



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: September 9, 2025

Agenda Item: PC 25-014

Application Type: Rezone - PUD

Hearing: Public

Summary: SPIN Munster, LLC represented by Gary Warfel requesting to rezone the former Lansing County Club from a CD-4 B to a PUD Kenmara Technology Park located at the southwest corner of Timrick Dr., Manor Ave., and Fisher Street

Owner: SPIN Munster, LLC

Applicant: Gary Warfel

Property Address: No Common Known Address, identified as:
S OF 400-440 FISHER RD
PIN: 45-06-25-100-005.000-027
Legal Description: PT NW1/4 S.25 T.36 R.10 LY'G S. OF NIPSCO, N. OF GRAND TRUNK RR, W. OF MONON & PENN CENTRAL RR & E. OF STATE LINE 59.02AC

Current Zoning: CD-4.B General Urban- B District

Adjacent Zoning: North: CD 3.-R2 Single Family Residential, CZ-Civic (NIPSCO ROW/Trail)
South: SD-M, SD-PUD, CZ-Civic (CN RR)
East: PUD - LAKE BUSINESS CENTER, CZ-Civic (NIPSCO Substation)
West: Illinois

Applicant Request: Favorable Recommendation to Town Council

Additional Actions Required: Open Public Hearing
Findings of Fact

Staff Recommendation: Review of PUD Standards
Update

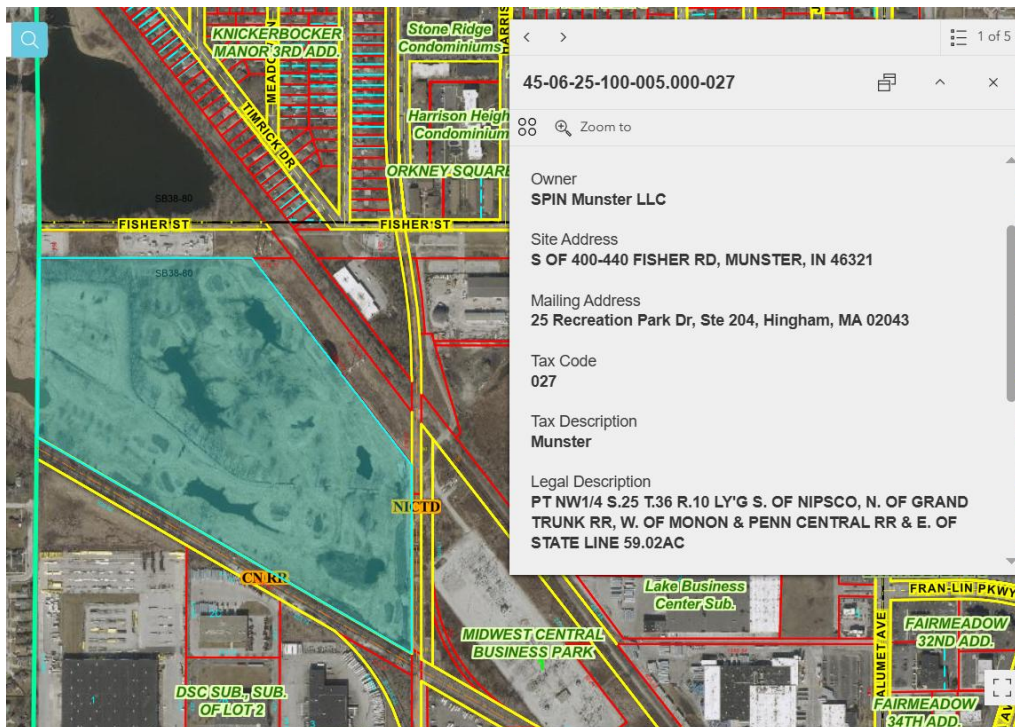
Attachments: 1. Application, Exhibit I.
2. PUD Standards for Bulk, Design, and Uses, Exhibit II.
3. Indiana Code – Tech Park, Exhibit III.

Attachments, Cont.:

4. Economic Impact Report, Exhibit IV.
5. Location Map, Exhibit A
6. Site Plan Concept, Exhibit B
7. ALTA Survey, Exhibit C
8. Ownership, Exhibit D
9. PUD Needs Table, Exhibit E
10. Development Plan Concept, Exhibit F
11. Architectural Concept, Exhibit G
12. Subdivision Concept, Exhibit H

PROJECT LOCATION:**Kenmara Rezone Boundaries**

- South of the Fisher Street Extension and Trail/NIPSCO
- East of the Illinois and Indiana State Borders
- North of the Canadian National Railroad
- West of the NICTD Commuter Rail Line



PROJECT BRIEFING :

The Property is owned by SPIN Munster, LLC which is the Saxon Partners (Indiana) ownership entity. A previous Development Plan for the subject site was submitted and approved in 2023 by the Munster Plan Commission, which was part of a Phase 1A Development Agreement executed between the Town of Munster Redevelopment Commission and SPIN Munster, LLC.

