



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

August 15, 2024

Case Number: 2024-APP-014

Property Address: 8247 Harcourt Road (approximate address)

Location: Washington Township, Council District #2

Petitioner: RDoor Housing Corporation, by Brian. J. Tuohy

Current Zoning: HD-1 / HD-2

Request: Hospital District Two Approval to provide for a proposed expansion of an existing multi-family residential development, consisting of 55 dwelling units within three buildings and outdoor amenity areas.

Current Land Use: Residential Amenity Space

Staff Recommendations: Approve with a commitment.

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff is **recommending approval** subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

Final building elevations shall be submitted for Administrative Approval and review by the City Architect.

PETITION OVERVIEW

LAND USE

The 3.508-acre subject site is developed with residential amenity spaces that include a beach volleyball court, tennis courts, outdoor seating, and a grilling area. The subject site is part of an overall apartment complex to the east, zoned HD-2. It is bordered to the north by medical offices, zoned HD-1, to the west by hospital parking and a spirituality center, zoned HD-1, and to the south by a nursing and rehabilitation center, zoned HD-2.

HOSPITAL DISTRICT-TWO APPROVAL

The HD-1 zoning category is designed to permit and facilitate the development, expansion, and modernization of a major hospital complex or campus, in which a diversity of uses, functions, and facilities



is necessary to best perform the hospital's various services to the public; and further to permit appropriate land use modifications as necessary to facilitate the highest level of such service.

The HD-2 zoning category is designed to: (1) permit and facilitate the logical association of a diversity of land uses in close proximity to a major hospital complex; (2) to provide adequate land area for such hospital-related uses; and (3) to assure a quality and character of site development that will create the environment of safety, quietness, attractiveness and convenience compatible with such hospital complex.

Much of the site is zoned HD-2, which permits multifamily dwellings. However, all development within the hospital districts shall be in accordance with the Site and Development Plan, as approved by the Commission in accordance with the hospital district regulations.

STAFF ANALYSIS

As proposed, 55 apartments would be developed on site with a mix of one-bedroom, two-bedroom, and three-bedroom units within three buildings. Approximately 14 units would be designed as two-story townhome-style apartments. There will be an additional 26 parking spaces added to the complex. Amenities to be provided would be a picnic area, playground, and additional outdoor recreation areas. On-site services for residents are contemplated in the project narrative that would be within a multi-purpose space on the property.

The proposed expansion of the apartment complex would align with the suburban neighborhood recommendation of the Comprehensive Plan and would be permitted in the existing hospital district.

Staff would request that final building elevations be submitted for administrative approval and review by the City Architect. Administrative approval is already required in the Hospital District review process, but comments from the City Architect would address the building materials and design of the apartment buildings.

The Tributary Howard Johnson Ditch at the southwest corner of the site would require a 50-foot stream protection corridor to be preserved. It would need to be considered when developing the final plans of the site.

GENERAL INFORMATION

Existing Zoning	HD-1 and HD-2	
Existing Land Use	Residential amenity space	
Comprehensive Plan	Suburban Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	HD-1	Medical Offices / Clinic
South:	HD-2	Nursing and Rehabilitation Center
East:	HD-2	Apartment Complex
West:	HD-1	Hospital campus parking / Spirituality Center
Thoroughfare Plan		

Harcourt Road	Primary Collector Street	80-foot proposed right-of-way with a 71-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	July 7, 2024	
Site Plan (Amended)	N/A	
Elevations	July 7, 2024	
Elevations (Amended)	July 17, 2024	
Landscape Plan	July 17, 2024	
Findings of Fact	July 7, 2024	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

Pattern Book / Land Use Plan

- Marion County Land Use Plan Pattern Book (2019) recommends suburban neighborhood development for the site.
- The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well-connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.
- **Conditions for All Land Use Types**
 - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
 - All development should include sidewalks along the street frontage.
 - Hydrological patterns should be preserved wherever possible.
 - Curvilinear streets should be used with discretion and should maintain the same general direction.

- In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
- **Conditions for All Housing**
 - mix of housing types is encouraged.
 - Developments of more than 30 housing units must have access to at least one arterial street of 3 or more continuous travel lanes between the intersections of two intersecting arterial streets.
 - Should be within a one-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
 - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.
 - Developments with densities higher than 5 dwelling units per acre should have design character compatible with adjacent properties. Density intensification should be incremental with higher density housing types located closer to frequent transit lines, greenways or parks.
- **Multifamily Housing**
 - Should be located along arterial or collector streets, parks, or greenways.
 - Parking should be either behind or interior to the development.
 - Individual building height, massing, and footprint should gradually transition from adjacent developments. Specifically, buildings located adjacent to existing residential developments should be no more than one and a half times the height and no more than twice the average footprint of the existing adjacent residential buildings
- The proposed multifamily development would align with the Comprehensive Plan recommendation.

