

FAMILY CHRISTIAN CENTER
 340 45TH STREET, MUNSTER, INDIANA 46321
 SITE PLAN SPACE SUMMARY 02-20-25

BUILDING

Existing		Proposed	Total
First Floor	60,457 sf +/-	East Addition – 14,758 sf +/- Norh Addition – 10,785 sf +/-	
		25,543 sf +/-	86,000 sf +/-
Second Floor	38,516 sf +/-	East Addition – 10,293 sf +/- North Addition – 749 sf +/-	
		11,042 sf +/-	49,558 sf +/-
Existing Total	98,977 sf +/-	36,585 sf +/-	135,588 sf +/-

PARKING

Existing
 Existing Parking Spaces 774
 Existing ADA Spaces 16
 Total Existing Parking 790 Parking Spaces
 Facility Staging and Overflow Parking = 90 parking spaces

Proposed
 Parking Spaces 703``
 ADA Spaces 17
 Total Proposed Parking 720 spaces
 Facility Staging and Overflow Parking = 90 parking spaces

Required Parking
 Vehicular Parking Requirement Table 26-6.405.O-1 page 257 1 per 3 auditorium seats

Seating count as based on drawings
 Retractable seats – 1st flr = 1,282 seats
 Retractable seats – 2nd flr = 211 seats
 Total retractable seats = 1,495 seats
 Interlocking chairs – 2nd flr 416 seats
 Total Seating Capacity 1,909 seats

Required number of parking spaces =
 1,909 x .33 = 635.69 parking spaces required

Gas Station – Family Christian Center
340 45th St.
Munster, Ind.

PC25-006

Lot Area 752.28' (east west) by 683.79' (north-south) = 513,108 sf (per plat of survey)
= 11.78 acres

Zoned CZ – Civic Zone

Principal Use Table 26-6.405.B District Standards Civic Zone Page 195 Place of Worship

Setbacks Table 26-6.405.B District Standards Civic Zone Page 189

Front Setback (Principal Frontage)	0 ft.
Front Setback (Secondary Frontage)	0 ft.
Side Setback	0 ft.
Rear Setback	0 ft.

Building Height Plat of Survey Highest elevation of building can not exceed 682.00 as per the FAA Aeronautical Study, Number 95-AGL – 2741-OE
Existing first floor elevation = 617.85'
(So, maximum building height = 681' – 617.85' = 64.15')

Percentage of Lot Coverage 5.96% (513,108 sf divided by 86,000 sf)

Parking

Parking Space Dimensions Table 26-405.O-3 page 254

90 degree parking
stall width - 9'-0"
stall length - 18'-0"
aisle width - 21'-0"

