

#### 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. 23-003

Application: Development Plan

Hearing: PUBLIC HEARING

Summary: Community Foundation of NWI requesting approval of a development plan for

the addition of two stories of parking and a heliport deck to an existing 3-story

parking garage at 800 MacArthur.

**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: Approval of Development Plan

Additional Actions Required: Findings of Fact

Staff Recommendation: Conditional Approval

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

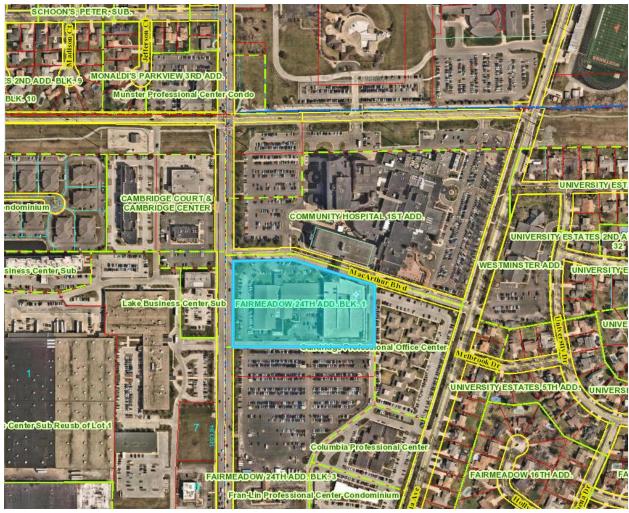


Figure 1 Subject property highlighted in blue

#### **BACKGROUND**

Community Foundation of NWI has submitted an application for approval of a development plan for the addition of two stories of parking and a heliport deck to an existing 3-story parking garage at 800 MacArthur.

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.

The applicant is seeking a zoning amendment to designate the property as a Planned Unit Development which 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.

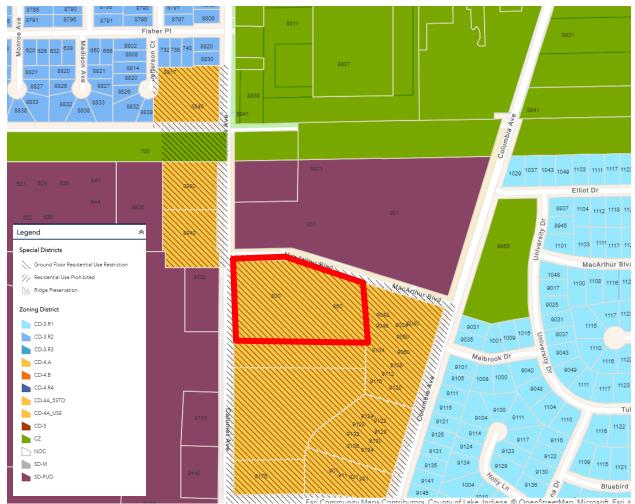


Figure 2 Zoning Context, subject property outlined in red.

#### **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.

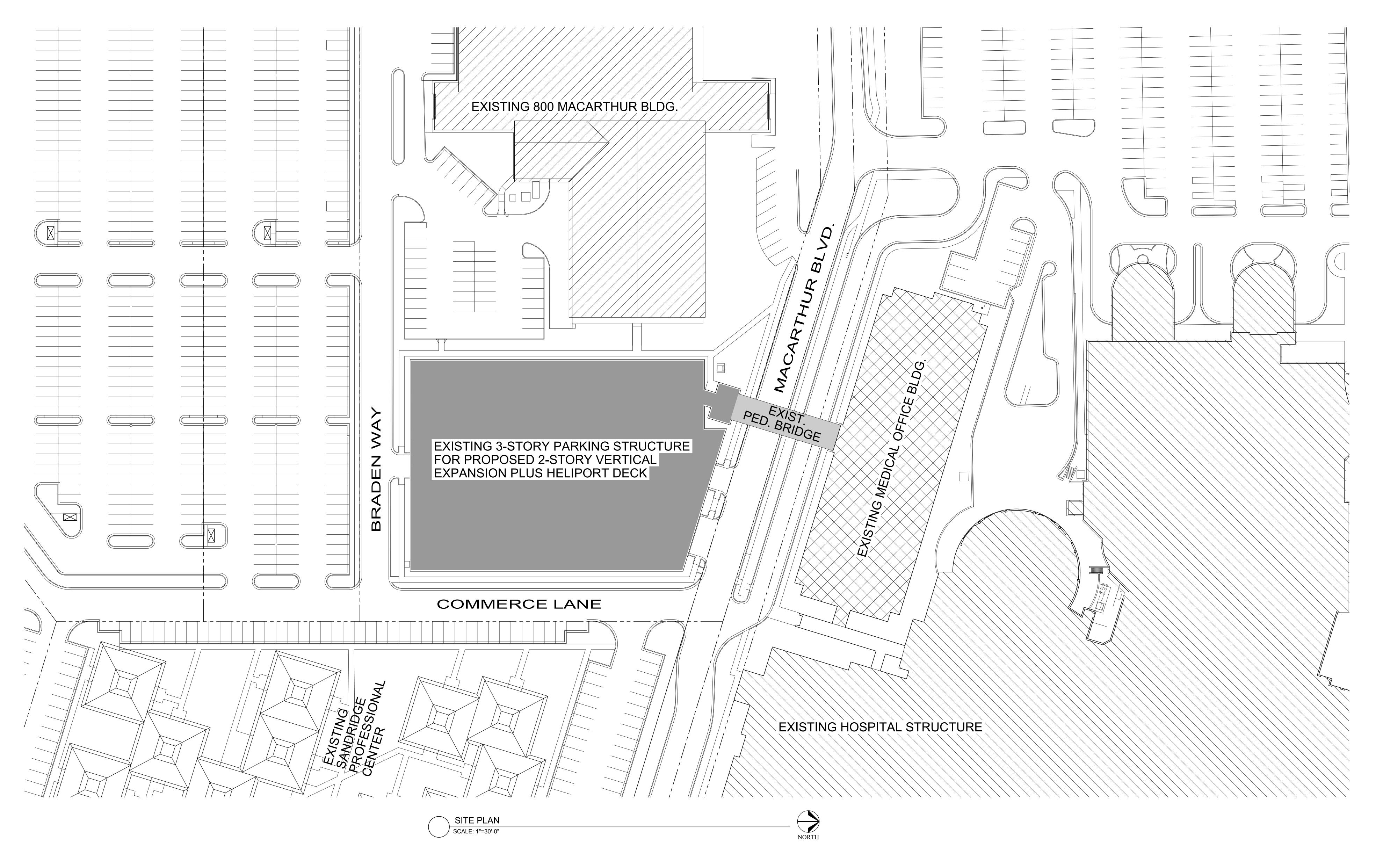
There are no significant site modifications to review as part of this development plan.

#### **MOTION**

The Plan Commission may wish to consider the following motion:

