



MEMORANDUM

To: Dustin Anderson, Town Manager

From: Sergio Mendoza, Planning Director

Date: November 1, 2023

Re: Consideration to amend the Franciscan Alliance Planned Unit Development (PC 23-016)

The purpose of this memo is to request Town Council consideration of an ordinance amending the Franciscan Alliance Planned Unit Development (PUD). The amendment is to reconfigure structures on the Franciscan Hospital Medical Campus due to new height regulations imposed by the U.S. Federal Aviation Administration. The reconfiguration will accommodate a 3-story addition to an existing 3-story medical structure, the construction of a new 5-story medical structure, the addition of a new facilities plant, the relocation of a helipad, and the development of a new parking lot and expansion of a parking lot.

Background

The Franciscan Alliance Planned Unit Development is approximately 32 acres located at the northwest intersection of Superior Avenue and Calumet Avenue, commonly known as 701 Superior Ave., Munster IN 46321. The Franciscan Alliance Planned Unit Development Ordinance was established for a hospital and medical campus on July 22, 2013, passed and adopted by the Munster Town Council via Ordinance 1597. On March 7, 2016 the Munster Town Council amended said ordinance via Ordinance 1677 for general site plan information to include "WHEREAS... for the construction of a medical office building, parking lot and related improvements."

As a result of new height regulations imposed by the U.S. Federal Aviation Administration, Franciscan Health is seeking to amend the Franciscan Alliance PUD to reconfigure the previously amended site plan. The new site plan will accommodate a 3-story addition to an existing 3-story medical structure, the construction of a new 5-story medical structure, the addition of a new facilities plant, the relocation of a helipad, and the development of a new parking lot and expansion of an existing parking lot.

A Public Hearing was held for the proposed amendment to the Franciscan Alliance Planned Unit Development on September 12, 2023. No public comment was received at the conclusion of the Public Hearing and the Plan Commission voted 7 to 0 to forward a favorable recommendation to the Town Council. The Town Council may take final action to adopt, reject, defer, or amend the proposal. An amendment to the proposed PUD will require further consideration by the Plan Commission.

Recommendation

A motion by Mr. Specht was made to recommend to the Town Council a favorable approval of PC23-016 to accommodate a new site plan and an intermediate site plan.

Additional details regarding the proposal are provided within the below attachments.

Attachments

1. Certification
2. 17 page Ordinance with appendices: AN ORDINANCE AMENDING THE FRANCISCAN ALLIANCE PLANNED UNIT DEVELOPMENT (PUD) TO THE TOWN OF MUNSTER, INDIANA
3. Application
4. Findings of Fact, approved October 10, 2023
5. Staff Report dated August 8, 2023
6. Staff Report dated September 12, 2023
7. Plan Commission Approved Minutes of August 8, 2023
8. Plan Commission Approved Minutes of September 12, 2023