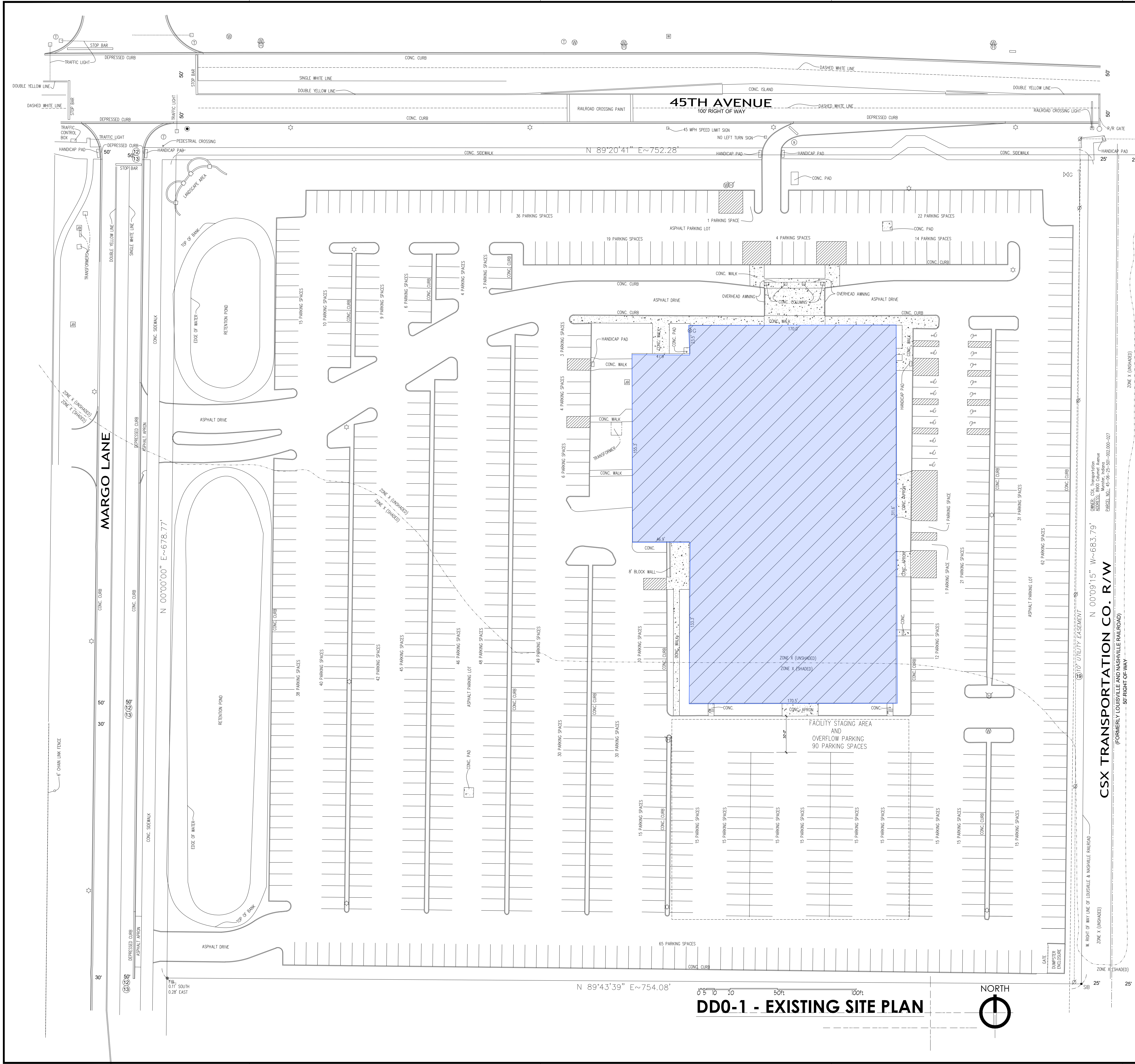
Vehicular Parking Requirement Table 26-6.405.O-1 page 257

1 per 3 auditorium seats + adequate bus space for activities of institution + passenger loading space

Seating count as based on drawings

Retractable seats – 1 st floor =	1,282 seats
Retractable seats – 2 nd floor =	211 seats
Total retractable seats =	1,495 seats
Interlocking chairs – 2 nd floor	416 seats
Total Seating Capacity	1,909 seats

