

Sponsor: Councilman Tyler
Petitioner: Hammond Plan Commission

ORDINANCE No. 9572

AN ORDINANCE AMENDING ORDINANCE NO. 9378 WHICH IS AN AMENDMENT TO ORDINANCE 8514 TO AMEND THE HAMMOND SPORTSPLEX PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE AS A SUPPLEMENT TO THE ZONING ORDINANCE FOR PROPERTY AT 6600 INDIANAPOLIS BLVD and 1918-1940 165th STREET

WHEREAS, in said Ordinance 9378, adopted June 12, 2017 by the Common Council, the following described property was classified as PUD Planning Unit Development District:

Lot 1 Woodmar Center Addition to the City of Hammond, Lake County, Indiana, as per plat thereof, recorded in Plat Book 104, Page 82 in the Office of the Recorder, Lake County, Indiana
and also known as 6600 Indianapolis Blvd.; and

WHEREAS, also in said Ordinance 9378, the Hammond Sportsplex Planned Unit Development District Ordinance was adopted establishing the zoning provisions for development; and

WHEREAS, additional properties of 1918 and 1940 165th Street were rezoned to Planned Unit Development District; and

WHEREAS, the Hammond Sportsplex Planned Unit Development District Ordinance is being amended to establish zoning provisions for new development on the current parcel and the additional parcels; and

WHEREAS, the Planned Unit Development District is being renamed as

Hammond Sports Facilities Planned Unit Development District; and

WHEREAS, the City Plan Commission on the 19th day of September, 2022 favorably recommend amendments to the Hammond Sportsplex Planned Unit Development District Ordinance including the renaming of the district and Title XXX Planned Unit Development District Identification to allow for further development of additional sports facilities.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Hammond, Indiana, that Ordinance 8514 PUD Supplement No. 4 and Title XXX Planned Unit Development Districts Identification and Ordinance 9378 shall be amended as follows:

Section 1

Amend PUD Supplement 4 Hammond Sportsplex Planned Unit Development District Ordinance PS4-100 by amending the specified item by deleting the strike-thru language and adding the underlined language as follows:

PUD Supplement 4 Hammond Sportsplex Facilities Planned Unit Development District

PS4-100 Intended Purposes

The Hammond Sportsplex Facilities Planned Unit Development District is established to provide for the development of an enclosed sports facility that includes various sporting opportunities for youth and adults with the associated complementary support services a complementary regional health and sports facility and to maintain the two previously existing multi-story commercial buildings.

Amend PUD Supplement 4 Hammond Sportsplex Planned Unit Development District Ordinance PS4-101 by amending the specified item by deleting the strike-thru language and adding the underlined language as follows:

PS4-101 Location and Legal Description

The Hammond Sportsplex Facilities PUD district is bounded by Indianapolis Blvd. on the east, 167th Street on the south, the western property line of Lots 1 and 2 Woodmar Center Sports Facilities Addition and Lot 2 Woodmar Center Addition on the west, and the north property line of Lot 1 Woodmar Center Addition on the north and 165th Street on the north. The district is divided into a single four lots with a total acreage of 43.239 16.4 acres, more or less. The site is the former location of Woodmar Mall that was built in 1954, but substantially demolished in 2006. The Carson's Building at 6600 Indianapolis Blvd remains, and consists of the Hammond Sportsplex and the two multi-tenant commercial buildings along 165th Street.

The legal description of the Hammond Sportsplex Facilities Planned Unit Development is Lots 1 and 2 Woodmar Sports Facilities Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 166 page 26, in the Office of the Recorder, Lake County, Indiana and Lots 4 2 and 3, Woodmar Center Addition to the City of Hammond, Lake County, Indiana, as per plat thereof, recorded in Plat Book 104, page 82, in the Office of the Recorder, Lake County, Indiana.

