



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 28, 2026

Case Number: 2026-CAP-818 / 2026-CVR-818
Property Address: 1440 East County Line Road
Location: Perry Township, Council District #23
Petitioner: Community Health Network Inc., and Community Health Network Foundation, by Timothy Button
Current Zoning: HD-2

Hospital District Two Approval to provide for a sign program for a medical facility.

Request: Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a canopy sign that would exceed the maximum width of the canopy (signs limited to 45% of the width of the canopy) and for a pylon sign that would exceed 15 feet in height (maximum height of 15 feet permitted).

Current Land Use: Hospital Campus

Staff Recommendations: Approval of the approval and variance requests.

Staff Reviewer: Kathleen Blackham, Senior Planner

PETITION HISTORY

This is the first hearing on these petitions.

STAFF RECOMMENDATION

Staff recommends approval of the Hospital District Two approval to provide for a Sign program, subject to substantial compliance with all related documents file dated March 23, 2026.

Staff recommends approval of the variance of development standards.

PETITION OVERVIEW

This 33.588-acre site, zoned HD-2 is comprised of two parcels, developed with a healthcare facility. It is surrounded by multi-family dwellings to the north, zoned D-P; single-family dwellings to the south, across East County Line Road (Johnson County); a hospital campus to the east, across Healthcare Drive, zoned HD-1; and parking lots and land under development to the west, zoned HD-2.

HOSPITAL DISTRICT TWO APPROVAL

This request would provide for Hospital District Two Approval to provide a Sign Program.

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;
- 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.”

This request would allow for a Sign Program for the medical facility (Cancer Center) that is undergoing expansion of the building and services.

As proposed, the Sign Program would provide identification of the facility, navigation throughout the site and general wayfinding for patients. Staff also believes the proposed signage would be integrated and compatible with the existing signs within this hospital campus.



Floodway / Floodway Fringe

This site has a secondary zoning classification of a Floodway (FW) and Floodway Fringe (FF). The Floodway (FW) is the channel of a river or stream and those portions of the floodplains adjoin the channels which are reasonably required to efficiently carry and discharge the peak flood flow of the base flood of any river or stream. The Floodway Fringe (FF) is the portion of the regulatory floodplain that is not required to convey the 100-year frequency flood peak discharge and lies outside of the floodway.

The purpose of the floodway district is to guide development in areas identified as a floodway. The Indiana Department of Natural Resources (IDNR) exercises primary jurisdiction in the floodway district under the authority of IC 14-28-1.

The designation of the FF District is to guide development in areas subject to potential flood damage, but outside the Floodway (FW) District. Unless otherwise prohibited, all uses permitted in the primary zoning district (HD-2 in this request) are permitted, subject to certain development standards of the Flood Control Secondary Zoning Districts Ordinance and all other applicable City Ordinances.

This site is located within the unregulated 500-year floodplain of Fountain Creek throughout the site.

VARIANCE OF DEVELOPMENT STANDARDS

This request would provide signs that would exceed the width of a canopy sign and height of a pylon sign. The Ordinance limits signage to 45% of the width of the canopy and limits the height of a pylon sign to 15 feet.

Because the proposed signs would be located internally to the campus, the impact would be minimal on surrounding land uses. Additionally, larger signs would provide the appropriate identification for those traveling to the facility for medical services and who may be unfamiliar with the large campus and its location.

GENERAL INFORMATION

Existing Zoning	HD-2 (FF)	
Existing Land Use	Healthcare Facility / parking lots	
Comprehensive Plan	Regional Special Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-P	Multi-family dwellings
South:	N/A (Johnson County)	Single-family dwelling
East:	HD-1 (FF)	Hospital Campus
West:	HD-2 (FF)	Parking lots / undeveloped land

Thoroughfare Plan		
East County Line Road	Primary Arterial	Existing 90-foot right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	Yes – unregulated 500-year floodplain of Fountain Creek	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	March 23, 2026	
Site Plan (Amended)	N/A	
Elevations	March 23, 2026	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	March 23, 2026	
Findings of Fact (Amended)	N/A	
C-S/D-P Statement	N/A	

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

The Comprehensive Plan recommends Regional Special Use, which is a non-typology land use. These stand-alone land uses are mapped outside of the typology system due to their scale or the nature of their use.

