

ISSUES RAISED REGARDING THE AURORA PUD PROPOSAL

The list below includes issues that were raised during the October 3, 2016, Plan Commission public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Will there be a signal at S.R. 38 and East Street? If so, when will it be installed?
2. What is the maximum size of industrial buildings permitted? Is it appropriate to have a maximum size?
3. More detailed concept plans needed for the residential areas (and maybe other areas) to graphically illustrate the proposed standards (including buffer treatment).
4. Is there a market for the homes that are being proposed? What was relied on to reach this conclusion. What happens if no one wants to buy?
5. Traffic Study. Is there a traffic study being conducted? Should there be?
6. Pedestrian and vehicular connectivity: is what is being proposed adequate for the project?
7. How will drainage be addressed to ensure the project won't cause problems for neighbors?
8. What kind of buffering will be between the Commerce Parke area and existing homes along SR 38?
9. What types of businesses will locate within the Commerce Parke and the Business Parke?
10. How will this project impact neighboring property values?

Chris White
15658 Bridgewater Club Blvd.
Carmel, IN 46033



Phone: 317-523-6116

Email: crwhite@crwhitedevelopment.com

To: Kevin Todd, Senior Planner
Economic and Community Development Dept.
City of Westfield
2728 E. 171st Street, Westfield, IN 46074
Ph: 317- 379-6467 Email: ktodd@westfield.in.gov

November 1, 2016

Dear Kevin:

This letter is to address your request to respond to some of the issues, questions and comments made at the public meeting of the Westfield Planning Commission held on October 3, 2016. A copy of the minutes and your summary of issues raised is attached for reference.

This project was originally approved as a mixed use PUD in December of 2016 and the detailed development plan/primary plat was approved in 2007. We are requesting to amend some of the standards and uses within the overall planned unit development and also update the standards to comply with the recent Unified Development Ordinance recently approved by the City of Westfield a few years ago. We feel that this request will improve the overall PUD from a marketing and tax benefit to the City of Westfield. Per the attached email from Matt Skelton the existing zoning is in place and will remain until such time as a Legislative Act is taken to amend or replace it. If this amendment request is denied or withdrawn the existing zoning will remain and the project will still move forward under the present zoning. My responses and comments below are based on the amendments to the PUD proposed and not on the overall impact of the original zoning in 2006 as that zoning and plan exist today and can be utilized to develop this site, without an amendment.

The following comments are an attempt to address your summary of comments presented by the neighbors at the Plan commission meeting on October 3, 2016 (summary attached).

TRAFFIC: (Responses to 1,5, and 6); A detailed traffic impact analysis was prepared by A & F Engineering in 2007 with the original zoning of the Aurora PUD. A copy of this report should be on file with the original application. The proposed application looks to reduce the total number of residential units by 500 units but increase the Commerce Parke uses. The proposed main Road through the site called East Street" will service a very large area including not only this site but the main traffic flow from the east side of US 31 between 191st St and US 38. This is designed to be a primary thoroughfare with a four lane divided boulevard street per the standards of Westfield. Based on an updated comment letter from A & F Engineering (copy attached) the proposed street system should handle the proposed traffic flow from this project. Several people have asked about the status of a traffic signal at the intersection of SR 38 and the proposed East Street. The original study stated that a signal was not warranted presently at that intersection due to meeting the State Criteria however traffic should be monitored over time to determine when a signal would meet the criteria and could be installed. The cross traffic count has to be met for the State to approve a new signal. The same is anticipated with the zoning amendment. The traffic at this location should be monitored and when it is met a signal should be proposed at this location. Again this traffic will not only be from this Aurora PUD but also other developments along the East Street Extension and along SR 38 in the overall area. Cost of the light will be borne by future TIF funds, Road Impact fees or other sources at the time a signal is needed.

DRAINAGE: (Responses to 7); A detailed drainage analysis was preformed at the time of the detailed plan approval for phase one in 2007. The new plan is consistent with that plan. On-site

detention will be provided and released in two directions. The east half of the site will drain to the northeast to an existing legal drain. A portion of this drain will be reconstructed as part of the phase one development and has been preliminarily reviewed by the county surveyors office as they have jurisdiction over this area and they have no objections to the plan to date. See letter attached. The western portion of the site will drain to the existing drain located just east of US 31 at 203rd street. Again on-site detention will be provided. No portion of the site is within a 100 year floodplain at present time. I have met with the adjoining neighbor to the north, Mr. Wilkins, and have walked the existing field tile locations with him. These existing tiles will be incorporated into our new design and will be accounted for in our design.

