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TCRM 6/8/15

Plan Commission
Town of Munster, Indiana
PUD Zoning Amendment APPLICATION – Findings of Fact
Petition Number: PC 13-003

Petitioner:	Centennial Village, LLC
Property Owner:	"Lake County Trust Company, Trust No. P-3050", "Town of Munster Municipal Center Corporation" & "Board of Parks and Recreation of the Town of Munster"
Site Address:	9505 Calumet Avenue, Munster, Indiana
Existing Zoning District:	Planned Unit Development – Centennial Village PUD: Ordinance No. 1598 – Approved July 22, 2013
Public Hearing Date:	April 14, 2015 & May 12, 2015 – 7:30 pm

PUD Zoning Amendment Request:

1. Existing Zoning District:

   b. Planned Unit Development Zoning District per Ordinance No. 1598: Centennial Village Development Plan prepared by Ginkgo, Titled "Conceptual Master Plan" dated January 17, 2013. (Attached to these Findings and Titled "January 17, 2013 Development Plan")

2. Proposed Zoning District Amendment:

   a. Centennial Village – PUD Amendment #1: Centennial Village Development Plan Amendment #1 prepared by Linden Group, Titled "Development Plan Amendment #1" dated May 11, 2015 (Attached to these Findings and Titled "May 11, 2015 Development Plan")

   b. Amend the Centennial Village Development Plan to:
      i. Establish the location of the Centennial Village South Boundary Line
      ii. Establish the location of interior circulation roadways and connections to 45th Street and Calumet Avenue
      iii. Re-position buildings and corresponding uses within the Centennial Village development

Findings of Fact:

a. The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.

The objective of the original Centennial Village PUD development is to provide the Town of Munster with a sustainable, mixed use, walkable, high quality Lifestyle Community adjacent to the regional thoroughfares of Calumet Avenue and 45th Street. The mixed uses proposed within the development will include commercial, office, residential, recreational and entertainment businesses. The Centennial Village Development Plan Amendment #1 maintains the objectives and uses as originally defined in the Centennial Village PUD development plan of January 17, 2013.

The Centennial Village Planned Unit Development project is a partnership with the Town of Munster to join the former Munster Steel redevelopment site with the northerly land area of Centennial Park owned by the Town of Munster to create a landmark development community. The Centennial Village development will provide the Town of Munster with the necessary land area for public right of way to facilitate the design and construction of the Calumet Avenue and 45th Street underpass and realignment public infrastructure improvements.

The Centennial Village project is bounded on the north by the Canadian National Railroad, on the east by Clay Hole Lake, on the south by Centennial Park and on the west by undeveloped property owned by the Franciscan Alliance, an auto service and oil change business, a Speedway fueling and convenience store and an outpatient surgery facility. The Centennial Village development will benefit the surrounding uses by adding significant architectural buildings and site amenities to the area and by attracting new businesses and residents to the Munster Community to increase the economic activity within the development area.

The proposed PUD Zoning Amendment is compatible with land uses and businesses in the area. The proposed PUD Zoning Amendment will not disrupt nor destroy the neighborhood plan of the surrounding and adjacent areas.

b. Any amendment to the requirements of the Munster Land Development Code is warranted by the design and amenities incorporated in the development plan.

The Centennial Village Development Plan Amendment #1 is warranted to account for conditions related to the Town of Munster's 45th Street underpass and realignment public improvement project. The Development Plan Amendment #1 incorporates area required for underground easements on the Centennial Village site for 45th Street retaining wall structural tie backs, temporary construction period easements located on the northeastern quadrant of the Centennial Village site and review comments from the Town and its Consultants on driveway connections to 45th Street.

The PUD Zoning Amendment will not adversely affect the community.

c. Land surrounding the proposed development either can be planned in coordination with the proposed development or will be compatible in use.

With the exception of the undeveloped land owned by the Franciscan Alliance adjacent to the southwest side of the Centennial Village development, all surrounding properties are developed. The uses proposed within the Centennial Village development and in the location as represented in the Development Plan Amendment #1 are compatible with the existing uses and the use contemplated on the Franciscan Alliance parcel.

The proposed PUD Zoning Amendment is suitable and compatible with the surrounding land. Property values of surrounding properties will not be adversely affected by the proposed PUD Zoning Amendment.

d. The proposed change in a PUD planned unit development district is in conformance with the general intent of the comprehensive master plan.

