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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2007 099607

2007 DEC 20 AM 10: 51

MICHAEL A. BROWN
RECORDER

Certification by Plan Commission of Hammond, Indiana

Plat of Subdivision:

Lot 1 Unit 1 Columbia Center (A Planned Unit Development) Addition to the City of Hammond as recorded as document #2006 109914, Book 100, Page 74 on Dec. 14, 2006.

Common Address: 1201 175th Street, Hammond, IN

Key Number 26-32-0262-0001

This is to certify that said Plat of Subdivision was amended by the Plan Commission of Hammond, Indiana as a result of adopting an amended preliminary plan of PUD for the Columbia Center Planned Unit Development by Plan Commission Resolution 2007-01 on August 20, 2007. The amended preliminary plan of PUD was subsequently approved by the Hammond City Council on August 28, 2007 by Resolution R26 (2007).

In accordance with PC resolution 2007-01 and City Council Resolution R-26(2007), the development plan regarding Lot 1, Unit 1, Columbia Center (A Planned Unit Development) Addition to the City of Hammond, as recorded in the Office of the Recorder of Lake County, Indiana as document number 2006 109914, in book 100, page 74, shall be hereby governed by the amended preliminary plan as described in Appendix 1 of Hammond City Council Resolution R-26(2007), herein attached, thus replacing in its entirety Hammond City Council Resolution R-132(2004).

City Plan Commission of Hammond, Indiana

Stanley Dostatni
Stanley Dostatni, President

Caryn Janiga
Caryn Janiga, Secretary to the Plan Commission

STATE OF INDIANA)
)
COUNTY OF LAKE)

SS:

Before me, the undersigned Notary Public in and for the County and State, personally appeared Stanley Dostatni and Caryn Janiga for the Plan Commission, City of Hammond, Indiana, and acknowledged the execution of the foregoing instrument as his/her voluntary act and deed, for the purposes herein expressed.

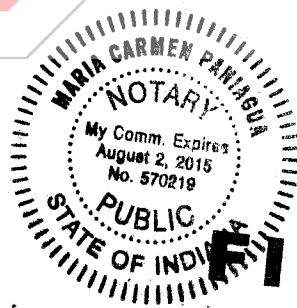
Witness my hand and notarial seal this 20th day of December

Maria Carmen Paragua
Notary Public

My Commission expires August 2, 2015

My County of Residence Lake

PLEASE RETURN TO:
Andrea Edwards
City Hall, Zoning Dept.
5925 Calumet Ave., #135
Hammond, IN 46320



FILED

DEC 20 2007

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25371

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W/S/S

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SPONSOR: Hammond Housing Authority

RESOLUTION NO. R26

A RESOLUTION TO ACCEPT THE AMENDED PRELIMINARY PLAN OF PLANNED UNIT DEVELOPMENT FOR COLUMBIA CENTER HOUSING DEVELOPMENT AND REPLACE THE PREVIOUSLY APPROVED COUNCIL RESOLUTION R132 (2004).

WHEREAS, on November 1, 2004 the Plan Commission of the City of Hammond did approve the Preliminary Plan of Planned Unit Development for the Columbia Center Housing Development, located at the southeast corner of 173rd Street and Columbia Avenue; and

WHEREAS, all the requirements of Title XIII, Planned Unit Development, Ordinance 8514 of the City of Hammond Zoning Ordinance were addressed in the Plan Commission's acceptance of said housing development; and

WHEREAS, the Plan Commission did include in its acceptance the following additional requirements and controls on the proposed housing development:

- Development fronting on all streets will be responsible for the construction of public sidewalks in accordance with current standards established by the City Engineering Department.

WHEREAS, on November 16, 2004 the Common Council of the City of Hammond did approve the Preliminary Plan of Planned Unit Development for the Columbia Center Housing Development through the passage of Council Resolution R132 (2004) including Appendix 1; and

WHEREAS, the Hammond Housing Authority now seeks to amend the development plans for the Columbia Center Housing Planned Unit Development; and

WHEREAS, on August 20, 2007 the Plan Commission did approve Resolution 2007-01 which accepts the amendments to the Preliminary Plan of Planned Unit Development for the Columbia Center PUD, as outlined in the amended Resolution and Appendix 1 documents, and requests the Common Council to replace in its entirety Council Resolution R132 (2004) with this Resolution and Appendix 1; and

WHEREAS, all the requirements of Title XIII, Planned Unit Development, Ordinance 8514 of the City of Hammond Zoning Ordinance were addressed in the Plan Commission's acceptance of the amended Preliminary Plan; and

WHEREAS, the Plan Commission did again include the following additional requirements and controls on the proposed housing development:

- Development fronting on all streets will be responsible for the construction of public sidewalks in accordance with current standards established by the City Engineering Department.

