

## **STAFF REPORT**

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

**Case Number:** 2023-MO3-001  
**Address:** 720 Eskenazi Avenue (Approximate address)  
**Location:** Center Township, Council District # 16  
**Petitioner:** The Health and Hospital Corporation of Marion County, by Joseph D. Calderon  
**Request:** Modification of Commitment One of 2019-DV3-025, further modified by the approval of 2019-MO3-004, to allow for the permanent location of a sign located on the skybridge above Dr. Harvey Middleton Way.

### **RECOMMENDATIONS**

Staff **recommends approval** of the petition.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

### **HISTORY**

- ◇ Previously, this site obtained a temporary variance and Regional Center Approval for a banner to be placed on a skybridge within the campus of Eskenazi Hospital, through 2019-DV3-025 and 2019-REG-038, respectively, in July 2019.
- ◇ Staff requested that the variance term end within a relatively short period of time due to the sign advertising the renaming of a nearby building (off-site) rather than new construction. The staff believed that updated signage at the newly named building could provide adequate advertisement within a few months.
- ◇ The 2019-DV3-025 variance grant included one commitment, which stated that the sign be removed by December 31, 2019.

### **MODIFICATION REQUEST – 2019-MO3-004**

- ◇ In late 2019, the petitioner requested that the terms of this commitment be extended to April 30, 2020. That petition, 2019-MO3-004 was granted.
- ◇ The petitioner submitted information by a sign company that indicates that they advise “against removal of the window perf on the Eskenazi skywalk due to the temperatures below manufacturer’s recommended specifications for removal. Manufacturer’s specification for removal is above 60 degrees.” Staff did not object to this proposed modification because it is based on factual information.

(Continued)

## **STAFF REPORT 2023-MO3-001 (Continued)**

### **CURRENT REQUEST**

- ◇ The petitioner proposes to eliminate the time frame to remove the banner sign, and to provide for the sign to be changed up to four times per year. The proposed commitment change also would limit the width of the of the sign to 80% of the width of the skybridge.
- ◇ The original intent of the sign was to inform the renaming of a facility within the hospital campus. Due to the pandemic, the idea shifted to promote the work of healthcare employees. This modification would allow for a banner on site to promote this work, plus other activities that would occur on this campus.
- ◇ The location of the banner and skybridge is away from public rights-of-way and only visible when interior to the campus. Therefore, staff would support this request.

### **GENERAL INFORMATION**

#### **EXISTING ZONING AND LAND USE**

HD-1 (RC)          Sidney and Lois Eskenazi Hospital

#### **SURROUNDING ZONING AND LAND USE**

North	-	PK-1 (RC)	Fall Creek
South	-	UQ-1 (RC)	IUPUI student housing / campus
East	-	UQ-1 (RC)	IUPUI campus
West	-	UQ-1 (RC)	Richard L. Roudebush VA Medical Center

COMPREHENSIVE PLAN	The Center Township Land Use Plan recommends Regional Special Use development.
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TRANSIT ORIENTED DEVELOPMENT	The site is not within the boundaries of a transit-oriented development overlay.
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THOROUGHFARE PLAN	The Marion County Thoroughfare Plan indicates that 10 <sup>th</sup> Street and Michigan Street are primary arterials, with a 90-foot rights-of-way existing and proposed.
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### **ZONING HISTORY - SITE**

**2019-MO3-004; 720 Eskenazi Avenue**, requested a Modification of Commitment One of 2019-DV3-025 to change the removal date of a temporary banner from December 31, 2019, to April 30, 2020, **approved**.

**2019-DV3-025; 720 Eskenazi Avenue**, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 1,437-square foot temporary banner sign on 100% of a skybridge (maximum three percent permitted), **granted (ends on December 31, 2019)**.

(Continued)

## **STAFF REPORT 2023-MO3-001 (Continued)**

**2019-REG-038; 720 Eskenazi Avenue**, requested Regional Center Approval to provide for a banner on a skybridge until December 31, 2019, **approved**.

**2017-DV1-068; 720 Eskenazi Avenue**, requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a freestanding sign, with three additional freestanding elements within 15 linear feet and two other freestanding signs, within 180 feet of each other, and to provide for eight vehicle entry point signs, up to nine feet tall and 23 square feet, with less than a two-foot front setback, and to provide for directional signs up to 9.5 feet tall and 40 square feet, with less than a 10-foot setback, **granted**.