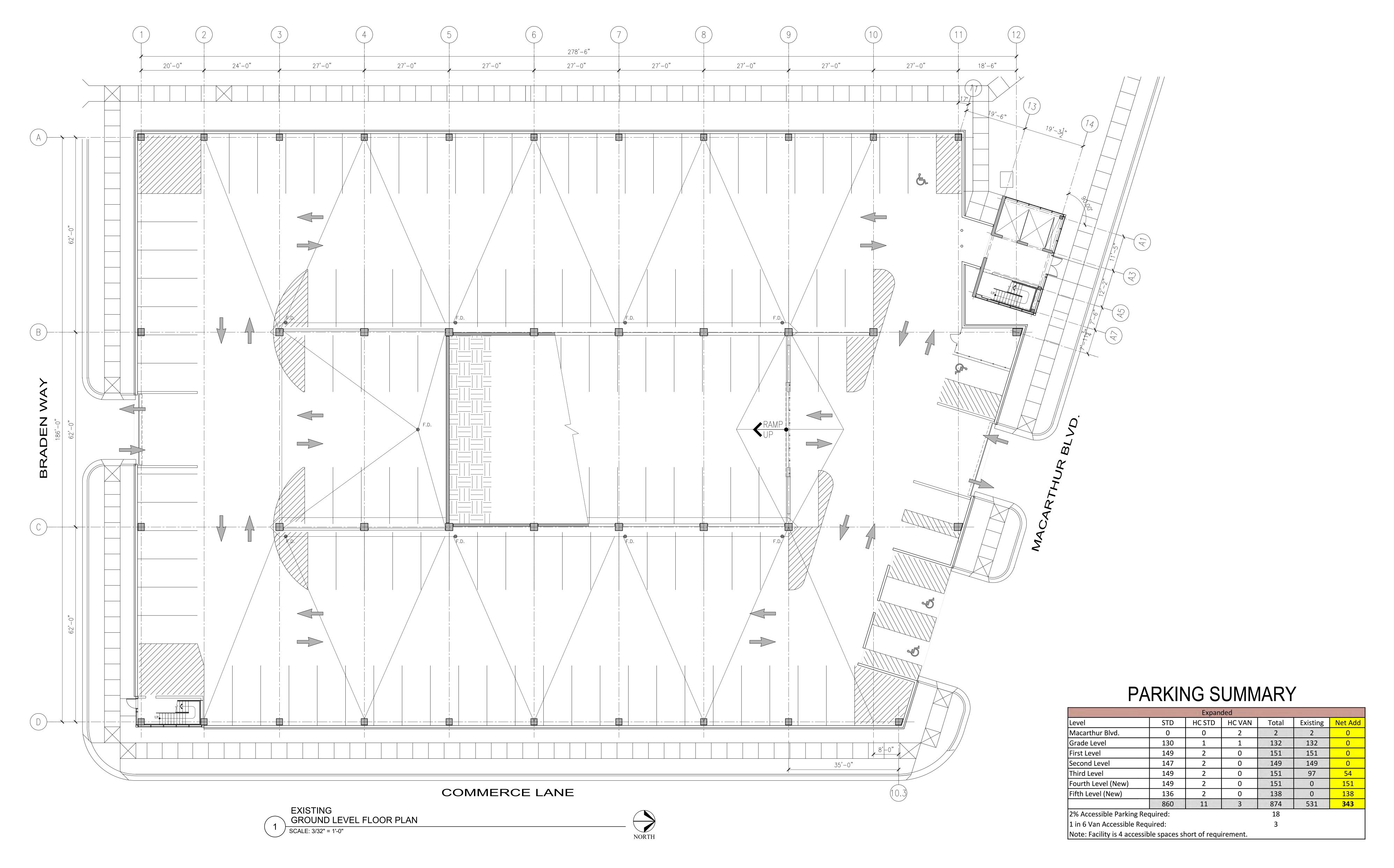
Motion to approve PC Docket No. 23-003 granting approval of a development plan for the addition of two stories of parking and a heliport deck to an existing 3-story parking garage at 800 MacArthur Boulevard upon the condition that the subject property is rezoned as a Planned Unit Development in accordance with PC Docket No. 23-001.

