



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (June 8, 2016 Meeting)

**Docket No. / Project Title:** DP-16-10 (Columbus Regional Hospital)  
**Staff:** Melissa Begley  
**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 has indicated that the proposed site development plan major modification is for the purpose of reconfiguring the parking lot in front of the old emergency room entrance, including removing the old helipad, removing two entrance drives off of 17<sup>th</sup> Street and installing a new entrance drive to align with the new Volunteers in Medicine entrance.

The applicant is proposing the following waiver(s) and/or modification(s) from the zoning ordinance development standards that would typically apply to this development:

1. The petitioner is requesting to remove 2 of the existing entrance drives located on 17<sup>th</sup> Street and installing a new entrance that does not meet Zoning Ordinance Section 7.3(Part 1)(C)(3)(c)(ii) which requires an entrance to a non-residential property to be a minimum of 200 feet from another street or entrance drive. The proposed entrance is 53 feet from the centerline of Meridian Street. 147 feet less than the minimum required.
2. The petitioner is requesting to install ornamental lighting fixtures that match the existing lighting on the property. Zoning Ordinance Section 9.4(A) requires exterior lighting to be shielded, directed and 90 degree cut off fixtures. The existing ornamental lighting fixtures do not meet that standard.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Do the requested modifications and the proposed project as a whole meet the criteria established by the Zoning Ordinance?

#### Plan Commission Decision Criteria:

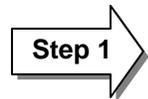
The Columbus Zoning Ordinance requires that the Plan Commission consider (1) compliance with the applicable development standards established by the Zoning Ordinance and (2) the general standards listed below in the review of site development plans (Section 12.8(E)).

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.

1. **Waiver / Modification (#1)** : Modification from Section 7.3(C)(3)(c)(ii) of the Zoning Ordinance for a drive separation of 53 feet, 147 feet less than the 200 feet minimum required.

Preliminary Staff Recommendation: Approval, All criteria have been met.

Criteria #1: The requested waiver or modification will better serve the intent of that development requirement. The Zoning Ordinance indicates the intent of the circulation standards as follows: to promote safe and efficient travel within the community; minimize disruptive and potentially hazardous traffic conflicts; separate traffic conflict areas by reducing the number of driveways; provide efficient spacing standards between driveways; and ensure reasonable access to properties.

*Preliminary Staff Findings:* The number of entrance drives on 17<sup>th</sup> Street is being reduced from 4 drives to 3, reducing the number of points of conflict. Meridian Street is a very low volume street and is unlikely to create traffic conflicts with the proposed entrance drive. In addition, the hospital is a very large facility providing many services and the new entrance will improve the circulation within the site. *This criterion has been met.*

*User Notes:* \_\_\_\_\_  
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Criteria #2: The requested waiver or modification will better serve the intent of the zoning district in which the property is located. The Zoning Ordinance indicates the intent of the “P”, Public/Semi-Public zoning district as follows: to provide locations for large scale public facilities, worship facilities, and concentrations of other public institutions.

*Preliminary Staff Findings:* The proposed drive is intended to align with the new Volunteers in Medicine entrance. The hospital is a very large facility that serves many functions. The location of the drive will provide direct access to the Volunteers in Medicine, which will improve wayfinding for VIM patients. *This criterion has been met.*

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

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Criteria #3: The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and above.

*Preliminary Staff Findings:* The proposed modification will improve vehicle ingress and egress for vehicles and will better serve safety and convenience to the public. *This criterion has been met.*

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

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2. **Waiver / Modification (#2):** The petitioner is requesting to use an ornamental lighting fixture that is consistent with existing lighting on the property. Zoning Ordinance Section 9.4(A) requires exterior lighting fixtures to be shielded, directed and 90 degree cut off.

Preliminary Staff Recommendation: Approval, criteria #2 has been met.

