



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Sergio Mendoza, Planning Director

Meeting Date: November 18, 2025

Agenda Item: PC 25-022

Application Type: PUD Amendment

Hearing: Preliminary

Summary: Applicant is requesting to amend a previously approved PUD to include updated Standards for Bulk, Design, and Uses to be known as THE PAVILLION AT 45TH PLANNED UNIT DEVELOPMENT

Applicant: Scott Yahne, Attorney for G.H.K. Developments, Inc.

Property Address: 1830 45th Street

Current Zoning: CD-4 A (Commercial), active PUD

Adjacent Zoning: North: CD 4 A – General Commercial, active CD 4 R4 – Multifamily
South: CD-3. R2 (Single-Family Residential), active Rail Road ROW
East: CD-4 A (Commercial)
West: CD-4 A (Commercial)

Applicant Requesting: Public Hearing

Action Required: Schedule Public Hearing
Review of Subdivision Codes
Review of Preliminary Subdivision Plat

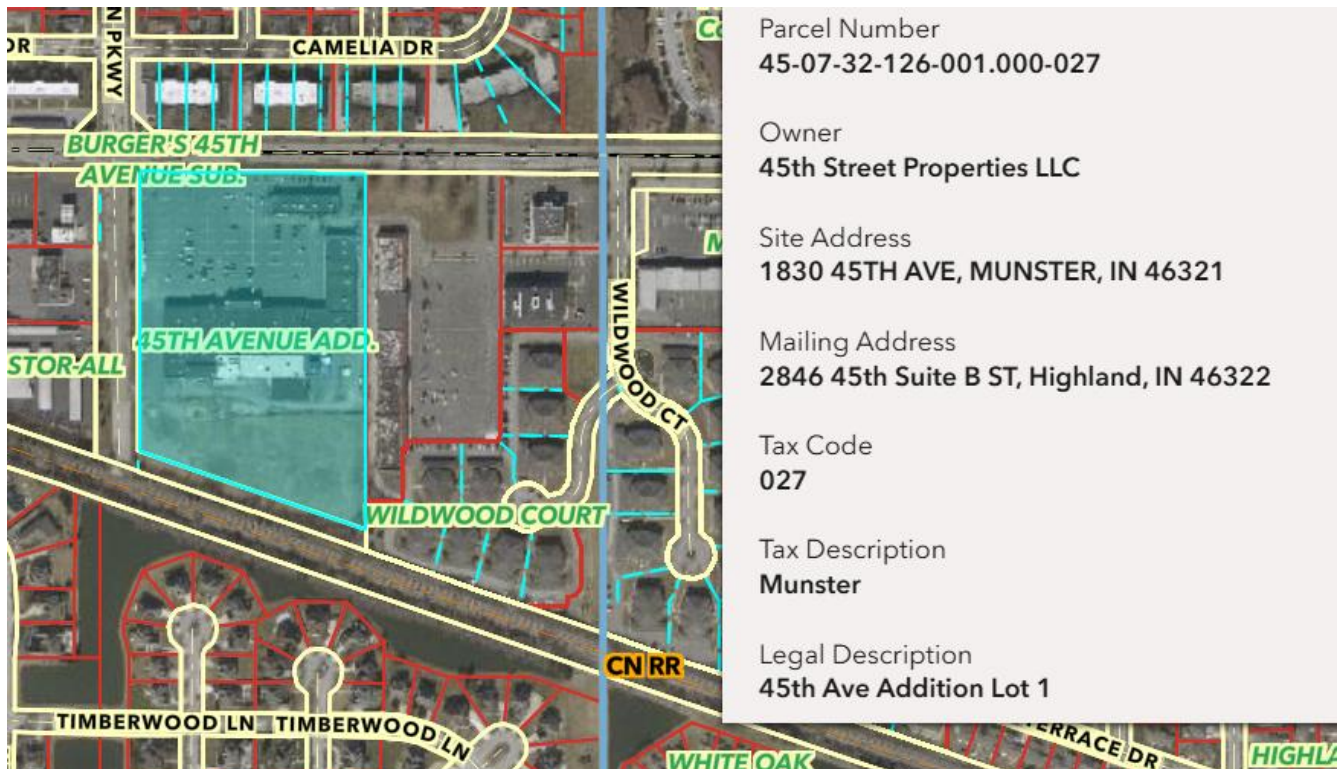
Staff Recommendation: Approve Preliminary Replat/Subdivision with Surety.