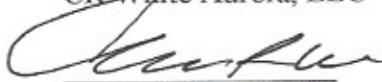
COMMERCE PARKE AREA: (Responses to 2,8 And 9); Attached to the previous material emailed to staff I have provided details of what the intended uses for this site will be in the Commerce park area. This will be a mix of industrial, manufacturing, distribution, and general offices uses. This site is designed after two locations developed by CR White Development in the Noblesville area which are part of the Noblesville Corporate Campus and also Pleasant Street Commercial Parke. I have provided pictures of the diverse uses which presently exist at these locations. These will range from small contractors to the potential of a large warehouse facility similar to SMC Corp which exists in Noblesville. We intend no cap on the size as we hope to lure businesses such as SMC to Westfield. The perimeter of the park will be a 40 foot green buffer with 6 foot mound and landscaping per the PUD standards. We are looking to restrict the height, uses and activity at the locations closest to the residential areas to help provide the transition needed to buffer the existing residential uses.

RESIDENTIAL: (Responses to 3 And 4); I have provided additional details of the residential homes proposed as a buffer to the industrial uses. Again this product has been utilized in two neighborhoods in Noblesville as a transitional product to an industrial/commerce park. This product is proposed by Ryland homes/Cal Atlantic Homes and has sold very well in the Noblesville market. The average price point is 260,000 and includes a mix of ranch and two story units.

LAND VALUES: (Responses to 10); Regarding land values, it is my opinion that the latest plan will have no affect over the values as the proposed plan and uses have not changed greatly over what is approved today. Residential uses are allowing single family uses at a higher square footage and price point than what exists today. Restrictive Commerce park uses are being substituted for 3 story apartments and townhomes which should have no additional impact on values.

Hopefully this addresses your comments to date. We will continue to refine the plan and commitments as we hold additional meetings with neighbors and City Council. Please feel free to call me at 317-523-6116 if you have any additional comments.

Sincerely,
CR White Aurora, LLC



Christopher R. White

CC Russell Brown

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1. Will there be a signal at S.R. 38 and East Street? If so, when will it be installed? **TRAFFIC**
2. What is the maximum size of industrial buildings permitted? Is it appropriate to have a maximum size? **COMMERCE PARKE AREA**
3. More detailed concept plans needed for the residential areas (and maybe other areas) to graphically illustrate the proposed standards (including buffer treatment). **RESIDENTIAL**
4. Is there a market for the homes that are being proposed? What was relied on to reach this conclusion. What happens if no one wants to buy? **RESIDENTIAL**
5. Traffic Study. Is there a traffic study being conducted? Should there be? **TRAFFIC**
6. Pedestrian and vehicular connectivity: is what is being proposed adequate for the project? **TRAFFIC**
7. How will drainage be addressed to ensure the project won't cause problems for neighbors? **DRAINAGE**
8. What kind of buffering will be between the Commerce Parke area and existing homes along SR 38? **COMMERCE PARKE AREA**
9. What types of businesses will locate within the Commerce Parke and the Business Parke? **COMMERCE PARKE AREA**
10. How will this project impact neighboring property values? **PROPERTY VALUES**

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@sitesolutionsgroupplc.com) cwhite@sitesolutionsgroupplc.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@sitesolutionsgroupplc.com) <cwhite@sitesolutionsgroupplc.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





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October 19, 2016

Mr. Chris White
Site Solutions Group, LLC
15658 Bridgewater Club Blvd.
Carmel, Indiana 46033

Re: Aurora Site
SR 38

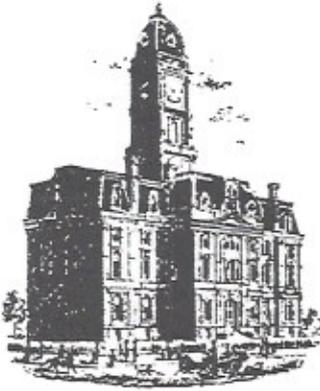
Dear Mr. White,

Based on your request, I have reviewed the concept plan with respect to the land uses and proposed roadway configurations. As presently planned, there will be one access point located along SR 38 at East Street. The proposed roadway is planned to be four lanes (two in each direction) with auxiliary lanes, left and right turn lanes at the major internal intersections. The old plan was to have land uses such as office parks, industrial parks, retail, apartments, and single family residences. The current plan is similar in nature, however, no apartments will be built on the site. Based on the review of the land uses and their locations, the proposed four lane facility will adequately serve the development. The proposed intersection at SR 38 will most likely require a signal in the future. However, at this time one will not be warranted. The need for the signal will come once the retail is developed. This intersection should be monitored and a signal installed when warranted.