Publication



NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Hammond that:

- 1) the Amended Preliminary Plan of Planned Unit Development as described in Appendix 1 herewith attached is approved as the sole preliminary Plan affecting the Columbia Center Housing Development; and
- 2) Council Resolution R132 (2004) and Appendix 1 is hereby replaced by this Resolution and Appendix 1; and
- 3) any documents, including title documents, that contain the original resolution number are to be amended to reflect this Resolution's number.



BE IT FURTHER RESOLVED by the Common Council that this Resolution shall have full force and effect from and after its passage and approval by the Common Council, signing by the President of the Common Council, approval by the Mayor, and publication according to law.

Daniel Repay
Daniel Repay

Council President

ATTEST:

Robert J. Golec
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 28th day of August 2007.

Robert J. Golec
Robert J. Golec, City Clerk

The foregoing Ordinance No. R26 and Appendix 1 consisting of () typewritten pages, including this page was Approved by the Mayor on the 29th day of August, 2007.

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

PASSED by the Common Council on the 28th day of August, 2007 and Approved by the Mayor on the 29th day of August, 2007

Robert J. Golec
Robert J. Golec, City Clerk



APPENDIX 1

The Columbia Center site will be developed in several development phases in Fourteen (14) different parcels. The overall design for the site aims to maintain the neighborhood character and promote the development of a strong architectural sense and conformity to good design and neighborhood enhancement. Total gross acreage of the property is approximately 40.08321 acres. The net acreage of the property is 29.78 acres, which excludes the perimeter and interior streets. The property when originally built in 1940 contained 400 public housing units, plus the Administration Building and the maintenance office. Past renovations to units has resulted in a loss of 9 units by conversion of duplex buildings to single family buildings bringing the total current unit count to 391 units. The petitioner will collectively be permitted to construct, renovate, convert, and/or maintain a total of 122 housing units on the site for the purpose of public housing and 288 housing units for the purpose of a mixed-income housing development, for a total of 410 units. The development will be architecturally compatible to the surrounding community and houses, in the context of size, front elevation, and roof shape and pitch (T/S 5.80). Unless otherwise noted, all buildings also will have the principal façade or entrance on a street. The front façade of all buildings will consist of masonry materials compatible with the existing community. The specific development parcels shall be as follows:

Parcel 1:

Senior Housing

- Parcel size: +/- 1.83 acres.
- Number of buildings: 1.
- Proposed use: 80 one-bedroom apartments.
- No. of stories: 4, not to exceed 50' in height.
- Setbacks: Front yard building line of 25' along Columbia Avenue and 175th Street, Front yard building line along Linden Avenue of 15'. Front yard building line along Columbia Circle West and South of 20'. Non-street yard, a building line of 15'.
- Parking ratio is based on 0.75 spaces per unit for a total of 61 spaces.
- Handicapped parking is based on Americans with Disabilities Act and T/S 20.40.02 for a total of 4 handicapped parking spaces.
- Lot coverage is a maximum of 40%.
- Any other provision not provided for herein is subject to the provisions of Title VI – R-4 High Density Residential District.
- Units to be demolished: 45.
- New access roads: East of parcel aligned with existing Linden Avenue.

Parcel 2A:

Townhouse

- Parcel size: +/- 1.32 acres.
- Number of buildings: up to 6.
- Proposed units: up to 24 attached single-family town homes.



- Unit sizes will range between 800 –1600 square feet, 1-3 bedrooms with not more than the greater of 10% or 2 units being 4 bedroom units.
- No. of stories: up to 2 stories, not to exceed 35' in height.
- Setbacks: Front yard building line along Columbia Avenue of 20'. Front yard building line along Columbia Circle West of 13'. Front yard building line along 174th Place of 20'. Rear yard building line of 13'. Setbacks between buildings will be a minimum of 12'. Each street side of the property is considered to be a front yard. Each non-street side of the property is considered to be a rear yard.
- Parking ratio is based on T/S 20.41.01 (A).
- Handicapped parking is based on the Americans with Disabilities Act and T/S 20.40.02.
- Lot coverage is a maximum of 40%
- Any other provision not provided for herein is subject to the provisions of Title V – R-3 Medium Density Residential District.
- Units to be demolished: 15.
- Street improvements: Existing 174th Place, Columbia Circle West, and Columbia Avenue.