Amend PUD Supplement 4 Hammond Sportsplex Planned Unit Development District Ordinance PS4-104 by amending the specified item by deleting the strike-thru language and adding the underlined language as follows:

PS4-104 Permitted Uses

A building or structure may be erected, altered, or used and a lot may be used or occupied for any of the following:

- 1) Community meeting/gathering rooms;
- 2) Fitness facilities, Wellness Support Services, medical clinic;
- 3) Indoor sports fields/facilities including, but not limited to, soccer, basketball, walking/running, swimming;
- 4) Outdoor sports facilities including, but not limited to swimming, water park, and fitness facility;
- 4)5) Office for management, operations, and security services;
- 5)6) Retail/commercial/office/~~department store~~ uses;
- 6)7) Services supporting the sports facility, concessions, ancillary storage;
- 7)8) Other similar uses of the same general character as the above permitted uses, as determined by the Plan Commission.

Amend PUD Supplement 4 Hammond Sportsplex Planned Unit Development District Ordinance PS4-110 by amending the specified item in the specified subsections by deleting the strike-thru language and adding the underlined language as follows:

PS4-110 Developmental Provisions

PS4-110.01 Parcel Size

The size of the parcels is are:

Lot 1 Woodmar Sports Facilities Addition: +/- 13.239 +/- 6.9 acres.

Lot 2 Woodmar Sports Facilities Addition: +/- 6.4 acres.

Lot 2 Woodmar Center Addition: +/- 1.52 acres.

Lot 3 Woodmar Center Addition: +/- 1.42 acres.

PS4-110.02 Building Coverage

No more than 45 percent of the area of the lots shall be occupied by buildings.

PS4-110.03 Building Setback/Yard Requirements

Primary Front yard 50' (Indianapolis Blvd.)

Secondary Front Yard: 35' (167th Street)

Side Tertiary Front Yard: 50' (north lot line 165th Street)

Rear Yard: 50' (west lot line)

Internal side yards: 25'; 35' between Lots 1 and 2 Woodmar Sports Facilities Addition

PS4-110.04 Permitted buildings

A) The number of buildings permitted is 2(4).

Building A 1: Sportsplex Building

Building B 2: ~~Detached Commercial Building~~ YMCA Building

Building 3: 1918 165th Street Commercial Building

Building 4: 1940 165th Street Commercial Building

B) Building A 1:

Maximum Height: Not to exceed 45 feet in height.

Building Size: Up to ~~120,000~~ 140,000 Sq. Ft.

~~Tenant space Addition: Up to an additional 16,500 Sq. Ft.~~

C) Building B 2:

Maximum Height: ~~3 stories, not to exceed 60 feet in height.~~ Not to exceed 45 feet in height.

Building Size: Up to 80,000 Sq. Ft First Floor Footprint

D) Buildings 3 and 4:

Maximum Height: Not to exceed 30 feet in height

Building Size: Building C up to 10,000 Sq. ft.

Building D up to 12,100 Sq. ft.

PS4-110.05 Parking Requirements

A) Buildings A, 1, 2, including tenant addition: 1 space per 300 GSF.

Buildings B 3,4: 1 space per 250 GSF.

- B) A cross-parking agreement between Buildings A 1 and B 2 is in effect.
- C) Collective Provisions for the calculation of parking in 20.30.04 does apply.
- D) Employee parking under T/S 20.40.01 does not apply.
- E) Accessible parking is based on Americans with Disabilities Act Accessibility Guidelines and T/S 20.40.02.
- F) Additional parking may be provided on adjacent parcels of Outlot B (1848 165th Street) and Lot 7 (1815 167th Street) Rubloff Subdivision (1848 165th Street), Lot 1 Eagle's Commercial-Industrial Centre Addition (1829 167th Street), and the South 421.42 Ft of the West 524 Ft Lot 2 Woodmar Commercial-Industrial Centre Addition (1647 167th Street).

Amend PUD Supplement 4 Hammond Sportsplex Planned Unit Development District Ordinance PS4-111 by amending the specified item in the specified subsection by deleting the strike-thru language and adding the underlined language as follows:

PS4-111 Landscaping and Open Space Requirement

PS4-111.01 PUD Open Space requirement.

