

## STAFF REPORT

### Department of Metropolitan Development Division of Planning Current Planning Section

**Case Number:** 2023-APP-002  
**Address:** 8501 Harcourt Road (approximate address)  
**Location:** Washington Township, Council District #1  
**Zoning:** HD-1  
**Petitioner:** 8501 Harcourt ICJV, LLC, by Amber Swanner  
**Request:** Hospital District One Approval to provide for one wall sign.

The Hearing Examiner acknowledged the automatic continuance filed by a registered neighborhood organization that continued this petition from the March 23, 2023 hearing to the April 27, 2023 hearing.

### **RECOMMENDATIONS**

Staff **recommends approval** of the request, subject to compliance with the site plans, file-dated February 21, 2023, and sign elevations file-dated February 17, 2023.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE ISSUES**

- ◇ This 0.84-acre site, zoned HD-1, is developed with a medical office building and surrounded by a parking lot to the north and south; zoned HD-1; a parking lot to the east, zoned HD-2; and a parking lot to the west, across Harcourt Road; zoned HD-1.

#### **HOSPITAL DISTRICT ONE APPROVAL**

- ◇ The Ordinance classifies Hospital District One and Two as Development Plan Districts. “No use, building or structure shall hereafter be established, constructed or used on any land in a Development Plan district for any purpose, until a Site and Development Plan for such land, including the proposed use or uses, has been filed with and approved by the Commission in accordance with this zoning ordinance.”
- ◇ “The Commission may consider and act upon any such proposed use and Site and Development Plan, approve the same in whole or in part, and impose additional development standards, requirements, conditions, or commitments thereon at any public hearing of the Commission.”

(Continued)

## **STAFF REPORT 2023-APP-002 (Continued)**

- ◇ Land in the development plan districts is subject to the following site and development requirements. In review of the proposed Site and Development Plan, the Commission must assess whether the Site and Development Plan, proposed use, buildings and structures must:
  - a. Be so designed as to create a superior land development plan, in conformity with the Comprehensive Plan;
  - b. Create and maintain 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;
  - c. Provide sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities;
  - d. Integrate a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads;
  - e. Provide adequately for sanitation, drainage and public utilities in a sustainable, low-impact manner;
  - f. Allocate 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; and
  - g. Provide pedestrian accessibility and connectivity, which may be paths, trails, sidewalks, or combination thereof. Pedestrian accessibility to available public transit must be provided. Sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions must be provided. If sidewalks are required to be installed, the Administrator or the Commission must be guided by the provisions of Section 744-304 for the installation of sidewalks.
- ◇ The Site and Development Plan must include layout and elevation plans for all proposed buildings and structures, and must indicate:
  - a. Proposed uses, buildings and structures.
  - b. All existing uses, buildings and structures, in addition to any proposed to be demolished.
  - c. Proposed buildings and structures and the use of each.
  - d. Elevations of all sides of each building.
  - e. Zoning and existing land uses of adjacent properties.
  - f. Off-street vehicle and bicycle parking layouts with summary table of the number of required off-street parking, loading, and stacking spaces.
- ◇ This request would provide for Hospital District One approval to provide for a building wall sign.
- ◇ As proposed, sign would be 47.47 feet by 3.542 feet (approximately 169 square feet) consisting of face lit channel letters mounted on the north façade of the existing building.

(Continued)

## **STAFF REPORT 2023-APP-002 (Continued)**

- ◇ The sign would be included in an updated sign program for the medical services located within the existing building. Only a face change was made on the other existing signs, but this sign would be an additional proposed sign for the north façade of the existing building.
- ◇ Staff believes the sign would be consistent and compatible with the existing signage throughout the hospital campus and surrounding areas, be unobtrusive and provide appropriate way finding identification of this medical office.

## **GENERAL INFORMATION**

### EXISTING ZONING AND LAND USE

HD-1

Parking garage / parking lots

### SURROUNDING ZONING AND LAND USE

North - HD-1

Medical offices

South - HD-1

Undergoing construction

East - HD-2

Medical offices

West - HD-1

Hospital

### COMPREHENSIVE LAND USE PLAN

The Comprehensive Plan for Washington Township (2005) recommends regional special use typology.

