

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

June 26, 2025

Case Number: 2025-APP-004
Property Address: 1340 East County Line Road
Location: Perry Township, Council District #23
Petitioner: Community Health Network Foundation, Inc. by Timothy H. Button
Current Zoning: HD-2 (FF)
Request: Hospital District Two approval to provide for a proposed 420-space surface parking lot.
Current Land Use: Vacant medical offices and parking lots.
Staff Recommendations: Approval.
Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first public hearing on this petition.

STAFF RECOMMENDATION

Approval, subject to substantial compliance with the site plan and landscape plan, both file-dated May 23, 2025.

PETITION OVERVIEW

This 7.2-acre site, zoned HD-2 (FF), is developed with vacant medical office buildings and associated parking lots. It is surrounded by a healthcare facility to the north, zoned HD-2 (FF); single-family dwellings to the south, across East County Line Road (Johnson County); a hospital campus to the east, across Healthcare Drive, zoned HD-1; and medical offices, parking lots and residential uses to the west, zoned HD-2.

This site was included in rezoning petition 87-Z-10 that rezoned 23.95 acres from the HD-1 District to the HD-2 classification to provide for the development of hospital support uses.

HOSPITAL DISTRICT TWO APPROVAL

This request would provide for Hospital District Two Approval to provide a 420-space parking lot.

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 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. The Commission must, also make written findings concerning any decision to approve or disapprove a Site and Development Plan.”

This request would allow for demolition of one-story medical offices and the development of a parking lot with 420 spaces to provide for employee parking to the west of Fountain Creek that would optimize parking allocation for both hospital staff and patients.

Floodway / Floodway Fringe

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (HD-2 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

This site is located within the unregulated 500-year floodplain of Fountain Creek along the eastern boundary.

GENERAL INFORMATION

Existing Zoning	HD-2 (FF)	
Existing Land Use	Vacant medical offices / parking lots	
Comprehensive Plan	Regional Special Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	HD-2	Healthcare facility
South:	N/A (Johnson County)	Single-family dwellings
East:	HD-1	Hospital Campus
West:	HD-2	Medical offices / parking lots / residential uses
Thoroughfare Plan		
East County Line Road	Primary arterial	Existing 90-foot right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	Yes – unregulated 500-year floodplain of Fountain Creek	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	May 23, 3035	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	May 23, 2025	
Findings of Fact	May 23, 2025	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Regional Special Use, which is a non-typology land use. These stand-alone land uses are mapped outside of the typology system due to their scale or the nature of their 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. Partial property changes should remain thematically or economically supportive of the special use while also being contextually sensitive to adjacent existing development and land use plans. Redevelopment, use changes, or other significant changes to the entire property must be informed by a planning study conducted by Department of Metropolitan Development to determine Land Use Plan recommendations.”

Pattern Book / Land Use Plan

Not Applicable to the Site.

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)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW)
- Identify roadways for planned expansions or new terrain roadways
- Coordinate modal plans into a single linear network through its GIS database

