ZONING AMENDMENT DEC 2016

Aurora

Driving Distances:

to Noblesville - 6 miles
to Carmel - 10.2 miles
to Fishers - 14.2 miles
to Clay Terrace - 8 miles

to Tipton - 18.3 miles
to Kokomo - 29 miles
to Indianapolis - 32 miles
to SR 28 - 13.6 miles

to SR 32 - 3.4 miles
to I-465 - 11 miles
to I-69 - 19 miles
to I-65 - 23.6 miles

Chris White
15658 Bridgewater Club Blvd.
Carmel, IN 46033

Phone: 317-523-6116
Email: crwhite@crwhitedevelopment.com

AURORA COMMERCE PARK
ZONING AMENDMENTS DEC 2016

Since receiving zoning approval in 2006 and 2007, a lot has changed in the Westfield area around the Aurora site requiring a need to amend the underlying PUD zoning standards to meet the present market for this site. US 31 has been completed creating easy access to 465 and other parts of Indianapolis; the Sports Campus has been completed and under full operation supporting more retail and hotels in the community; Grand Junction is being developed to create an active downtown activity: and Chatham Hills Golf Course community is close to opening with a lot of residential activity around it. These projects have created a residential market on the west side of US 31 leaving the around in Aurora as a primary focus area for development of future commercial tax base for the City of Westfield. This area fall in the Business District of the Comprehensive Plan for Westfield Indiana.

The main focus of the changes to the PUD changes are to create a larger portion of the site for Commerce Park uses which will be the main focus of development in Aurora. Many businesses in the Westfield area are being relocated to provide for other uses near the downtown area. Rather than loose these users to other cities we need to create a home for them to retain them in Westfield. Outside businesses are starting to look at Westfield as a possible home for their businesses as well as the sports campus has put us on the map to the outside world. We intend to expand and amend the PUD standards for the Commerce park uses to encourage development of this use in the City of Westfield.

The presently zoned residential uses in Aurora included apartments and attached single family uses (condos and townhomes). These uses were created to form a buffer to other existing residential uses and to assist in bringing utilities and infrastructure to the Commerce Park. Most of these types of attached higher density residential uses are being developed in areas closer to downtown Westfield. To provide a transition to existing uses some residential will be retained and amended to detached single family homes similar to the corporate campus in Noblesville which provides mid-price workforce housing for the proposed businesses that will be located in the Park. The overall residential area will be reduced by **444 units, from a maximum of 694 units to 250 units**. The area immediately adjacent to the existing homes along Grassy Branch Road was originally a high density condo development of one story units. Again these types of developments are now occurring closing to downtown and near Chatham Hills, however we are attempting to maintain the same type of buyer with an single family detached ranch product with outside areas maintained by the HOA which will attract empty nester and young professionals without children. The remaining housing product will be an average $260,000 price point with no vinyl siding to provide a housing price point that is missing on new projects in the Westfield market and provides a transition to the commerce park uses in the development.

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Email: crwhite@crwhitedevelopment.com

2006 – PLAN "A" VS 2016 – Plan "B"

COMPREHENSIVE PLAN:

The 2007 Comprehensive Plan for Westfield shows the area between US 31 and Grassy Branch Road from SR 38 to 191st St. as a **"Business Park".** The southwest corner of Grassy Branch and SR 38 shows a **"Local Commercial"** designation for neighborhood retail. The 2001 Comprehensive plans shows the same area as a Business Park, therefore for the past 16 years this area has been designated a Business Park area for the future growth of the City of Westfield. The 2006 and 20016 plans are both consistent with these Comprehensive Plans. Staff has confirmed they know of no discussions internally to change the plan in this area.

2006 – PLAN "A" Aurora PUD (06-55) :

- Present zoning is in effect and will remain in effect until legislative act changes that status. This has been confirmed in writing by Westfield Planning Director.
- **Plan Uses and Areas**

1. Business Park (Office- GB)	56 Ac
2. Commerce Park (Open Industrial/ w outside storage)	83 Ac
3. Shoppes (LB Neighborhood Retail)	17 Ac
4. Vistas/ Sunrise Park (MF -2 Apartments 287 Units)	50 Ac
5. Towns (MF-2 SF Townhomes 290 Units)	40 Ac
6. Villas/ Gardens (SF-A SF Condos 2-4 units 220 Units)	54 Ac
Maximum Overall Residential Units Permitted 694	315 Ac

- **Plan Elements**
  - Written prior to Unified Development Ord., therefore is a very large, detailed and complex zoning ordinance for staff to apply over next 10 years of development activity proposed for Project.

COMMON ELEMENTS OF BOTH PLANS:

- **Proposed Uses**: will remain constant between the two plans.
- **Streets/Traffic**: Overall traffic volume will be similar between the two plans. The major street system will remain similar between plans "A" or "B". Grassy Branch will connect to East Street to form one point of connection at SR 38 aligned with Anthony Road. East Street will bend into 202nd Street with either plan as requested by Westfield Engineering and Planning Staff to align with Anthony Rd. At a point in the future a traffic signal will be warranted and planned with either Plan "A" or Plan "B".
- **Drainage Plan**: The Proposed Drainage plan will not vary between Plan "A" or Plan "B". The east half of the site will drain east to the existing Legal Drain and a portion of the existing drain will be reconstructed with either plan. On Both plans the west half of the site will drain north to the existing outlet pipe at 201st Street.
- **Utility (Sanitary /Water) Plan**: will remain constant between the two plans.

2016 – PLAN "B" Aurora 1610-PUD-19:

- Proposed zoning Plan "B" will serve as a replacement PUD ordinance and eliminate the existing Aurora PUD (06-55) and replacing it with the newly adopted PUD plan. A denial of this petition will leave the existing zoning Plan "A" in place.
- **Plan Uses and Areas**

1. Business Park (Office- GB)	20 Ac
2. Commerce Park (Open Industrial/ w outside storage)	213 Ac
3. Shoppes (Neighborhood Retail)	17 Ac
4. Towns (SF Townhomes or Single Family 180 Units)	40 Ac
5. Villas (SF Condos 2-4 units or Single Family 70)	27 Ac
Maximum Overall Residential Units Permitted 250	317 Ac

- **Plan Elements**
  - Written to comply and refer to existing Unified Development Ord., easing the review process for staff as the project develops over the next 10 yrs.
  - Reduces the total permitted residential uses by **444** Units. (694 to 250)
  - Enlarges the Commerce Parke area for increased Tax Base.
  - Requires equal or increased standards in all areas of development
  - Requires equal or increased buffer standards in all areas of development which exceed the present UDO standards.
  - Requires SR 32 overlay standards for Retail area at SR 38.
  - Requires transition of Industrial use standards of height, square footage and use standards as project transitions to existing residential uses.
  - Requires compliance with UDO use tables

CONFIRMATION OF EXISTING ZONING

From: **Matt Skelton** mskelton@westfield.in.gov
Subject: RE: Aurora PUD
Date: October 25, 2016 at 12:18 PM
To: Russell Brown rbrown@clarkquinnlaw.com, Kevin M. Todd, AICP ktodd@westfield.in.gov
Cc: Chris White (cwhite@sitesolutionsgroupllc.com) cwhite@sitesolutionsgroupllc.com

Russell:

The existing Aurora PUD (06-55) is presently in effect and remains in effect until some legislative act changes that status. If a replacement PUD ordinance were to be adopted, such action would result in eliminating the existing Aurora PUD ordinance (06-55) and replacing it with the newly adopted PUD ordinance.