Parcel 2B, 2C:

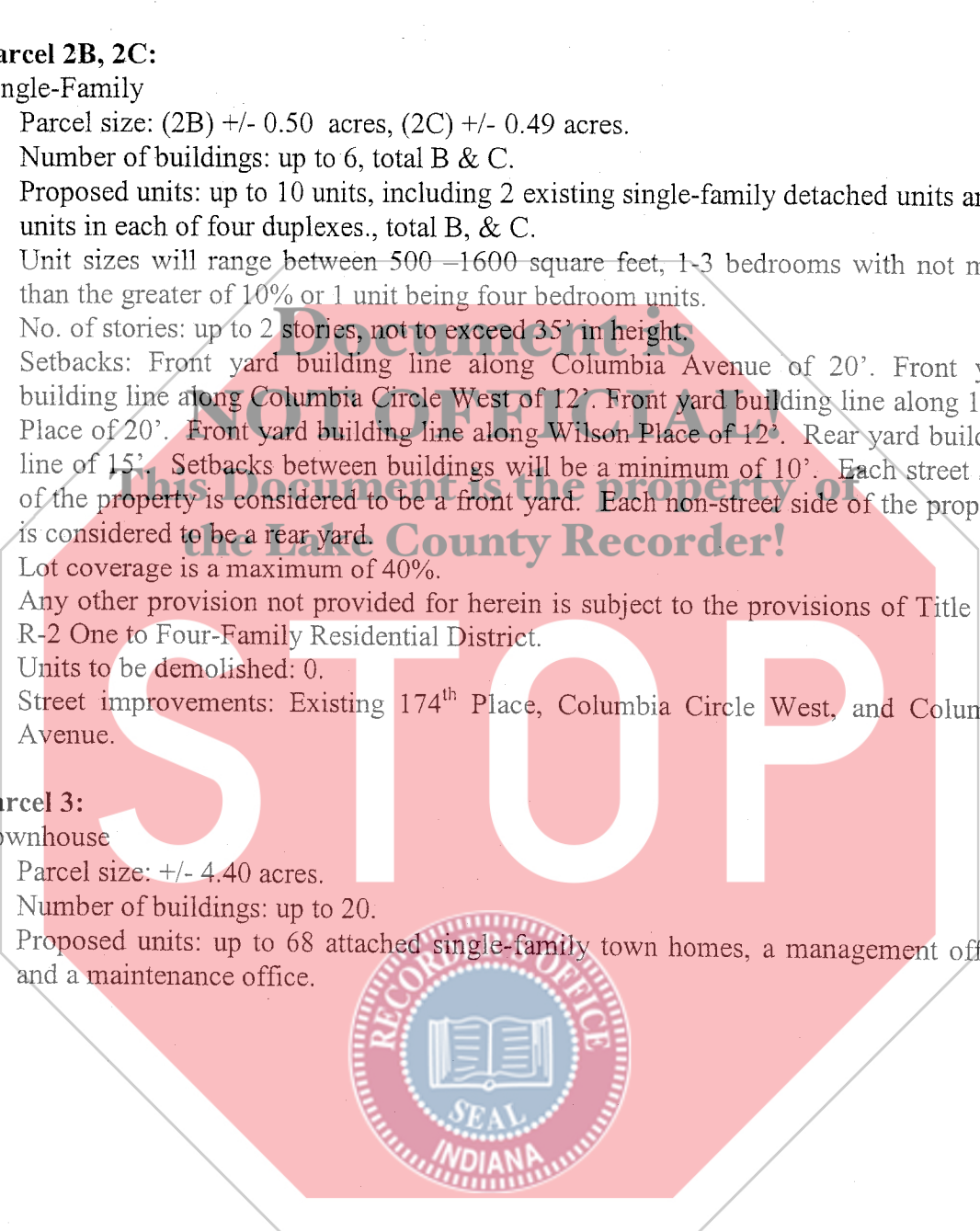
Single-Family

- Parcel size: (2B) +/- 0.50 acres, (2C) +/- 0.49 acres.
- Number of buildings: up to 6, total B & C.
- Proposed units: up to 10 units, including 2 existing single-family detached units and 2 units in each of four duplexes., total B, & C.
- Unit sizes will range between 500 –1600 square feet, 1-3 bedrooms with not more than the greater of 10% or 1 unit being four bedroom units.
- No. of stories: up to 2 stories, not to exceed 35' in height.
- Setbacks: Front yard building line along Columbia Avenue of 20'. Front yard building line along Columbia Circle West of 12'. Front yard building line along 174th Place of 20'. Front yard building line along Wilson Place of 12'. Rear yard building line of 15'. Setbacks between buildings will be a minimum of 10'. Each street side of the property is considered to be a front yard. Each non-street side of the property is considered to be a rear yard.
- Lot coverage is a maximum of 40%.
- Any other provision not provided for herein is subject to the provisions of Title V – R-2 One to Four-Family Residential District.
- Units to be demolished: 0.
- Street improvements: Existing 174th Place, Columbia Circle West, and Columbia Avenue.

Parcel 3:

Townhouse

- Parcel size: +/- 4.40 acres.
- Number of buildings: up to 20.
- Proposed units: up to 68 attached single-family town homes, a management office, and a maintenance office.



- Unit sizes range between 800 –1600 square feet, 1-3 bedrooms with not more than the greater of 10% or 7 units being four bedroom units.
- No. of stories: 2, not to exceed 35' in height.
- Setbacks: Front yard building line along 175th Street of 14' between Linden and the internal drive. Front yard building line along 175th Street of 20' between the internal drive and Chestnut Avenue. Front yard building line along Chestnut of 20'. Front yard building line along Columbia Circle South of 14'. Front yard building line along the new Linden Avenue of 14'. Front yard building line along new 174th Place of 12'. Setbacks between buildings will be a minimum of 12'. Each street side of the property is considered to be a front yard. There are no rear or side yards on this parcel.
- Parking ratio is based on T/S 20.41.01 (A).
- Handicapped parking is based on the Americans with Disabilities Act and T/S 20.40.02.
- Lot coverage is a maximum of 40%.
- Any other provision not provided for herein is subject to the provisions of Title V – R-3 Medium Density Residential District.
- Units to be demolished: 88.
