



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: June 30, 2022

Agenda Item: PC Docket No. 22-009

Hearing: **PUBLIC HEARING**

Application Type: **DEVELOPMENT PLAN**

Summary: Community Foundation of Northwest Indiana requesting approval of a development plan to construct an immediate care medical building on Lot 3 of the Community Foundation Addition Block 5 at 10240 Calumet Avenue.

Applicant: Community Foundation of Northwest Indiana

Property Address: 10240 Calumet Avenue

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

Adjacent Zoning: North: CD-4.B
South: CD-4.B
East: SD-PUD, CZ
West: CD-4.B

Action Requested: Approve development plan

Additional Actions Required: Approve final plat
Approve findings of fact

Recommendation: **Approve development plan with conditions**

Attachments:

Community Foundation Addition Block 5 plan set prepared by Torrenga Engineering, Inc. dated 06.17.2022

Munster Immediate Care building plans prepared by Stantec dated 06.10.2022

CFNI Munster Immediate Care renderings prepared by Stantec dated 05.26.2022

CFNI Munster Immediate Care ELECTRICAL SITE PHOTOMETRIC PLAN prepared by Stantec dated 06.10.2022

Lithonia Light Fixture specifications DSX1 LED 40K 4000 K TFTM Forward throw medium MVOLT EGS

Community Munster Immediate Care sign package prepared by Legacy Sign Group dated 06.17.2022

Community Munster Immediate Care monument sign prepared by Legacy Sign Group dated 06.24.2022

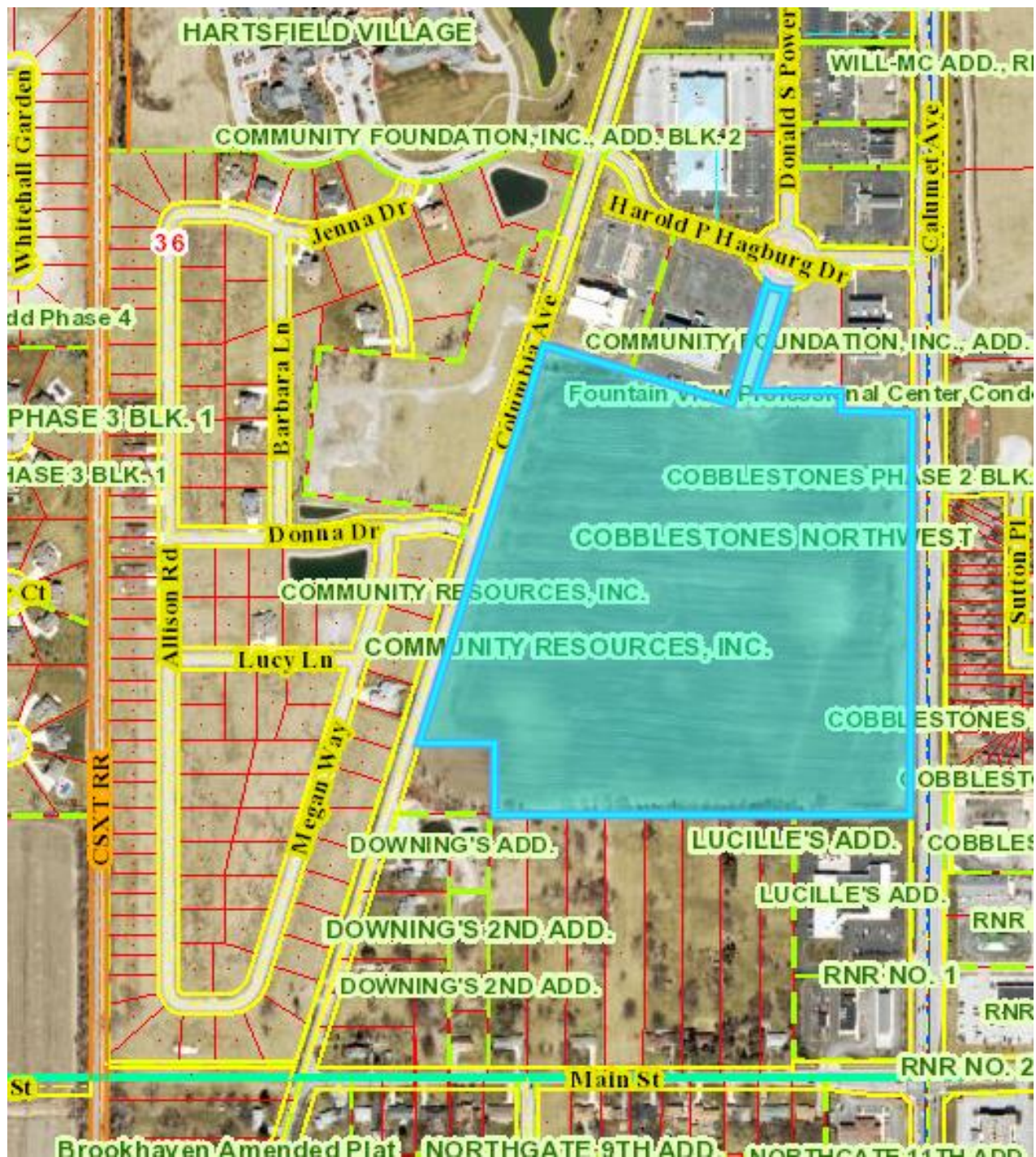


Figure 1 Subject property highlighted in blue.