“This category provides for public, semi-public and private land uses that serve a specific institutional purpose for a significant portion of the county. Examples are large-scale, generally stable institutional uses such as cemeteries, hospitals, universities, high schools, government complexes, large museums, the Indiana State Fairgrounds, and the Indianapolis Motor Speedway.

Long Range Planning staff should provide guidance regarding any property use changes in this typology. Partial property changes should remain thematically or economically supportive of the special use while also being contextually sensitive to adjacent existing development and land use plans. Redevelopment, use changes, or other significant changes to the entire property must be informed by a planning study conducted by Department of Metropolitan Development to determine Land Use Plan recommendations.”

Pattern Book / Land Use Plan

Not Applicable to the Site.

Red Line / Blue Line / Purple Line TOD Strategic Plan

Not Applicable to the Site.

Neighborhood / Area Specific Plan

Not Applicable to the Site.

Infill Housing Guidelines

Not Applicable to the Site.

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW).
- Identify roadways for planned expansions or new terrain roadways.
- Coordinate modal plans into a single linear network through its GIS database.

ZONING HISTORY

2025-APP-002; 1550 East County Line Road and 8615 Shelby Street, requested Hospital District One and Hospital District Two Approval to provide for a proposed driveway from Shelby Street and new lighting, **approved**.

2024-APP-003; 1550 County Line Road and 8615 Shelby Street, requested Hospital District Two Approval to provide for a 58,576-square-foot expansion of the existing Cancer Center and additional parking, **approved**.

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**.

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**.



Petition Number _____

**METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA
PETITION FOR UNIVERSITY QUARTER ONE/TWO APPROVAL
PETITION FOR PARK DISTRICT ONE/TWO APPROVAL
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. Has been designed to create a superior land development plan, in conformity with the Comprehensive Plan because:

the substantial traffic flows around the Community Health Network South Campus, which includes the Community Health MD Anderson Cancer Center ("Cancer Center") requires sufficiently sized and visible signage to meet the needs of patients, their caregivers and medical services providers, especially due to the age and vision challenges that many such patients and their caregivers face.

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 development plan district and with adjacent uses because:

the quality of the signage presented is consistent with and improves upon the existing signage for the Cancer Center with most of the proposed signage only visible from within the hospital campus.

C. Provides sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities because:

this was appropriately addressed in 2024-APP-003 which approved the building additions to the Cancer Center and 2025-APP-012, which approved the new Shelby Street entrance to the Cancer Center.

D. Integrates a multi-modal transportation network using active and passive traffic control with the existing and planned public streets and interior roads because:

this was appropriately addressed in 2024-APP-003 which approved the building additions to the Cancer Center and 2025-APP-012, which approved the new Shelby Street entrance to the Cancer Center.

E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner because:

the signs are either placed on the Cancer Center or within the interior roadways of the hospital campus.



Department of Metropolitan Development
Division of Planning
Current Planning

F. Allocates 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, because:

the signs are placed and sized appropriately and consistent with the existing Cancer Center and hospital campus sign program.

G. Provides pedestrian accessibility and connectivity, which may be paths, trails, sidewalks (If sidewalks are required to be installed, the Administrator or the Commission must be guided by provisions of Section 744-304 for the installation of sidewalks), or combination thereof; provides pedestrian accessibility to available public transit; and provides sidewalks along eligible public streets consisting of the walkway and any curb ramps or blended transitions because:

this was appropriately addressed in 2024-APP-003 which approved the building additions to the Cancer Center and 2025-APP-012, which approved the new Shelby Street entrance to the Cancer Center.

DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



Petition Number _____

METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER
METROPOLITAN BOARD OF ZONING APPEALS, Division _____
OF MARION COUNTY, INDIANA

PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS

FINDINGS OF FACT

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:
the proposed variances are for signs internal to the Community Hospital South campus and will not be visible from outside of the hospital campus and are appropriate given their location on the Community Health MD Anderson Cancer Center which has unique needs for signage that meets the needs of its patients and caregivers who are often older with vision and other health concerns.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:
the requested signage will not be visible from adjacent property owners therefore having no meaningful impact on adjacent properties.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:
the requested variances are to allow for larger signs than the sign ordinance provides aiding in the wayfinding for patients and their caregivers, strict application of the zoning ordinance would make it more challenging for patients and their caregivers to locate the proper entrances to utilize for their cancer treatments.

