



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: March 14, 2023

Agenda Item: PC Docket No. 23-001

Application: **Zoning Amendment – Planned Unit Development Amendment**

Hearing: **PUBLIC HEARING**

Summary: Community Foundation of NWI requesting a rezoning of the property at 800 MacArthur Boulevard to a Planned Unit Development to permit the addition of two stories of parking and a heliport deck to an existing 3-story parking garage.

Applicant: Community Foundation of NWI

Property Address: 800 MacArthur Boulevard

Current Zoning: CD-4.A

Adjacent Zoning: North: PUD
South: CD-4.A
East: CD-4.A
West: PUD

Action Requested: Favorable Recommendation to Town Council

Additional Actions Required: Findings of Fact
Town Council Approval

Staff Recommendation: **Favorable Recommendation to Town Council**

Attachments: Munster Community Hospital Parking Structure Addition prepared by Desman Design Management dated 01.16.2023
ALTA/ACSM Land Title Survey prepared by Torrenga Engineering, Inc. dated 10.12.2001

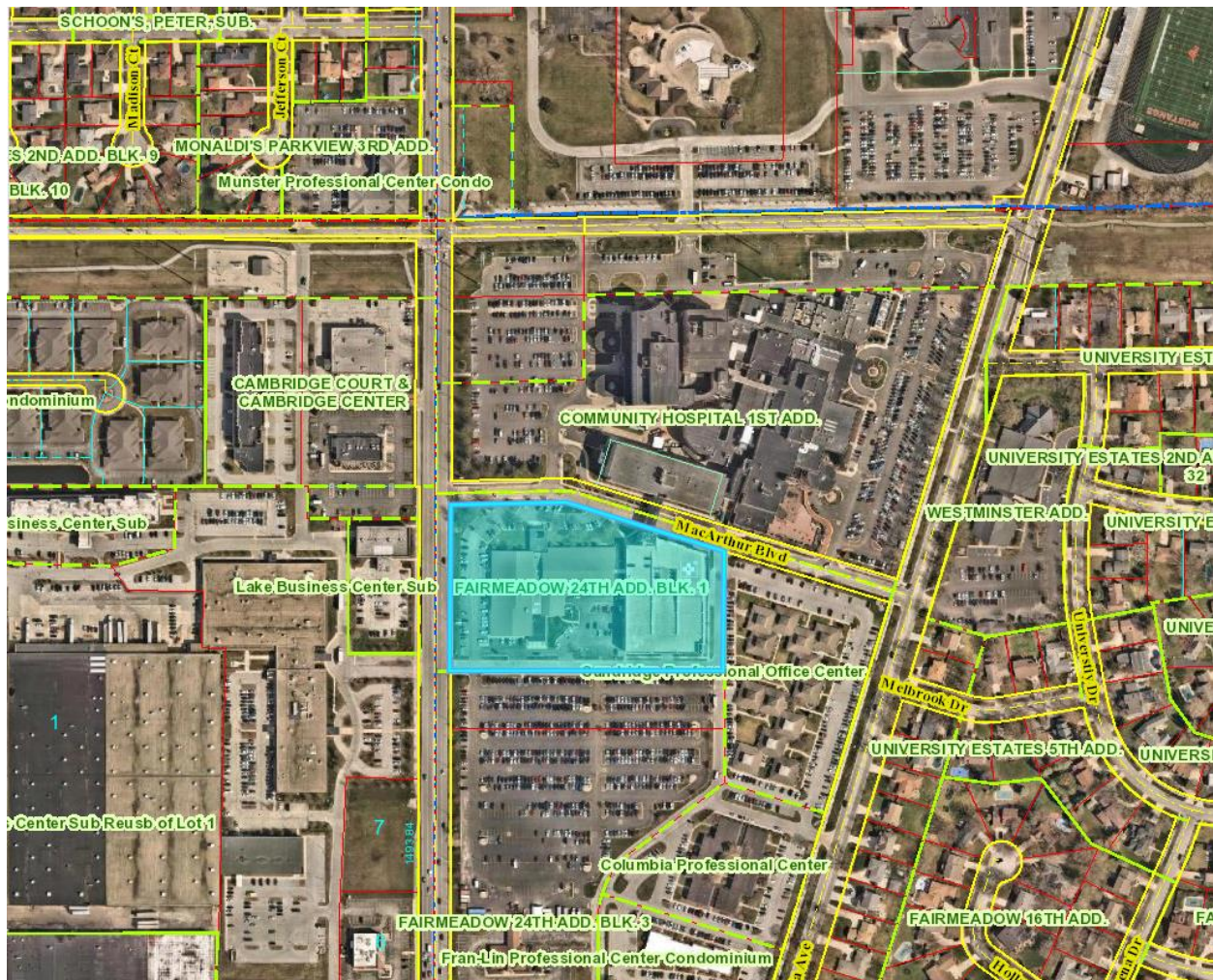


Figure 1 Subject property highlighted in blue

BACKGROUND

Community Foundation of NWI has submitted an application to establish a Planned Unit Development at 800 MacArthur Boulevard in order to permit the addition of two stories of parking and a heliport deck to an existing 3-story parking garage located on the property.

The property is currently zoned CD.4-A, which limits the height of structures to 50 feet or 4 stories. The proposed expansion will increase the height of the parking garage to approximately 70 feet tall and 5 stories plus a raised helipad. The CD.4-A district also permits only one principal structure on single lot. The parcel currently includes the parking garage and an approximately 40,000 square foot office building. Designating the property as a PUD will permit the modification of a legal non-conforming structure and the additional height of the building.

ZONING HISTORY

The subject property, along with the entire block bounded by MacArthur, Fran-Lin, Calumet and Columbia, had previously been zoned as a PUD in 1973. The PUD was amended multiple times, most

recently in 2000 to permit the construction of the existing three-story garage. At some later point, the property appeared on the Town's zoning map as a C-2 district. When the Town adopted a new zoning map in 2019, the property was designated as a CD-4.A district.

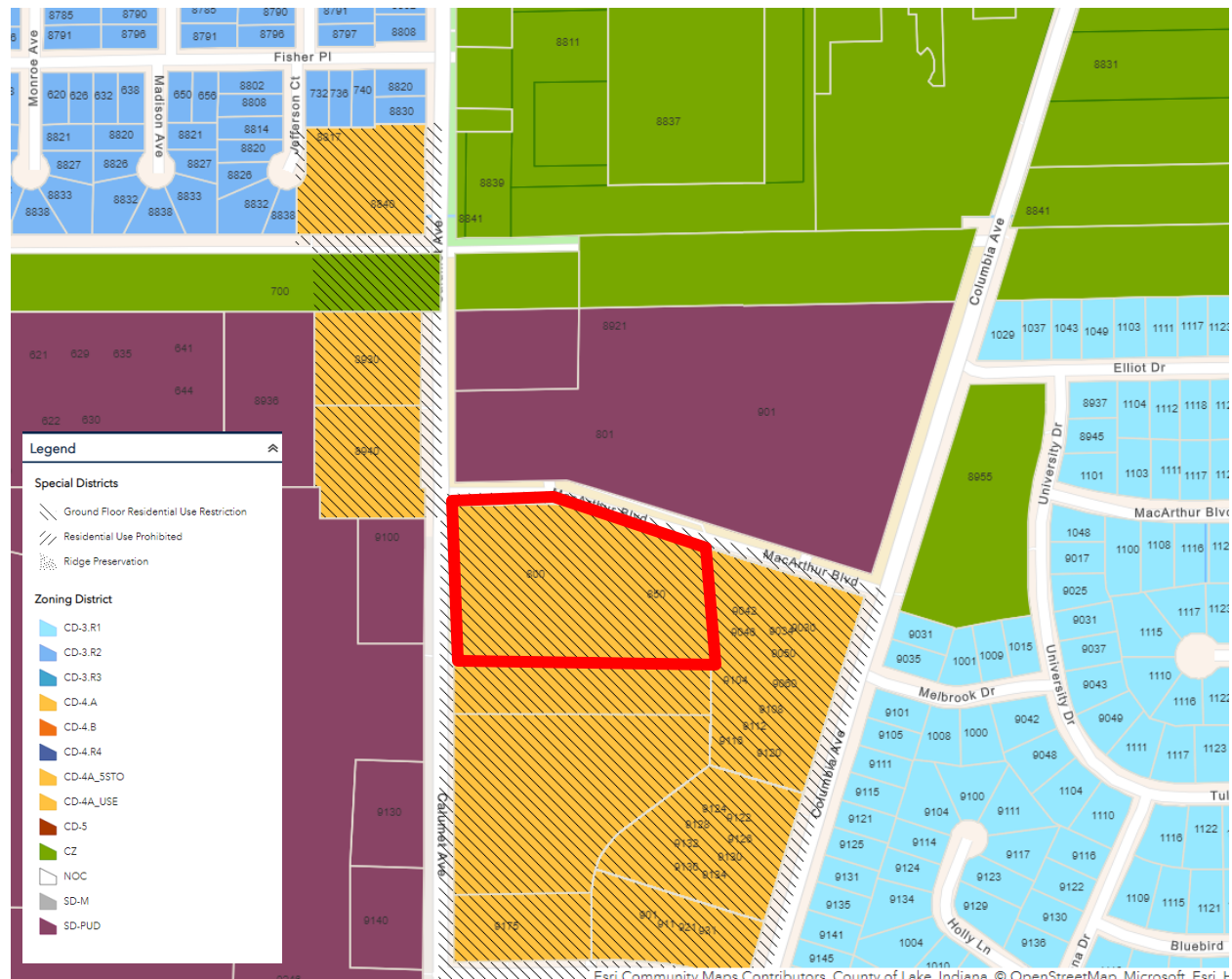


Figure 2 Zoning Context, subject property outlined in red.

ANALYSIS

Zoning Compatibility

The subject property is physically connected to the Community Hospital and a part of the Community Hospital Campus, which is zoned as PUD.

Architecture and Building Materials

The building materials are proposed to match the existing parking garage: concrete walls with a glass stairwell. The building itself is set back approximately 425 feet from Columbia Avenue which diminishes the impact of the building height on the single-family neighborhood to the east.

There are no significant site modifications.

