



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 Torrenge Engineering, Inc. dated 10.12.2001

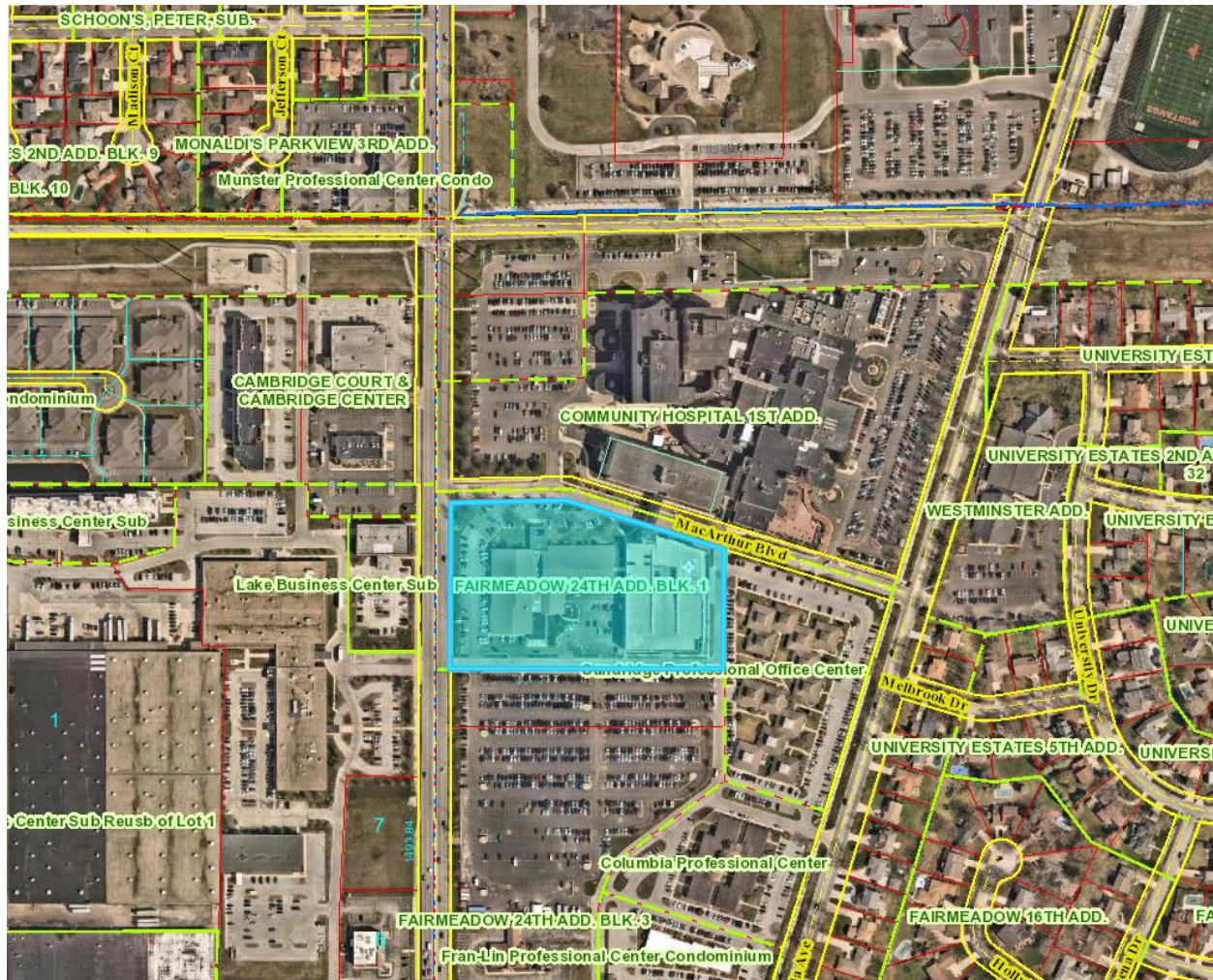


Figure 1 Subject property highlighted in blue

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

1005 Ridge Road • Munster, IN 46321 • (219) 836-8810 • Police/Fire Emergencies 911

Police Non-Emergency (219) 836-6600 • Fire Non-Emergency (219) 836-6960

www.munster.org

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.

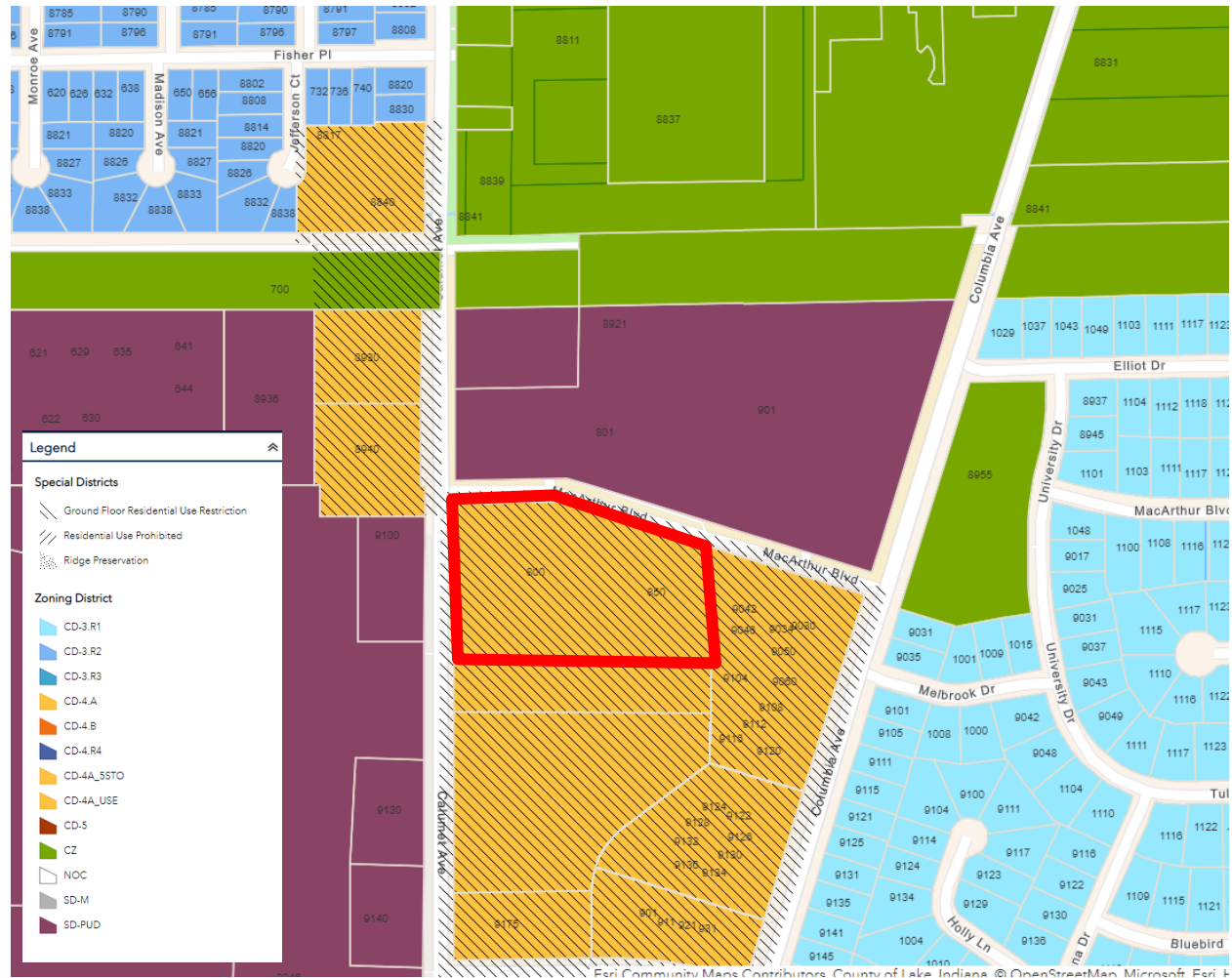


Figure 2 Zoning Context, subject property outlined in red.

