



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (November 9, 2016 Meeting)

**Docket No. / Project Title:** DP-16-23 (Columbus Regional Hospital)  
**Staff:** Charles Russell

**Applicant:** Columbus Regional Hospital  
**Property Size:** 30.29 Acres  
**Current Zoning:** P (Public/Semi-Public)  
**Location:** 2400 17<sup>th</sup> Street, in the City of Columbus

#### Background Summary:

The applicant received prior approval to reconfigure the parking lot in front of the old emergency room entrance, including closing two entrances on 17<sup>th</sup> Street and installing a new one. They are now requesting to amend their previous plan by only closing one drive onto 17<sup>th</sup> Street. Because they are changing the ingress and egress of the site it becomes a major modification requiring Plan Commission approval.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Does the proposed access change meet the requirements of the Zoning Ordinance, and provide adequate public safety and efficiency.

#### Plan Commission Decision Criteria:

The Columbus Zoning Ordinance requires that the Plan Commission consider (1) compliance with the applicable development standards established by the Zoning Ordinance and (2) the general standards listed below in the review of site development plans (Section 12.8(E)).

1. The proposed development will be consistent with the comprehensive plan.
2. The proposed development will not be detrimental to or endanger the public health, safety, convenience, or general welfare.
3. The proposed development will not be injurious to the use and enjoyment of the surrounding property.
4. The proposed development will not impede the efficient, orderly, and normal development of the surrounding property.
5. The proposed development provides adequate access, utilities, landscaping, buffering, and other improvements.
6. The proposed development provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

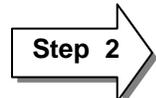
The Plan Commission may waive or modify development requirements of the Zoning Ordinance based on findings by the Commission that the altered requirements will better serve (a) the intent of that development requirement, (b) the intent of the zoning district, and/or (c) the general standards listed above.

**Plan Commission Process, Options & Preliminary Staff Recommendation:**



**Development Standards Waivers & Modifications:**

The initial step in the approval process is for the Plan Commission to determine if any requested development standards waivers and/or modifications can be supported based on the decision criteria provided by the Zoning Ordinance. The waiver or modification may be approved if one or more of the criteria have been met. A separate motion with specific findings is recommended for each requested waiver and/or modification. **No waivers requested.**

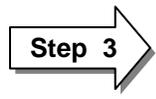


**Conditions:**

The Plan Commission should determine through discussion if any conditions of approval are appropriate for this request. Conditions are situations that need to be resolved through the action of the applicant prior to, or as part of, the proposed development. Any conditions should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following conditions of approval: None

**Commitments:**



The Plan Commission should determine through discussion if any commitments of the applicant are appropriate and/or needed for this request. Commitments are long-term agreements that, together with the Zoning Ordinance, govern the use of the property. Any commitments should be clearly based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: The staff is preliminarily recommending the following commitments: None



**Approval, Denial or Continuance:**

In reviewing a request for site development plan approval the Plan Commission may (1) approve the application, (2) deny the application, or (3) continue the review to a future Plan Commission meeting. The Plan Commission should make, second, and vote on a motion for the approval, denial, or continuance of the request. Any motion should include reasons supporting that motion that directly reference the Plan Commission Decision Criteria listed above. Any motion for approval should (1) note any approved waivers and/or modifications and (2) specifically list any conditions and/or commitments being made as part of the approval and the reasons for those conditions or commitments based on the Plan Commission Decision Criteria listed above.

Preliminary Staff Recommendation: Approval.

User Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<b>Current Property Information:</b>	
<b>Land Use:</b>	Hospital
<b>Site Features:</b>	Haw Creek, hospital building, medical office buildings, helipad, and a large parking lot.

<b>Flood Hazards:</b>	The property is located in the FEMA mapped 100-year and 500-year floodway fringe. It is also located in the City identified Haw Creek flow conveyance and inundation area. The proposed parking lot is outside these flood hazard areas
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	The property is located in a 5-year time of travel Wellfield Protection Area.
<b>Vehicle Access:</b>	17 <sup>th</sup> Street (Collector, Residential, Suburban) 18 <sup>th</sup> Street (Local, Commercial, Urban) 22 <sup>nd</sup> Street (Local, Residential, Suburban)

<b>Surrounding Zoning and Land Use:</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	RS4 (Residential: Single-Family 4) P (Public/Semi-Public Facilities)	Single Family Residential Lincoln Park
<b>South:</b>	RS4 (Residential: Single-Family 4) P (Public/Semi-Public Facilities) CO (Commercial: Professional Office)	Single-Family Residential Golf Course Medical Offices
<b>East:</b>	RS4 (Residential: Single-Family 4) P (Public/Semi-Public Facilities)	Single-Family Residential Assisted Living Facility
<b>West:</b>	P (Public/Semi-Public Facilities)	Medical Offices Lincoln Park

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	No comments at this time.
<b>Fire Department:</b>	No issues with this proposal.