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)

- Not Applicable to the Site.

ZONING HISTORY

Zoning History - Site

73-AP-66; 8251 North Harcourt Road (subject site), Approval to construct an apartment -convalescent center complex, **approved.**

Zoning History - Vicinity

2019-APP-016; 8301 and 8401 Harcourt Road (north of site), 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 (north of site), Hospital District One approval to provide for ten additional parking spaces, **approved.**

2007-APP-019; 8401 Harcourt Road (north of site), 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.**

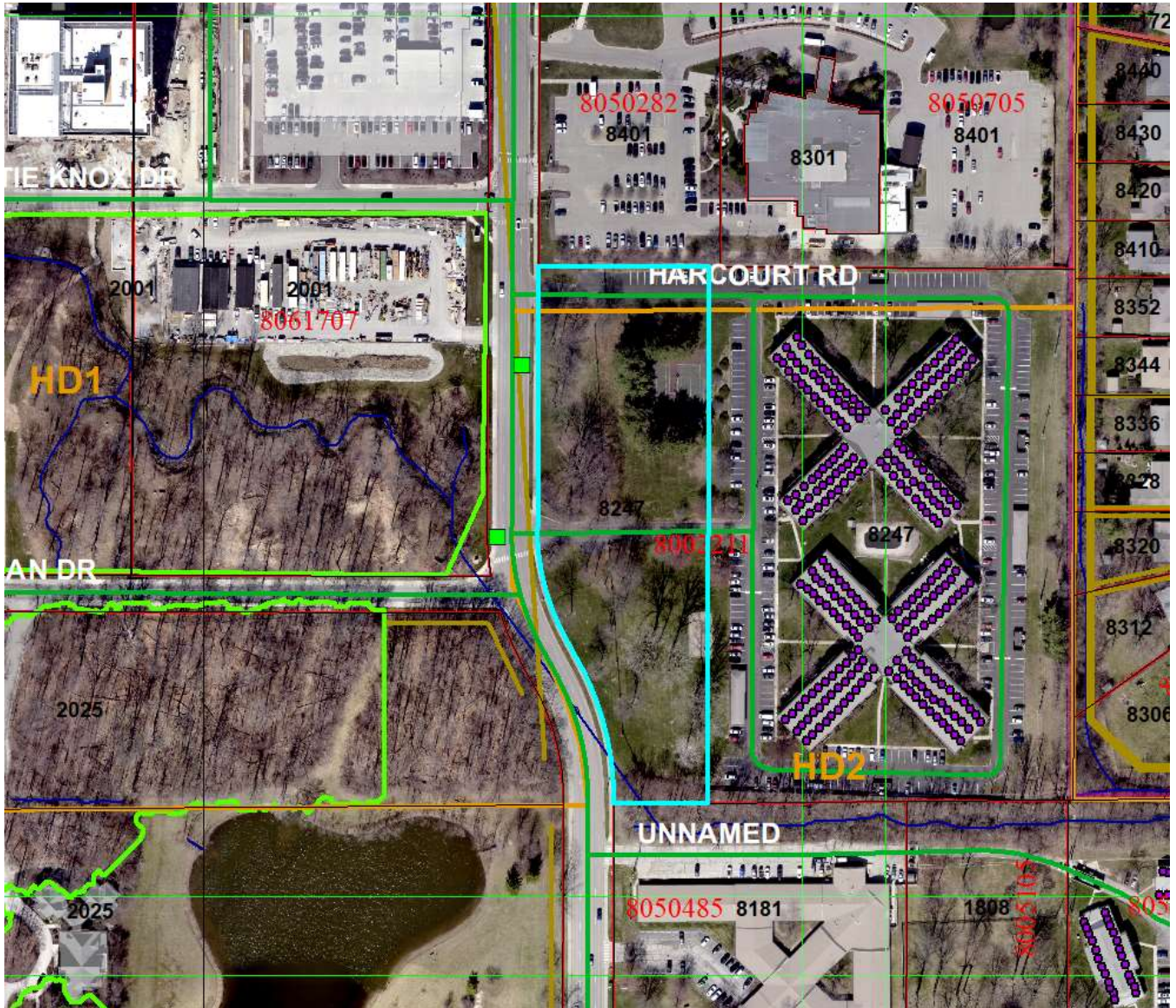
97-AP-85; 8298 Harcourt Road (west of site), Construction of a 14,000 square foot two-story Spirituality center consisting of an 8,000 square foot meeting facility and chapel, and two 3,000 square foot cottages of 10 rooms each, **approved.**