Attachments:

1. Application, Exhibit A
2. PUD Standards , Exhibit B
3. Alta Survey, Exhibit C
4. Concept Lots, Exhibit D
5. Aerial Overlay, Exhibit E
6. Preliminary Plat, Exhibit F
7. Site Plan, Exhibit G
8. Architecture Renderings, Exhibit H

SITE LOCATION

The proposed PUD Amendment is located south of 45th Street, east of Fran-Lin Parkway, north of the Canadian National Railroad, and approximately 260 feet west of Wildwood Court. The site is a Lot of Record, identified as 45th Ave Addition Lot 1, encompassing approximately 11 acres with 590 feet of frontage along 45th Street and 731 feet of frontage along Fran-Lin Parkway. The Shopping Center is commonly known as The Pavillion at 45th.



PROJECT BRIEFING

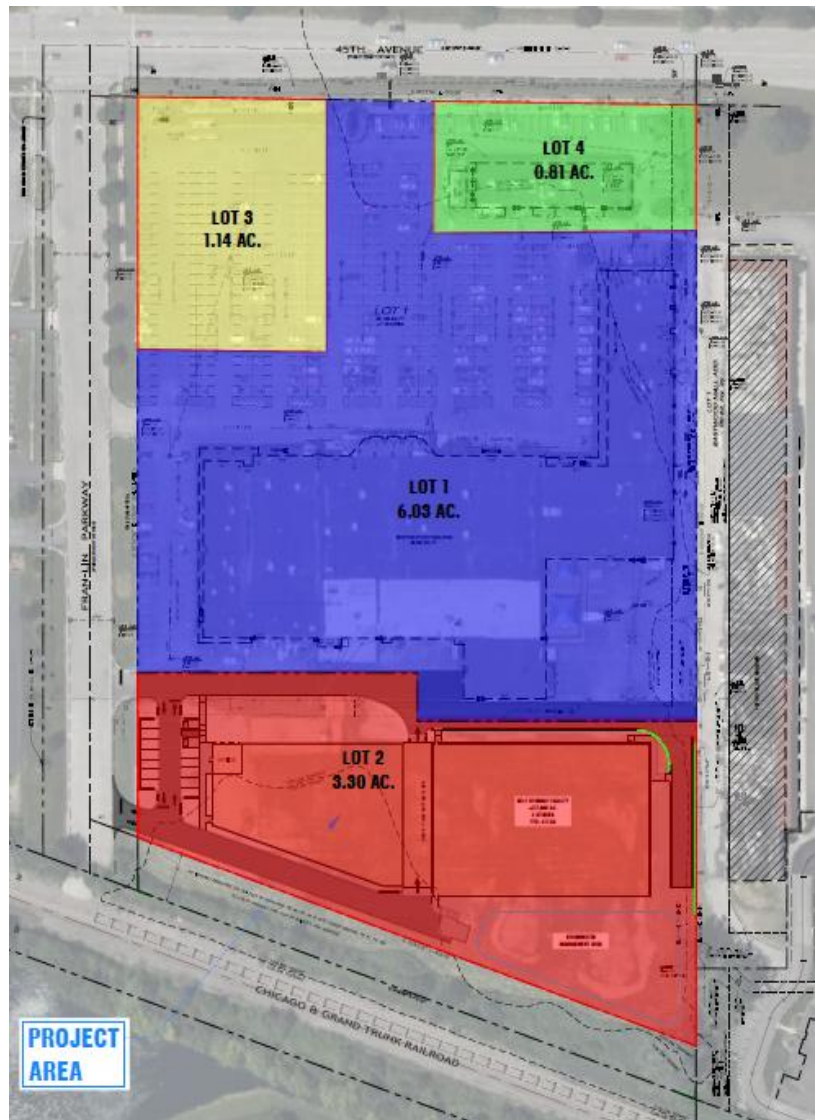
The Petitioner seeks to subdivide the existing single-lot Planned Unit Development (PUD) into a four-lot subdivision to support orderly growth and continued development within the project area. To facilitate this expansion, the Petitioner requests an amendment to the underlying PUD to incorporate the submitted Plat of Subdivision and to implement the accompanying Design Standards. As part of this effort, the Petitioner will also adopt and record reciprocal easements to allow for the efficient use, access, and sharing of common elements throughout the PUD.

