

NOTICE OF PUBLIC HEARINGS

Notice is hereby given that public hearings will be held before the Goshen Plan Commission for the City of Goshen, Indiana, at 4:00 pm on the 21st day of November 2023 in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm.

REZONING, PUD MAJOR CHANGE & PUD PRELIMINARY SITE PLAN

Petitioner: Cherry Creek, LLC, Waterford Commons Business Park, LLC, City of Goshen, and Abonmarche

Petition: A rezoning from Residential R-3 to Residential R-3PUD (Planned Unit Development), a PUD major change for property zoned R-3PUD to be incorporated into the new Cherry Creek PUD, and PUD preliminary site plan approval. The Cherry Creek PUD proposes a mixed use residential/commercial development, with:

- Permitted and conditional uses following the Residential R-3 District and Commercial B-2 District, and allowing restaurants with drive-through and landscaping companies (non-retail);
- Minimum required commercial parking calculated at one (1) space per 400 square feet of gross floor area;
- No minimum parking required for common area uses (such as parks);
- Provided minimum parking spaces count to include on-street parking spaces;
- Maximum residential unit density calculated using overall Cherry Creek area, including common areas, but excluding public right of way; and
- Maximum building length allowed up to 400 feet.

Location: The R-3 area is ±211 acres, and the R-3PUD area is ±24.4 acres, with adjacent right of way and parcels intended for right of way, generally located west of Dierdorff Road, north of Waterford Mills Parkway, east of Regent Street, and south of Waterford Mills Parkway on both sides of Regent Street.