DECISIONMAKING CRITERIA

IC 36–7–4–603 states that in considering zoning map amendments, *the plan commission and the legislative body shall pay reasonable regard to:*

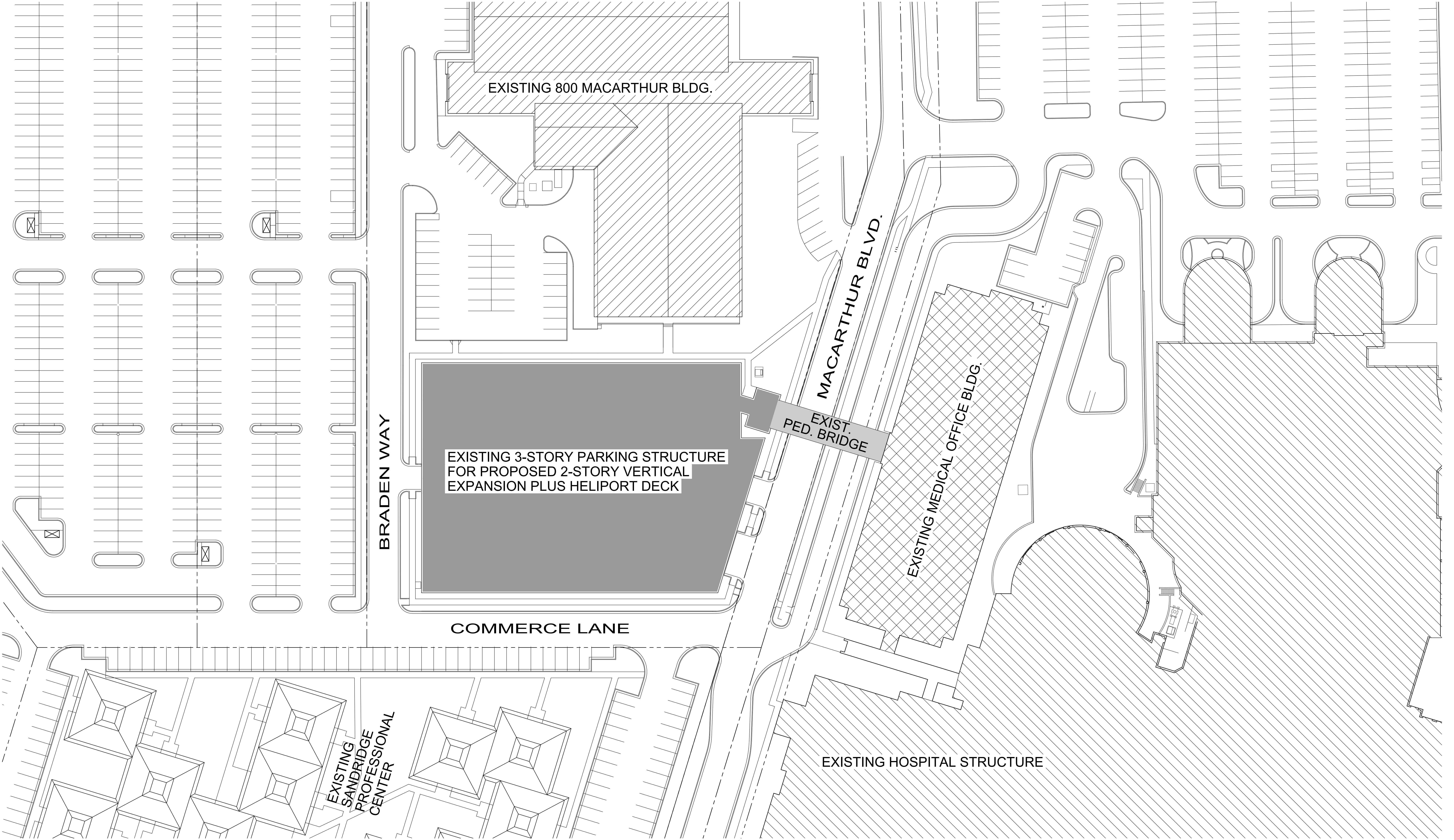
- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) the most desirable use for which the land in each district is adapted;*
- (4) the conservation of property values throughout the jurisdiction; and*
- (5) responsible development and growth.*

MOTION

The Plan Commission may wish to consider the following motion:

Motion to forward to the Munster Town Council a favorable recommendation to approve PC Docket No. 23-001 rezoning the property at 800 MacArthur Boulevard to a Planned Unit Development to permit the addition of two stories of parking and a heliport deck to an existing 3-story parking garage.

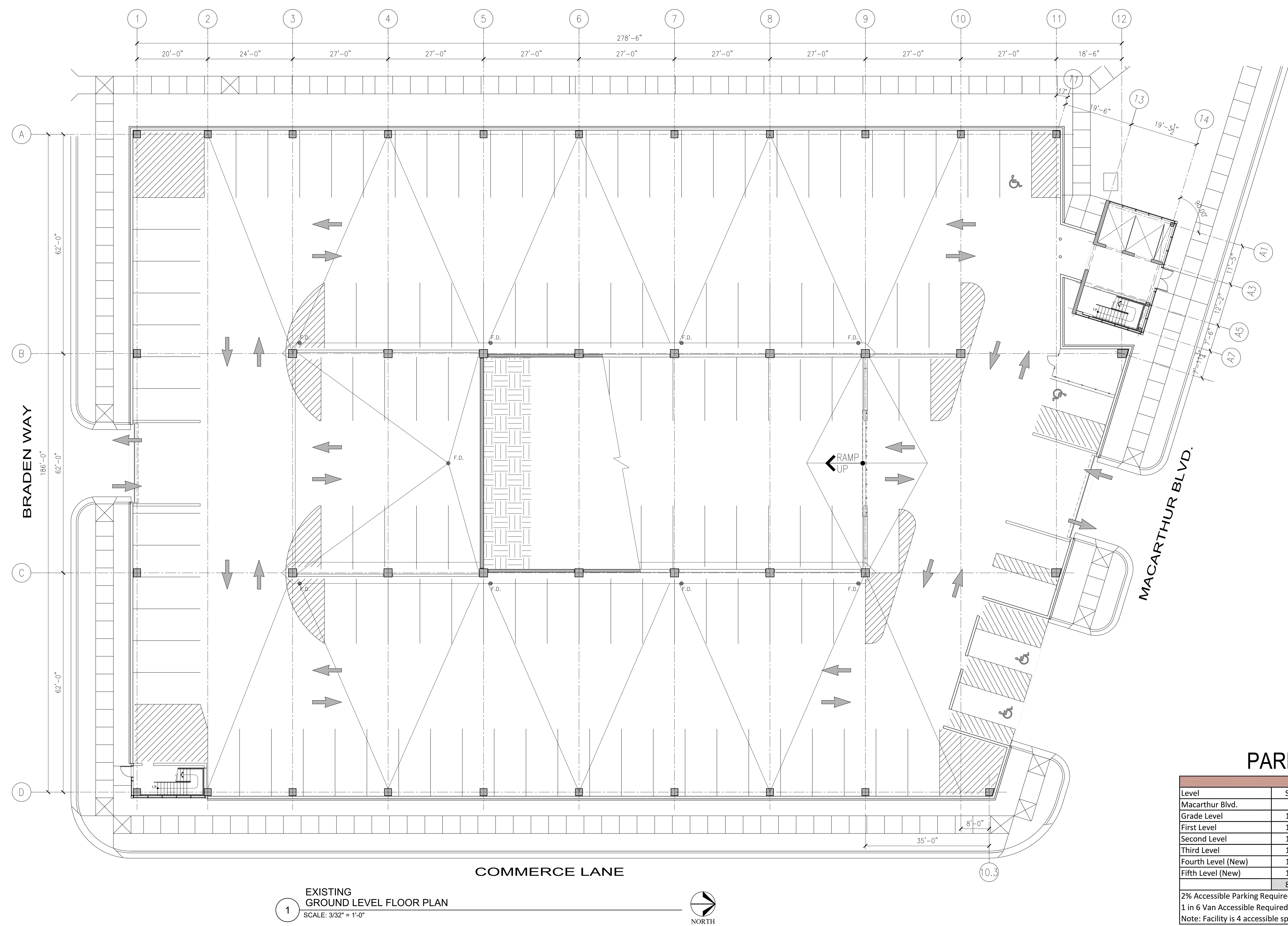
SITE PLAN



SITE PLAN
SCALE: 1"=30'-0"



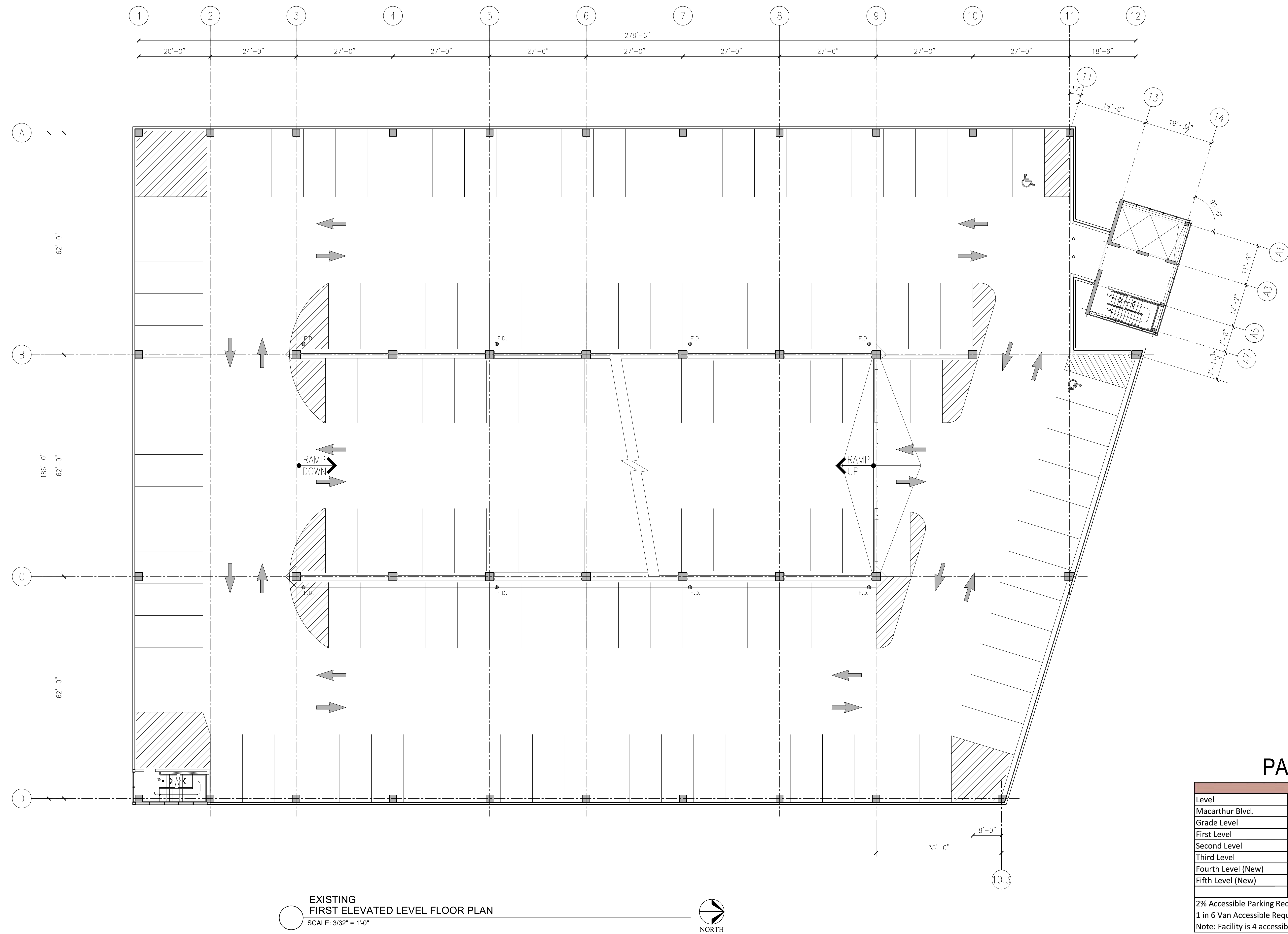
GROUND FLOOR PLAN



PARKING SUMMARY

Expanded						
Level	STD	HC STD	HC VAN	Total	Existing	Net Add
Macarthur Blvd.	0	0	2	2	2	0
Grade Level	130	1	1	132	132	0
First Level	149	2	0	151	151	0
Second Level	147	2	0	149	149	0
Third Level	149	2	0	151	97	54
Fourth Level (New)	149	2	0	151	0	151
Fifth Level (New)	136	2	0	138	0	138
	860	11	3	874	531	343
2% Accessible Parking Required:				18		
1 in 6 Van Accessible Required:				3		
Note: Facility is 4 accessible spaces short of requirement.						