- New access road: The old Linden Avenue is to be vacated. New access road north of parcel between Chestnut and Columbia Circle East will be constructed with a 50' right-of-way.
- Street improvements: Columbia Circle South.

Parcel 4:

Community Park and Community Center

- Parcel size: +/- 2.98 acres.
- Number of buildings: up to 2, 1 utility service building and 1 community center building or 1 building if these can be combined.
- Building range of use: Exercise facilities, classrooms, offices, computer center, arts education, and recreations facilities.
- Building Size: up to 20,000 square feet plus up to 120 square feet of utility service in either 1 building or 2 separate buildings.
- No. of stories: up to 2, not to exceed 42' in height.
- Setbacks: Front yard building line along 173rd Street of 25'. Front yard building line along Columbia Avenue of 25'. Front yard building line along Columbia Circle West of 25'. Rear yard building line of 25'. Each street side of the property is considered to be a front yard. Each non-street side of the property is considered to be a rear yard.
- Parking ratio is based on 2 spaces per 1000 square feet of building.
- Handicapped parking is based on the Americans with Disabilities Act and T/S 20.40.02.
- Lot coverage is a maximum of 20%.
- Any other provision not provided for herein is subject to the provisions of Title V – S-1 Open Space and Recreational Facilities District.
- Units to be demolished: 20.



Parcel 5:

Single-Family

- Parcel size: +/- 2.81 acres.
- Number of buildings: up to 18.
- Proposed units: up to 36 units in a duplex format.
- Unit sizes range between 500 –1600 square feet, 1-3 bedrooms with not more than the greater of 10% of units or 4 units being 4 bedroom units.
- No. of stories: up to 2, not to exceed 35' in height.
- Setbacks: Front yard building line along Chestnut Street of 20'. Front yard building line along Columbia Circle East of 20'. Front yard building line along the new 174th Place of 20'. Front yard building line along 173rd Place of 20'. Setbacks between buildings will be a minimum of 10'. Each street side of the property is considered to be a front yard. There are no rear or side yards on this parcel.
- Lot coverage is a maximum of 40%.
- Parking ratio is based on T/S 20.41.01 (A).
- Driveways: Driveways for each duplex building shall be paired with minimal separation to minimize the number of curb cuts to the extent possible.
- Any other provision not provided for herein is subject to the provisions of Title V – R-2 One to Four-Family Residential District.
- Units to be demolished: 64.
- Street improvements: Columbia Circle East, Columbia Circle North, and Chestnut Avenue.