Does this adequately answer your question?

Matt

Matthew S. Skelton, Esq., AICP
Director | Economic and Community Development

City of Westfield, Indiana
2728 E. 171st Street | Westfield, IN 46074
317.508.6288

From: Russell Brown [mailto:rbrown@clarkquinnlaw.com]
Sent: Tuesday, October 25, 2016 11:52 AM
To: Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Matt Skelton <mskelton@westfield.in.gov>
Cc: Chris White (cwhite@sitesolutionsgroupllc.com) <cwhite@sitesolutionsgroupllc.com>
Subject: Aurora PUD

Matt/Kevin:

This is to confirm a conversation I had with Matt earlier today.

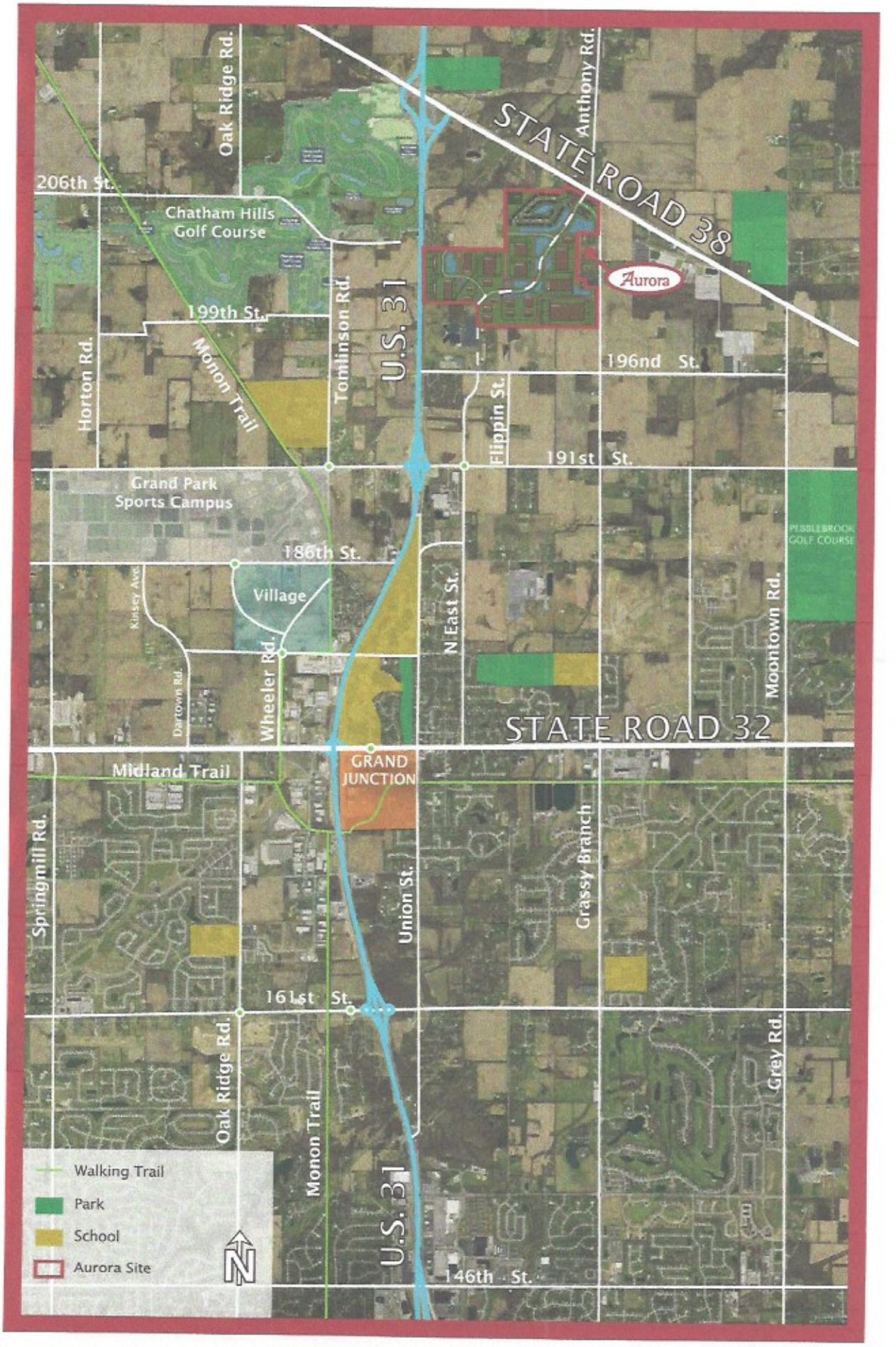
It is our understanding that if the current Aurora PUD Replacement Ordinance (16-35) were denied or withdrawn that the terms and conditions of the original Aurora PUD (as approved under Ordinance 06-55) will still be in full force and effect as the property has been through the zoning process and primary plat and development plan approval process.

Thanks for our assistance in confirming this understanding.

Russell

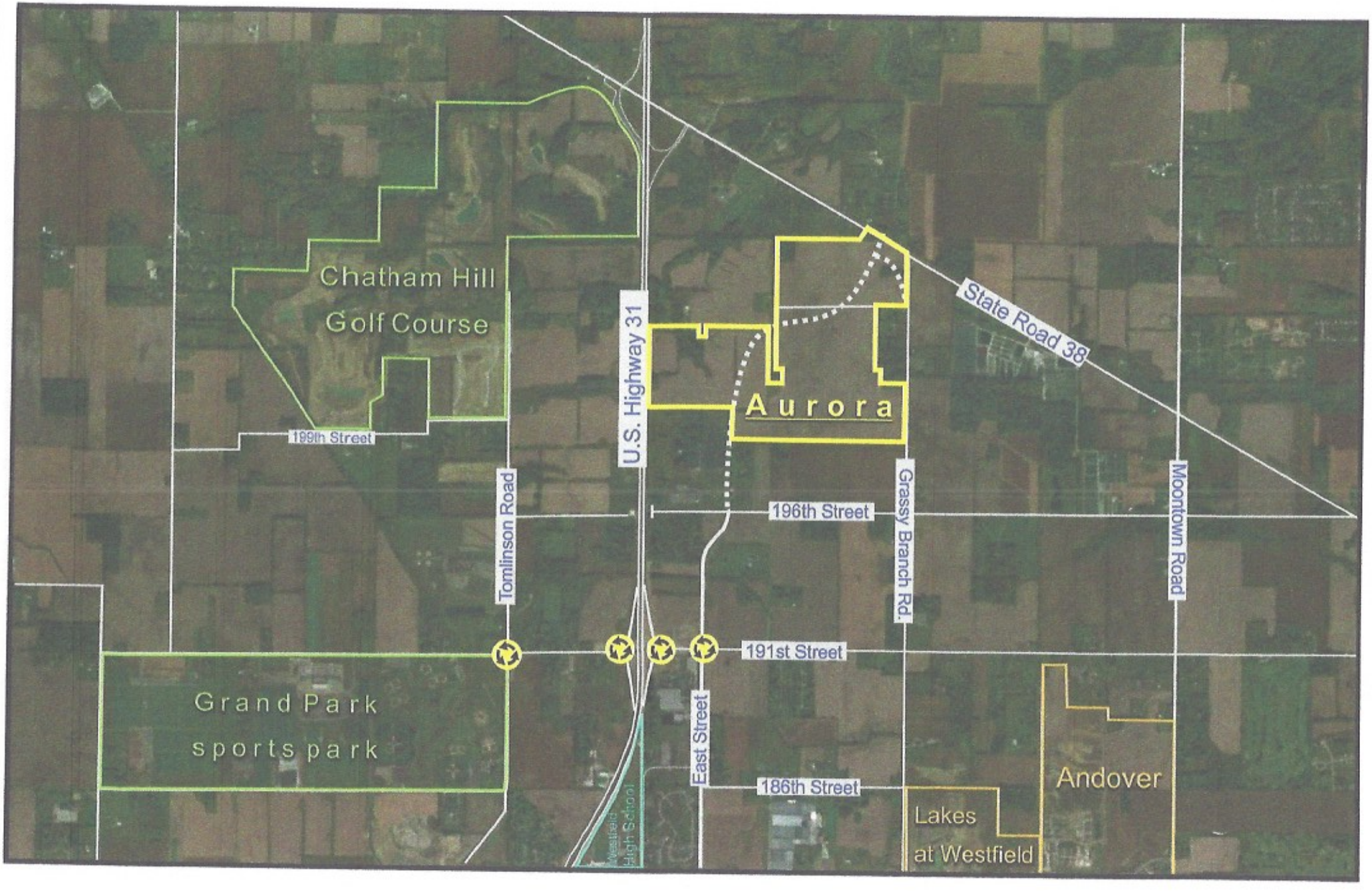
Russell Brown
320 N. Meridian Street, Suite 1100
Indianapolis, IN 46204
317.637.1321 Phone 317.687.2344 Fax