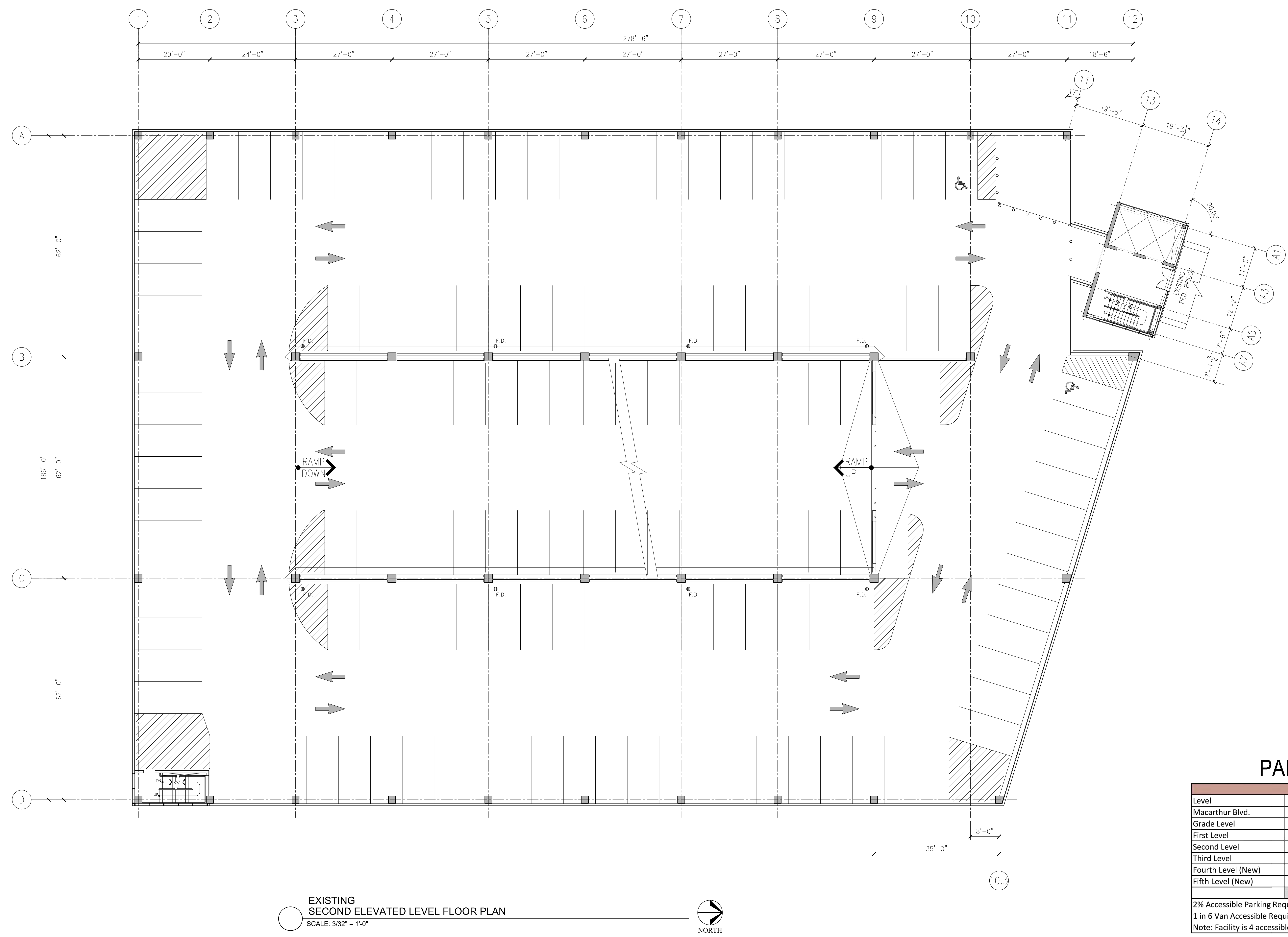
FIRST ELEVATED LEVEL FLOOR PLAN



PARKING SUMMARY

Expanded						
Level	STD	HC STD	HC VAN	Total	Existing	Net Add
Macarthur Blvd.	0	0	2	2	2	0
Grade Level	130	1	1	132	132	0
First Level	149	2	0	151	151	0
Second Level	147	2	0	149	149	0
Third Level	149	2	0	151	97	54
Fourth Level (New)	149	2	0	151	0	151
Fifth Level (New)	136	2	0	138	0	138
	860	11	3	874	531	343
2% Accessible Parking Required:				18		
1 in 6 Van Accessible Required:				3		
Note: Facility is 4 accessible spaces short of requirement.						

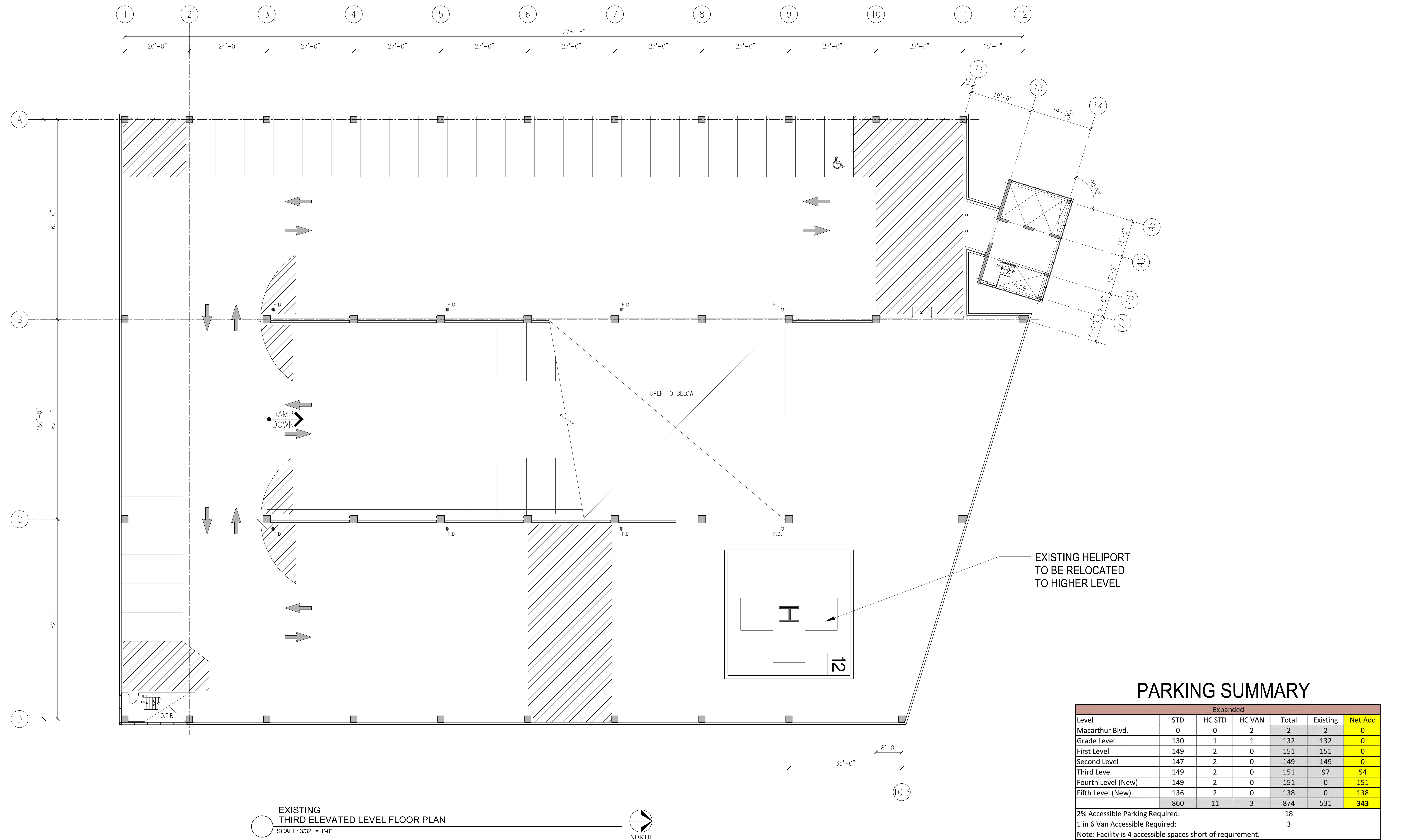
SECOND ELEVATED LEVEL FLOOR PLAN



PARKING SUMMARY

Expanded						
Level	STD	HC STD	HC VAN	Total	Existing	Net Add
Macarthur Blvd.	0	0	2	2	2	0
Grade Level	130	1	1	132	132	0
First Level	149	2	0	151	151	0
Second Level	147	2	0	149	149	0
Third Level	149	2	0	151	97	54
Fourth Level (New)	149	2	0	151	0	151
Fifth Level (New)	136	2	0	138	0	138
	860	11	3	874	531	343
2% Accessible Parking Required:				18		
1 in 6 Van Accessible Required:				3		
Note: Facility is 4 accessible spaces short of requirement.						