If you have any questions, please contact our office.

Sincerely,
A&F Engineering Co., LLC

Steven J. Fehribach, P.E.
President



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

September 14, 2016

Clark, Quinn, Moses, Scott & Grahn, LLP
ATTN: Russell Brown
320 North Meridian Street, Suite 1100
Indianapolis, IN 46204
VIA E-MAIL: RBrown@clarkquinnlaw.com

RE: Aurora PUD Amendment

Dear Mr. Brown,

We have reviewed the PUD submitted to the Hamilton County Surveyor's Office on September 6, 2016, for this project and have the following comments:

1. The proposed project falls in the incorporated area and MS4 jurisdiction of the City of Westfield and the unincorporated area and MS4 jurisdiction of Hamilton County.
2. The proposed project DOES NOT fall in a Westfield Wellhead Protection Zone.
3. The proposed project falls in the Isaac Jones and Sly Run Regulated Drain Watersheds.
4. The proposed project has the Beals and Cox Regulated Drain located within the boundaries of the site.
5. The proposed project must comply with the Hamilton County Stormwater Management Technical Standards Manual.
6. The Hamilton County Surveyor's Office has no comments or concerns with the PUD.
7. Please submit primary plat and drainage calculations for the project when they become available.

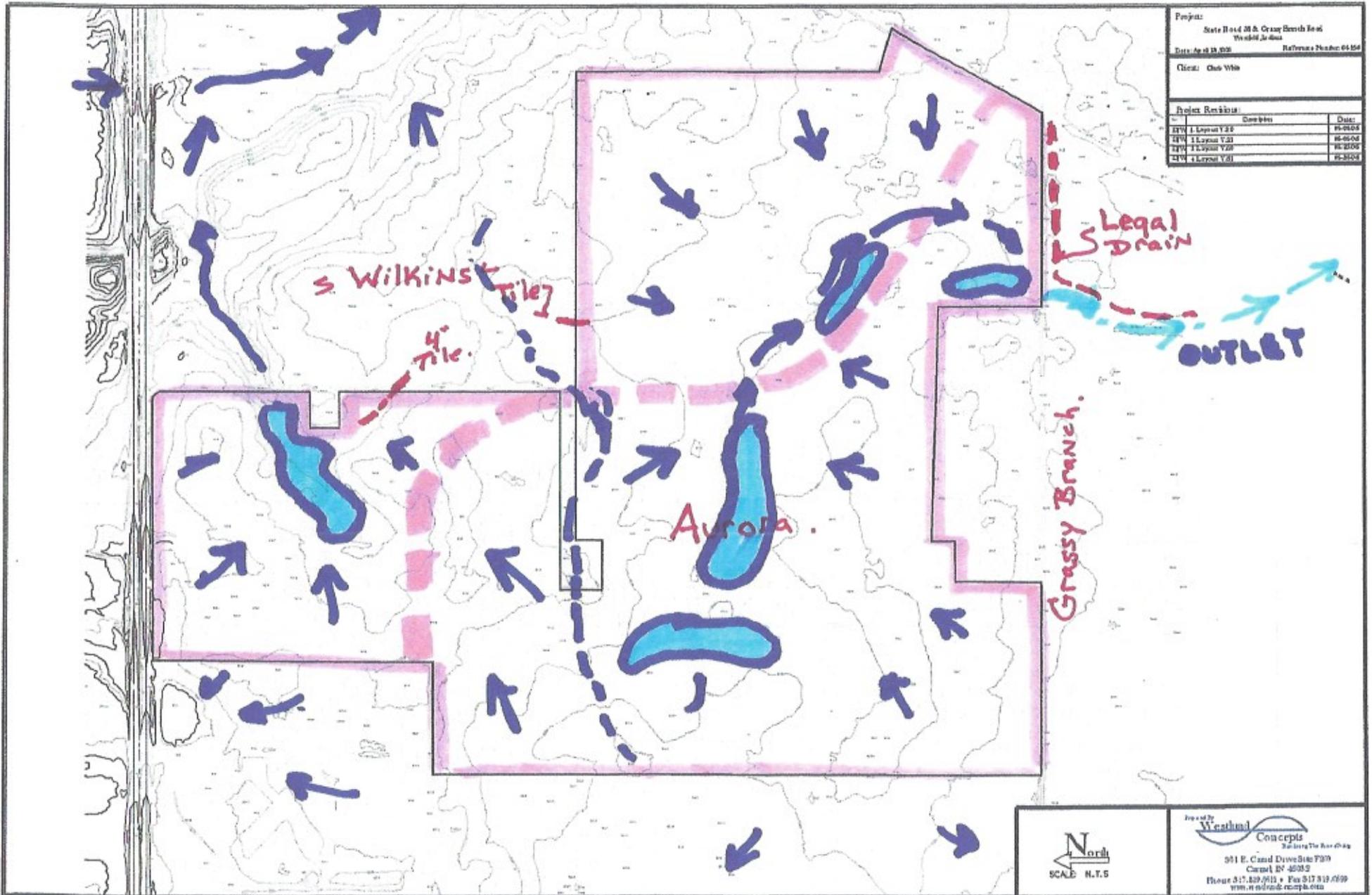
Should you have any questions, I can be reached at 317-776-8495.