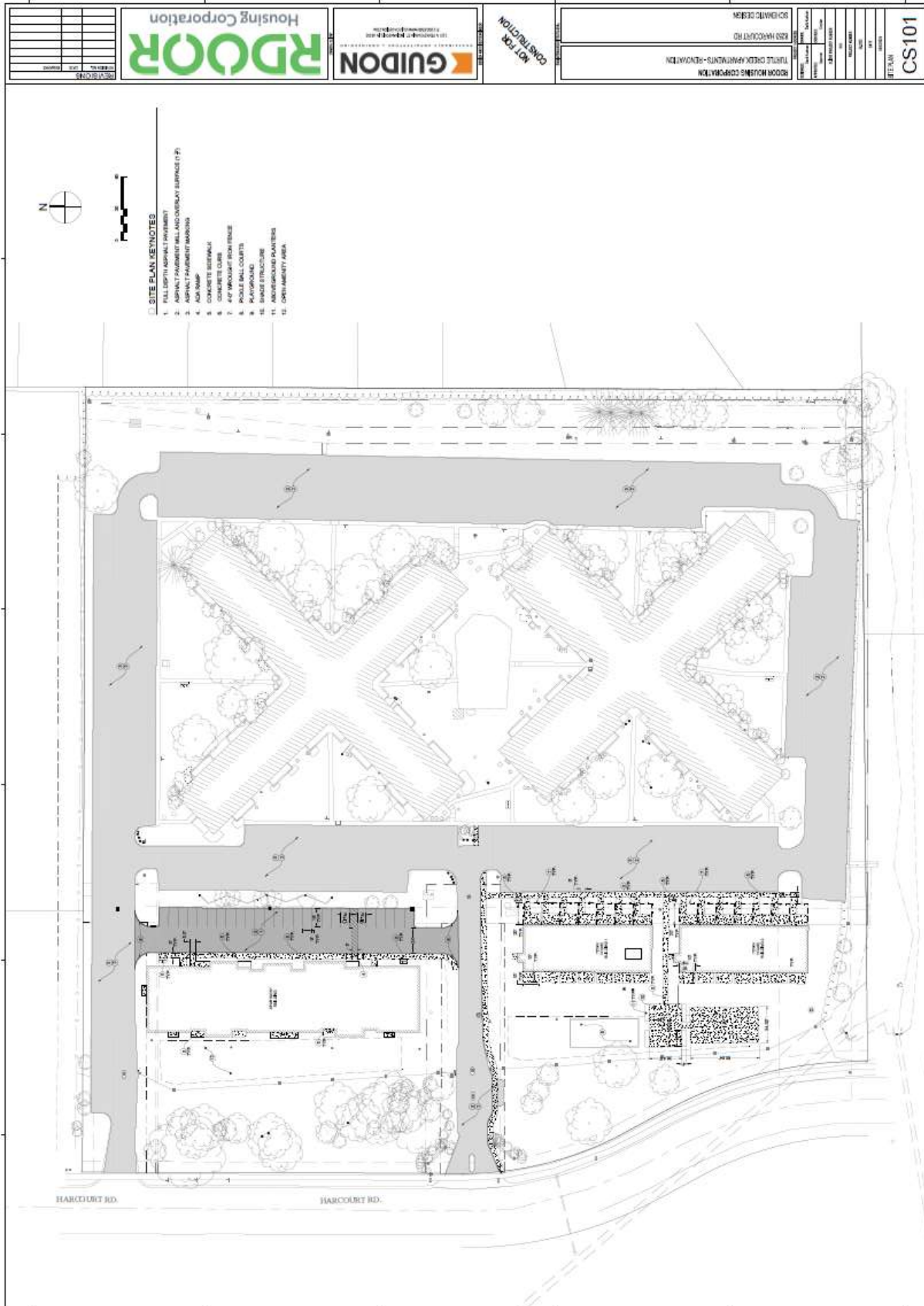
72-AP-87; 8181 North Harcourt Road (south of site), Approval of use, site and development plan to construct a nursing home and convalescent center, containing approximately 150 patients' beds, in accordance with the plans on file, **approved.**

