

MUNSTER PLAN COMMISSION

Tim Lentz
Tonn and Blank Construction
701 Superior Avenue
Munster, IN 46321

Docket No. PC 23-016

FINDINGS OF FACT

Applicant has requested approval of an amendment to the Franciscan Alliance Planned Unit Development to accommodate height restrictions on the existing hospital campus at 701 Superior Avenue, Munster, Indiana.

This matter came to be heard before the Plan Commission on September 12, 2023. Applicant presented testimony and evidence in support of the PUD amendment, The Public Hearing was opened. The Public Hearing was closed.

NOW, THEREFORE, based upon the testimony and evidence presented, the Munster Plan Commission finds as follows:

1. The Commission has considered land use, traffic impact, utility impact, urban design principles, and the public safety/services when reviewing the Applicant's Development Plan.
2. The Commission finds that the project is compatible with the Comprehensive Plan.
3. The Commission finds that the project is compatible with surrounding land uses.
4. The Commission finds that the development satisfies the development requirements contained within the Zoning Ordinance.
5. The Commission finds that a favorable recommendation should be forwarded to the Town Council to approve Docket No. PC 23-016 to accommodate a new site plan and an intermediate site plan (attached hereto and made a part hereof) on the existing hospital campus at 701 Superior Avenue, Munster, Indiana.

WHEREFORE, based upon the above Findings of Fact, the Munster Plan Commission by a vote of seven (7) in favor and zero (0) opposed approves the amendment to the PUD as submitted by the Applicant.

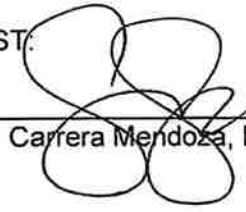
Action taken on September 12, 2023. Findings of Fact approved October 10, 2023.

TOWN OF MUNSTER PLAN COMMISSION



William Baker, Chairman

ATTEST:



Sergio Carrera Mendoza, Executive Secretary

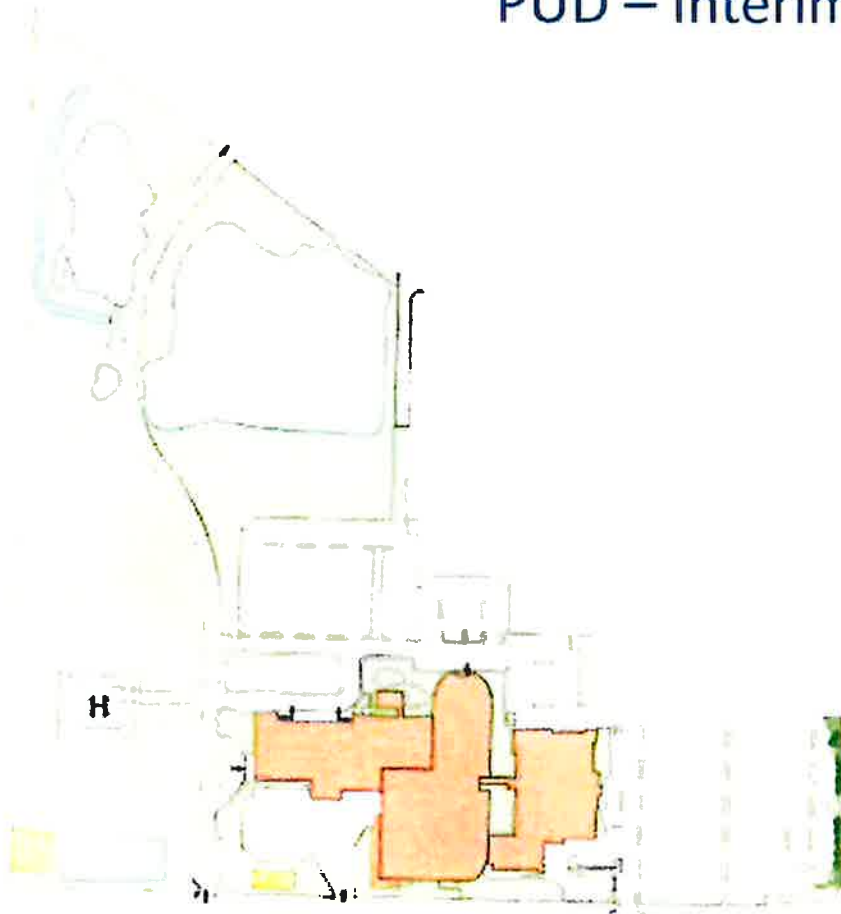
Franciscan Munster Campus

PUD Amendment Plan Commission Review

September 12, 2023



PUD – Interim Development Steps



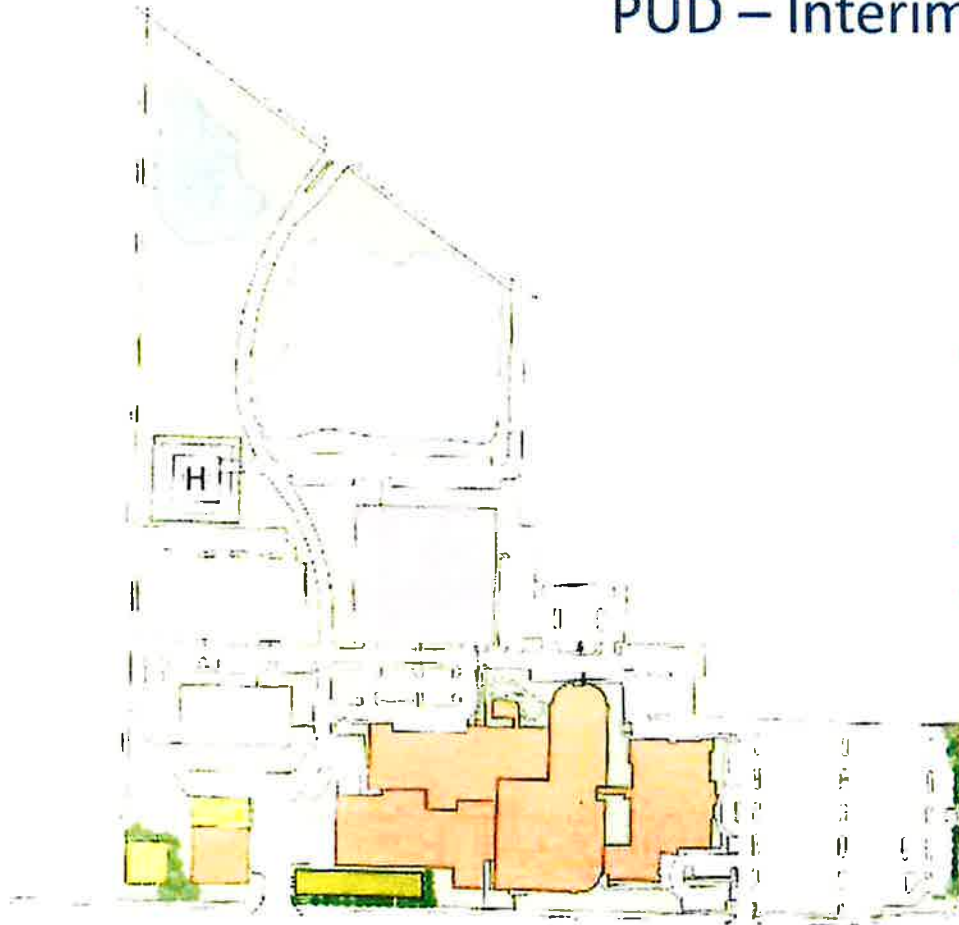
Still to be developed/relocated to match long-term Planned Development:

- Cancer Center Vertical Expansion
- Hospital Expansion
- West MOB Addition
- Patient Tower Addition
- Relocated helipad
- Parking at future drive
- Add Parking structure
- Surface parking at future development

PUD – Interim Development Steps

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PUD – Interim Development Steps