Sincerely,

A handwritten signature in blue ink that reads "Greg Hoyes". The signature is written in a cursive, flowing style.

Greg Hoyes, AC, CFM, CPESC
Plan Reviewer

CC: John Rankin – Westfield Public Works
Kevin Todd – City of Westfield
Dave Lucas – HCHD
Chris White – CR White Aurora, LLC



Project: State Road 28 & Grassy Branch Road
 Webb & Associates
 Date: April 19, 2006 Reference Number: 04-150

Client: One Title

Project Revision	Description	Date
1	1. Layout Y20	04-19-06
2	2. Layout Y21	04-26-06
3	3. Layout Y22	05-20-06
4	4. Layout Y23	05-22-06



SCALE: N.T.S.

Prepared by
Wegand Concepts
 301 E. Canal Drive, Suite F209
 Carmel, IN 46033
 Phone: 317.839.9113 • Fax: 317.839.4999
 www.wegand-concepts.com

WATER SHED MAP



DRAINAGE POND LOCATIONS

No additional action is required at this time.

Case No. 1610-PUD-19 [PUBLIC HEARING]
Description: Aurora Planned Unit Development (PUD) District Amendment
East Side of US31; South of SR38
CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres +/-.

Todd presented an overview of the proposed change of zoning, as outlined in the Department report.

Russell Brown, Attorney with Clark Quinn Moses Scott and Grahn, LLP, representing the petitioner, gave a brief presentation.

Public Hearing opened at 7:34 pm

Kevin Huff, 20244 Grassy Branch Road; Expressed concern with traffic/noise and with commercial and industrial being next door. He questioned that new homeowners would want to live next to industrial when there are so many other options in Hamilton County.

Kylene Huff, 20244 Grassy Branch Road; Expressed concern with adding more traffic to the area, especially commercial and trucking traffic. She stated that she does not like the new layout with 203rd Street becoming a subdivision entrance off of Grassy Branch. She expressed concern that if the Aurora property becomes more commercial/industrial, that other nearby farm fields would be converted to commercial/industrial as well.

Devon Wilkins, 1910 E 202nd Street; Expressed concern with the proposal that so much more of this land will become commercial/industrial. He expressed concern that adding commercial development will have a negative impact on the existing drain tiles that cross from his property onto the Aurora property. He is concerned that storm water will back up through the existing tiles onto his property. He expressed a desire to see homes here instead of an industrial park.

Greg Silcox, 21576 Anthony Road; Expressed concern that after 10 years of no development, that the non-residential area has more than doubled. He asked if Grassy Branch would become a dead-end street, and noted that it is already difficult to turn left onto SR 38 from Grassy Branch Road. He asked why this proposal needs to change from what was approved ten years ago.

Marla Ailor, 1602 E 203rd Street; Stated that she does not understand why people would want to live near an industrial area. She stated that she is not against growth, but does not believe the proposal makes sense. She wanted to know who would be buying the proposed homes, and what businesses/industries would be building in the industrial park.