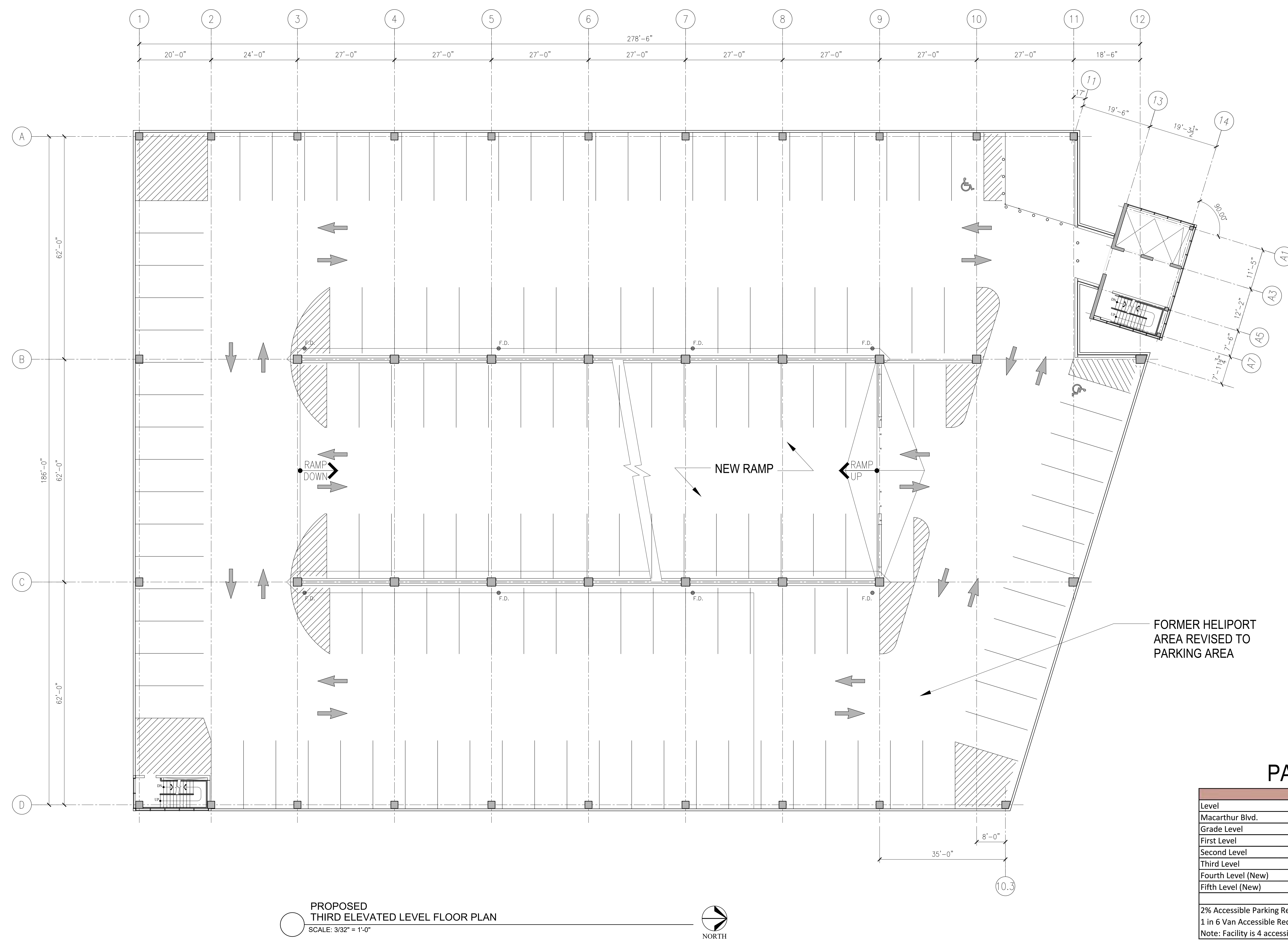
THIRD ELEVATED LEVEL FLOOR PLAN



PARKING SUMMARY

Expanded						
Level	STD	HC STD	HC VAN	Total	Existing	Net Add
Macarthur Blvd.	0	0	2	2	2	0
Grade Level	130	1	1	132	132	0
First Level	149	2	0	151	151	0
Second Level	147	2	0	149	149	0
Third Level	149	2	0	151	97	54
Fourth Level (New)	149	2	0	151	0	151
Fifth Level (New)	136	2	0	138	0	138
	860	11	3	874	531	343
2% Accessible Parking Required:				18		
1 in 6 Van Accessible Required:				3		
Note: Facility is 4 accessible spaces short of requirement.						

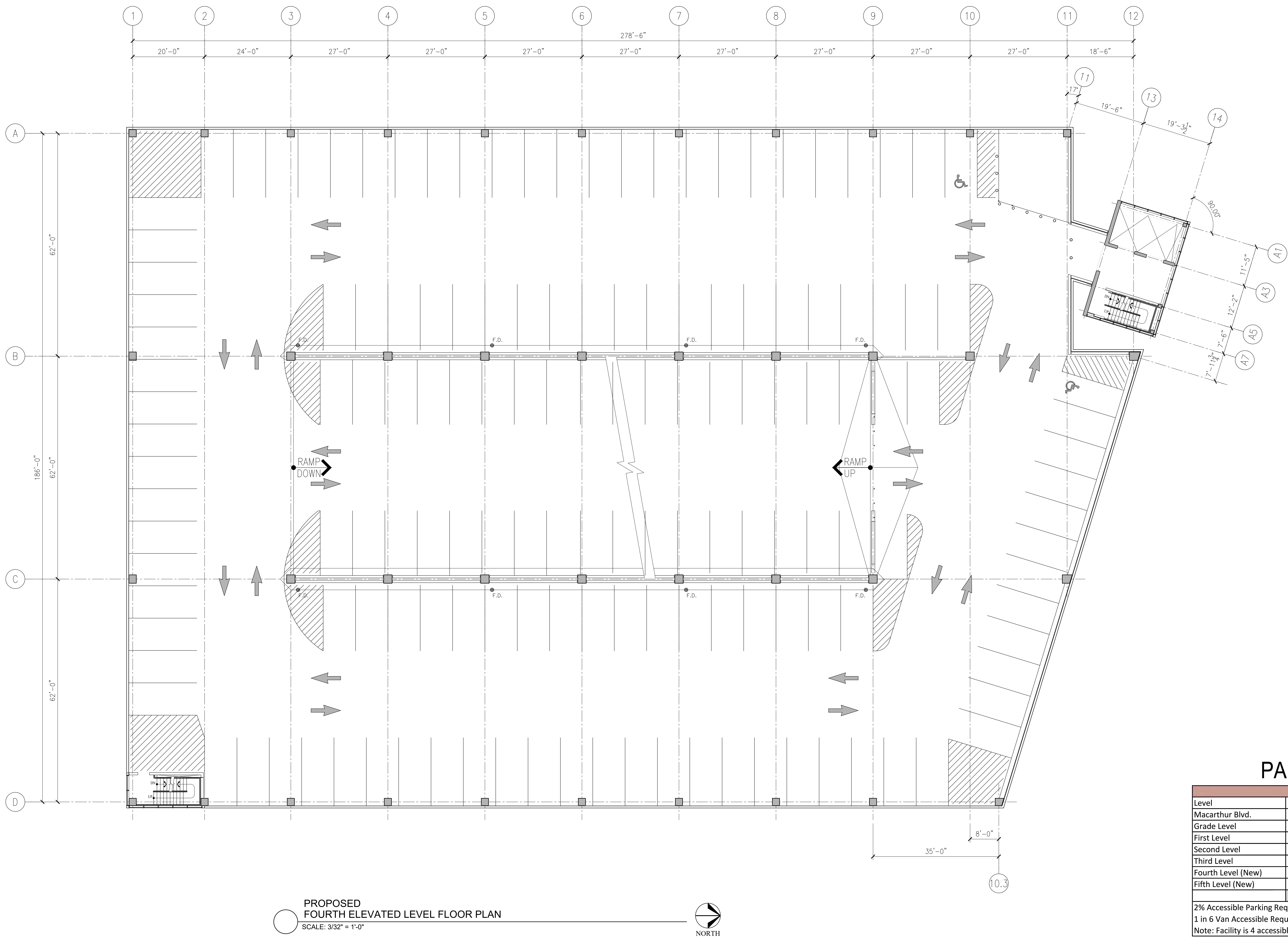
PROPOSED THIRD ELEVATED LEVEL FLOOR PLAN



PARKING SUMMARY

Expanded						
Level	STD	HC STD	HC VAN	Total	Existing	Net Add
Macarthur Blvd.	0	0	2	2	2	0
Grade Level	130	1	1	132	132	0
First Level	149	2	0	151	151	0
Second Level	147	2	0	149	149	0
Third Level	149	2	0	151	97	54
Fourth Level (New)	149	2	0	151	0	151
Fifth Level (New)	136	2	0	138	0	138
	860	11	3	874	531	343
2% Accessible Parking Required:				18		
1 in 6 Van Accessible Required:				3		
Note: Facility is 4 accessible spaces short of requirement.						

PROPOSED FOURTH ELEVATED LEVEL FLOOR PLAN



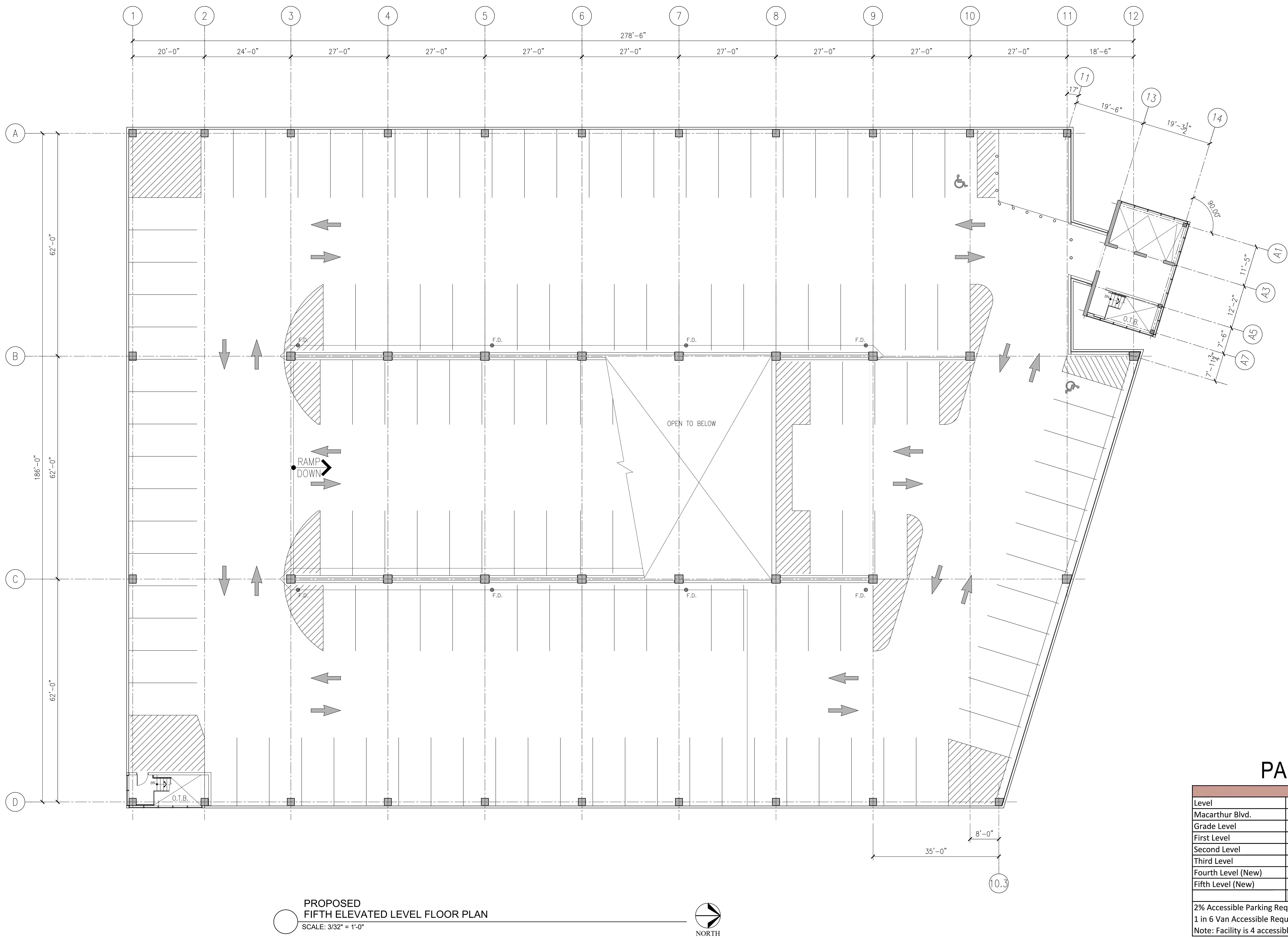
PROPOSED
FOURTH ELEVATED LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"