## SITE PLAN

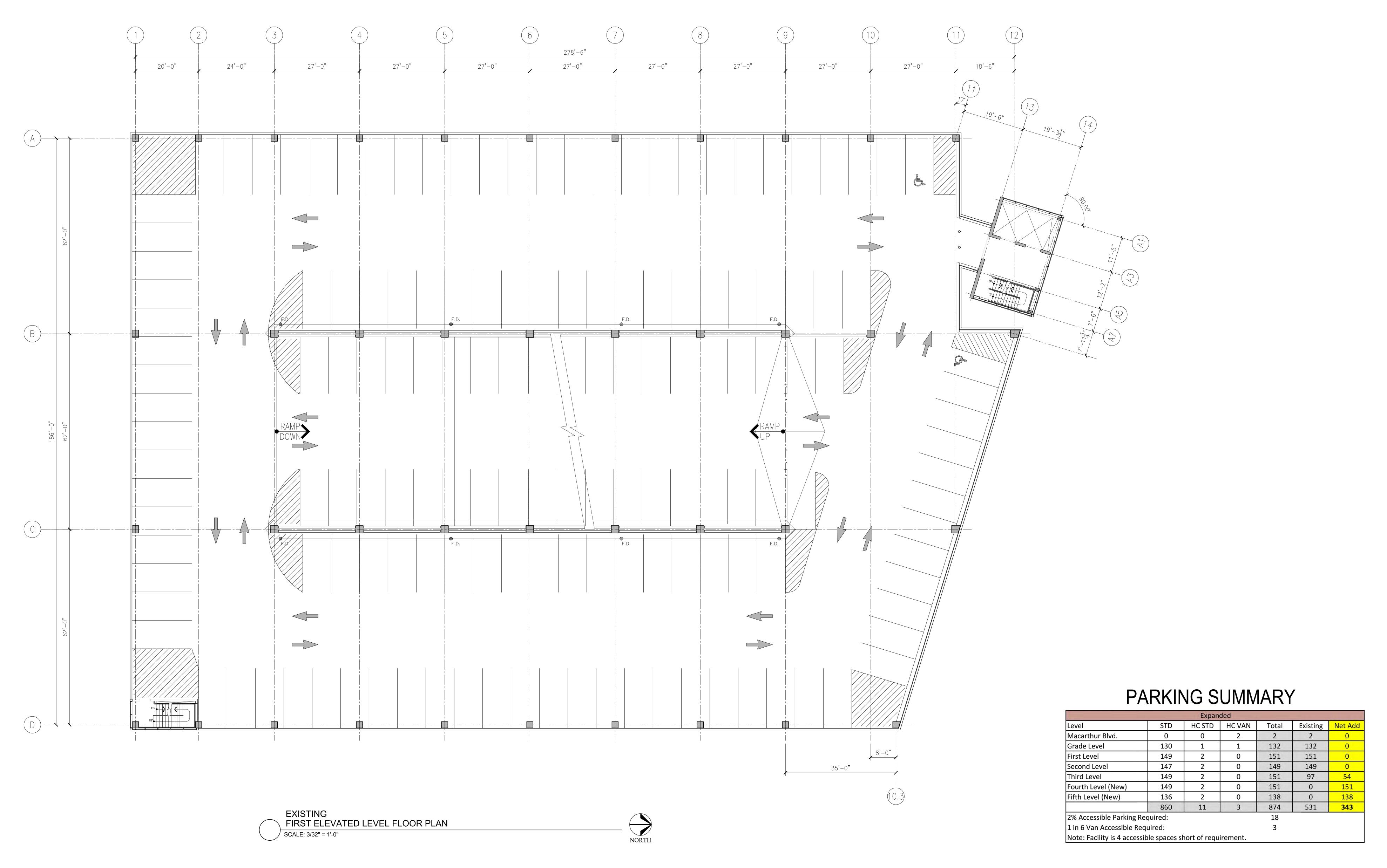




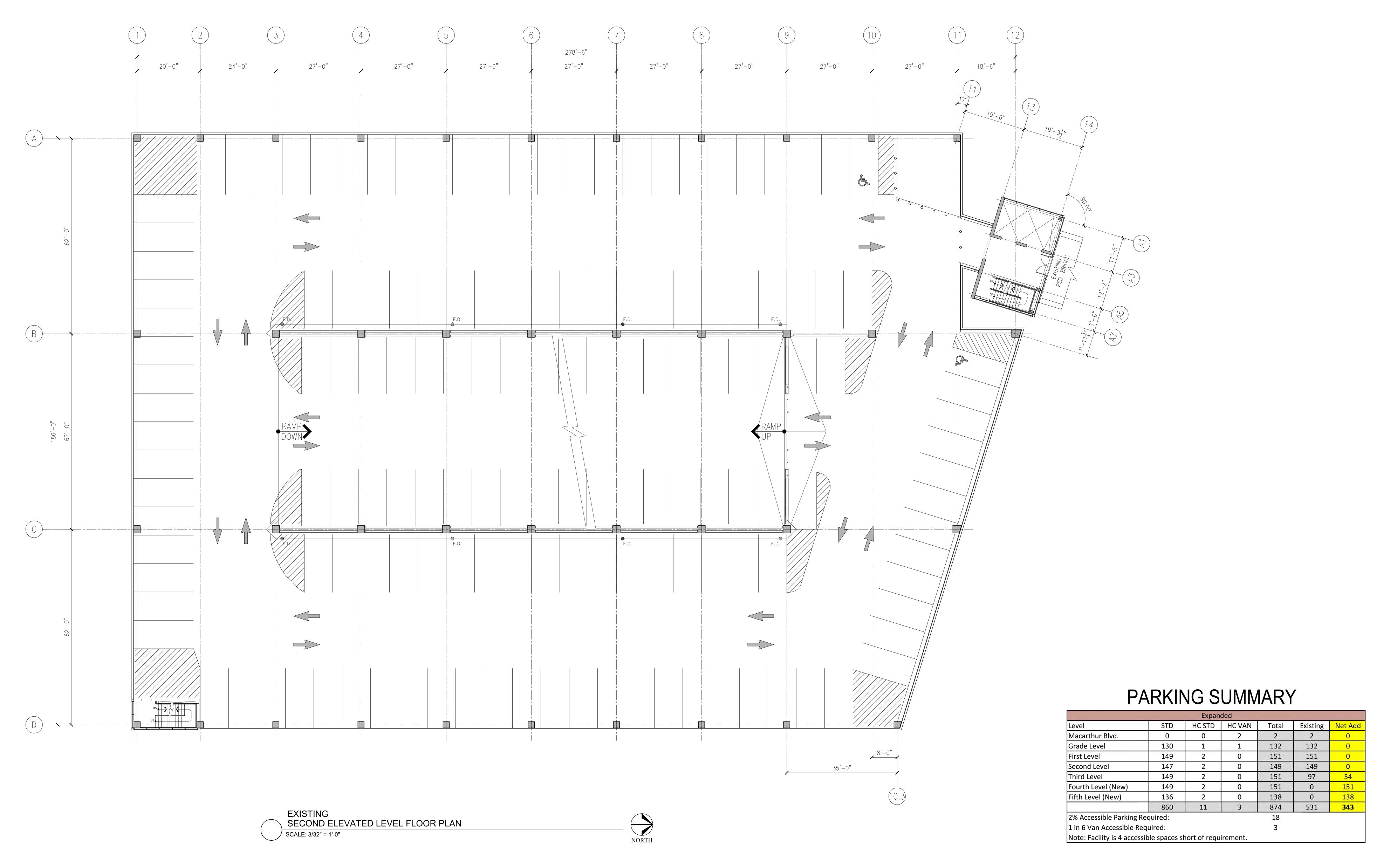
## **GROUND FLOOR PLAN**



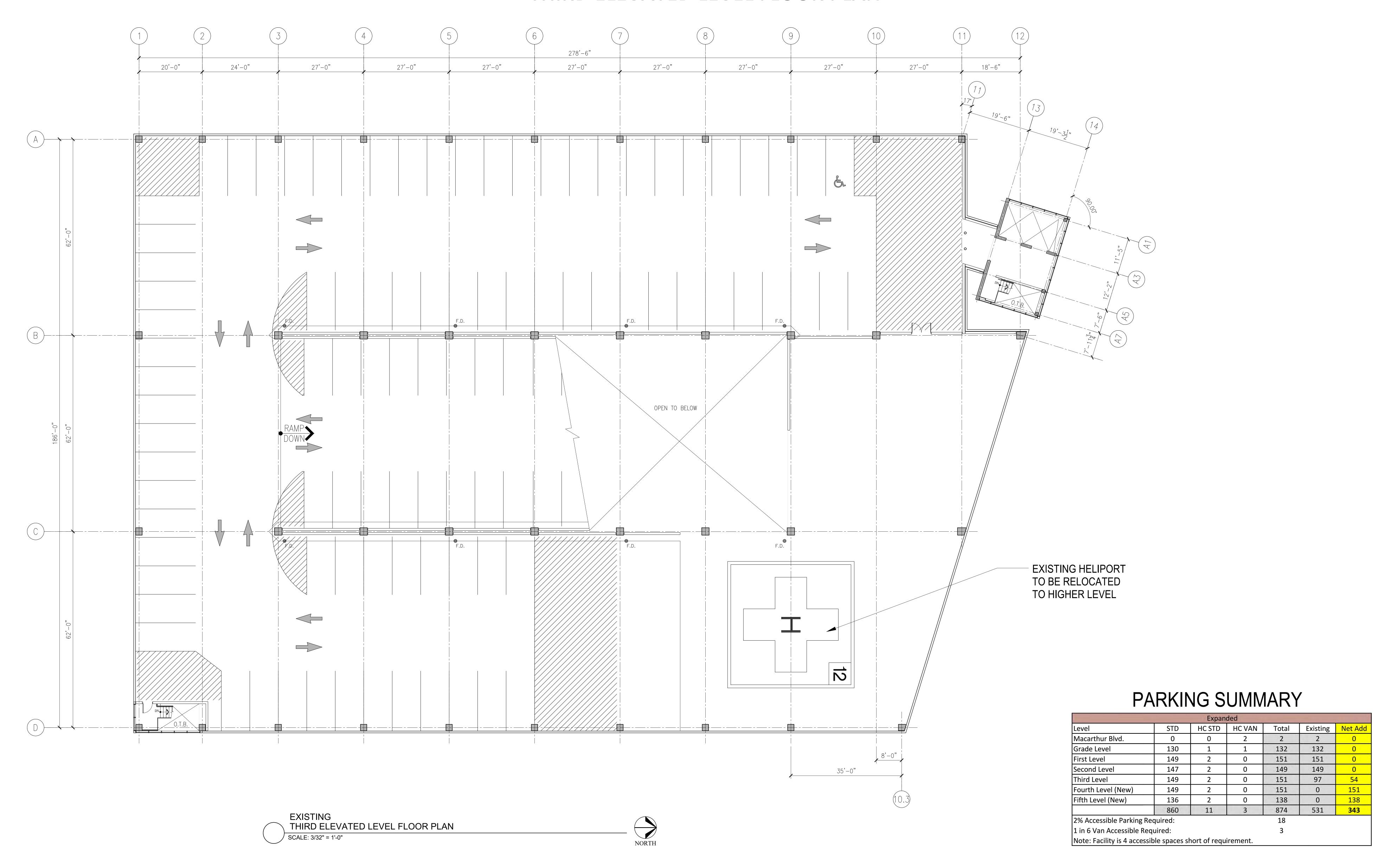
## FIRST ELEVATED LEVEL FLOOR PLAN



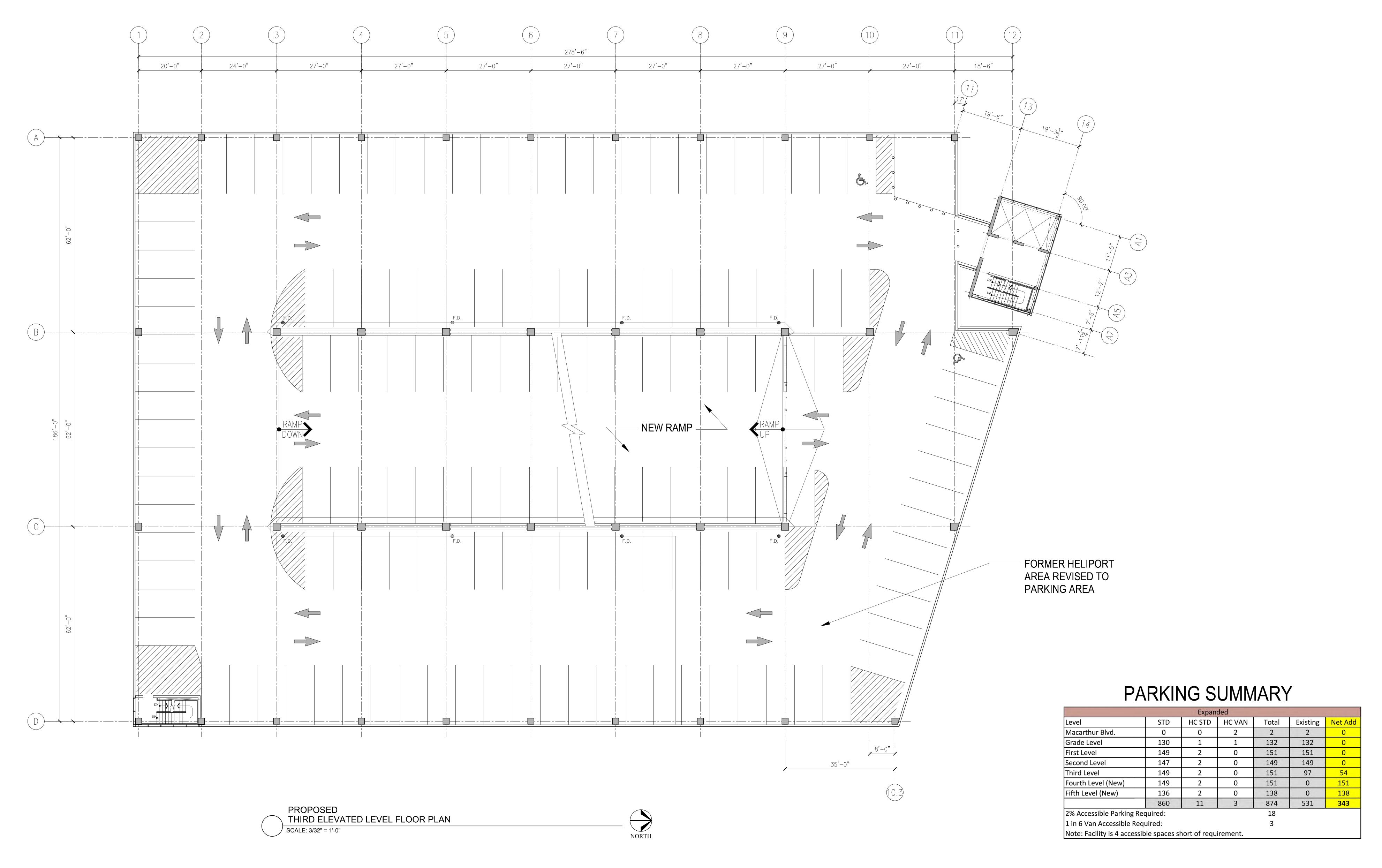