### THOROUGHFARE PLAN

This portion of Harcourt Road is designated in the Marion County Thoroughfare Plan as a primary collector, with an existing 70-foot right-of-way and a proposed 80-foot right-of-way.

### CONTEXT AREA

This site is located within the metro context area.

### OVERLAY

There is no overlay for this site.

### SITE PLANS

File-dated February 21, 2023

### SIGN ELEVATIONS

File-dated February 21, 2023

### FINDINGS OF FACT

File-dated February 17, 2023

(Continued)

## **STAFF REPORT 2023-APP-002 (Continued)**

### **ZONING HISTORY**

**2022-APP-008; 8501 Harcourt Road**, requested Hospital District-One Approval to provide for a sign package related to a new parking garage and four parking lots, **approved**.

**2021-APP-012; 2001 West 86<sup>th</sup> Street**, requested Hospital District-One Approval to provide for the replacement of a parking garage with a new parking garage, with eight projecting blade signs, surface parking, landscaping and miscellaneous site modifications, **approved**.

**2021-APP-007; 2001 West 86<sup>th</sup> Street**, requested Hospital District-One Approval to provide for parking lots with 586 parking spaces, with on-site detention and landscaping, **approved**.

**2021-APP-006; 8401 Harcourt Road**, requested Hospital District-Two Approval to provide for the expansion of an existing parking lot with 474 parking spaces, on-site detention and landscaping, **approved**.

**2020-APP-017; 8301 Harcourt Lane**, requested Hospital District One Approval to provide for wall signs, **approved**.

**2019-APP-016; 8301 and 8401 Harcourt Road**, requested Hospital District One Approval to provide for an addition to an existing hospital, with additional parking, signs, landscaping and other site layout improvements, **approved**.

**2010-APP-014; 8401 Harcourt Road**, requested Hospital District One approval to provide for ten additional parking spaces, **approved**.

**2007-APP-019; 8401 Harcourt Road**, requested Hospital District One approval to provide for a 25,000-square foot, two-story addition to an existing 49,640-square foot medical office building, **approved**.