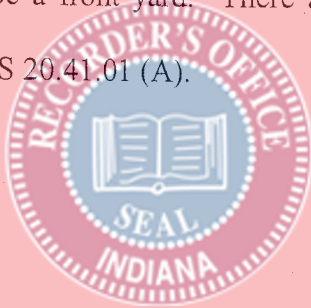
Parcel 6:

Single-Family and Multi-Family

- Parcel size: +/- 3.77 acres.
- Number of buildings: up to 13.
- Proposed units: up to 56 units of multi-family housing including the new construction of up to 40 units consisting of up to 5 buildings of 8 units each with no more than 3 buildings being attached and renovation of 16 existing duplex units or more not to exceed 56 units total.
- Unit sizes range between 500 –1600 square feet, 1-3 bedrooms with not more than the greater of 10% of units or 6 units being 4 bedroom units.
- No. of stories: up to 2 stories, not to exceed 42' in height.
- Setbacks: Front yard building line along South Drive of 14'. Front yard building line along North Drive of 10'. Front yard building line along Center Drive of 14' for the duplex buildings and 20' for 8 unit buildings. Front yard building line along Columbia Circle West of 20'. Setbacks between buildings will be a minimum of 12' from the duplexes. There will be a 25' setback between an 8 unit building and any other building, unless it is an allowed attached building. Each street side of the property is considered to be a front yard. There are no rear or side yards on this parcel.
- Parking ratio is based on T/S 20.41.01 (A).

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- Primary Facade: New multi-family buildings have two primary facades. Primary facades shall be toward street and/or private drive.
- Handicapped parking is based on the Americans with Disabilities Act and T/S 20.40.02.
- Lot coverage is a maximum of 40%.
- Any other provision not provided for herein is subject to the provisions of Title V - R-3 Medium Density Residential District.
- Units to be demolished: Administration Building and Maintenance Office plus 8 single-family duplex units.
- Street improvements: Center Drive and Columbia Circle West.
- New Private Drive(s): Parcel may contain new private drives to provide adequate access for new multi-family buildings and parking.

Parcel 7:

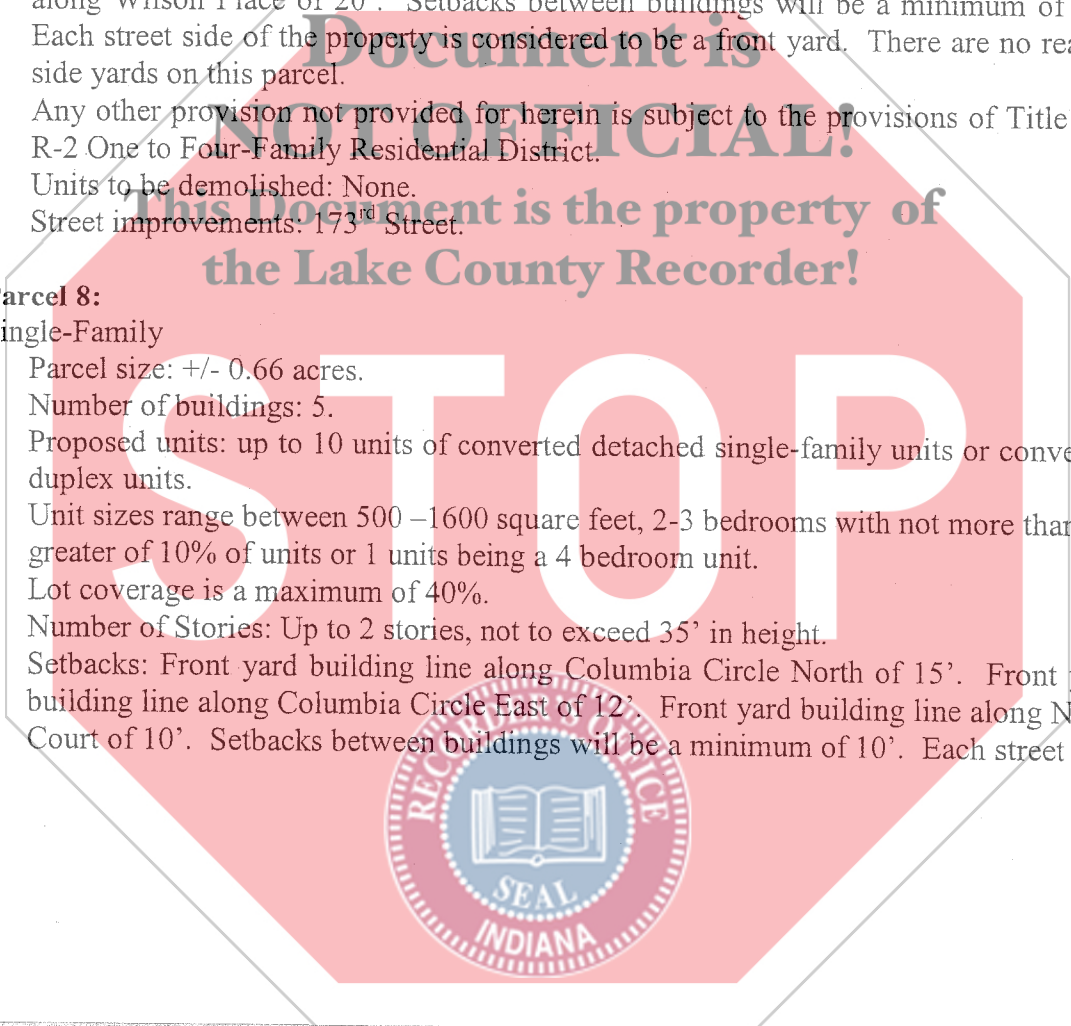
Single-Family

- Parcel size: +/- 2.72 acres
- Number of buildings: 16
- Proposed units: up to 30 converted detached single-family units or duplex units
- Unit sizes range between 500 –1600 square feet, 2-3 bedrooms with not more than the greater of 10% of units or 3 units being 4 bedroom units.
- Number of Stories: up to 2 stories, not to exceed 35' in height.
- Lot coverage is a maximum of 40%.
- Setbacks: Front yard building line along 173rd Street of 25'. Front yard building line along Columbia Circle North of 13'. Front yard building line along 173rd Place of 13'. Front yard building line along Chestnut Street of 20'. Front yard building line along Wilson Place of 20'. Setbacks between buildings will be a minimum of 10'. Each street side of the property is considered to be a front yard. There are no rear or side yards on this parcel.
- Any other provision not provided for herein is subject to the provisions of Title V – R-2 One to Four-Family Residential District.
- Units to be demolished: None.
- Street improvements: 173rd Street.

Parcel 8:

Single-Family

- Parcel size: +/- 0.66 acres.
- Number of buildings: 5.
- Proposed units: up to 10 units of converted detached single-family units or converted duplex units.
- Unit sizes range between 500 –1600 square feet, 2-3 bedrooms with not more than the greater of 10% of units or 1 units being a 4 bedroom unit.
- Lot coverage is a maximum of 40%.
- Number of Stories: Up to 2 stories, not to exceed 35' in height.
- Setbacks: Front yard building line along Columbia Circle North of 15'. Front yard building line along Columbia Circle East of 12'. Front yard building line along North Court of 10'. Setbacks between buildings will be a minimum of 10'. Each street side



of the property is considered to be a front yard. There are no rear or side yards on this parcel.

- Any other provision not provided for herein is subject to the provisions of Title V – R-2 One to Four-Family Residential District.
- Units to be demolished: None.
- Street improvements: North Court.

Parcel 9:

Single-Family

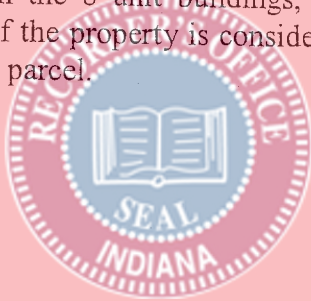
- Parcel size: +/- 2.15 acres.
- Number of buildings: up to 14.
- Proposed units: up to 26 units of converted detached single family units or existing single family duplexes
- Unit sizes range between 500 –1600 square feet, 2-3 bedrooms with not more than the greater of 10% of units or 3 units being 4 bedroom units.
- Number of Stories: Up to 2 stories, not to exceed 35' in height.
- Setbacks: Front yard building line along North Court of 10'. Front yard building line along Columbia Circle North of 15'. Front yard building line along North Drive of 18'. Front yard line along Columbia Circle East of 10'. Setbacks between buildings will be a minimum of 10'. Each street side of the property is considered to be a front yard. There are no rear or side yards on this parcel.
- Lot coverage is a maximum of 40% for new construction.
- Any other provision not provided for herein is subject to the provisions of Title V – R-2 One to Four-Family Residential District.
- Units to be demolished: None.
- Street improvements: North Drive.