www.clarkquinnlaw.com


STATE ROAD 38
Anthony Rd.
Oak Ridge Rd.
206th St.
Chatham Hills
Golf Course
Aurora
199th St.
Tomlinson Rd.
U.S. 31
Horton Rd.
Monon Trail
196nd St.
Flippin St.
191st St.
Grand Park
Sports Campus
186th St.
PEBBLEBROOK
GOLF COURSE
Kinsey Ave.
Village
N East St.
Moontown Rd.
Dartown Rd.
Wheeler Rd.
STATE ROAD 32
Midland Trail
GRAND
JUNCTION
Springmill Rd.
Union St.
Grassy Branch
161st St.
Oak Ridge Rd.
Grey Rd.
Monon Trail
U.S. 31
146th St.
Walking Trail
Park
School
Aurora Site
N

Aurora

Site Location Map



CITY OF Westfield INDIANA

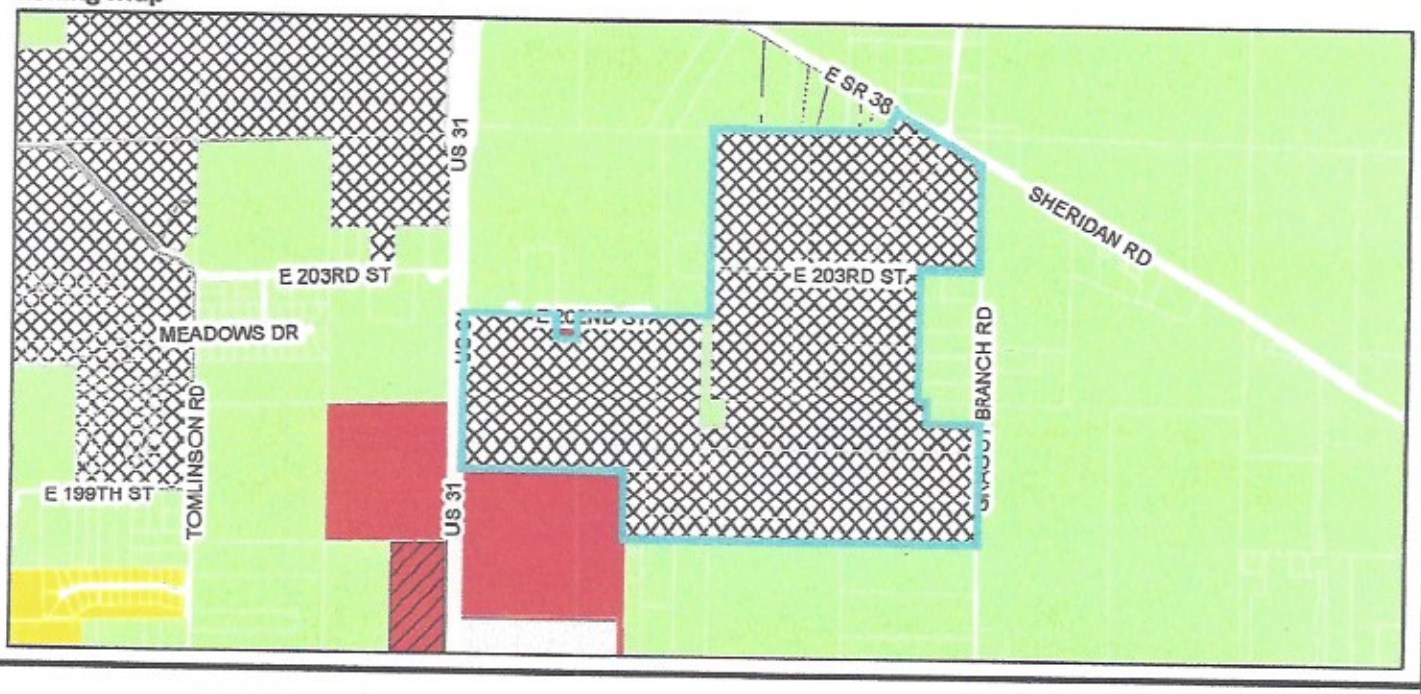
Property Location Map
Aurora PUD Amendment
1610-PUD-19