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.

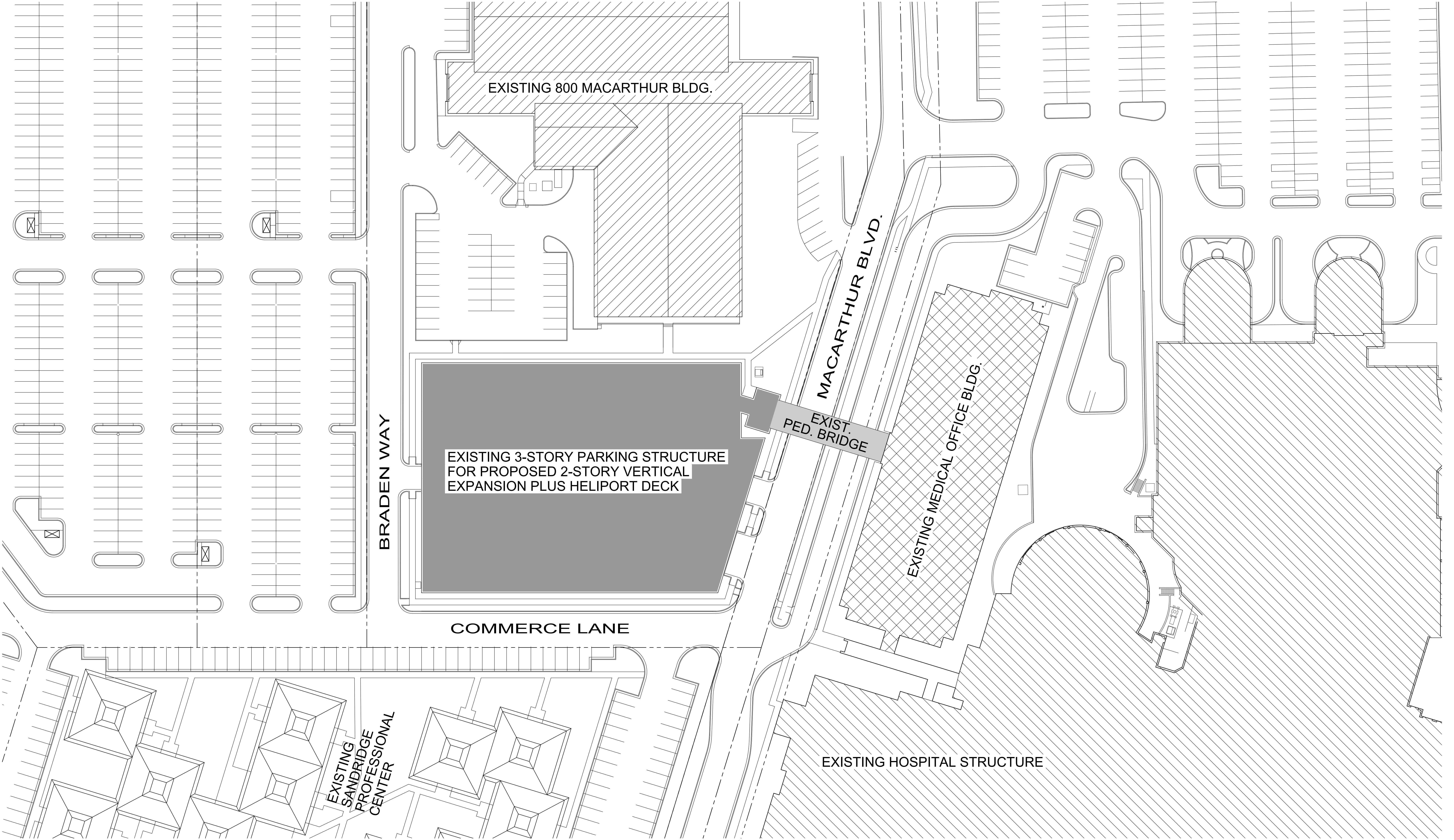
There are no significant site modifications to review as part of this development plan.

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.