Criteria #1: The requested waiver or modification will better serve the intent of that development requirement. The Zoning Ordinance indicates the intent of the exterior lighting standards as follows: To recognize that exterior lighting is needed for safety; security and visibility for pedestrians and motorists yet ensure that lighting does not disrupt adjacent land uses.

*Preliminary Staff Findings:* The hospital property has existing ornamental lighting that they would like to match with the new lighting being added, which will maintain a quality design on the property. The lights ornamental lights however will not create a more visible or safer environment than shielded 90 degree cut off lighting. *This criterion has not been met.*

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

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Criteria #2: The requested waiver or modification will better serve the intent of the zoning district in which the property is located. The Zoning Ordinance indicates the intent of the P (Public/Semi-Public Facilities) zoning district as follows to provide locations for large scale public facilities, worship facilities, and concentrations of other public institutions. to provide locations for large scale public facilities, worship facilities, and concentrations of other public institutions.

*Preliminary Staff Findings:* The new lighting shares the matching design with the entire hospital campus. The lighting adds to the design theme of the surrounding area and promotes quality design. *This criterion has been met.*

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

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Criteria #3: The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and above.

*Preliminary Staff Findings:* The ornamental lighting will provide sufficient lighting for the property. The decorative nature of the lights will be visually appealing and will match the existing lighting on the hospital campus, but will not increase the safety of the area or be less injurious than the 90 degree lighting fixtures. *This criterion has not been met.*

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



**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:

1. Per Zoning Ordinance Section 12.9(D)(2)(b) show the relevant property boundaries.
2. Provide the public-right-of-way width for 17<sup>th</sup> Street on the site plan.
3. Include the following street classification for 17<sup>th</sup> Street (Collector, Residential, Suburban).
4. Remove the note regarding a freestanding sign shown on the site plan.
5. Per Section 7.2(Part 4)(A)(5)(c) of the Zoning Ordinance, wheel stops must be provided along all required landscape areas which are perpendicular to parking spaces. This applies to the parking spaces along 17<sup>th</sup> Street and the spaces adjacent to the 2 large, long parking lot islands. Please show the wheel stops accordingly.
6. Per Section 8.1(C)(2) of the Zoning Ordinance—Area # 2 – Parking Lot Interior. It appears that the calculations for parking lot interior are correct but no shrubs are shown.
7. Provide landscape details including common and scientific name of all new plant material and minimum size at planting for all new landscaping.
8. There are lettered boxes shown on the plan. Please reference a key for these boxes.

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



**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

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



**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, including the modification requests. The approval is also subject to the conditions as noted above regarding the technical comments.

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

<b>Current Property Information:</b>	
<b>Land Use:</b>	Hospital
<b>Site Features:</b>	Hawcreek, hospital building, medical office buildings, helipad, and a large parking lot.
<b>Flood Hazards:</b>	The property is located in the FEMA recognized Floodway, the 100 year floodway fringe and 500 year floodway fringe. It is also located in the City identified Haw Creek flow conveyance and inundation areas. The proposed parking lot revision is outside these flood hazard areas.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	The subject property is located in a 5 year time of travel Wellfield Protection Area.
<b>Vehicle Access:</b>	The property gains access from 17 <sup>th</sup> Street (Collector, Residential, Suburban), 18 <sup>th</sup> Street (Local, Commercial, Urban), and 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>	We have no comments on the proposed parking lot changes.
<b>Fire Department:</b>	Columbus Fire Department does not have any 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-12-01-2), 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-12-01), 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.