N W E S
Not To Scale

Aerial Location Map

Site

Zoning Map

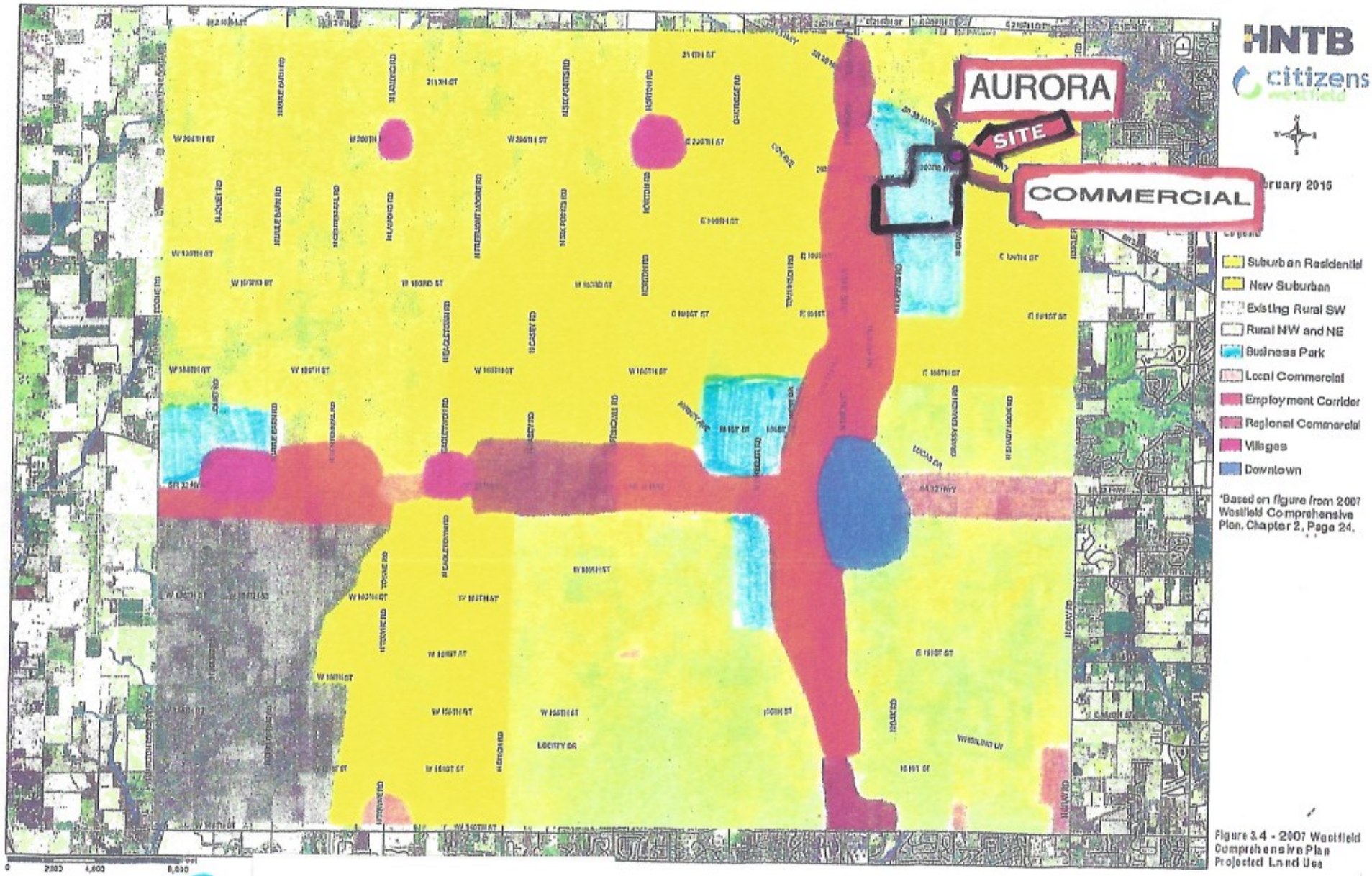


Zoning

- AG-SF1
- EI
- GB
- GB-PD
- PUD
- SF-2

COMPREHENSIVE PLAN

2007 / 2000

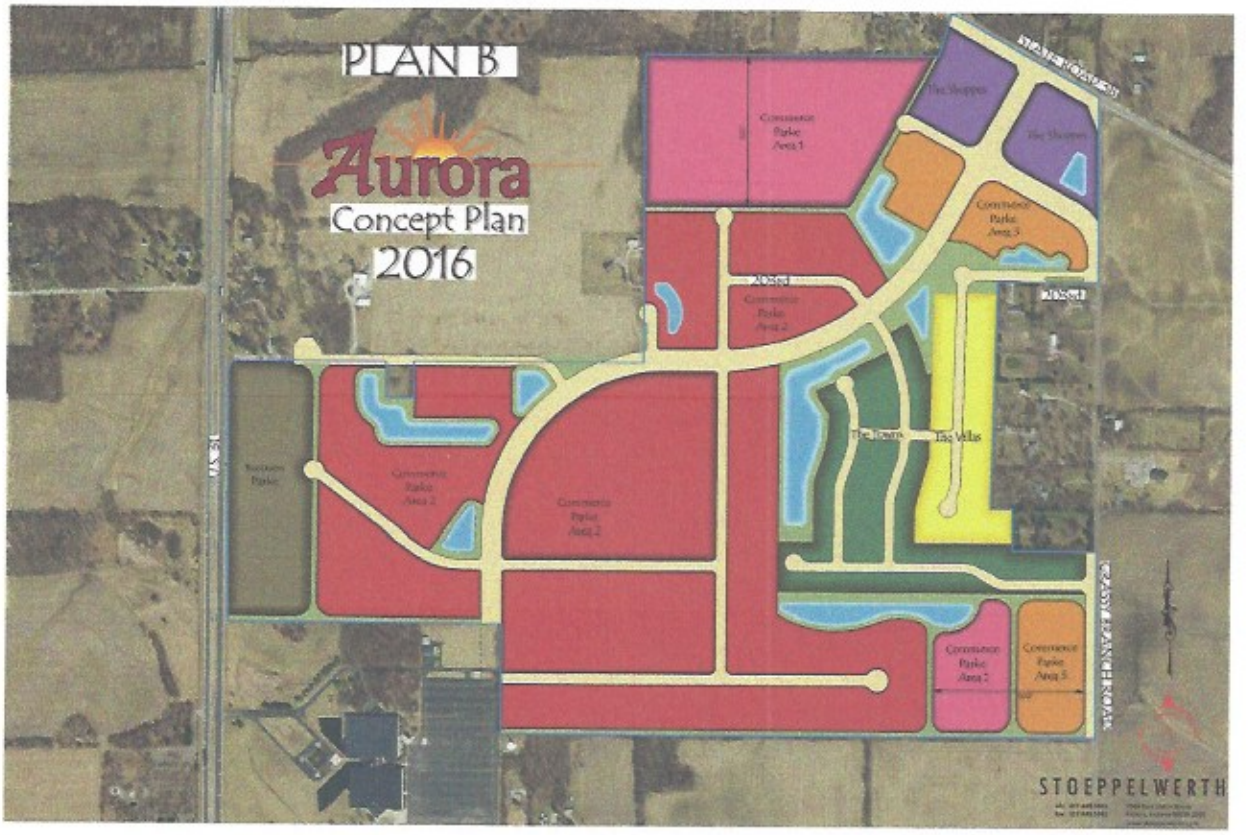


BUSSINESS PARK

LOCAL COMMERCIAL ON CORNER

ZONING BUBBLE EXHIBIT

COMPARISON EXHIBIT



CONCEPT PLAN

COMPARISON EXHIBIT

STOEPPELWERTH

EXHIBIT B-1
ZONING BUBBLE PLAN

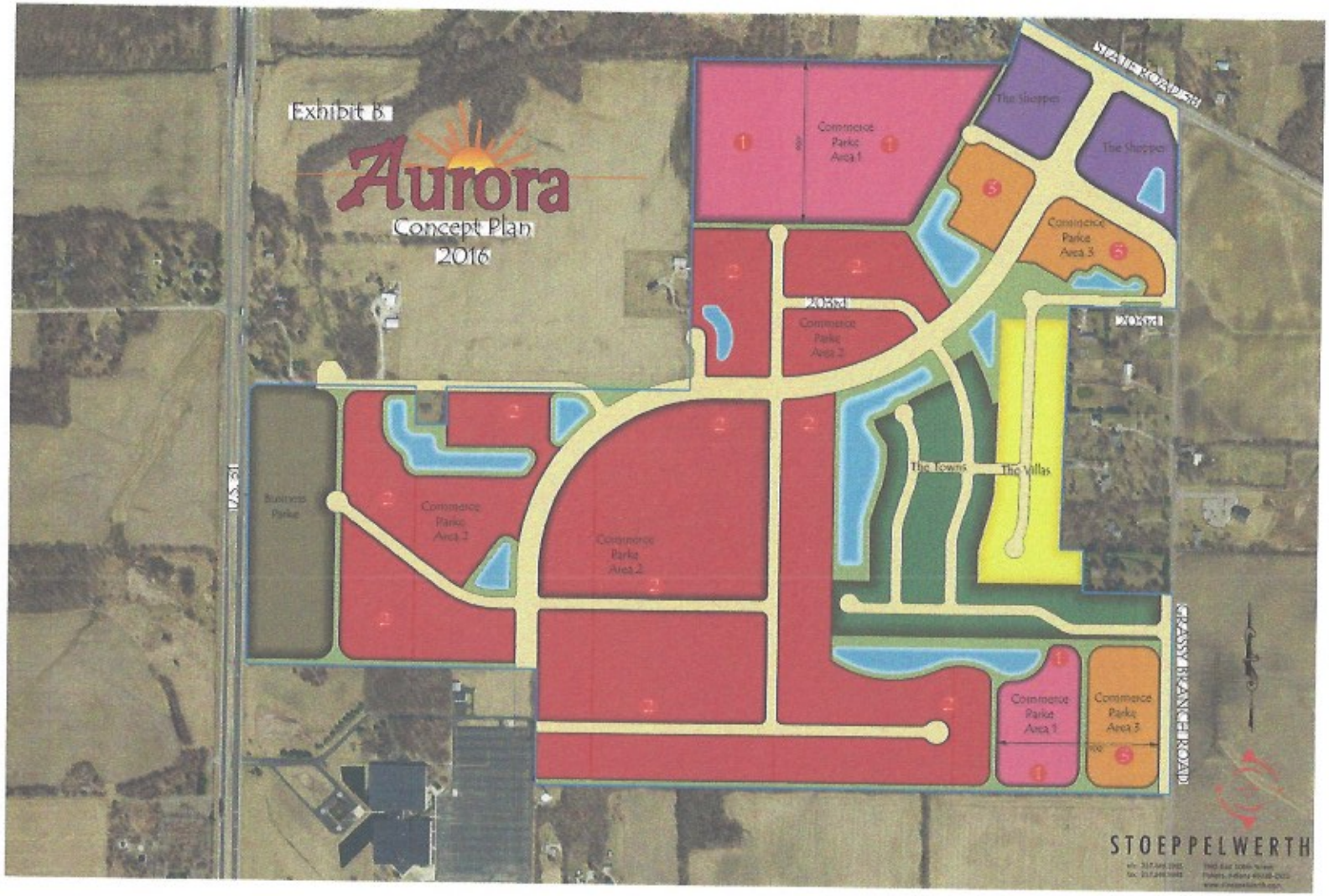


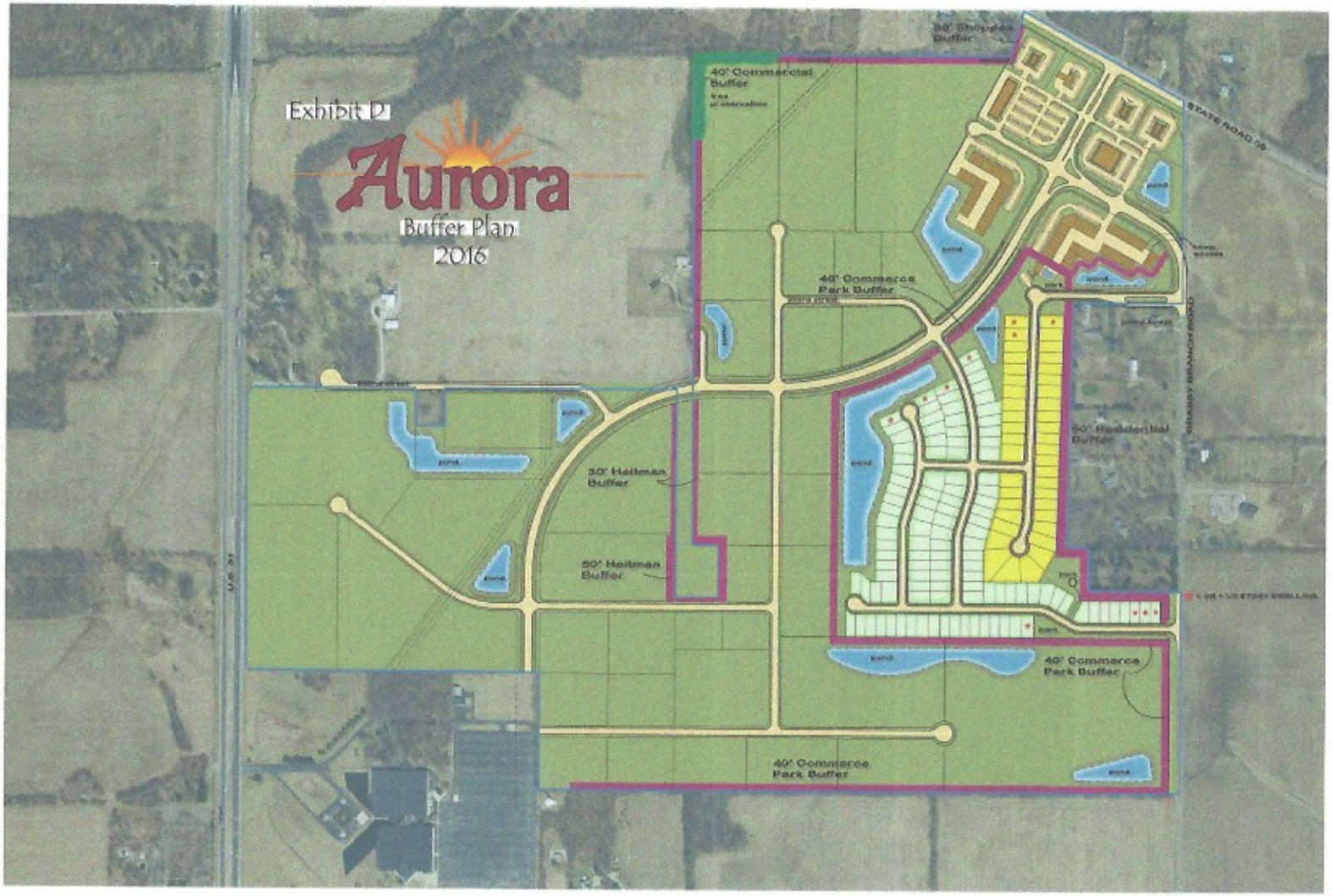
EXHIBIT B-2
CONCEPT PLAN

STOEPPELWERTH

EXHIBIT C
PEDESTRIAN NETWORK

STOEPPELWERTH

EXHIBIT D
BUFFER PLAN



STOEPPELWERTH

Chris White
15658 Bridgewater Club Blvd
Carmel, IN 46033

Phone: 317-523-6116
Email: crwhite@crwhitedevelopment.com

PROJECT SUMMARY

Aurora is a proposed master planned community located on the north side of Westfield in Hamilton County. Aurora will consist of 317 acres of mixed uses including office, office warehouse/ distribution/ industrial, single family residential and neighborhood retail. Aurora has frontage on both US 31 and SR 38 creating easy access to the site from all directions. US 31 was recently upgraded to an interstate in 2015 providing a quick 12 minute drive from the site to I -465. The project is situated on the east side of US 31 directly north of the existing Verizon office building at 202nd street and extends east to SR 38 and Grassy Branch Road.