PARKING SUMMARY

Expanded						
Level	STD	HC STD	HC VAN	Total	Existing	Net Add
Macarthur Blvd.	0	0	2	2	2	0
Grade Level	130	1	1	132	132	0
First Level	149	2	0	151	151	0
Second Level	147	2	0	149	149	0
Third Level	149	2	0	151	97	54
Fourth Level (New)	149	2	0	151	0	151
Fifth Level (New)	136	2	0	138	0	138
	860	11	3	874	531	343
2% Accessible Parking Required:				18		
1 in 6 Van Accessible Required:				3		
Note: Facility is 4 accessible spaces short of requirement.						

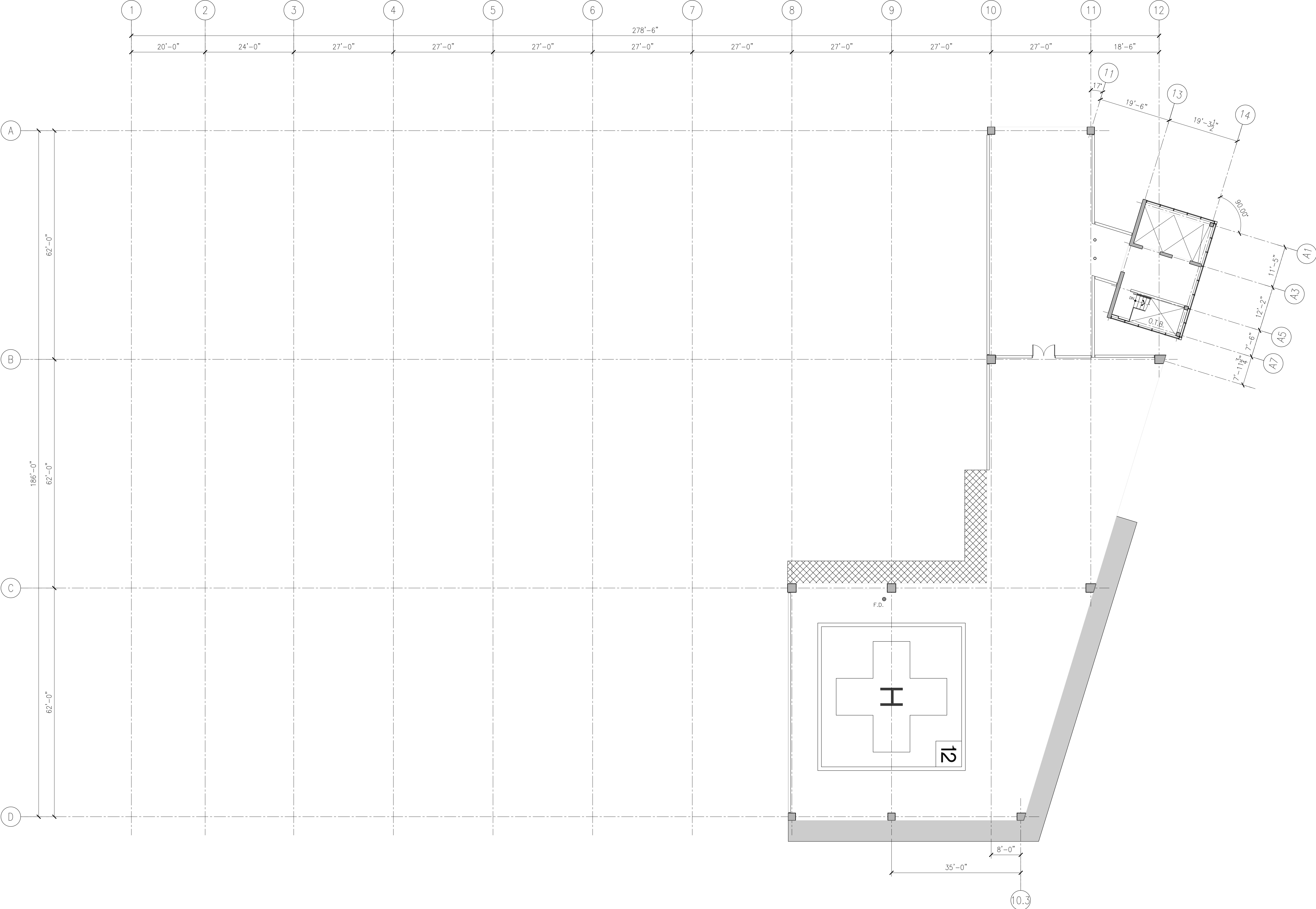
PROPOSED FIFTH ELEVATED LEVEL FLOOR PLAN



PARKING SUMMARY

Expanded						
Level	STD	HC STD	HC VAN	Total	Existing	Net Add
Macarthur Blvd.	0	0	2	2	2	0
Grade Level	130	1	1	132	132	0
First Level	149	2	0	151	151	0
Second Level	147	2	0	149	149	0
Third Level	149	2	0	151	97	54
Fourth Level (New)	149	2	0	151	0	151
Fifth Level (New)	136	2	0	138	0	138
	860	11	3	874	531	343
2% Accessible Parking Required:				18		
1 in 6 Van Accessible Required:				3		
Note: Facility is 4 accessible spaces short of requirement.						

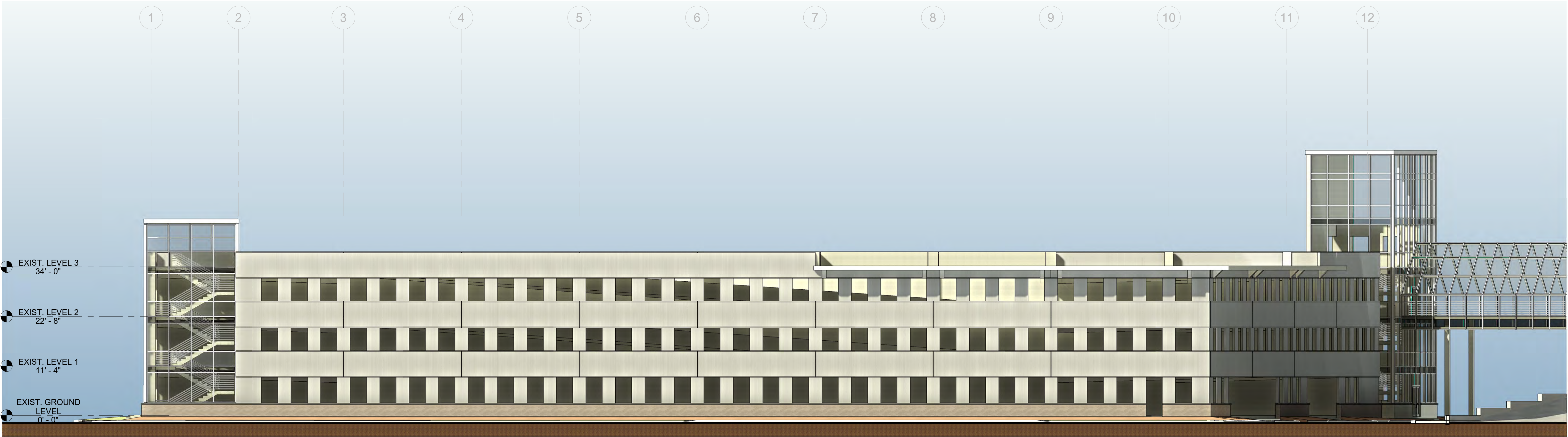
PROPOSED HELIPORT LEVEL FLOOR PLAN (LEVEL 6)



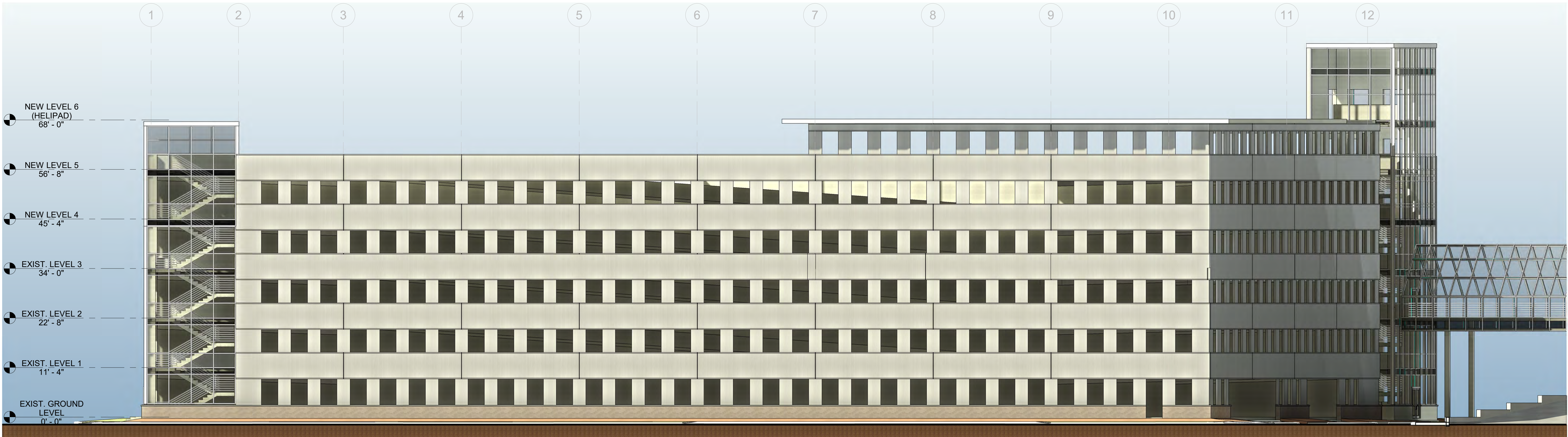
PROPOSED
HELIPORT LEVEL FLOOR PLAN (PARTIAL SIXTH ELEVATED)
SCALE: 3/32" = 1'-0"

