



To: Dustin Anderson, Town Manager

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

Date: August 21, 2023

Re: Consideration of an ordinance amending the Centennial Village Planned Unit Development

The purpose of this memo is to request Town Council consideration of an ordinance amending the Centennial Village Planned Unit Development (PUD). The amendment will revise the Design Standards and Site Plan and include revisions to the size, location, and shape of Buildings “I” and “M”.

Background

The Centennial Village Planned Unit Development is currently governed by the Centennial Village PUD Design Standards and Conceptual Plan which established the PUD at 9601 & 9605 N Centennial Drive. The ordinance was adopted on February 15, 2017 by the Munster Town Council, on the recommendation of the Plan Commission. The approved PUD includes a final subdivision plat, plan of development, infrastructure development plan set, and a set of development standards.

The applicant is now seeking to revise the PUD to make changes to two buildings and reconfigure the parking areas. The parking lot in this area will be reconfigured to accommodate the structure location changes.

Building I

- Building pad rotated
- Land use will change from Retail- Single Tenant to Retail- Multi-Tenant
- Increase in height from 1 to 3 stories
- Increase maximum building height from 25 feet to 55 feet
- Increase the building square footage from 5,200 square feet to 22, 188 square feet

Building M

- Moved to the west
- Land use will change from Residential-Multifamily to Retail-Single Tenant
- Number of floors will be reduced from 3 to 2.

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 July 11, 2023. No remonstrances were heard. At the conclusion of the public hearing, the Plan Commission voted 7 to 0 to forward a favorable recommendation for approval to the Town Council with conditions.

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 1911 amending the Centennial Village PUD to include revisions to the size, location, and shape of Buildings “I” and “M” in the Centennial Village PUD at 9601 and 9605 N Centennial Drive, Munster, Indiana, with the following conditions:

- A. Revisions to the proposed building and land use language for consistency purposes within the document to change the term “commercial” to “retail”.
- B. Revisions to the proposed conceptual plan to show only the changes requested to Buildings “I” and “M” and the associated parking lot to make clear the changes are limited to that area within the “red box”.
- C. Revisions to any references to Building “F” to be a retail, multi-tenant rather than a single retail tenant to reflect how it is actually being used.

Attachments

- 1. Centennial Village PUD Design Standards dated 02.15.2017
- 2. Centennial Village Proposed Design Standards dated 07.17.2023
- 3. PC Docket No. 23-013 Staff Report dated July 11, 2023
- 4. PC Docket No. 23-013 Findings of Fact
- 5. PC Docket No. 23-013 Certification of Decision
- 6. Plan Commission minutes of July 11, 2023