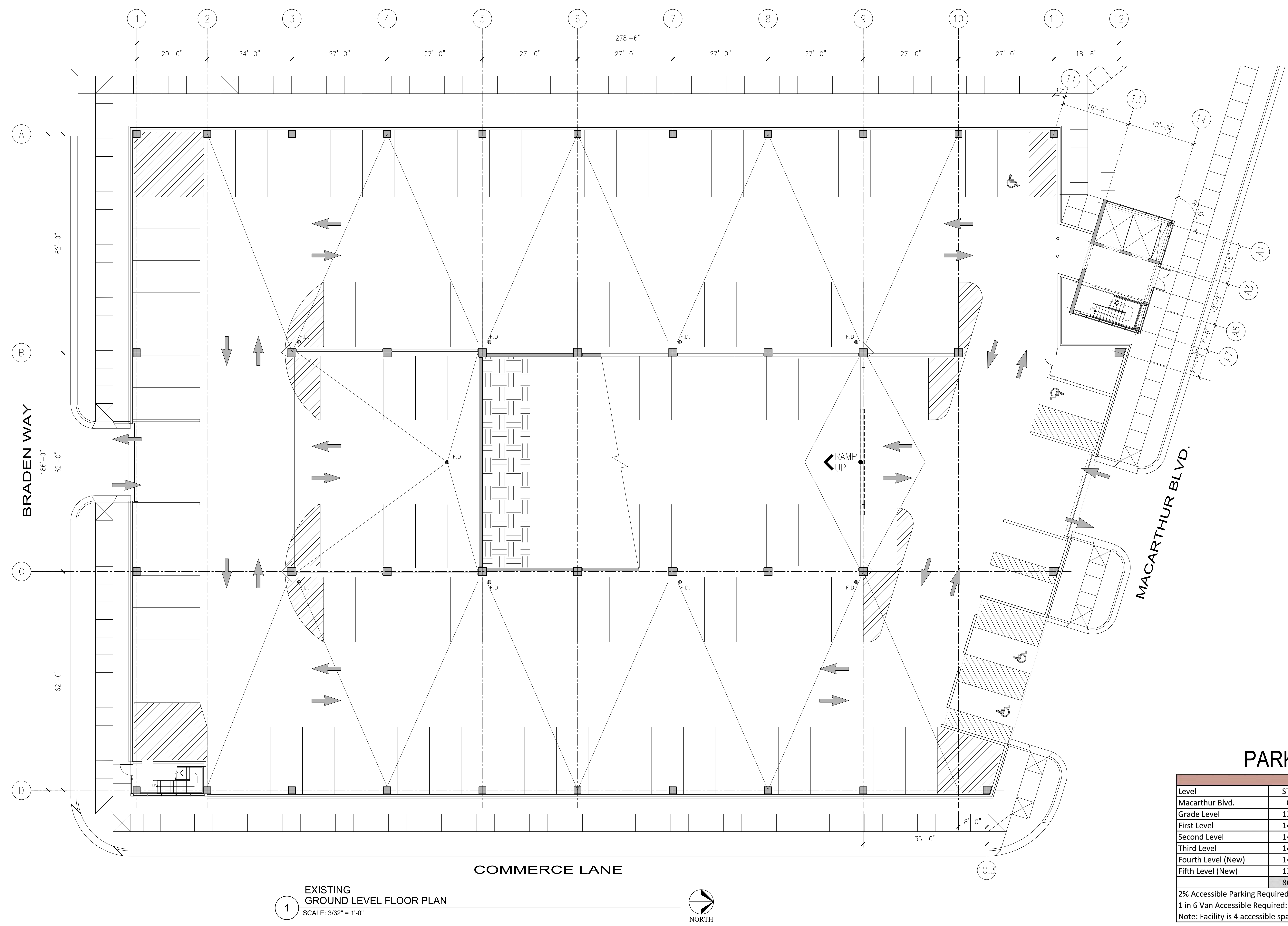
SITE PLAN



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



GROUND FLOOR PLAN

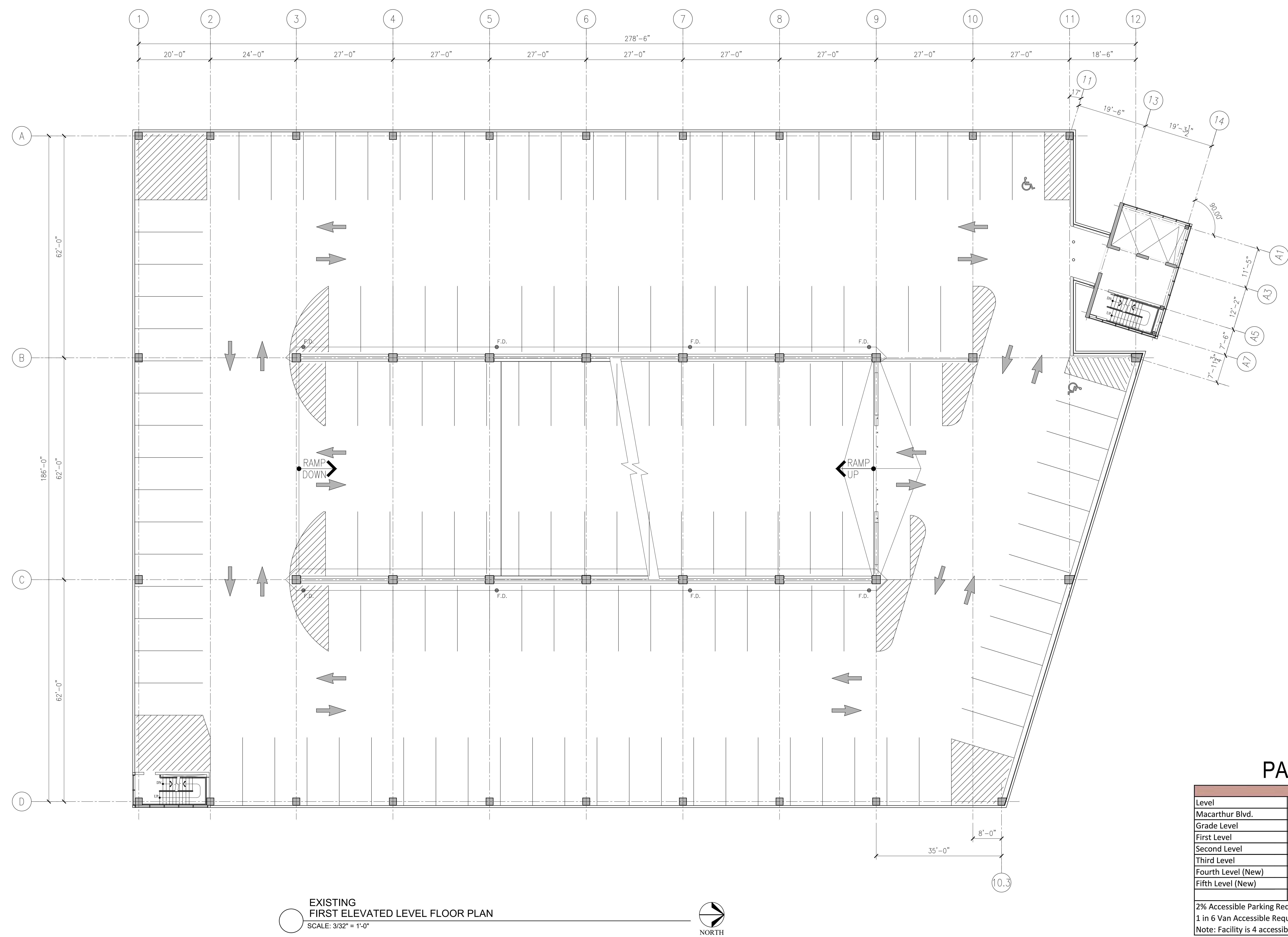


1 EXISTING GROUND LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"
NORTH

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.						

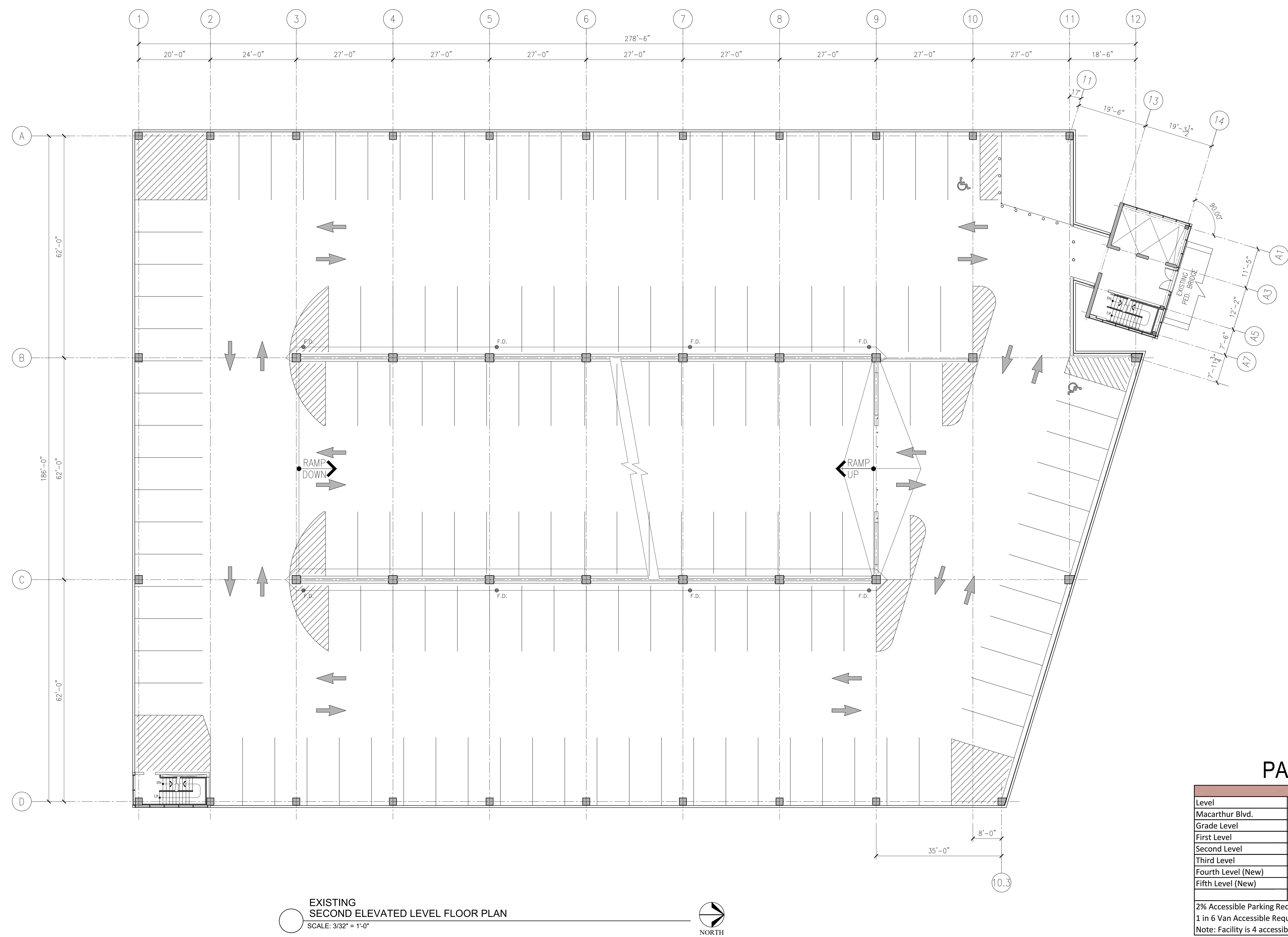
FIRST ELEVATED LEVEL FLOOR PLAN



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.						