#### SECOND ELEVATED LEVEL FLOOR PLAN



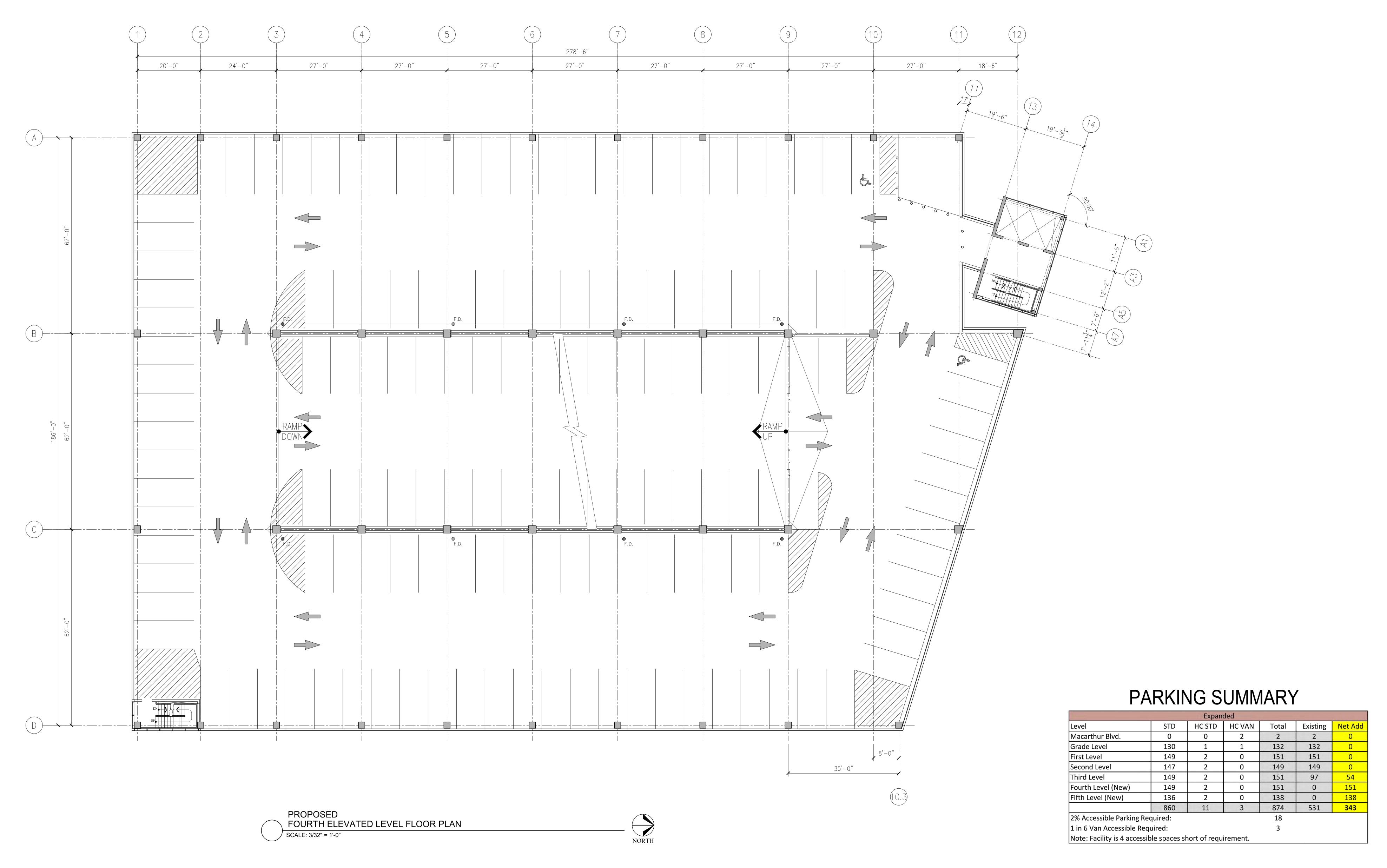
#### THIRD ELEVATED LEVEL FLOOR PLAN



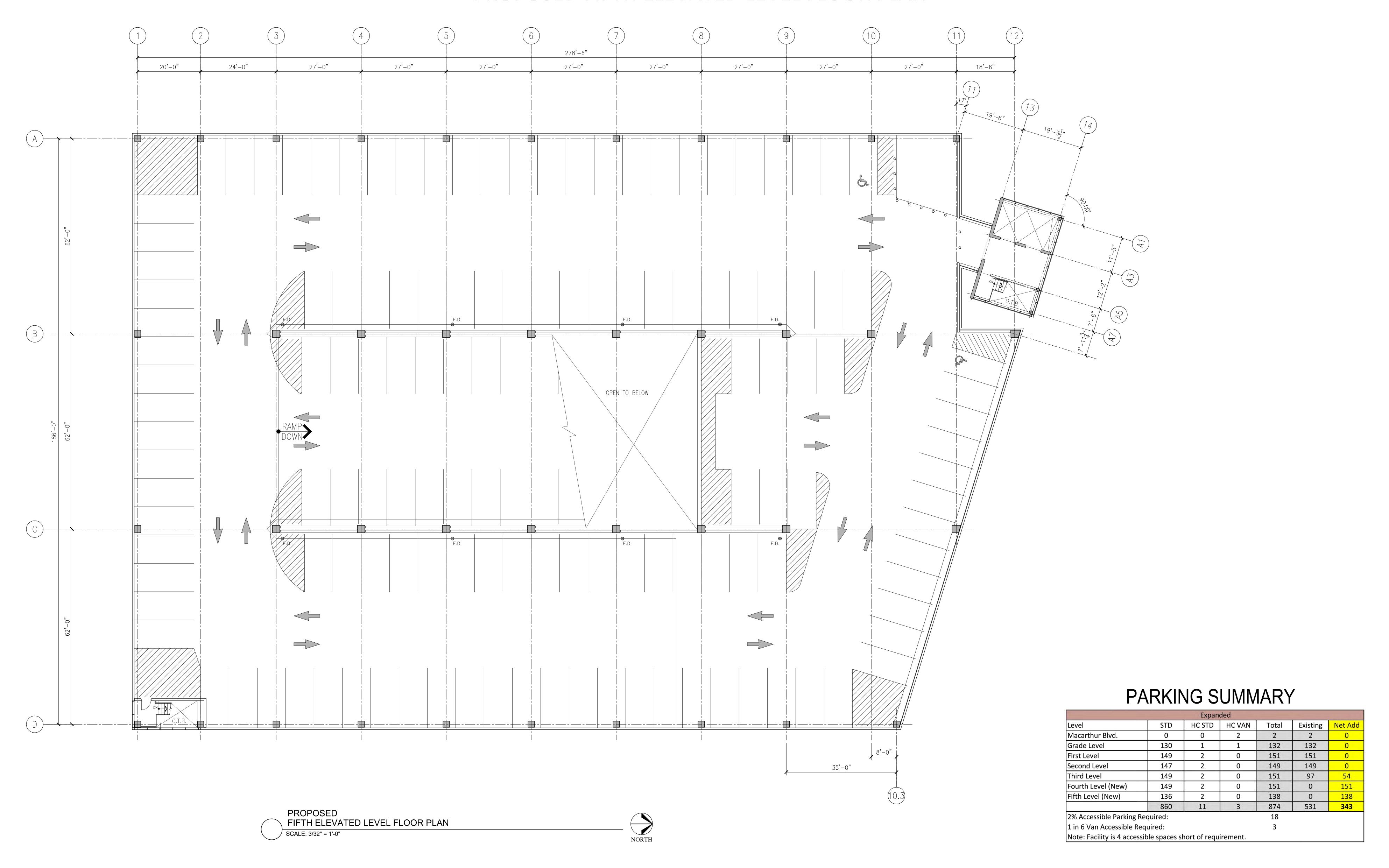
## PROPOSED THIRD ELEVATED LEVEL FLOOR PLAN



