
To: Palmyra Village Board
From: Josh Meyerhofer, MSA
Subject: Westfield (Marsh Road) PUD -- Certified Survey Map (CSM)
Date: October 31, 2025

Request

The applicant is requesting to divide the parcels associated with the Westfield (Marsh Road) Planned Unit Development (PUD). The parcel numbers included in this CSM are 171-0516-2814-000 (18.42 Acres), 171-0516-2811-000 (40 Acres), and 171-0516-2722-000 (29 Acres). The proposed configuration has CSM lot numbers corresponding with phases of the development.

A subsequent Plat has been submitted for all phases of the development as part of this process. All parcels will be rezoned according to the Planned Unit Development General Development Plan.

(See attached application and proposed CSM)

Applicable Zoning & Development Code Regulations

17.05(6)(a) – Matrix of Use and Bulk Regulations
17.05(6)(b) – Matrix of Bulk Regulations
17.06 – Planned Unit Development Overlay District (PUD)
17.16(6) – Certified Survey Maps (CSM)

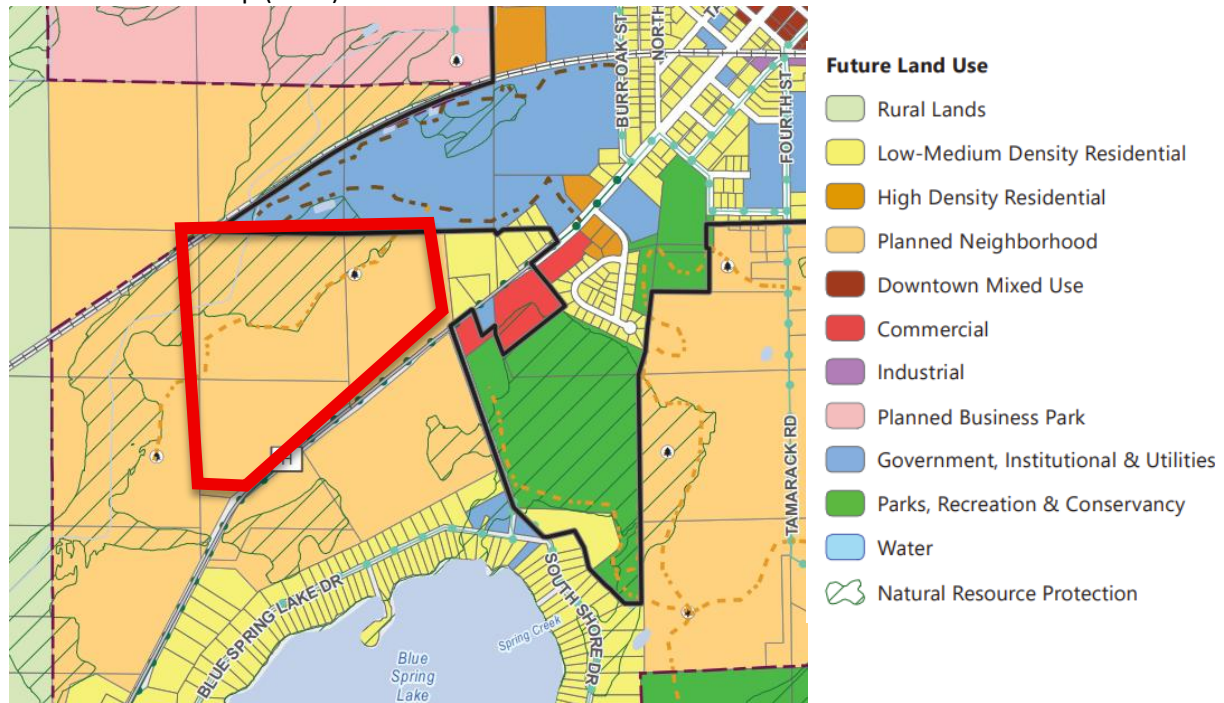
Consistency with the Village Comprehensive Plan

