

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-APP-015
Address: 1550 East County Line Road (approximate address)
Location: Perry Township, Council District #23
Zoning: HD-1
Petitioner: Community Health Network Foundation, Inc., by Timothy H. Button
Request: Hospital District One Approval to provide for a 7,000-square foot addition to the surgery center building.

RECOMMENDATIONS

Staff **recommends approval** of this request, subject to substantial compliance with the site plan, landscape plan and elevations file-dated May 11, 2023.

SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 24.45-acre site is located within a 48-acre hospital complex, zoned HD-1, and developed with a multi-story medical office building. It is surrounded by multi-family dwellings and religious uses to the north, zoned D-P and SU-1, respectively; a hospital to the south, zoned HD-1; parking lots to the east, zoned HD-1; and medical offices to the west, zoned HD-2.
- ◇ The Comprehensive Plan recommends regional special use (non-typology land use), which is a category that provides for public, semi-public and private land uses that serve a specific institutional purpose for a significant portion of the county.

HOSPITAL DISTRICT ONE APPROVAL

- ◇ This request would provide for Hospital District One Approval to provide for a 7,000-square foot addition to the surgery center building along the eastern boundary of the site.
- ◇ 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;

(Continued)

STAFF REPORT 2023-APP-015 (Continued)

- 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.”
- ◇ The proposed building addition would be an expansion along the east façade of the existing building and would require minor reconfiguration of the parking lot. The proposed exterior materials would be brick to blend with the existing building.
- ◇ The additions would allow for expanded patient and staff services while maintaining the aesthetic value, attractiveness, and compatibility of the hospital complex, as well as surrounding land uses. Staff, therefore, recommends approval of the proposed improvements to the surgery center.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

HD-1

Medical office building

SURROUNDING ZONING AND LAND USE

North - D-P / SU-1

Multi-family dwellings / Religious Uses

South - HD-1

Hospital

East - HD-1

Parking lot

West - HD-2

Medical Offices

(Continued)

STAFF REPORT 2023-APP-015 (Continued)

COMPREHENSIVE PLAN	The Comprehensive Land Use Plan (2018) recommends regional special use.
THOROUGHFARE PLAN	This portion of East County Line Road is designated in the Marion County Thoroughfare Plan as a primary arterial, with an existing 115-foot right-of-way and proposed 102-foot right-of-way.
CONTEXT AREA	This site is located within the metro context area.
SITE PLAN	File-dated May 11, 2023
ELEVATIONS	File-dated May 11, 2023
FINDINGS OF FACT	File-dated May 11, 2023
OVERLAYS	There are no overlays on this site.

ZONING HISTORY

2019-APP-001; 1550 East County Line Road, requested Hospital District Two Approval to provide for building additions and accessory site modifications to an existing cancer center, **approved**.

2018-APP-019; 1402, 1502 and 1550 East County Line Road, requested Hospital District One Approval to provide for a 7,000-square foot addition to the main hospital, with modifications to the adjoining parking lot and pedestrian areas, **approved**.

2017-APP-020; 1550 (1440 – building) East County Line Road requested Hospital District-Two Approval to provide for a wall sign, **approved**.

2014-APP-002 / 2014-VAR-002, 1550 (1440-building) East County Line Road, requested Hospital District Two approval for three freestanding signs and a four wall signs and a variance of development standards of the Sign Regulations to provide for a 4.5-foot-tall sign within 170 feet of a protected district and two freestanding signs exceeding the permitted height and square footage, **approved and granted**.

2007-APP-186; 1402 and 1550 East County Line Road, requested Hospital district One and Hospital District Two approval to provide for a parking lot expansion with 317 parking spaces and to provide for an approximately 93,500-square foot, temporary gravel construction staging area for a period of 18 months, **approved**.

2005-APP-837 / 2005-VAR-837; 1402 and 1550 East County Line Road, requested Hospital district One approval to provide for a freestanding sign along U.S. Highway 31 and building identification signs for the Indiana Surgery Center and a variance of development standards of the Sign Regulations to provide for a 20-foot tall, 200-square foot illuminated pylon sign located five feet from a dwelling district, **approved and granted**.