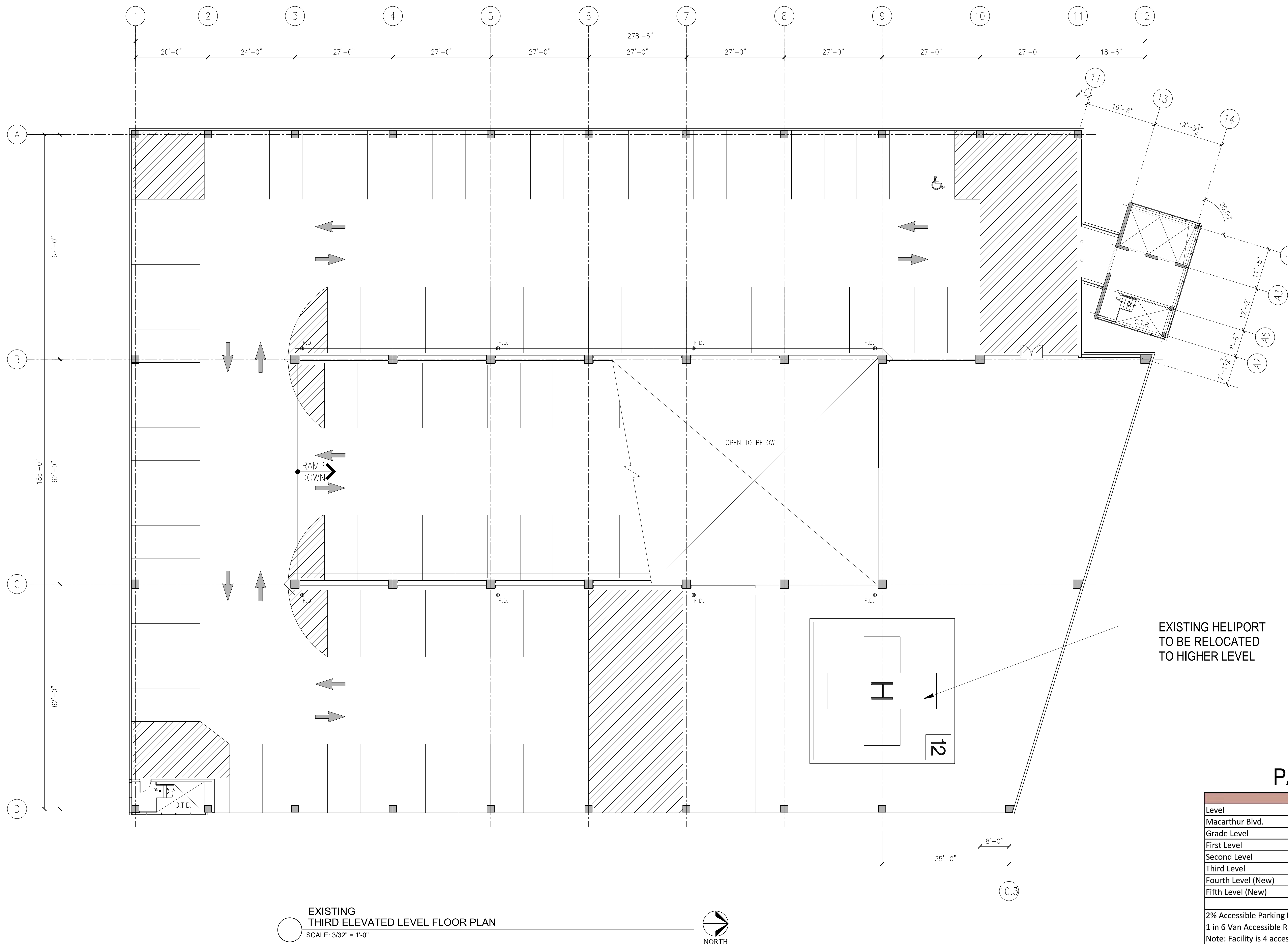
SECOND ELEVATED LEVEL FLOOR PLAN



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
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Note: Facility is 4 accessible spaces short of requirement.						

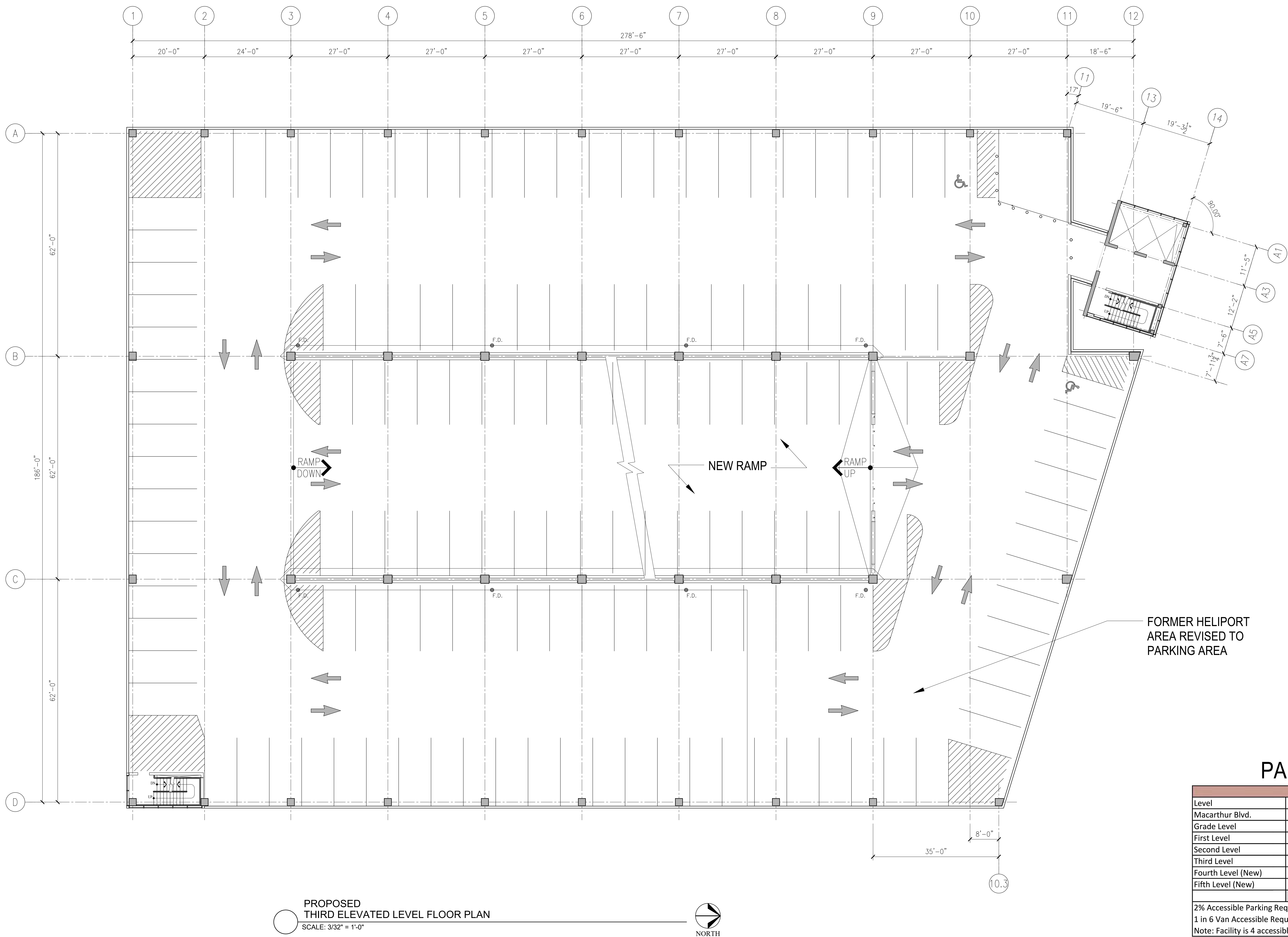
THIRD ELEVATED LEVEL FLOOR PLAN



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
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1 in 6 Van Accessible Required:				3		
Note: Facility is 4 accessible spaces short of requirement.						