Required number of parking spaces =
1,909 x .33 = 635.69 parking spaces required



SITE SUMMARY

LOT AREA = 513,108 SF
= 11.78 ACRES

EXISTING CONDITIONS

EXISTING FIRST FLOOR AREA = 60,451 SF +/-

PARKING SUMMARY

EXISTING PARKING SPACES = 114
EXISTING ADA SPACE = 16
TOTAL PARKING SPACES = 130

OVERFLOW PARKING = 90

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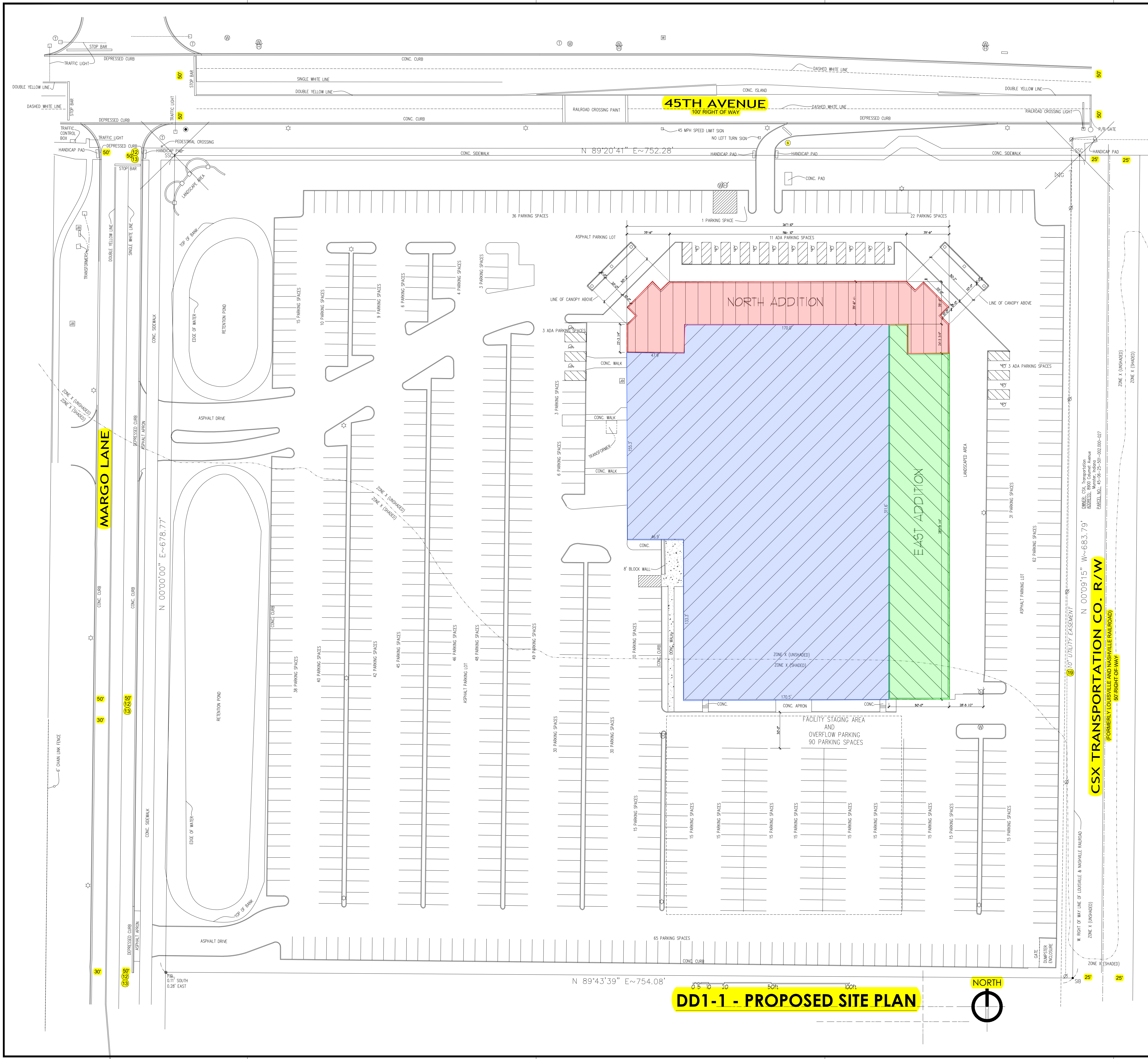
EANTHONY, INC.
Complete Construction Services
708-802-8230

