



PLAN COMMISSION STAFF REPORT

To: Members of the Board of Zoning Appeals

From: Sergio Mendoza, Planning Director

Meeting Date: October 10, 2023

Agenda Item: PC Docket No. 23-025

Application Type: Development Plan Review

Hearing: Public Hearing

Summary: Tim Lentz, Program Manager for Tonn and Blank on behalf of Franciscan Health is requesting approval of a Development Plan for the expansion of the Franciscan Hospital Medical Campus. The expansion includes a 5-story structure on the southwest side of the campus, the relocation of the helipad, the addition of a central plant, as well as additional parking.

Applicant: Tim Lentz, Tonn and Blank on behalf of Franciscan Health

Property Address: 701 Superior Avenue

Current Zoning: SD-PUD: Special District - Planned Unit Development

Adjacent Zoning: North: SD-M: Special District – Manufacturing
South: CD-4B: General Urban-B Character District
East: SD-PUD: Special District - Planned Unit Development
West: CD-4B: General Urban-B Character District

Action Requested: Development Plan Review Approval

Additional Actions Required: Findings of Fact

Staff Recommendation: Approve as presented

Exhibit A Attachments:

1. Application (pages 1-9)
2. Plat of Survey (pages 10)
3. Site Plan (pages 11)
4. Landscape/Lighting/Civil Drawings (pages 12-31)
5. Renderings (pages 32-37)

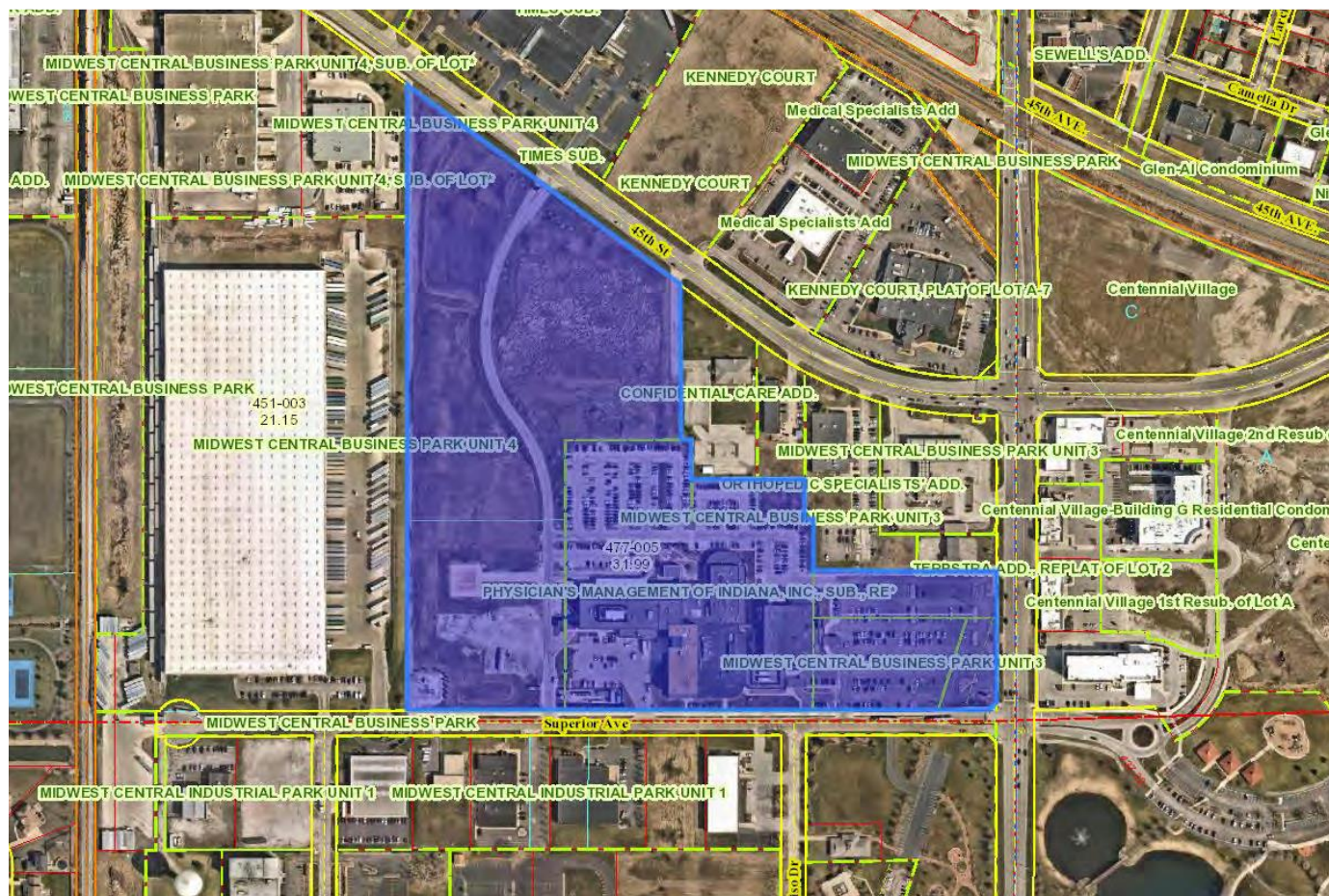
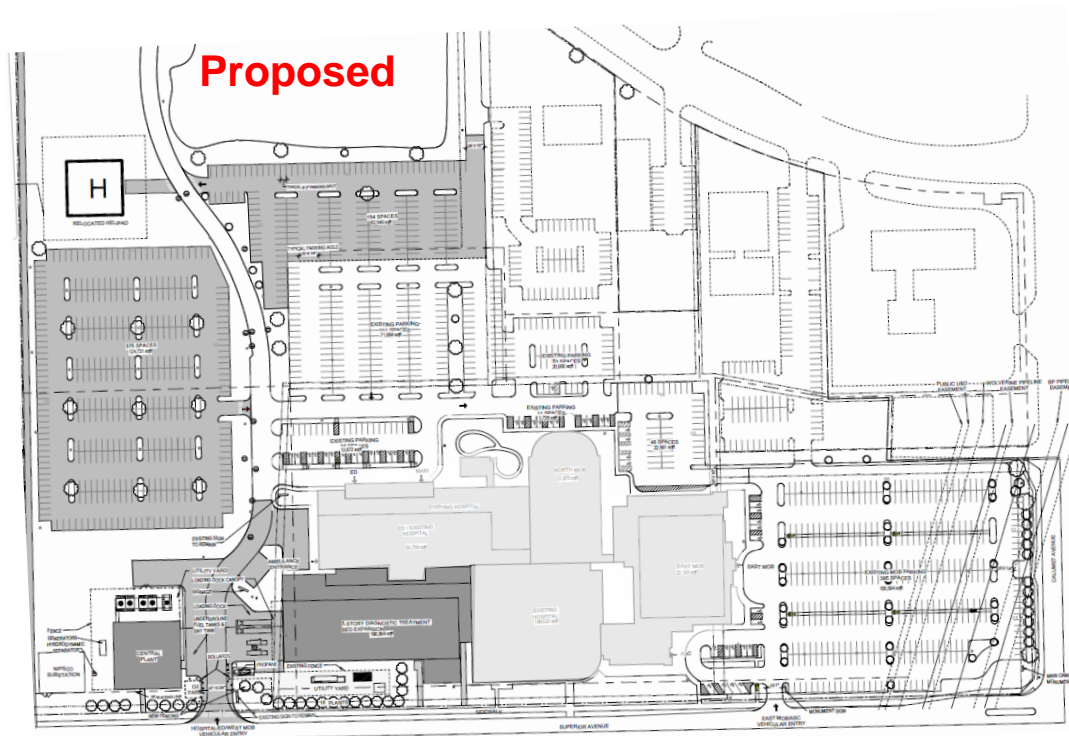


