



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Tom Vander Woude, Planning Director

**Meeting Date:** October 12, 2021

**Agenda Item:** PC Docket No. 21-012  
PC Docket No. 21-013  
PC Docket No. 21-014

**Applications:** **21-012 Planned Unit Development Amendment**  
**21-013 Commercial Subdivision Preliminary Plat**  
**21-014 Development Plan Approval**

**Hearing:** **PUBLIC HEARING**

**Summary:** Hospitality Project Services requesting an amendment to the Lake Business Center PUD, approval of the 2<sup>nd</sup> Resubdivision of Lot 1 of Lake Business Center Subdivision, and approval of a development plan to permit the development of a Home2Suites hotel at 9200 Calumet Ave. in the Lake Business Center PUD

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**Applicant:** Hospitality Project Services represented by Darci Pellom of Cripe Architects and Engineers

**Property Address:** 9200 Calumet Avenue

**Current Zoning:** Planned Unit Development

**Adjacent Zoning:** North: SD-PUD  
South: SD- PUD  
East: SD- PUD  
West: SD- PUD

**Action Requested:** Approval of development plan  
Approval of preliminary plat  
Recommendation to the Town Council

**Additional Actions Required:** Findings of fact  
Approval of final plat  
Town Council approval of PUD amendment

**Staff Recommendation:** Approval of development plan contingent upon Town Council approval of the amendment to the Lake Business Center PUD and final planning and engineering reviews  
 Approval of preliminary plat contingent upon Town Council approval of the amendment to the Lake Business Center PUD and final planning and engineering reviews

**Attachments:**

1. Home2Suites by Hilton civil plan set prepared by Shrewsberry dated 07.22.2021 revised 10.XX.2021
2. Project Narrative
3. Plat of Survey prepared by Cripe dated 08.26.2021
4. Parking and View Analysis
5. Home2Suites Munster, Indiana architectural renderings dated 06.18.2020
6. Exterior Elevations prepared by Cripe dated 06.01.2020
7. Site photometric plan 06.29.2020
8. Light fixture specification sheets
9. Landscape plan prepared by Hitchcock Design Group dated 06.26.2020
10. Preliminary plat prepared by Cripe dated 09.09.2021