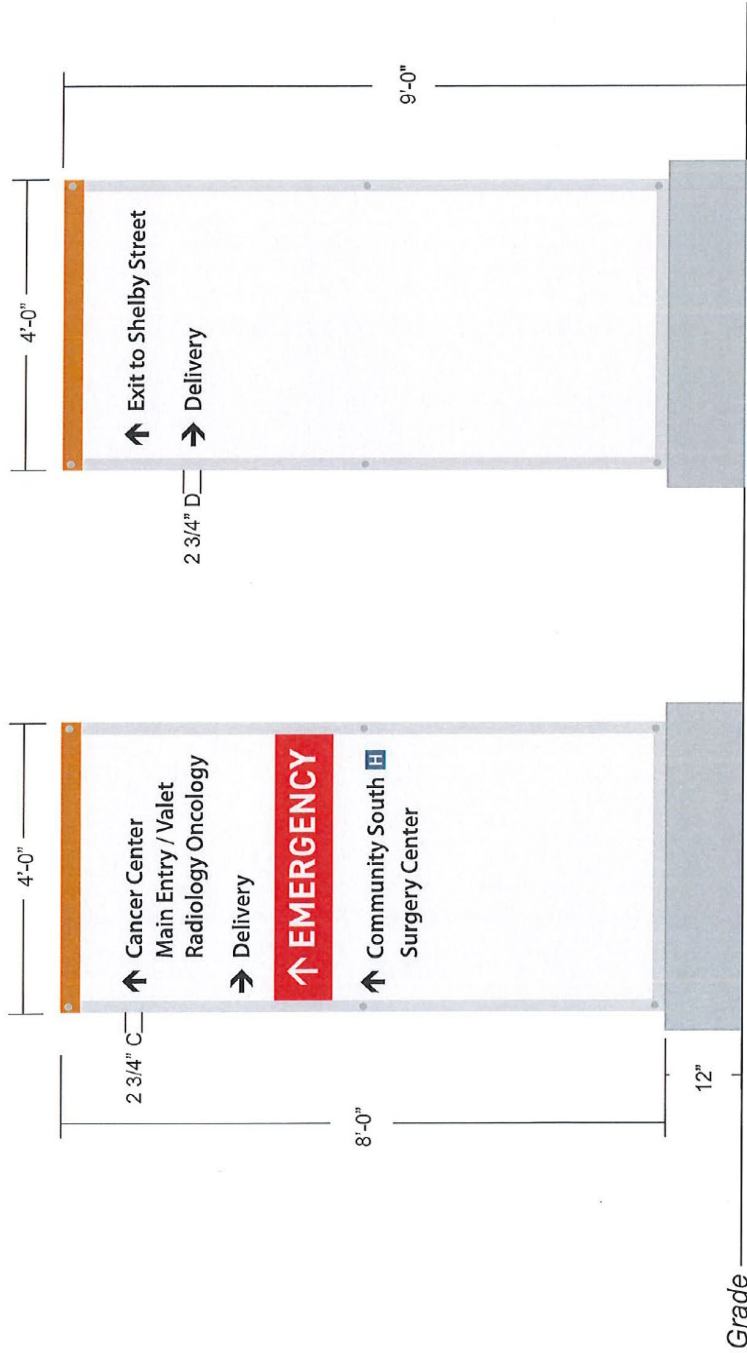
DECISION

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

Adopted this _____ day of _____, 20 _____

Directional Sign 1

Internally Illuminated



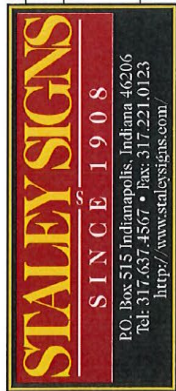
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Customer:	Community Cancer Center South	Notes:	Page
Project:	Directional Sign 1	• Colors shown are representative only, and are not intended for purposes of exact matching.	1 of 4
Date:	10-30-2025	Rep: D. Staley Jr.	Option:
			Scale: 1/2" = 1'-0"

