

PLAN COMMISSION STAFF REPORT

То:	Members of the Plan Commission		
From:	Rachel Christenson, AICP, On-call Planner for the Town of Munster		
Meeting Date:	September 12 th , 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.		
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 Rec	juested: Findings of Fact Town Council Approval		
Staff Recommendation	Exercise Favorable Recommendation		

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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

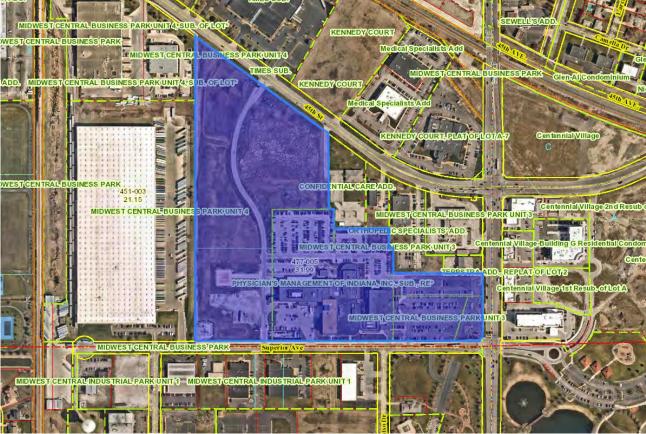


Figure 1: Franciscan Hospital PUD highlighted in blue.

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.

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Figure 2: Adopted Site Plan - Franciscan Hospital PUD.



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





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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;
- parking and loading space shall be provided in accordance with Section 26- 6.405.0.1, Section 26 6.405.0.2, and Table 26-6.405.0-1 (Vehicular Parking Requirements) and Table 26-6.405.0[1]5 (Loading Space Requirement), and shall be designed, located, and arranged in accordance with Section 26 6.405.0;
- iii. garbage or trash receptacles shall be provided in accordance with Section 26- 6.405.0;
- 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.





SITE PLAN LEGEND

PEDESTRIAN ROUTES

	Current Peak
Existing Need	Need
Current Campus	577

Building	PUD REQ.	PUD Req.
Area	RATIO	Parking
66 <i>,</i> 579	4.25	283
168,994	2.50	422
235,573		705
		1,283
		-
		Spaces
		Provided
		754
	Area 66,579 168,994	Area RATIO 66,579 4.25 168,994 2.50

529

1,283

NORT

SCALE: 1" = 120



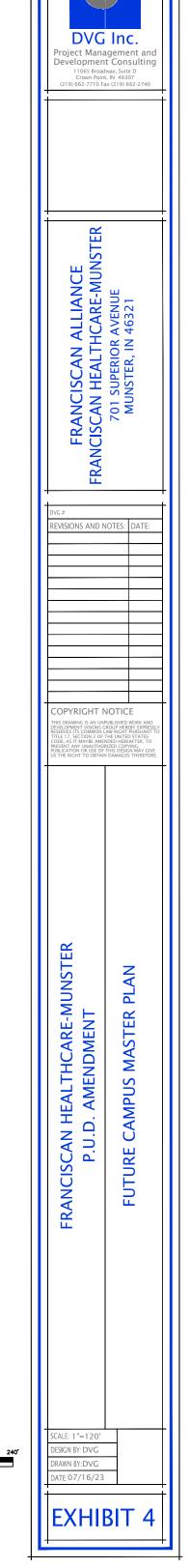


Existing Need	Current Peak Need
Current Campus	577

Building Area	PUD REQ. RATIO	PUD Req. Parking
66,579	4.25	28
203,694	2.50	50
66,555	4.25	28
105,000	2.50	26
-23,347	4.25	-9
418,481		1,23
		1,81
		Spaces Provided
	Area 66,579 203,694 66,555 105,000 -23,347	Area RATIO 66,579 4.25 203,694 2.50 66,555 4.25 105,000 2.50 -23,347 4.25

ACCESS/ROUTE LEGEND

- PEDESTRIAN ROUTES
- PEDESTRIAN BUILDING ENTRY
- VEHICULAR ROUTES



NORTH

120' SCALE: 1" = 120'