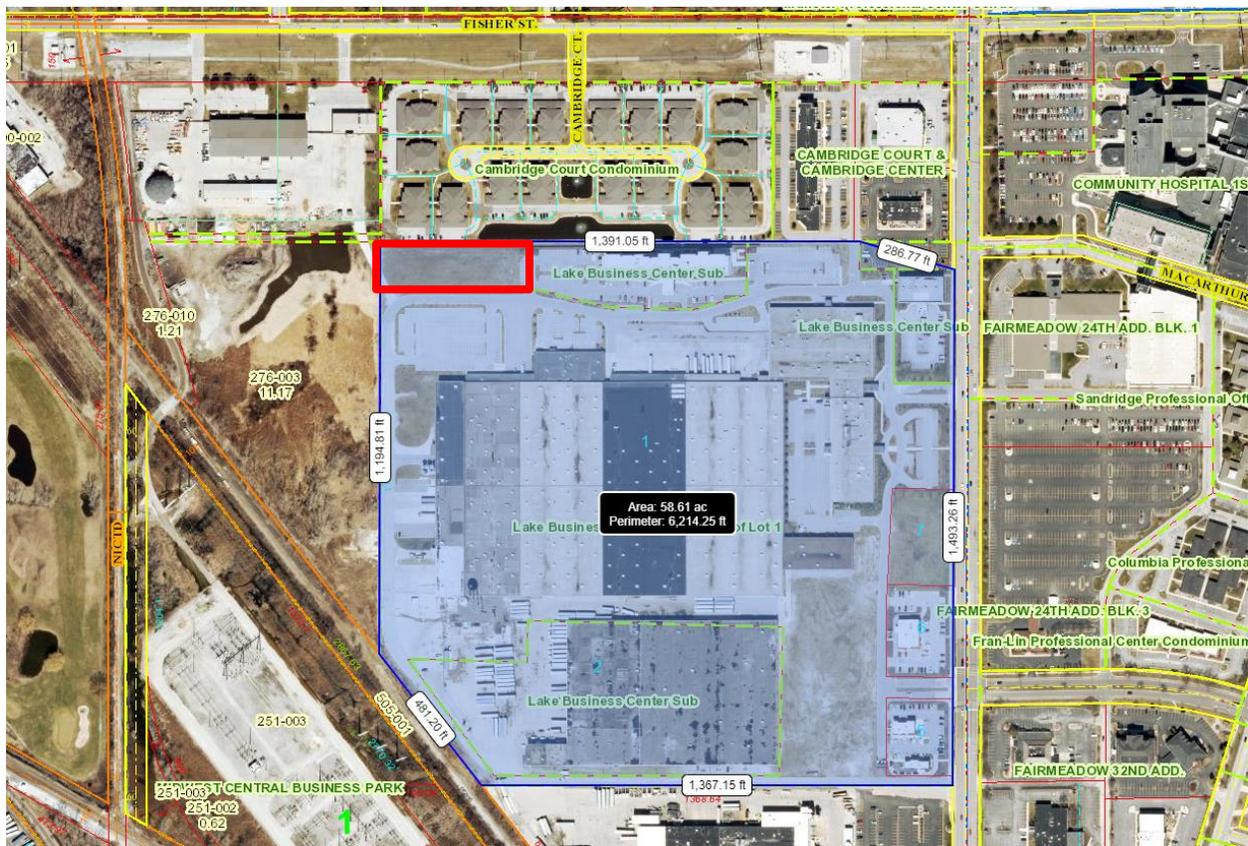


Figure 1: Lake Business Center PUD in blue. Subject property outlined in red.

## BACKGROUND

Hospitality Project Services, represented by Cripe Architects and Engineers, has presented plans to construct a four-story, 107 room Home2Suites with a 21-space parking lot at the northwest corner of the Lake Business Center PUD at 9200 Calumet Avenue. The Lake Business Center PUD is an approximately 56-acre parcel of land that includes multiple lots located along Calumet Avenue south of Fisher Street and north of the Pepsi Bottling plant. The PUD contains a mix of uses that includes professional offices, medical offices, restaurants, warehousing and manufacturing, and a 99-room hotel.



Figure 2: Google streetview of subject parcel

The area of the proposed development is currently a 1.489 acre open grass berm with 9 parking spaces, located west of an existing Homewood Suites hotel. The west half of the parcel covers an underground stormwater detention structure. The area is not platted as a separate lot but is included in the Resubdivision of Lot 1 For Lake Business Center. The site is accessed by a 27' private road established by an ingress-egress easement.

The Lake Business Center was established in 2006 as a lifestyle center development. It has been amended multiple times since then to modify the uses and form of the development and to develop the outlots along Calumet Avenue. It is currently governed by a site plan and a set of sign standards.

The site plan is shown below and shows the subject parcel to be developed as a 153 space parking lot for shared use within the development.