(Continued)

STAFF REPORT 2023-APP-015 (Continued)

2012-APP-016; 1350 East County Line Road, requested HD-2 approval to provide for the construction of a 57,500-square foot medical office building, **approved**.

2005-APP-075, 1402 and 1550 East County Line Road, requested Hospital District-One Approval to provide for the expansion of the current parking lot, adding 166 new parking spaces, **approved**.

2005-ZON-103, 8616 U.S. Highway 31 South, requested rezoning of 0.58 acre, being the D-A District, to the HD-1 classification to provide for the construction of an access drive from U.S. Highway 31 South to Community Hospital south, **approved**.

2002-APP-029, 1402 East County Line Road, requested HD-1 Approval to provide for the construction of a two-story, 28,300-square foot cardiovascular center, **approved**.

2002-VAR-849, 1402 East County Line Road, requested a variance of development standards of the Sign Regulations to provide for two, four-foot tall, 16-square foot direction signs, (maximum 2.5 feet in height, six square feet in area permitted) and a .6-foot tall, 1-3-square foot directional sign (maximum 2.5 feet in height permitted), **approved**.

2001-APP-090, 1402 East County Line Road, requested HD-1 Approval to provide for the construction of 52-off street parking spaces and eight handicap spaces, and a wet pond, **approved**.

2001-APP-089, 1550 East County Line Road, requested HD-1 Approval to provide for the construction of a three-story addition to the existing Indiana Surgery Center, with an ambulatory surgery center, medical office, and 278 off-street parking spaces, **approved**.

95-AP-42, 1340-1350 East County Line Road, requested HD-2 Approval for a sign program consisting of two 32-square foot, single-faced ground sign directories and multiple wall signs with individual, non-illuminated, letters for each tenant space within an existing office complex, **approved**.

95-AP-23, 1380 East County Line Road, requested HD-2 Approval to provide for the construction of a 1,500-square foot storage building for an existing nursing home, **approved**.

94-AP-125, 1402 East County Line Road, requested HD-1 Approval to provide for improvements to the Community Hospital South Campus, including the expansion of the surgical center and related offices, on the first, second, and third floor, moving and expansion of existing parking areas and signs previously approved by petition 90-AP-40, **approved**.

93-AP-135, 1402 East County Line Road, requested HD-1 Approval to provide for the construction of a 10,000-square foot emergency services addition and renovation, **approved**.

93-AP-87, 1550 East County Line Road, requested HD-1 Approval to provide for two non-illuminated wall signs constructed of plate aluminum, **approved**.

91-AP184, 1402 East County Line Road, requested HD-1 Approval to provide for an addition to the fourth and fifth floor, a boiler room addition, and expansion of parking, **approved**.

(Continued)

STAFF REPORT 2023-APP-015 (Continued)

90-AP-40, 1402 East County Line Road, requested HD-1 and HD-2 Approval to provide for a sign program for the hospital, **approved**.

90-V1-50, 1402 East County Line Road, requested a variance of development standards of the Sign Regulations to permit a sign program for the hospital with signs in excess of height, number, and size, **approved**.