ZONING HISTORY

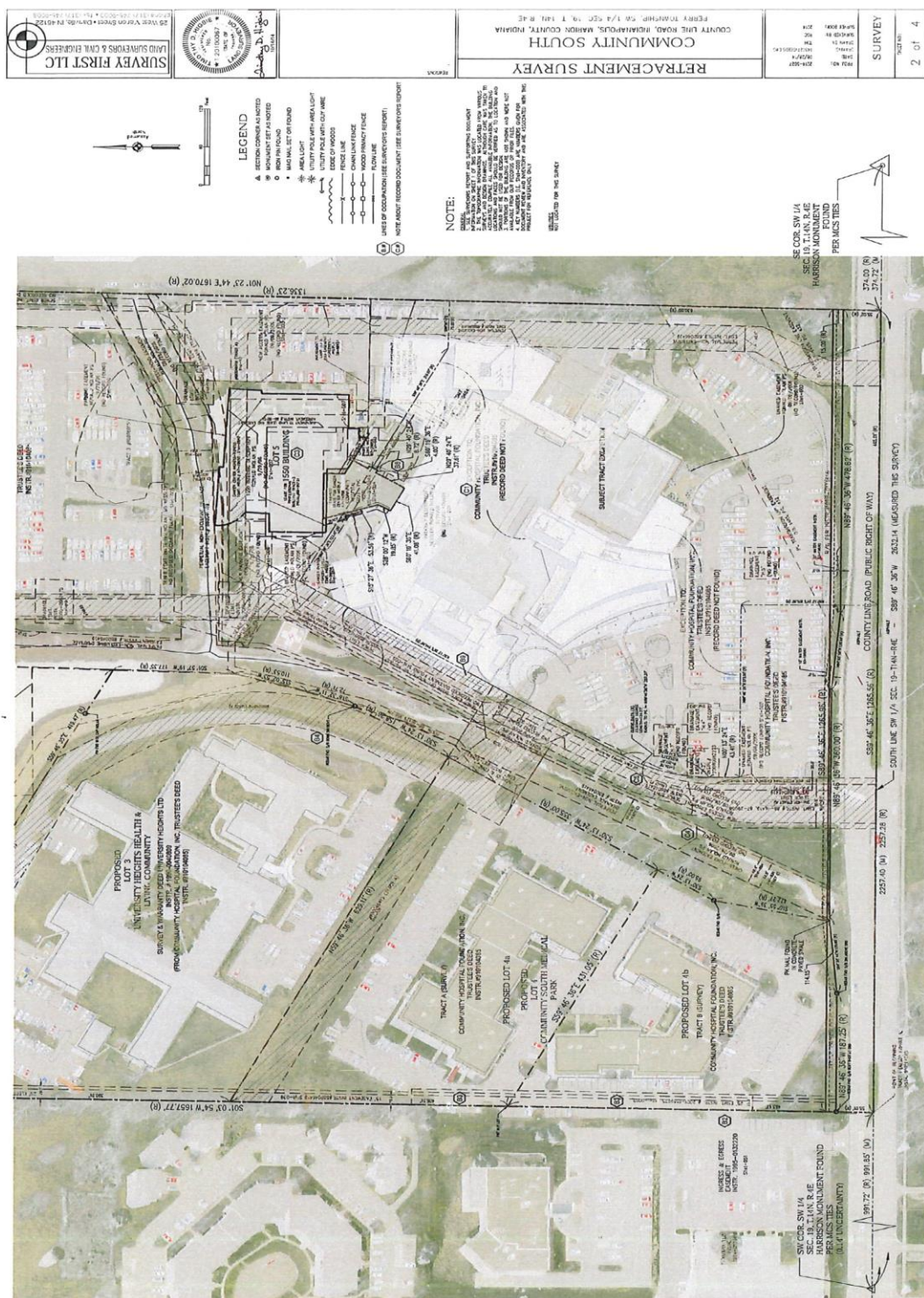
88-AP-74; 1350 East County Line Road, requested HD-2 approval to provide for the development of a second medical office building to be used in conjunction with University Heights Hospital, **approved**.