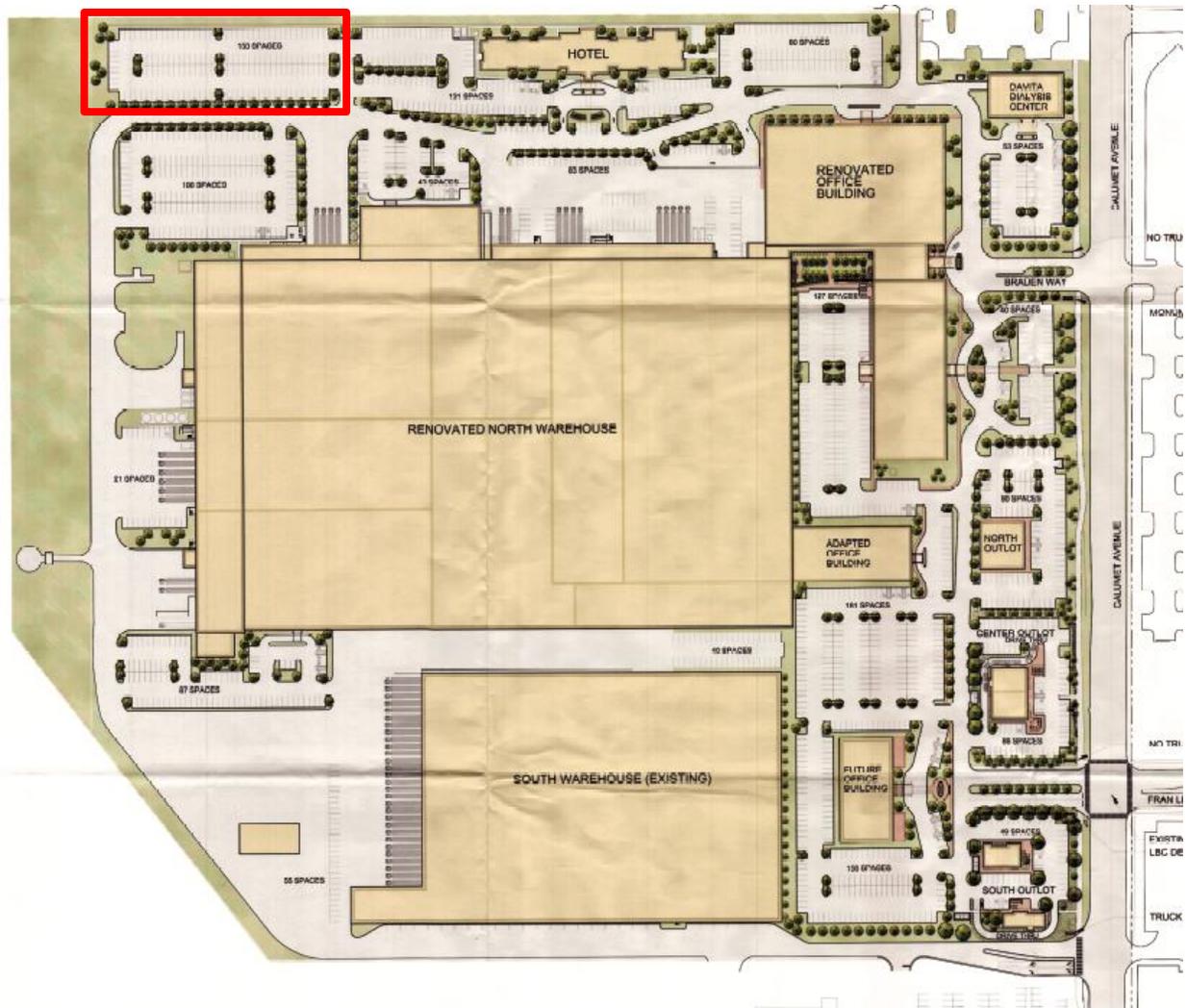


Figure 3: Lake Business Center site plan. Subject property outlined in red.

To construct the proposed hotel, the applicant is requesting three actions:

1. Amendment of the Lake Business Center Planned Unit Development to remove the planned parking lot and permit the construction of a hotel.
2. A one-lot subdivision of the Lake Business Center subdivision to plat the subject property as a separate lot
3. Approval of a development plan for the proposed Home2Suites hotel

All three actions will require public hearings by the Plan Commission. The Plan Commission can approve the subdivision and the development and will forward a recommendation to the Town Council for action on the PUD amendment.

The project was presented to the Plan Commission in September 2021. At that time there were questions about the sufficiency of parking and the impact on the Cambridge Court condominiums. The

applicant has provided an additional exhibit with photos of the existing parking lots and the view from the existing Homewood Suites to the Cambridge Court parking lot.

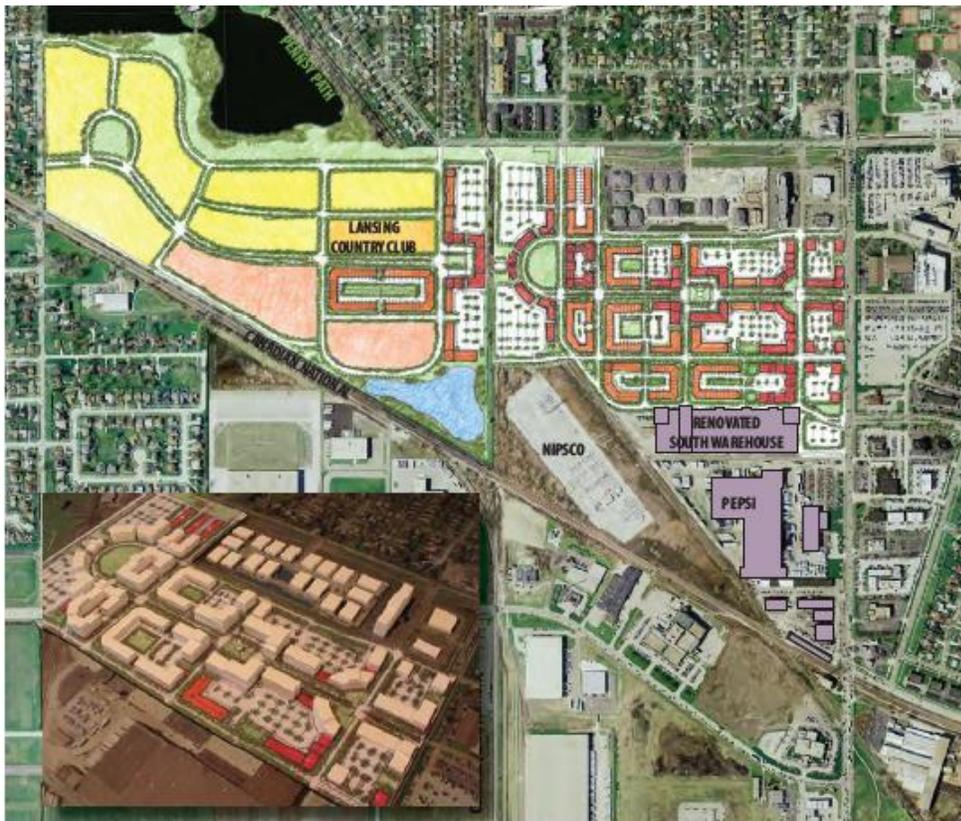
**Analysis**

The approval of the Planned Unit Development amendment is a rezoning of the property, which is a legislative action and is left to the discretion of the Town Council upon the recommendation of the Plan Commission.

