



**TO:** Town Council

**FROM:** Tom Vander Woude, Planning Director

**DATE:** November 16, 2022

**RE:** Ordinance 1887: An Ordinance Amending The Zoning Map of the Town of Munster Rezoning Certain Real Estate to CD-4.B General Urban - B District with the Special Requirement: Ground Floor Residential/Dwelling Use Restriction. (PC Docket 22-019)

The purpose of this memo is to request approval Ordinance 1887: An Ordinance Amending The Zoning Map of the Town of Munster Rezoning Certain Real Estate to CD-4.B General Urban - B District with the Special Requirement: Ground Floor Residential/Dwelling Use Restriction.



Figure 1 Subject property outlined in red.

## Background

Fadi Layous has purchased the property located at 500 45th Street and has presented plans to use the property for a medical office. A medical office is not a permitted use in the SD-M Manufacturing District so the applicant is seeking a zoning map amendment to change the zoning of the property from SD-M Manufacturing to CD-4.B General Urban - B District with the Special Requirement: Ground Floor Residential/Dwelling Use Restriction.

The subject property contains an approximately 8,000 square foot building built in 1980 and a 150' tall communications tower constructed in 1996. It was most recently used by the Miner Electronics Company. The applicant has presented plans to improve the property and remodel the building into a medical office. Conceptual plans are attached to the Plan Commission staff report submitted with this memo. The development plan will require separate approval by the Munster Plan Commission.

The Plan Commission considered this petition under PC Docket 22-019 at a public hearing held on October 11, 2022. Staff recommended a favorable recommendation on the basis of the following findings:

(1) the comprehensive plan;

The comprehensive plan is silent on the subject of the zoning of this area.

(2) current conditions and the character of current structures and uses in each district;

The neighboring properties contain a mixture of commercial, medical, and light industrial uses.

(3) the most desirable use for which the land in each district is adapted;

The neighboring properties contain a mixture of commercial, medical, and light industrial uses.

(4) the conservation of property values throughout the jurisdiction; and

The neighboring properties contain a mixture of commercial, medical, and light industrial uses. An additional medical use will not be detrimental to property values.

(5) responsible development and growth.

The property has been in use as a low-intensity light industrial/commercial use since 1980 and is served by adequate infrastructure.

There were no remonstrances. The Plan Commission voted unanimously (5 in favor, 0 opposed, 1 abstention) to forward a favorable recommendation to rezone the subject property to CD-4.B General Urban - B District with the Special Requirement: Ground Floor Residential/Dwelling Use Restriction.

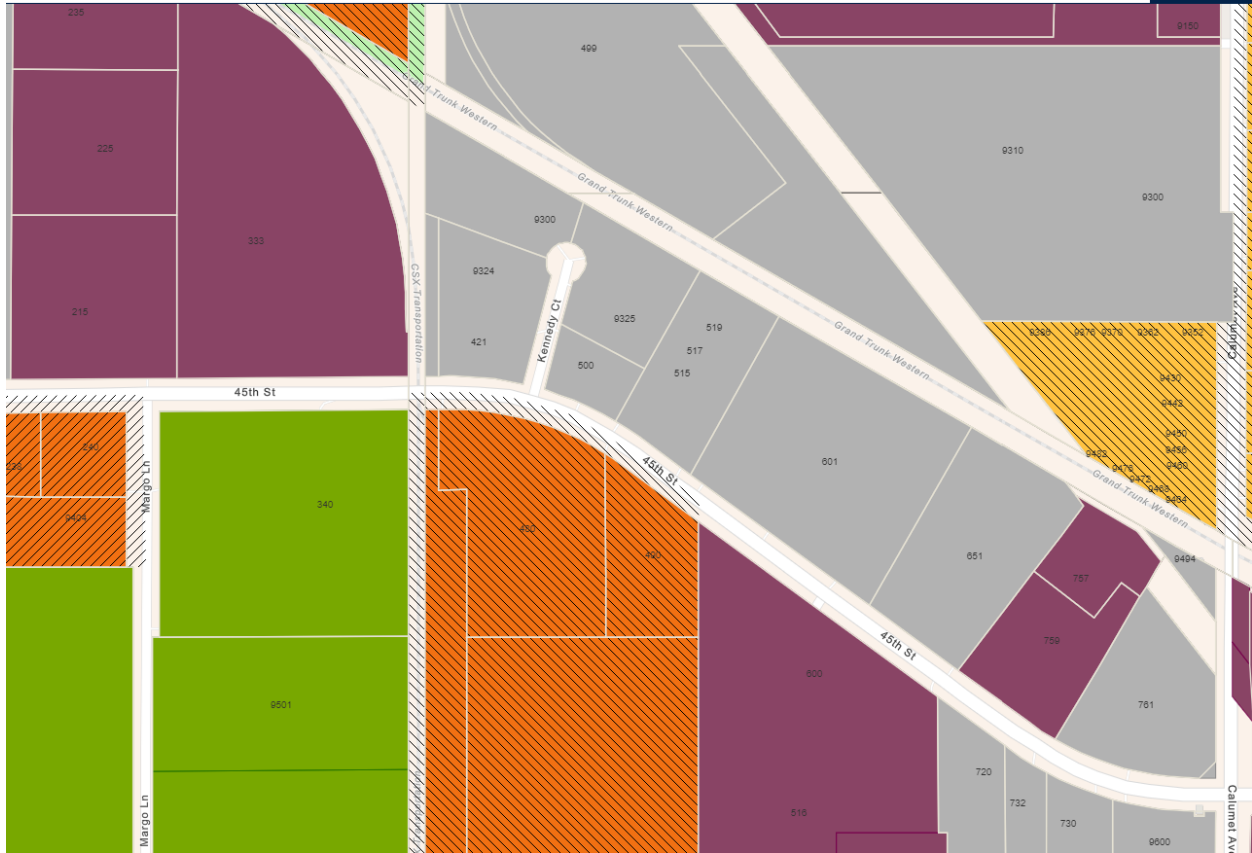


Figure 1: Zoning context

## Attachments

1. Ordinance 1887: An Ordinance Amending The Zoning Map of the Town of Munster Rezoning Certain Real Estate to CD-4.B General Urban - B District with the Special Requirement: Ground Floor Residential/Dwelling Use Restriction
2. PC 22-019 Staff Report dated October 11, 2022
3. PC 22-019 Certification of Decision
4. PC 22-019 Findings of Fact
5. Minutes of October 11, 2022 Munster Plan Commission Regular Business Meeting

## Recommendation

The Munster Plan Commission recommends a motion to adopt Ordinance 1887.