



# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Rachel Christenson, AICP, On-call Planner for the Town of Munster

**Meeting Date:** September 12<sup>th</sup>, 2023

**Agenda Item:** PC Docket No. 23-016

**Application:** **PUD Amendment**

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

**Summary:** Franciscan Hospital is seeking an amendment to the Franciscan Hospital Planned Unit Development due to newly revised height restrictions that have been placed on the development by the Federal Aviation Administration.

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**Applicant:** Timothy Lentz, Tonn and Blank Construction

**Property Address:** 701 Superior Avenue

**Current Zoning:** Planned Unit Development

**Adjacent Zoning:** North: SD-M (Special District – Manufacturing); SD-PUD (Special District – Planned Unit Development)  
South: CD-4.B (General Urban – B District); CZ (Civic Zone)  
East: SD-PUD (Special District – Planned Unit Development)  
West: SD-M (Special District – Manufacturing)

**Action Requested:** Favorable Recommendation to Town Council

**Additional Actions Requested:** **Findings of Fact**  
Town Council Approval

**Staff Recommendation:** Favorable Recommendation

**Attachments:**

1. Approved Site Plan
2. Proposed Intermediate Site Plan prepared by DVG Team Inc. dated 09.06.2023
3. Proposed Future Site Plan prepared by DVG Team Inc. dated 07.16.2023
4. Plat of Survey Franciscan Munster prepared by DVG Team Inc. dated 12.06.2021
5. PUD Amendment Application