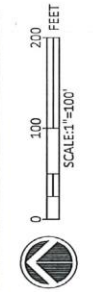
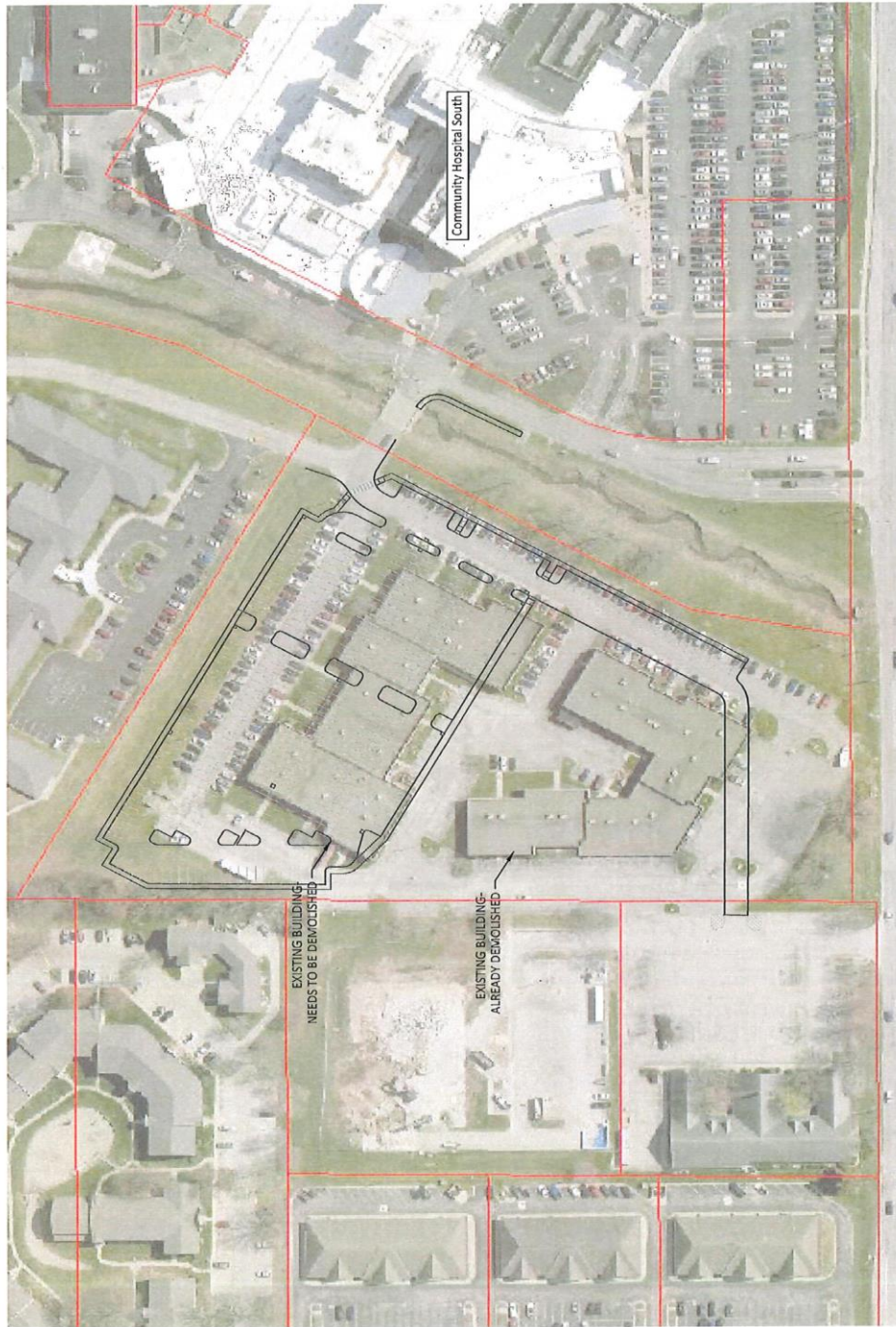
87-AP-76; 1350 East County Line Road, requested HD-2 approval for the construction of a medical office building, **approved**.

87-Z-10; 1350 East County Line Road, requested rezoning of 23.96 acres being the HD-1 district to the HD-2 classification to provide for the development of hospital support uses, **approved**.

