



To: Dustin Anderson, Town Manager

From: Tom Vander Woude, Planning Director

Date: April 14, 2023

Re: Consideration of an ordinance rezoning the property at 800 MacArthur Boulevard to a Special District - Planned Unit Development district

The purpose of this memo is to request Town Council consideration of an ordinance rezoning the property at 800 MacArthur Boulevard to a Special District - Planned Unit Development district (PUD). The ordinance will permit the addition of two stories of parking and a heliport deck to an existing 3-story parking garage located on the property.

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.

Rezoning property to a PUD is a zoning amendment and must be presented at a public hearing to the Plan Commission. The Plan Commission is required to forward a favorable, unfavorable, or no recommendation for approval to the Town Council.

Representatives of the applicant appeared before the Plan Commission at a public hearing on March 14, 2023. No remonstrances were heard. At the conclusion of the public hearing, the Plan Commission voted 6 to 0 to forward a favorable recommendation for approval to the Town Council.

A detailed development plan for the proposed project was approved by the Plan Commission on March 14, 2023, contingent upon Town Council adoption of this PUD amendment.

The Town Council must now take final action to adopt, reject, or amend the proposal. A rejection or amendment to the proposal requires further consideration by the Plan Commission.

Additional details regarding the proposal are provided in the attached Plan Commission staff report.

Recommendation

The Plan Commission recommends the following:

Approval of Ordinance 1901 Rezoning the property at 800 MacArthur Boulevard to an SD-PUD district in accordance with plans submitted under PC Docket 23-001.

Attachments

1. Ordinance 1901
2. Exhibit A: Munster Community Hospital Parking Structure Addition prepared by Desman Design Management dated 01.16.2023
3. PC Docket No. 23-001 Staff Report dated March 14, 2023
4. PC Docket No. 23-001 findings of fact
5. PC Docket No. 23-001 Certification of Decision
6. Plan Commission minutes of March 14, 2023