#### PROPOSED FOURTH ELEVATED LEVEL FLOOR PLAN



#### PROPOSED FIFTH ELEVATED LEVEL FLOOR PLAN

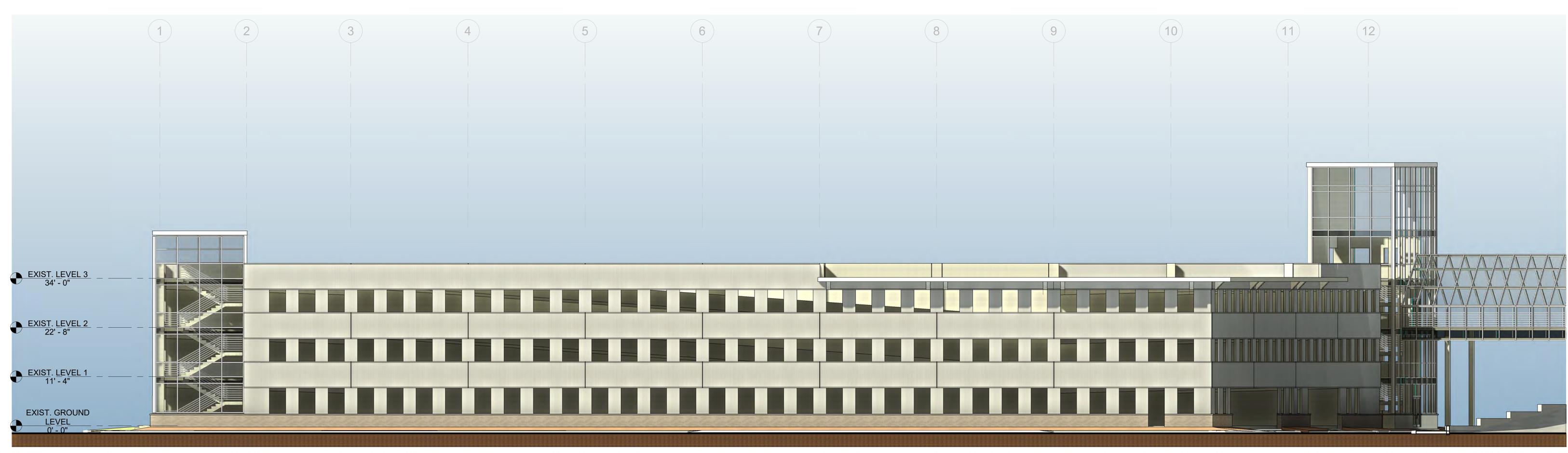


# PROPOSED HELIPORT LEVEL FLOOR PLAN (LEVEL 6) 278'-6" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 27'-0" 24'-0" 20'-0" 18'-6"

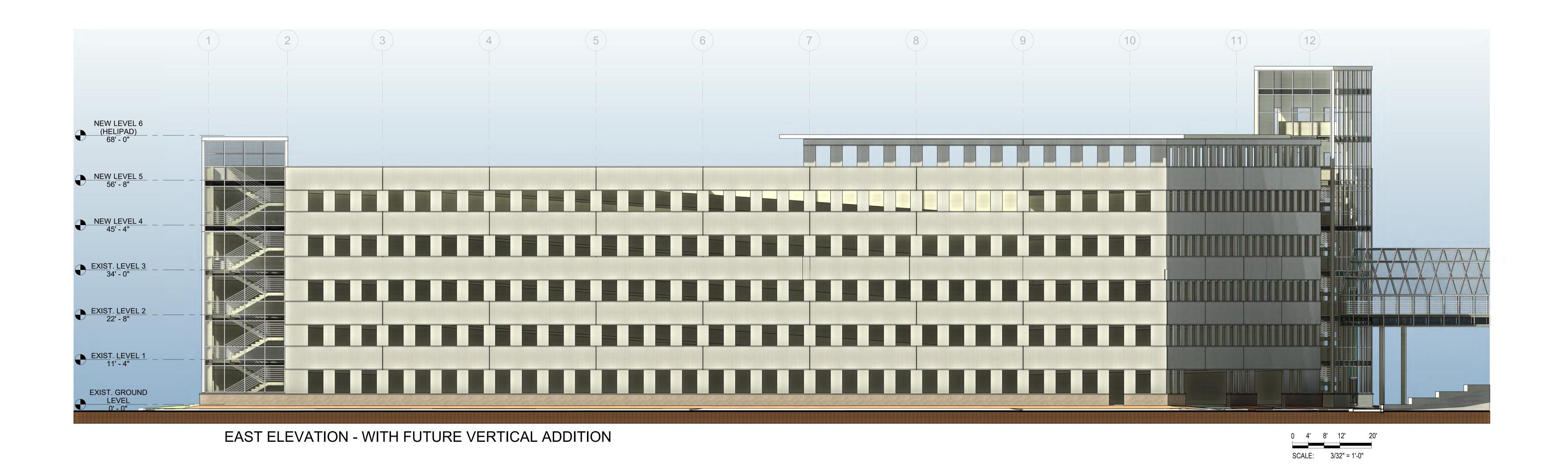


35'-0"

