

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 17th day of May 2022 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 PRELIMINARY SITE PLAN APPROVAL

Petitioner: City of Goshen Department of Redevelopment, AP Development, LLC, and Jones Petrie Rafinski
Petition: Rezoning from Industrial M-1 District to Residential R-3PUD (Planned Unit Development) and PUD preliminary site plan approval for a mixed-use development containing commercial and multi-family residential uses, permitting:

- A 10' building setback along Plymouth Avenue (where 30' is required);
- A 5' building/parking/aisle setback along 10th Street (where 25' is required);
- A 5' parking/aisle setback along Douglas Street (where 25' is required);
- A 0' patio setback for Building A;
- One four-story building (where three stories are permitted);
- One building approximately 325' in length (where 200' maximum is permitted);
- Parking stall depth of 18' (where 20' is required);
- Up to 136 dwelling units with approximately 1,250 square feet of lot area per unit (where a maximum of 78 units are permitted, with a minimum of 2,000 square feet of lot area per unit);
- 174 parking spaces provided (where approximately 204 spaces are required);
- Screening along 10th Street and a portion of Plymouth Avenue (adjacent to residential land use) similar to what is shown on the PUD preliminary site plan;
- Five freestanding signs (where three are permitted); and
- Signs for the retail space.

Location: Generally located at 620 E Douglas Street with approximately 355' frontage on Douglas Street and Plymouth Avenue, approximately 478' frontage on 10th Street, and containing ± 3.93 acres