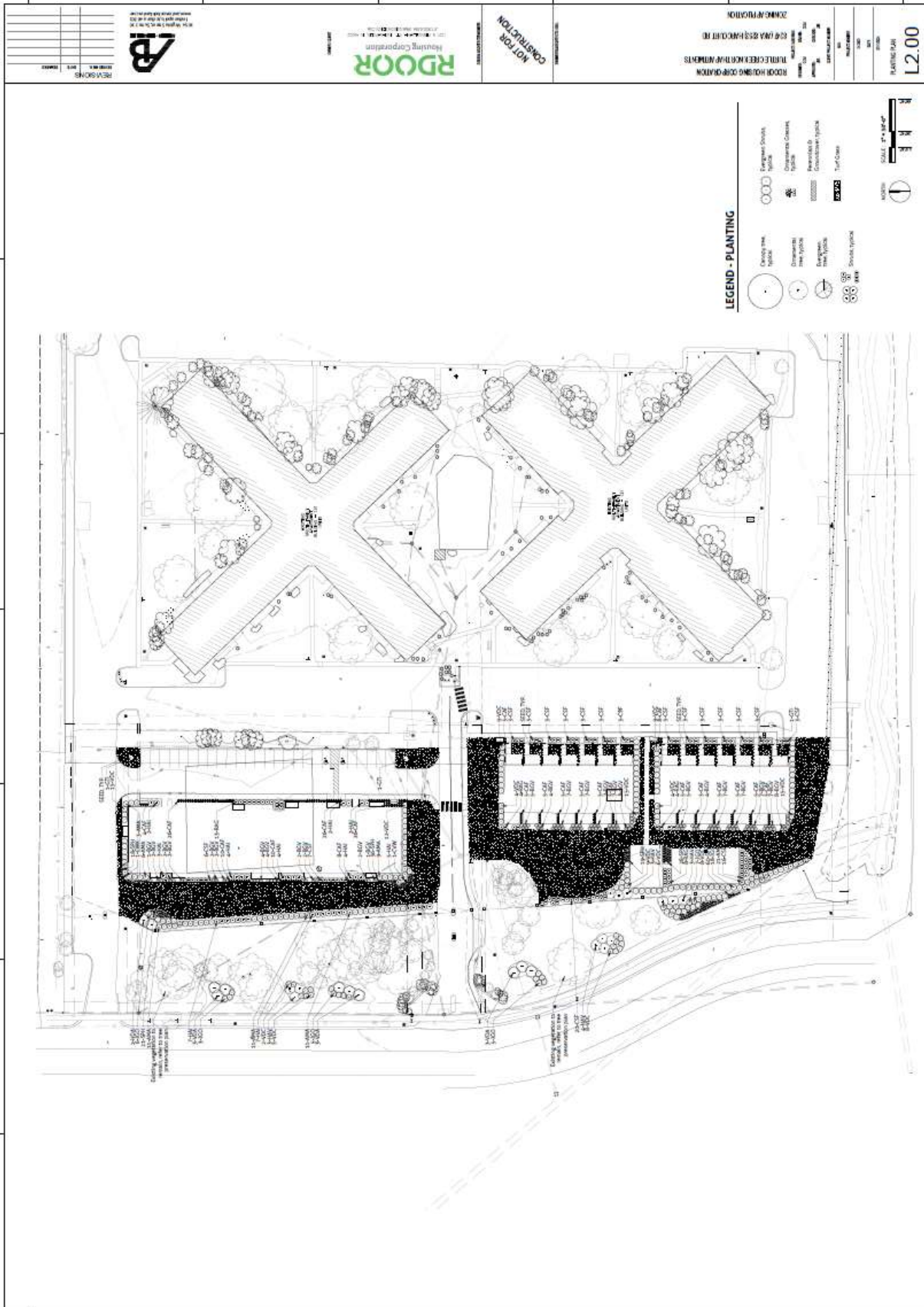
72-AP-49; 8181 Harcourt Road (south of site), Hospital District Two approval for multifamily units, **approved.**