PLAT OF SURVEY

1	PARCEL INFORMATION:	PARCEL AREA:	2 PARCEL INFORMATION:	PARCEL AREA:	A PARCEL INFORMATION:	PARCEL 1 AREA: 88,357 SQUARE FEET± 2.03 ACRES± PARCEL 2 AREA: 11,356 SQUARE FEET± 0.26 ACRES±	DARCEL INFORMATION:	PARCEL 1 AREA: 208,377 SQUARE FEET± 4.78 ACRES± PARCEL 2 AREA: 60,801 SQUARE FEET± 1.40 ACRES±	PARCEL INFORMATION:
	TAX ID. NO. 45-06-36-226-002.000-027 FRANCISCAN ALLIANCE, INC. CORPORATE WARRANTY DEED DOC. NO. 2019-062496 REC. 9/16/2019	46,761 SQUARE FEET± 1.07 ACRES±	SISTERS OF ST. FRANCIS HEALTH SERVICES, INC. SPECIAL WARRANTY DEED DOC. NO. 2006-097506	7 576,775 SQUARE FEET± 13.24 ACRES±	TAX ID. NO. 45-06-25-477-005.000-027 SISTERS OF ST. FRANCIS HEALTH SERVICES, INC. TRUSTEE'S DEED DOC. NO. 2009-055350 BEC. 8/11/2000		TAX ID. NO. 45-06-25-477-005.000-027 FRANCISCAN ALLIANCE, INC. SPECIAL WARRANTY DEED DOC. NO. 2014-009631 REC. 2/19/2014		TAX ID. NO. 45-06-25-477-012.000-0 FRANCISCAN ALLIANCE, INC. SPECIAL WARRANTY DEED DOC. NO. 2019-018167 REC. 3/27/2019
	PARCEL DESCRIPTION (PER DOC. NO. 201	19-062496):		006-097506):		009-055350):	PARCEL DESCRIPTION (PER DOC. NO. 2	014-009631):	PARCEL DESCRIPTION (PER DOC. NO.
	PARCEL DESCRIPTION (PER DOC. NO. 201 LOT 2 IN MIDWEST CENTRAL INDUSTRIA THE TOWN OF MUNSTER, AS PER PLAT IN PLAT BOOK 52, PAGE 31, IN THE OFF RECORDER OF LAKE COUNTY, INDIANA.	AL PARK UNIT 1, IN THEREOF, RECORDED FICE OF THE	REC. 11/7/2006 PARCEL DESCRIPTION (PER DOC. NO. 2 VACANT PARCEL LOT 3 IN MIDWEST CENTRAL BUSINES PLAT THEREOF, RECORDED IN PLAT BA THE OFFICE OF THE RECORDER OF LA EXCEPT THEREFROM THE SOUTH 500 FEET AND ALSO EXCEPT THEREFROM THE EAST 307.00 FEET THEREOF. PARCEL INFORMATION: TAX ID. NO. 45-06-25-477-005.000-02° FRANCISCAN ALLIANCE, INC. WARRANTY DEED DOC. NO. 2017-087543 REC. 12/27/2017 PARCEL DESCRIPTION (PER DOC. NO. 2 PART OF LOT 3 IN MIDWEST CENTRAL BUSINESS PARK UNIT 3, AS PER PLAT PLAT BOOK 58 PAGE 44, IN THE OFFIC LAKE COUNTY, INDIANA AND AMEND CERTIFICATE OF CORRECTION RECOR DOCUMENT NO. 031402, BEING MOR AS FOLLOWS: THE SOUTH 105.00 FEB OF SAID RECORDED LOT 3.	SS PARK UNIT 4, AS PER OOK 64, PAGE 22, IN KE COUNTY, INDIANA, OF THE WEST 416.24 THE SOUTH 710 FEET OF <u>PARCEL AREA:</u> 7 13,125 SQUARE FEET± 0.30 ACRES± 017-087543): BUSINESS CENTER THEREOF, RECORDED IN CE OF THE RECORDER OF ED BY A CERTAIN DED APRIL 6, 1989 AS RE PARTICULARLY DESCRIBED	SECTION 25, TOWNSHIP 36 NORTH, R ACCORDING TO THE PLAT THEREOF R DOCUMENT NO. 791054 AND CERTIFI DOCUMENT NO. 031402 IN THE OFFICE PARCEL 2: THAT PART OF BLOCK 3, MIDWEST CE COUNTY, INDIANA, AS PER PLAT THER THE RECORDER OF LAKE COUNTY, INDIANA, AS PER PLAT THER THE RECORDER OF LAKE COUNTY, INDIANA SECONDER OF THE SOUTHEAST 1/4 C 2ND PRINCIPAL MERIDIAN, LAKE COU THE SOUTHEAST CORNER OF LOT 6 IN THEREOF RECORDED IN PLAT BOOK 5 CORRECTION RECORDED APRIL 11, 19 RECORDER OF LAKE COUNTY, INDIANA SECONDS ALONG THE EASTERLY EXTE 69.23 FEET TO THE EAST LINE OF OLD AN AZIMUTH OF 19 DEGREES 10 MIN 251.75 FEET TO A POINT ON THE EAST ON AN AZIMUTH OF 91 DEGREES 35 N DISTANCE OF 10.62 FEET TO THE WES 181 DEGREES 52 MINUTES 19 SECOND POINT 20.00 NORTHERLY OF THE EAST THENCE ON AN AZIMUTH OF 226 DEC AFOREMENTIONED EASTERLY EXTENS LINE OF CALUMET AVENUE, A DISTANA 35 MINUTES 49 SECONDS ALONG SAI POINT OF BEGINNING. PARCEL 