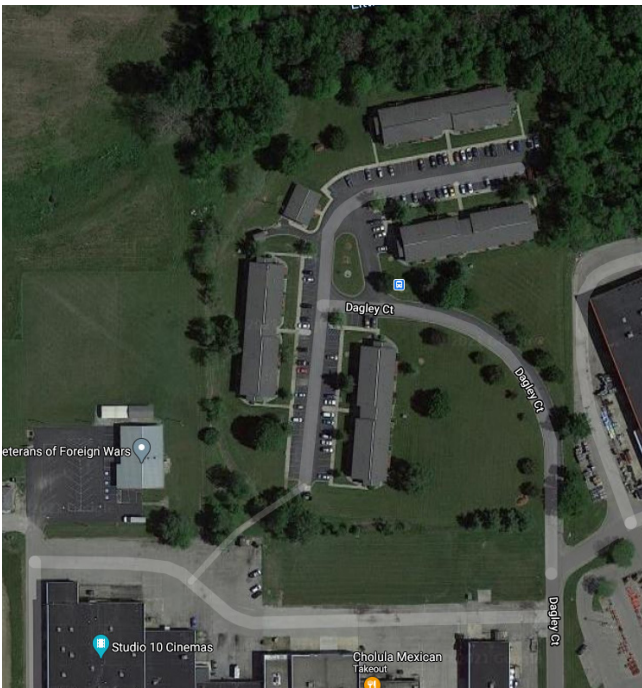
Dwelling Unit per Acre = 22.02



Shelby Crest Apartments
 Units = 98
 Acres = 9.2
 Dwelling Unit per Acre = 10.65



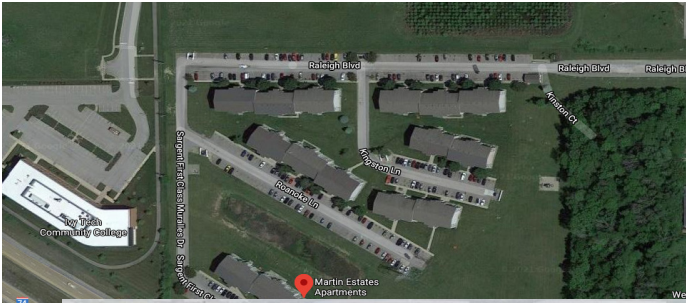
Old Shelby High Apartments
 Units = 49
 Acres = 1.9
 Dwelling Unit per Acre = 25.7



Blueridge Terrace Apartments
 Units = 96
 Acres = 9.15
 Dwelling Unit per Acre = 10.49

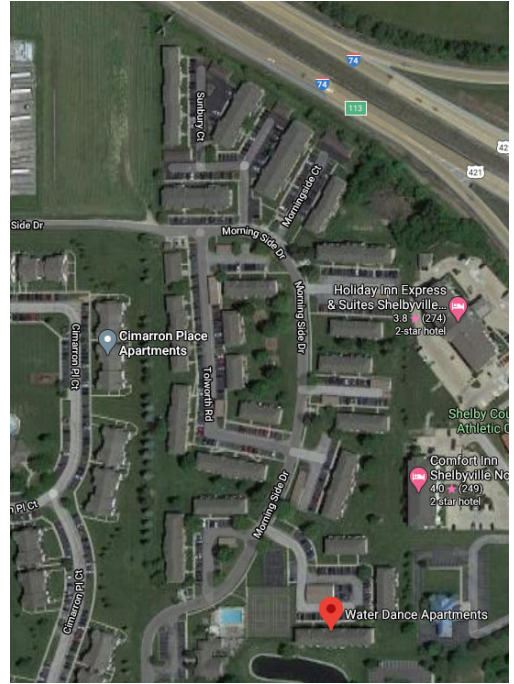


Cimarron Place Aprtments
 Units = 128
 Acres = 18.8
 Dwelling Unit per Acre = 6.81



