

METROPOLITAN DEVELOPMENT COMMISSION

November 14, 2024

Case Number:	2024-APP-021
Property Address:	8111 South Emerson Avenue
Location:	Franklin Township, Council District 25
Petitioner:	Sister of St Francis Health Services, Inc., by Tyler Ochs
Current Zoning:	HD-1
Request:	Hospital District One Approval to provide for two temporary trailers during a construction project.
Current Land Use:	Hospital Campus
Staff Recommendations:	Approval
Staff Reviewer:	Eddie Honea, Interim Current Planning Administrator

PETITION HISTORY

The November 14, 2024, hearing is the initial hearing of this land use filing.

STAFF RECOMMENDATION

Staff recommends approval of the request.

PETITION OVERVIEW

- This 106.35-acre property is zoned HD-1 and is improved with a Hospital Campus. Various commercial and institutional uses are located to the north, across Stop 11 Road, within the HD-2, SU-1, C-1, CS and C-3 Districts. West of the subject site are primarily single-family dwellings, within the D-4 District, with commercial within the C-3 District. Multi-family and single-family dwellings, within the HD-2 and D-4 Districts are located to the south. I-65 abuts the sites eastern lot line.
- The request would allow for the temporary location of two construction trailers, as well as associated temporary walkway enclosures and utility structures. The general area of these temporary improvements is indicated as a green dot on the zoning map in the Exhibits section of this report.
- New structures that exceed 2,500 square feet within the Development Plan Districts are required to obtain approval by the Metropolitan Development Commission. This approval is intended to ensure that institutional growth is done in a manner compatible with its immediate context and that the Comprehensive Plan, and any specific recommendation therein, are reinforced.

- Given the temporary nature of the proposed structure, along with their inability to be seen from the two frontage streets, Staff does not have concerns and recommends approval of this request.

GENERAL INFORMATION

Existing Zoning	HD-1	
Existing Land Use	Hospital Campus	
Comprehensive Plan	Special Use	
Surrounding Context	Zoning	Land Use
North:	SU-1 / HD-2	Institutional
South:	HD-2 / D-4	Residential
East:	I-65	Highway
West:	D-4 / C-3	Residential & Commercial
Thoroughfare Plan		
Emerson Avenue	Primary Arterial	119-foot existing and proposed right-of-way
Stop 11 Road	Secondary Arterial	140-foot existing and proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	October 15, 2024	
Site Plan (Amended)	N/A	
Elevations	N/A	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	October 15, 2024	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- I-65 / County Line Road Strategic Plan

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

- [I-65 / County Line Road Strategic Plan]

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

[None.]

EXHIBITS

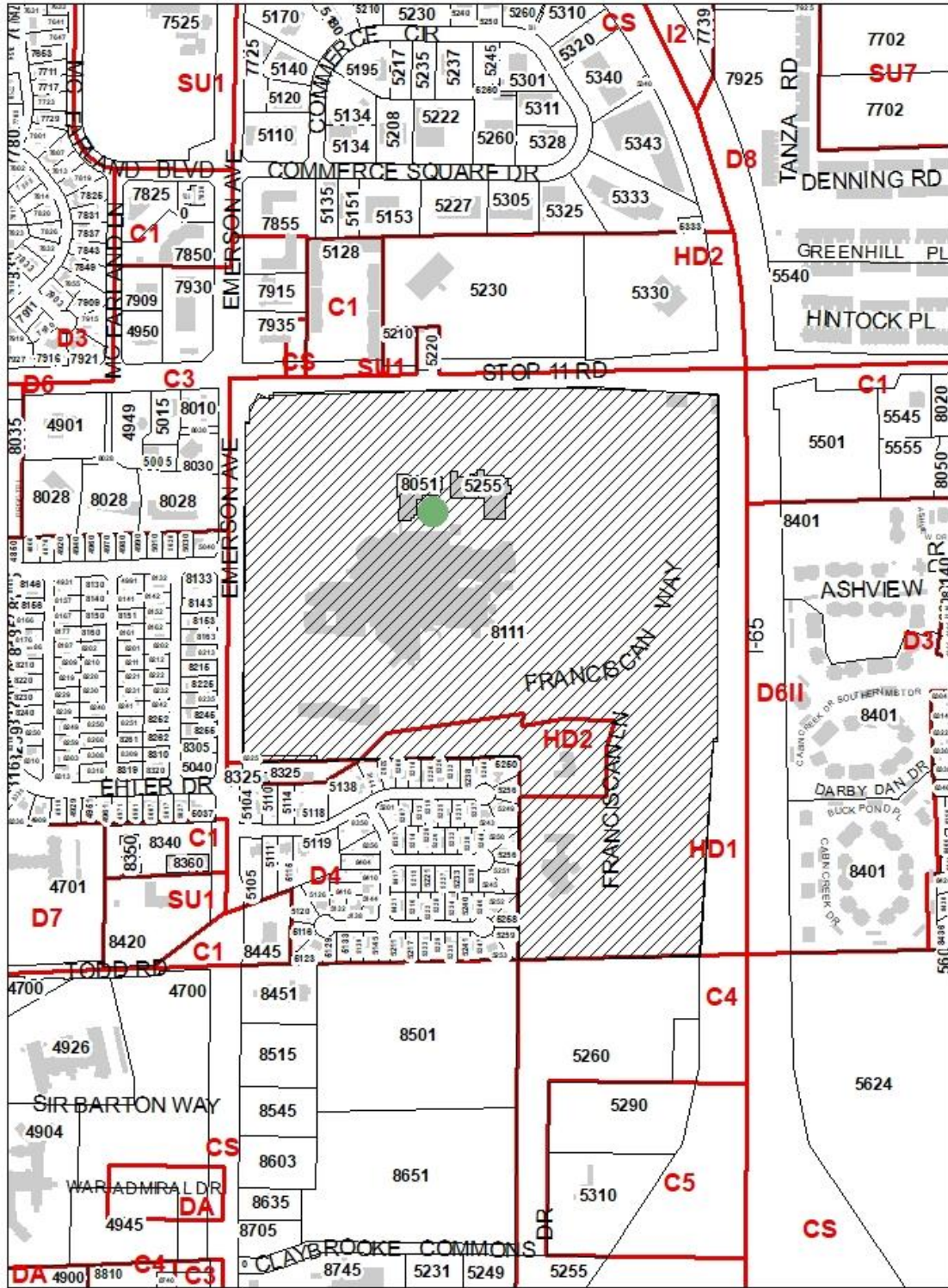




Photo One: Emerson Avenue, Facing South



Photo Two: Facing West, Across Emerson Avenue



Photo Three: Emerson Avenue, Facing North



Photo Four: Hospital Campus, From Emerson Avenue Frontage



Photo Five: Area of proposed trailer location, as seen from the West. Would be located behind one-story walking path connector in background