Parcel 10:

Single-Family and Multi-Family

- Parcel size: +/- 3.48 acres.
- Number of buildings: up to 13.
- Proposed units: up to 56 units of multi-family including up to 40 units of new construction consisting of up to 5 buildings of 8 units each with no more than 3 buildings being attached and the renovation of 16 existing duplex units or more not to exceed 56 units total.
- Unit sizes range between 500 –1600 square feet, 1-3 bedrooms with not more than the greater of 10% of units or 6 units being 4 bedroom units.
- Setbacks: Front yard building line along South Drive of 14'. Front yard building line along North Drive of 10'. Front yard building line along Center Drive of 13' for existing buildings and 20' for new construction. Front yard building line along Columbia Circle South of 12'. Front yard building line along Columbia Circle East Setbacks between buildings will be a minimum of 12' for the duplex units. There will be a 25' setback from the 8 unit buildings, unless it is an allowed attached building. Each street side of the property is considered to be a front yard. There are no rear or side yards on this parcel.

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- No. of stories: up to 2 stories, not to exceed 42' in height.
- Parking ratio is based on T/S 20.41.01 (A).
- Primary Facade: New multi-family buildings have two primary facades. Primary facades shall be toward street and/or private drive.
- Handicapped parking is based on the Americans with Disabilities Act and T/S 20.40.02.
- Lot coverage is a maximum of 40%.
- Any other provision not provided for herein is subject to the provisions of Title V – R-3 Medium Density Residential District.
- Units to be demolished: 24.
- Street improvements: Removal of Circle Court.
- New Private Drive(s): Parcel may contain new private drives connecting Center Drive and Columbia Circle West to provide adequate access for new multi-family buildings and parking.

Parcel 11:

