



TO: Town Council

FROM: Tom Vander Woude, Planning Director

DATE: April 14, 2022

RE: Ordinance 2094: An Ordinance Amending The Zoning Map of the Town of Munster Rezoning Certain Real Estate to CD-3.R2 Neighborhood – 60’ Lot One Family Residence District (PC Docket 22-002)

The purpose of this memo is to request approval Ordinance 2094: An Ordinance Amending The Zoning Map of the Town of Munster Rezoning Certain Real Estate to CD-3.R2 Neighborhood – 60’ Lot One Family Residence District.

Background

Earlier this year, Town staff was approached by Cesar Tovalin, the owner of the property, requesting information about the zoning of the subject property. Staff made the following findings:

- The property is currently located within the CZ – Civic Zone District, a district that permits parks, civic buildings, religious buildings, and other non-residential, non-commercial uses.
- A Town of Munster zoning map adopted in 1994 indicates that the property has been zoned as park land since at least that time, perhaps longer.
- A single-family home is not a permitted use within the CZ – Civic Zone District.
- The property has been in continual use as a single-family home since the existing home was constructed in 1952.
- The existing single-family home on the property is classified as a legal non-conforming use.
- The neighboring properties to the north, east, and south are zoned CD-3.R2 Neighborhood - 60' Lot One Family Residence District.

It was the opinion of staff that the most appropriate zoning district for this property is CD-3.R2 Neighborhood - 60' Lot One Family Residence District. After discussion between staff and the Plan Commission, the Plan Commission initiated a zoning map amendment to change the zoning of the property at 1503 Fairway Avenue from CZ-Civic Zone District to CD-3.R2 Neighborhood - 60' Lot One Family Residence District.

The Plan Commission considered this petition under PC Docket 22-002 at a public hearing held on April 12, 2022. There were no remonstrances. The Plan Commission voted unanimously (4 in favor, none opposed, 1 absent) to forward a favorable recommendation to rezone the subject property CD-3.R2 Neighborhood – 60’ Lot One Family Residence District.



Figure 1: Zoning context

Attachments

1. Ordinance 2094: An Ordinance Amending The Zoning Map of the Town of Munster Rezoning Certain Real Estate to CD-3.R2 Neighborhood – 60' Lot One Family Residence District
2. PC 22-002 Staff Report dated April 12, 2022
3. PC 22-002 Certification of Decision

Recommendation

The Munster Plan Commission recommends a motion to adopt Ordinance 2094.