3: THAT PART OF VACATED OLD COLUM EXTENDED EAST AND THE NORTH LIN	PARK UNIT 3, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF AANGE 10 WEST OF THE 2ND PRINCIPAL MERIDIAN, ECORDED FEBRUARY 5, 1985 IN PLAT BOOK 58 PAGE 44 AS ICATE OF CORRECTION RECORDED APRIL 11, 1989 AS CE OF THE RECORDER OF LAKE COUNTY, INDIANA. ENTRAL BUSINESS PARK, IN THE TOWN OF MUNSTER, LAKE RECOF RECORDED IN PLAT BOOK 45 PAGE 29, IN THE OFFICE OF DIANA, LYING WITHIN THE FOLLOWING DESCRIBED TRACT: DF SECTION 25, TOWNSHIP 36 NORTH, RANGE 10 WEST OF THE NTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT N MIDWEST CENTRAL BUSINESS PARK UNIT 3, AS PER PLAT 8 PAGE 44 AS DOCUMENT NO. 791054 AND CERTIFICATE OF 389 AS DOCUMENT NO. 031402, IN THE OFFICE OF THE A; THENCE ON AN AZIMUTH OF 91 DEGREES 35 MINUTES 49 ENSION OF THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 0 COLUMBIA AVENUE FOR A POINT OF BEGINNING; THENCE ON UTES 40 SECONDS ALONG SAID EAST LINE, A DISTANCE OF TERLY EXTENSION OF THE NORTH LINE OF SAID LOT 6; THENCE MINUTES 49 SECONDS ALONG SAID EASTERLY EXTENSION, A ST LINE OF CALUMET AVENUE; THENCE ON AN AZIMUTH OF DS ALONG SAID WEST LINE, A DISTANCE OF TERLY EXTENSION OF THE NORTH LINE OF LOT 6 AFORESAID; GREES 44 MINUTES 32 SECONDS TO A POINT ON THE SION, WHICH IS 20.00 FEET WEST OF THE AFORESAID WEST ICE OF 28.35 FEET; THENCE ON AN AZIMUTH OF 271 DEGREES D EASTERLY EXTENSION, A DISTANCE OF 65.51 FEET TO THE SIDA AVENUE LYING BETWEEN THE SOUTH LINE OF FARCEL 1 E OF PARCEL 2 EXTENDED WEST, VACATED BY ORDINANCE NO. S DOCUMENT NO. 130039 AND DESCRIBED BY PLAT OF	PARCEL 1: THE SOUTH 500.00 FEET (EXCEPT THE BUSINESS PARK, UNIT 4, AS SHOWN II PARCEL 2: LOT 2, IN THE REPLAT OF LOT 2, TERP IN PLAT BOOK 82, PAGE 12 IN LAKE CO O PARCEL INFORMATION:TAX ID. NO. 45-06-25-477-005.000-027 FRANCISCAN ALLIANCE, INC. QUIT CLAIM DEED DOC. NO. 2014-009632 REC. 2/19/2014PARCEL DESCRIPTION (PER DOC. NO. 2HOSPITAL PARCEL LOT 1 IN THE RESUBDIVISION OF LOT SUBDIVISION, AN ADDITION TO THE T 91, PAGE 29, IN THE OFFICE OF THE R ANDADDITIONAL PARCEL ALL THAT PART OF THE SOUTH 105.00 PLAT THEREOF, RECORDED IN PLAT B6 AND AMENDED BY A CERTAIN "CERTI	E EAST 307.00 FEET) OF LOT 3, MIDWEST CENTRAL N PLAT BOOK 64, PAGE 22, IN LAKE COUNTY, INDIANA. STRA ADDITION TO THE TOWN OF MUNSTER, AS SHOWN DUNTY, INDIANA. HOSPITAL PARCEL AREA: 398,850 SQUARE FEET± 9.16 ACRES± ADDITIONAL PARCEL AREA: 18,325 SQUARE FEET± 0.42 ACRES± TOTAL AREA: 417,175 SQUARE FEET± 9.58 ACRES± 014-009632): 1 OF PHYSICIANS MANAGEMENT OF INDIANA, INCORPORATED OWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK	PARCEL DESCRIPTION (PER DOC. NO. PARCEL 1: LOT 1, IN CONFIDENTIAL CARE ADD PER PLAT THEREOF, RECORDED IN F OFFICE OF THE RECORDER OF LAKE PARCEL 2: EASEMENT FOR INGRESS AND EGREE DATED MAY 6, 2005 AND RECORDED 2005 039456, MADE BY ILLIANA SU CONFIDENTIAL CARE, LTD., OVER TH LAND: THE EAST 35 FEET OF LOT 3 PARK, UNIT 4, AS PER PLAT THEREO 22, IN THE OFFICE OF THE RECORDE THE SOUTH 710.00 FEET THEREOF. TAX ID. NO. 45-06-25-477-004.000-0 FRANCISCAN ALLIANCE, INC. GENERAL WARRANTY DEED DOC. NO. 2020-073022 REC. 10/14/2020 PARCEL DESCRIPTION (PER DOC. NO. LOT 1, ORTHOPEDIC SPECIALISTS AD PLAT THEREOF RECORDED IN PLAT IN RECORDER, LAKE COUNTY, INDIANA
	FEPLAT 3)								G