Directional Sign 2

Internally Illuminated

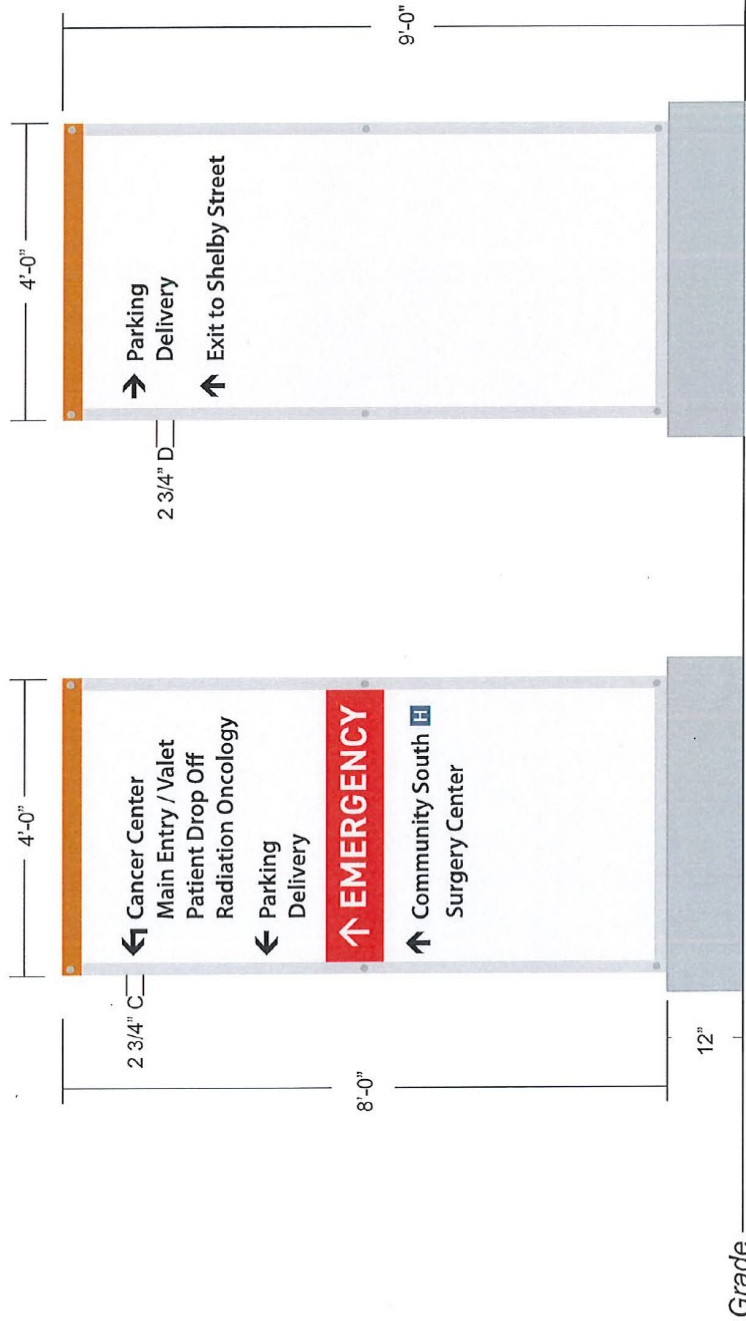
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Customer: Community Cancer Center South	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	Page 2 of 4
Project: Directional Sign 2	Options: -	Scale: 1/2" = 1'-0"
Date: 10-30-2025	Rep: D. Staley Jr.	