### **History of this Location:**

The relevant history of this property includes the following:

1. In 1992, a new master plan for the hospital was designed by Robert A.M. Stern, which renovated the existing facility and surrounding campus.
2. In July 1994 (SU-94-11), a major modification was approved which instituted a new landscaping plan for the hospital campus.
3. In December 2001 (C/ZC-12-02-2), a minor modification was approved in order to allow a three-story addition to the hospital.

4. In December 2007 (SU-07-23), a rezoning and site development plan were approved which permitted an approximately 444,997 square foot addition, east of the existing hospital facility. A new landscaping plan was applied to the campus. This project was only partially implemented.
5. In April 2011 (C/ZC-11-26-Mar), a flood wall was approved, which would surround the existing hospital facility. The flood wall also adjusted the landscaping plan for the campus.
6. In February 2012 (DP-12-02), a site development plan was approved to install a freestanding sign at the entrance of the intersection of Gladstone and 17<sup>th</sup> Street.
7. In May of 2014 (DP-14-10), a site development plan was approved for a major modification to construct a new receiving building, a new Emergency Department addition and a cancer center addition to the current hospital campus. The plan also included relocating the helipad, removing the old emergency room entrance and reconfiguring the parking lot. The parking lot reconfiguration was not completed due to pending changes in the use of the old emergency room space.
8. In November of 2015 (DP-MM-15-21), a minor modification was approved to allow the relocation of 2 freestanding signs and installation of 2 new wall signs.
9. In June of 2016 (DP-16-10), a site development plan was approved for a major modification to reconfigure the parking lot in front of the old emergency room entrance, including removing the old helipad, removing two entrances off 17<sup>th</sup> Street and installing a new entrance drive on 17<sup>th</sup> Street. The applicant was approved for two waivers to (1) allow the new proposed drive on 17<sup>th</sup> Street to be 53 feet, 147 feet less than required from Meridian Street, and (2) allow ornamental lighting fixtures that do not meet the Zoning Ordinance standards.

### **Comprehensive Plan Consideration(s):**

The Future Land Use Map indicates the future use of this property as Residential and as Floodway/Sensitive Area.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **GOAL I-1:** Provide high quality public facilities in locations which are convenient and accessible to local residents.
2. **GOAL I-2:** Provide high-quality public facilities as economically as possible while preserving community standards for design.
3. **POLICY S-L-1-1:** Require appropriate landscaping for new or expanded businesses, public facilities, subdivisions, apartment complexes, and other similar uses.
4. **POLICY S-L-5-2:** Encourage businesses to use landscaping to improve the quality of the environment for customers and employees.

This property is located in the Columbus Central Neighborhoods character area. No planning principles apply.

### **Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. With the recent relocation of the Emergency Department to its new location on the campus, the old Emergency Department space is now VIMCare, and new parking spaces will be added to the area where the emergency room entrance and helipad are being removed. Currently there are 80 parking spaces in this area and the reconfiguration will result in an additional 34 parking spaces for a total of 114 on-site parking spaces. Altogether, the entire property has a total of 1,455 spaces.
2. The property currently has 4 entrances located on 17<sup>th</sup> Street. In June of 2016 (DP-16-10) the applicants were approved to close two of the westernmost drives and install a new drive to lineup with the new VIMCare building entrance. The applicants are now requesting to amend those plans by only closing one westernmost drive and not installing a new drive. The hospital will use the remaining access drive from 17<sup>th</sup> Street.
3. The reconfiguration of the parking lot meets the development standards for parking lots in the P (Public/Semi-Public) Zoning District. Parking spaces and associated drives are the appropriate size, and the landscaping meets the minimum requirements of the Zoning Ordinance.

