



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 28, 2026

Case Number: 2026-APP-009
Property Address: 8401 Harcourt Road (approximate address)
Location: Washington Township, Council District #2
Petitioner: St. Vincent Hospital and Health Care Center Inc., by Joseph D. Calderon
Current Zoning: HD-1
Request: Hospital District-One Approval to provide for the replacement of existing common areas with a new therapeutic garden and outdoor amenities.
Current Land Use: Medical Uses
Staff Recommendations: Approval
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The subject property (parcel numbers 8050282 and 8050705) comprise 17.03 acres and are located within the Ascension St. Vincent campus near 86th Street within Washington Township. The subject parcels have vehicle access from Harcourt Road to the west. They are currently improved with two primary structures (the northern of which focuses on mental health and stress relief) as well as accessory parking areas, a basketball court, and a grade-level helipad.

Surrounding land uses are also related to medical services, although the southeastern portion of the site borders residential development zoned D-3. A multistory parking garage was recently constructed to the west of the site, on the other side of Harcourt Road. These areas are predominantly zoned HD-1 to allow for hospital uses.



HOSPITAL DISTRICT APPROVAL

The HD-1 (Hospital District One) zoning category is designed to permit and facilitate the development, expansions, and modernization of a major hospital complex. Since this is a Development Plan District, uses and site/development plans are subject to approval by the Metropolitan Development Commission.

Approval of this petition would allow for the construction of a new therapeutic garden and related outdoor amenities, per the filed site/landscape plan and aerial renderings below. These facilities would have an area of approximately 19,000 square feet and would be located to the south of the existing stress center. The improvements would not impact the existing small support outbuilding (beyond placement of decorative ‘dots’ on the northern façade), or to the helipad or large tree just to the south of the stress center. However, it would replace the half-court basketball area with a recreational facility of similar size just to the southwest. Plans indicate separate areas set aside for group gatherings, 1:1 relaxation, and activity, as well as the placement of new walkways, covered areas, and landscaping.

STAFF ANALYSIS

Findings of Fact provided by the applicant note that this expansion would complement the existing medical use of the stress center, would not contradict the Comprehensive Plan (which recommends the site for Regional Special Uses such as a large hospital complex), and would not result in any negative impacts for site drainage, parking, or pedestrian connectivity. Staff agrees with these Findings and recommends **approval** of this petition.

GENERAL INFORMATION

Existing Zoning	HD-1	
Existing Land Use	Medical Uses	
Comprehensive Plan	Regional Special Use	
Surrounding Context	Zoning	Land Use
	North:	HD-1 / HD-2 Medical
	South:	HD-2 Medical
	East:	HD-2 / D-3 Medical / Residential
	West:	HD-1 Medical
Thoroughfare Plan		
Harcourt Road	Primary Collector	68-foot proposed right-of-way and 130-foot existing right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	April 27, 2026	
Site Plan (Amended)	N/A	
Elevations	April 27, 2026	

Elevations (Amended)	N/A
Landscape Plan	April 27, 2026
Findings of Fact	April 27, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Regional Special Use development of the site. The Regional Special Use is a non-typology land use, which is a stand-alone land use mapped outside of the typology system due to its scale or the nature of its use. This category provides for public, semi-public and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are large-scale, generally stable institutional uses such as cemeteries, hospitals, universities, high schools, government complexes, large museums, the Indiana State Fairgrounds, and the Indianapolis Motor Speedway. Long Range Planning staff should provide guidance regarding any property use changes in this typology.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

- Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

ZONING HISTORY

Zoning History – Site (Last 20 Years)

2024APP009, Hospital District One Approval and Hospital District Two Approval to provide for updated campus-wide wayfinding signage, **approved**.

2020APP017, Hospital District One Approval to provide for wall signs, **approved**.

2019APP016, Hospital District One Approval to provide for an addition to an existing hospital, with additional parking, signs, landscaping and other site layout improvements, **approved**.

2019APP015, Hospital District-One and Hospital District-Two Approval to provide for a sign program for a hospital campus, **approved**.

2010APP016, Hospital District One approval to provide for a 5.53-foot tall, 19.83-foot freestanding sign, **approved**.