Directional Sign 3

Internally Illuminated



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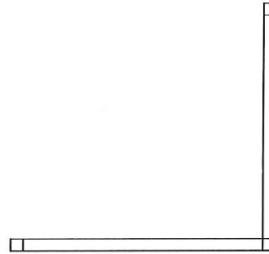
Customer:	Community Cancer Center South	Notes:	Page
Project:	Directional Sign 3	• Colors shown are representative only, and are not intended for purposes of exact matching.	3 of 4
Date:	10-30-2025	Prepared by: D. Staley Jr.	Option:
			Scale: 1/2" = 1'-0"

Directional Sign 4

Non-Illuminated



Top View



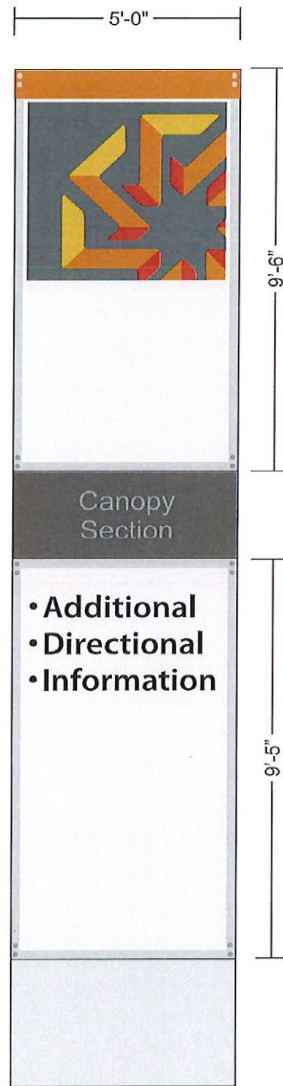
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Customer: Community Cancer Center South	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	Page 4 of 4
Project: Directional Sign 4		Option: -
Date: 10-30-2025 Rep: D. Staley Jr.		Scale: 1/2" = 1'-0"

Internally Illuminated

West Side



East Side



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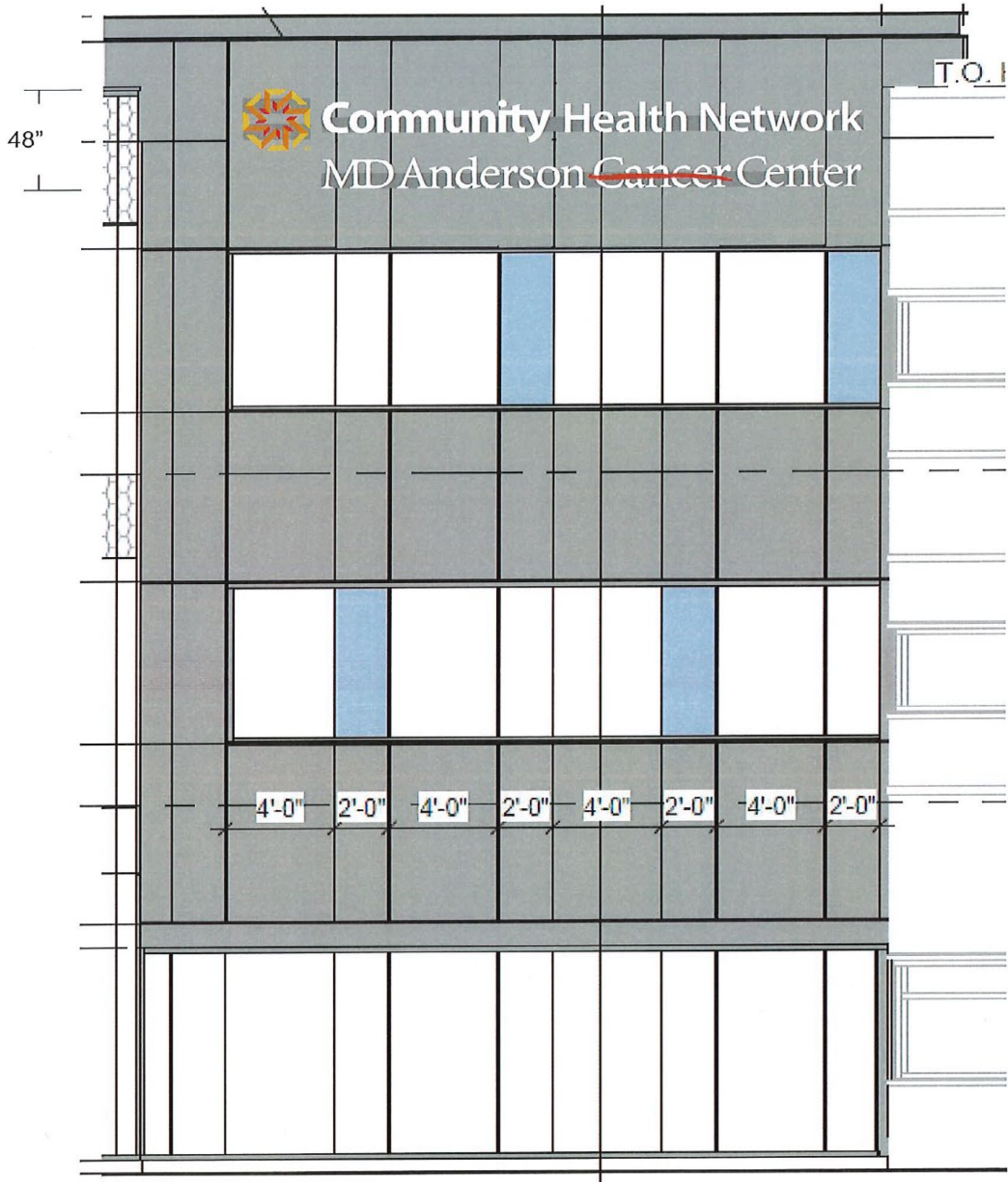
Customer:	MDA Cancer Center		Page
Project:	Canopy Sign		1 of 2
Date:	01-21-2026	Rep: D. Staley Jr.	Option: -
			Scale: 3/8"=1'-0"