The Aurora project received favorable zoning approval from the city of Westfield in December of 2006. The project was zoned PUD and is presently annexed into the City of Westfield. Most utilities exist at the site including drainage, water, telephone, and power. An on-site sanitary lift station is proposed to provide sewer service to the site. Citizens Utility is expanding their sewer lines and has capacity for sewer and water for this project. The phase one infrastructure construction plans for the project are presently being designed and construction is anticipated to start in the summer of 2017. The project will be built in phases over the next several years with a total build-out of approximately 10 years.

The Aurora project was designed to be similar to two mixed use projects developed by CR White in Noblesville, IN. The projects include a portion of the Noblesville Corporate Campus at 146th and SR 37, between Cumberland Road and Howe Road. Also Pleasant Street Commercial Park located at Pleasant Street and SR 37 to Union Chapel Road. Both projects have a retail, office and warehouse/ distribution/ industrial component along with higher density single family housing acting as a transition to existing lower density housing areas. Attached are some sample photos of the two projects located in Noblesville along with sample photos of the proposed uses for each area many of which were taken from the Noblesville projects. Noblesville and Westfield are experiencing similar types of growth and should see similar types of uses within this master planned community. Please see the attached photos for a better understanding of the intended proposed uses in each specific area of the site.

The project contains the following uses:

Business Parke: The Business Parke is the office portion of the site located along the frontage of US 31. The higher elevation of this area of the site provides good visibility from US 31. This area consists of 20 acres directly north of the existing Carrington Mortgage along the frontage of US 31. Permitted uses in this area include minimum 3 story office buildings along US 31, with 1 story office internally. Potential users for this area include: hotels, medical uses with the expansion of hospitals in the area, back call centers, general offices, and educational facilities intended to be a complement to the existing Carrington Mortgage building to the south.

The Shoppes: The Shoppes is the neighborhood retail portion of the site fronting on SR 38. The site consists of 17.5 acres and will be subdivided into out-lots of 1 to 5 acres in size for various users. Typical users for this area would include banks, drug stores, restaurants, grocery store, coffee shops and other typical neighborhood service uses.

The Townes and Villas: This portion of the site is zoned for attached single family town homes, duplexes and quad condos. We are requesting that single family homes be a permitted use in this area as well. This area contains 62 acres and has a maximum potential of 194 units. The subdivision will contain a pool with bathhouse, ponds, parks with playground and trails to appeal to this type of buyer. The average sales price for this area is intended to be an average of $ 260,000 which will act as a transition from the Commerce Park uses to the existing lower density residential uses along SR 38 and Grassy Branch Road. I am presently working with Cal Atlantic Homes to be the builder of the homes in this area as they have experience in Noblesville market of building this product as a transition similar uses in the Noblesville market.

Commerce Parke: The Commerce Parke is the office/warehouse industrial portion of the site located in the center of the project. This area has been zoned to allow some screened outside storage for uses in this park. This park is modeled after two other parks developed by CR White in Noblesville. This portion of the site contains 92 acres and will be subdivided to parcels of 5 to 40 acres as users desire. Initial users are anticipated to be in the 5 to 10 acres size and would include general contractors, distributors, small manufacturers, and other general industrial park type users. See the attached photos for a sample of the types of intended users for this area of the site.

BUSINESS PARKE

CR White Development, LLC

STOEPPELWERTH

BUSINESS PARKE

CR White Development, LLC

THE SHOPPES

THE SHOPPES

RETAIL AREA

STOEPPELWERTH

CR White Development, LLC

CONCEPT PLAN

RETAIL AREA

Aurora

THE SHOPPES

Aurora

THE SHOPPES

CR White Development, LLC

THE SHOPPES

CR White Development, LLC

COMMERCE PARKE

2016 PLAN

CR White Development, LLC

STOEPPELWERTH

COMMERCE PARKE

CR White Development, LLC

COMMERCE PARKE

GENERAL CONTRACTOR RYAN

MULTIPLE USERS SAME BLDG

COMMERCE PARKE

GENERAL CONTRACTOR GAYLOR ELEC

OUTSIDE STORAGE

PLEASANT ST PARK NOBLESVILLE

GENERAL CONTRACTOR

COMMERCE PARKE

SMC CORP 750,000 SF

LARGE BLDG NEXT TO RESIDENTIAL

NOBLESVILLE CORPORATE CAMPUS

CR White Development, LLC

EAST PARCEL

COMMERCE PARKE #3

CR White Development, LLC

STOEPPELWERTH

EAST PARCEL
2016 PLAN

EAST PARCEL

CONCEPT PLAN

STOEPPELWERTH

Aurora

EAST PARCEL

COMMERCE PARKE

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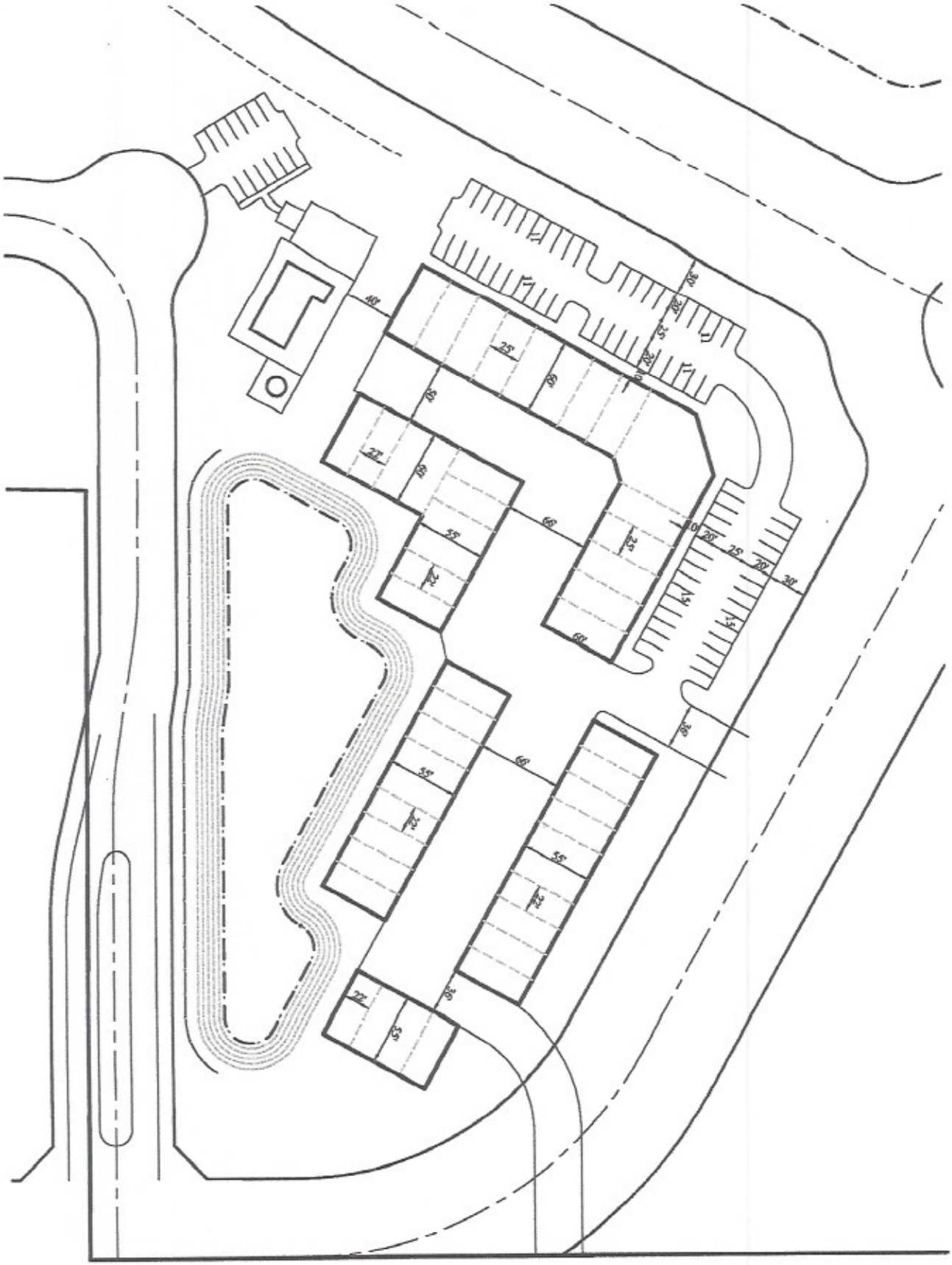