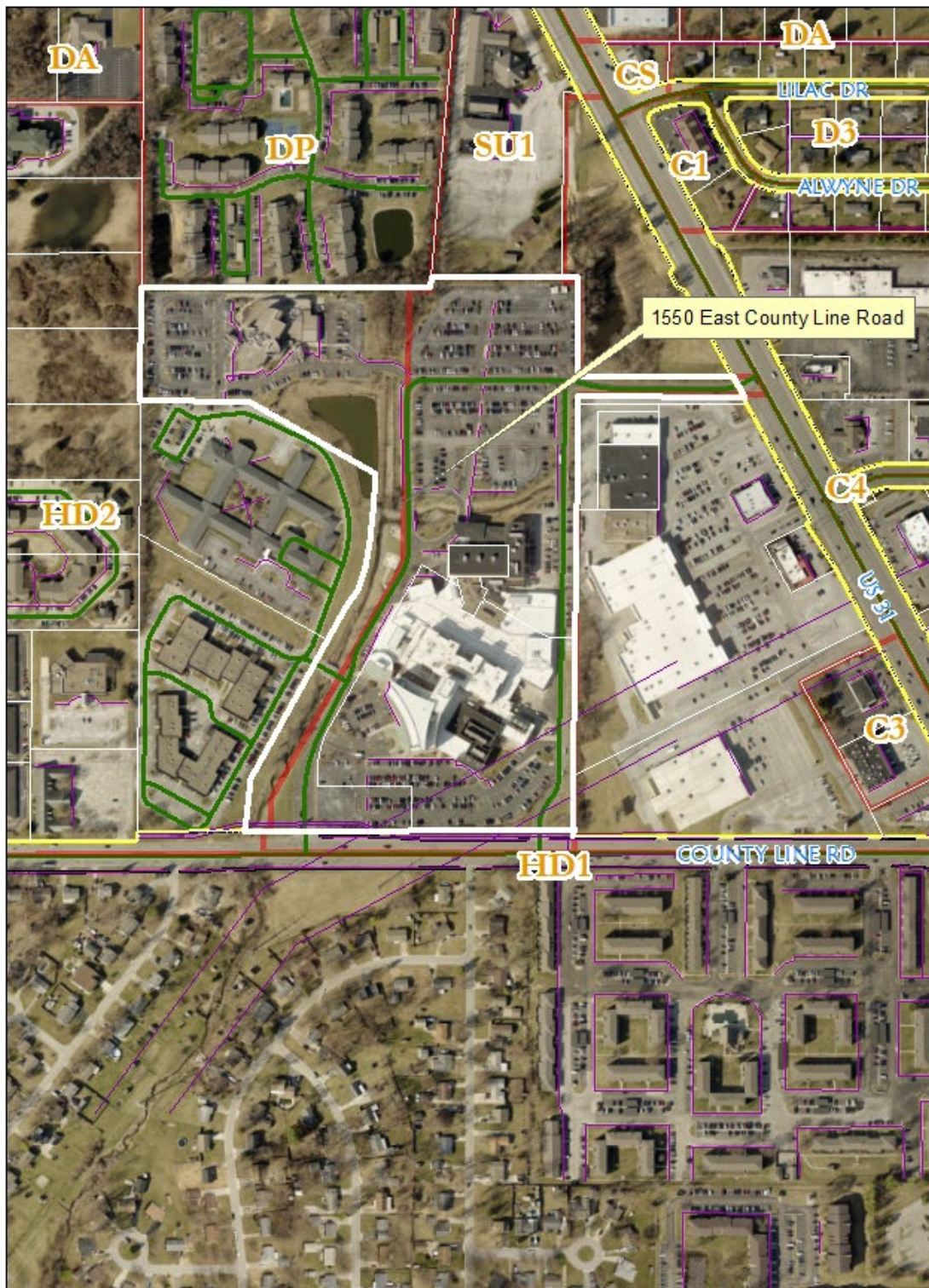
VICINITY

2012-APP-2012; 1380 East County Line Road (south of site), requested Hospital District Two Approval to provide for a 10-foot tall, 46.25-square foot pylon sign, **approved**.

2010-APP-024; 1380 East County Line Road (abutting site to south), requested Hospital District Two Approval to provide for a 16,773-square foot addition to an existing skilled nursing facility and to provide for additional off-street parking, **approved**.

87-Z-10; 1350 East County Line Road (includes subject site), requested rezoning of 24 acres from HD-1 to HD-2, **approved**.

kb



1550 East County Line Road

0 0.025 0.05 0.1 0.15 0.2 Miles

Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
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. Creates a superior land development plan, in conformity with the Comprehensive Plan of Marion County, Indiana, because:

The proposed expansion to the Community Hospital South Surgery Center will provide for increased ability to meet the growing demand for surgical services and maximize the utilization of this hospital district zoned land.