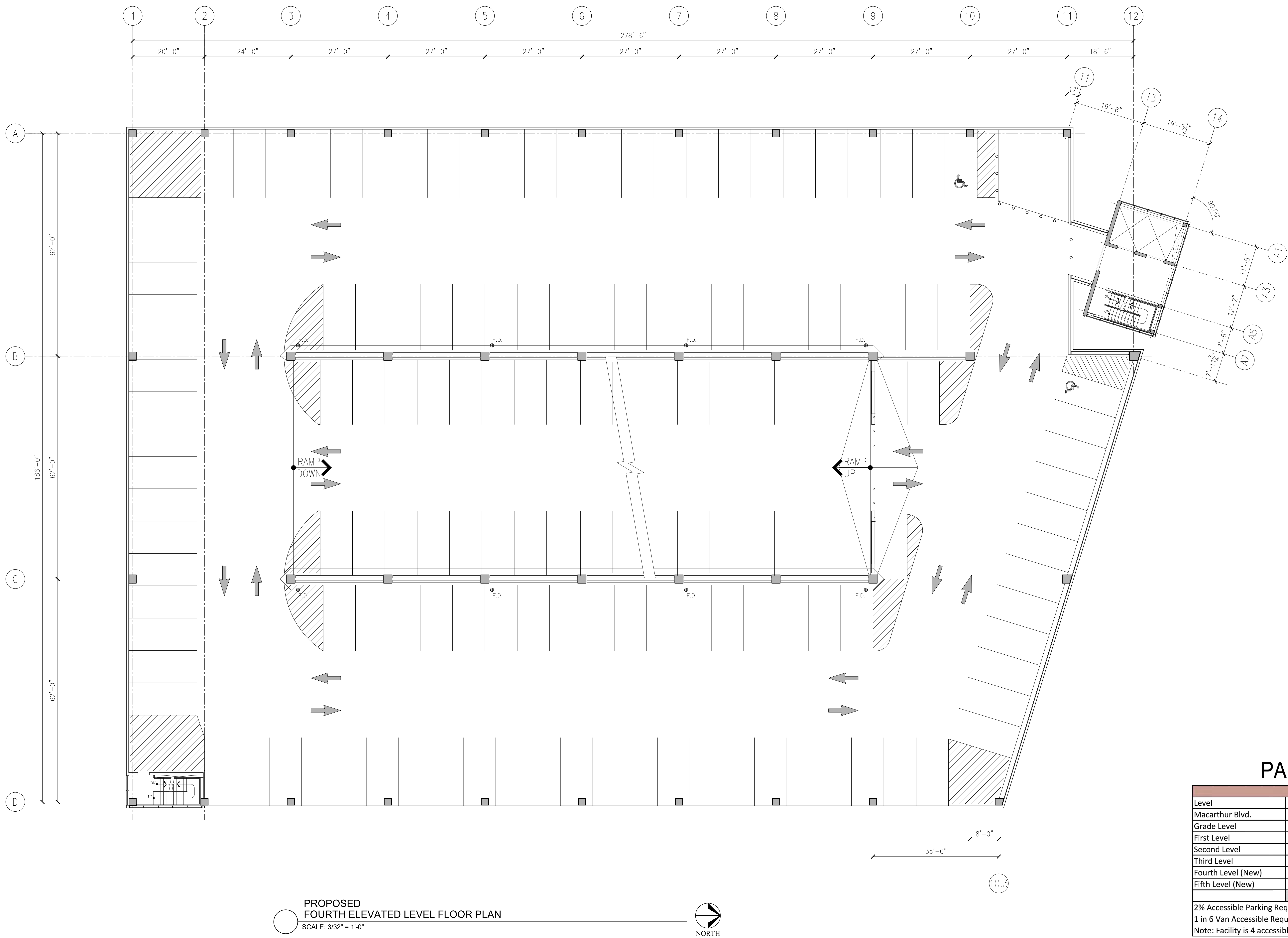
PROPOSED THIRD ELEVATED LEVEL FLOOR PLAN



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
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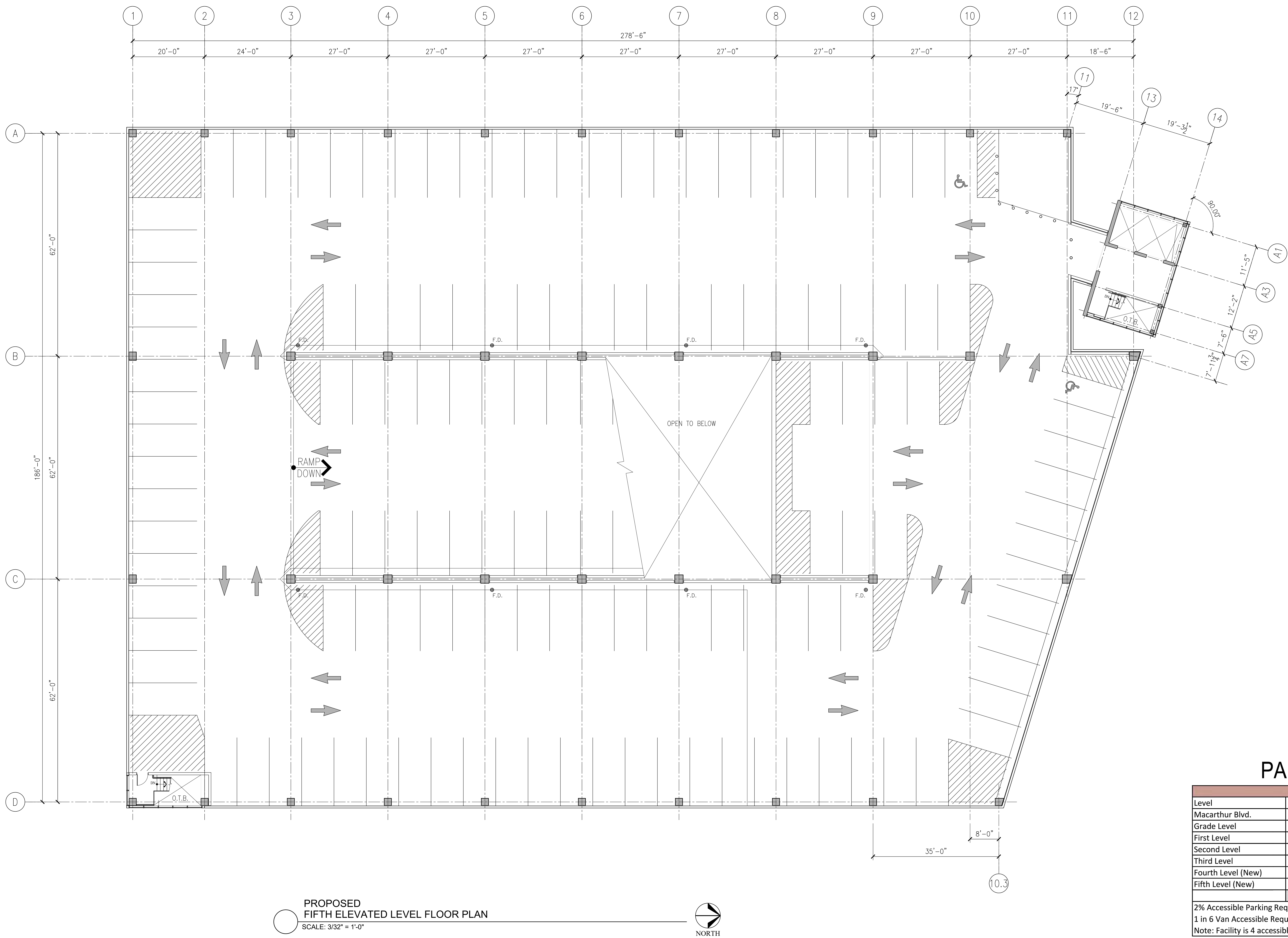
PROPOSED FOURTH ELEVATED LEVEL FLOOR PLAN



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
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1 in 6 Van Accessible Required:				3		
Note: Facility is 4 accessible spaces short of requirement.						