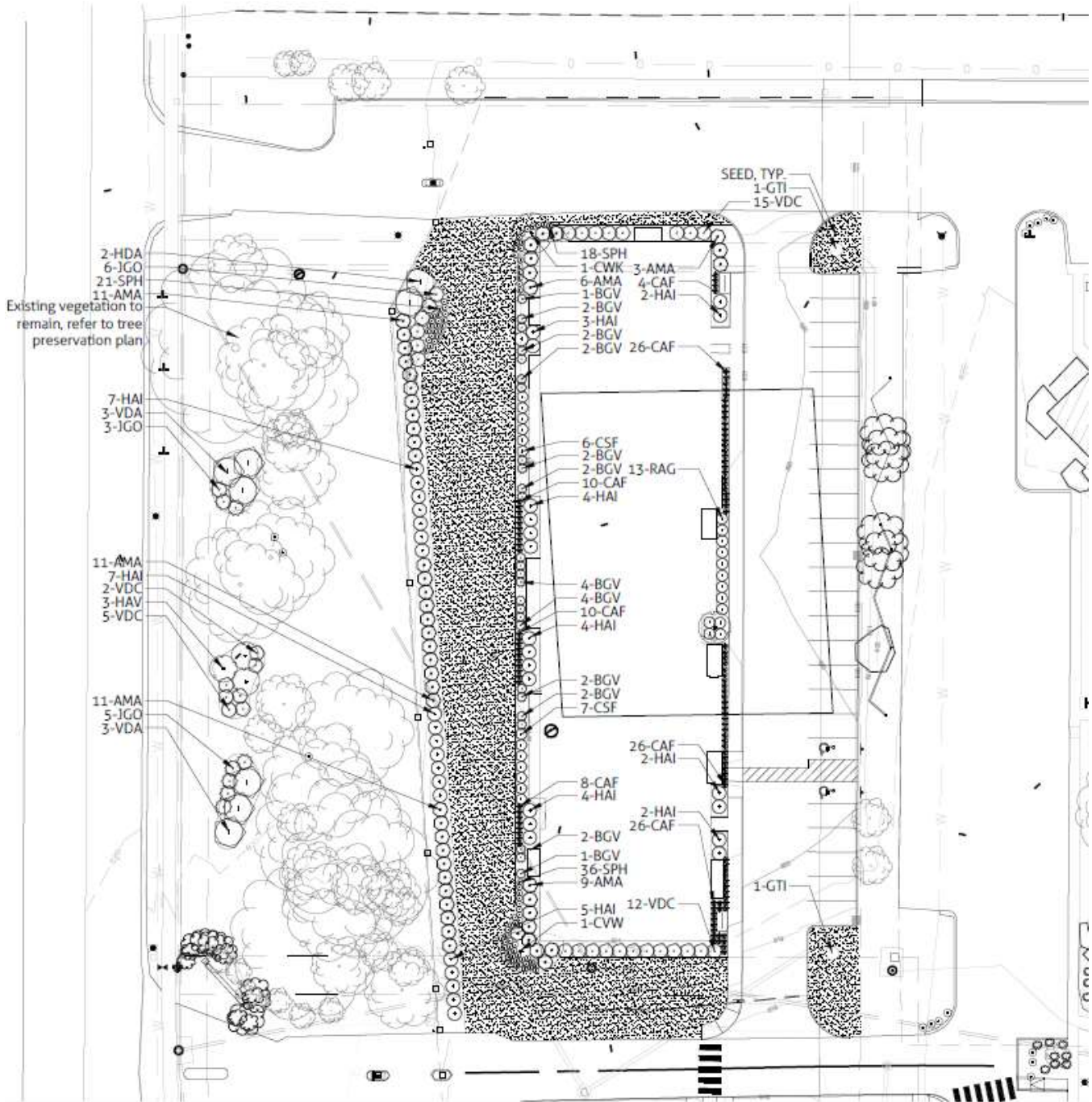
69-AO-3; Large acreage near 86th Street and Township Line Road (west and south of the site), Rezone large acreage to HD-1 and HD-2, by amendment to the Marion County Council Ordinance, **approved.**

