

## STAFF REPORT

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

**Case Number:** 2023-DV3-017  
**Address:** 1700 West 10<sup>th</sup> Street (*Approximate Address*)  
**Location:** Center Township, Council District #11  
**Petitioner:** Kindred Hospital Limited Partnership, by Ed Williams  
**Request:** Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of two illuminated pylon signs within 600 feet of a protected district (not permitted, one pylon sign permitted along frontages of less than 500 feet).

### ADDENDUM FOR JUNE 20, 2023, BOARD OF ZONING APPEALS, DIVISION THREE

This petition was continued, by request of the petitioner, from the May 23, 2023, hearing, to the June 20, 2023, hearing. On June 6, 2023, the petitioner submitted a revised sign elevation indicating that the proposed signs would be eight feet in height, matching the staff recommendation. Therefore, staff **recommends approval** of this request.

### RECOMMENDATIONS

Staff **recommends approval** of the variance request, if the height of the proposed signs would be reduced to no taller than eight feet. Any freestanding sign over eight feet in height would necessitate a **continuance to June 20, 2023**, and an amended petition due to the restriction on pylon sign height that is specific to sites within the Regional Center.

### SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

#### LAND USE

##### EXISTING ZONING AND LAND USE

SU-6 / D-5 (RC)	Compact	Hospital facility, with surface parking lots
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##### SURROUNDING ZONING AND LAND USE

North	-	C-S (RC)	Multi-family dwellings / hotel
South	-	CBD-S (RC)	Multi-family dwellings
East	-	D-5 (RC)	White River
West	-	D-5 / SU-1 (RC)	Vacant commercial/single-family dwellings/churches

COMPREHENSIVE PLAN	The Comprehensive Plan recommends the site for special use development.
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## **STAFF REPORT 2023-DV3-017 (Continued)**

### **REGIONAL CENTER APPROVAL**

- ◇ The site is located within the Regional Center overlay district. Design of all new construction, sidewalk cafes, and signage in the Regional Center overlay district is subject to the approval of the Administrator of the Division of Planning. Along with this variance petition, a Regional Center Approval petition was filed for the proposed signs, through 2023-REG-030. The Regional Center Approval petition is subject to the grant of this petition.

### **REQUEST**

- ◇ This request seeks to permit two, eleven-foot-tall pylon signs within 600 feet of a protected district. As noted above, pylon signs within the Regional Center are limited to eight feet in height. That particular variance was not requested, therefore, this petition would need to be continued, with notice to the June 20, 2023, hearing, if the petitioner moves forward with the submitted filing.

### **VARIANCES**

- ◇ The site is mostly zoned SU-6, for an acute care hospital. The far western portion of the site, however, is zoned D-5. This portion of the site is unimproved and is likely an area that the property owner purchased and did not pursue rezoning this portion. Aerial photography from 1993 shows that there were seven dwellings in this area, fronting Miley Avenue.
- ◇ Freestanding pylon signs are limited to one per street frontage, if less than 500 feet of street frontage and at least 600 feet from protected districts. The proposed location of the western-most sign, at the entrance to a surface parking lot along 10<sup>th</sup> Street, would be approximately 140 feet to the unimproved protected district. The second sign, at the southeast portion of the site, and near a railroad track, and fronting 10<sup>th</sup> Street, would be approximately 490 feet from the unimproved protected district.
- ◇ This site already has freestanding signs at these locations. Both would be considered monument signs because they are no taller than five feet in height. The proposed signs would replace these signs and would be eleven feet in height, which would be a permitted height if not within the Regional Center. Freestanding pylon signs are a permitted sign type in the Regional Center; however, the Ordinance limits these signs to eight feet in height, due to the inherent urban characteristics of sites within the Regional Center.
- ◇ The signs would each front 10<sup>th</sup> Street, which is a very wide right-of-way, due to the angle of the bridge of the street over White River. Additionally, an active railroad track lies along the east boundary of the site, preventing significant pedestrian use from downtown to the site. As noted above, the protected district that is most affected is part of the subject site and unimproved. Finally, existing landscaping along the site's frontage with 10<sup>th</sup> Street is in excellent condition and in quantity of trees. Therefore, the grant of this variance would not negatively affect the adjacent properties in a substantially adverse manner, if this variance would be granted, and if the signs are reduced to an overall height of eight feet.