BACKGROUND

Community Foundation of Northwest Indiana, Inc. (CFNI) has presented plans to subdivide and develop a portion of the property under its ownership between Calumet Avenue and Don Powers Drive.

The proposal contains three elements:

1. A master plan that includes an internal road network serving multiple lots and providing access to Main Street and Columbia Avenue.
2. A three-lot subdivision, which also includes two outlots designated for detention, an extension of Treadway Drive west into the subdivision, an extension of Donald Powers Drive south and improvements to the intersection of Calumet Avenue and Treadway Drive.
3. **Development of Lot 3 with a two-story, 31,845 sf medical clinic with parking area.**



Figure 2: Excerpt of Development Parcel Plan showing lots 1, 2, and 3 and Outlots A and B.

This project was reviewed by the Town of Munster Site Plan Review Committee at a specially scheduled meeting on April 7, 2022. A preliminary hearing for the preliminary plat was held by the Plan Commission on May 10, 2022. Multiple meetings were held between the Town staff, attorney, and the petitioner's

representatives since then to discuss the variances and waivers that would be required for the plans to be approved.

A preliminary plat for the Community Foundation Addition Block 5 was submitted for approval by the Plan Commission under PC Docket 22-005. An application for multiple variances for the development plan has been submitted for approval by the Board of Zoning Appeals under BZA Docket 22-010.

PROJECT HISTORY

Similar plans for a subdivision and development were approved by the Town of Munster in February and March of 2018. The Town Council adopted a new zoning ordinance in December 2019. Because the project did not commence and the final plat was never recorded, the project approvals have now expired. The project is now subject to the current zoning standards.

At the time of the original approval, a traffic study was prepared that showed a traffic signal would be required at Treadway Drive once one of the following thresholds was met:

1. 35% build out of the entire 37 acres owned by CFNI;
2. Construction of 125,000 square feet of office space in the 37-acre study area;
3. Traffic counts that total 100 vehicles per hour turning left from Treadway Drive to Calumet Avenue.

An agreement for the traffic signal was drafted but not executed. The agreement stated that CFNI would install the signal at its cost once one of the thresholds was met and included a provision for the Town to install the traffic signal earlier at the Town's cost and then be reimbursed by CFNI once one of the thresholds listed above was met.

DISCUSSION

The applicant has provided a development plan for the development of Lot 3 with a 31,845 square foot, two-story medical office building. Lot 3 is accessed from the extension of Treadway Drive west of Calumet Avenue and is separated from Calumet Avenue by an approximately 90' wide outlot that will serve as a retention area. The public frontage along Treadway Drive is proposed to be improved with a 6' wide sidewalk and a 7.5' wide parkway planted with street trees. The building has public entrances on the north and south sides. A drop off aisle is located north of the building and all parking is to the west and south of the building, screened from view from Treadway Drive by the building and a landscaped hedge. A secondary access vehicular access point is provided via an ingress-egress easement to be platted along the south edge of Lot 2.

Zoning Analysis

The subject property is zoned CD-4.B Urban Center Character District. The relevant development standards are listed below.

Standard	Code Requirement	Proposed
Lot Width	18 ft. minimum	243.2
Lot Coverage	70% max	Approximately 13%
Front Setback, Principal Frontage	0 ft. min, 20 ft. max; the max. setback may be increased by the amount necessary to provide a passenger drop off area where there is no on street parking and the Principal Use of the Lot is Hotel or Medical.	37.36' including additional 18' for drop off area.
Side Setback	0 ft. or 6 ft. min per side. 130 ft. max combined	West: 67.87' / East 34' Total: 101.87
Rear Setback	Min 3'	>3'
Building Composition	Each Principal Building must have an identifiable Base, Middle, & Cap	Stone base, brick 2nd floor, roof gable cap
Building Height	4 stories max	2 stories
Building Materials	Primary: brick or natural stone, cast stone, wood or metal Shopfront, terra cotta, ceramic tile, similar materials approved by the Plan Commission Accent: glass, metal, wood, any primary building material, similar materials approved by the Plan Commission	Brick, stone
Frontage Buildout	60% min; 20% of the required buildout width can be 'street screen'	62.5% building + streetscreen
Entrances	Main Entrance must be in Facade of Principal Frontages. If shopfront Frontage at corner, Main Entrance may be at Principal Frontage or at corner. 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 in front of building; distinguished with stone accents and awnings
Location of Building at Frontage	Parallel to Frontage Lines	Parallel