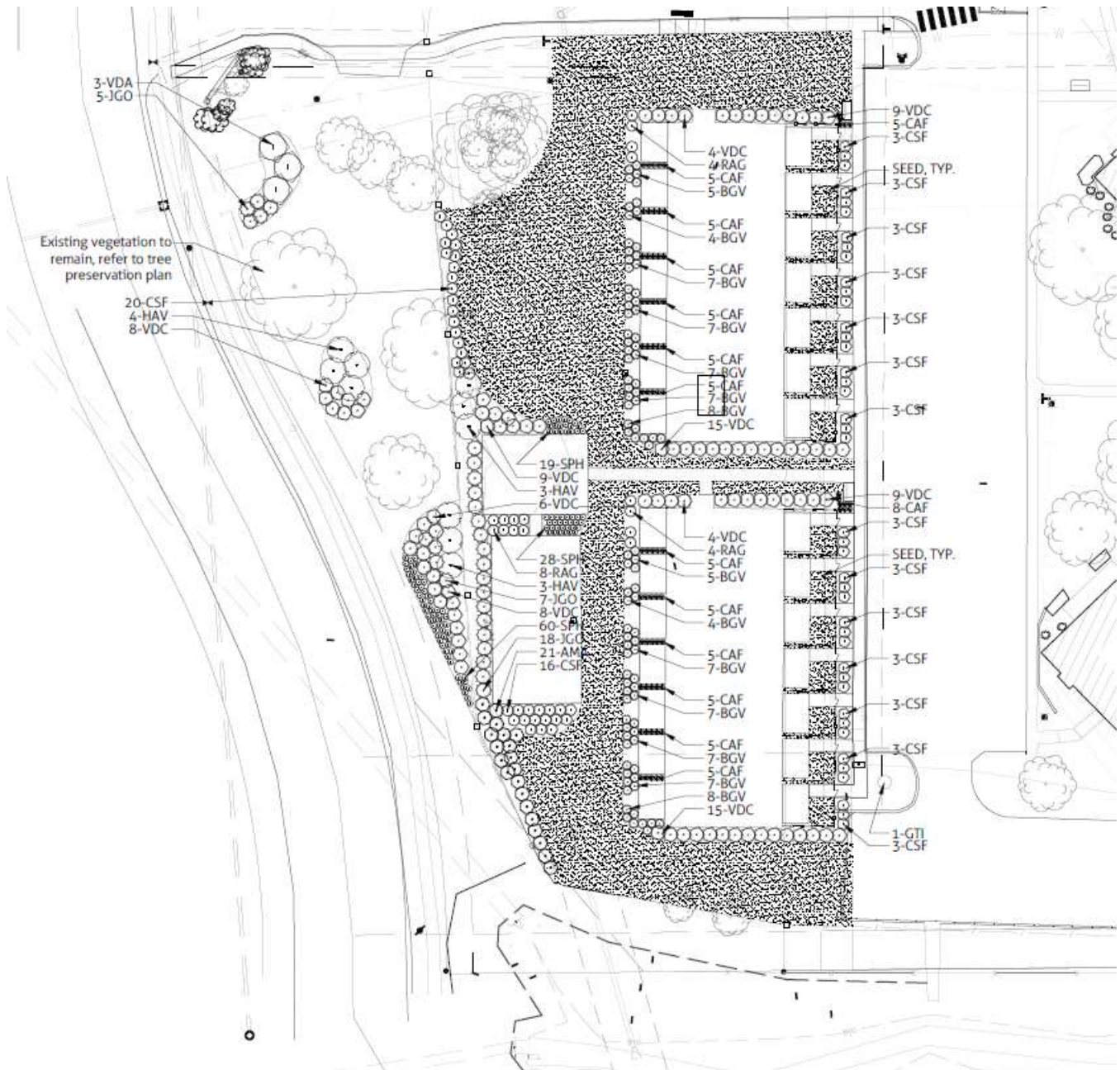
EXHIBITS











PLANT SCHEDULE						
CANOPY TREES						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
GTI	3	Gleditsia triacanthos inermis 'Imperial'	Imperial Thornless Honey Locust	2.5" CAL	AS SHOWN	6' Clear Trunk
UNDERSTORY TREES						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
CVW	2	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" CAL	AS SHOWN	4' Clear Trunk
SHRUBS						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AMA	72	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	24" TALL	5' O.C.	F.T.B.
BGV	116	Buxus microphylla 'Green Velvet'	Green Velvet Littleleaf Boxwood	18" TALL	36" O.C.	F.T.B.
CSF	91	Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	24" TALL	4' O.C.	F.T.B.
HAI	39	Hydrangea arborescens 'Incrediball'	Incrediball Hydrangea	24" Tall	5' O.C.	F.T.B.
HAV	14	Hamamelis vernalis	Vernal Witch Hazel	36" TALL	AS SHOWN	F.T.B.
JGO	44	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24" TALL	5' O.C.	F.T.B.
RAG	29	Rhus aromatica 'Gro-Low'	Grow-Low Fragrant Sumac	5 GAL	4' O.C.	F.T.B.
VDA	11	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Viburnum	36" TALL	AS SHOWN	F.T.B.
VDC	114	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	24" TALL	5' O.C.	F.T.B.
ORNAMENTAL GRASSES						
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
CAF	183	Calamagrostis acutiflora 'Karl Forester'	Karl Forester's Feather Reed Grass	3 GAL	24" O.C.	
SPH	182	Sporobolus heterolepis	Prairie Dropseed	1 GAL	24" O.C.	
NOTES						
F.T.B. = Full To Base						
Quantities on the plant schedule are provided for reference only. In the event of discrepancy the quantities on the plan shall take precedent over the schule						
Substitutions requests due to availability must be approved by Landscape Architect prior to ordering and install. Substitutions without approval will be rejected at contractor's expense.						