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## **STAFF REPORT 2023-DV3-017 (Continued)**

### **GENERAL INFORMATION**

THOROUGHFARE PLAN	The Official Thoroughfare Plan for Marion County indicates that White River Parkway, West Drive is a primary arterial, with a 66-foot right-of-way existing and proposed. 10 <sup>th</sup> Street is a primary arterial, with an 88-foot right-of-way existing and proposed.
URBAN DESIGN GUIDELINES DISTRICT TYPOLOGY	The site is located within the Neighborhood Residential typology.
TRANSIT-ORIENTED DEVELOPMENT	The site is not located within a transit-oriented development area.
SITE PLAN	File-dated April 26, 2023
SIGN ELEVATIONS	File-dated June 6, 2023
FINDINGS OF FACT	File-dated April 26, 2023

### **ZONING HISTORY - SITE**

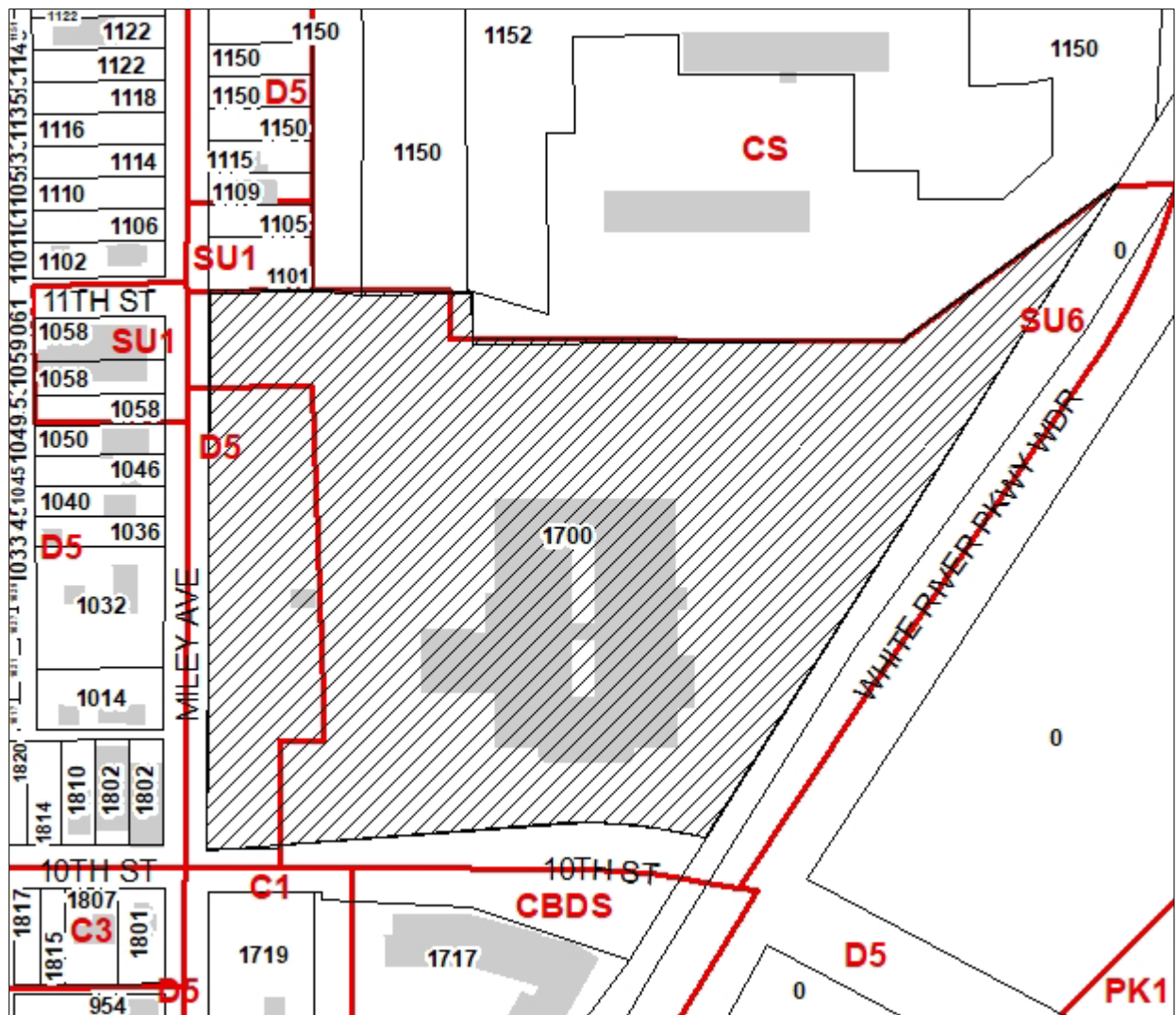
**2023-REG-030; 1700 West 10<sup>th</sup> Street**, requests Regional Center Approval to provide for a building sign and two freestanding signs, **pending**.