The criteria for reviewing amendments to the zoning ordinance is established in Indiana Code 36-7-4-601, et seq.

- (1) securing adequate light, air, convenience of access, and safety from fire, flood, and other danger;
- (2) lessening or avoiding congestion in public ways;
- (3) promoting the public health, safety, comfort, morals, convenience, and general welfare; and
- (4) accomplish the purposes of the Indiana statute regarding zoning.

In addition, the Plan Commission is to pay reasonable regard to the Comprehensive Plan. In this instance, the 2010 Comprehensive Plan had identified the Lake Business Center as a mixed-use transit-oriented district under the expectation that a South Shore station would be constructed at its west end. In the ensuing years, the train station was relocated, though, so the proposed plan is no longer applicable.



58 CHAPTER 3: REDEVELOPMENT OPPORTUNITIES

Figure 4: LBC concept plan from 2010 Munster Comprehensive Plan

With respect to the subdivision, the approval is a ministerial decision based on the established criteria of the Munster Subdivision ordinance. Staff has reviewed the plat presented here and finds it to comply with the standards of that ordinance, with the exception of the drainage plans which are still under review and the subject of discussion between the Town and the applicant.

Unlike other Planned Unit Developments in the Town of Munster, there are no development standards included in the PUD ordinances for the Lake Business Center, other than the shared parking minimums and sign standards. The development plan, therefore, defaults to the Munster Zoning Ordinance standards. These are as follows:

- i. all off-street parking must be located in the Third Lot Layer;
- ii. parking and loading space shall be provided in accordance with Section 26- 6.405.O.1, Section 26-6.405.O.2, and **Table 26-6.405.O-1 (Vehicular Parking Requirements)** and **Table 26-6.405.O- 5 (Loading Space Requirement)**, and shall be designed, located, and arranged in accordance with Section 26-6.405.O;
- iii. garbage or trash receptacles shall be provided in accordance with Section 26- 6.405.O;
- iv. landscaping, Screens, and Streetscreens shall be provided as if the property were in Character District CD-5;
- v. Buildings must be Setback from the front Lot Line no more than twenty feet (20') from the Enfronting public or private Thoroughfare or Drive Aisle;
- vi. Buildings must be oriented toward and be parallel to a public or private Thoroughfare, Drive Aisle, or Open Space;
- vii. all public and private Thoroughfares or Drive Aisles must comply with the Thoroughfare standards as if the property were in Character District CD-5, including without limitation, the Public Frontage standards;
- viii. Building Facades must have an entrance facing a public or private Thoroughfare or Drive Aisle;
- ix. signage shall comply with the Sign Standards of Division 7 as if the property were in Character District CD-5;

Staff has reviewed the plans preliminarily and finds the project to comply with these standards with the exception of the proposed signage, adherence to the Thoroughfare standards, and some minor items related to lighting, architecture, and landscaping. The thoroughfare, lighting, and landscaping issues have been addressed in the most recently provided site plan but not completely brought into compliance. Additionally, the Town Engineer has asked for additional details for the drainage plans which have not yet been provided.

Staff notes that the required parking for the hotel is 1.25 spaces per room for a total of 133 required spaces. 21 new spaces are proposed. The originally prepared parking plan for the Lake Business Center included 153 spaces on the subject property and was still 216 spaces fewer than required by Town code. As noted these spaces were never developed, so the parking deficit in the development is in fact 369. The elimination of 112 spaces will increase this deficit to 481. The applicant is proposing to use an existing lot to the south to accommodate the hotel's parking needs. Anecdotally, from staff visits to the site, this appears to be viable, since that lot is not as heavily used as others. Representative photos of the parking lot have been provided by the applicant showing the utilization of spaced. Staff recommends that a formal letter or agreement be made between the owners of the hotel site and the owners of the adjacent property to ensure that the shared parking is maintained for the life of the hotel.

## **MOTION**

The Plan Commission may wish to consider the following motions:

1. *Motion to approve a development plan to permit the development of a Home2Suites hotel at 9200 Calumet Avenue contingent upon Town Council approval of the amendment to the Lake Business Center PUD and final planning and engineering reviews.*
2. *Motion to approve a preliminary plat to permit the development of a Home2Suites hotel at 9200 Calumet Avenue contingent upon Town Council approval of the amendment to the Lake Business Center PUD and final planning and engineering reviews*
3. *Motion to forward a **favorable/unfavorable/neutral** recommendation to the Town Council to approve an amendment to the Lake Business Center to permit the development of a Home2Suites hotel at 9200 Calumet Avenue.*