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Client: MDA Cancer Center		Page: 2 of 2
Project: Canopy Sign		Options: -
Date: 01-21-2026	By: D. Staley Jr.	Scale: NTS

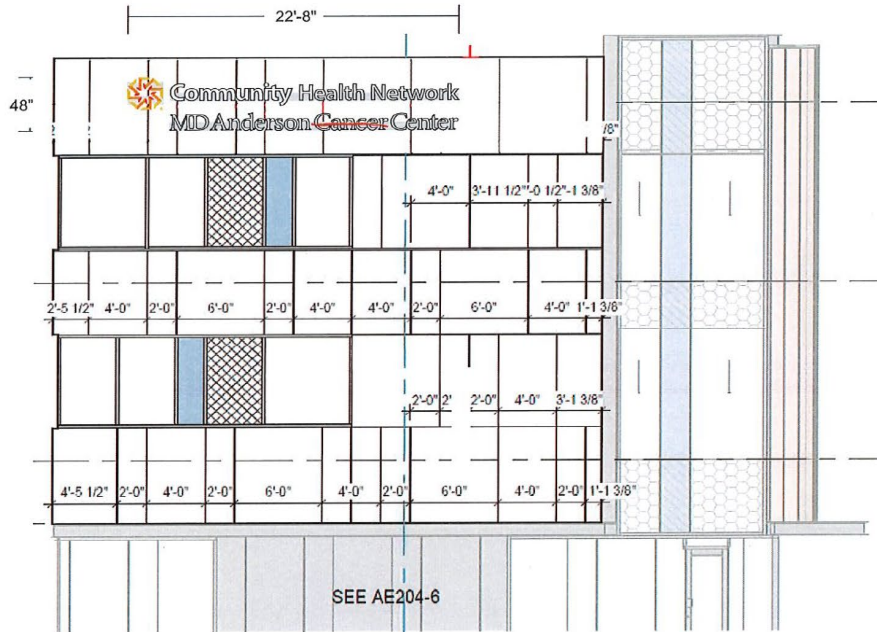
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Customer:	MDA Cancer Center		Page
Project:	South Elevation Wall Sign		1 of 4
Date:	10-02-2025	Rep: D. Staley Jr.	Option: -
		Scale:	3/16" = 1'-0"



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Customer:	MDA Cancer Center	Page
Project:	West Elevation Wall Sign	1 of 4
Date:	10-02-2025	Option:
Rep:	D. Staley Jr.	Scale:
		1/8" = 1'-0"



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Customer:	MDA Cancer Center	Page	4 of 4
Project:	West Elevation Wall Sign - Conceptual	Option:	-
Date:	10-02-2025 Rep'D. Staley Jr.	Scale:	1" = 1'-0"