**2013-REG-057; 720 Wishard Way**, requested Regional Center Approval for signage on the Faculty Office Building, **approved**.

**2013-REG-041; 720 Wishard Way**, requested Regional Center Approval for artwork on a five-story parking garage, **approved**.

**2010-REG-053; 720 Wishard Way**, requested Regional Center Approval for Phase Two of construction of a hospital (hospital building and ambulatory clinic building, with surface parking), **approved**.

**2009-REG-070; 1461 West 10<sup>th</sup> Street and 791 Union Drive**, requested Regional Center Approval for Phase One of construction of a hospital (parking garage), **approved**.

**2009-CZN-833 / 2009-CAP-833; 1461 West 10<sup>th</sup> Street and 791 Union Drive**, requested a rezoning of 36.976 acres from the UQ-1 (RC)(W-1) (FW) District, to the HD-1(RC) (W-1) (FW) classification to provide for hospital uses and Hospital District One Approval to provide for a master plan for construction of a hospital campus, **approved**.

### **ZONING HISTORY – VICINITY**

None.

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**COMMITMENTS MODIFYING OR TERMINATING EXISTING COMMITMENTS  
CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN  
CONNECTION WITH VARIANCE OR SPECIAL EXCEPTION GRANT.**

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in Marion County, Indiana, which is described below, makes the following modification(s) or termination(s) of commitment(s) concerning the use and development of the parcel of real estate:

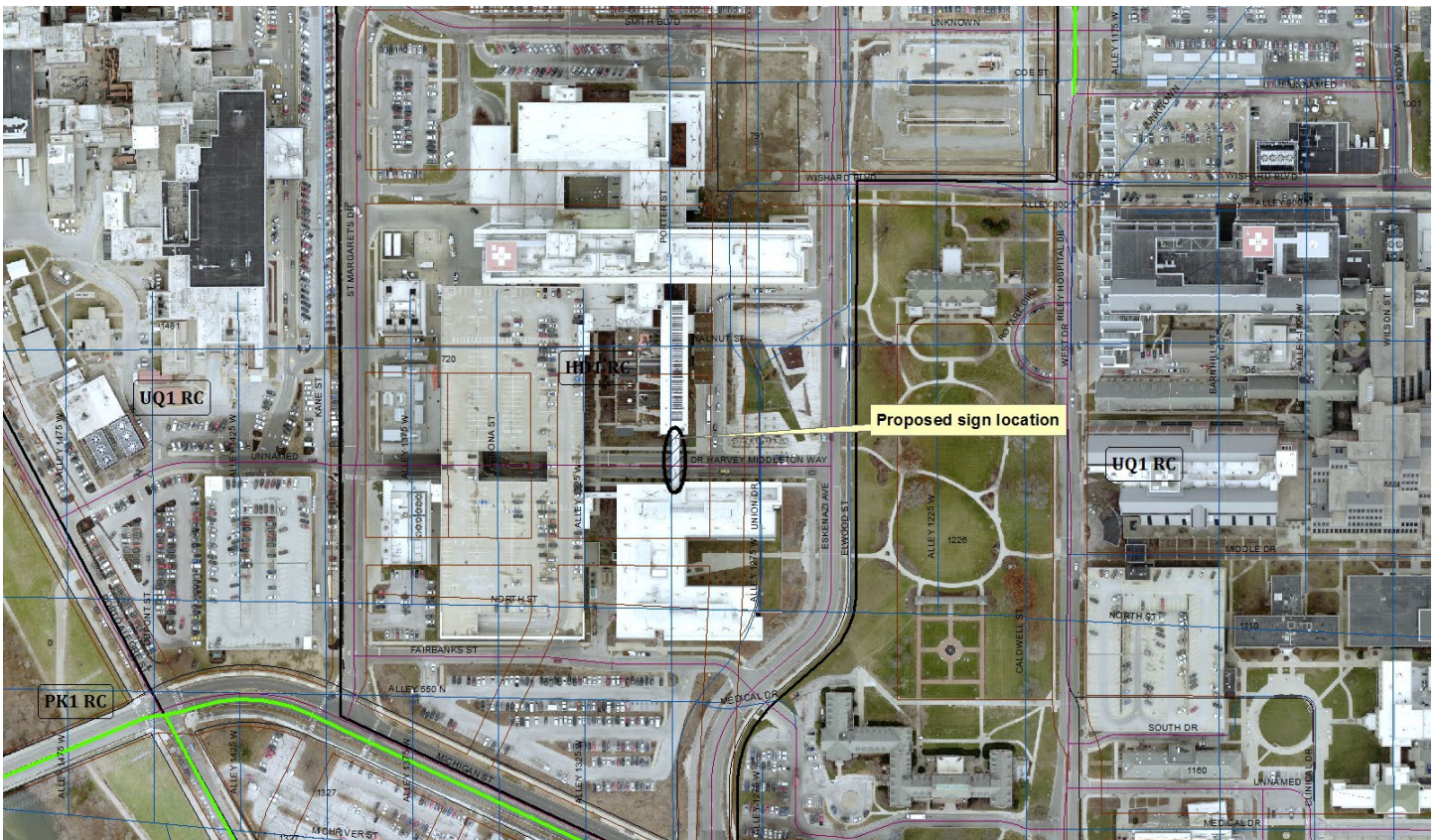
**Legal Description:** See Exhibit "A attached hereto and incorporated by reference