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 hospital district and with adjacent land uses because:

The one story addition will be blended into the existing Surgery Center building in a manner that will contribute to the overall aesthetic value of the hospital complex, consistent with the existing uses and with adjacent land uses.

C. Provides sufficient and adequate access, parking, and loading areas because:

The hospital has added substantial parking over the past decade, and recent parking studies show that shifting 36 physician parking spaces to an underutilized parking lot on the north side of the Surgery Center will result in a negligible impact on the overall parking availability on the hospital campus.

D. Provides traffic control and street plan integration with existing and planned public streets and interior roads because:

The proposed Surgery Center expansion will have a negligible impact on public streets and existing interior roads based on its location on the east side of the existing Surgery Center building.

E. Provides adequately for sanitation, drainage, and public utilities because:

The proposed Surgery Center expansion will be serviced by existing sanitary and storm sewers that already serve the Community Hospital South campus and have sufficient capacity to handle the proposed building expansion.

F. Allocates adequate sites for all uses proposed, relative to 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 of Marion County, Indiana, because:

The proposed Surgery Center expansion will be confined to a relatively small area of the existing Community Hospital South campus, and will further the hospital's purpose and objectives of providing for the health care needs of the local community and enhance the ability of the hospital to treat a growing local population and its surgical care needs.

DECISION

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

Adopted this _____ day of _____, 20 ____

COMMISSION PRESIDENT/ SECRETARY

PROJECT
INFORMATION
PLAN
C001



STUDIO AXIS
418 South
618 South
Indianapolis, Indiana 46202
+1 (317) 264-8162
WWW.STUDIOAXIS.COM

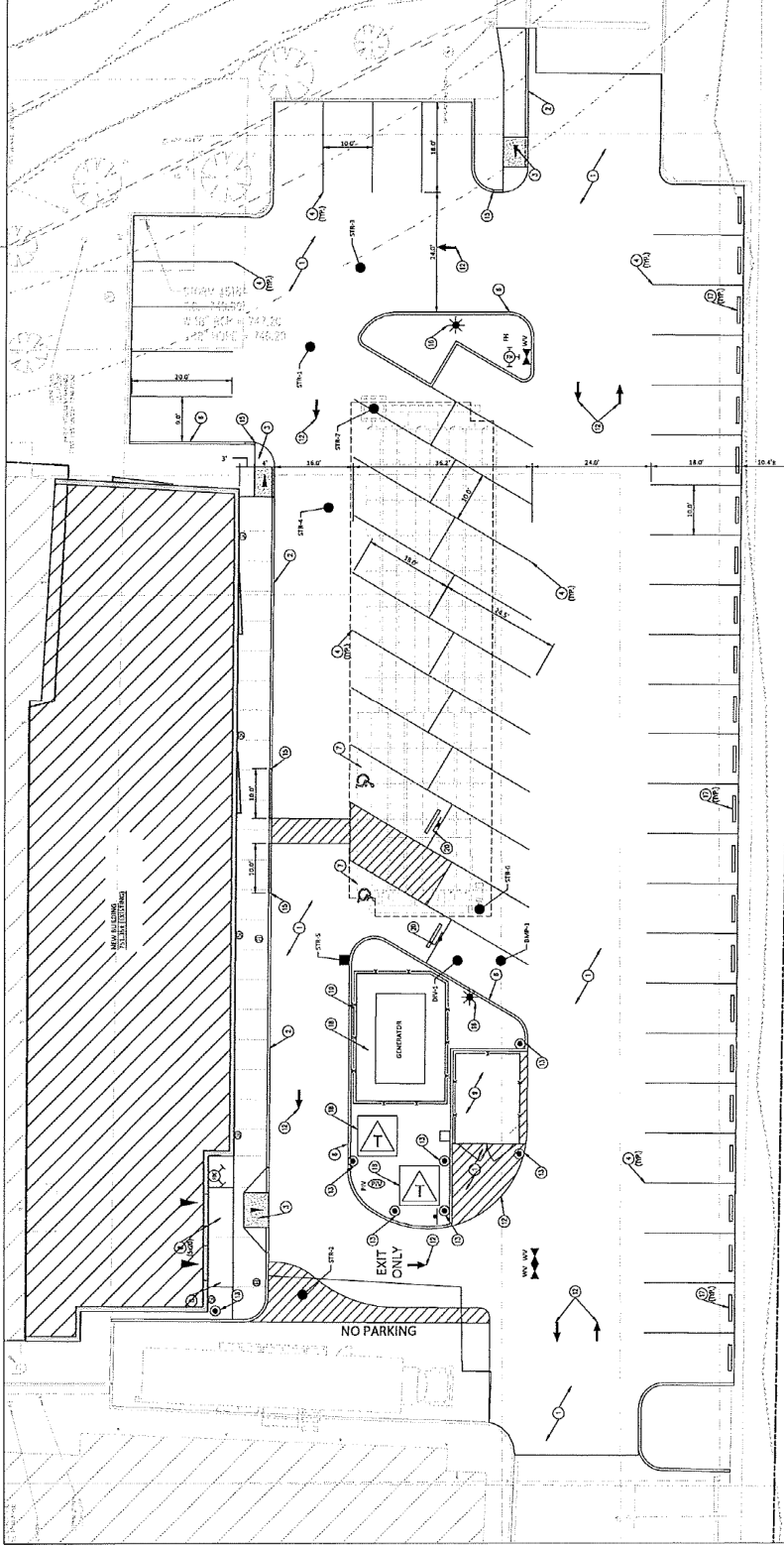
CONSULTING
ENGINEERS, LLC
225 South
Indianapolis, Indiana 46202
+1 (317) 264-8162
WWW.JOHNSTONENGINEERS.COM