Aaron Rice, 20002 Grassy Branch Road; Wondered why add commercial buildings to the neighborhood.

Brian Penley, 2918 E SR 38; Asked what kind of buffering will be along SR 28. He also wondered how this project will affect property taxes and values. He asked what the City plans for the area, and if all four corners of SR 38 and Grassy Branch/Anthony Road will be commercial.

Michelle Stanley, 2629 SR 38 E; Expressed concern with industrial development being built next to her pasture with two horses.

Susan Pettijohn, 2314 SR 38 E; Expressed concern with how the large commercial area will impact traffic, because Grassy Branch is busy now and it was not designed to handle heavy traffic. She also expressed concern with noise, light pollution, and storm water runoff.

Ted Sommer, 21001 Anthony Road; Expressed concerned regarding adding additional commercial traffic on Grassy Branch and SR 38. He suggested installing a roundabout at Grassy Branch and SR 38.

Natalin Wilkins, 1818 E 202nd Street; Expressed concern that East Street will not be able to carry the influx of traffic from new commercial businesses in this project.

Jill Chance, 5420 E 675 N; Expressed concern regarding drainage and traffic.

Sarah Starost, realtor; Expressed concern that the value of the proposed new homes and the presence of the proposed commercial will lower the value of the existing residential properties. She stated that as a realtor, she would not advise anyone to buy a house near an industrial park.

Rebecca Gudeman, 20649 Anthony Road; Expressed concern with traffic and property values declining. She asked what types of businesses will be in the industrial area.

William Hirschfeld, 5376 Sheridan Road; Expressed concern with commercial/industrial going in this area. He also wondered why the buffer yards will look like.

Jon Hirschfeld, 5376 Sheridan Road; Expressed concern with neighboring property values declining because of this project. He also wondered how buffering between commercial and residential will look. He asked what types of commercial businesses will locate here. He expressed a desire to return to the original 2006 plan.

Public Hearing closed at 8:09 pm

Brown replied to many questions and comments made during the hearing. He noted that this area is identified in the City's Comprehensive Plan for a Business Park and an Employment Corridor, and that many aspects of the proposal satisfy that plan. He mentioned that the architectural standards for The Shoppes and the Commerce Parke were largely not changing from the original approval, in an effort to honor discussions and decisions from 10 years ago. He stated that they will meet with neighbors regarding their drainage and buffering. He reiterated that the condo market in the Indianapolis area is not viable, thus the change in the residential component of the

project. He mentioned that Britton Knoll in Noblesville is a residential subdivision that is adjacent to an industrial park, similar to what is being proposed in Aurora, and is very successful. He stated that they will work with the City and INDOT on SR 38, Grassy Branch, East Street, and Anthony Road improvements. He also mentioned that there is not a specific user waiting for zoning approval.

Hoover requested limiting uses to light industrial at the east end of Commerce Parke area, near Grassy Branch.

Brown replied that there already are some restrictions/limitations in place for this area of the Commerce Parke.

Hoover asked if The Shoppes area has an underlying zoning of Local Business or General Business. He added that if it is Local Business, that it automatically limits the types of uses that could locate here.

Brown replied that it is Local Business.

Chris White, CR White Aurora, LLC, mentioned it will be neighborhood retail, possibly including a grocery store.

Woodard asked if the reduction in residential units included the apartments area.

Brown said that the new proposal reduces the overall number of residential units by 500 homes, eliminating all of the apartments in the project.

No additional action is required at this time.

Case No. 1610-ODP-10 & 1610-SPP-09 [PUBLIC HEARING]
Description: Spring Mill Station Subdivision
South Side of 161st Street; West of Spring Mill Road
CRG Residential requests approval of an Overall Development Plan and Primary Plat for one (1) multi-family residential and one (1) commercial lot on 20 acres +/- in the Spring Mill Station SWC Planned Unit Development (PUD) District.

ALSO

Case No. 1610-DDP-30 [PUBLIC HEARING]
Description: Rainbow Child Development Day Care
Lot 2 Spring Mill Station Subdivision
Rainbow Child Development Day Care by Northpointe Engineering & Surveying, Inc. requests approval of a Detailed Development Plan for a 10,788 sq. ft. +/- building on 2.0 acres +/- on Lot 2 in the pending Springmill Station Subdivision in the Spring Mill Station SWC Planned Unit Development (PUD) District.

Howard presented an overview of the overall development plan and primary plat for the Spring Mill