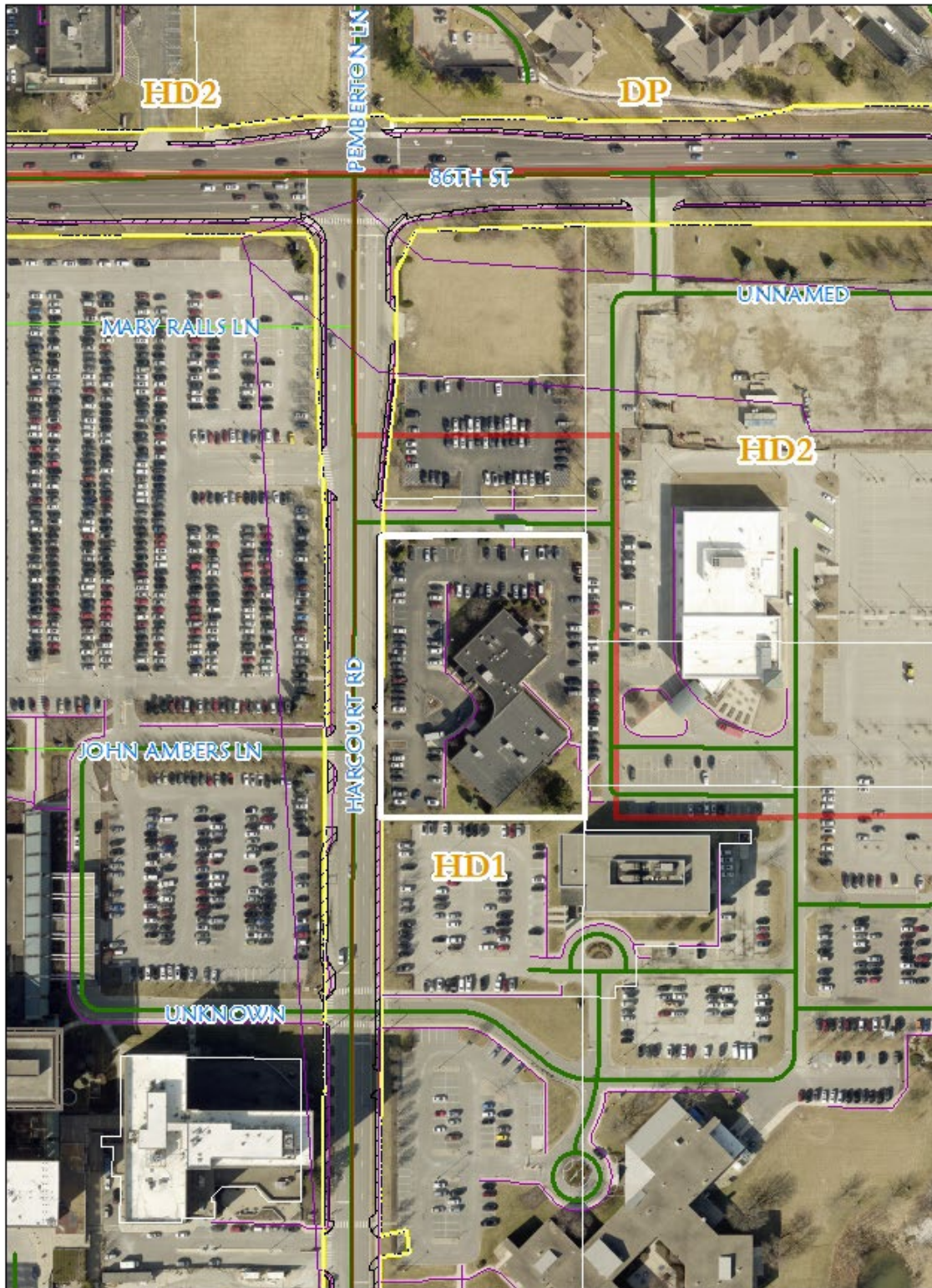
**2007-APP-113; 1801 West 86<sup>th</sup> Street and 8401 Harcourt Road (east of site)**, requested Hospital District-One Approval to provide for a daycare facility, **approved**.

**2007-APP-039; 8401 Harcourt Road (west of site)**, requested Hospital District-One Approval to provide for a building addition, **approved**.

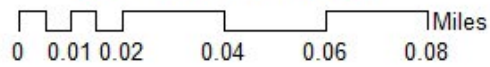
**2002-APP-004; 8401 Harcourt Road (west of site)**, requested Hospital District-Two Approval to reconfigure and expand a parking lot resulting in 143 new spaces and six RV spaces, **approved**.