NORTH

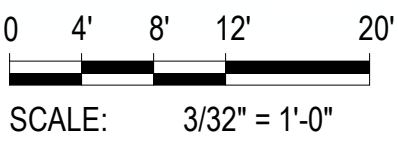
EAST BUILDING ELEVATIONS

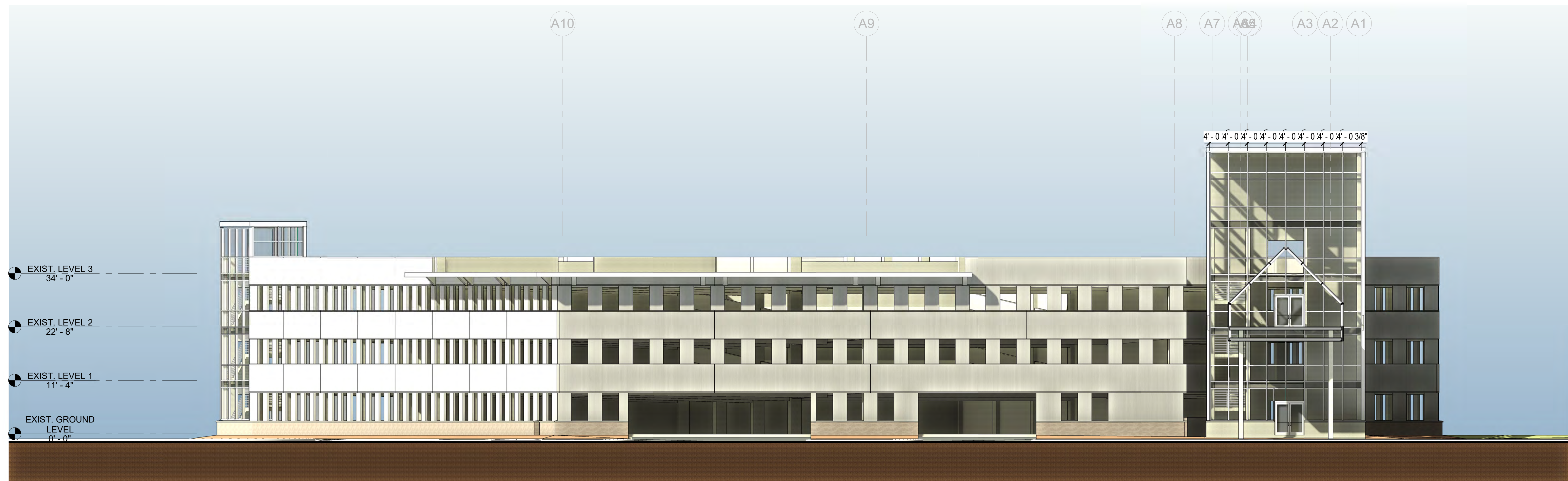


EAST ELEVATION - EXISTING

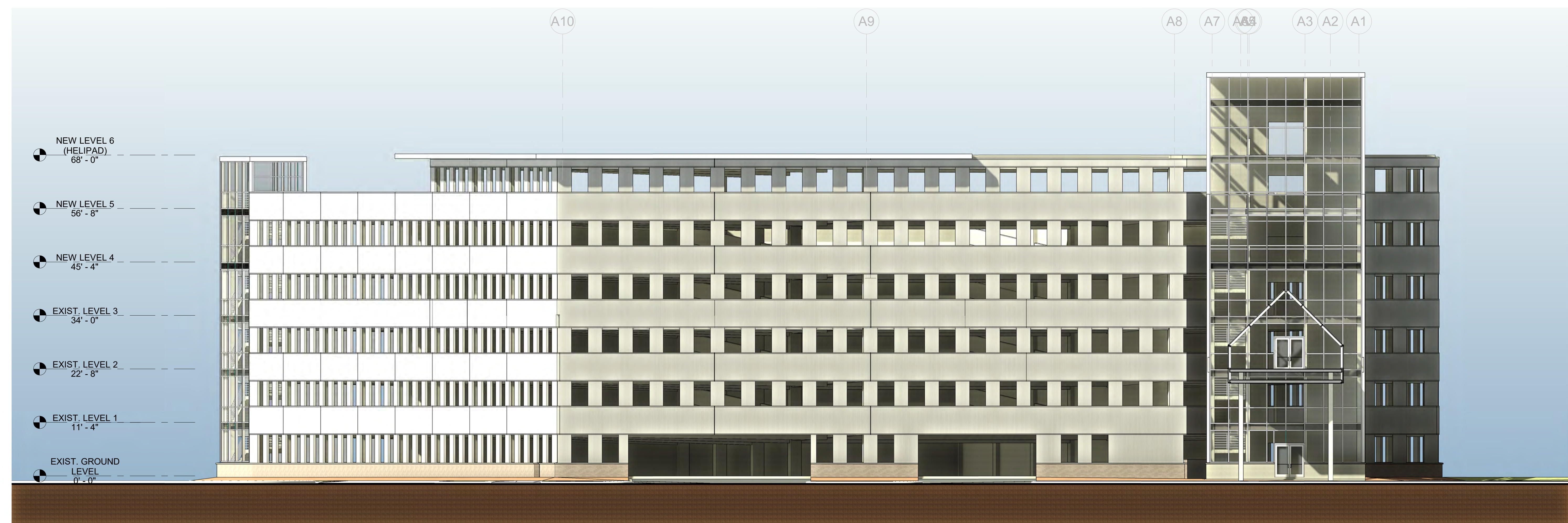


EAST ELEVATION - WITH FUTURE VERTICAL ADDITION



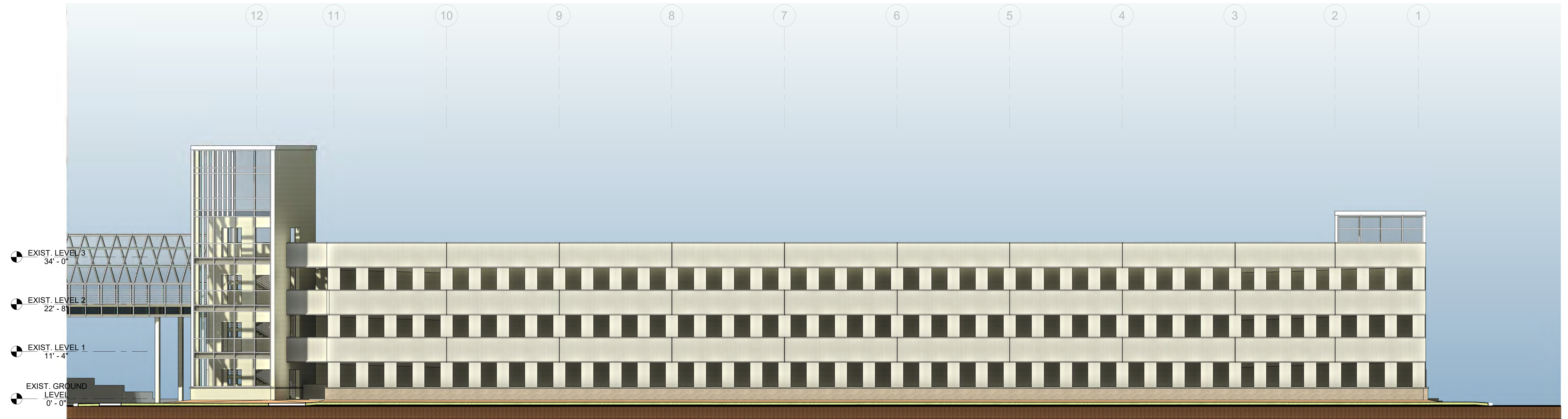


NORTH ELEVATION - EXISTING

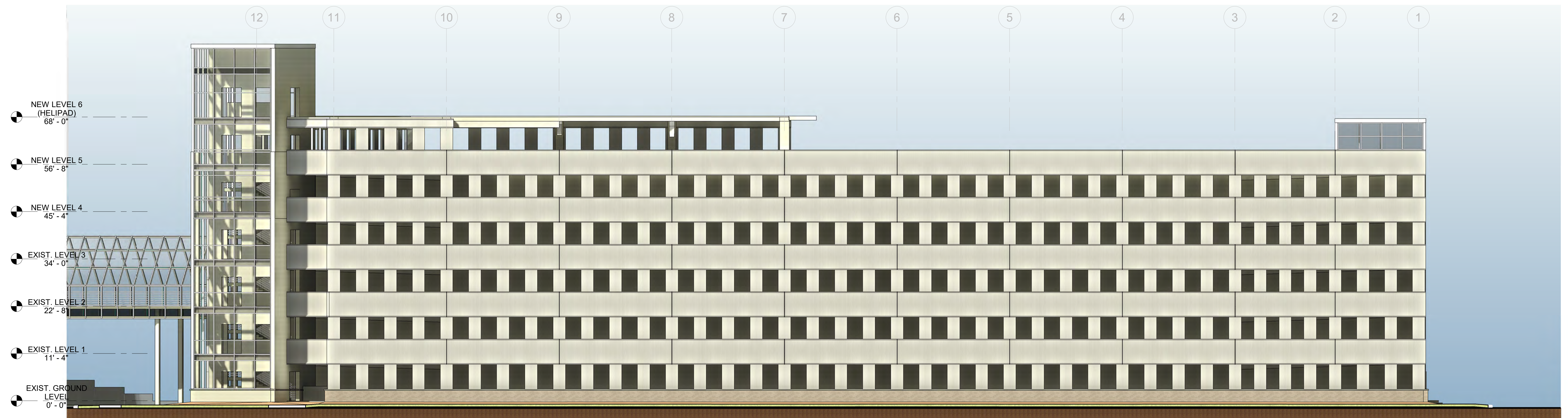


NORTH ELEVATION - WITH FUTURE VERTICAL ADDITION

WEST BUILDING ELEVATIONS



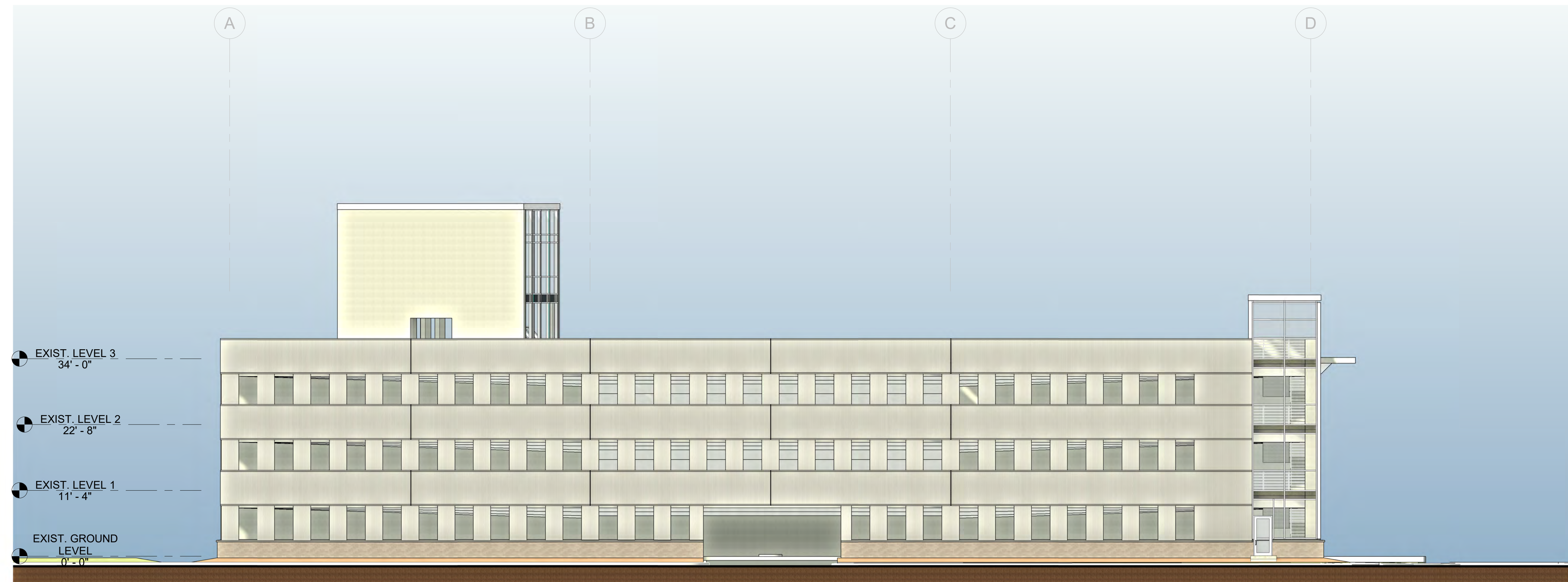
WEST ELEVATION - EXISTING



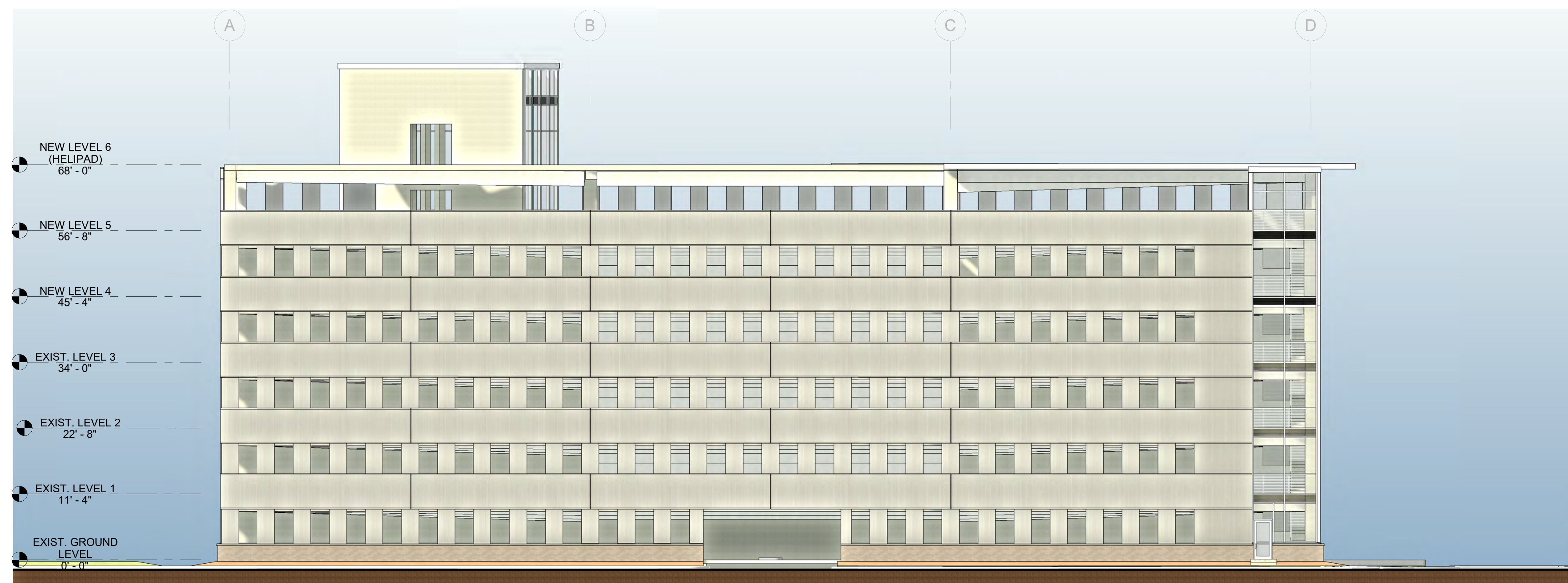
WEST ELEVATION WITH FUTURE VERTICAL ADDITION

0 4' 8' 12' 20'
SCALE: 3/32" = 1'-0"

SOUTH BUILDING ELEVATIONS



SOUTH ELEVATION - EXISTING



SOUTH ELEVATION WITH FUTURE VERTICAL ADDITION

0 4' 8' 12' 20'
SCALE: 3/32" = 1'-0"

PERSPECTIVE VIEWS OF GARAGE NORTH-EAST CORNER



PERSPECTIVE VIEWS OF GARAGE SOUTH-EAST CORNER



PERSPECTIVE VIEWS OF GARAGE NORTH-EAST CORNER



ALTA/ACSM
LAND TITLE SURVEY

Tel. No.: (219) 836-8918

JOB NO: 5185-01

CLIENT: Community Foundation, Inc.
c/o P.C. Singleton, Jr.

SHEET
1 OF

DESCRIPTION: The South 209.20 feet of the North 399.20 feet of the West 22.30 acres of the Northwest Quarter of Section 30, Township 36 North, Range 9 West of the Second Principal Meridian in Lake County, Indiana.

No. 620014928

The land referred to in this Commitment is described as follows:

Description: That part of Lot 1, The Community Hospital First Addition to the Town of Munster, Lake County, Indiana, being more particularly described as follows: Commencing at the Northwest corner of said Section 30; thence South 1 degree 18 minutes 32 seconds East along the West line of said Section 30 a distance of 399.20 feet; thence South 89 degrees 58 minutes 26 seconds East 363.74 feet; thence North 1 degree 18 minutes 32 seconds East 209.20 feet to the West line of said Section 30; thence North 89 degrees 58 minutes 26 seconds West 363.74 feet to the West line of Fairmound Eleventh Addition, also known as the West line of Columbia Avenue; thence South 18 degrees 17 minutes 57 seconds West along the West line of Columbia Avenue, a distance of 750.00 feet; thence North 71 degrees 42 minutes 03 seconds West 475.33 feet to a point of beginning; thence North 71 degrees 42 minutes 03 seconds East 475.33 feet to the West line of said Section 30; thence South 18 degrees 17 minutes 57 seconds West 119.0 feet to the point of beginning.

DESCRIPTION: Part of the Northwest Quarter of Section 30, Township 36 North, Range 9 West of the second Principal Meridian, also being more particularly described as follows: Commencing at the Northwest corner of said Section 30; thence South 01 degrees 18 minutes 32 seconds East, along the Western line of said Section 30, said line also being the centerline of Culmet Avenue, a distance of 698.91 feet; thence South 89 degrees 58 minutes 28 seconds East, along the Eastern line of said Section 30, a distance of 726.40 feet; thence South 89 degrees 58 minutes 28 seconds East, along the Southern right-of-way line, a distance of 18.75 feet; thence continuing along the Southern right-of-way line of MacArthur Boulevard South 71 degrees 42 minutes 03 seconds East, a distance of 193.75 feet to the point of beginning; thence continuing along the last described line, a distance of 166.82 feet; thence South 01 degrees 18 minutes 32 seconds East, a distance of 18.75 feet; thence South 89 degrees 58 minutes 28 seconds East, a distance of 726.40 feet; thence North 01 degrees 18 minutes 32 seconds East, a distance of 278.87 feet; thence South 88 degrees 41 minutes 28 seconds