1 **BUILDING 3 EAST ELEVATION**
 A12 1/8" = 1'-0"



2 **BUILDING 3 WEST ELEVATION**
 A12 1/8" = 1'-0"

BUILDING 3 ELEVATIONS

TURTLE CREEK APARTMENTS

6/29/2023



1 **BUILDING 3 NORTH ELEVATION**
 A12 1/8" = 1'-0"



2 **BUILDING 3 SOUTH ELEVATION**
 A12 1/8" = 1'-0"

BUILDING 3 ELEVATIONS

TURTLE CREEK APARTMENTS

6/29/2023





ROOK HOUSING CORPORATION
 TURTLE CREEK NORTH APARTMENTS
 801 W. 10TH STREET
 HOUSTON, TX 77008

2020A
 1/18/2024
 BUILDING 2 ELEVATIONS

A200



RDOOR HOUSING CORPORATION
 TURTLE CREEK NORTH APARTMENTS
 807 MARKET AVENUE
 INDIANAPOLIS, IN 46202

PROJECT NUMBER: 23028
 DATE: 11/25/2024
 PROJECT: 1 - 2nd Floor Elevation

NOT TO SCALE
 FOR CONSTRUCTION

TERRACE &
 ANCHOR AREA
 ELEVATIONS

A201



BUILDING TO MEET SILVER RATING OF LEED
 TO 2025 NATIONAL GREEN BUILDING STANDARD



2 **BUILDING 4 & 5 WEST ELEVATION**
1/16" = 1'-0"



3 **BUILDING 4 & 5 NORTH ELEVATION**
1/16" = 1'-0"



1 **BUILDING 4 & 5 EAST ELEVATION**
1/16" = 1'-0"



4 **BUILDING 4 & 5 SOUTH ELEVATION**
1/16" = 1'-0"

BUILDING 4 & 5 ELEVATIONS

TURTLE CREEK APARTMENTS

STUDIO
THREE
DESIGN



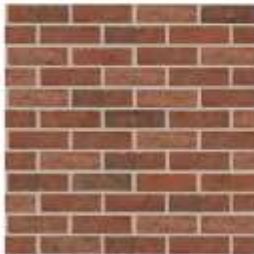
FIBER CEMENT SIDING - MAIN COLOR



FIBER CEMENT SIDING - ACCENT COLOR



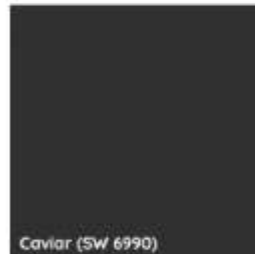
DIMENSIONAL SHINGLES



BRICK VENEER



FIBER CEMENT TRIM COLOR



Caviar (SW 6990)

BALCONY COLUMNS, RAILINGS & FASCIA PAINT



4' ORNAMENTAL ALUMINUM FENCE

EXTERIOR MATERIAL PALLETTE

TURTLE CREEK NORTH APARTMENTS

7/16/2024

BUILDINGS TO MEET SILVER RATING OF ICC
130-2020 NATIONAL GREEN BUILDING STANDARD

RDOOR Housing Corporation **STUDIO THREE DESIGN**



Project Narrative Summary
Turtle Creek North Apartments
Indianapolis, Indiana

Development and Unit Description

Turtle Creek North Apartments are located at 8253 N. Harcourt Rd, adjacent to the Ascension St. Vincent Hospital (“Ascension”) campus, just south of 86th street. It includes two existing buildings and a total of 262 units: 50 studios, 159 one-bedroom units, and 53 two-bedroom units. Development plan approval is needed only for the new construction portion of the project.

Turtle Creek’s units are in good condition and highly sought after, with regular full occupancy at around 98%. However, there is an opportunity to refurbish the existing property and expand the availability of affordable units. Furthermore, there are 4 acres of open land adjacent to the property which will be used for the construction of 55 new units.

The new units will diversify housing options for families in the area by adding two- and three-bedroom units to the existing unit portfolio. The expansion will include 11 two-bedroom units, 24 three-bedroom units, and 20 one-bedroom units. Among the 24 newly constructed three-bedroom units, a total of 14 will be designed as two-story townhome-style apartments, offering a highly sought-after residential option.

Current and Proposed Unit Mix			
Bedroom Size	Current Mix	New Mix	Total
Studio	50	0	50
One Bedroom	159	20	179
Two Bedroom	53	11	64
Three Bedroom	0	24	24
Totals	262	55	317

Project Benefits

The new building exteriors feature a modern design that combines brick and high-quality fiber cement board. New units will have their own personal balconies/patios, preserving and enhancing individual outdoor private space. The site will offer 26 new surface parking spaces, well-landscaped surroundings, and modern stormwater management. RDOOR will relocate the current leasing office to the new building near the site’s entry within the 2,200 square foot common area. The open space will include a picnic area, playground, and additional outdoor recreation areas.