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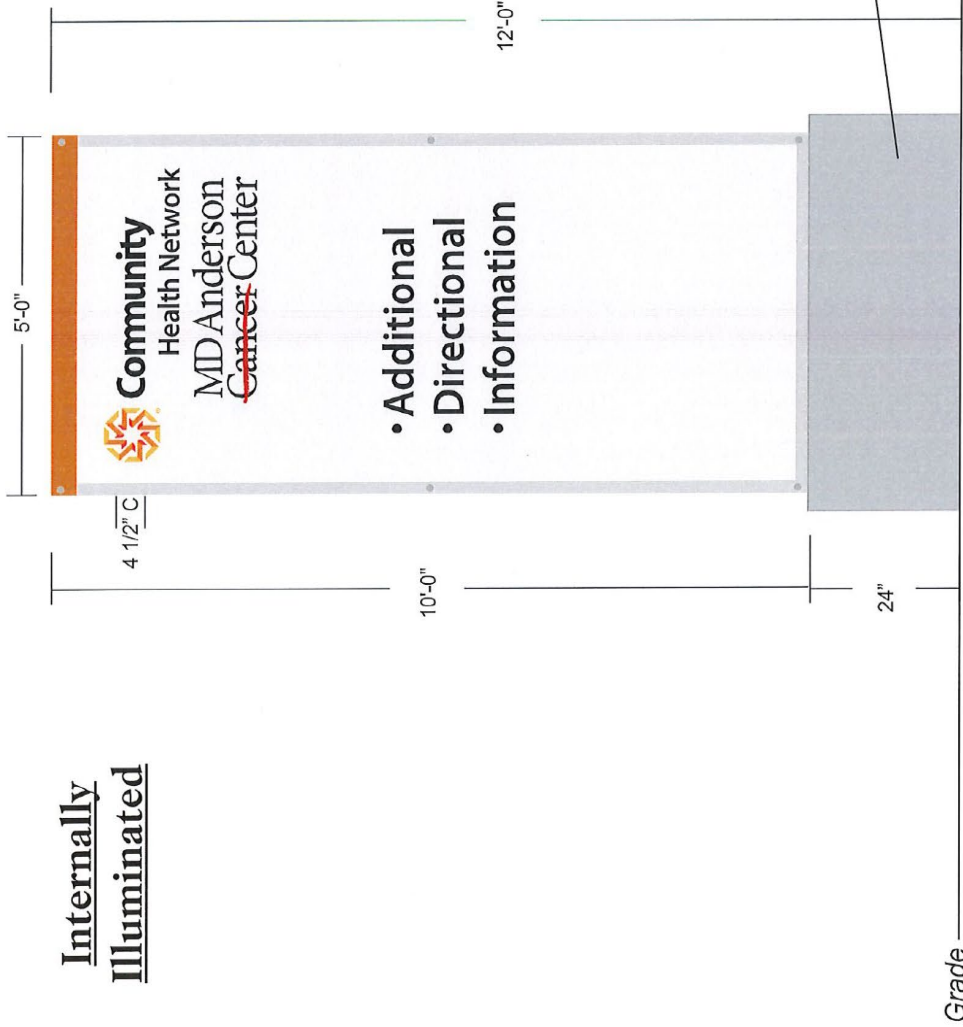


18 1/2" O/H

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<p>Customer: Community Cancer Center South</p>	<p>Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.</p>
<p>Project: Radiation Oncology Sign</p>	<p>Option: -</p>
<p>Date: 01-21-2026 Rep'D. Staley Jr.</p>	<p>Scale: 1/8" = 1'-0"</p>
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Customer:	Community Cancer Center South	Notes:	Page
Project:	West Entrance Pylon	• Colors shown are representative only, and are not intended for purposes of exact matching.	1 of 1
Date:	01-21-2026	Rep: D. Staley Jr.	Option:
			Scale: 1/2" = 1'-0"



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View of site looking east



View of site looking northeast



View of site looking east



View of site looking northeast



View of site looking east



View of site looking northwest



View of site looking northwest



View of site looking west towards Shelby Street entrance