The Centennial Village Development Plan Amendment #1 has been created to meet the development goals of the Town of Munster's 2010 Comprehensive Master Plan. The Comprehensive Master Plan calls for the grade separation of 45th Street and Calumet Avenue, the 45th Street Realignment, redeveloping the former Munster Steel site with a small Town Square surrounded by a mix of uses, improving Clay Hole Lake as a major public open space and the integration of the Centennial Village development with the existing Centennial Park and pedestrian use of the Pennsy Greenway Trail.

The Development Plan Amendment #1 is consistent with and contains all of the goals set forth within the Town's 2010 Comprehensive Master Plan.

e. Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.

As determined by the Town of Munster by its adoption of the Centennial Village PUD Ordinance No. 1598, which established the original Centennial Village Planned Unit Development District, the existing and proposed streets at that time of adoption were determined sufficient to carry the anticipated traffic generated from uses as were defined in the original Centennial Village PUD Ginkgo Development Plan. The Development Plan Amendment #1 maintains similar uses and quantity of uses as compared to the original Ginkgo Development Plan and therefore no change is anticipated in the trip generations resulting from the amended Centennial Village PUD development plan.

The Development Plan Amendment #1 was also revised at the recommendation and direction from the Town and its Consultants for the 45th Street Underpass & Re-alignment project to eliminate the originally proposed eastern driveway to 45th Street and to relocate the originally proposed western driveway to 45th Street to a distance that provided safe and adequate stacking of turning movements at the intersections of both Calumet Avenue and the Centennial Village driveway.

The transportation infrastructure supporting the site is suitable and adequate to service the proposed PUD Zoning Amendment.

f. Existing and proposed utility services are adequate for the proposed development.

Existing utility services for the Centennial Village development are provided by the Town of Munster Utilities for Sanitary, Water and Storm Water Utilities, by NIPSCO for Gas & Electric and by AT&T and Comcast for Communication utility service. All utilities have sufficient capacity to service the utility demands anticipated by the uses defined in the Development Plan Amendment #1.

The utility infrastructure for responsible development and growth is available at the site with sufficient capacity and suitability for the proposed PUD Zoning Amendment without adverse effect upon the surrounding land.

g. Each phase of the proposed development as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.

As originally determined by the Town of Munster by its adoption of the Centennial Village PUD Ordinance No. 1598, which established the Centennial Village Planned Unit Development District, each phase of development will be presented to contain the required parking areas, landscaping and utilities necessary to provide a safe and serviceable development. Each phase of development will submit a supplement to the Development Plan contained with these findings, "Development Design Details" which will include:

1. Site Plan Details
2. Building Architectural Design Standards
3. Parking Areas
4. Signage
5. Site and Exterior Building Lighting
6. Drainage
7. Utility Service
8. Refuse Disposal
9. Site Amenities
10. Coordination of the Calumet Avenue Right In and Right Out Driveways
11. Coordination of the Calumet Avenue Railroad Underpass Design Details

The Centennial Village PUD Development Plan Amendment #1 identifies the intended layout and position of buildings and site improvements. The Munster Plan Commission shall review and approve or disapprove each phase of development as the supplemented Development Design Details are submitted at the time of Site Plan and Subdivision application for each respective phase.

h. The proposed PUD planned unit development district and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within 5 years of the establishment of the district.

The proposed building pads, parking areas, landscaping and utility service infrastructure for the Centennial Village PUD Development Plan Amendment #1 is intended to be completed within 5 years of approval of its approval.