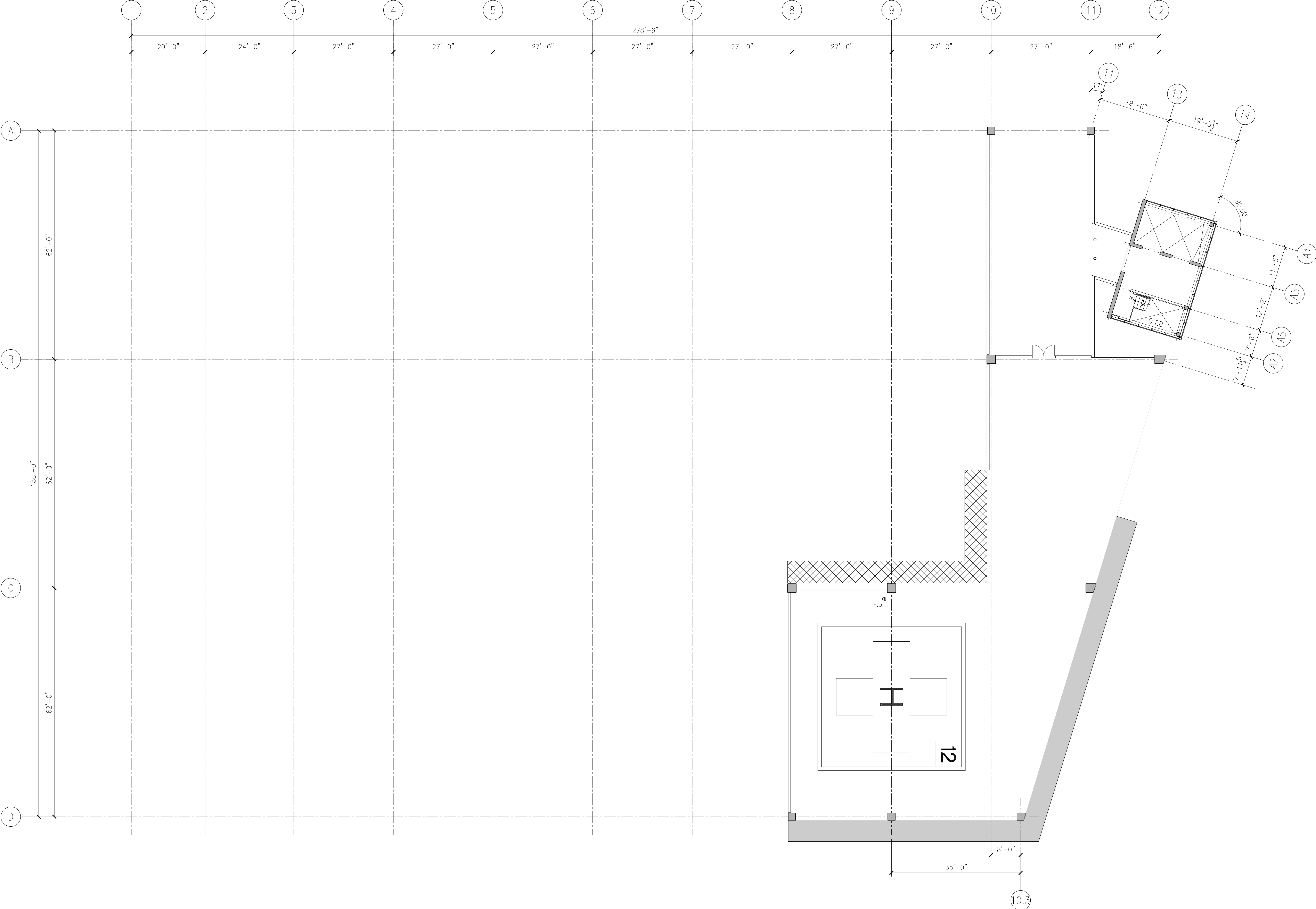
PROPOSED FIFTH ELEVATED LEVEL FLOOR PLAN



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
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Note: Facility is 4 accessible spaces short of requirement.						

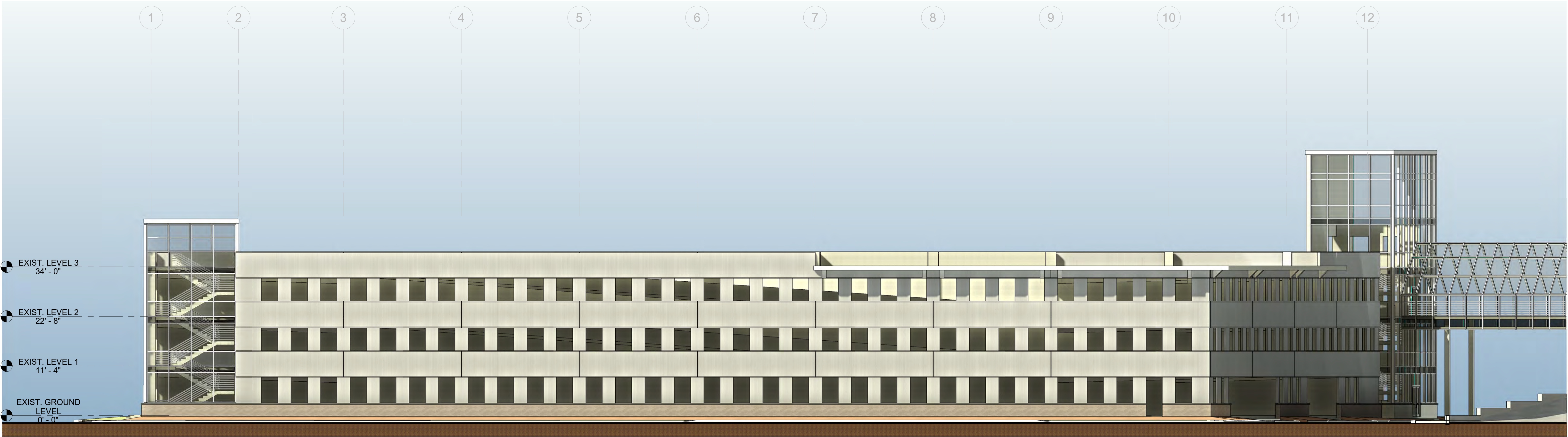
PROPOSED HELIPORT LEVEL FLOOR PLAN (LEVEL 6)



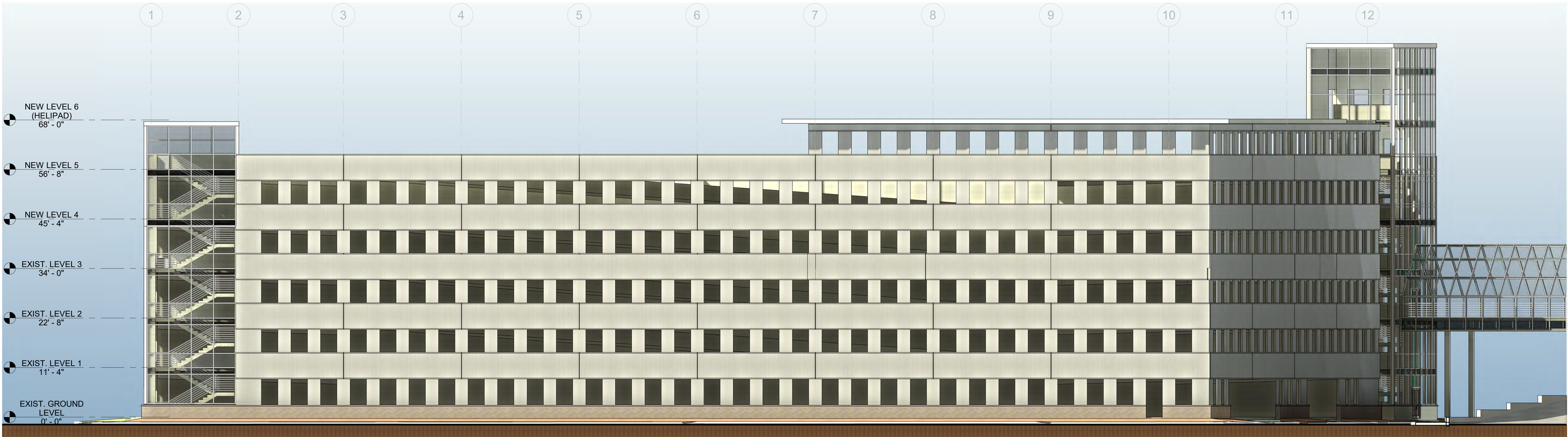
PROPOSED
HELIPORT LEVEL FLOOR PLAN (PARTIAL SIXTH ELEVATED)
SCALE: 3/32" = 1'-0"