COMMERCE PARKE

Aurora

AREA 3

MULTIPLE USER OFFICE FRONT

REAR

DOORS TO INSIDE

AURORA SINGLE FAMILY PRODUCT

CALATLANTIC
HOMES

October 21, 2016

To: Chris White- CR White Aurora
15658 Bridgewater Club Blvd.
Carmel, IN 46033

Re: Aurora Single Family Development

Dear Mr. White:

This letter is to confirm our interest in being the builder for the single family portion of your Aurora Planned Unit Development in Westfield. We are excited to have the opportunity to participate with you in this new project. We understand that for the Aurora project, our single family homes will provide some of the needed transition from the existing residential homes existing and proposed along Grassy Branch Road to the future commercial Commerce Park uses proposed within the project. As you know we have completed a recent project called Brighton Knoll in the Noblesville Corporate Campus and are ready to start a new very similar project in Noblesville called Union Crossing adjacent to the Pleasant Street Business Park. In both projects our product was adjacent to commerce park uses and has provided an affordable price point to act as the transition to the more intense commercial uses.

The product that we are proposing is the same at the two Noblesville locations. We anticipate that the proposed sales price for these homes would range from 220,000 to over $300,000 with an average price of approximately $260,000. The square footage of the homes would range from a 1500 SF ranch to over 2800 SF. This collection of homes serves the first time move up buyer and empty nester. At the Brighton Knoll project, which we are completing, the average price was approximately $225,000 and sold at a very fast pace and was in fact one of our best selling communities. Based on recent material cost and development increases and also committing to Hardie-Plank siding vs. vinyl the new projects will average a much higher price. We still feel confident if we can maintain an average $260,000 price point that this product will perform very well at this location.

I have provided to you previously some of the proposed elevations for these homes. I am enclosing some pictures of the completed homes in Brighton Knoll and a site plan of the Union Chapel location. As you can see at both locations we are directly adjacent to commerce park uses and also adjacent to apartment projects. Even with these adjoining uses we feel confident our product will sell well and also provide an appealing appearance for the homebuyers. The architecture of these homes are very appealing and the side and rear elevations also have character. I have enclosed pictures for your review.

Additionally at this location we are committed to building an all ranch product with all outside yard maintenance performed by the HOA on the homes abutting the existing homes on Grassy Branch Road. These would appeal more to empty nesters and young professionals.

I look forward to working with you on this project as it moves forward through the zoning and planning process. We would be glad to participate in any meetings needed to present our proposed product.

Sincerely,

Craig Jensen, President
CalAtlantic Homes

9025 River Road Suite 100 Indianapolis, IN 46240 Telephone: 317-846-4200

Single FAMILY.

EXHIBIT B-2
CONCEPT PLAN

STOEPPELWERTH

RYLAND HOMES

Elevations

Wilmington

CLASSIC

CRAFTSMAN

TRADITIONAL

RYLAND HOMES
ryland.com

05/17/2016
JL

Plans, specifications, included features, available options and elevations are subject to change without notice. All dimensions and square footages are approximate. Renderings are artist conceptions. See Sales Counselor for details and available options. Plans are the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes are owned by third parties and use is licensed to Ryland Homes. Reuse of plans is strictly prohibited. Equal Housing Opportunity.

RYLAND HOMES

Elevations

McHenry

"Americana Collection"

CLASSIC

CRAFTSMAN

TRADITIONAL

RYLAND HOMES
ryland.com

05/17/2016
JL

Plans, specifications, included features, available options and elevations are subject to change without notice. All dimensions and square footages are approximate. Renderings are artist conceptions. See Sales Counselor for details and available options. Plans are the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes are owned by third parties and use is licensed to Ryland Homes. Reuse of plans is strictly prohibited. Equal Housing Opportunity.

