



Docket Number: 1609-PUD-14 (Ordinance No. 16-35)

Petitioner: CR White Aurora, LLC

Request: Petitioner requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres +/-.

Current Zoning: Aurora PUD District and AG-SF1

Current Land Use: Agricultural

Acreage: 317 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Character Exhibits
5. Aurora PUD Ordinance (Ord. 16-35)
6. Concept Plan Comparison

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

This petition was introduced at the September 12, 2016, City Council meeting. The initial submittal was a lengthy PUD amendment ordinance that listed deletions and additions to the various sections of the Aurora PUD Ordinance (Ord. 06-55). Given the number of proposed changes, this approach was difficult to follow and understand what was being changed and what wasn't being changed. At the City Council meeting, the petitioner was asked to reformat the proposed ordinance in a manner so that, if approved, it could replace the original Aurora PUD Ordinance (Ord. 06-55) (the "Original Aurora PUD Ordinance"). This approach would result in a single PUD ordinance that simply includes all applicable standards to the real estate, just like what the City would see for a new PUD proposal.

On September 28, 2016, the petitioner submitted the first draft of the replacement ordinance (the "Aurora PUD Ordinance"). As of the publishing of this report, the Department has not completed a full review and analysis of the resubmitted Aurora PUD Ordinance. This report will contain broad descriptions of the request(s). The Department will continue to review the Aurora PUD Ordinance in detail and will provide a more in-depth analysis of the ordinance to the Advisory Plan Commission at a later date. Subsequently, the Department will continue to work



with the petitioner to refine and revise the Aurora PUD Ordinance, as necessary, prior to the petition appearing on a future agenda.

The petition is scheduled to receive a public hearing at the October 3, 2016, Advisory Plan Commission (the "APC") meeting. The Department recommends holding the public hearing as scheduled.

The petitioner is schedule to hold a neighborhood meeting on September 29, 2016 and should be able to provide a summary of that meeting at the October 3, 2016 APC meeting.

PROJECT OVERVIEW:

Project Location: The 317-acre Aurora PUD is located on the east side of U.S. 31, and has frontage on the south side of State Road 38. The Aurora PUD also fronts on the west side of Grassy Branch Road. 202nd Street/203rd Street bisects the real estate east to west (see **Exhibit 2**). Adjacent property to the north, west, and south is zoned AG-SF1. Adjacent property in the southwest corner is zoned General Business. A future extension of East Street will traverse the Aurora PUD project and align with Anthony Road at State Road 38.

Project History: The Original Aurora PUD Ordinance was approved by the Westfield Town Council on December 11, 2006 (Ord. 06-55). The property was not developed after the 2006 approval.

ZONING REQUEST:

The petitioner requests this modification to the Aurora PUD to reconfigure the project and update the standards to provide development opportunities for the current market. The items below highlight the big-picture modifications that the proposal includes the following:

1. **Default to the UDO Standards.** Just like any new PUD proposal, the Aurora PUD Ordinance defaults to the Westfield Unified Development Ordinance, except as modified by the PUD Ordinance. Standards from the Original Aurora PUD Ordinance make up most of the listed modifications from the UDO's standards.
2. **Reduction in residential units.** The Aurora PUD Ordinance reduces the total maximum number of permitted residential units from 694 units to 194 units (maximum of 130 units in The Townes District; maximum of 64 units in The Villas District). Single-family detached units were added as permitted in the two remaining residential districts within Aurora.
3. **Industrial Park (Commerce Parke).** The Aurora PUD Ordinance increases the size of the Commerce Parke District from 85 acres to 218 acres. The Original Aurora PUD Ordinance included two separate Commerce Parke Districts; the proposed Aurora PUD Ordinance combines them into a single industrial district. The Aurora PUD Ordinance defaults to the

Enclosed Industrial and Open Industrial list of permitted uses for the Commerce Parke area.

4. Commercial/Retail Uses. The proposed Aurora PUD Ordinance defaults to the General Business and Local Business list of permitted uses for the retail/commercial area (The Shoppes).
5. Additional Acreage. The proposal adds three (3) acres to the Original Aurora PUD. The property, currently owned by the Heitmans, was not included in the original project, but is included in this updated version and falls within the Commerce Parke District (see Figure 1).

