

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 15th day of October 2024 in the Council Chambers, Police and Courts Building, 111 East Jefferson Street, Goshen, Indiana. The public hearings will begin at 4:00 pm.

PUD MAJOR CHANGE & PUD PRELIMINARY SITE PLAN

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

Petition: PUD major change and PUD preliminary site plan approval for changes to Cherry Creek PUD, a mixed use residential/commercial development, zoned Residential R-3PUD. The Cherry Creek PUD major change/PUD preliminary site plan proposes:

- New mixed use townhome style buildings in place of some mixed use condo style buildings, with shared access across multiple lots;
- Conditional Uses of pickleball/tennis courts, community centers, child care centers, parks/playgrounds, and swimming pools located on the same lot as a residential use without screening and with no minimum setback for buildings/structures adjacent to residential use/zoning;
- Non-permanent food vendors (food trucks) allowed in mixed use areas with no Conditional Use permit, only during Cherry Creek approved events, with electrical hookups provided and no generators;
- Bollard style light fixtures added along walkways, trails and in common spaces;
- Entrance signs updated and a new interior freestanding sign added;
- Typical landscaping exhibits added to PUD (no change to standards); and
- Active transportation network updated

Location: The Cherry Creek PUD is ±235 acres, including 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.

PRIMARY SUBDIVISION

Petitioner: Cherry Creek, LLC, Waterford Commons Business Park, LLC, and Abonmarche Consultants

Petition: Primary subdivision approval for a 522-lot major mixed use (residential & commercial) subdivision, Cherry Creek

Location: Generally located west of Dierdorff Road, north of Waterford Mills Parkway, east of Regent Street, and south of Waterford Mills Parkway on the west side of Regent Street, containing ±180 acres, zoned Residential R-3PUD.