



## PLAN COMMISSION STAFF REPORT

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**ITEM NO:** 4 **APPLICATION NO.** 0060-2018

**MEETING DATE:** May 21, 2018

**SUBJECT:** Text amendment to planned development

**PETITIONER(S):** St. Vincent Hospital (Applicant)

**SUMMARY:** Sign amendment specific to the hospital lot

**LOCATION:** 6139 Promenade Shops Boulevard

**WAIVERS REQUESTED:** NA

**RECOMMENDATION:** Approval

**PREPARED BY:** Joyceann Yelton, Development Services Manager  
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### **Planning Terms**

**Amendment** – Any repeal, modification or addition to a regulation.

### **Procedure**

The application was filed April 2018 for a public hearing at the May 21, 2018 Plan Commission meeting. Prior to the public hearing before the Plan Commission, a published legal notice was advertised in the newspapers, and public hearing notices were sent to the surrounding property owners by Certificate of Mailing. The application was properly advertised in both newspapers and the notice to the surrounding property owners was completed. The Plan Commission conducts the public hearing and either adopts, adopts as modified, or denies the request with a recommendation to the Common Council.

### **Correspondence**

None

### **Summary**

This property is located north of State Road No. 32 (Westfield Road), east of Little Chicago Road, and west of Mill Creek Road. It is a part of the "Promenade Planned Development". **(Exhibit 1 – Aerial Photograph)** The CVS is a part of this development as well as the residential units located north of the hospital and east of Mill Creek Road. The original preliminary development plan was adopted in 2006.

The property is currently zoned R1-PB/PD Planned Business Planned Development. Surrounding land uses include the Pebble Brook Village Center, a used vehicle lot and mini-warehouse storage units, and residential.

The applicant is proposing additional signage which is does not meet regulations. The sign package **(Exhibit 2 – Sign locations and signs)** indicates two additional signs on the east elevation, one additional sign on the south elevation, and one additional sign on the west elevation. The sign on the west elevation is to identify with the word "emergency" on the canopy, same is true on the east elevation plus the word "entrance" above the door to the facility, and the hospital identification on the south elevation. Based on the requirements only one sign is permitted per street frontage. Many of these same signs were requested at their other location (146<sup>th</sup> Street), although the building layouts are different. Again, Staff questions the need for the word entrance over the doorway into the building. Staff has identified areas on the building that have LED rope type lighting which is a part of what is determined to be signage. Again, the plans submitted that lighting is not identified but we are NOW aware of

the lighting because it appears at the other location. This type of lighting is not permitted as per the ordinance requirements.

### **History**

- Original Ordinance adopted - 2006 2014 (R1-R5-PB/PD)
- 1<sup>st</sup> Amendment 2008 – modified some of the areas currently zoned
- 2<sup>nd</sup> Amendment 2016 – permitted the hospital use

Staff has received zero inquiries regarding this proposal; at the time of writing.

Item	Description	Analysis
<b>Surrounding Land Uses</b>	<b>North</b> – Vacant and Residential <b>South</b> – Vacant and Residential <b>East</b> - Commercial <b>West</b> – Commercial	The surrounding land uses are compatible with each other.
<b>Comprehensive Master Plan and Future Land Use</b>	Mixed Use Office/Commercial/Residential	This classification allows for properties that contains both residential and commercial uses which are developed in close proximity with compatible characteristics. This allows for opportunities for diverse and affordable house, biking and pedestrian friendly destinations. These areas should be coordinated with future public transportation initiatives to maximize success.
<b>Traffic Circulations and Thoroughfare Plan</b>	Little Chicago Road, and State Road No. 32	Both are Primary Arterials
<b>Environmental and Utility Considerations</b>	NA	NA
<b>TAC Comments</b>	NA	NA

### **Attachments**

- Exhibit 1      Aerial Photograph  
Exhibit 2      Sign Locations and Signs

### **Recommendation**

Staff supports the signs on the building except for the entrance sign over the door. A compromise may be to reduce the size of the entrance sign.

## Motions

1. Motion to send a favorable recommendation to the Council for adoption of the sign package presented as per Application No. 0060-2018. (**ADD STIPULATIONS**)
2. Motion to send an unfavorable recommendation to the Council as per the sign package presented in Application No. 0060-2018. (**LIST REASONS**)
3. Motion to continue Application No. 0060-2018 until \_\_\_\_ (date) \_\_\_\_ meeting.

*Next Meeting Dates:* July 16, 2018  
August 20, 2018  
September 17, 2018