FAMILY CHRISTIAN CENTER
340 45TH STREET, MUNSTER, INDIANA 46321
DD0-1 EXISTING SITE PLAN

02-05-2025

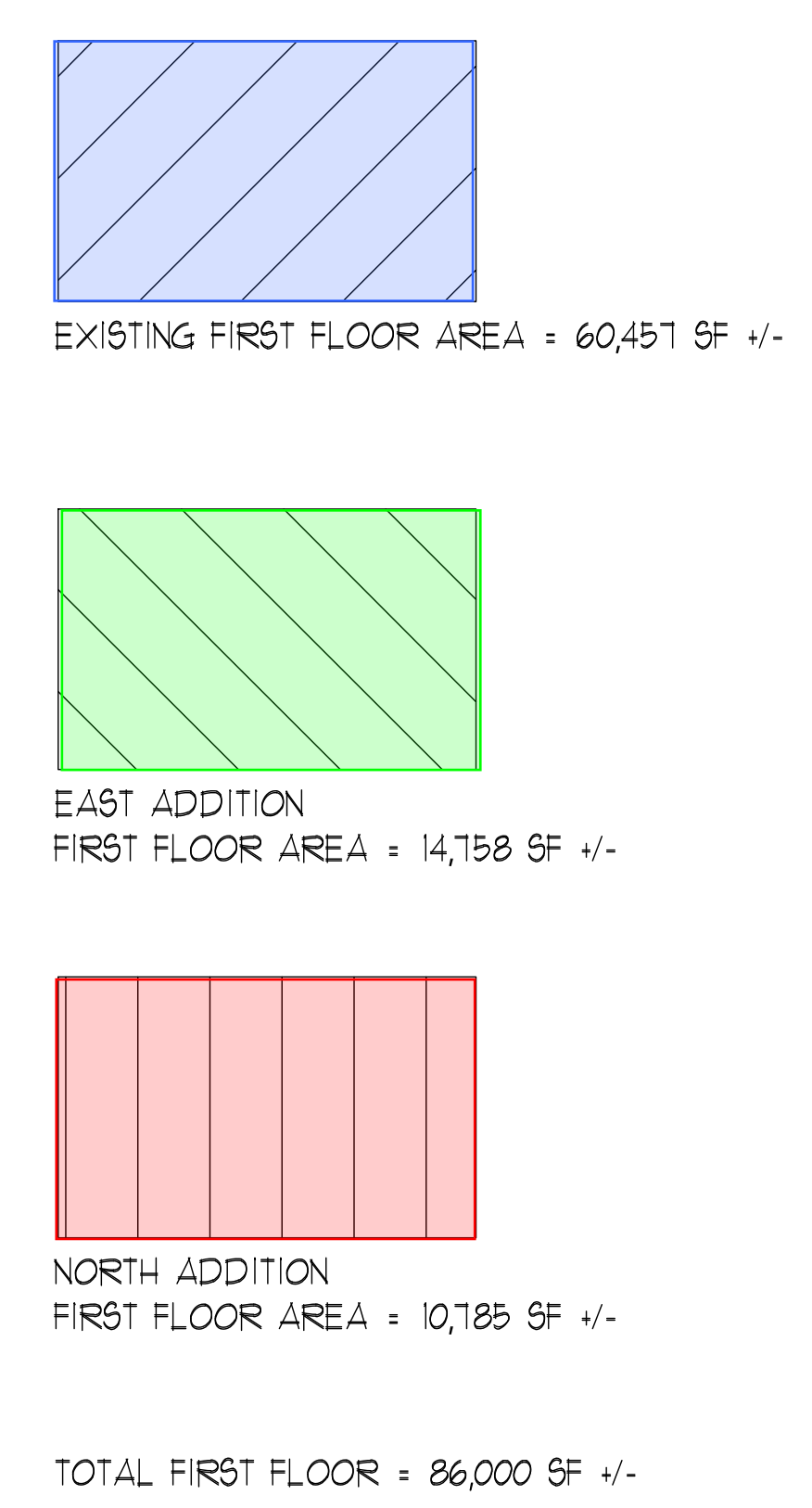
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DD1-1 - PROPOSED SITE PLAN

SITE SUMMARY

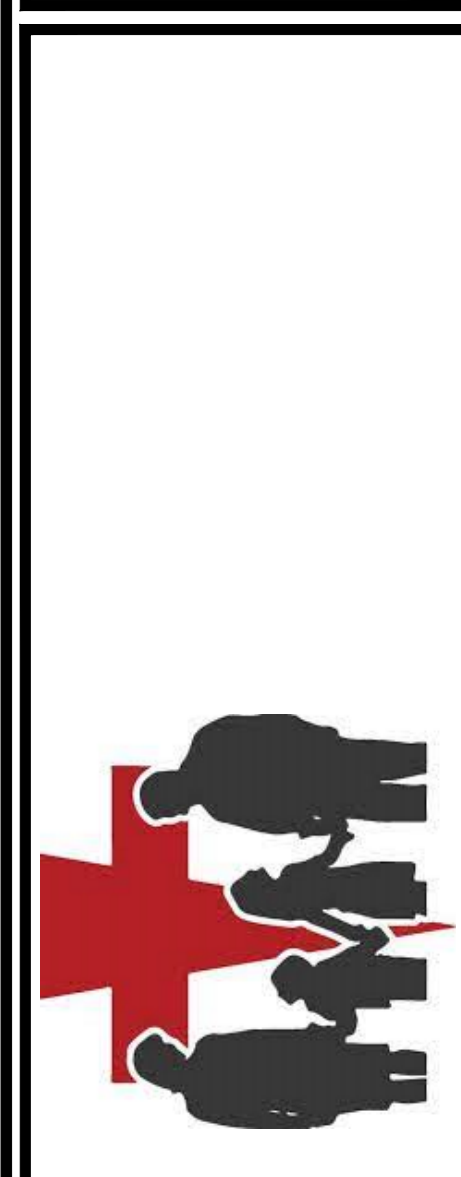


PARKING SUMMARY

PARKING SPACES	103
ADA PARKING SPACES	42
TOTAL PARKING SPACES	110
OVERFLOW PARKING	90

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FAMILY CHRISTIAN CENTER
340 45TH STREET, MUNSTER, INDIANA 46321
DD1-1 PROPOSED CONCEPT SITE PLAN

02-20-2025

DD1-1