PROJECT NUMBER: 202104
PROJECT NAME: COMMUNITY SURGERY CENTER
REVISIONS: 1. 02/22/2021
DATE: 02/22/2021

COMMUNITY
SURGERY CENTER
SOUTH
SURGERY CENTER
ADDITION
1500 East County Line Road
Indianapolis, IN 46227

SITE
IMPROVEMENT
PLAN
C500



GENERAL NOTES

A. REFER TO IMPROVEMENT DETAILS FOR NOTE REFERENCES.

PLAN NOTES

1. ASPHALT PAVEMENT.
2. CONCRETE CURB AND GUTTER.
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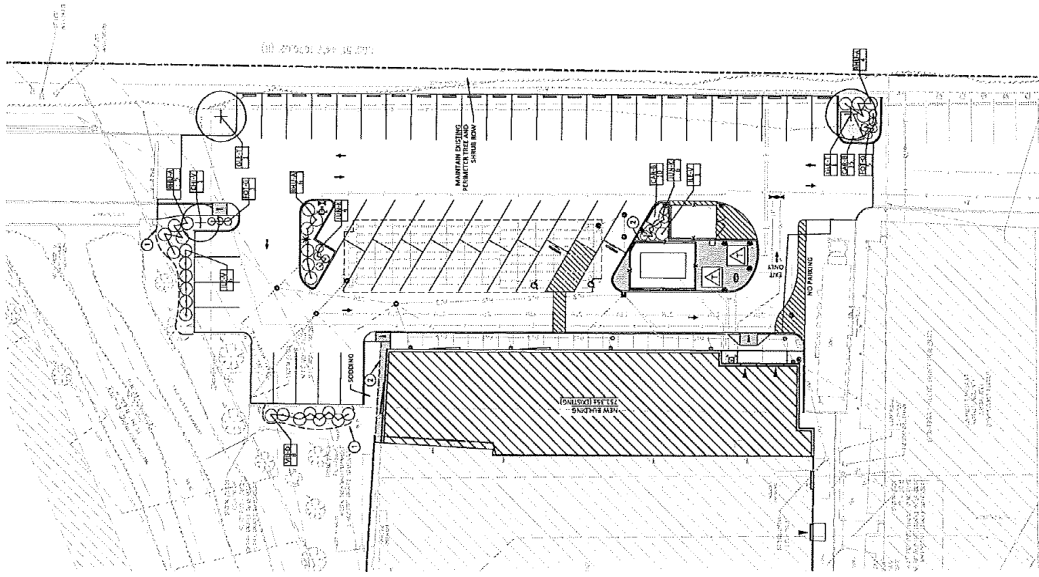
ADA RAMP