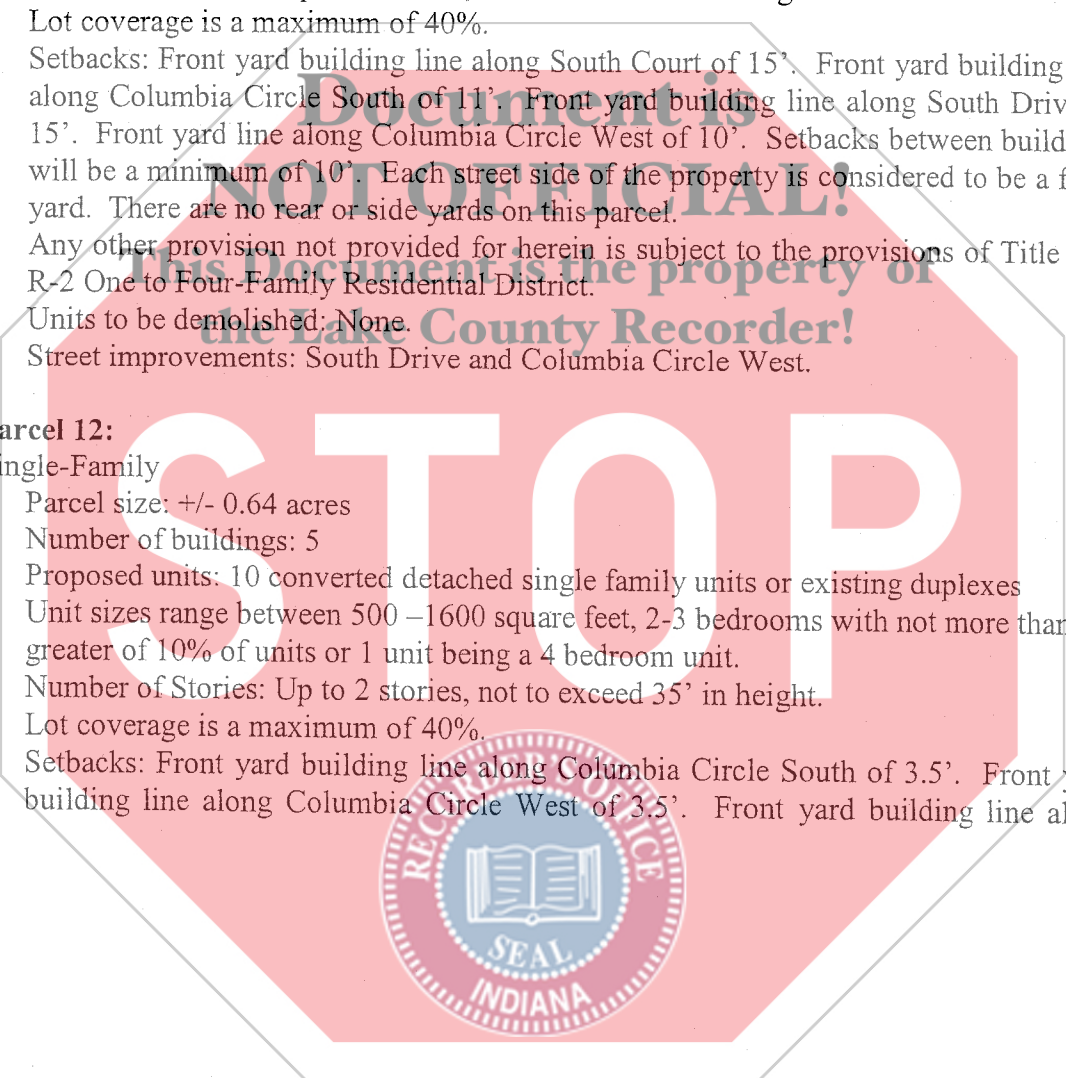
Single-Family

- Parcel size: +/- 1.99 acres.
- Number of buildings: up to 12.
- Proposed units: up to 24 units of converted detached single family units or existing duplexes.
- Unit sizes range between 500 –1600 square feet, 2-3 bedrooms with not more than the greater of 10% of units or 3 units being 4 bedroom units.
- Number of Stories: Up to 2 stories, not to exceed 35' in height.
- Lot coverage is a maximum of 40%.
- Setbacks: Front yard building line along South Court of 15'. Front yard building line along Columbia Circle South of 11'. Front yard building line along South Drive of 15'. Front yard line along Columbia Circle West of 10'. Setbacks between buildings will be a minimum of 10'. Each street side of the property is considered to be a front yard. There are no rear or side yards on this parcel.
- Any other provision not provided for herein is subject to the provisions of Title V – R-2 One to Four-Family Residential District.
- Units to be demolished: None.
- Street improvements: South Drive and Columbia Circle West.

Parcel 12:

Single-Family

- Parcel size: +/- 0.64 acres
- Number of buildings: 5
- Proposed units: 10 converted detached single family units or existing duplexes
- Unit sizes range between 500 –1600 square feet, 2-3 bedrooms with not more than the greater of 10% of units or 1 unit being a 4 bedroom unit.
- Number of Stories: Up to 2 stories, not to exceed 35' in height.
- Lot coverage is a maximum of 40%.
- Setbacks: Front yard building line along Columbia Circle South of 3.5'. Front yard building line along Columbia Circle West of 3.5'. Front yard building line along



South Court of 12'. Setbacks between buildings will be a minimum of 10'. Each street side of the property is considered to be a front yard. There are no rear or side yards on this parcel.

- Any other provision not provided for herein is subject to the provisions of Title V – R-2 One to Four-Family Residential District.
- Units to be demolished: None.

ADDITIONAL NOTES:

- A landscaping plan must be submitted with each final plat of P.U.D. to be reviewed and approved by the Plan Commission.
- Because this P.U.D. may be developed as separate parcels by different developers, it will be required to maintain each parcel as vacant land for a time period. During all period, the petitioner will be required to maintain the site and plant seeds and maintain lawn until the parcel is fully developed.
- A 40' public Right-Of-Way will be dedicated to the City of Hammond for: Columbia Circle North, Columbia Circle South, Columbia Circle East, Columbia Circle West, 173rd Place, 174th Place, North Drive, South Drive, Center Drive, North Court, and South Court.
- Existing on street parking areas will remain and reviewed as part of the final plat and development design review process or the street is required to be improved by the City of Hammond and/or property owner.
- The internal streets may be renamed as a part of the Final Plat of Planned Unit Development.