171-0516-2814-000 (18.42 Acres), 171-0516-2811-000 (40 Acres), and 171-0516-2722-000 (29 Acres) all currently designated as Planned Neighborhood on the Future Land Use Map in the Village of Palmyra Comprehensive Plan. Per the Comprehensive Plan:

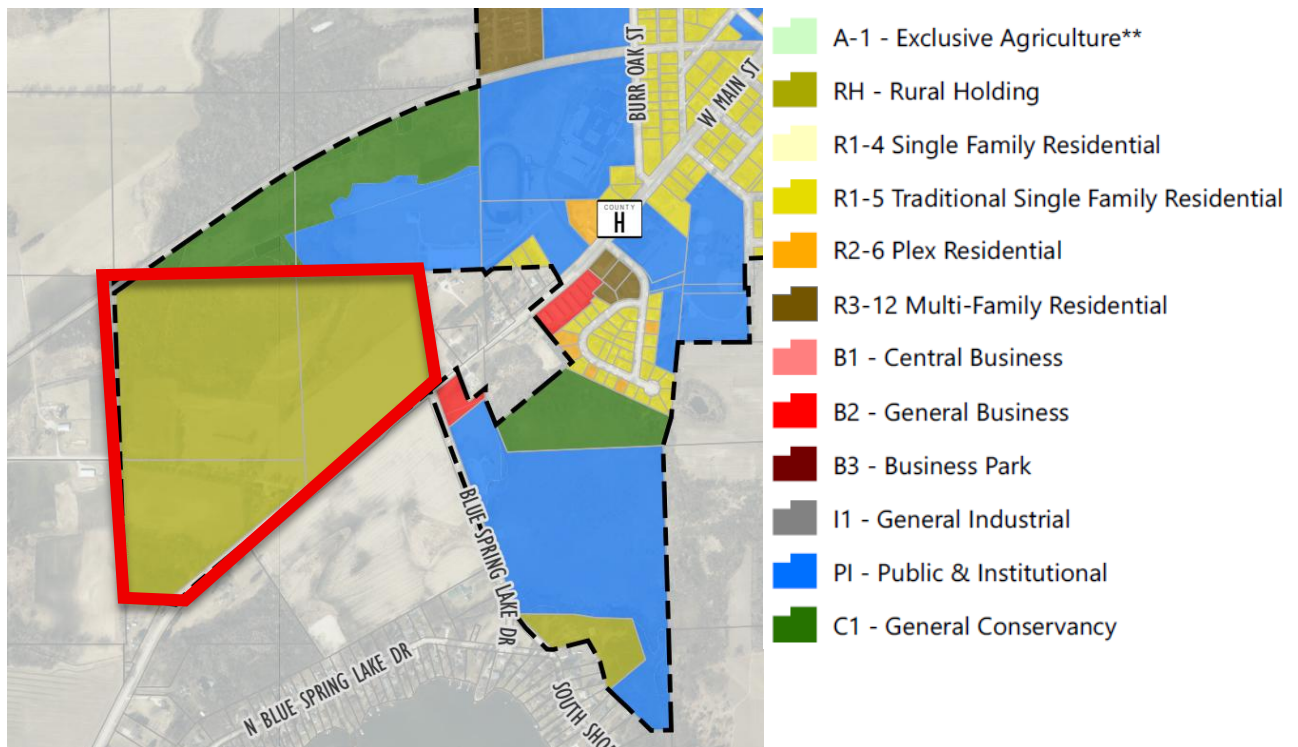
Planned Neighborhoods are typically unplatted and undeveloped lands that are located within and adjacent to the Village's Urban Service Area. They represent areas of logical expansion of the Village. Complete development of these areas may or may not occur within the next 20-years based on market conditions and landowner desires. Planned Neighborhoods should feature a variety of lot sizes and housing styles. These areas should include a carefully planned mixture of predominately singlefamily residential development combined with two-family and multi-family developments. This allows higher density development to be dispersed throughout the community instead of being concentrated in any one area. A small amount of neighborhood business uses or mixed uses may be appropriate; however, incremental commercial strip development is discouraged, as the downtown should remain the focal point of retail services in the community. Planned Neighborhoods should include opportunities for residents to gather through the development of public open spaces or parks. The typical development

mix for these areas should be 75% or more LMDR, up to 20% HDR, and up to 5% Commercial. Higher density residential and commercial uses should typically be located along major roadways and intersections to the Planned Neighborhoods.