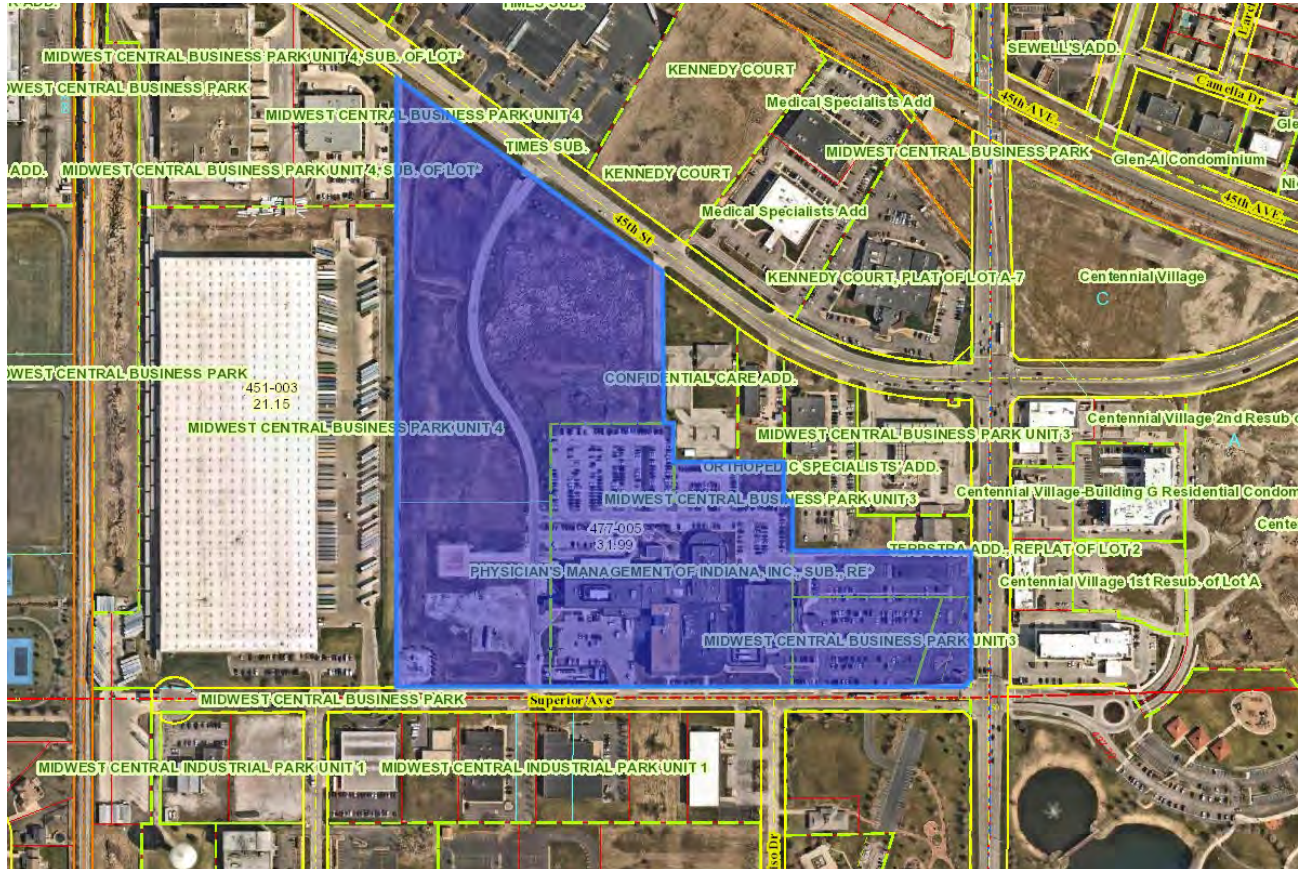
**BACKGROUND**

Figure 1: Franciscan Hospital PUD highlighted in blue.

Franciscan Hospital is seeking an amendment to the Franciscan Hospital Planned Unit Development due to newly revised height restrictions that have been placed on the development by the Federal Aviation Administration.

The PUD is governed by Ordinance No. 1597 that was established in 2013. The Ordinance was then amended in 2016 (Ordinance No. 1677).

The Munster Site Plan Review Committee has met with the petitioner on two occasions to discuss the Franciscan Campus PUD revisions. The petitioner has expressed that reconfiguration of the Campus is necessary due to height restriction changes being made by the Federal Aviation Administration (FAA). Several years ago, the FAA allowed structures near the airport to be up to seven stories in height. These regulations have now changed and new structures are only allowed to reach five stories in height. Because of this change, the petitioner has had to reconfigure the site plan. The attached documents show an intermediate and final plan for the Franciscan Campus PUD.







Figure 3: Proposed Intermediate Site Plan - Franciscan Hospital PUD.