The Kenmara Development as returned and will be seeking multiple reviews and approval for revised plans, including a rezone to a PUD for a technology park. The current zoning for the Kenmara site is designated as CD-4.B, a "General Urban B Character District" for the development of medium density areas that have a mix of building types primarily designated for residential, retail, personal service, office, and light industrial uses with variable private and public open spaces and landscaping.

The proposed new Kenmara Development project will reduce traffic significantly because of the lower number of anticipated employees and less required parking spaces that are generated by technology parks. The new parking plan anticipates only 57,000 sq.ft. of office parked at 3.56 per 1,000 sq.ft.

A proposed technology park will consist of larger scale buildings consistent with a Certified Technology Park established under Indiana Code Section 36-7-32 for larger lot size and increased block perimeter. The proposed PUD Rezone will not include residential, retail, or personal service use

Preliminary site data

	Lot 1	Lot 2	Lot 3	Stormwater Parcel	North Parcel	Roadway Parcel	Totals
Lot Area (Square Feet)	1,232,354	555,886	373,326	182,464	981,499	218,155	3,543,683
Lot Area (Acres)	28.29	12.76	8.57	4.19	22.53	5.01	81.35
Building Footprint (square feet)	700,000	280,000	160,000	-	-	-	1,140,000
Roadway and Parking (square feet)	115,257	5,888	13,911	-	13,519	121,912	270,486
Open Space and Landscape (square feet)	417,096.65	269,997.89	199,414.75	182,464.20	967,980.16	96,243.00	2,133,197
Total Impervious (square feet)	815,256.85	285,887.81	173,910.85	-	13,518.78	121,912.00	1,410,486.29
Total Impervious (percentage)	66%	51%	47%	0%	1%	56%	40%
Quantity of Parking Spaces	124	50	29	N/A	N/A	N/A	203
Approximate Office Space (square feet)	35,000	14,000	8,000	N/A	N/A	N/A	57,000
Parking Ratio (spaces per 1,000 square feet)	3.54	3.57	3.63	N/A	N/A	N/A	3.56

Conceptual architectural rendering

A wide-angle photograph of a modern, two-story building with a prominent glass facade. The building features large, rectangular glass windows that reflect the sky. The structure is primarily white with grey accents. In the foreground, there is a well-maintained green lawn bordered by a black metal fence. Several trees, including tall evergreens and smaller deciduous trees, are planted along the fence line. A few cars are parked in a lot behind the fence. The sky is overcast.

[illegible]

CODE REVIEWS:

Indiana State Code

IC 36-7-4-603 states that in considering zoning map amendments, the plan commission and the legislative body shall pay reasonable regard to:

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

TOWN OF MUNSTER CHARACTER BASED ZONING CODE

Section 26-6.804. L. 9. Specifics Supplemental Provisions Related to Planned Unit Developments. (pg 402)

k. The procedure for...amending an existing SD-PUD...shall be as follows:

xiii. The Plan Commission may recommend ... amendment to the SD-PUD...provided that it finds that:

- I. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will not detrimentally affect present or potential property values or Uses of Adjacent property or elsewhere in Town.
- II. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District adequately takes into account existing and proposed conditions and character of the land, Uses, Buildings, and Development proposed to be subject to the SD- PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and within all Adjacent Districts.
- III. The proposed Development in the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District will have a beneficial effect on the Town, which could not be achieved if the SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District were not approved and the such Development was developed under the standards of any other District.
- IV. Any deviation from the standards or requirements that otherwise would be applicable with another District is warranted by the design and amenities incorporated in the Development Plan.
- V. The SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is necessary to address unique site conditions that are not characteristics of other sites in the Town and the application and Development Plan adequately address the same.
- VI. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District and the Development proposed therein are:

- 1) either compatible with the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District or the land and existing or anticipated Development Adjacent to such SD-PUD Planned Unit Development Special District can be planned in coordination with the proposed Development within such SD-PUD Planned Unit Development Special District;
 - 2) the most desirable Development and Use(s) for which the property subject to the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District is adapted; and
 - 3) constitute responsible growth and Development.
- VII. The proposed SD-PUD Planned Unit Development Special District or amendment to SD-PUD Planned Unit Development Special District is in conformance with the general intent of this Article and the Comprehensive Plan.
- VIII. Existing and proposed Thoroughfares are suitable and adequate to carry anticipated traffic within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and its vicinity.
- IX. Existing and proposed utility services are adequate for the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District.
- X. Each phase of the proposed Development within the proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District, contains the required parking spaces, and landscape and utility areas necessary for creating and sustaining a desirable and stable environment.
- XI. The proposed SD-PUD Planned Unit Development Special District or amended SD-PUD Planned Unit Development Special District and all proposed Buildings, parking accommodations, and landscape and utility areas therein can be completely Developed within five (5) years of the initial establishment of the District.
- XII. All conditions and requirements of Sections 26-6.804. L. 9. a. - .k have been satisfied.