January 17, 2013 Development Plan

CENTENNIAL VILLAGE

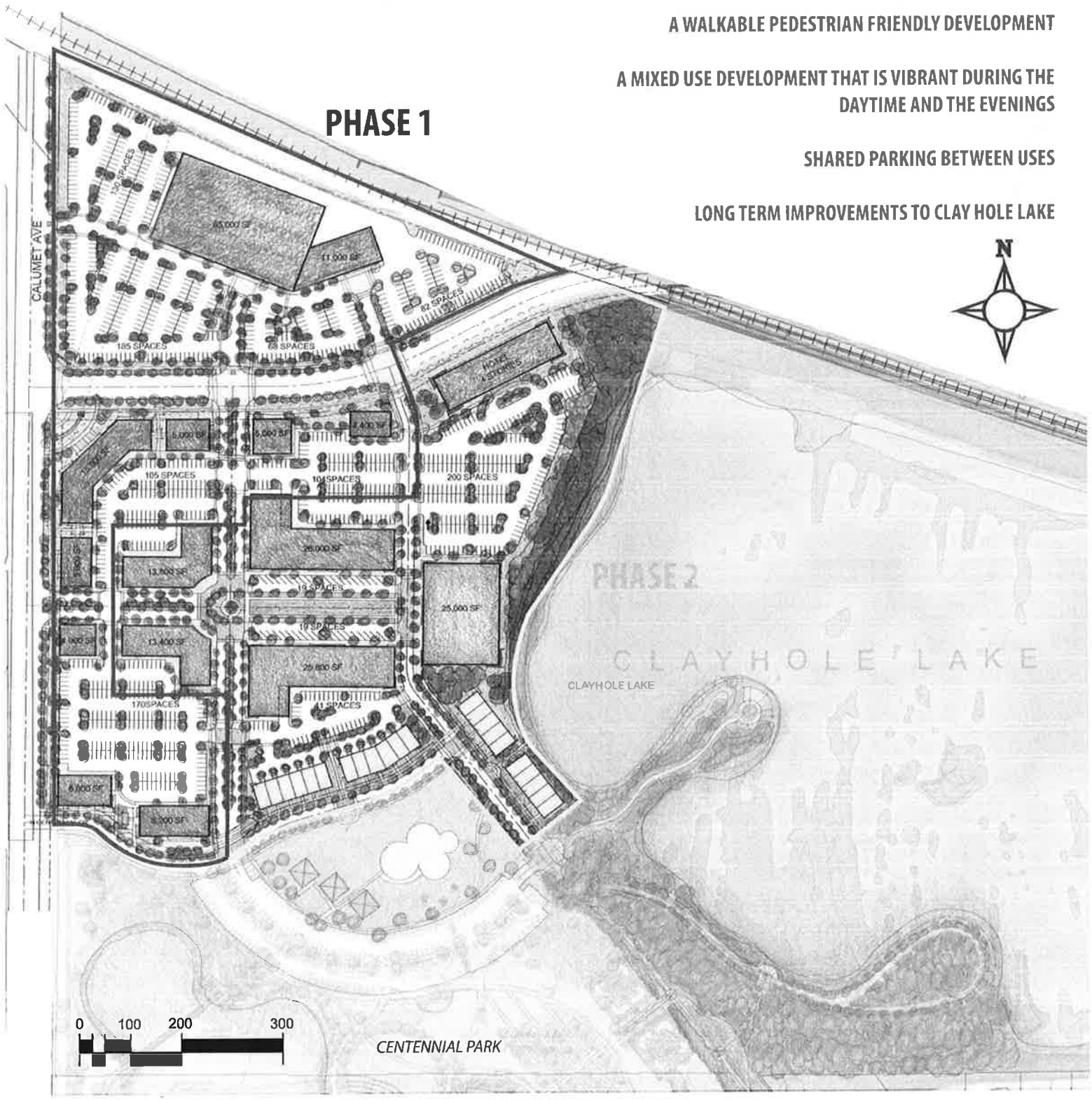
A CENTRAL GREEN AS A FOCAL POINT

A WALKABLE PEDESTRIAN FRIENDLY DEVELOPMENT

A MIXED USE DEVELOPMENT THAT IS VIBRANT DURING THE DAYTIME AND THE EVENINGS

SHARED PARKING BETWEEN USES

LONG TERM IMPROVEMENTS TO CLAY HOLE LAKE



DRAFT 1-17-13

CONCEPTUAL MASTER PLAN

GINKGO

May 11, 2015 Development Plan

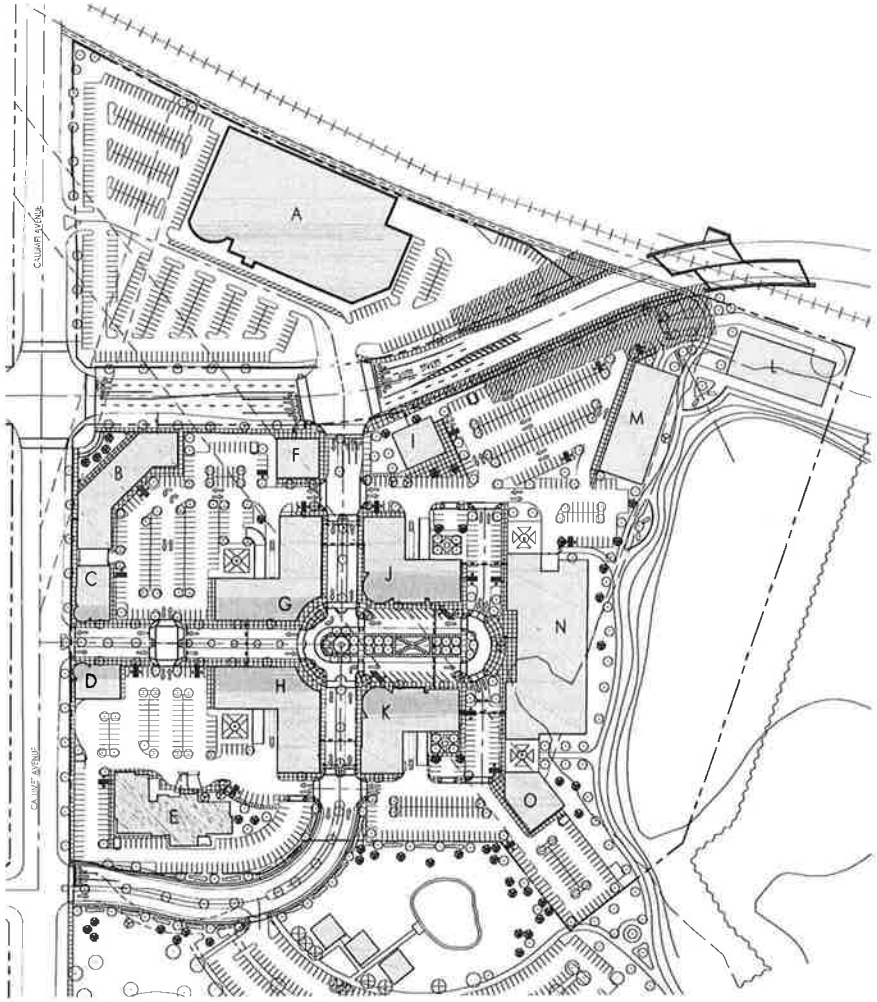
Centennial Village

PLANNED UNIT DEVELOPMENT

Munster, Indiana

LAND USE AREA SUMMARY

Building	Proposed Use	Gross Commercial Building Area (sq ft or Units)	Number of Units
A	Retail - Anchor	10,000	0
B	Retail - Multi Tenant	16,000	0
C	Retail - Multi Tenant	6,000	0
D	Retail - Multi Tenant with Restaurant	5,000	0
E	Hotel		100
F	Retail - Single Tenant potential Restaurant	5,000	0
G	Retail - Multi Tenant 1st Floor, Residential 2nd to 4th Floor	20,650	30
H	Retail - Multi Tenant 1st Floor, Residential 2nd to 4th Floor	20,650	30
I	Retail - Single Tenant potential Restaurant	5,075	0
J	Retail - Multi Tenant 1st Floor, Residential 2nd to 4th Floor	18,000	30
K	Retail - Multi Tenant 1st Floor, Residential 2nd to 4th Floor	18,000	30
L	Residential - Multifamily		24
M	Residential - Multifamily		24
N	Retail - Anchor	42,375	0
O	Retail - Single Tenant with Restaurant	7,000	0
		233,400	268



VICINITY MAP

TOWN OF MUNSTER, LAKE COUNTY, INDIANA

(NOT TO SCALE)

SECTIONS 30 & 31
(WP 36 N.
R. 9 W. 2ND P.M.

OVERALL DEVELOPMENT PLAN

(ALSO KNOWN AS "EXHIBIT B" IN THE DEVELOPMENT AGREEMENT BETWEEN THE TOWN OF MUNSTER AND CENTENNIAL VILLAGE)

LINDEN GROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

DVG Inc.

