

Agenda
GOSHEN PLAN COMMISSION
Tuesday, October 16, 2018, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

****Please turn off all cell phones, beepers and pagers.****

- I. Roll Call
- II. Approval of Minutes from 9/18/18
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **Vacation** (public hearing) ****withdrawn at the request of the petitioner****
18-03V – City of Goshen requests a vacation of right of way for the 66'-wide north/south right of way lying between Outlot 5 and Outlot 6 in Fellow's & Dennison Addition, excluding that portion that lies between property owned by Norfolk Southern Railway Company, generally located north of River Avenue, within Oakridge Cemetery, extending north of railroad property.
- VI. **Vacations, Rezoning, PUD Major Change & PUD Preliminary Site Plan Approval** (public hearings)
18-04V & 18-05V, 18-07R & 18-04MA - Goshen Hospital Association, Inc., requests:
 - Vacation of the remainder of Lawndale Place, a 40'-wide north/south right of way extending south from the south right of way line of Gra Roy Drive;
 - Vacation of J Street, a 30'-wide north/south right of way extending approximately 160' south from the south right of way line of Westwood Road;
 - Rezoning of 11 parcels from Residential R-1 to Commercial B-3PUD (Planned Unit Development), subject to the use limitations and design criteria of the Hospital PUD;
 - PUD major change to combine the existing Main Campus PUD and High Park PUD, and to add the 11 rezoned parcels and vacated right of way to the combined Hospital PUD; and
 - PUD preliminary site plan approval for a multi-phase, multi-year project that includes
 - Four story private patient room hospital addition (replacing the 1954 addition) with relocated High Park Avenue entrance;
 - Relocating the Care House with on-site parking to 401 Marilyn Avenue;
 - Retaining the residential entrance at Gra Roy Drive and Main Street;
 - Using residential structures for non-patient offices or hospital staff/student housing at 1701 S Main Street, 102 Gra Roy Drive, 200 Westwood Road and 1713 Woodward Place; and
 - Adding surface parking on the north side of High Park Avenue and on the south side of Westwood Road, with demolition of 1721 S Main Street, 1700 Lawndale Place, and 112, 114 & 202 Westwood Road.

The subject property is generally located as follows:

 - 200 High Park Avenue, Main Campus PUD, bounded by High Park Avenue on the north, Main Street on the east, Westwood Road on the south, and Mayflower Place on the west, zoned Commercial B-3PUD;
 - 1721 S Main Street with adjacent parking areas, High Park PUD, zoned Commercial B-3PUD; and
 - 1701 S Main Street, 102 Gra Roy Drive, 1700 Lawndale Place, 1701 Lawndale Place, 1713 Woodward Place, 401 Marilyn Avenue, 112 Westwood Road, 114 Westwood Road, 200 Westwood Road, and 202 Westwood Road with the adjacent vacant parcel immediately west, zoned Residential R-1.
- VII. Audience Items
- VIII. Staff/Board Items
- IX. Adjournment