



TO: Munster Town Council

FROM: Sergio Mendoza, Planning Director

DATE: February 14, 2024

RE: An ordinance amending the Zoning Map of the Town of Munster

The purpose of this memo is to request approval of an Ordinance Amending The Zoning Map of the Town of Munster to rezone a portion of certain real estate commonly known as 706 Ridge Road from *CD-3.R2 - Neighborhood - 60' Lot One Family Residence District* to *CD-4.A - General Urban - A Character District* (PC23-028).

Background

In the Fall of 2023, town staff was approached by Mr. Ahmad “Fred” Wardak regarding the zoning classification of property commonly known as 706 Ridge Road. Mr. Wardak engaged an appraisal for his property in the Summer of 2023 where the existing business/medical structure and use were identified as a Legal Non-Conforming due to its current residential zoning classification.

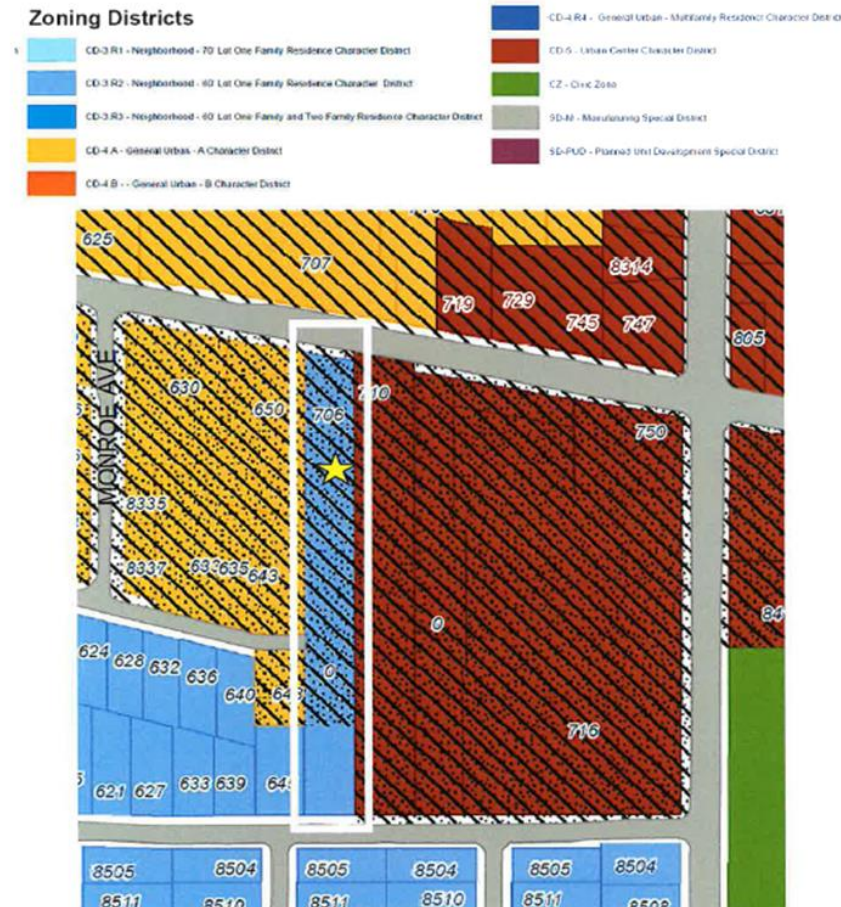
Staff made the following findings:

- The property is currently zoned CD-3.R2 - Neighborhood - 60' Lot One Family Residence District.
- Prior to 2019 the property had dual zoning with commercial zoning approximately 315 FT south of Ridge Road and residential zoning the remaining 550 FT, which also frontage on Briar Lane.
- Property records show a transfer/acquisition/sale of 706 Ridge Road to Wadrak Investments LLC occurred in 2019, under the control of Ahmad “Fred” Wardak.
- During the 2019 Zoning Code and Map update the subject parcel may have inadvertently been zoned all residential from its previous dual zoning of Commercial and Residential on one lot.
- The existing commercial/medical/office use area is approximately 0.58 of the overall 1.59 acre parcel.
- The existing commercial/medical/office structure is 5,000 SF and was constructed in 1985 with approximately 13,500 SF of asphalt parking area.

Mr. Wadrak would like to continue with the appraisal of his property and has requested that the Town assist him in recognizing the current structure and use as legal conforming within an appropriate Town zone classification. The Town has agreed to assist with this interest and initiated a rezone process to restore a portion of 706 Ridge Road from the previous C-1 (Commercial) Zone classifications to the Town’s most appropriate and current *CD-4A* (General Urban) Zone Classification.

The Plan Commission considered this petition under PC 23-028 at a public hearing held on January 9, 2024 and the Plan Commission voted unanimously (seven in favor, none opposed) to forward a FAVORABLE recommendation to rezone the subject property from *CD-3.R2 - Neighborhood - 60' Lot One Family Residence District* to *CD-4.A - General Urban - A Character District*.

Figure 1: Zoning context



Attachments

1. Rezone Certification for PC 2023-28
2. An Ordinance Amending The Zoning Map of the Town of Munster Rezoning Certain Real Estate to CD-4.A - General Urban - A Character District
3. Staff Report form 1.9.23 for PC 2023-028
4. January 9, 2024 Approved Plan Commission Minutes
5. December 12, 2023 Approved Plan Commission Minutes

Recommendation

The Munster Plan Commission recommends a motion to adopt the presented Rezone Ordinance for 706 Ridge Road.