Centennial Village
Munster, Indiana
DEVELOPMENT PLAN
AMENDMENT #1

2013-0135

5-11-2015

TMH

EX-B

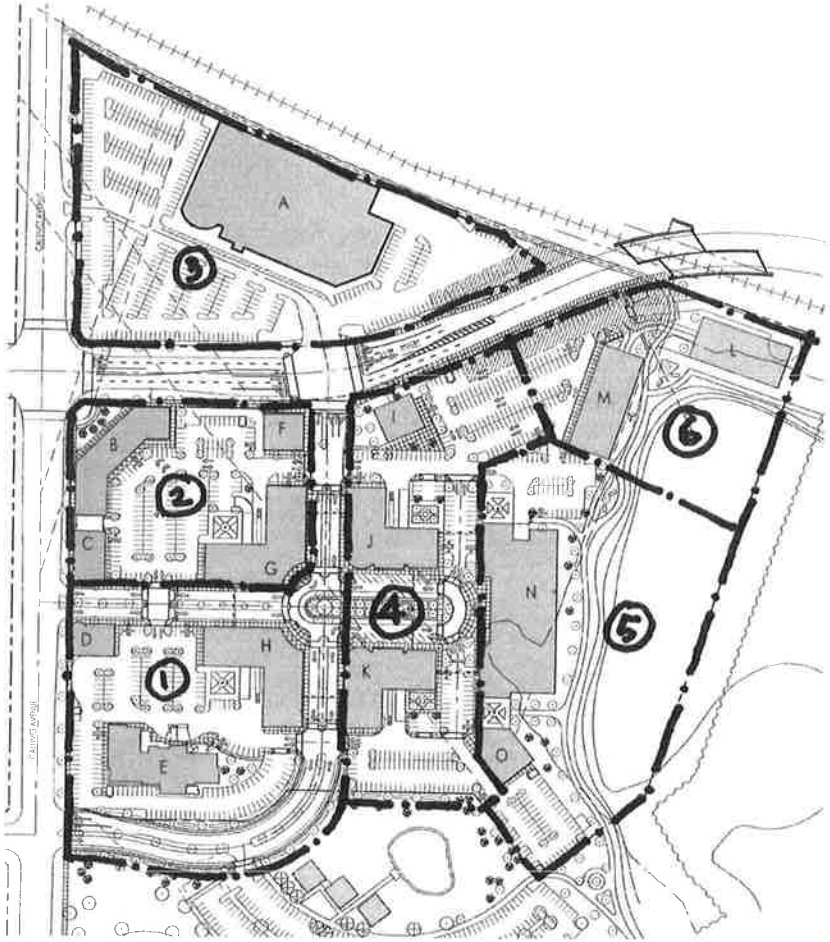
Centennial Village

PLANNED UNIT DEVELOPMENT

Munster, Indiana

LAND USE AREA SUMMARY

Building	Proposed Use	Gross Commercial Building Area (sqft/acre)	Number of Units
A	Retail - Anchor	71,000	0
B	Retail - Multi Tenant	14,000	0
C	Retail - Multi Tenant	8,000	0
D	Retail - Multi Tenant with Restaurant	3,500	0
E	Hotel		150
F	Retail - Single Tenant (potential Restaurant)	3,000	0
G	Retail - Multi Tenant 1st Floor, Residential 2nd & 4th Floor	23,000	30
H	Retail - Multi Tenant 1st Floor, Residential 2nd & 4th Floor	23,000	30
I	Retail - Single Tenant (potential Restaurant)	3,000	0
J	Retail - Multi Tenant 1st Floor, Residential 2nd & 4th Floor	18,000	30
K	Retail - Multi Tenant 1st Floor, Residential 2nd & 4th Floor	18,000	30
L	Residential - Multi Family		24
M	Residential - Multi Family		24
N	Retail - Anchor	42,000	0
O	Retail - Single Tenant with Restaurant	2,000	0
		209,000	294



DEVELOPMENT AREA PHASE PLAN

The Development Area Phase Plan is a representation of the groupings of anticipated development areas to be constructed. The specific implementation schedule of each development area will depend on the market demands of real estate products within each development area grouping.

LG LANDGROUP

ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

DVG Inc.
Project Management and Development Consulting

Centennial Village
Munster, Indiana
DEVELOPMENT PLAN
AMENDMENT #1

2013-0135

5-11-2015

TMH

EX-B

ORDINANCE NO. 1659

AN ORDINANCE AMENDING THE CENTENNIAL VILLAGE, LLC PLANNED UNIT DEVELOPMENT

WHEREAS, Centennial Village, LLC (Developer) is the owner of certain property in Munster located generally at 9505 Calumet Avenue which has previously been approved and rezoned as the Centennial Village Planned Unit Development; and

WHEREAS, Developer has requested an amendment to the approved Planned Unit Development providing for the revised Centennial Village Development Plan dated May 11, 2015; and

WHEREAS, Developer's request for Amendment to the approved Planned Unit Development was presented to the Munster Plan Commission on April 14, 2015, pursuant to public notice as required by law; and

WHEREAS, after public hearing the Munster Plan Commission voted to favorably recommend the requested amendment to the approved Planned Unit Development.

NOW, THEREFORE, BE IT ORDAINED and ENACTED that:

1. The Centennial Village, LLC Planned Unit Development previously approved by the Munster Town Council is amended to provide for development in accordance with the Centennial Village PUD Amendment #1 dated May 11, 2015; and May 11, 2015 Development Plan which are approved and adopted as the revised Planned Unit Development Plan, and are incorporated and adopted herein; and

2. All Findings of Facts adopted by the Munster Plan Commission; design details; development plan phasing plans and exhibits accepted and adopted by the Munster Plan Commission are incorporated herein and made a part of this Amendment to the Planned Unit Development.

This Amendment shall take effect upon passage.

Enacted this _____ day of _____, 2015.

Town Council of the Town of Munster

_____
President

Attest: _____
Clerk-Treasurer