EAST BUILDING ELEVATIONS



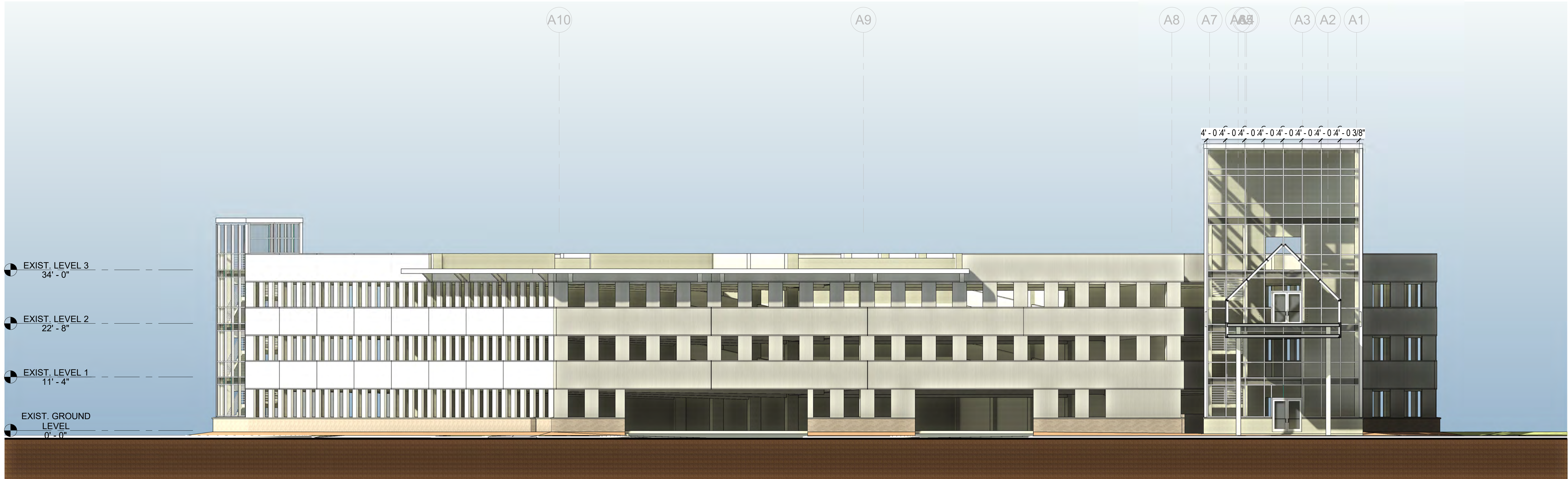
EAST ELEVATION - EXISTING



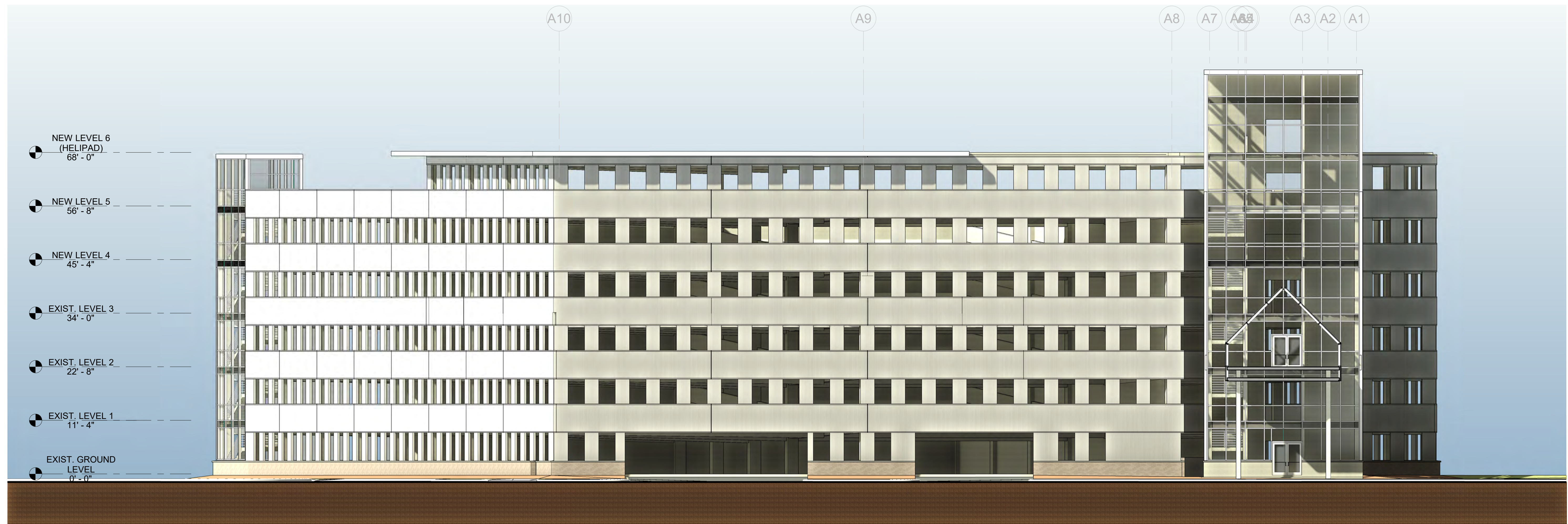
EAST ELEVATION - WITH FUTURE VERTICAL ADDITION