East, a distance of 26.40 feet; thence North 01 degrees 18 minutes 32 seconds East, a distance of 18.75 feet; thence South 89 degrees 58 minutes 28 seconds East, a distance of 18.75 feet; thence South 89 degrees 58 minutes 28 seconds East, a distance of 36.06 feet, to the point of beginning, in the Town of Munster, Lake County, Indiana, being a part of the common areas of Community Medical and Professional Center, a Condominium, shown in Plat Book 44, pages 88A and 88B, a Horizontal Property Regime created by the Indiana Condominium Act.

DESCRIPTION: Part of the Northwest Quarter of Section 30, Township 36 North, range 9 West of the Second Principal Meridian and being more particularly described as follows: Commencing at the Northwest corner of said Section 30; thence South 01 degrees 18 minutes 32 seconds West, along the West line of said Section 30, said line also being the centerline of Calumet Avenue, a distance of 698.91 feet; thence South 89 degrees 58 minutes 28 seconds East along the Southerly right-of-way line and said line extended of McCormick Boulevard (60 feet wide), a distance of 325.02 feet to a point of deflection in said line; thence South 89 degrees 58 minutes 28 seconds East along the line extended of McCormick Boulevard (60 feet wide), a distance of 360.57 feet, to the point of beginning; thence continuing along the last described line, a distance of 44.45 feet; thence South 01 degree 18 minutes 32 seconds West, a distance of 293.34 feet; thence North 88 degrees 40 minutes 59 seconds West, a distance of 46.61 feet; thence North 01 degree 18 minutes 32 seconds East, a distance of 306.93 feet to the point of beginning, in the Town of Munster, Lake County, Indiana, being a part of the common corner of said Section 30 and the Northwest Quarter of Section 31, Township 36 North, Range 9 West of the Second Principal Meridian. The above is more fully described in Document No. 262076, under date of August 1, 1974 as amended by document recorded February 14, 2000, as Document No. 2000010198.

DESCRIPTION: Part of the Northwest Quarter of Section 30, Township 36 North, Range 9 West of the second Principal Meridian and being more particularly described as follows: Commencing at the Northwest corner of said Section 30, thence South 01 degree 18 minutes 32 seconds West, along the West line of said Section 30, said line also being the centerline of McClure Avenue, a distance of 69.981 feet; thence South 89 degrees 58 minutes 28 seconds East, along the Southerly right-of-way line and said line extended of MacArthur Boulevard (60 feet wide) a distance of 325.02 feet to a point of deflection in said line; thence South 89 degrees 58 minutes 28 seconds East, a distance of 146.5 feet; thence South 01 degree 18 minutes 32 seconds West, a distance of 339.45 feet to the point of beginning; thence South 88 degrees 40 minutes 59 seconds East, a distance of 204.73 feet; thence South 01 degree 18 minutes 32 seconds West, a distance of 30.00 feet; thence North 88 degrees 40 minutes 59 seconds West, a distance of 204.73 feet to the point of beginning; thence South 88 degrees 40 minutes 59 seconds West, a distance of 30.00 feet to the point of beginning, in the Town of Munster, Lake County, Indiana, being a part of the common areas of Community Medical and Professional Center, a Condominium, a portion of the premises owned by the said Community Medical and Professional Center, the same being recorded as Document No. 262076, under date of August 1, 1974 as amended by Document recorded July 14, 2000, as Document No. 2000010198.