kb

\*\*\*\*\*



8501 Harcourt Road





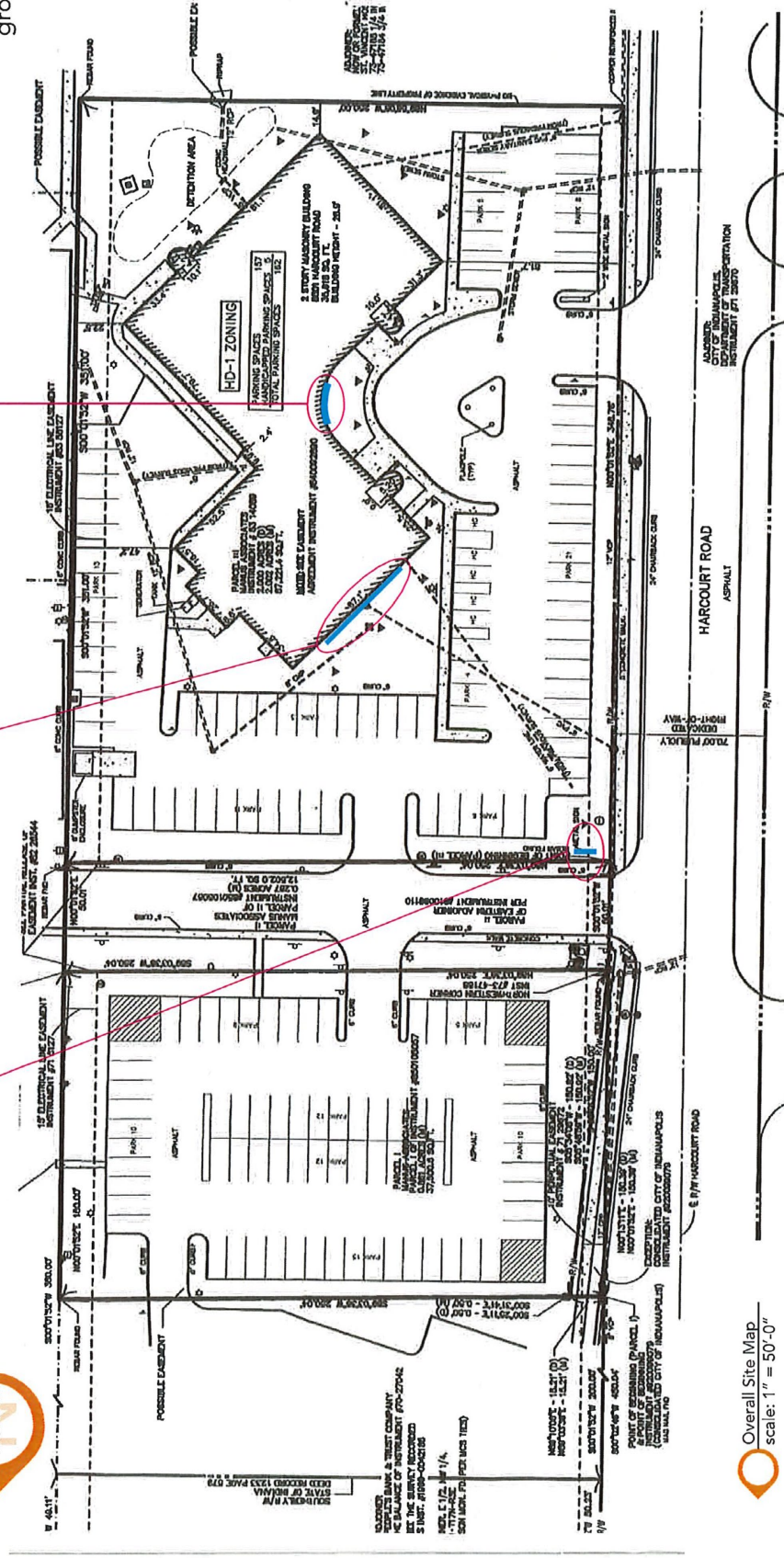
# Indiana Hand to Shoulder Center - Exterior Channel Letters and Monument Sign



Existing Monument Sign

Proposed Channel Letters

Existing Building Letters



Overall Site Map  
Scale: 1" = 50'-0"

File Path: Clients/Indiana Hand to Shoulder Center/SO8580 - Exterior Channel Letters and Monument Sign/Design/Exterior Channel Letters and Monument Sign.ai

© Copyright 2023 Eye 4 Group, LLC.

The illustrations and concepts of signage and related graphic design(s) presented within this packet are the property of Eye 4 Group, LLC. Unless other arrangements have been made in advance, in writing.

Colors, Finishes and Materials

The color that appear within this document are created electronically using the latest in computerized design software. You will be asked to approve the actual paint and vinyl samples prior to the start of fabrication and/or install.

Fabrication per UL/NEC 600

All electrical signage is fabricated per UL/NEC 600 standards. Customer (who is purchasing) is responsible for the electricians fees including parts/abor for hook up of the sign.

Site Survey and Verification

The proposed signage in this packet will most likely require a new sign/site survey prior to fabrication. Production will begin only after the permit is issued/approved by the municipality.

Petition Number \_\_\_\_\_

**METROPOLITAN DEVELOPMENT COMMISSION  
OF MARION COUNTY, INDIANA  
PETITION FOR UNIVERSITY QUARTER ONE/TWO APPROVAL  
PETITION FOR PARK DISTRICT ONE/TWO APPROVAL  
PETITION FOR HOSPITAL DISTRICT ONE/TWO APPROVAL**

**FINDINGS OF FACT**

The Metropolitan Development Commission finds that the site and development plan file-dated 2/14/23,  
20\_\_\_\_

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

it provides regulations for signage to follow for this property.

