To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Date: October 24, 2019

Re: Maple Leaf Crossing / Munster Business Complex PUD

Background

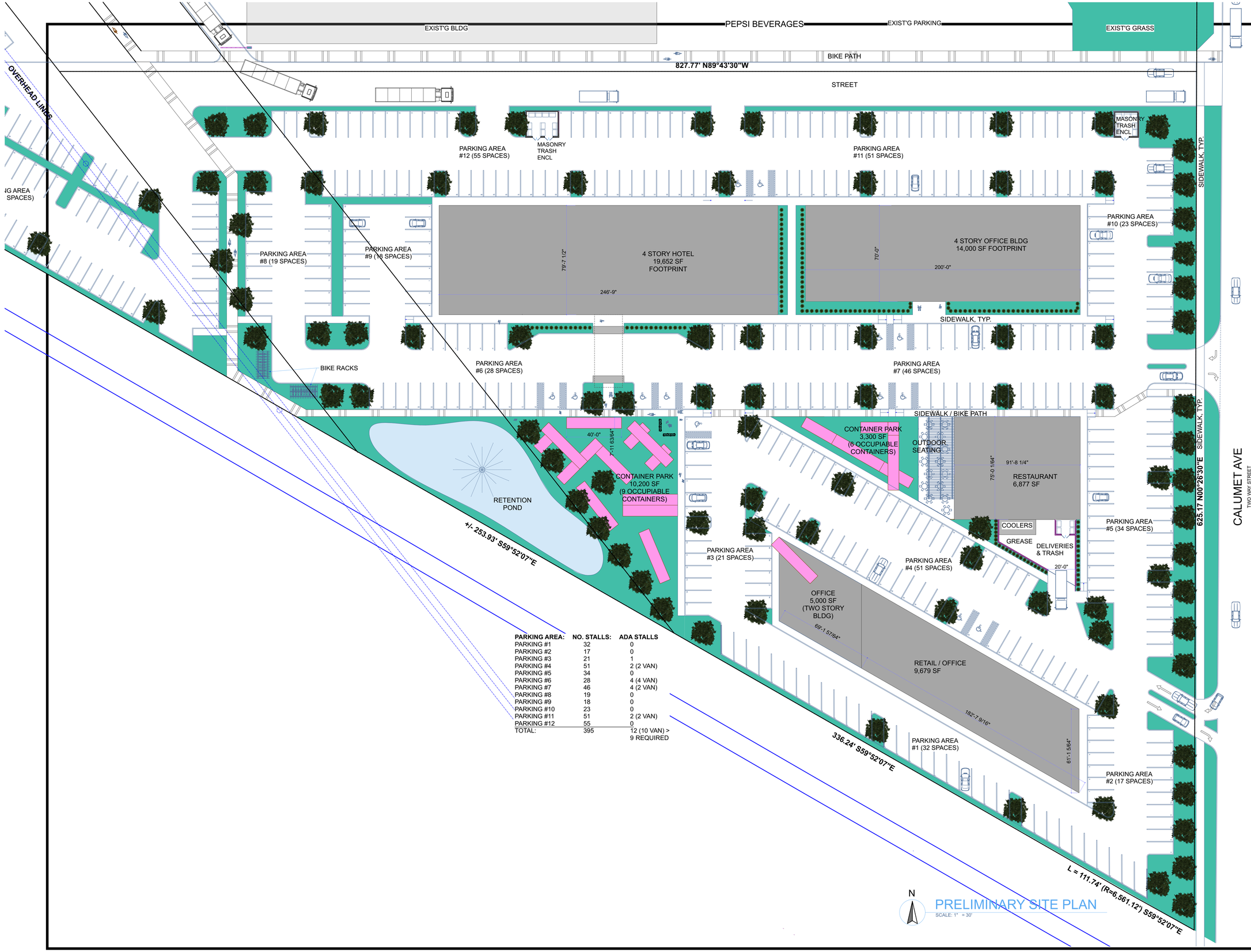
Mr. Jay Lieser has entered into a development agreement with the Town of Munster to redevelop the Munster Business Complex PUD. His proposed development is named Maple Leaf Crossing and will contain a mixture of retail, office, and hotel space. Mr. Lieser's proposed development is subject to both the development agreement and the Planned Unit Development standards.

Staff expects that the development will require a PUD amendment in order to accommodate both the proposed uses and the bulk standards proposed by Mr. Lieser. He will be present at the October 29, 2019 Plan Commission meeting to discuss his proposal.

This agenda item is for informational purposes only. No action is being requested at this time.

Attachment

Maple Leaf Crossing Preliminary Site Plan



PARKING AREA:	NO. STALLS:	ADA STALLS
PARKING #1	32	0
PARKING #2	17	0
PARKING #3	21	1
PARKING #4	51	2 (2 VAN)
PARKING #5	34	0
PARKING #6	28	4 (4 VAN)
PARKING #7	46	4 (2 VAN)
PARKING #8	19	0
PARKING #9	18	0
PARKING #10	23	0
PARKING #11	51	2 (2 VAN)
PARKING #12	55	0
TOTAL:	395	12 (10 VAN) > 9 REQUIRED

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CONSULTANTS

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THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN, CONTRACTOR TO VERIFY ALL CONDITIONS IN FIELD BEFORE CONSTRUCTION BEGINS. DRAWINGS ARE NOT TO BE SCALED.

DRAWING SCALES AS INDICATED FOR FOR REFERENCE ONLY AND ARE NOT INTENDED FOR OR ACCURATELY DEPICT ACTUAL OR DESIGNED CONDITIONS. WRITTEN DIMENSIONS SHALL GOVERN.

MAPLE LEAF CROSSING

9450 Calumet Ave
Munster, IN 46321

PROGRESS PRINTING

NO.	DESCRIPTION:	DATE:
	DESIGN REVIEW	10/02/2019

PROJECT NO: 19015
MODEL FILE: 2019 09 25 Revised.pln
DRAWN BY: J.A.H.
DATE: 08/01/2019

SHEET TITLE

SITE PLAN

AS-004

SHEET 19 OF 54