PARCEL DESCRIPTION: Port of the Northwest Quarter of Section 30, Township 36 North, Range 9 West of the Second Principal Meridian and being more particularly described as follows: Commencing at Northwest corner said Section 30; thence South 01 degrees 18 minutes 32 seconds East, along the Western line of said Section 30, said line also being the centerline of Colunnet Avenue, a distance of 698.91 feet; thence South 89 degrees 58 minutes 28 seconds East, along the Eastern line of said Section 30, a distance of 77.85 feet; thence South 89 degrees 58 minutes 28 seconds East, along the Southern right-of-way line; thence continuing along the Southerly right-of-way line of MacArthur Boulevard South 71 degrees 42 minutes 03 seconds East, a distance of 146.50 feet to the point of beginning; thence continuing along the last-described line, a distance of 472.25 feet; thence South 18 degrees 18 minutes 32 seconds East, a distance of 1.67 feet; thence South 88 degrees 44 minutes 41 seconds East, a distance of 1.67 feet; thence South 18 minutes 32 seconds West, a distance of 9.98 feet; thence North 88 degrees 44 minutes 28 seconds West, a distance of 26.40 feet; thence South 01 degree 18 minutes 32 seconds East, a distance of 1.67 feet; thence South 89 degrees 58 minutes 28 seconds East, a distance of 339.45 feet, to the point of beginning.

In the Town of Munster, Lake County, Indiana, being a part of the Northeast Quarter of Section 30, Township 36 North, Range 9 West of the Second Principal Meridian and containing approximately 1.6 acres of land.
Recorded as Document No. 262076 under date of August 1, 1974 as amended by document recorded February 14, 2000, as Document No. 2000010198

PART C. Parcel 6, north of the Northwest Quarter of Section 30, Township 36 North, Range 9 West of the Second Principal Meridian and being more particularly described as follows:

Commencing at the Northwest corner of said Section 30; thence South 01 degrees 18 minutes 32 seconds West, along the West line of said Section 30 (centering in the 60 foot wide Culmet Avenue right-of-way), a distance of 1103.91 feet (said point also being the Southwest corner of Fairmeadow 24th Addition, Block 2, to the Town of Munster, as shown in Book 54, page 58 in the Office of the Recorder of Lake County, Indiana, a distance of 41 minutes 28 seconds East, along the Southerly line of aforesaid Addition, a distance of 40.00 feet to the point of beginning (said point lying on the Easterly right-of-way of aforesaid Culmet Avenue); thence continuing South 88 degrees 41 minutes 28 seconds East, along the Southerly line of aforesaid Addition a distance of 75.00 feet to the degree corner of the second Western quarter of Lot 1 of Fairmeadow 24th Addition, Block 2, to the Town of Munster, as shown in Book 54, page 58 in the Office of the Recorder of Lake County, Indiana, a distance of 18 minutes 32 seconds East, along the Easterly right-of-way line of Culmet Avenue, a distance of 140.5 feet to the point of beginning. Thence North 01 degrees 18 minutes 32 seconds East along said Easterly right-of-way line, a distance of 140.5 feet to the point of beginning.

DESCRIPTION: Part of the Northwest Quarter of section 30, Township 36 North, range 9 West of the Second Principal Meridian and being more particularly described as follows: Commencing at the Northwest corner of said Section 30; thence South 01 degrees 18 minutes 32 seconds West, along the West line of said Section 30 (centerline of the 80 foot wide Culmum Avenue right-of-way), a distance of 124.41 feet; thence South 88 degrees 41 minutes 36 seconds East, along the 80 foot wide Culmum Avenue right-of-way, a distance of 10.00 feet; thence South 88 degrees 41 minutes 36 seconds East, along the West line of Lot 1, a distance of 89 degrees 41 minutes 36 seconds East, a distance of 875.00 feet; thence South 01 degrees 18 minutes 32 seconds West along the Western line of Lot 1, a distance of 130.61 feet; thence south 54 degrees 32 minutes 33 seconds West, along the Western line of Lot 1, Fairmeadow 24th Addition, Block 4 to the Northwest corner of said Block 4, a distance of 100.00 feet; thence South 89 degrees 58 minutes 28 seconds West, along the arc of a circle, to the Northwest corner of said Block 4, a distance of 150.46 feet; thence Southwesterly along said curve which is concave to the Southeast, having a radius of 205.00 feet, on arc distance of 150.46 feet, to the Northeast corner of said Block 4, a distance of 100.00 feet; thence South 89 degrees 58 minutes 28 seconds West, along the North line of Lot 1, Fairmeadow 24th Addition, Block 3, a distance of 362.50 feet; thence North 01 degrees 18 minutes 32 seconds East, along said Easterly right-of-way line of Culmum Avenue, a distance of 475.18 feet to the point of beginning.

ALTA/ACSM LAND TITLE SURVEY – TABLE A NOTES

3.) This property is located in Flood Zone "C" as per FIRM, dated May 16, 1983
Community Panel Number 180139 0002 B.

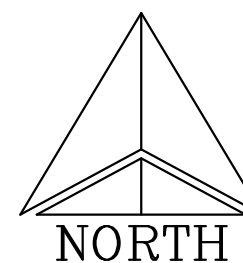
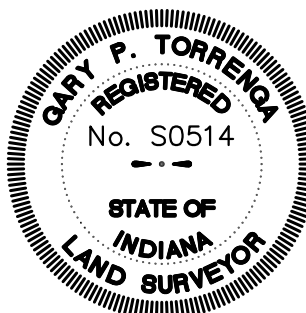
STATE OF INDIANA)
COUNTY OF LAKE) ss:

CERTIFY TO: Community Foundation, Inc.
Munster Medical Research Foundation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and ACSM in 1999, and includes items 1, 2, 3, 7b (1), 8, 10, 11a, 11b of Table A thereof, and pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an urban survey.

TORRENGA ENGINEERING, INC.

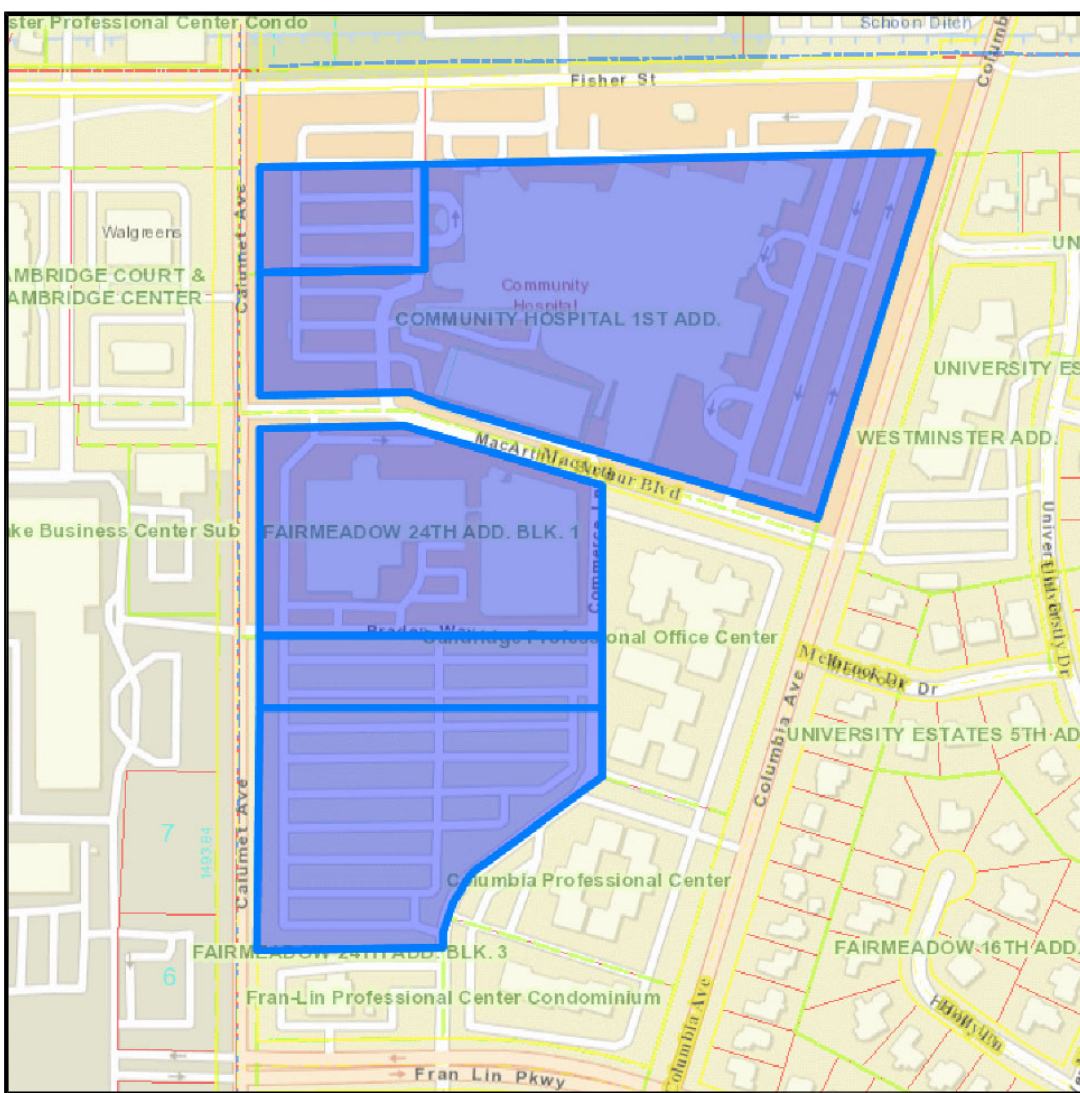
GARY P. TORRENGA Registered Professional Engineer Number 18376
and Land Surveyor Number S0514



GRAPHIC SCALE



(IN FEET)



VICINITY MAP

-  - MANHOLE
-  - CATCH BASIN
-  - CATCH BASIN
-  - LARGE LIGHT POLE
-  - SMALL LIGHT POLE
-  - PEDESTAL LIGHT
-  - LIGHT POST
-  - HIGH TENSION TOWER
-  - POWER POLE
-  - MISC. SIGNS
-  - GAS VALVE
-  - WATER VALVE
-  - FIRE HYDRANT