



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: August 10, 2021

Agenda Item: PC Docket No. 21-006

Application: **Development Plan Approval**

Hearing: **CONTINUED PUBLIC HEARING**

Summary: HP Munster Investment LLC requesting approval of a development plan for a Hyatt Place Hotel at 9420 Calumet Ave. in the Maple Leaf Crossing PUD

Applicant: HP Munster Investment LLC represented by Amit Shah

Property Address: 9420 Calumet Avenue

Current Zoning: Planned Unit Development

Adjacent Zoning: North: SD-M
South: SD-M/PUD
East: CD-4.A
West: SD-M

Action Requested: Approval of Development Plan

Additional Actions Required: Findings of Fact

Staff Recommendation: **Approval with conditions determined by Plan Commission**

Attachments:

1. Elevations of proposed Hyatt Place Hotel prepared by Maust Architectural Services
2. Maple Leaf Crossing PUD Ordinance 1803
 - a. Exhibit A: Development Plan (engineering plans prepared by Torrenge Engineering dated 06.26.2020)

- b. Exhibit B: Development Requirements (DEVELOPMENTAL STANDARDS FOR THE MAPLE LEAF CROSSING DEVELOPMENT AT THE MUNSTER BUSINESS COMPLEX PLANNED UNIT DEVELOPMENT
 - c. Exhibit C: Landscape Plan prepared by Planned Environment Associates, dated 06.29.2020
3. Maple Leaf Crossing Partial Site Plan prepared by Borderline Design LLC dated 03/09/2020

BACKGROUND



Figure 1: Maple Leaf Crossing PUD outlined in red. Subject property highlighted in blue.

Amit Shah of HP Munster Investment LLC has presented plans for the construction of a four-story, 102 room professional office building at 9420 Calumet Avenue at the northwest corner of the Maple Leaf Crossing PUD. The Maple Leaf Crossing PUD is an approximately 6-acre parcel located at the northeast quadrant of the intersection of Calumet Avenue and the CN Railroad tracks. Staff reviewed the project at the June 24, 2021 meeting of the Site Plan Review Committee.

The Plan Commission reviewed the project at their July 13, 2021 meeting and voted to table the project. They asked to applicant to revise the plans specifically to include:

- Incorporate additional brick and stone building materials, specifically Indiana limestone
- Add a distinct architectural cap to the building, per the Munster zoning ordinance
- Increase the transparency of the ground floor facades with additional windows on the ground floor specifically on the north, west and east facing walls

Revised plans were distributed to the Plan Commission for comment and another revision was submitted to the Town on August 6, 2021. The elevations are attached to this staff report.



As noted in the July staff report, this project is governed by Ordinance 1803 which established the Maple Leaf Crossing Planned Unit Development at 9352-9482 Calumet Avenue. The ordinance was adopted in July 2020 by the Munster Town Council, on the recommendation of the Plan Commission. The approved PUD includes site engineering plans, a set of development standards, and a site-wide landscaping plan, which are attached to this memo. Mr. Shah has represented that the site plan is unchanged from that approved as part of the Maple Leaf Crossing PUD and is only seeking approval of the building design, including the architectural style and the building materials.

Per the PUD ordinance and in keeping with the Munster zoning ordinance, all building designs shall be submitted to the Plan Commission for approval.

Analysis

The standards for the Plan Commission's review are included in the Development Standards for the Maple Leaf Crossing Development document. That document states: *"The development standards for zoning district CD-4.A set forth in Zoning Ordinance 1788, Table 26-6.405.A-6 shall apply to matters not addressed in the Approved Development Plan and Development Standards."*

At the July meeting of the Plan Commission, staff reported on the development standards that had been met and those that required additional review. Only the standards that require additional review are listed below. Staff requests that the members review these items and determine whether they have met the intent of the zoning ordinance and the PUD ordinance adopted by the Town. Any recommended changes to the plans may be included as conditions of the approval.

Code / Ordinance	Section	Standard	Proposed	Meets Code
Ord. 1803	III.2	Materials and Details Building materials shall consist primarily of glass, steel, brick, stone, and shipping containers for accents and small businesses as contemplated by the Development Agreement.	Approximately 50% of the overall façade is brick. The remaining approximately 50% is painted aluminum panels, and Nichiha siding.	Needs Plan Commission Determination
Ord. 1803	III.3	Permitted Materials The following is a list of permitted materials, subject to Town approval during the review process: a. Painted aluminum or steel; b. Stainless steel; c. Solid brass, bronze, copper or pewter; d. Enamel coated steel; e. Textured or brushed stainless steel; f. Galvanized, sandblasted or etched metals; g. Natural stone; h. Full size brick; i. Painted or stained wood in limited amounts j. Porcelain, ceramic or glass	Approximately 50% of the overall façade is brick. The remaining approximately 50% is painted aluminum panels, and Nichiha siding.	Needs Plan Commission Determination
Ord. 1803	III.4	Metals High quality is expected for all metal applications. Metal such as shop-painted aluminum and steel, stainless steel, solid brass, bronze, copper, pewter, or enamel coated steel may be used for hardware,	A significant architectural feature of the east façade is painted aluminum. Aluminum trim,	Needs Plan Commission Determination

		trim and panels when well designed and detailed.	storefront, and coping.	
Zoning Ordinance	TABLE 26-6.405.A-6 DISTRICT STANDARDS	Building Composition Each Principal Building must have an identifiable Base, Middle, & Cap	Apart from the diagonal metal architectural feature, there is a small metal parapet cap element on the building.	Needs Plan Commission Determination
Zoning Ordinance	TABLE 26-6.405.A-6 DISTRICT STANDARDS	Main Entrance must be clearly distinguishable from other parts of the Building through the use of architectural design, elements, and treatment, including its detail and relief and use of architectural elements such as lintels, pediments, pilasters, columns, and other elements appropriate to the architectural style and details of the Building.	Main entrance features a canopy.	Needs Plan Commission Determination.
Zoning Ordinance	TABLE 26-6.405.A-6 DISTRICT STANDARDS	Blank Walls Not Permitted at Frontage	Windows at street level and upper stories. Few ground floor windows on east and west facades.	Needs Plan Commission Determination.
Zoning Ordinance	TABLE 26-6.405.A-6 DISTRICT STANDARDS	Facade Void Areas 20-60% of total Facade area, except for first Story of Shopfront Frontages, where it must be $\geq 70\%$ min	Unknown on south façade; less than 20% on west, north, and east facades.	Needs Plan Commission Determination.
Zoning Ordinance	TABLE 26-6.405.A-6 DISTRICT STANDARDS	Facade Articulation A Facade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Facade into two segments each of which includes a separate Main Entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of Wall material or Wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Facade elements; and (2) is composed with a defined center and edges.	Façade differentiated by building materials on upper floor, but ground floor is not differentiated.	Needs Plan Commission Determination

Staff notes that the signs shown on the attached illustrative rendering do not comply with the Division 7: Sign Standards of the Munster Zoning Ordinance which states that wall signs “shall be applied to the first Story Façade”.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket No. 21-006, approving the development plan for a Hyatt Place Hotel in the Maple Leaf Crossing Planned Unit Development at 9420 Calumet Avenue described in the staff report dated July 13, 2021, with the following conditions:

- 1. All signs shall comply with Ordinance 1803*
- 2. Additional conditions as determined by the Plan Commission*