### 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 vacant. The hospital intends to reuse the space for Volunteers in Medicine and new parking spaces will be added to the area where the emergency room entrance and the helipad are being removed. Currently there are 80 parking spaces in this area and the reconfiguration will result in an additional 70 parking spaces for total of 150 on-site parking spaces. Altogether, the entire property has a total of 1,455 parking spaces.
2. The hospital currently has 4 entrances located on 17<sup>th</sup> Street. The applicants have indicated they would like to remove the two westernmost drives and install one new drive that would align with the new VIM entrance. The reconfiguration will result in one less drive entrance to the hospital. The hospital also has an entrance on 18<sup>th</sup> Street and on 22<sup>nd</sup> Street.
3. 17<sup>th</sup> Street is considered a Collector, Residential, Suburban street and Zoning Ordinance Section 7.3(Part 1)(C)(3)(c)(ii) requires entrances to a non-residential property to be a minimum of 200 feet from another street or entrance drive. The new proposed entrance is 53 feet from the centerline of Meridian Street; 147 feet less than the minimum required. Meridian Street is a short street that terminates at Greenbelt Golf Course. There are approximately 17 homes on Meridian Street. The proposed drive is located 252 feet from the hospital entrance to the east.
4. The existing lighting on site consists of an ornamental light fixture and is not a shielded, directed and 90 degree cut off fixture as required by Section 9.4(A) of the Zoning Ordinance. The applicant has submitted a modification request to allow the new lighting, which will match the existing lighting.

RECEIVED  
MAY - 9 2016  
BY: ASK

Columbus – Bartholomew County Planning Department  
Site Development Plan Application

Planning Department Use Only:

Jurisdiction:  Columbus  Bartholomew County  Joint District  
Docket No.: DP-16-10

Site Development Plan Application:

Application Type:  Initial Site Development Plan  Minor Modification  Major Modification <sup>ASK 5/9/16</sup>  
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 N/A (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 - David Lenart  
Address: 2400 E 17th Street Columbus Indiana 47201  
(number) (street) (city) (state) (zip)  
Phone No.: 812-376-5333 Fax No.: 812-376-5938 E-mail Address: dlenart@crh.org

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

Name: Columbus Regional Hospital  
Address: 2400 E 17th Street Columbus Indiana 47201  
(number) (street) (city) (state) (zip)  
Phone No.: 812-376-5333 Fax No.: 812-376-5938 E-mail Address: dlenart@crh.org

Tenant / Lessee Information (if applicable):

Name: N/A  
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: David Lenart  
Address: 2400 E 17<sup>th</sup> Street Columbus IN 47201  
(number) (street) (city) (state) (zip)  
Phone No.: 812-376-5333 Fax No.: 812-376-5938 E-mail Address: dlenart@crh.org  
How would you prefer to receive information? (please check one):  E-mail  Phone  Fax  Mail

**Property Information:**

Property Size: 16.69 acres or \_\_\_\_\_ square feet  
Zoning: Hospital  
Address: 2400 E 17<sup>th</sup> Street Columbus Indiana 47201  
(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):

Proposed Building Area: N/A square feet  
Current Use: Parking Proposed Use (if different): Parking

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

Use: <u>N/A</u>	square feet: <u>N/A</u>

**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.

Gary L. Vance, FACA, FACHA  
(Applicant's Signature)

May 9, 2016  
(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.

Gary L. Vance  
(Owner's Signature)

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

Architect/Planner - Columbus Regional Health  
(Owner's Signature)

May 9, 2016  
(Date)

Gary L. Vance

**Columbus – Bartholomew County Planning Department**  
**Site Development Plan**  
**Development Standards Waiver / Modification Worksheet**  
(Attach a separate worksheet for each requested waiver and/or modification.)

**Waiver or Modification Requested:**

I am requesting a waiver or modification from Section 7.3 (part)(c)(3)(c)(ii) of the Zoning Ordinance to allow the following:

Allow a new entrance from a collector street to be 53'-0" from Meridian Street.

**Waiver or Modification Request Justification:**

The Columbus & Bartholomew County Zoning Ordinance [Section 12.8(E)] establishes specific criteria that must be met in order for a waiver or modification to be approved with a site development plan. The requested waiver or modification must meet one of the following criteria. Please describe how the waiver or modification request meets each of the following criteria.