Façade Design Proportions	Must be based approximately either on (a) proportions that can be expressed as a fraction using whole numbers (e.g. 1:1, 2:1, 3:2, 4:3, etc) or (b) the following proportions: 1.414:1 or 1.618:1	Façade components are based on 1:1, 2:1, and 1.618:1.
Blank Walls	Not Permitted at Frontage	Windows and entry at Frontage.
Facade Void Areas	20-80% of total Facade area, except for first Story of Shopfront Frontages, where it must be $\geq 70\%$ min	1st floor – 52.3% / Total Façade - 45%
Façade Openings	Windows and/or doors spaced ≤ 20 ft. apart. Square or vertical in proportion except for transoms and sidelights. Windows in the Facade and 1st and 2nd Lot Layers shall be single- or double-sashed, casement, awning, or fixed types. In Stories above first, Facade openings must be $\leq 50\%$ of total Facade area.	Windows square and vertical, fixed-type, façade openings 37.5% of 2nd story
Window Alignment	Upper floor windows and other features must be aligned with those of first floor	Aligned
Roof Type	Flat, Hip, Shed, Gable, Pitch 8:12-14:12	The proposed building roof pitch is 3:12 with multiple 8:12 pitched dormers on each elevation. VARIANCE REQUESTED
Off-Street Parking Location	P in 3rd Lot Layer only. Parking must be Screened from abutting properties by Building or opaque Wall Screen, Fence Screen, or Hedge Screen. Parking Lots NP	3rd lot layer, screened by hedge
Driveway/Vehicular Entrance Maximum Width	24' max in 1st Lot and 2nd Lot Layer, regardless if shared or not	24' wide
Off-Street Trash Receptacle/Dumpster	Required and must be fully enclosed on 3 sides and enclosed on the 4th side with self-closing gate. Enclosure must be constructed of a material that matches the Principal Building.	Brick enclosure
Landscaping	If First Lot Layer ≥ 10 ft., minimum of 30% of 1st Lot Layer must be landscaped in compliance with Section 26-6.405.P. 1st Lot Layer may not be paved except for driveway and sidewalk. Required: minimum of 25% of landscaped area must be covered with groundcover or evergreen trees or shrubs	Unknown. Staff notes that this 25% requirement could likely be met with a hedge screen between the sidewalk and the drop off drive aisle. VARIANCE REQUESTED

Screens	Parking Lot or Parking Area at Frontage in 3rd Lot Layer: Wall, Hedge	Hedge
Screens	Except at Driveways: Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment shall be Screened from Frontage, Civic Space and Adjacent Property by a Building or Screen.	A hedge along the east side of parking lot is located on the adjacent property rather than on the Immediate Care Site. VARIANCE REQUESTED
Screens	Except at Driveways: Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment shall be Screened from Frontage, Civic Space and Adjacent Property by a Building or Screen.	A detailed drawing of the dumpster enclosure has not been provided.
Screens	Except at Driveways: Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment shall be Screened from Frontage, Civic Space and Adjacent Property by a Building or Screen.	Rooftop mechanicals are screened by the roof.

PARKING

The proposed parking area contains 182 spaces, which is the minimum required by ordinance for this building. An additional 6 bicycle parking spaces are proposed, which is short of the 36 required, so a variance is being requested. The requirements for parking lot landscaping including landscape islands, screening, and trees have been met except for the screening requirement for the east side of the parking lot which is not screened from the adjacent property. On the west edge of the parking lot, the landscaping plan shows a line of trees planted on Lot 2. The landscaping plan should be revised to show the trees in the perimeter landscape area on Lot 3. The Munster zoning ordinance also requires an 8-foot-wide path through the center of the parking area when the number of spaces exceeds 120. A short path is provided, but it does not span the entire length of the parking lot. A variance is also being requested from the requirement that a Loading Area be designated within the parking lot.

LIGHTING

A complete lighting and photometric plan has been submitted with the development plan. The proposed lighting meets the Town's standards for minimum, maximum, and average illumination, but the fixtures do not meet the Town's standards for the height, style, and maximum color temperature and are included in the applicant's variance request.

STORMWATER

Stormwater runoff from the development is proposed to be detained in two dry detention ponds, Outlots A and B along Calumet Avenue. The Development Parcel Plan shows two additional ponds to be developed in the future: one along Calumet Avenue south of Outlot A and a second along Columbia Avenue north of Treadway Drive. A full stormwater report has been submitted and is under review by the Town Engineer.

SIGNS

The applicant is proposing illuminated signs on all sides of the building and a freestanding monument sign and is requesting multiple variances in connection with the signage.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket No. 22-009 granting approval of the development plan for Community Foundation Addition Block 5 with the following conditions:

- 1. Revisions to the plans be made to conform with all development standards of the Munster Zoning Ordinance for which variances are not granted by the Munster Board of Zoning Appeals under BZA Docket No. 22-010.*
- 2. Plan Commission approval of the preliminary and final plat for the Community Foundation Addition Block 5.*