---

---

---

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:

it would follow the same sign regulations as other commercial districts in Indianapolis.

---

---

---

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

it would not affect the multi-modal access as this petitioner is only petitioning for signage regulations.

---

---

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

this petition does not affect the multi-modal transportation network, but will provide guidelines for signage that will help  
with identification of the property.

---

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

this is not applicable to this petition.

---

---

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:

this petition proposes to follow the same guidelines as other commercial districts, which will regulate the design, character, setback distances, etc of signage for the property.

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:

this petition does not affect paths, trails or sidewalks, but proposes regulations for signage that would be helpful to pedestrians using nearby paths, trails and sidewalks.

#### DECISION

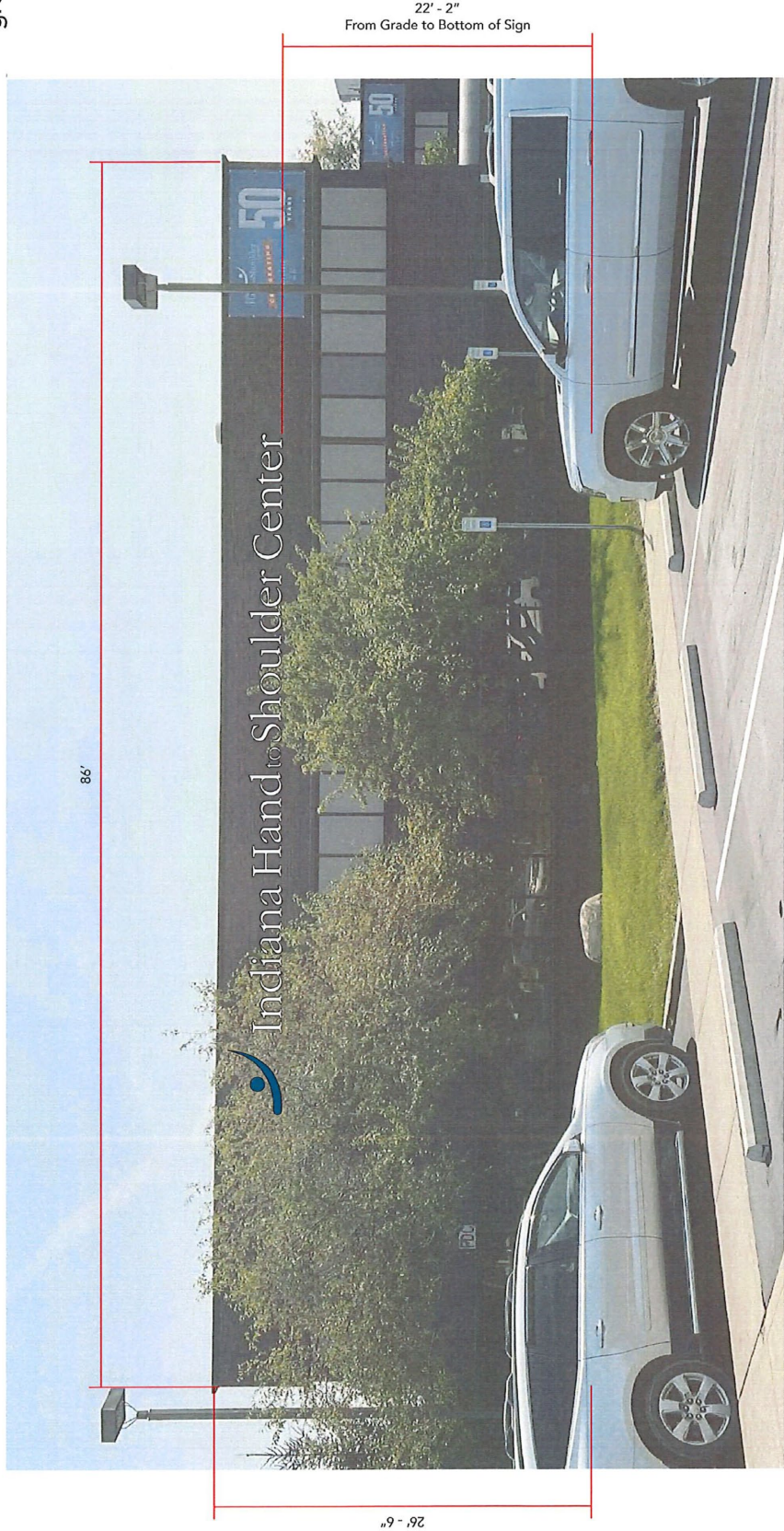
IT IS THEREFORE the decision of this body that this APPROVAL petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
Commission President/ Secretary