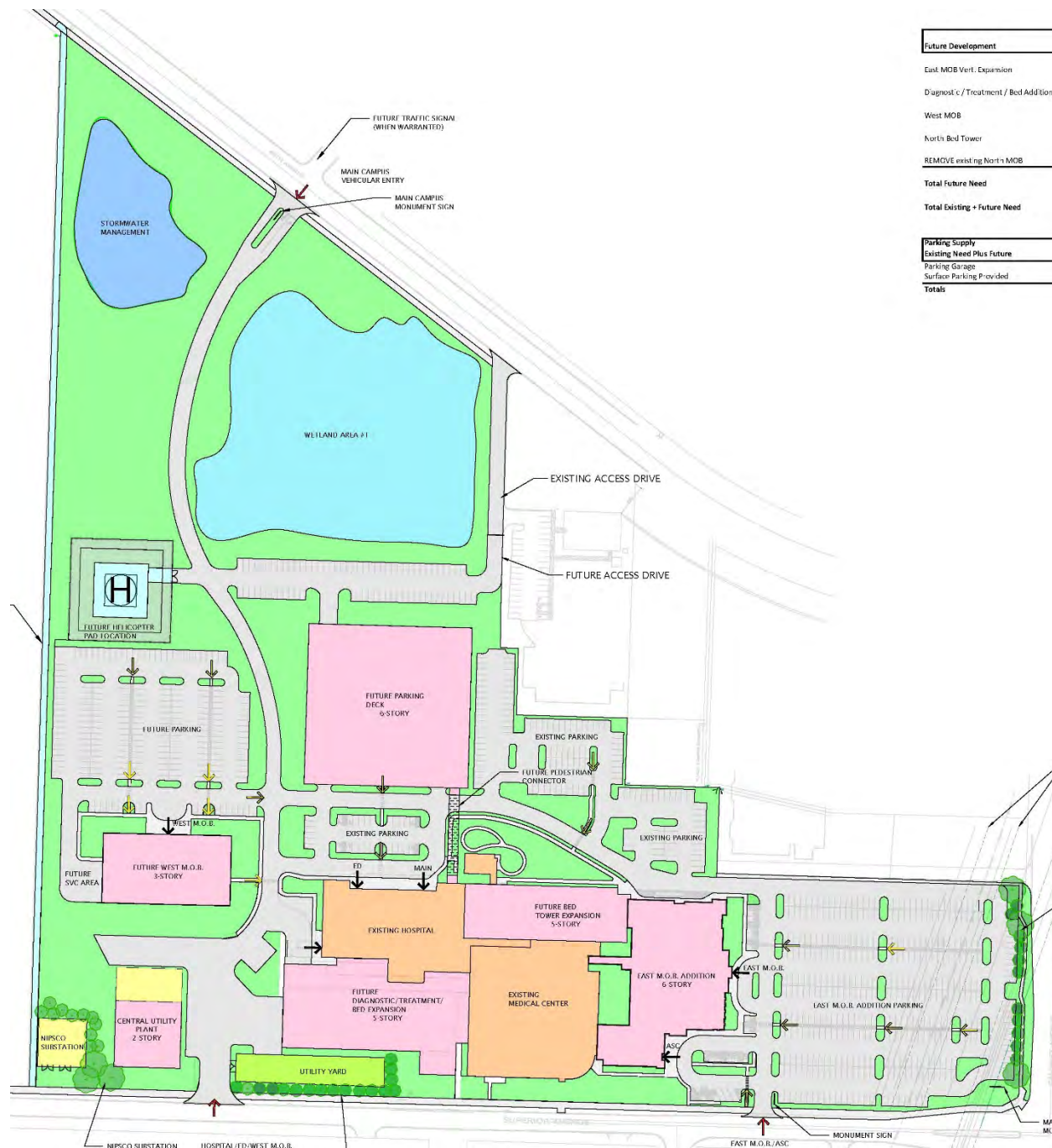


Figure 3: Proposed Final Site Plan - Franciscan Hospital PUD.

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

[www.munster.org](http://www.munster.org)

**STAFF ANALYSIS**

The petitioner is requesting the Plan Commission to consider revised PUD Site Plan, as well as an intermediate plan due to the height restriction changes from the FAA. A summary of changes includes the following:

- Relocation of the helipad to the northwest side of the campus.
- A future Medical Office Building and parking at the current helipad location.
- Surface parking at the location of the future parking structure.
- Surface parking in greenspace area south of the wetland area.
- Surface parking at the location of a future Medical Office Building.

At this time, the petitioner is not requesting any amendments to the PUD standards (only the site plan). Since this PUD was approved under the previous ordinance, the site plan and PUD ordinance take precedence and where the site plan and PUD ordinance are silent, page 399 of the Munster Character Based Zoning Code apply. Those standards are as follows:

Property within an SD-PUD Planned Unit Development Special District shall be subject to Development standards proposed by the Applicant, which shall be subject to approval as part of the SD-PUD Planned Unit Development Special District rezoning. Such Development standards shall, at a minimum, comply with the following:

- 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[1]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;
- x. Open Space must be provided as if the property were in Character District CD-5;
- xi. the material standards for Buildings and Accessory Structures in the SD-PUD Planned Unit Development Special District must be consistent with those for Character District CD-5; and
- xii. all general conditions, standards, and requirements of this Article not applicable solely to a District must be satisfied.

**STAFF RECOMMENDATION**

Staff recommends approving changes to the site plan for the Franciscan Health Planned Unit Development to show the intermediate plan and the final site plan.

**MOTION**

The Plan Commission may wish to consider the following motion:

*Motion to recommend a favorable recommendation to the Town Council of PC Docket No. 23-016 to amend the Franciscan Health Planned Unit Development to accommodate a new Site Plan and Intermediate Site Plan.*








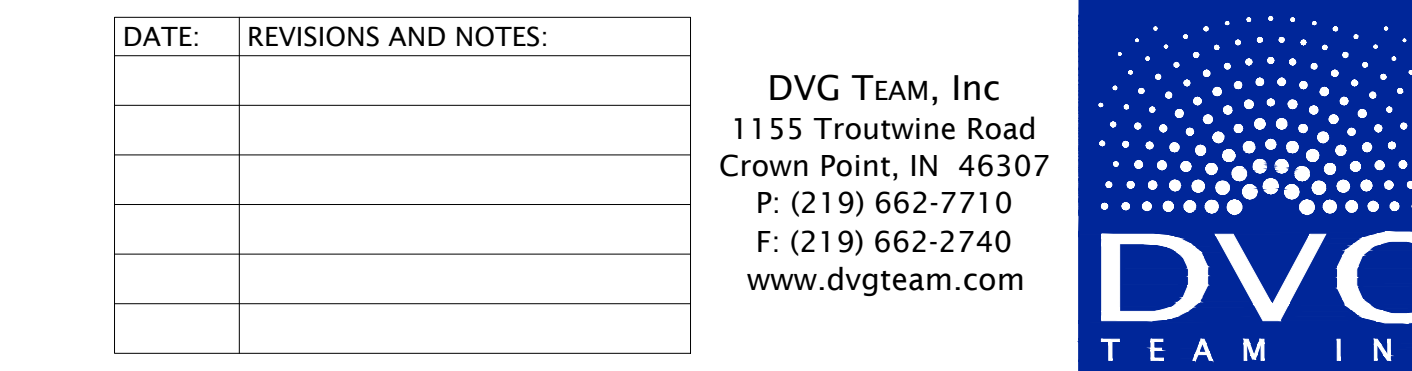






PLAT OF SURVEY  
701 SUPERIOR AVENUE  
MUNSTER, IN 46321  
FRANCISCAN ALLIANCE, INC.