Figure 1 Subject Property.

PROJECT BRIEFING

Franciscan Hospital is seeking approval for a revised Development Plan. The need for a revised Development Plan is due to newly revised height restrictions that have been placed on this development 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 must now reconfigure the originally planned vertical expansion to additional structure(s) limited to 5 stories. This imposed limitation has triggered additional changes on how best to use the campus in the future, including traffic patterns. The addition of approximately 170,000 SF 5-story building is now being proposed to the existing hospital. This addition will require the Superior Ave. entrance to be sifted west with access to a new Central Plan Facility, adjacent to an existing NIPSCO Substation. A new parking lot with 375 space is also being proposed, as well as the expansion of an existing parking lot with 211 spaces with an additional 154 spaces. The new parking lot will impact the existing Helipad, which is being relocated further north of its current location. The Franciscan PUD is governed by Ordinance No. 1597 that was established in 2013. The Ordinance was then amended in 2016 (Ordinance No. 1677).



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Figure 2 Proposed

STAFF FINDINGS and RECOMMENDATION

Staff finds that the proposed amended development plan is due to recent changes in Federal Aviation Administration (FAA). This imposition now requires that the Franciscan Hospital/Medical Campus be redesigned from the original development plan to meet the demands of their industry. The proposed amended development plan presented for consideration meets their need while complying within the existing PUD Ordinance.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to approve PC 23-025, a Development Plan for the expansion of the Franciscan Medical Campus for a new 5-story building, a new central plant, a new 375 space parking lot, the expansion of existing parking with an additional 154 parking spaces, relocate the Helipad further north, and relocated the existing Superior Avenue access further west.

EXHIBIT A

37 page application and supporting documents