

Aurora Neighbors Meeting

Chris White made a presentation on behalf of the development team. A review of what the current zoning is for the site based on the approval in 2006/2007. A review of planned city improvements (e.g. East Street) was discussed as were the changes in the area which have occurred since the original passage (Grand Park, Chatham Hills, transformation of US 31 to limited access). Discussion of changes in Westfield development patterns (movement of more retail toward downtown area, move of retail/commercial toward Grand Park entry), a discussion of the need to have commercial (both office and distribution space) in the city was discussed. Chris gave an overview of the next steps in the timeline (Plan Commission/City Council votes on PUD changes, development plan review for various lot developments). A brief discussion of the changes in the Westfield zoning code/ordinance that has occurred since 2006/2007. A physical comparison of the reduction in the size of the PUD because of incorporation of the UDO standards by laying out the two ordinances in printed format. The floor was then opened for questions.

Questions and comments

- Worried about residential entrance near his property, looks like it cuts over his property--graphic overlay error. A discussion followed about the goal to preserve the

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tree line here as part of the median for the entry. It was pointed out that the purpose of the East Street Extension will include the closing off of Grassy Branch, north of the residential development, so the primary arterial north south will likely become East Street.

- What sort of standard for retail and industrial?--same as previous ordinance. There are architectural requirements and buffering requirements (e.g. screening of outdoor storage) that are part of the ordinance.
- What do you mean by commerce park? It could be both office/warehouse mix and more traditional industrial type uses.
- Have you talked to state about traffic issues on 38, maybe a light? The discussion was made that one of the changes that will occur is the alignment of East Street with drive on the north because INDOT will not allow two cuts in that vicinity. It was further discussed that currently, INDOT would control the installation of a light based on current traffic volumes, which do not likely support a light today.
- What about Grassy Branch, very narrow?--not sure if it will be widened. That is a city transportation discussion. Again, additional discussion occurred about the likelihood that East Street would become the main north/south route into downtown Westfield from this location.
- Will utilities be provided to development?--yes
- Any well drilling proposed?—no, the property would be served by a water main extended in the East Street extension.
- What type of commerce to the area, amazon 24 hour possible?--yes, no restriction on delivery times/operating hours are contemplated in the previous PUD or this version of the PUD.
- Will people want to buy houses by an industrial?—Buffering is part of the current PUD and will be retained in the amendment. Other communities have successfully integrated homes near commercial/industrial uses (e.g. Noblesville Corporate Campus).
- Is zoning open or closed industrial?—open. Follow-up question was asked about maximum lot size. There is no maximum lot size in the PUD for commercial/industrial, but a minimum of one acre is included in PUD .

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- Will truck traffic be routed a certain way?—The East Street extension is anticipated to be the truck route. Traveling through the planned residential will not be feasible.
- Has this gone before HCSO and Drainage Board?--Has been through TAC and they provided letter.
- Timeline for development?—Assuming the PUD amendment is approved would like to get some initial phases going next year. Development will likely occur in stages, first stage will be residential and commerce based on market demand. It is likely that retail will come later based on increases in population. Anticipated the overall development of the 317 acres could be as long as 10yrs total once started
- Retail would buffer commerce from 38?—That is one of the design standards included in the original PUD. Some specific questions occurred about what was buffering the residential from retail, was explained that it was some of the buffering (mounding with evergreen planted on top) as well as some commercial uses.
- Chris then provided the attendees his personal cell phone number and asked individuals with questions to call or email him with follow up questions. He explained that the plan commission process would allow for public comments to express concerns and ask questions. The meeting adjourned and several neighbors asked individual questions, including questions about whether some sort of buffering could be installed on the north side of 38 where East Street would now intersect. Some questions were asked about retaining various stands of trees. Chris agreed to meet on site with individuals at their convenience to discuss.