#### **TEAST BUILDING ELEVATIONS**

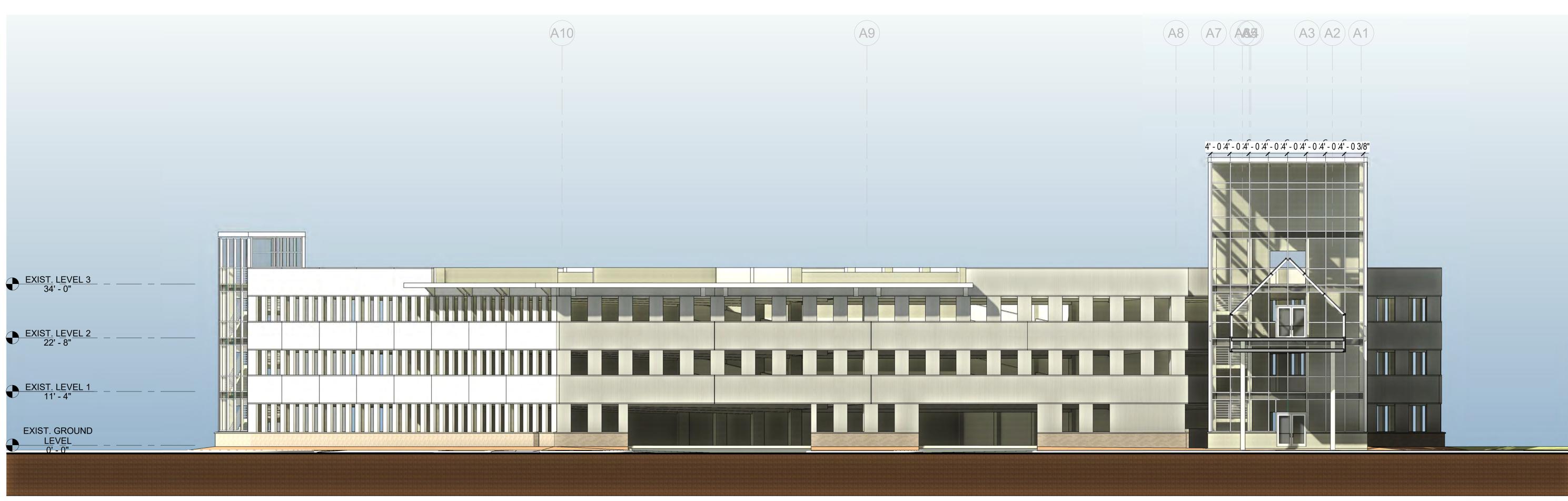


EAST ELEVATION - EXISTING

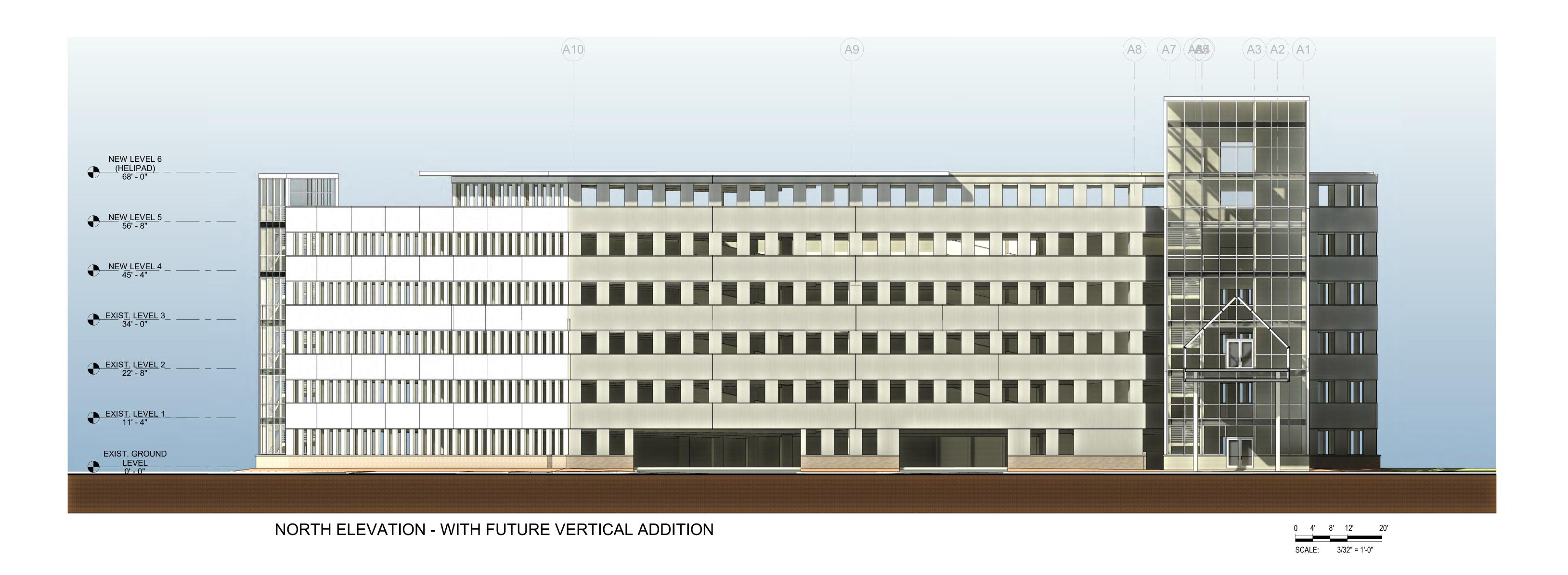




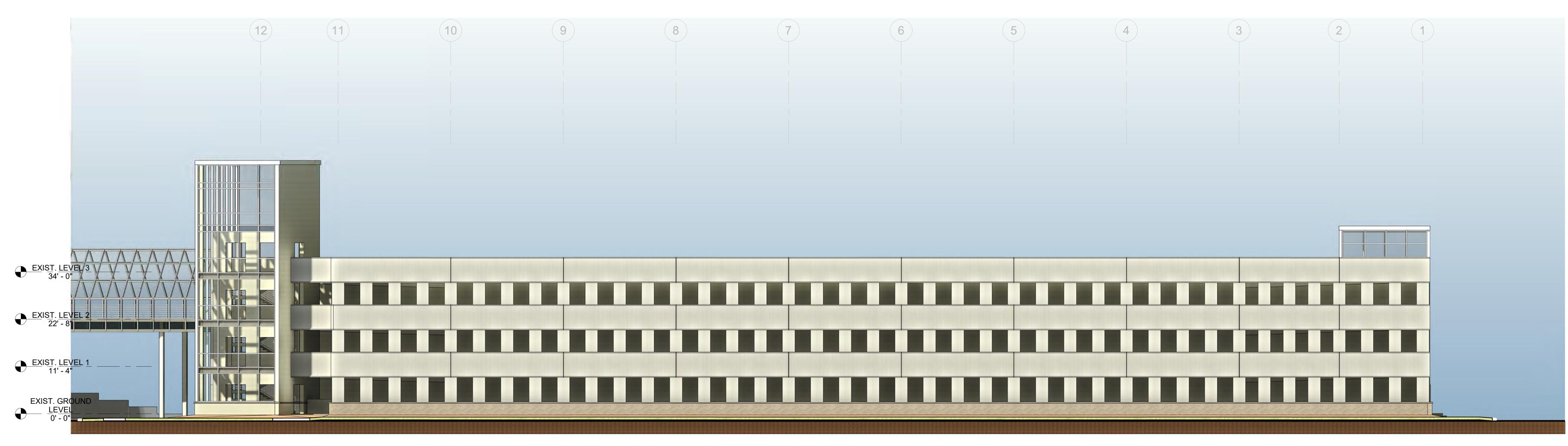
#### **NORTH BUILDING ELEVATIONS**



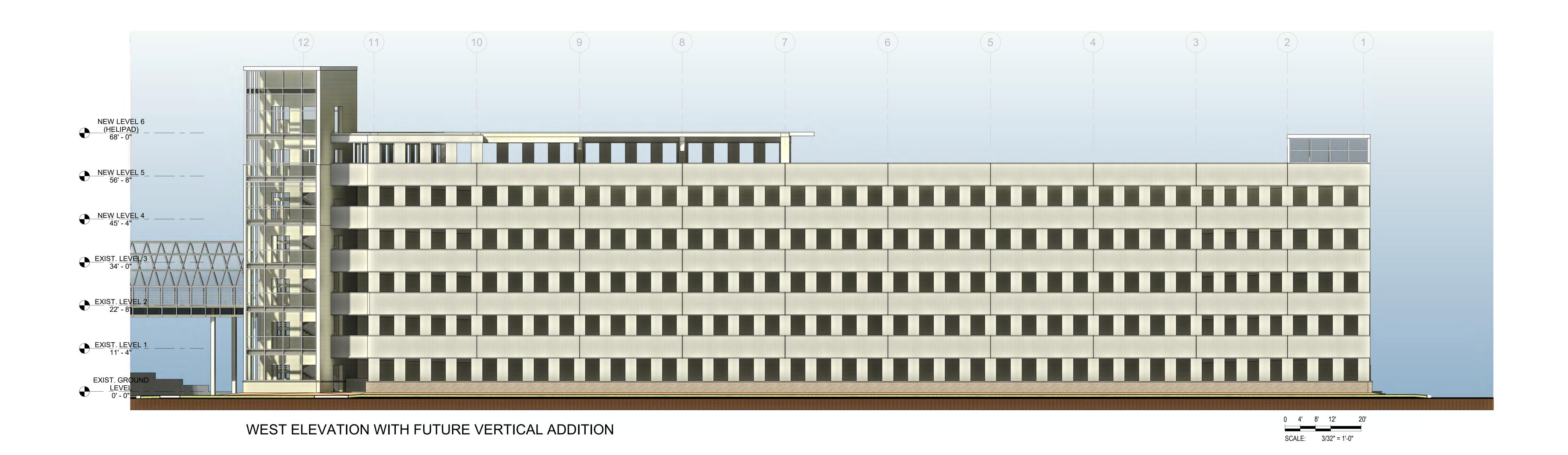
NORTH ELEVATION - EXISTING



#### WEST BUILDING ELEVATIONS

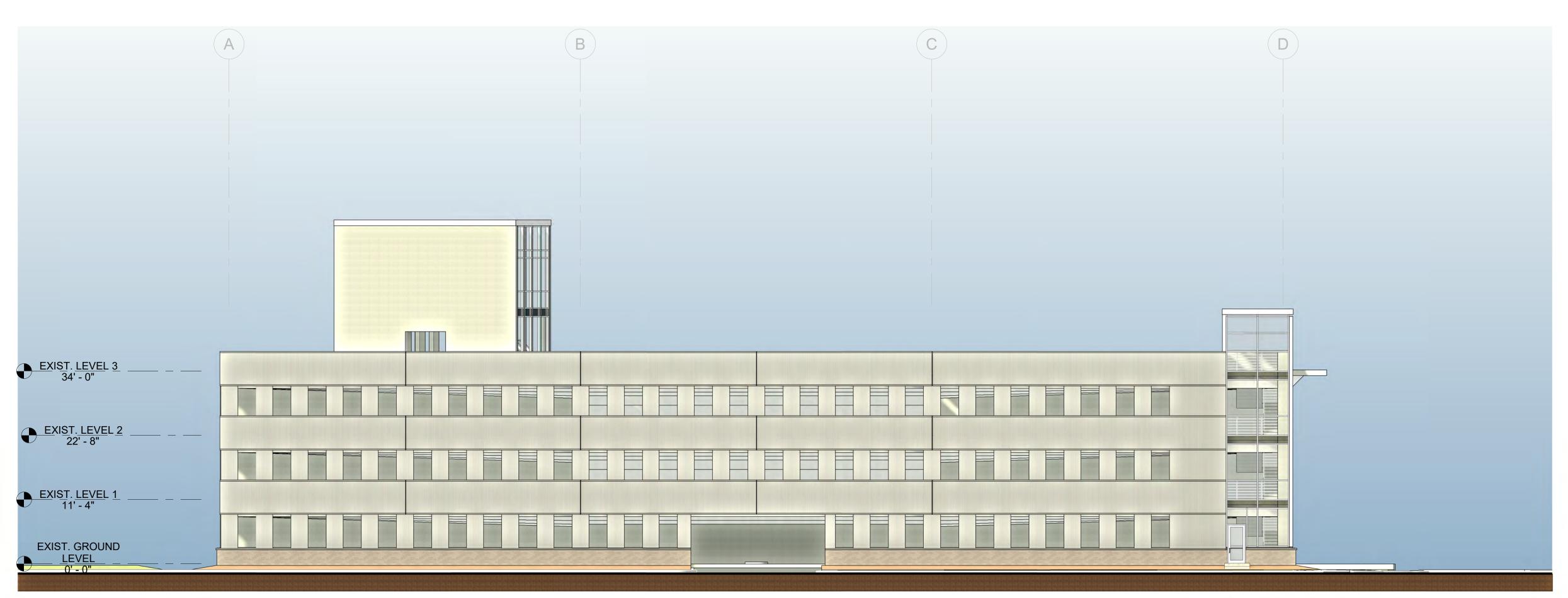