Columbus – Bartholomew County Planning Department  
Site Development Plan Application



Planning Department Use Only:

Jurisdiction:  Columbus  Bartholomew County  Joint District

Docket No.: DP-16-23

**Site Development Plan Application:**

Application Type:  Initial Site Development Plan  Minor Modification  Major Modification CR 10.10.16

Project Title / Facility Name: Columbus Regional Hospital

Type of Activity:

- New Structure  Change of Use  Expansion of an Existing Structure and/or Use  
 Site Feature Modification (Landscaping, Parking, Etc.)  
 New Telecommunications Facility  Temporary Use: from \_\_\_\_\_ to \_\_\_\_\_  
(start date) (end date)

Total Number of Signs Requested ZERO (please attach a separate worksheet for each sign)

**Applicant Information (the person or entity that will own and/or execute what is proposed):**

Name: Columbus Regional Hospital  
Address: 2400 East 17th Street Columbus Indiana 47201  
(number) (street) (city) (state) (zip)  
Phone No.: 812.376.5333 Fax No.: \_\_\_\_\_ E-mail Address: dlenart@crh.org

**Property Owner Information (the "owner" does not include tenants or contract buyers):**

Name: Columbus Regional Hospital  
Address: 2400 East 17th Street  
(number) (street) (city) (state) (zip)  
Phone No.: 812-376.5333 Fax No.: \_\_\_\_\_ E-mail Address: dlenart@crh.org

**Tenant / Lessee Information (if applicable):** Non-applicable

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

**Notification Information (list the person to whom all correspondence regarding this application should be directed):**

Name: Dave Lenart - Director of Facilities and Materials Management

Address: 2400 East 17th Street Columbus Indiana 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812.376.5333 Fax No.: \_\_\_\_\_ E-mail Address: dlenart@crh.org

How would you prefer to receive information? (please check one):  E-mail  Phone  Fax  Mail

**Property Information:** No Property size or Configuration Modification

Property Size: \_\_\_\_\_ acres *or* \_\_\_\_\_ square feet

Zoning: \_\_\_\_\_

Address: \_\_\_\_\_  
(number) (street) (city) (state) (zip)

*or* General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):  
\_\_\_\_\_

**Use & Structure Information (if applicable):** No Building Area Modification

Proposed Building Area: \_\_\_\_\_ square feet

Current Use: \_\_\_\_\_ Proposed Use (if different): \_\_\_\_\_

For multiple use buildings, please indicate the square footage of each use (attach an additional sheet if necessary):

Use: \_\_\_\_\_ square feet: \_\_\_\_\_

**Supporting Information (please note the following which must be provided with the application):**

- 5 initial copies of a site development plan (required based on the type of ZCC requested – see attached checklist). The site development plan must also show the location of any types of freestanding signs proposed (including the sign location, the proposed sign setback from all rights-of-way, the landscaping at the base of the proposed sign, and all sight visibility triangles).
- A completed worksheet for any proposed waiver or modification of the development standards mandated by the Zoning Ordinance (see attached form).
- A completed sign worksheet for each sign proposed (see attached form).
- A dimensioned drawing showing the size of each sign face and indicating each sign's proposed location (either on the face of a structure, or elsewhere on the property).

**Applicant's Signature / Acknowledgement:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

I understand that 20 copies of a revised Site Development Plan will be required for distribution to the Plan Commission.

David Genant  
(Applicant's Signature)

10/10/16  
(Date)

**Property Owner's Signature (the "owner" does not include tenants or contract buyers):**

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

David Genant  
(Owner's Signature)

10/10/16  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)



# HUTTON & HUTTON

ARCHITECTS & ENGINEERS

07 October 2016

Melissa Begley  
City of Columbus  
Bartholomew County  
123 Washington St  
Columbus, In 47201

Re: Columbus Regional Hospital  
17<sup>th</sup> St. Parking  
Addendum to June 8, 2016 Submission

Attached is the revised Site Plan A2.0 dated 05.26.16 with Rev. 2 dated 09.26.16, for your consideration.

As a brief reminder, on June 8, 2016: your Planning Commission approved our submission, highlighting the removal of two (2) flood gates and rebuilding of flood walls to replace the flood gates removed. In addition this approval included the partial removal of flood wall and installation of a new flood gate.

As you and I talked, and our further evaluation of site plan with associated costs, we found a better solution with economic savings and actual construction time reduction. Please see the attached drawings A2.0.

In essence, in lieu of the new entrance, we are now eliminating that new entrance, removing the eastern entrance (installation of new flood wall) and keeping the existing western entrance to be used as primary entrance in Parking Lot.

Respectfully,

HUTTON and HUTTON,  
Architects and Engineers

William P. Hutton, AIA, NCARB, ASHE, CSI

wph/jwh

cc: Jim Bickel, CEO - Columbus Regional Hospital

attach: A2.0 Site Plan, dated 05.26.16 with Rev. 2 dated 09.26.16

[info@hhaes.com](mailto:info@hhaes.com)  
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Hammond, Indiana 46324  
219.932.2050



Est. 1895