121-1785.dwg		
B/PG	FILE NO.	
DRAWN BY	DATE	
PHN	12/6/2021	
ECTION	COUNTY	
25-36-10	LAKE, IN	
PROJECT NO.		
S21-1785		



**SURVEYOR'S REPORT:**

IN ACCORDANCE WITH TITLE 865, ARTICLE 1.0, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED BY THE SURVEYOR CONCERNING THE LOCATION OF THE LOTS AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAN REPRESENTS A RETRACEMENT SURVEY OF LOTS IN SEVERAL PLATTED SUBDIVISIONS.

**THEORY OF LOCATION:**

THIS SURVEY IS BASED ON THE RECORDED PLATTED SUBDIVISIONS REFERENCED HEREON. CERTAIN MONUMENTS WERE FOUND THROUGHOUT THE SITE, AN IRON ROD FOUND WITH A MACKIE CONSULTANTS, INC. CAP AT THE SOUTHWEST CORNER OF LOT 3 IN MIDWEST CENTRAL BUSINESS PARK UNIT 4 WAS HELD FIRM FOR THIS SURVEY. AN IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 3 WAS HELD TO THE PLATTED BEARING OF THE WEST LINE OF SAID LOT 3, AND AS THE BASIS OF BEARINGS FOR THIS SURVEY. ALL MONUMENTS FOUND FIT WELL WITH THIS SOLUTION.

A.) CONDITION OF FOUND REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAN, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN ORIGIN. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 0.3 FEET NORTH-SOUTH, AND 0.5 FEET EAST-WEST.

B.) APPARENT UNCERTAINTIES DUE TO SUBSTANTIAL OBSERVED OCCUPATION OR POSSESSION ARE AS FOLLOWS:

1.) THE SIDEWALK CROSSING ABOVE THE SUBJECT PARCEL AT THE SOUTHEAST CORNER OF THE PARCEL AT THE NORTHWEST CORNER OF THE INTERSECTION OF SUPERIOR AVENUE AND CALUMET AVENUE.

C.) THERE ARE NO APPARENT UNCERTAINTIES IN RECORD DESCRIPTIONS.

D.) THE RELATIVE POSITIONAL ACCURACY DUE TO RANDOM ERRORS IN MEASUREMENTS FOR THIS SURVEY BASED ON EQUIPMENT AND PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-2-7.

DIANA  
AKE

STATE OF INDIANA  
COUNTY OF ELKHART

THAT I HAVE SUPERVISED A SURVEY OF THE PROPERTY IN ACCORDANCE WITH THE GUIDELINES SET FORTH IN 1-2-12 (RULE 12), AND THE PLAT HEREIN DRAWN, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ELKHART COUNTY, INDIANA

DVG TEAM, Inc  
155 Troutwine Road  
Brown Point, IN 4630  
P: (219) 662-7710  
F: (219) 662-2740  
[www.dvgteam.com](http://www.dvgteam.com)







**Town of Munster** Plan Commission Petition Application  
**OWNER INFORMATION:**

Petition PC \_\_\_\_\_ - \_\_\_\_\_

Date: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Sign Fee: \$ \_\_\_\_\_

Dean Mazzoni

Name of Owner

(219) 933-2595

Phone Number

701 Superior Ave, Munster, IN 46321

Street address, City, ST, ZIP Code

dean.mazzoni@franciscanalliance.org

Email address

**APPLICANT OR PETITIONER INFORMATION (if different than above):**

Timothy Lentz - Tonn and Blank Construction

Name of Applicant/Petitioner

219-336-4874

Phone Number

1623 Greenwood Avenue, Michigan City, IN 46360

Street address, City, ST, ZIP Code

timothy.lentz@tonnandblank.com

Email address

**PROPERTY INFORMATION:**

Business or Development Name (if applicable)

Franciscan Hospital - Munster Campus

Address of Property or Legal Description

701 Superior Ave, Munster, IN 46321

SD-PUD

Current Zoning

**APPLICATION INFORMATION:**

Please select what this Application is for:

☐ Subdivision

If yes, select one of the following:

☐ Preliminary Plat

☐ Final Plat

☐ Development Plan Review

☒ Rezoning (including Planned Unit Development) – Proposed Zoning District

**Brief Description of Project:**

Franciscan will be seeking a PUD revision due newly revised height restrictions on the existing Hospital Campus PUD.