WEST ELEVATION - EXISTING

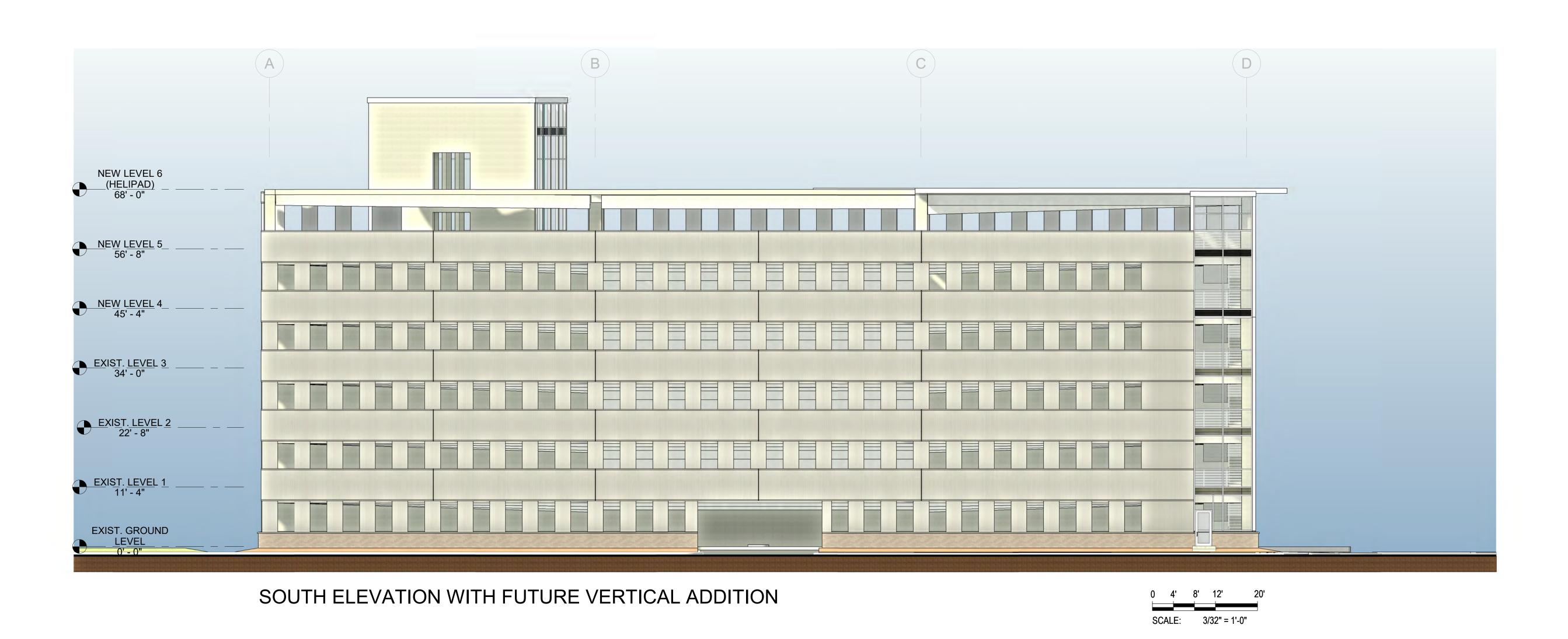




#### SOUTH BUILDING ELEVATIONS



SOUTH ELEVATION - EXISTING



## PERSPECTIVE VIEWS OF GARAGE NORTH-EAST CORNER





## PERSPECTIVE VIEWS OF GARAGE SOUTH-EAST CORNER





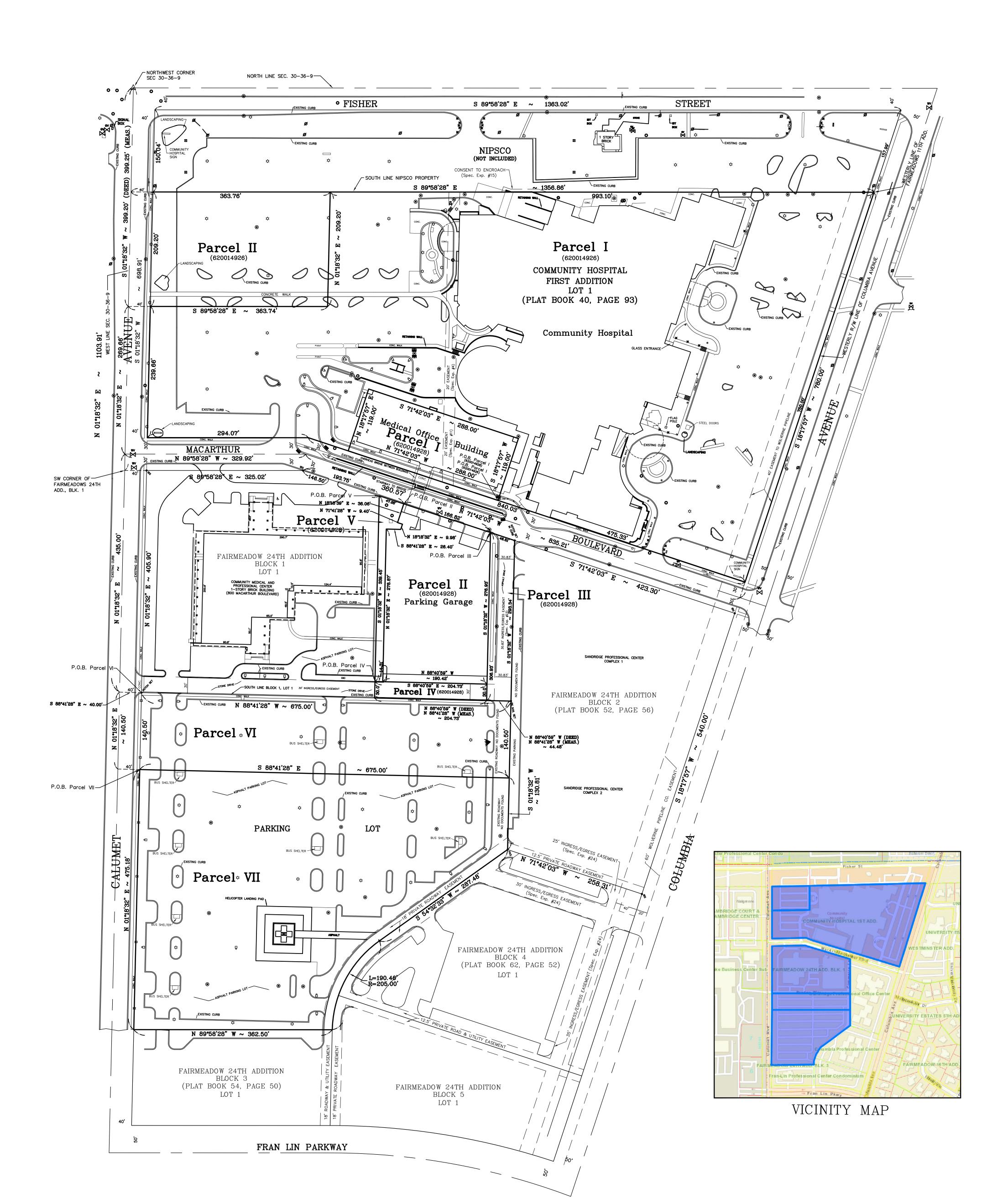
## PERSPECTIVE VIEWS OF GARAGE NORTH-EAST CORNER