Martin Estate Apartments

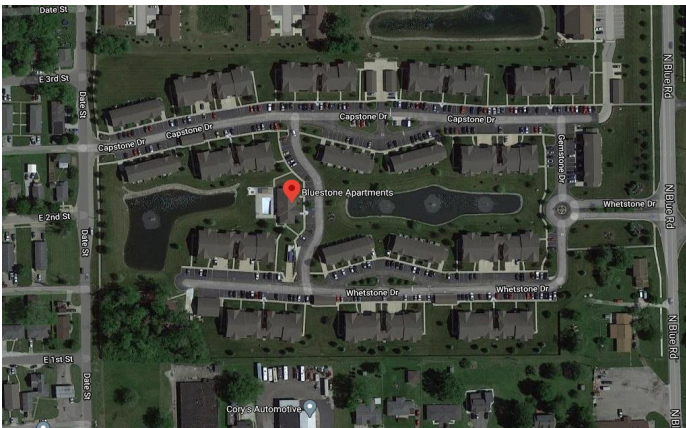
Units = 192
 Acres = 12.3
 Dwelling Unit per Acre = 15.6



Water Dance Apartments

Units = 230
 Acres = 20.4
 Dwelling Unit per Acre = 11.27

EXAMPLES FROM GREENFIELD

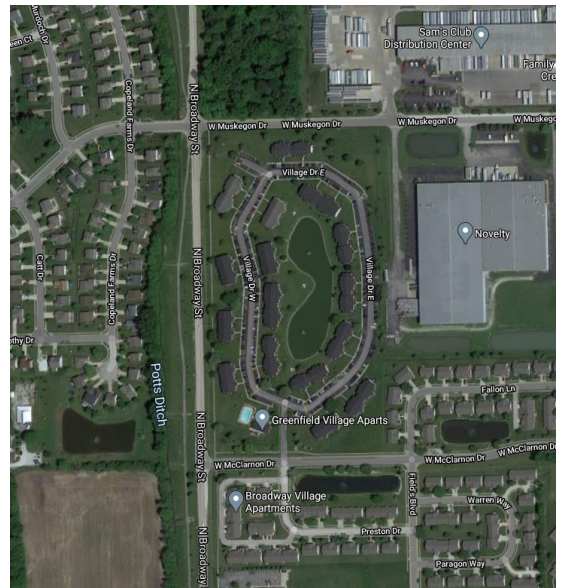


Bluestone Apartments

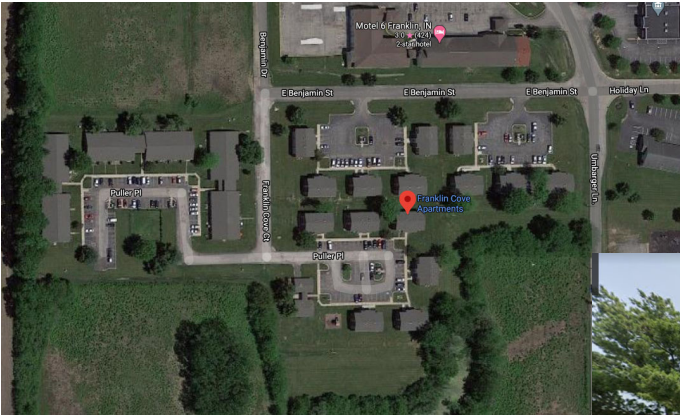
Units = 208
 Acres = 21.3
 Dwelling Unit per Acre = 9.76