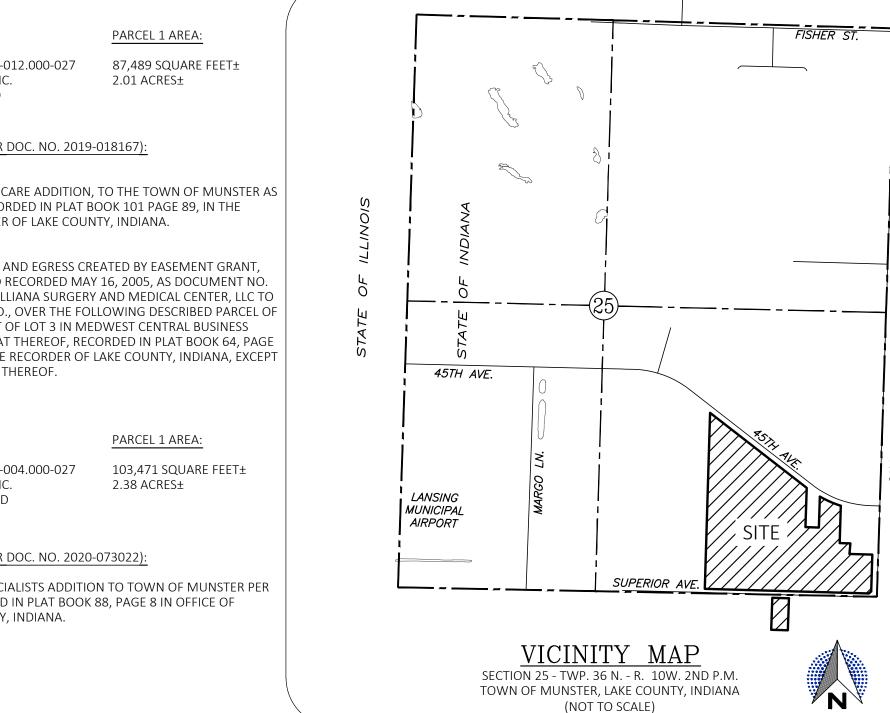
94 CE

PARCEL 2 2 IN MIDWEST (ESS PARK UNIT (P.B. 94, PG

PROJECT NO.