EXHIBITS

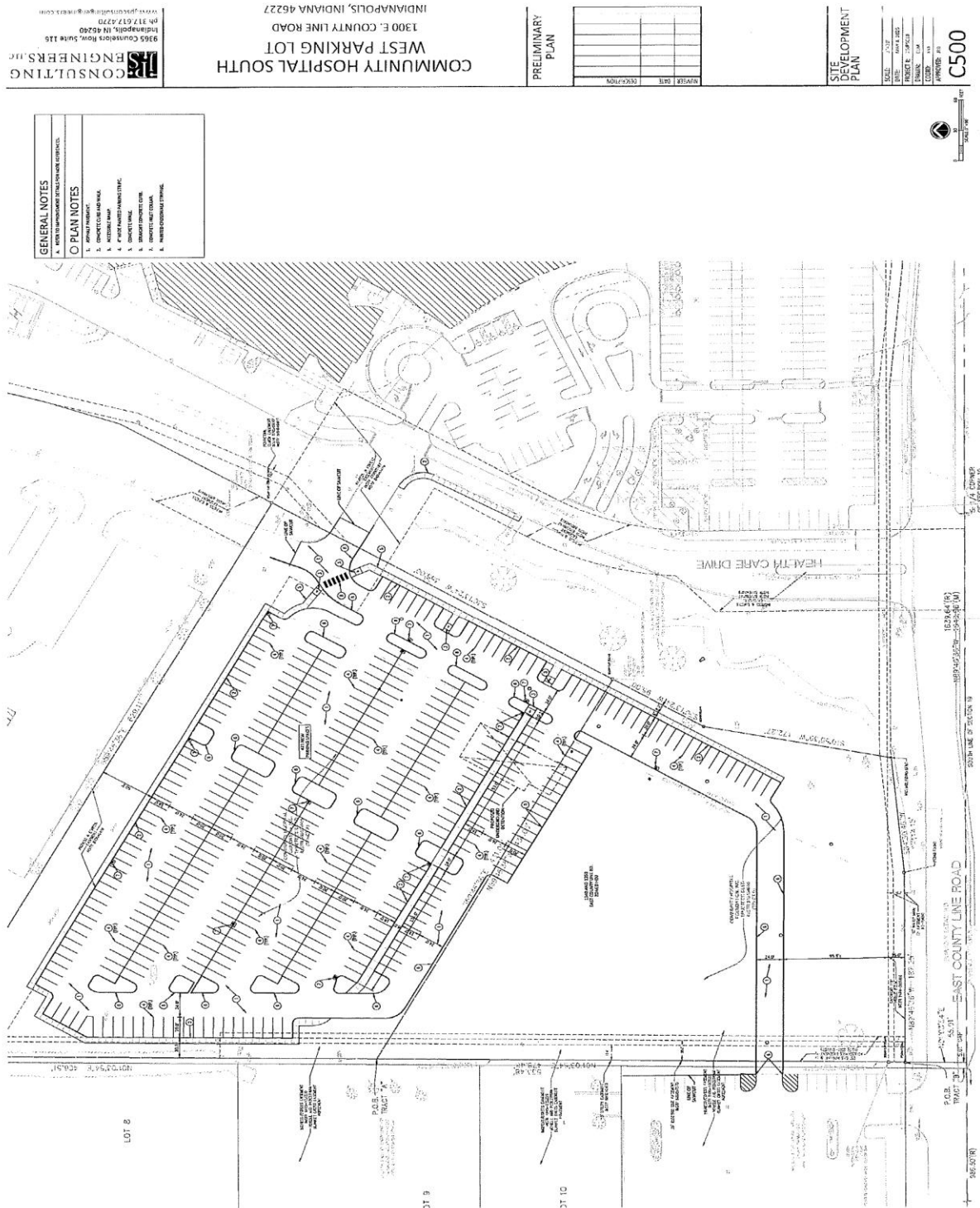






WEST PARKING LOT
 Community Hospital South
 5-5-2025

JPS CONSULTING
ENGINEERS, LLC





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 _____, 20____

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

The addition of the new 420 employee parking lot serving the main hospital at Community Hospital South is at an established hospital campus, and is compatible with land uses suggested for the area under the Comprehensive Plan.

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 additional employee parking will reuse vacant land, and along with the associated landscape plan will enhance patient and employee accessibility to the main hospital at Community Hospital South.

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

The new employee parking area is an upgrade to existing parking and the campus will continue to have access to IndyGo bus route #31.

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 existing roadways were designed to handle traffic on the site of the parking lot that formerly served two medical office buildings with an existing stop light and turning lane on E. County Line Road and an internal service road accessing the new employee parking area off of Bipin Way.

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

The development of this new parking area will include a new on-site underground water retention system and associated storm water BMP, so there will be negligible impact on the current drainage for the property with this re-use of the land for surface parking.

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 reuse of the former site of the two medical office buildings and former location of their associated parking lot on this major hospital campus allocates and enhances the use of this land for the improvement in the available parking on this major hospital campus and is consistent with the Comprehensive Plan.

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 new employee parking area will reduce pedestrian-automobile conflicts by moving a significant amount of employee parking to a dedicated location and will utilize new and existing sidewalks and crosswalks for continued accessibility throughout this major hospital campus.

DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



View of site looking south



View of site looking south along eastern boundary



View of site looking north along eastern boundary



View of site looking east along northern boundary



View of site looking south along western boundary



View of site looking north at remaining northern building (southern building demolished)



View of site looking northwest



View looking north from site at healthcare facility to the north