**The requested waiver or modification will better serve the intent of the development requirement.**

- Currently, there are two drives which do not meet the separation requirement.  
This will result in only 1 drive
- In addition, the new drive provides better on-site circulation.
- Meridian St. is a low traffic volumes street and dead-ends into golf course.  
The requested waiver or modification will better serve the intent of the zoning district in which the property is located.
- Reduces 2 curb cuts to one along 17<sup>th</sup> street.

**The requested waiver or modification will better serve the general standards listed by Zoning Ordinance Section 12.8(E)(2) and repeated as follows:** The proposed development (1) will be consistent with the comprehensive plan; (2) will not be detrimental to or endanger the public health, safety, convenience, or general welfare; (3) will not be injurious to the use and enjoyment of the surrounding property; (4) will not impede the efficient, orderly, and normal development of the surrounding property; (5) provides adequate access, utilities, landscaping, buffering, and other improvements; (6) provides pedestrian and vehicle ingress, egress, and circulation in a manner that maintains adequate public safety and efficient movement.

- Meets all above standards and improves traffic flow and safety.
- Provides better on-site circulation.

# RECEIPT

## COLUMBUS PLAN COMMISSION

№ 8937

General FUND

COLUMBUS IN., May 9 2016  
RECEIVED FROM Columbus Regional Health (Dave Lemart) \$ 250.00

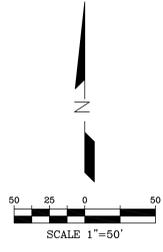
THE SUM OF Two-Hundred & Fifty Dollars & <sup>00</sup>/<sub>100</sub> DOLLARS  
ON ACCOUNT OF DP-16-10 (Columbus Regional Hospital)

PAYMENT TYPE & AMOUNT

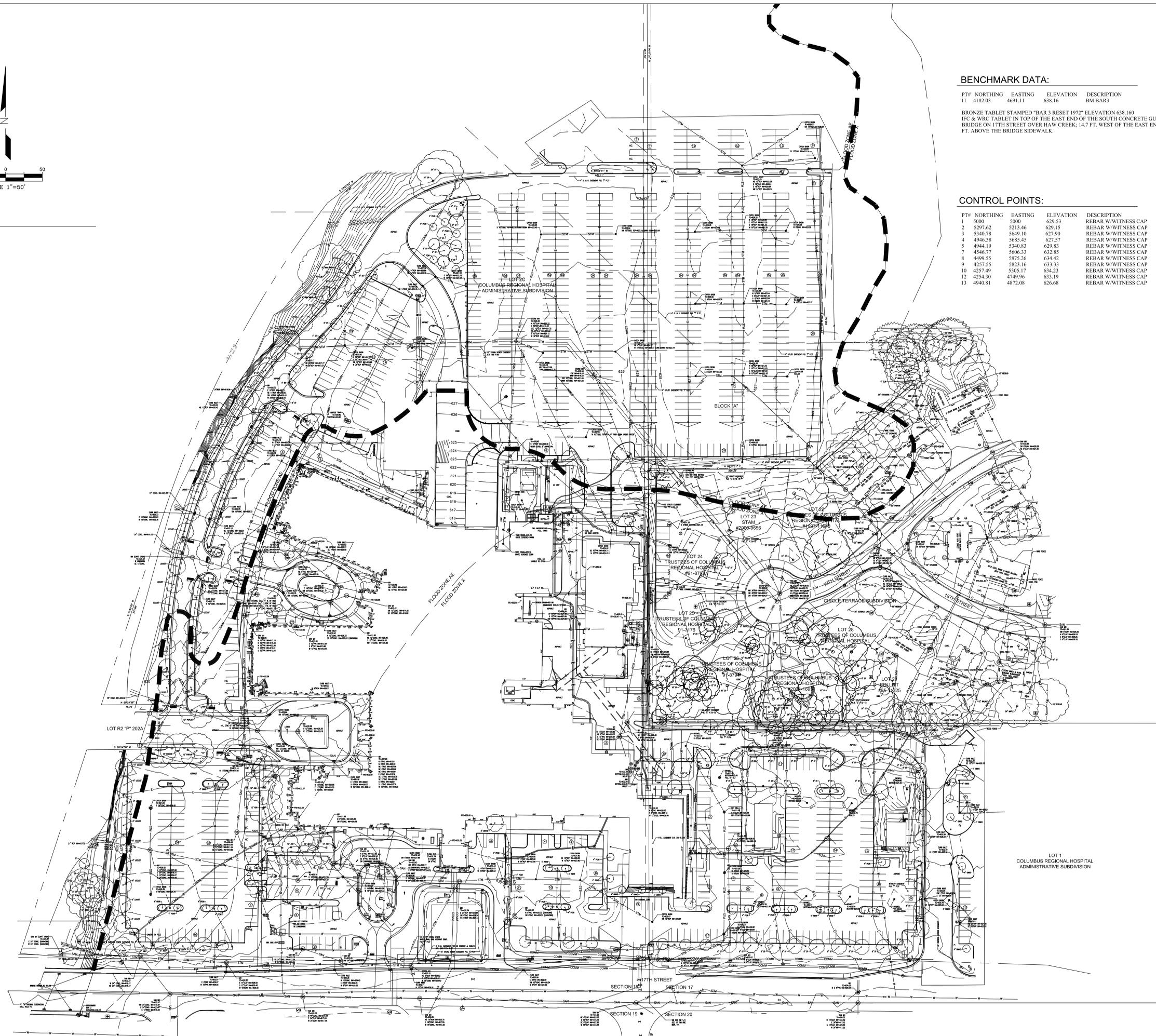
CASH  CHECK  M.O.   
E.F.T.  C.C./BC  OTHER