Energy sustainability in RDOOR’s portfolio is important and as part of the Turtle Creek revitalization, several significant sustainability initiatives are planned. The goal is to create a greener, more affordable and sustainable community that benefits residents. Each unit will be equipped with high-speed internet and Wi-Fi will be available in the leasing office.

To demonstrate RDOOR’s commitment to sustainability, all units will be certified through the National Green Building Standards (NGBS) achieving cutting-edge energy efficiency that benefits residents and the community. RDOOR’s commitment to environmental sustainability extends to transportation as well. Building on an existing fixed bus route, the Turtle Creek will incorporate electric vehicle chargers, a bicycle storage room, and shared e-bikes to provide affordable alternative transportation options.

The Area’s Needs That the Development Will Meet

According to the MMA market study, Turtle Creek is identified as one of four affordable housing communities in the northwest side of Indianapolis. Many associates of Ascension rely on Turtle Creek for affordable housing due to its proximity. Therefore, it is crucial to preserve and expand affordable housing through property renovation and developing new two- and three-bedroom units for local families. As redevelopment efforts in the Ascension area continue, maintaining long-term affordability remains a priority and can better serve those who work at Ascension and in the surrounding area.

Development Quality

The development will employ a high standard of quality from the use of superior-quality materials through to the restoration of the buildings’ architectural character. RDOOR will modernize the development through color, materials, landscaping, and general design. RDOOR will use industry standard management processes to maintain a high standard for construction and workmanship throughout the renovation.

Services to be Offered

Turtle Creek currently operates as a standard affordable multi-family property with amenities such as a swimming pool, gym, and tennis court. RDOOR will significantly expand the range of on-site services to provide residents with the necessary tools for achieving financial sustainability and upward mobility.



Department of Metropolitan Development Division of Planning Current Planning

RDOOR will collaborate with Partners in Housing Development Corporation (“Partners”) to deliver scheduled services that meet the needs of the tenants. Partners, a CORES-certified organization, will be responsible for providing all on-site services. RDOOR has received a PILOT from the City of Indianapolis, which will be used to cover the cost of the services provision.

The property will also include a new multi-purpose space that will accommodate a wide range of on-site programs. This space will offer opportunities for financial literacy courses, nutrition and food preparation workshops, tax preparation assistance, GED programs, computer training, resume building, and various other programs that already exist at some of RDOOR’s other properties. It will serve as a meeting place for local clubs and associations, as well as provide one-on-one sessions with residents as needed. RDOOR also aims to expand programs for youth, including tutoring, support for early education enrollment, and potentially after-school activities, depending on participation.



**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 land development plan proposes townhome style apartments, multi-family apartments and an amenity area for the Site and adjacent apartments. The land development plan is consistent with the Comprehensive Plan's suburban neighborhood recommendation for the Site, which contemplates multi-family uses where appropriate.

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 site is adjacent to long existing multi-family uses to the east, hospital uses to the north and west and a nursing and rehabilitation center to the south. The proposed multi-family residential uses are compatible with such nearby uses. The proposed buildings will be constructed with quality exterior materials which are attractive and aesthetically compatible with surrounding structures.

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

The proposed land development plan includes ample off street parking spaces and sidewalks for pedestrian uses. Sidewalks exist along Harcourt Road which abuts the Site to the west. There will be on site designated bicycle parking areas. The site is on an IndyGo bus route.

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

Vehicular access to and from the site will be from two existing drives to/from Harcourt Road. The site has existing sidewalks on the west side of the Site and petitioner proposes to install sidewalks within the Site as approximately depicted on the plans filed herewith.

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

The site and its proposed residential buildings will be connected to public utilities and accessed by public roadways.



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

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 design and layout of the proposed improvements within the Site are compatible with the existing multi-family buildings to the east.

The proposed development of multi-family housing is compatible with the Comprehensive Plan because the plan calls for

Suburban Neighborhood uses, which includes multi-family uses where appropriate.

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 site has sidewalks along Harcourt Road on the west side of the Site. Petitioner proposes to install internal sidewalks for

pedestrian connectivity within the Site as approximately depicted on the plans filed herewith.



Photo of the subject site looking south along Harcourt Road.



Photo of the subject site looking north along Harcourt Road.



Photo of the subject site looking south.



Photo of the southern apartment building east of the subject site.



View of the beach volleyball court looking south.



Photo of the existing green amenity space looking south.



Photo of the subject site looking north.



Photo of the northern apartment building east of the subject site.



Photo of the existing green amenity space looking north.



Photo of the tennis court on the northern end of the site looking south.



Close-up of the condition of the existing tennis courts to be removed.



Photo of the hospital campus west of the site.