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

NORTH BUILDING ELEVATIONS



NORTH ELEVATION - EXISTING

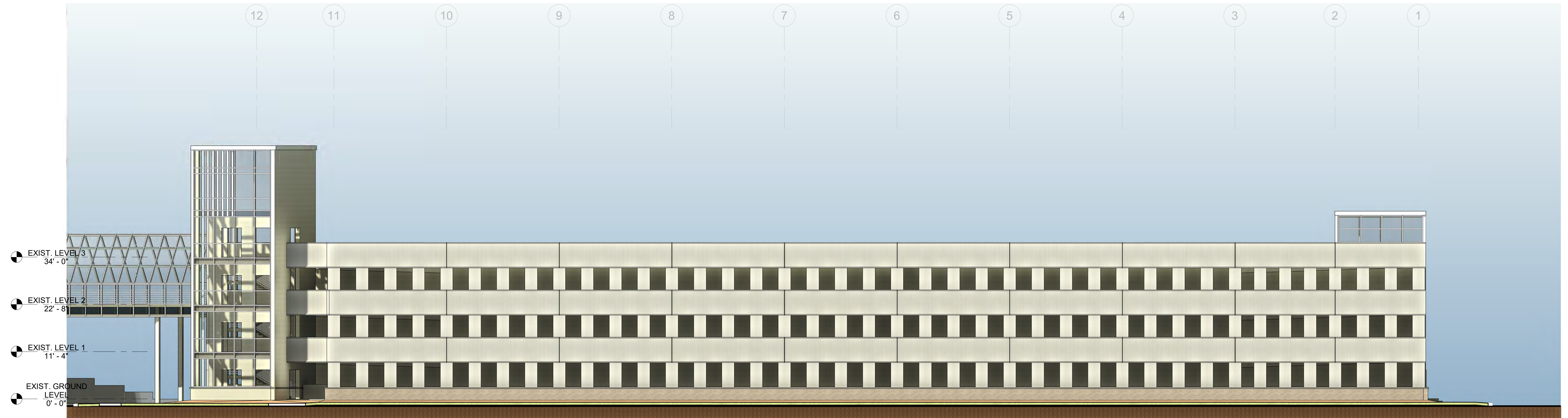


NORTH ELEVATION - WITH FUTURE VERTICAL ADDITION

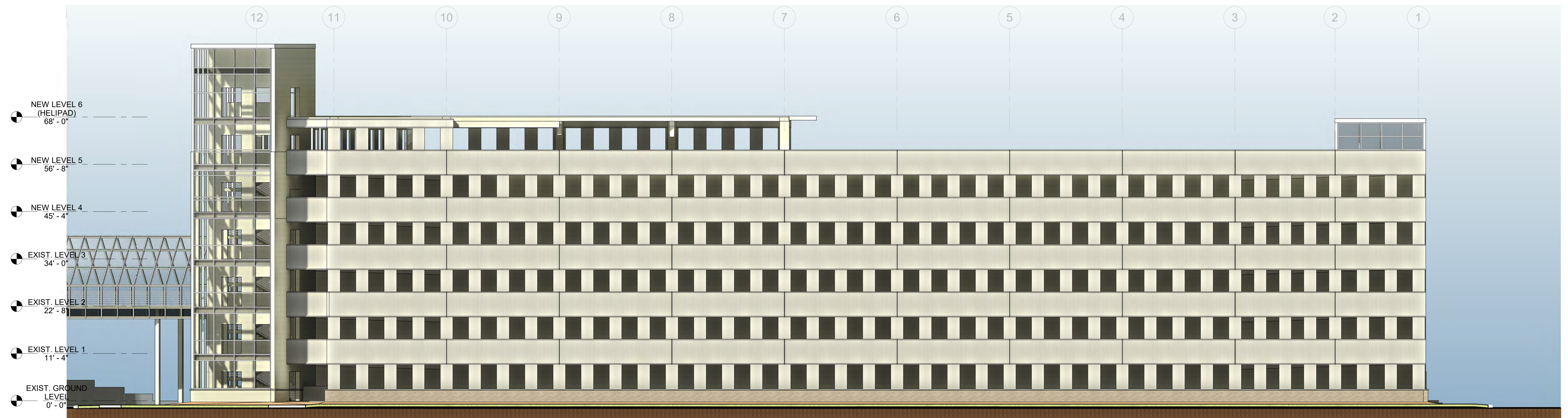
0 4' 8' 12' 20'

SCALE: $\frac{3}{32}" = 1'-0"$

WEST BUILDING ELEVATIONS



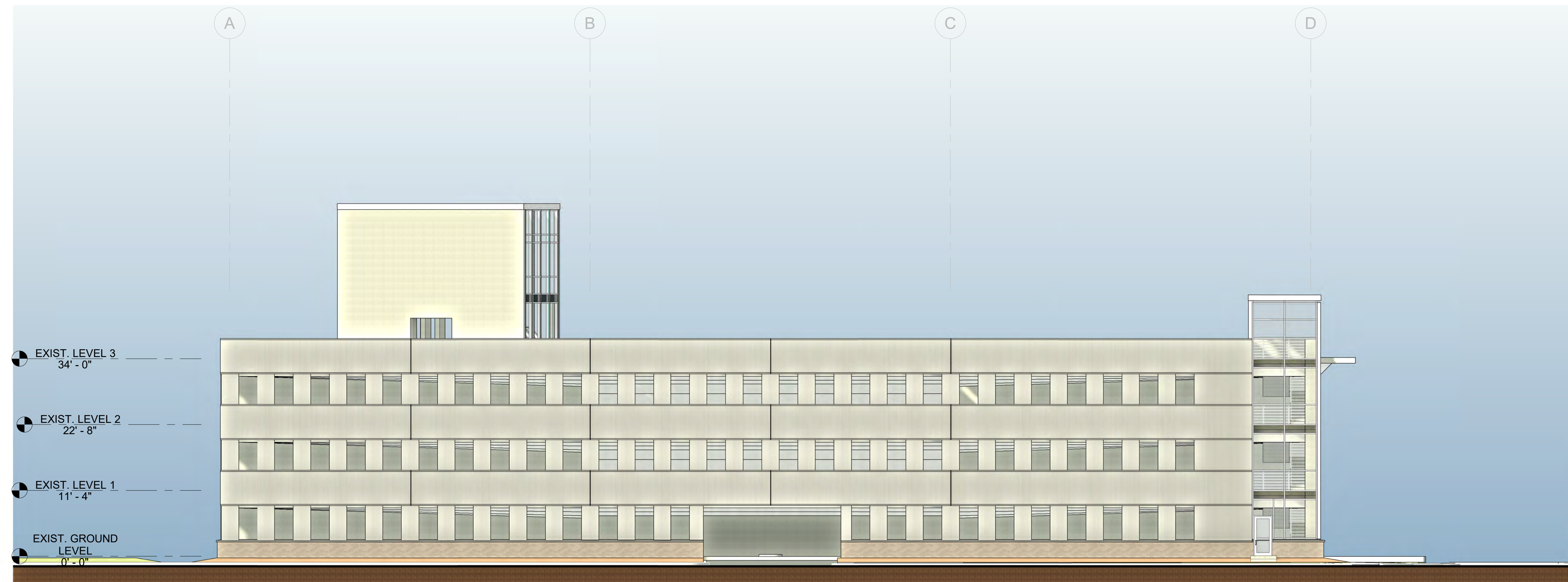
WEST ELEVATION - EXISTING



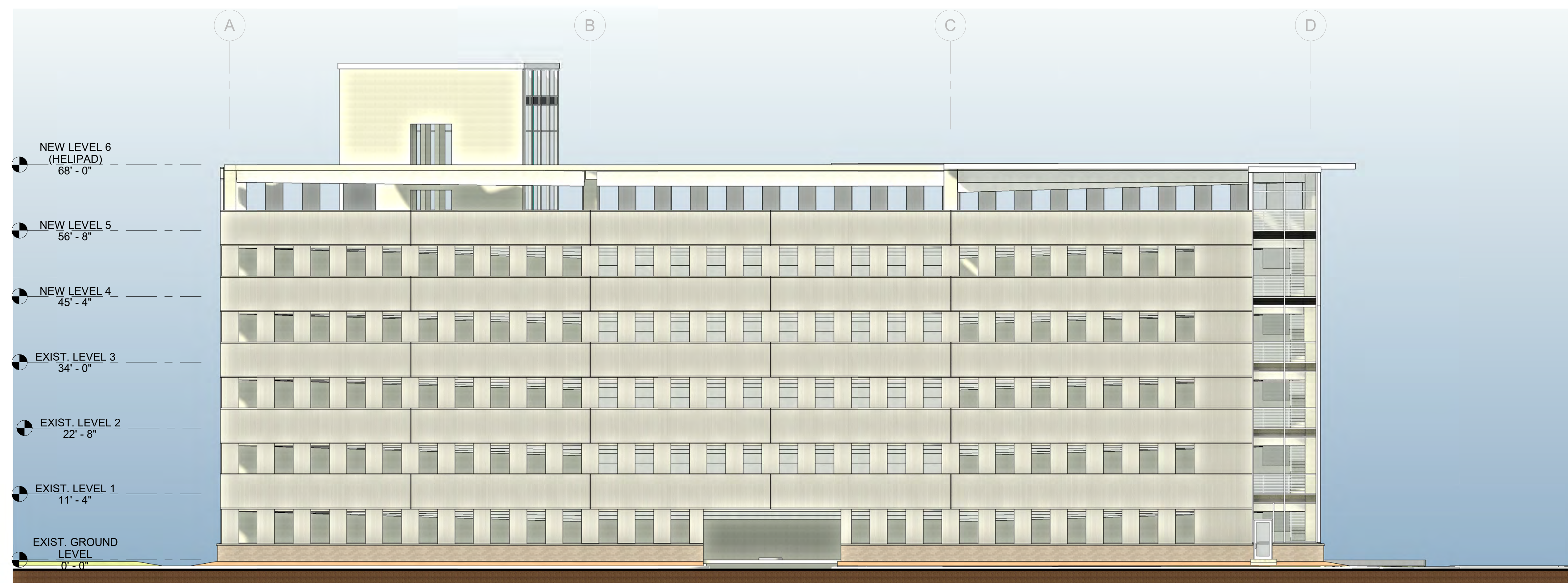
WEST ELEVATION WITH FUTURE VERTICAL ADDITION

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