Future Land Use Map (2021)

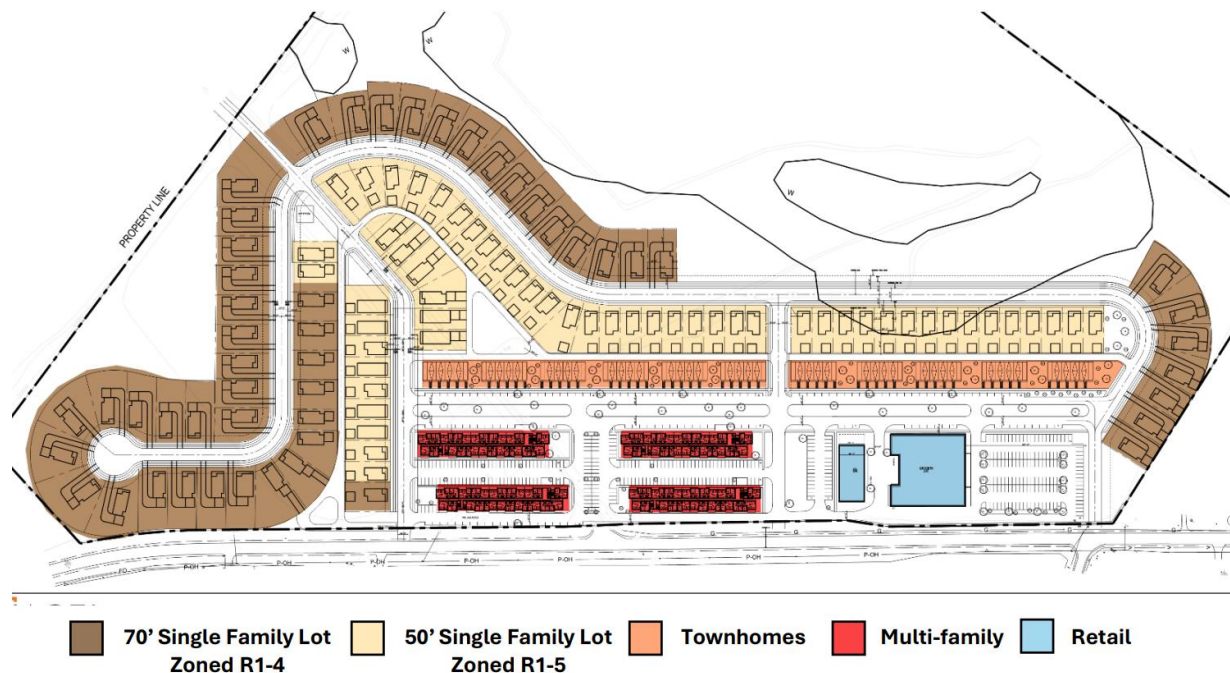


Consistency with the Village Zoning Code



A Planned Unit Development is an overlay district that relies on the underlying district zoning standards and applies exemptions for them based on development trade-offs. The proposed zoning as outlined on the Westfield (Marsh Rd) Planned Unit Development designates properties within the following zoning districts:

- R1-4 (Single Family Lot)
- R1-5 (Traditional Single Family Lot)
- R2-6 (Plex Residential/Townhome Lot)
- R3-12 (Multi-Family Lot)
- B-2 (General Business/Retail)



MSA Recommendations

MSA recommends approval of the 4-lot Certified Survey Map (CSM) subject to the following conditions:

1. Approval of the rezone Planned Unit Development with the submission of the Specific Implementation for the associated phase of the development being considered for the preliminary plat.
2. Technical Corrections as noted by the Village Engineer in the attached documentation.
3. Recording of the CSM at the Jefferson County Register of Deeds. Proof of said recordation shall be provided within 12 months of approval.
4. No building permits may be issued, or site improvements made until proof of the recorded CSM has been provided.