S21-1785

SCALE: 1" = 60'



OVERALL AREA:

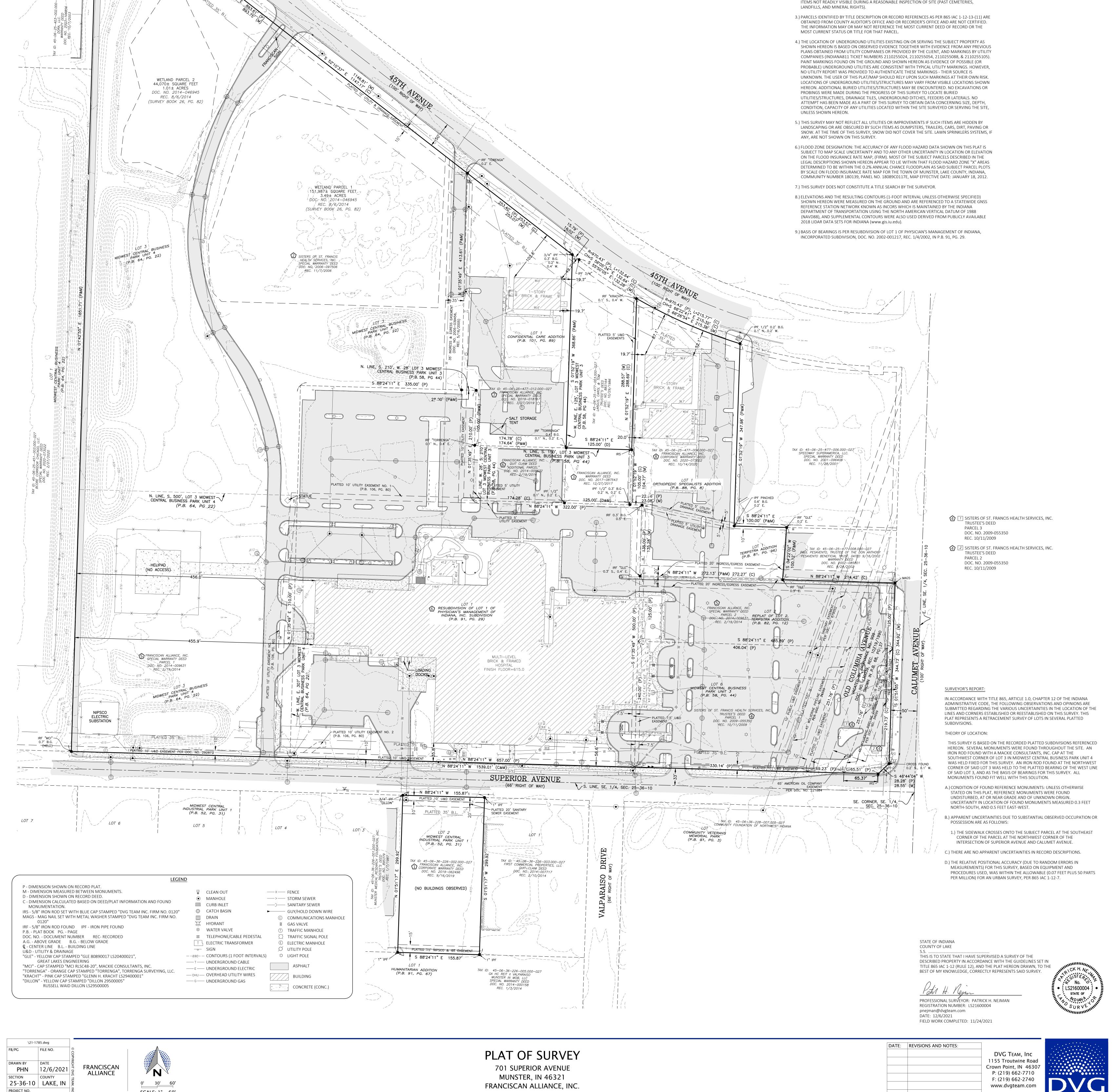
1,630,291 SQUARE FEET± 37.43 ACRES±

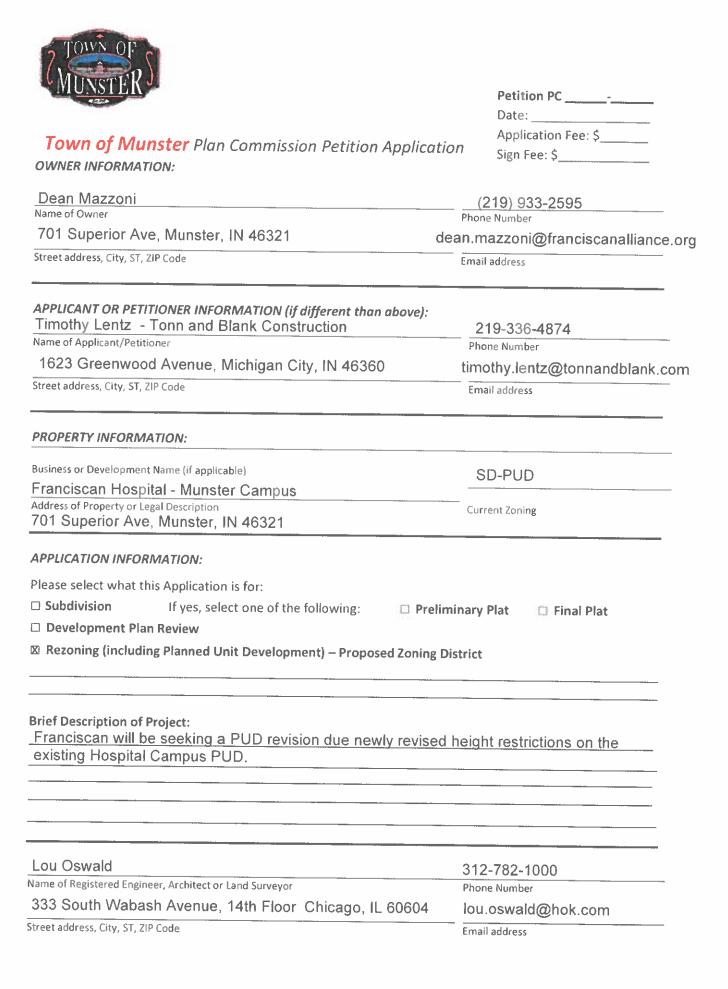
N

GENERAL NOTES:

1.) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: A.) EASEMENTS, OTHER THAN THE POSSIBILITY OF EASEMENTS WHICH WERE VISIBLE BY PHYSICAL EVIDENCE AT THE TIME OF THIS SURVEY OR SHOWN BY DOCUMENTS PROVIDED AND RECORD PLAT. B.) BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, OTHER THAN THAT SHOWN ON THE RECORD PLAT. C.) OWNERSHIP OR TITLE.

2.) THIS SURVEY DOES NOT ADDRESS THE EXISTENCE, IF ANY, OF ITEMS THAT WOULD REQUIRE AN INTERPRETATION BY THE SURVEYOR. (I.E. COMPLIANCE WITH ALL ZONING REQUIREMENTS) EXISTENCE OF ITEMS BEYOND THE QUALIFICATION OF SURVEYOR (I.E. WETLANDS, HAZARDOUS MATERIAL) AND







Petition PC_____

Town of Munster Plan Commission Application Signature Page

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

4

Э Signature of Owner

2023

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.

ALLAPPLICATIONS	Included	N/A
Narrative statement describing project	V	
Property owner consent (Signature page)	× ×	
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)	Х	-

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
Single-Family Residential Subdivision		
Preliminary Plat		
Engineering Plans		
Storm Water Report		-
Commercial or Multi-Family Residential Subdivision		
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		-

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

REZONING (including PLANNED UNIT DEVELOPMENT amendments)	Included	N/A
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		Х
Traffic circulation	X	
Ingress/egress locations	X	
Major topographic information	X	
Proposed Use table	X	
Stormwater report		Х
Special Studies as Required- see Site Plan Review Committee minutes		Х

DEVELOPMENT PLAN	Included	N/A
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:		. <u> </u>
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.