



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

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

Meeting Date: August 8th, 2023

Agenda Item: PC Docket No. 23-016

Application: **PUD Amendment**

Hearing: **PRELIMINARY 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: Move to Public Hearing

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

Staff Recommendation: Move to Public Hearing

Attachments:

1. PUD Amendment Application
2. Franciscan Healthcare Munster Future Campus Master Plan prepared by DVG Inc. dated 07.16.2023
3. Plat of Survey Franciscan Munster prepared by DVG Team Inc. dated 12.06.2021

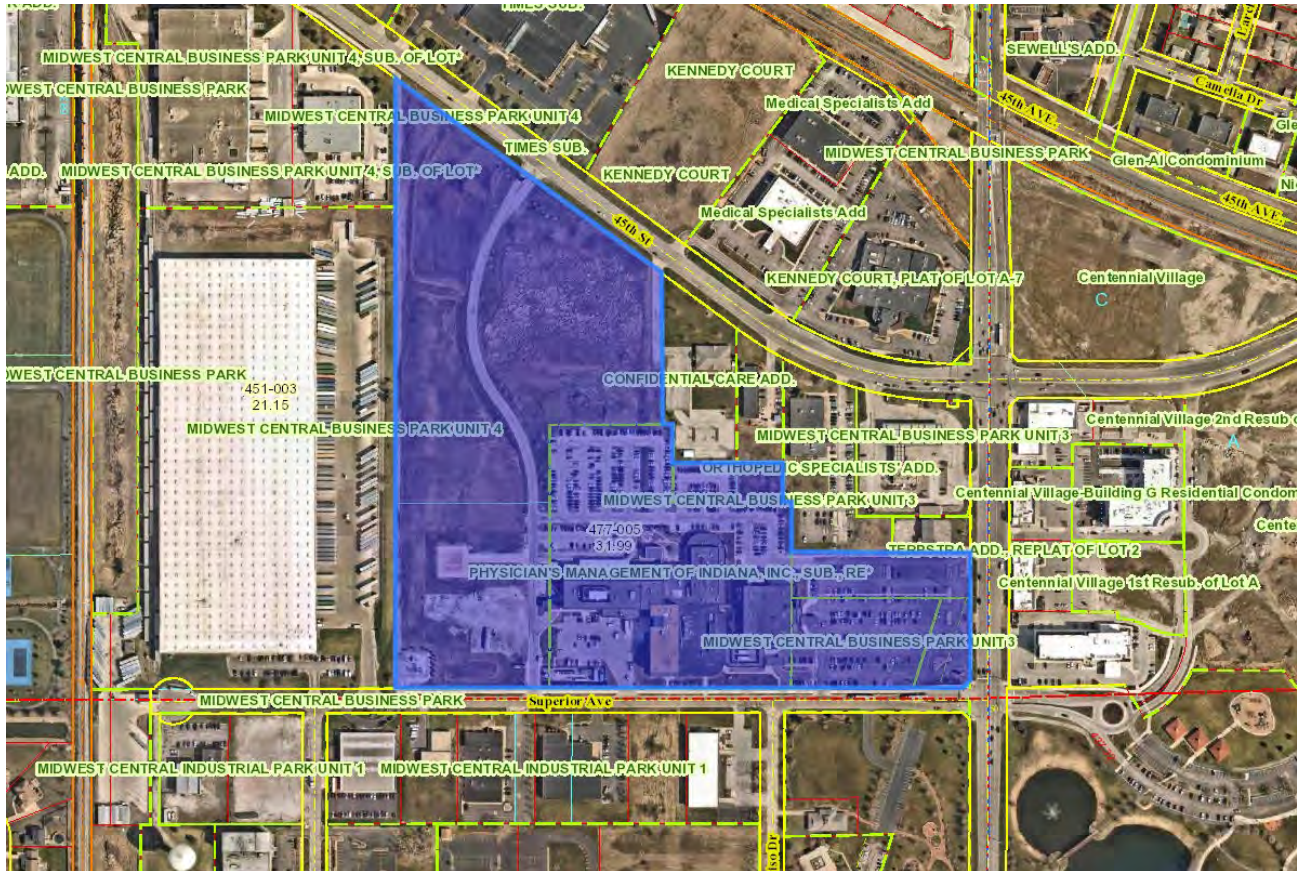
BACKGROUND

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 structure, which has then caused on-site traffic patterns to change. The attached documents show the proposed campus master plan.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to move PC Docket No. 23-016 to a Public Hearing at the September 12th, 2023 Plan Commission Meeting.



Petition PC _____ - _____

Date: _____

Application Fee: \$ _____

Sign Fee: \$ _____

Town of Munster Plan Commission Petition Application

OWNER INFORMATION:

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

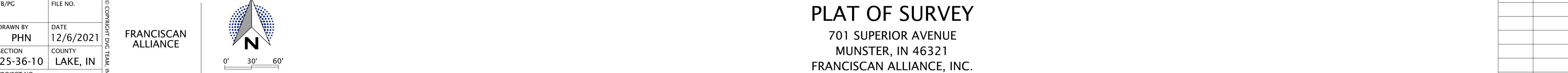
lou.oswald@hok.com

Email address

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

[illegible]

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[illegible]

ACCORDANCE WITH TITLE 865, ARTICLE 1.0, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE, THE FOLLOWING OBSERVATIONS AND OPINIONS ARE GIVEN:

1) THE SURVEY IS BASED ON THE VARIOUS UNCERTAINTIES IN THE LOCATION OF THE LINES AND CORNERS ESTABLISHED OR REESTABLISHED ON THIS SURVEY. THIS PLAYSFAIR IS A RETRACEMENT SURVEY OF LOTS IN SEVERAL PLATTED SUBDIVISIONS.

THEORY OF LOCATION:

THIS SURVEY IS BASED ON THE RECORDED PLATTED SUBDIVISIONS REFERENCED HEREIN. SEVERAL MONUMENTS WERE FOUND THROUGHOUT THE SITE. AN IRON ROD FOUND BY A MACKIE CONSULTANTS, INC. CAP AT THE SOUTHWEST CORNER OF LOT 1 IN MIDWEST CENTRAL BUSINESS PARK UNIT 4 WAS HELD FIXED 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.) CONDITIONS FOUND FOR REFERENCE MONUMENTS: UNLESS OTHERWISE STATED ON THIS PLAT, REFERENCE MONUMENTS WERE FOUND UNDISTURBED, AT OR NEAR GRADE AND OF UNKNOWN RIGOR. UNCERTAINTY IN LOCATION OF FOUND MONUMENTS MEASURED 0.3 FEET NORTH-SOUTH, AND 0.5 FEET EAST.

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

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

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

C.) THE RELATIVE POSITIONAL ACCURACY, DUE TO RANDOM ERRORS IN THE MEASUREMENTS FOR BEARINGS, DISTANCES, AND ANGLE MEASUREMENT PROCEDURES USED, WAS WITHIN THE ALLOWABLE (0.07 FEET PLUS 50 PARTS PER MILLION) FOR AN URBAN SURVEY, PER 865 IAC 1-12-7.

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Brown Point, IN 4630
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F: (219) 662-2740
www.dvgteam.com