ADA RAMP

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* IN, USED PLACES TO THE NORTH SIDE OF THE CENTER, WILL SUPPLEMENT THE PARKING DETAIL.

[illegible]

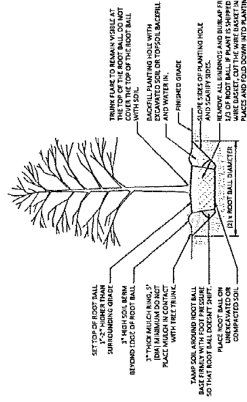
GENERAL NOTES

- A. SOO ALL DISTURBED LAWN AREAS UNLESS OTHERWISE NOTED.
B. CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION DESIGN AND INSTALLATION TO ACHIEVE 100% COVERAGE OF ALL LAWN AND LANDSCAPE AREAS. FURNISHING CONSTRUCTION TO MEET DISTRICT

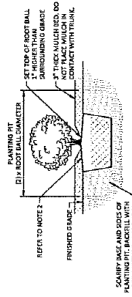
PLAN NOTES

1. SPADE EDGE
2. STONE MULLCH AND METAL FENCING

- NOTES:**
1. CONTRACTOR SHALL VERIFY THAT PLANTING HOLE IS FREE DRAINING PER SPECIFICATION PRIOR TO PLANTING.
 2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSLINGER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. LEAVE MAIN LEADER INTACT.
 3. MAKE THE SOUTHWEST OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH. STAKE AND GLUE TREE PER SPECIFICATIONS ONLY.
 4. IF DEEMED NECESSARY BY LANDSCAPE ARCHITECT IN THE FIELD.

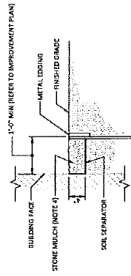


1 DECIDUOUS TREE PLANTING DETAILS



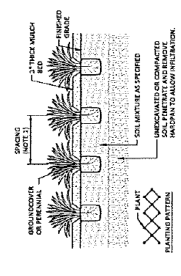
- NOTE:
1. CONTRACTOR SHALL VERIFY THAT PLANTING PIT IS FREE DRAINING FOR SPECIFICATION PRIOR TO PLANTING.
2. REMOVE ALL DRIBBLES AND BUILDUP FROM THE TOP 1/3 OF ROOT BALL. PLACE ROOT BALL ON UNCOMPACTED OR COMPACTED SOIL.

2 SHRUB PLANTING DETAIL
NO SCALE



- NOTES:**
1. INSTALL METAL EDGING WITH STAKE POCKETS ON INSIDE OF BED.
 2. REFER TO SPECIFICATIONS FOR SEPARATOR AND DRAIN REQUIREMENTS.
 3. METAL EDGING SHALL BE FLUSH WITH FINISHED GRASS, COMPACT BACKFILL.
 4. STONE SHALL BE 2"-1 1/2" WASH-SOS UNCRUSHED SMOOTH RIVER GRAVEL.

3 STONE MULCH DETAIL



- NOTE:**
1. PLANT IN DIAGONAL PLANTING PATTERN. REFER TO PLANT LIST FOR SPACING REQUIREMENTS.
 2. REFER TO PLANT LIST FOR GROUND COVER OR PERENNIAL TYPE.