SHEET OF 1

## ALTA/ACSM LAND TITLE SURVEY



No. 620014926 The land referred to in this Commitment is described as follows:

DESCRIPTION: Lot 1, The Community Hospital First Addition to the Town of Munster, as per plat thereof, recorded in Plat Book 40, page 93, in the Office of the Recorder of Lake County, Indiana, EXCEPTING THEREFROM that part contained within the following described tract: Part of the Northwest Quarter of Section 30, Township 36 North, Range 9 West of the Second Principal Meridian, in 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 West along the West line of said Section 30, a distance of 399.20 feet; thence South 89 degrees 58 minutes 28 seconds East, 363.74 feet; thence North 1 degree 18 minutes 32 seconds East 209.20 feet to the South line of the N.I.P.S.Co. property line; thence South 89 degrees 58 minutes 28 seconds East along the South line of N.I.P.S.Co. property line 993.1 feet to the Westerly line of Fairmeadow Éleventh 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 750.0 feet; thence North 71 degrees 42 minutes 03 seconds West 475.33 feet to the Point of Beginning; thence continuing North 71 degrees 42 minutes 03 seconds West 288.0 feet; thence North 18 degrees 17 minutes 57 seconds East 119.0 feet; thence South 71 degrees 42 minutes 03 seconds East 288.0 feet; thence South 18 degrees 17 minute 57 seconds West 119.0 feet to the point of beginning.

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.

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 West 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 South line of the N.I.P.S.Co. property line; thence South 89 degrees 58 minutes 28 seconds East along the South line of N.I.P.S.Co. property line 993.1 feet to the Westerly line of Fairmeadow 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 750.0 feet; thence North 71 degrees 42 minutes 03 seconds West 475.33 feet to a point of beginning; thence continuing North 71 degrees 42 minutes 03 seconds West 288.0 feet; thence North 18 degrees 17 minutes 57 seconds East 119.0 feet; thence South 71 degrees 42 minutes 03 seconds East 288.0 feet; 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 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 MacArthur Boulevard (60 feet wide), a distance of 325.02 feet to a point of deflection in said Southerly 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 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 West, a distance of 276.93 feet; thence North 88 degrees 40 minutes 59 seconds West, a distance of 190.42 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 18 degrees 18 minutes 32 seconds East, a distance of 9.98 feet; thence North 71 degrees 41 minutes 28 seconds West, a distance of 9.40 feet; thence North 18 degrees 18 minutes 39 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 recorded as Document No. 206078, under date of August 1, 1974, as amended by document recorded February 14, 2000, as Document No. 20000101198.

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 MacArthur Boulevard (60 feet wide), a distance of 325.02 feet to a point of deflection in said Southerly 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 360.57 feet, to the point of beginning; thence continuing along the last described line, a distance of 46.51 feet; thence South 1 degree 18 minutes 32 seconds West, a distance of 293.34 feet; thence North 88 degrees 40 minutes 59 seconds West, a distance of 44.48 feet; thence North 01 degrees 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 areas of Community Medical and Professional Center, a Condominium, shown in Plat Book 44, pages 88A and 88B, a Horizontal Property Regime recorded as Document No. 262076, under date of August 1, 1974 as amended by document recorded February 14, 2000, as Document No. 2000010198

PARCEL 4 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 MacArthur Boulevard (60 feet wide) a distance of 325.02 feet to a point of deflection in said Southerly 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 146.5 feet; thence South 01 degrees 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 degrees 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; thence North 01 degrees 18 minutes 32 seconds East, 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, shown in Plat Book 44, pages 88A and 88B, a Horizontal Property Regime recorded as Document No. 262076, under date of August 1, 1974 as amended by document recorded February 14, 2000, as Document No. 2000010198

PARCEL 5 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 MacArthur Boulevard (60 feet wide), a distance of 325.02 feet to a point of deflection in said Southerly 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 47.25 feet; thence South 18 degrees 18 minutes 39 seconds West, a distance of 36.06 feet; thence South 71 degrees 41 minutes 28 seconds East, a distance of 9.40 feet; thence South 18 degrees 18 minutes 32 seconds West, a distance of 9.98 feet; thence North 88 degrees 41 minutes 28 seconds West, a distance of 26.40 feet; thence South 01 degrees 18 minutes 32 seconds West, a distance of 278.87 feet; thence North 88 degrees 40 minutes 59 seconds West, a distance of 14.31 feet; thence North 01 degrees 18 minutes 32 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 common areas of Community Medical and Professional Center, a Condominium, shown in Plat Book 44, pages 88A and 88B, a Horizontal Property Regime recorded as 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 degrees 18 minutes 32 seconds West, along the West line of said Section 30 (centerline of the 60 foot wide Calumet Avenue right-of-way), a distance of 1103.91 feet (said point also being the Southwest corner of Fairmeadow 24th Addition, Block 1, to the Town of Munster, as shown in Plat Book 43, page 95 in the Office of the Recorder of Lake County, Indiana; thence South 88 degrees 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 Calumet Avenue); thence continuing South 88 degrees 41 minutes 28 seconds East, along the Southerly line of aforesaid Addition a distance of 675.00 feet to the Southeast corner of aforesaid Addition; thence South 01 degrees 18 minutes 32 seconds West, along the Westerly line of Lot 1, 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 140.5 feet; thence North 88 degrees 41 minutes 28 seconds West, a distance of 675.00 feet to the Easterly right—of—way line of Calumet Avenue; 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 Calumet Avenue right—of—way), a distance of 1244.41 feet; thence South 88 degrees 41 minutes 28 seconds East, a distance of 40.00 feet to the point of beginning (said point lying on the Easterly right—of—way of aforesaid Calumet Avenue); thence continuing South 88 degrees 41 minutes 28 seconds East, a distance of 675.00 feet; thence South 01 degrees 18 minutes 32 seconds West along the Westerly line of Lot 1, Fairmeadow 24th Addition, Block 2 to the Town of Munster, as shown in Plat Book 54, page 56 in the Office of the Recorder of Lake County, Indiana, a distance of 130.61 feet; thence south 54 degrees 32 minutes 33 seconds West, along the Westerly line of Lot 1, Fairmeadow 24th Addition, Block 4 to the Town of Munster, as shown in Plat Book 62, page 52, in the Office of the Recorder of Lake County, Indiana, a distance of 287.48 feet, to a point of curve; thence Southwesterly along said curve which is concave to the Southeast, having a radius of 205.00 feet, an arc distance of 190.46 feet, to the Northeast corner of Lot 1, Fairmeadow 24th Addition, Block 3 to the Town of Munster, as shown in Plat book 54, page 40 in the Office of the Recorder of Lake County, Indiana; thence North 89 degrees 58 minutes 28 seconds West, along the North line of said 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 Calumet Avenue, a distance of 475.18 feet to the point of beginning, in the Town of Munster, Lake County, Indiana.

O — MANHOLE

CATCH BASIN ◆ - CATCH BASIN

Charge Light Pole

\* - SMALL LIGHT POLE

💆 — PEDESTAL LIGHT □ LIGHT POST

 □ HIGH TENSION TOWERS Ø - POWER POLE

- - MISC. SIGNS GAS VALVE WATER VALVE

-Q - FIRE HYDRANT

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.

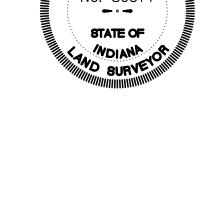
STATE OF INDIANA) 6 COUNTY OF LAKE )

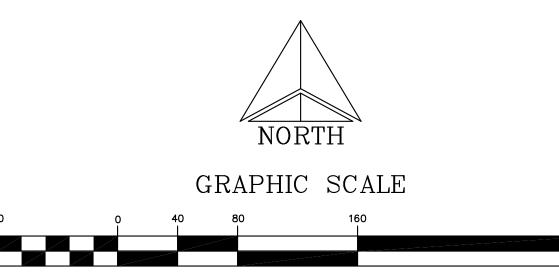
> CERTIFY TO: Community Foundation, Inc. Munster Medical Research Foundation

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 persuant 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. TORRÉNGA — Registered Professional Engineer Number 18376 and Land Surveyor Number S0514





( IN FEET )

1 inch = 80 ft.