Greenfield Village Apartments

Units = 256
 Acres = 21.75
 Dwelling Unit per Acre = 11.77



EXAMPLES FROM FRANKLIN



Franklin Cove Apts

Units = 108

Acres = 9.4

Dwelling Unit per Acre = 11.48

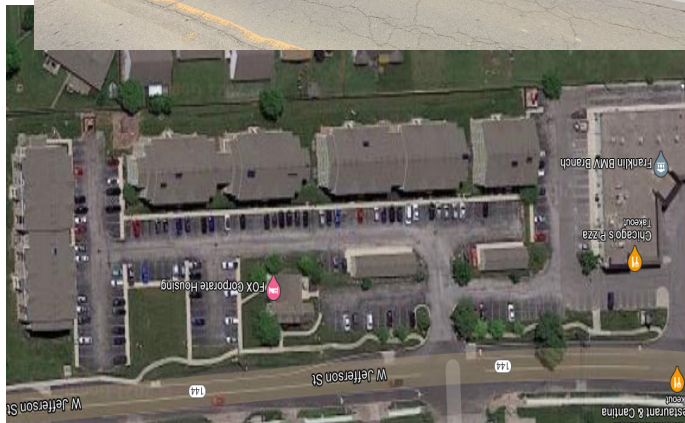
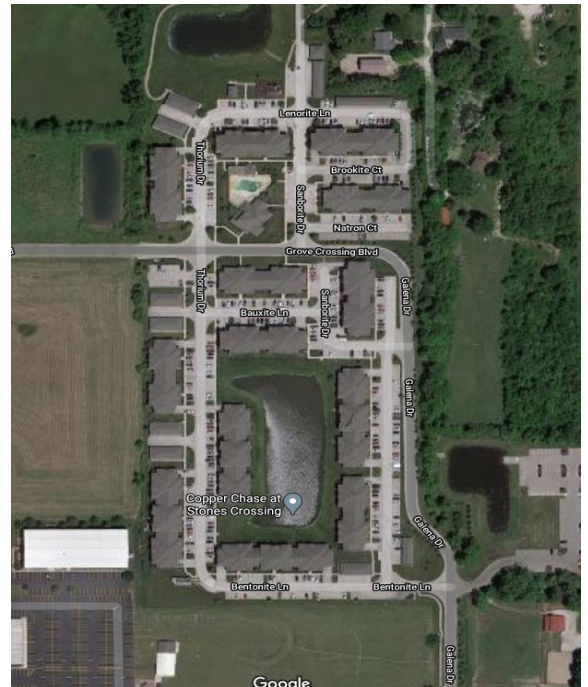


Copper Chase at Stones Crossing

Units = 296

Acres = 31

Dwelling Unit per Acre = 9.54



City View Farm Apartments

Units = 84

Acres = 3.74

Dwelling Unit per Acre = 22.45

EXAMPLES FROM GREENWOOD



Community Place Apartments

Units = 131

Acres = 3.74

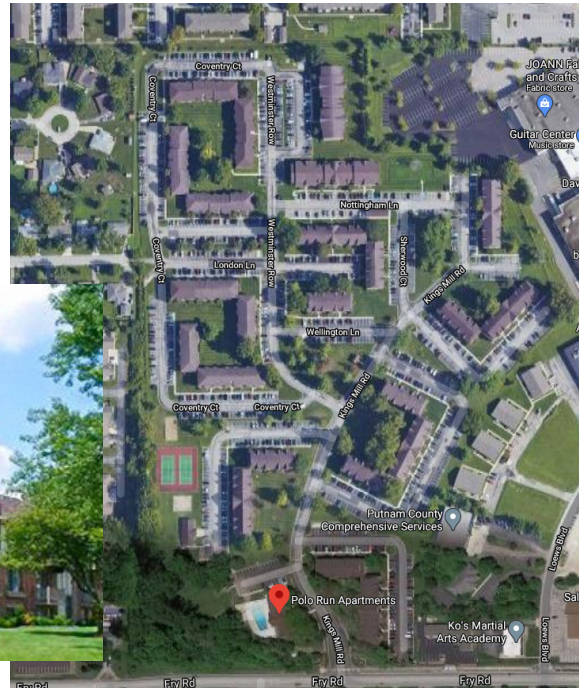
Dwelling Unit per Acre = 35.02

Polo Run Apartments

Units = 696

Acres = 34.3

Dwelling Unit per Acre = 20.29



EXAMPLES FROM COLUMBUS



Williamsburg Way Apartments

Units = 192

Acres = 10.46

Dwelling Unit per Acre = 18.35