**Statement of Modification or Termination of COMMITMENTS:**

1. Commitment No. 1 in that certain Variance Commitment provided in case number 2019-DV3-025 and recorded as Instrument No. A201900070077, as modified by that certain Commitment Modifying or Terminating Existing Commitments under Case No. 2019-MO3-004 and recorded as Instrument No. A \_\_\_\_\_ is hereby further modified to read as follows: "The skybridge sign shall only provide messages related to employee engagement or public service announcements, shall not exceed 80% of the length of the skybridge, and may be changed up to 4 times per year"

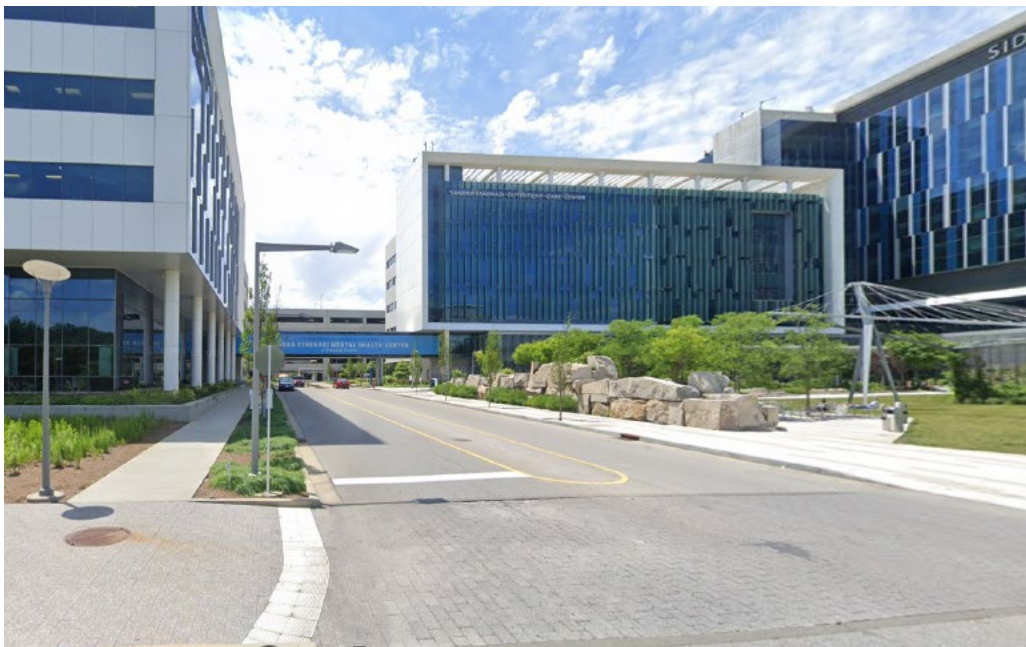
These modified COMMITMENTS shall be binding on the owner, subsequent owners, and other persons acquiring an interest therein. These modified COMMITMENTS may be further modified or terminated by a decision of the Metropolitan Development Commission made at a public hearing after proper notice has been given.

Modified COMMITMENTS contained in this instrument shall be effective upon the adoption of modification or termination approved by the Hearing Examiner of the Metropolitan Development Commission in petition #2023-MO3-\_\_\_.



Aerial identifying sign location





Current sign