The total acreage of the PUD is 13.324 +/- 16.4 acres. Under T/S 16.02, a minimum of 8% is to be set aside as open spaces which can be a combination of recreational areas, natural areas, common acres, drainage acres, or similar areas approved by the Plan Commission. The 8% restricted open space is waived because the primary use of the property within the PUD is for sports facilities which is compensatory to the open space requirement.

Amend PUD Supplement 4 Hammond Sportsplex Planned Unit Development District Ordinance PS4-113 by amending the specified item in the specified subsection by deleting the strike-thru language and adding the underlined language as follows:

PS4-113 Architectural Character

The architectural design within the PUD is to use consistent materials, color and design to create a harmonious unified appearance, yet balanced with a sense of variety.

The primary exterior materials for Building A 1 are a combination of painted smooth finished structural precast concrete, single skin metal panels, and wood panels as accent materials.

The primary exterior materials for Building B 2 is are painted smooth finished precast concrete, single skin metal panels, and brick.

The primary exterior materials for Buildings 3 and 4 are masonry, EIFS, metal.

Amend PUD Supplement 4 Hammond Sportsplex Planned Unit Development District Ordinance PS4-115 by amending the specified item in the specified subsections by deleting the strike-thru language and adding the underlined language as follows:

PS4-115 Signs

PS4-115.03 Wall signs

- A. Building A 1 is allowed up to 800 square feet total that may be apportioned for one or more signs on the exterior walls for the use of the sportsplex and the tenant space.
- B. Building B 2 is allowed up to ~~750~~ 800 square feet for one or more signs on the walls
- C. Buildings 3 and 4 are subject to T/S 21.23 (B).

PS4-115.04 Free-standing monument signs

- A. Building A 1 is allowed up to 150 square feet total that may be apportioned for one or more signs freestanding on the property.
- B. Building B 2 is allowed up to ~~75~~ 150 square feet that may be apportioned for one or more signs freestanding on the property.
- C. Buildings 1 and 2 may share a sign located at the entrance on Indianapolis Blvd. The signage would proportionately reduce the allowance in A and B above.
- D. Buildings 3 and 4 are subject to T/S 21.23 (B).
- E. Signs shall not be taller than 25 feet.

Section 2 Amend Title XXX Planned Unit Development Districts Identification by amending the specified item in the specified subsection by deleting the strike-thru language and adding the underlined language as follows:

Section 30.09 Hammond Sportsplex PUD

The Hammond Sportsplex PUD was established in 2017 and amended in 2022 to provide for the development of an enclosed sports facility that includes various sporting

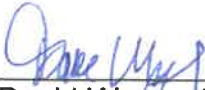
opportunities for youth and adults with the associated complementary support service, a complementary regional health and sports facility and to maintain the two previously existing multi-story commercial buildings and is governed by provisions in PUD Supplement 4. The boundaries of the PUD are Indianapolis Blvd., 167th Street, the west property line of Lots 1 and 2 Woodmar Sports Facilities Addition and Lot 1 and 2 Woodmar Center Addition, and ~~the north property line of Lot 1 Woodmar Center Addition~~ 165th Street.