Lou Oswald

Name of Registered Engineer, Architect or Land Surveyor

312-782-1000

Phone Number

333 South Wabash Avenue, 14th Floor Chicago, IL 60604

Street address, City, ST, ZIP Code

lou.oswald@hok.com


Email address



Petition PC \_\_\_\_\_

***Town of Munster*** Plan Commission Application Signature Page

I hereby authorize Timothy Lentz/Tonn and Blank to act on my behalf as my agent in this petition and to furnish, upon request, supplemental information in support of this petition application.

  
Signature of Owner

7/18/2023  
Date

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_

## REQUIRED ATTACHMENTS

### Required Attachments for Plan Commission Applications

To ensure that adequate information is provided to the Plan Commission, please check off each of these items and provide documentation to the Community Development Department at the time of submittal of the application.

ALL APPLICATIONS	Included	N/A
Narrative statement describing project	X	
Property owner consent (Signature page)	X	
Proof of Ownership (e.g. copy of tax bill)	X	
Current ALTA Survey	X	
Vicinity Plan (A dimensioned drawing to scale of the planned building(s)/improvements in the context of the surrounding properties, including existing buildings and driveways at least one block in every direction)	X	

The following pages list the additional attachments required for specific applications. Please refer to your type of petition request and provide the additional required attachments.

SUBDIVISION - PRELIMINARY PLAT	Included	N/A
<b>Single-Family Residential Subdivision</b>		
Preliminary Plat		
Engineering Plans		
Storm Water Report		
<b>Commercial or Multi-Family Residential Subdivision</b>		
Preliminary Plat		
Engineering Plans		
Storm Water Reports		
Preliminary Development Plan containing:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		



<b>SUBDIVISION - FINAL PLAT</b>	<b>Included</b>	<b>N/A</b>
Final Plat		
Engineering Plans		
Stormwater report		
Special Studies as required – see Site Plan Review Committee minutes		

<b>REZONING (including PLANNED UNIT DEVELOPMENT amendments)</b>	<b>Included</b>	<b>N/A</b>
Preliminary Development Plan containing at a minimum:	X	
Boundary Identification	X	
Fire hydrant locations		X
Accessory structures	X	
Parking lot design	X	
Utility location		X
Building footprints	X	
Proposed curb cuts	X	
Drainage/detention plans		X
Traffic circulation	X	
Ingress/egress locations	X	
Major topographic information	X	
Proposed Use table	X	
Stormwater report		X
Special Studies as Required– see Site Plan Review Committee minutes		X

<b>DEVELOPMENT PLAN</b>	<b>Included</b>	<b>N/A</b>
Detailed Site plan including:		
Boundary identification		
Fire hydrant locations		
Accessory structures		
Parking lot design		
Utility location		
Building footprints		
Proposed curb cuts		
Drainage/detention plans		
Traffic circulation		
Ingress/egress locations		
Major topographic information		
Infrastructure improvements		
Square footage of:		
Lot or parcel		
Existing impervious surface		
Proposed total impervious (existing plus current proposal)		
Existing building		
Proposed total building (existing plus current proposal)		

Existing parking and pavement		
Proposed total parking and pavement (existing plus current proposal)		
Relevant dimensions including:		
Buildings		
Parking stalls		
Driveway widths		
Setbacks to buildings and other improvements		
Parking lot aisles, turnarounds, turning radii, etc.		
Distance from driveway to street corner if less than 200'		
Sidewalk, walkway and handicap ramp widths and locations		
Widths of abutting R.O.W.'s, roadways, and terraces.		
Full color architectural renderings of all building elevations with materials identified		
Proposed lighting for site, including:		
Photometric Plan		
Location of all light fixtures		
Pole height		
Luminaire type and manufacturer's specifications for all exterior light fixtures		
Landscaping plan drawn to scale including:		
Common and Latin plant names		
Planting specifications		
Total number of trees provided		
Total square footage of landscaped area on site and internal to the parking lot		
Identification of area used to calculate internal parking lot landscaping		
Fence detail drawing		
Dumpster enclosure detail drawing		
Sign detail drawing		
Special studies as required— see Site Plan Review Committee minutes		

**NOTE: If you checked any exhibits "N/A", please explain:**

Hydrant metering to be addressed at time of permitting for additions, parking garage, and medical office buildings

Storm Water Management includes an estimated volume of onsite detention for anticipated volumes.

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