2010APP014, Hospital District One approval to provide for ten additional parking spaces, **approved**.

2007APP113, Hospital District One approval to provide for a daycare facility in an existing 17,518-square foot portion of an existing building, to serve the hospital campus, **approved**.

2007APP039, Hospital District One approval to provide for a 4465 square-foot building addition to an existing 6440 square-foot administration building, **approved**.

2007APP019, Hospital District One approval to provide for a 2-story, 25,000-square foot building addition to an existing 49,640-square foot medical building, **approved**.

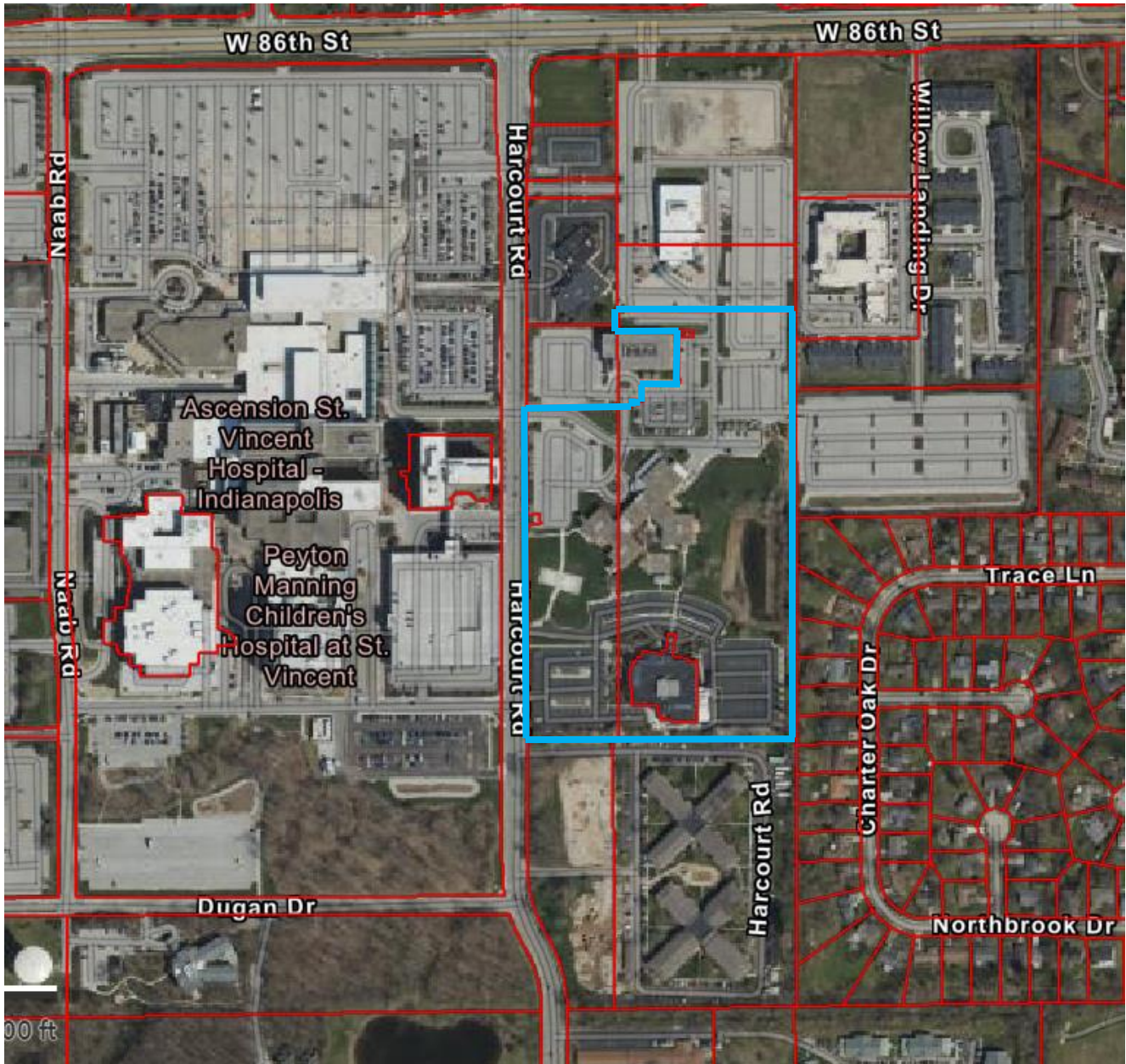
Zoning History – Vicinity

2024CAP847 ; 2001 West 86th Street (northwest of site), Hospital District One Approval to provide for building identification and wayfinding signage for the Brain and Spine medical facility, **approved**.

2024CAP840 ; 2001 West 86th Street (west of site), Hospital District One Approval to provide for wayfinding signage for the Women’s and Infants medical facility, **approved**.

EXHIBITS

2026APP009 ; Aerial Map



2026APP009 ; Site/Landscape Plan



PLANTING LEGEND	
	MATURE TREE
	MEDIUM TREE
	SMALL TREE
	SHRUB
	PLANTING AREA

GENERAL NOTES

1. THE LANDSCAPE ARCHITECT HAS CONDUCTED VISUAL ANALYSIS OF THE PROPOSED DEVELOPMENT AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY BE SIGNIFICANT. THESE AREAS ARE SHOWN ON THE ATTACHED VISUAL ANALYSIS MAP.
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PLAN NOTES

1. SEE GENERAL NOTES FOR MORE INFORMATION.
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2026APP009 ; Renderings/Aerial Overviews



2026APP009 ; Project Narrative

This project replaces and fenced enclosure and sports court with an enhanced outdoor therapeutic garden at the 8401 HARCOURT RD Ascension Saint Vincent Stress Center. The space features walks, landscaping, overhead shelter, seating and additional amenities as described in the attached rendering package. The space will be used by patients under direct 1:1 supervision of staff and patients considered high-risk will not access the garden apart from window views. The fence encloses roughly 19,000 square feet of project area creating a comfortable oasis for garden users.

2026APP009 ; Findings of Fact

A. Has been designed to create a superior land development plan, in conformity with the Comprehensive Plan because:

the proposed improvements soften and compliment the existing building, which is used as an ancillary part of the Ascension St. Vincent hospital campus, all of which is consistent with the comprehensive plan designation of Regional Special Use.

B. Creates and maintains a desirable, efficient and economical use of land with high functional and aesthetic value, attractiveness and compatibility of land uses, within the development plan district and with adjacent uses because:

the proposed improvements reimagine existing space, and will provide functional space for those staying at the facility in an aesthetically pleasing and therapeutic environment.

C. Provides sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities because:

the improvements do not take away any access to the facility or affect sidewalks or parking.

D. Integrates a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads because:

the improvements do not take away any access to the facility or affect the surrounding transportation network.

E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner because:

the addition of the therapeutic garden and related improvements promotes appropriate sanitary drainage, and does not impose any burden on sanitation or public utilities.

F. Allocates adequate sites for all uses proposed, - the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan, because:

the proposed improvements replace certain existing improvements, and will provide an aesthetically pleasing and functional area which is absolutely appropriate for the existing facility.

G. Provides pedestrian accessibility and connectivity, which may be paths, trails, sidewalks (if sidewalks are required to be installed, the Administrator or the Commission must be guided by provisions of Section 744-304 for the installation of sidewalks), or combination thereof; provides pedestrian accessibility to available public transit; and provides sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions because:

the proposed improvements are all internal to the site, but do not impact the existing sidewalk network.

2026APP009 ; Photographs



Photo 1: Proposed Garden Location Viewed from South



Photo 2: Proposed Garden Location Viewed from Southwest

2026APP009 ; Photographs (continued)



Photo 3: Subject Site Viewed from East



Photo 4: Existing Basketball Court

2026APP009 ; Photographs (continued)



Photo 5: Existing Courtyard



Photo 6: Existing Building and Parking Area to South of Proposed Garden

2026APP009 ; Photographs (continued)



Photo 7: Adjacent Property to West



Photo 8: Adjacent Property to East