Section 3 Severability

Severability

- A. If any Court of competent jurisdiction shall adjudge any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance, or amendment thereto, to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Ordinance, or amendment thereto, not specifically included in said judgment. It is expressly declared that this Ordinance and each section, subsection, paragraph, sentence, clause and phrase would have been adopted regardless of the fact that any one or more sections, subsections, paragraphs, sentences, clauses, or phrases might be declared invalid or unconstitutional.
- B. If any Court of competent jurisdiction shall adjudge invalid the application of any provision of this Ordinance, or amendment thereto, to a particular property, building, or other structure, such judgment shall not affect the application of said provision to any other property, building, or structure not specifically included in said judgment.
- C. If any Court of competent jurisdiction shall determine that any word, clause, phrase, sentence, paragraph, or subsection of the Ordinance, or amendment thereto, is unconstitutional as worded, the court shall first attempt to construe or interpret such unconstitutional provision so as to enable the same to be constitutional as so narrowed or construed. If the court cannot so limit or construe such word or provision narrowly so as to render the same constitutional, it shall strike or modify only the minimum number of words, phrases, clauses, sentences, or paragraphs as will be absolutely necessary to render the remainder constitutional. In no case shall a subordinate clause, phrase, or word render the attached major section or provision unconstitutional, but instead such subordinate clause, phrase, or word shall be severed there from, unless such severance renders the remainder wholly meaningless or unconstitutional.

BE IT FURTHER ORDAINED by the Common Council of the City of Hammond that this Ordinance shall be in full force and effect from and after its passage by the Common Council, signing by the President thereof, and approval by the Mayor.




David Woerpel, President

Attest:




Robert J. Golec, City Clerk

PRESENTED BY ME, the undersigned City Clerk of the City of Hammond to the Mayor of said City, for his approval on the 12th day of October, 2022.



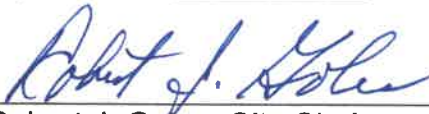
Robert J. Golec, City Clerk

The foregoing Ordinance No. 9572, consisting of eight (8) pages, including this page was Approved by the Mayor on the 12th day of October 2022.



Thomas M. McDermott, Jr., Mayor
City of Hammond, Indiana

PASSED by the Common Council on the 11th day of October, 2022 and Approved by the Mayor on the 12th day of October, 2022.



Robert J. Golec, City Clerk

CP 22-12

**Text Amendment to the Zoning Ordinance to amend the Hammond Sportsplex
Planned Unit Development District Ordinance at 6600 Indianapolis Blvd. and
1918-1940 165th Street**

Background

Within Zoning Ordinance 8514, PUD Supplement 4 contains the zoning regulations for the Hammond Sportsplex Planned Unit Development District. PUD Supplement 4 was adopted by Amending Ordinance 9378 in 2017 and addressed general provisions for the Sportsplex and the former Carson's Building. The Carson's Building has since been demolished opening up the property for new development. The YMCA is proposing a new facility on the property where the former Carson's Building was located. In addition, the YMCA owns the two commercial buildings that are along 165th Street. A future phase of the YMCA's project is to demolish the commercial buildings and extend the YMCA's facility on to that property. Under a separate petition CP-22-11, the YMCA has petitioned to rezone the property at 1918-1940 165th Street to PUD. In a preceding petition CP-22-10, the property of 6600 Indianapolis Blvd was subdivided into two lots via the Woodmar Sports Facilities Addition which separated the Sportsplex property from the property proposed for the main YMCA development.

In order to facilitate the first phase of the YMCA development, PUD Supplement 4 is being amended to: 1) remove language referencing the Carson's building, 2) rename the PUD district to Hammond Sports Facilities PUD District, 3) incorporate the changes in the legal description and boundaries to add the two commercial parcels, 4) modify the development provisions related to the YMCA development, and 5) modify the square footage allowance for a potential addition to the Sportsplex building. The future expansion of the project, that will address the pool facility addition on the property currently used for the commercial buildings, will be the subject of a future amendment to the PUD District Ordinance.

STAFF RECOMMENDATION

Staff recommends that the Plan Commission approve of the text amendments to the PUD Supplement No. 4, Amending Ordinance 9378, and Zoning Ordinance 8514 regarding the Hammond Sportsplex Planned Unit Development District (now Hammond Sports Facilities) and forward the ordinance to the City Council with a favorable recommendation.

If the Plan Commission agrees with the recommendation, the staff requests that this report be adopted by the Plan Commission as Findings of Fact.