Alexandra Keen  
AUTHORIZED SIGNATURE





LEGEND:



**BENCHMARK DATA:**

PT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
11	4182.03	4691.11	638.16	BM BAR3

BRONZE TABLET STAMPED "BAR 3 RESET 1972" ELEVATION 638.160  
 IFC & WRC TABLET IN TOP OF THE EAST END OF THE SOUTH CONCRETE GUARDRAIL OF THE BRIDGE ON 17TH STREET OVER HAW CREEK; 14.7 FT. WEST OF THE EAST END OF THE BRIDGE; 3.0 FT. ABOVE THE BRIDGE SIDEWALK.

**CONTROL POINTS:**

PT#	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	5000	5000	629.53	REBAR W/WITNESS CAP
2	5297.62	5213.46	629.15	REBAR W/WITNESS CAP
3	5340.78	5649.10	627.90	REBAR W/WITNESS CAP
4	4946.38	5085.45	627.57	REBAR W/WITNESS CAP
5	4944.19	5340.83	629.83	REBAR W/WITNESS CAP
7	4546.77	5606.33	632.85	REBAR W/WITNESS CAP
8	4499.55	5875.26	634.42	REBAR W/WITNESS CAP
9	4257.55	5823.16	633.33	REBAR W/WITNESS CAP
10	4257.49	5305.17	634.23	REBAR W/WITNESS CAP
12	4254.30	4749.96	633.19	REBAR W/WITNESS CAP
13	4940.81	4872.08	626.68	REBAR W/WITNESS CAP

Revision	Date
1	11/01/11
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**Bledsoe Riggert Guerretaz**  
 LAND SURVEYING & CIVIL ENGINEERING  
 1351 West Tapp Road  
 Bloomington, Indiana 47403  
 P: 812-338-6677  
 F: 812-338-6677  
 BRS Project No. 5685

**COLUMBUS REGIONAL HOSPITAL  
 TOPOGRAPHIC SURVEY  
 FOR  
 BSA LIFESTRUCTURES**

SURVEYED BY: K.S. & J.W.  
 DRAWN BY: C.J.W.G.S.K.  
 CHECKED BY: B.E.B.  
 DATE: OCTOBER 5, 2007