4 GROUND COVER / PERENNIAL PLANTING DETAILS

01 EAST ELEVATION
SCALE: 1/8" = 1'-0"



STUDIOAXIS
618 Studio
1000 East County Line Road
Indianapolis, Indiana 46202
+1 (317) 264-8162
WWW.STUDIOAXIS.CO/IA

OWNER
INDIANAPOLIS VAHNSSEN DISTRICT
1000 East County Line Road
Indianapolis, IN 46202

ARCHITECT
STUDIOAXIS
618 Studio
1000 East County Line Road
Indianapolis, IN 46202

ENGINEERING & DESIGN
INDIANAPOLIS VAHNSSEN DISTRICT
1000 East County Line Road
Indianapolis, IN 46202

GENERAL CONTRACTOR
INDIANAPOLIS VAHNSSEN DISTRICT
1000 East County Line Road
Indianapolis, IN 46202

CONSULTANTS
INDIANAPOLIS VAHNSSEN DISTRICT
1000 East County Line Road
Indianapolis, IN 46202

DESIGNER
INDIANAPOLIS VAHNSSEN DISTRICT
1000 East County Line Road
Indianapolis, IN 46202



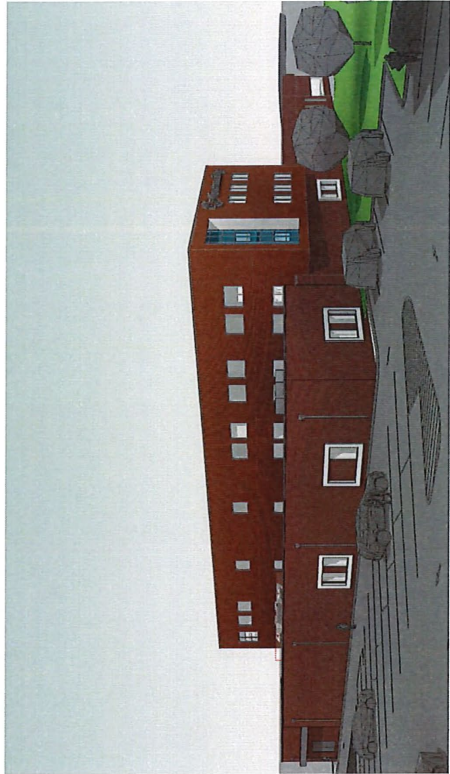
PROJECT NAME
COMMUNITY SURGERY CENTER
ADDITION
1555 East County Line Road
Indianapolis, IN 46202

DATE
11/11/2020

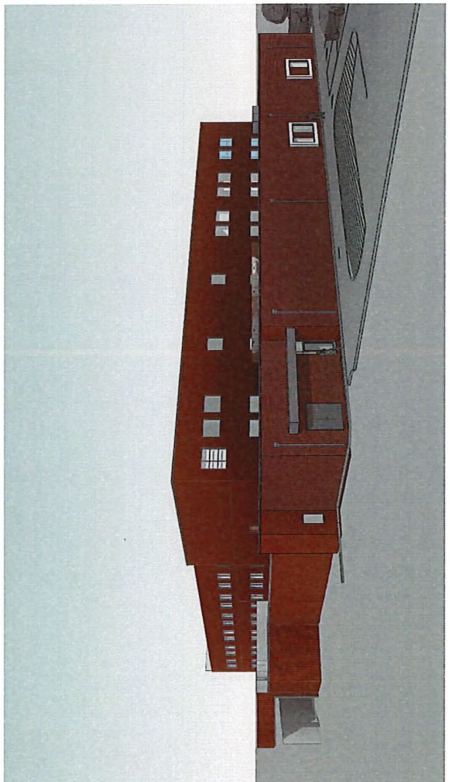
**COMMUNITY SURGERY CENTER
ADDITION**
1555 East County Line Road
Indianapolis, IN 46202

3D VIEWS

A-202



01 LOOKING SOUTHWEST
SCALE: NS



02 LOOKING NORTHWEST
SCALE: NS



View of site looking west



View of site looking west



View of site looking west



View of site looking southwest



View of parking lot looking north



View from parking lot looking southeast



View of site looking north along access drive along the eastern boundary