### **ZONING HISTORY - VICINITY**

None.

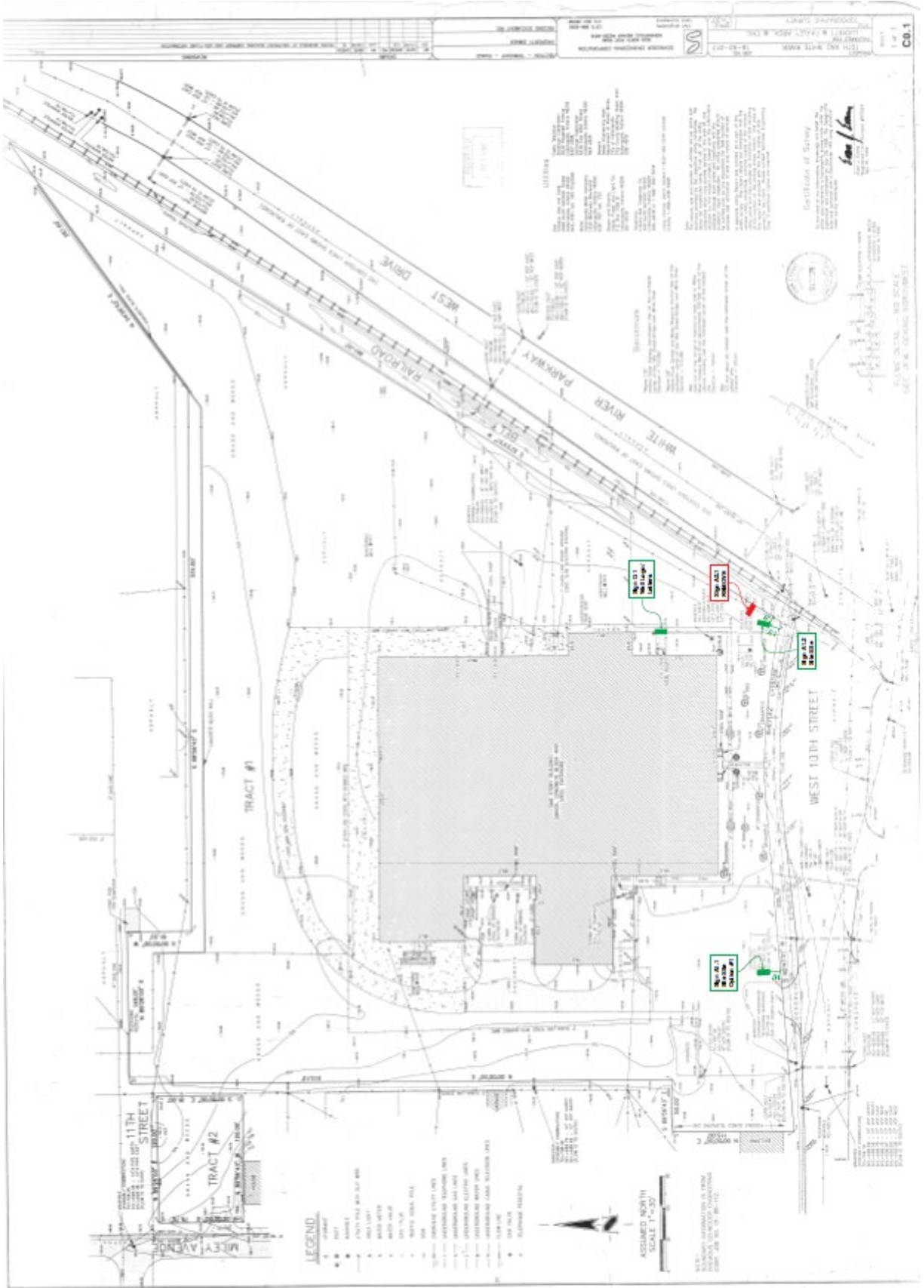
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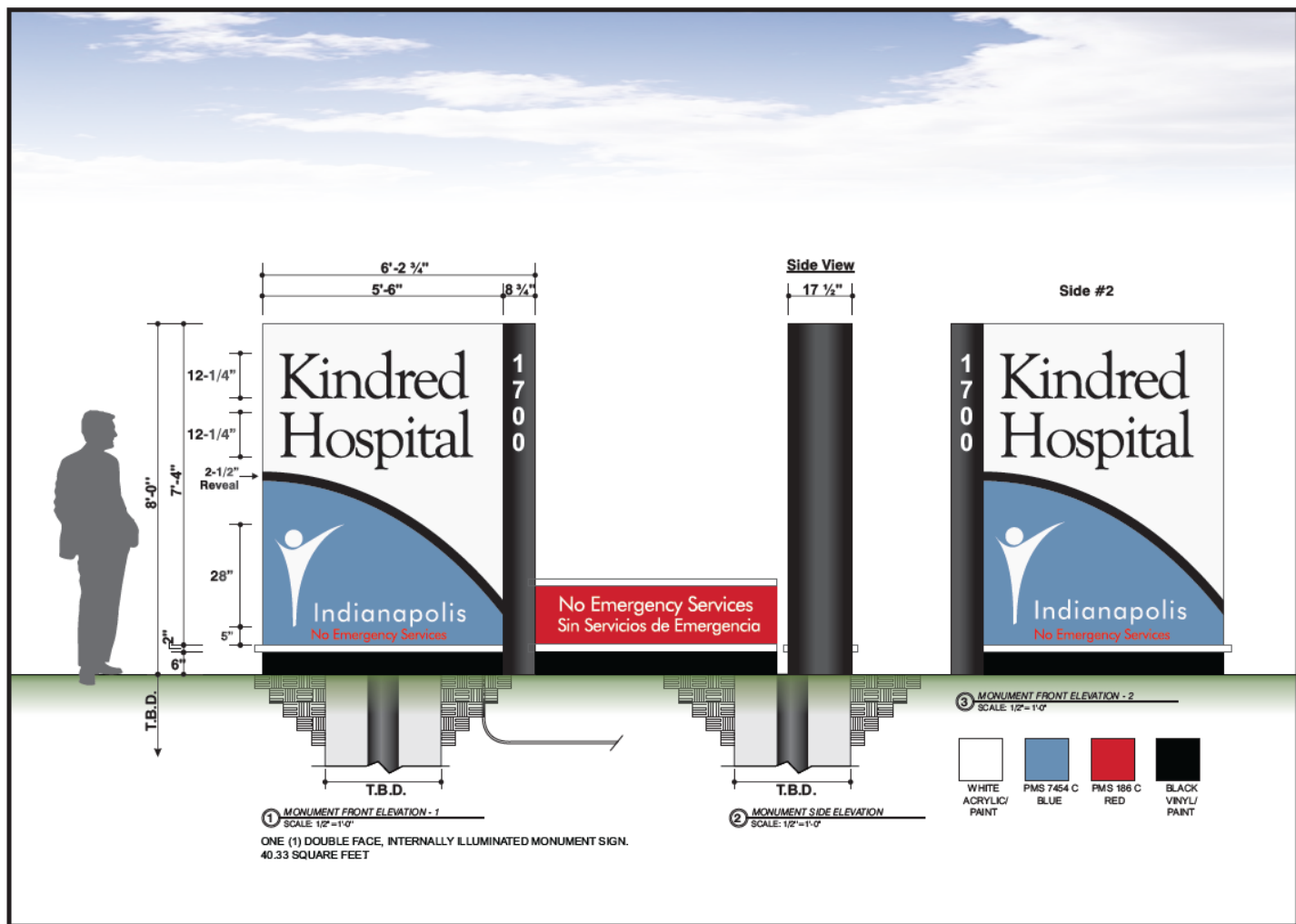
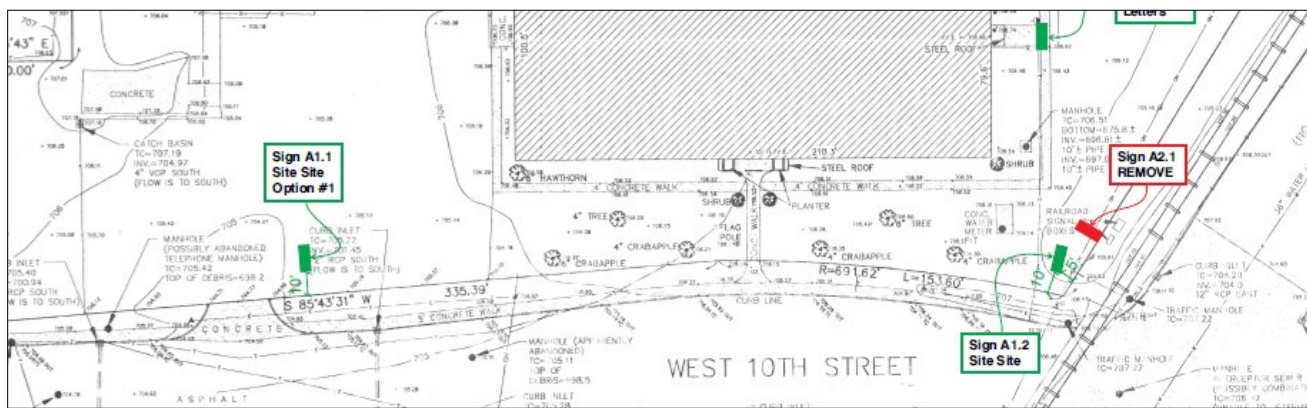


Zoning map of the site

# STAFF REPORT 2023-DV3-017 (Site Plan - Overall)



**STAFF REPORT 2023-DV3-017 (Site Plan – close view / Sign elevation - revised)**





**STAFF REPORT 2023-DV3-017 (Photos)**



View of the site (to the left), railroad track and White River Parkway, West Drive, from 10<sup>th</sup> Street looking north





View of the existing eastern-most sign from 10<sup>th</sup> Street





View of the existing building and landscaping along 10<sup>th</sup> Street





Views along 10<sup>th</sup> Street of the site and existing western-most sign





View of wester-most portion of the site, near Miley Avenue. This portion of the site is zoned D-5 (RC)