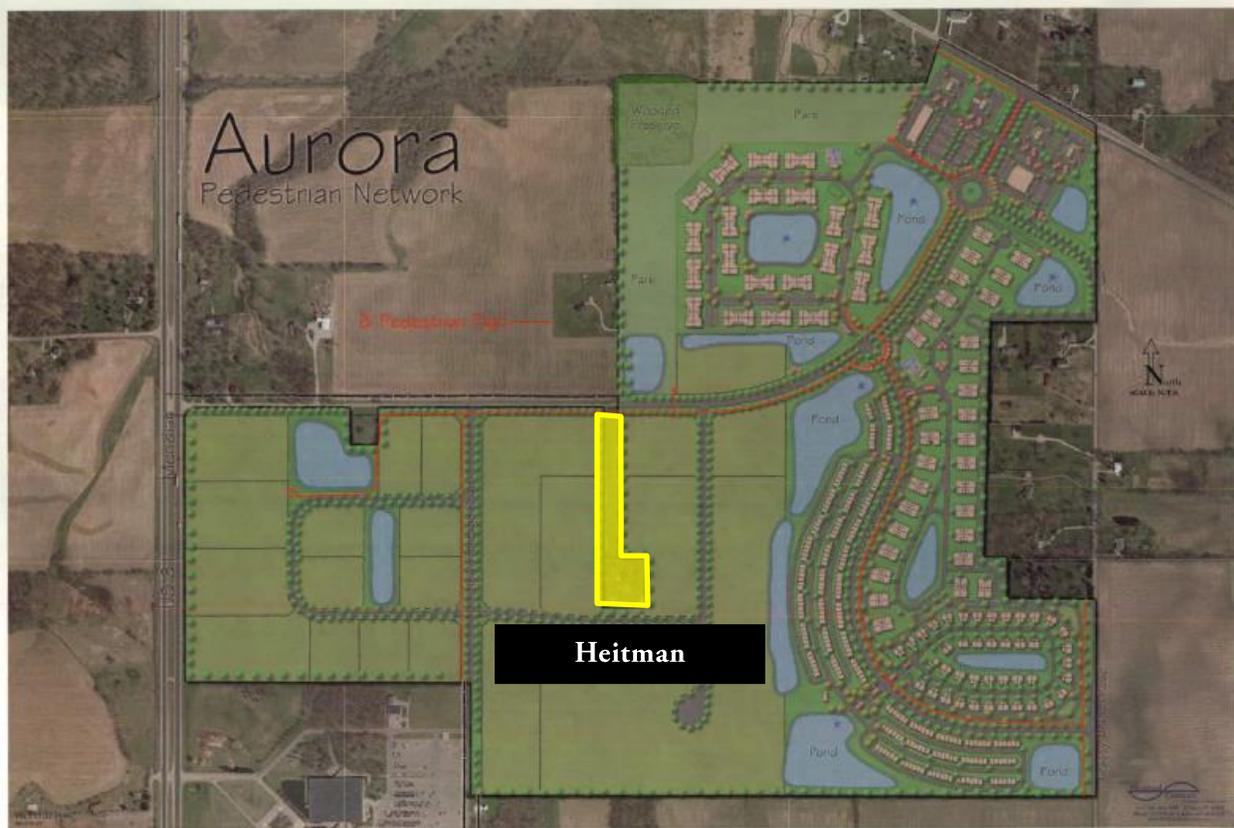


Figure 1: Heitman Property

6. Land Use Districts. The various land use districts were reconfigured, as identified in the table below and shown in Figure 2:

DISTRICT	ORIGINAL SIZE	PROPOSED SIZE	UNDERLYING ZONING
Business Parke (US 31 frontage/3-story office buildings)	56 ac	20 ac	GB
Commerce Parke (industrial park)	85 ac	218 ac	OI
The Shoppes (retail/commercial)	17 ac	17 ac	LB
The Townes (residential)	40 ac	40 ac	SF-4 (single-family detached) MF-2 (multi-family)
The Villas (single-family; duplexes/quads)	36 ac	22 ac	SF-4 (single-family detached) SF-A (duplexes or quads)
The Vistas (multi-family)	36 ac	0 ac	-
The Gardens (single-family)	18 ac	0 ac	-
Sunrise Park (city park)	24 ac	0 ac	-

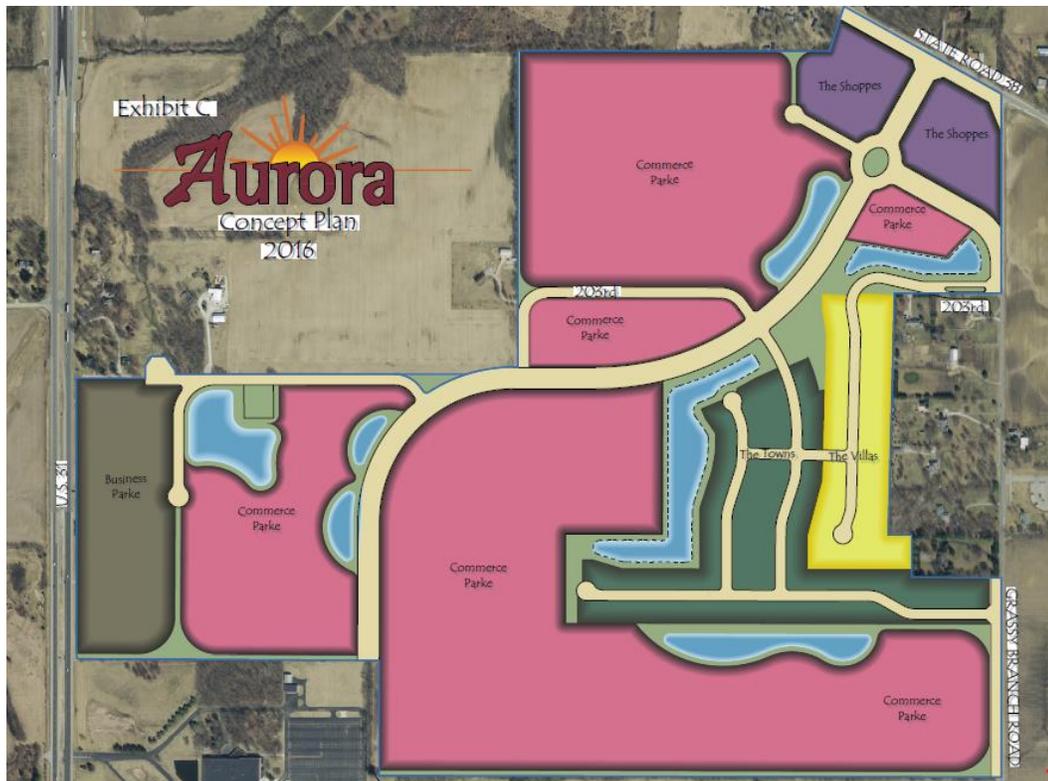


Figure 2: District Map



Comprehensive Plan: The Aurora PUD falls within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the October 3 2016, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS:

1. **Action: Hold a public hearing at the October 3, 2016 Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission’s further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.