

**Hendricks Regional Health  
PD Zoning Amendment  
Brownsburg Campus Expansion**

**Project Narrative**

Hendricks Regional Health is proposing an expansion of the current HRH – Planned Development located in Brownsburg at 5492 North Ronald Reagan Parkway to incorporate an additional 15.14 acres located west of and owned by the hospital. Inclusion of this property into the HRH Planned Development will allow for the construction of medical office buildings and future expansion of the hospital to provide for additional services on the medical campus.

The west parcel is currently zoned PD and was annexed into the Town of Brownsburg in 2011. The HRH PD was created by Ordinance 2015-25 in 2015 and amended by Ordinance 2015-37 in 2016. The 2016 amendment added a temporary staging plan for construction but made no other changes to the 2015-25 ordinance. The hospital purchased this 15-acre west parcel adjacent to the HRH PD in March of 2016 but did not amend the HRH PD at that time to include this property. Though the west parcel is zoned PD, it is not the HRH PD. The PD designation on the west parcel came with annexation into the Town as the area was previously zoned PD by the County. That issue has caused some confusion as the zoning maps show all the HRH owned property as PD but do not differentiate that they are not one in the same PD zoning.

The proposed rezone of the western 15-acre tract would bring this old County PD into the HRH PD and would adopt all the uses, standards, conditions and restrictions of the HRH PD, Ordinance 2015-37. No annexation of area into the Town is required. All of the area considered is already within the Town's corporate limits. Folding the west parcel into the HRH PD would create a singular PD of 32.14 acres dedicated to medical use.