The proposed amendment establishes development standards for The Pavilion at 45th, a Planned Unit Development. These standards address bulk regulations, design requirements, and permitted land uses to ensure compatibility with the existing shopping center while providing a framework for future improvements.

The amendment is proposed of four lots totaling approximately 11.28 acres, with allowable uses consistent with the Town of Munster zoning code for the CD-4.A district, including the explicit allowance of self-storage facilities. Standards governing building size, exterior materials, parking, landscaping, lighting, signage, and stormwater management are included to promote aesthetic consistency and compliance with local regulations.

The PUD Standards further outlines procedures for construction approval, amendments to the PUD, and the treatment of nonconforming structures and uses. Legally existing conditions may remain until redevelopment occurs, at which time updated standards will apply. Requirements for landscaping, lighting, and signage emphasize site enhancement, safety, and uniformity, while enclosures for dumpsters and mechanical equipment must be durable and visually compatible with surrounding structures. Enforcement provisions mandate compliance with all applicable rules and establish penalties for violations, ensuring that development within the PUD maintains both functional quality and the intended character of the area.

However, the proposed PUD Standards and Guidelines should incorporate appendix referenced for sections C, G, J, K, M, N, and O as they cite existing provisions of the Zoning Ordinance. These referenced excerpts should be included in the proposed PUD Standards and Guidelines for clarity and completeness. Additionally, regarding Section C, the Commission may wish to include language specifying that the self-storage facility shall be limited to an indoor, fully enclosed building and that such use is permitted on Lot 4 only.



Lot 1 is reserved for future development. Although the specific use has not yet been identified, any future proposal will comply with the permitted CD-4 commercial uses.

Lots 2 and 3 are not proposed for any changes at this time. The existing uses and structures on these lots are established; however, the existing self-storage facility on Lot 3 is expected to vacate, and any future redevelopment will comply with the proposed PUD Amendment.

Lot 4 is proposed for the new construction of a two-story, climate-controlled indoor self-storage facility designed to complement the existing shopping center architecture and incorporate on-site stormwater detention.



The resubdivision replat will require the installation of additional public improvements in the form of sidewalk connection and completion along 45th Street and and Fran-Lin Parkway.

CODE REVIEW**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.

STAFF FINDINGS AND RECOMMENDATION

Staff finds that the applicant and interested parties have submitted the required supporting documents for the updated PUD Design Guidelines and replat associated with the Public Hearing process. Staff recommends compliance with **Section 26-6.804.L.9.k.xii** regarding Public Notice and review of **Section 26-6.804.L.9.k.xiii.I–XII** for the Public Hearing requirements of the **Town of Munster Character-Based Zoning Code** and the attached **Pavilion at 45th Planned Unit Development**. Finally, staff recommends that the Plan Commission consider scheduling a Public Hearing for an updated PUD, inclusive of an appendix containing the referenced zoning excerpts, for **PC 25-021, The Pavilion at 45th, Lots 1–4 Subdivision**.

Motion

Plan Commission may consider the following motion:

Motion to schedule PC 25-022, a proposed Amendment to THE PAVILLION AT 45TH PLANNED UNIT DEVELOPMENT for a December 9, 2025 Public Hearing, including all discussion and findings.