Town of Munster Code Review

Town of Munster Character Based Zoning Code has outlined SD-PUD Development Standards, which read:

- i. all off-street parking must be located in the Third Lot Layer;
- ii. parking and loading space shall be provided in accordance with Section 26- 6.405.O.1, Section 26-6.405.O.2, and Table 26-6.405.O-1 (Vehicular Parking Requirements) and Table 26-6.405.O[1]5 (LoadingSpace Requirement), and shall be designed, located, and arranged in accordance with Section 26-6.405.O;
- iii. garbage or trash receptacles shall be provided in accordance with Section 26- 6.405.O;
- iv. landscaping, Screens, and Streetscreens shall be provided as if the property were in Character District CD-5;

- v. Buildings must be Setback from the front Lot Line no more than twenty feet (20') from the fronting public or private Thoroughfare or Drive Aisle;
- vi. Buildings must be oriented toward and be parallel to a public or private Thoroughfare, Drive Aisle, or Open Space;
- vii. all public and private Thoroughfares or Drive Aisles must comply with the Thoroughfare standards as if the property were in Character District CD-5, including without limitation, the Public Frontage standards;
- viii. Building Facades must have an entrance facing a public or private Thoroughfare or Drive Aisle;
- ix. signage shall comply with the Sign Standards of Division 7 as if the property were in Character District CD-5;
- x. Open Space must be provided as if the property were in Character District CD-5;
- xi. the material standards for Buildings and Accessory Structures in the SD-PUD Planned Unit Development Special District must be consistent with those for Character District CD-5; and
- xii. all general conditions, standards, and requirements of this Article not applicable solely to a District must be satisfied.

STAFF FINDINGS and RECOMMENDATION:

Staff finds that clarification and updates to the proposed Planned Unit Development KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES; identified as Exhibit II of PC25-014. As well as clarification to language in the Rezone Application (PC25-014, Exhibit I), under Preliminary PUD, where it reads "...includes both the North and South parcel..."

Below are recommendations to sections within the proposed KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES:

- SECTION A – Legal Description, staff recommends clarification for referencing Tract II Legal Description (north parcel) and recommends to either except the legal description or remove the legal description (north parcel) from the proposed KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES document.
- SECTION E – Stormwater Management, staff recommends the referenced authority agreements and easements be attached as an appendix to the proposed KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES document. Staff also recommends that the Plan Commission require reimbursement of professional services to the town engineer(s) for the review of language in SECTION E and stormwater authority agreements and easements attached as an appendix to the proposed KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES document.
- SECTION G - Building Materials and SECTION H – Enclosures, staff recommends the Plan Commission consider the proposed material and designs outlined in the proposed KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES document.
- SECTION K – Landscaping, staff recommends the referenced Landscape Table(s) and Section(s) be attached as an appendix to the proposed KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES document; including strikethroughs where conflicts exist.

- SECTION L – Site and Private Lighting Standards, staff recommends the referenced “FINAL ENGINEERING PLANS...” be attached as an appendix to the proposed KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES document.
- SECTION M – Signage, staff recommends the referenced Sign Section be attached as an appendix to the proposed KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES document.
- SECTION N – Other Development Standards, staff recommends the referenced Table(s), Section(s), and Ordinance(s) be attached as an appendix to the proposed KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES document.

In addition to clarification and updates to the proposed Planned Unit Development KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES; staff requests the petitioner advise on an ideal timeline to file a Preliminary Plat Application and Development Plan Application.

Finally, staff recommends that PC25-014 be deferred to allow the application time to update the proposed Planned Unit Development KENMARA TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES

MOTION:

The Plan Commission may consider the following motion:

Motion to DEFER PC25-014, a proposed Rezone to a PLANNED UNIT DEVELOPMENT - KENMARA TECHNOLOGY PARK, to October 14, 2025 so the applicant may update the proposed TECHNOLOGY PARK STANDARDS FOR BULK, DESIGN, AND USES document, including all discussion and findings.