CALATLANTIC HOMES℠

Stratford

CALATLANTIC HOMES℠

McKinley

CALATLANTIC HOMES℠

Providence

CALATLANTIC HOMES℠

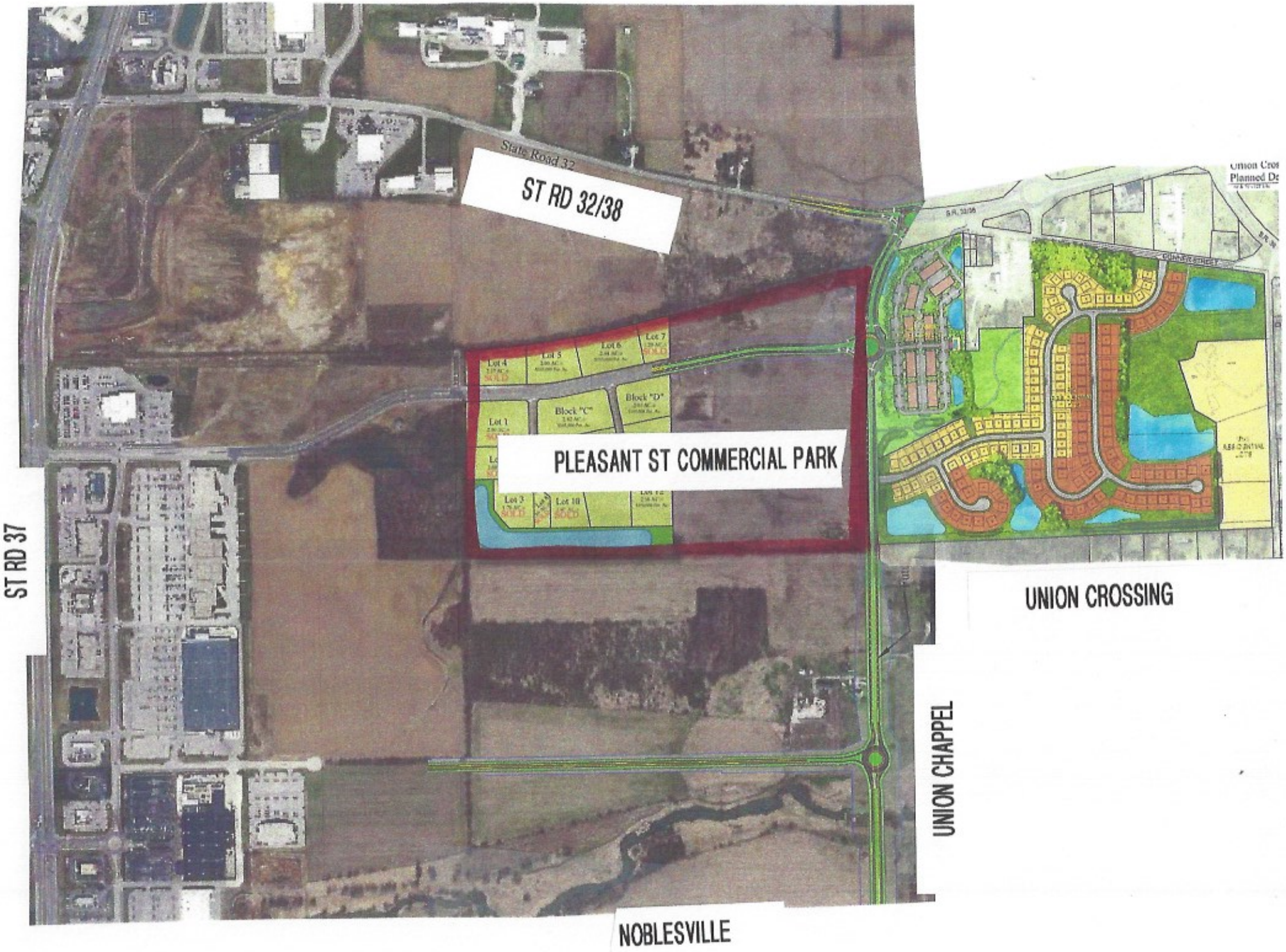
Jackson

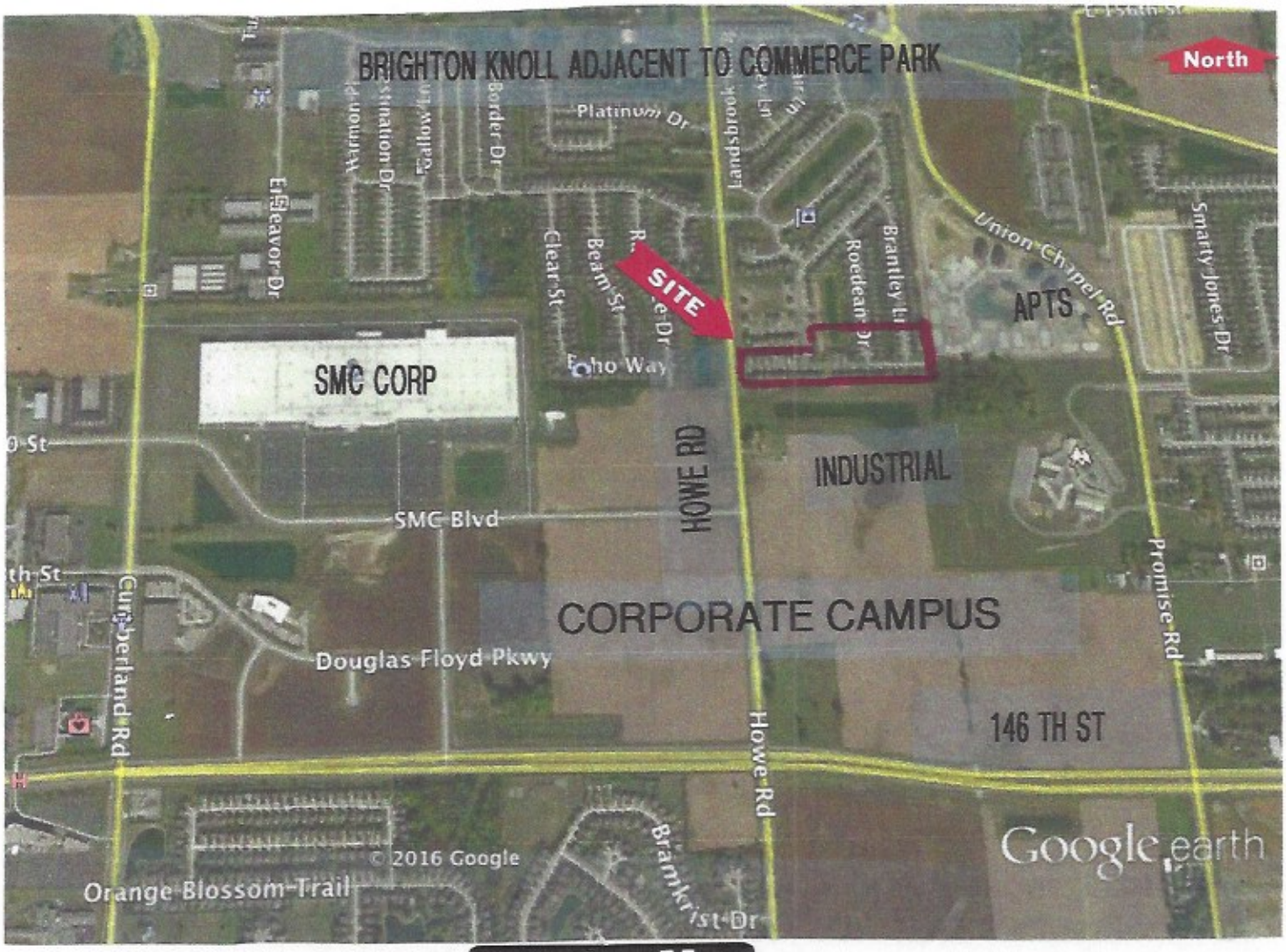
CalAtlantic Homes℠

Wilmington

CalAtlantic Homes℠

McHenry


State Road 32
ST RD 32/38
PLEASANT ST COMMERCIAL PARK
Lot 4
SOLD
Lot 5
Lot 6
Lot 7
SOLD
Block "C"
Block "D"
Lot 1
Lot 3
SOLD
Lot 10
SOLD
ST RD 37
UNION CROSSING
UNION CHAPPEL
NOBLESVILLE



Location Map

TYPICAL FRONT ELEVATION

BRIGHTON KNOLL IN NOBLESVILLE

TYPICAL FRONT ELEVATION

TYPICAL REAR ELEVATION

BRIGHTON KNOLL IN NOBLESVILLE

TYPICAL SIDE CORNER

BRIGHTON KNOLL ADJACENT TO APARTMENTS

BRIGHTON KNOLL ADJACENT TO COMMERCE PARK