Indiana Hand to Shoulder Center - Exterior Channel Letters and Monument Sign



File Path: Clients/Indiana Hand to Shoulder Center/SO9580 - Exterior Channel Letters and Monument Sign/Design/Exterior Channel Letters and Monument Sign.ai

© Copyright 2023 Eye 4 Group, LLC.  
The illustrations and concepts of signage and related graphic design(s) presented within this packet are the property of Eye 4 Group, LLC, unless other arrangements have been made in advance, in writing.

**Colors, Finishes and Materials**  
The colors that appear within this document are created electronically using the latest in computerized design software. You will be asked to approve the actual paint and vinyl samples prior to the start of fabrication and/or install.

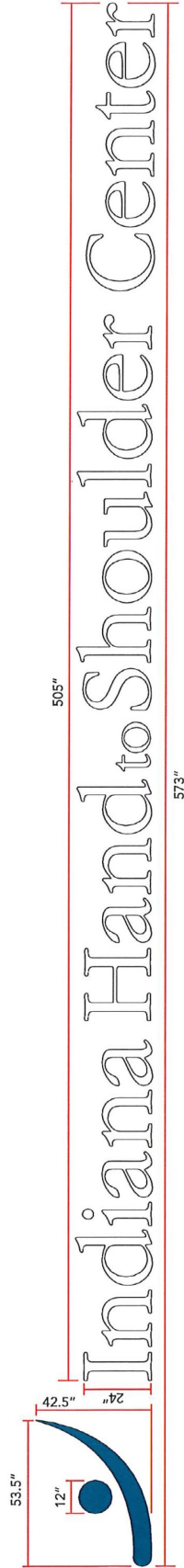
**Fabrication per UL/NEC 600**  
All electrical signage is fabricated per UL/NEC 600 standards. Customer (who is purchasing) is responsible for the electricians fees including parts/labor for hook up of the sign.

**Site Survey and Verification**  
The proposed signage in this packet will most likely require a new sign/site survey prior to fabrication. Production will begin only after the permit is issued/approved by the municipality.

Indiana Hand to Shoulder Center - Exterior Channel Letters and Monument Sign



Item: Face Lit Channel Letters  
Qty: 1 - 573"x42.5"  
Custom Face Lit Channel Letters with 3" Black Returns & Blue Translucent Vinyl on Logo  
Mounted to Building Face



File Path: Clients/Indiana Hand to Shoulder Center/SO8580 - Exterior Channel Letters and Monument Sign/Design/Exterior Channel Letters and Monument Sign.ai

<p>© Copyright 2023 Eye 4 Group, LLC. The illustrations and concepts of signage and related graphic design(s) presented within this packet are the property of Eye 4 Group, LLC, unless other arrangements have been made in advance, in writing.</p>	<p>Colors, Finishes and Materials The colors that appear within this document are created electronically using the latest in computerized design software. You will be asked to approve the actual paint and vinyl samples prior to the start of fabrication and/or install.</p>	<p>Fabrication per UL/NEC 600 All electrical signage is fabricated per UL/NEC 600 standards. Customer (who is purchasing) is responsible for the electricians fees including parts/labor for hook up of the sign.</p>	<p>Site Survey and Verification The proposed signage in this packet will most likely require a new sign/site survey prior to fabrication. Production will begin only after the permit is issued/approved by the municipality.</p>
---	--	---	---





View looking south along Harcourt Road



View looking north along western façade of building





View of site looking east across Harcourt Road



View of north building facade looking southeast across Harcourt Road





View of north building façade looking southeast across Harcourt Road