



To: Dustin Anderson, Town Manager

From: Rachel Christenson, AICP, On-call Planner for the Town of Munster

Date: July 12, 2023

Re: Consideration of an ordinance amending the Maple Leaf Planned Unit Development

The purpose of this memo is to request the Town Council consideration of an ordinance amending the Maple Leaf Planned Unit Development (PUD). The amendment will modify the adopted development standards and site plan to add parking spaces and modify Lots 2-7 and Outlots A and B.

Background

The Maple Leaf Crossing Planned Unit Development is currently governed by Ordinance 1803 which established the PUD at 9352-9482 Calumet Avenue, an approximately 6-acre parcel located at the northeast quadrant of the intersection of Calumet Avenue and the CN Railroad tracks. The ordinance was adopted in July 2020 by the Munster Town Council, on the recommendation of the Plan Commission. The approved PUD includes site engineering plans, a set of development standards, and a site-wide landscaping plan.

An ordinance amending the Maple Leaf Crossing Planned Unit Development (Ordinance 1878) was adopted by the Munster Town Council in December of 2022 on recommendation of the Plan Commission. This amendment provided for the development of Lot 7 as a 6400 square foot cigar bar and restaurant.

The applicant is now seeking to revise the PUD to accommodate additional parking. To accomplish this, the bicycle path through the site has been removed and landscaped areas decreased. Additional modifications to the PUD include modifications to Lots 2-7, Outlots A and B, the addition of a trash enclosure, and a decrease in the size of the office buildings on Lots 5 and 6.

Amending a planned unit development is a zoning amendment and must be presented at a public hearing to the Plan Commission. The Plan Commission is required to forward a favorable, unfavorable, or no recommendation for approval to the Town Council.

Representatives of the applicant appeared before the Plan Commission at a public hearing on June 13, 2023. No remonstrances were heard. At the conclusion of the public hearing, the Plan Commission voted 6 to 0 to forward a favorable recommendation for approval to the Town Council.

The Town Council must now take final action to adopt, reject, or amend the proposal. A rejection or amendment to the proposal requires further consideration by the Plan Commission.

Additional details regarding the proposal are provided in the attached Plan Commission staff report.

Recommendation

The Plan Commission recommends the following:

Approval of Ordinance 1908 amending the Maple Leaf Crossing PUD to add parking spaces and modify Lots 2-7 and Outlots A and B in the Maple Leaf Crossing PUD at 9410-9470 Calumet Avenue, Munster, Indiana, with the following conditions:

- A. A commitment to plant future parkway trees after construction of the Maple Leaf Boulevard extension in the Right-of-Way labeled “No Plantings in Right-of-Way.”
- B. Modifications to the parking and landscaping will be reflected in the approved Site Plan. The modifications include the addition of landscaping to the northwest corner of the site and the removal of three proposed parking spaces and associated striping south of the parking lot entrance from Maple Leaf Boulevard.
- C. The crosswalk in Outlot A between Lot 2 (Hyatt) and Lot 7 (Karma Cigar Bar and Restaurant) be redesigned to be perpendicular with the drive lane. Perpendicular crosswalks are shorter and help to move pedestrians through a street or drive lane more quickly.
- D. The Development Plan shows consistent square footage labeling of all structures in the development.

Attachments

- 1. Ordinance 1908
- 2. Ordinance 1803
- 3. Ordinance 1878
- 4. Exhibit A – Maple Leaf Crossing Site Plan prepared by Torrenga Engineering dated 06.29.2023
- 5. Exhibit B – Maple Leaf Crossing Landscape Plan prepared by Planned Environment Associates dated 07.07.2023.
- 6. PC Docket No. 23-010 Staff Report dated June 13, 2023
- 7. PC Docket No. 23-010 Findings of Fact
- 8. PC Docket No. 23-010 Certification of Decision
- 9. Plan Commission minutes of June 13, 2023