



Department of Metropolitan Development
Division of Planning
Current Planning

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

January 29, 2026

Case Number: 2025-APP-020
Property Address: 7979 North Shadeland Avenue (approximate address)
Location: Lawrence Township, Council District #3
Petitioner: Community Health Network and Community Health Network Foundation, Inc., by Timothy H. Button
Current Zoning: HD-2
Request: Hospital District Two Approval to provide for a sign package to include two canopy signs and four incidental signs.
Current Land Use: Hospital
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The subject site is comprised of two parcels, 4024648 and 4024649, and is developed with a hospital building with an addition under construction and associated parking lot. It is surrounded by a hospital campus to the north and east, zoned HD-1 and HD-2, multi-family dwellings to the south, zoned D-P, and commercial uses to the west, zoned C-S.

HOSPITAL DISTRICT APPROVAL

The HD-2 zoning category is designed to: (1) permit and facilitate the logical association of a diversity of land uses in close proximity to a major hospital complex; (2) to provide adequate land area for such hospital-related uses; and (3) to assure a quality and character of site development that will create the environment of safety, quietness, attractiveness and convenience compatible with such hospital complex.

The HD-2 district requires an approval petition be filed for signs other than incidental signs. An incidental sign is defined as “a permanent sign which has a purpose that is secondary and incidental to the use of the lot on which it is located, such as “hours of operation”, “loading zone only,” “air,” “building directory” and “visitor parking,” and which carries no commercial message that is legible beyond the lot on which the sign is located, except for a registered logo on a premises with two or more separately-operating businesses.

The proposed signs would be classified as canopy signs and incidental signs.

STAFF ANALYSIS

The canopy signs and four (4) proposed incidental signs are permitted in the HD-2 district and would meet the sign regulations of the Ordinance.

Therefore, staff is recommending approval of the request that would allow new signage for the hospital building.

GENERAL INFORMATION

Existing Zoning	HD-2	
Existing Land Use	Hospital	
Comprehensive Plan	Regional Special Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: HD-1	Hospital
	South: D-P	Residential (Multi-family dwellings)
	East: HD-1 / HD-2	Hospital
	West: C-S	Commercial
Thoroughfare Plan		
Shadeland Avenue	Primary Arterial Street	112-foot proposed right-of-way and 108-foot existing right-of-way.
Clearvista Drive	Local Street	50-foot proposed right-of-way and 80-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	December 5, 2025	
Site Plan (Amended)	January 7, 2026	
Elevations	December 5, 2025	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	December 5, 2025	

Findings of Fact (Amended)	N/A
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C-S/D-P Statement	N/A
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COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Indy Moves Transportation Integration Plan (2018)

Pattern Book / Land Use Plan

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

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.



**Department of Metropolitan Development
Division of Planning
Current Planning**

Indy Moves

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

- Indy Moves Transportation Integration Plan (2018) proposes a Complete Streets upgrade for an off-street multi-use path along Shadeland Avenue / 71st Street from Johnson Road / Fall Creek to Hague Road / 82nd Street.

ZONING HISTORY

Zoning History – Site

2024-APP-017; 7979 North Shadeland Avenue (subject site), Hospital District Two Approval to provide for a 34,654-square-foot expansion of the existing Cancer Center and additional parking, **approved**.

2022-APP-007; 7979 North Shadeland (subject site), Hospital District Two Approval **to provide for three wall signs, approved**.

2017-CAP-805 / 2017-CVR-805; 7979 and 8075 North Shadeland Avenue (subject site), Hospital District Two Approval to provide for a sign program, including wall signs, pylon signs and incidental signs and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for pylon signs, with deficient setback with deficient separation, and with 6.25-foot tall, 2.25-square foot incidental and vehicle entry signs, **approved and granted**

2015-APP-007; 8100 North Shadeland Avenue (subject site), Hospital District-Two Approval to provide for a 115,000 square foot regional cancer center, with a pedestrian skybridge over Clearvista Drive to the main hospital, with 407 parking spaces, **approved**.

Zoning History – Vicinity

2012-CAP-816 and 2012-CVR-816; 7150, 7229, 7343 and 7250 Clearvista Drive, 8101, 8103, 8177 and 8180 Clearvista Parkway and 8075, 8100 and 8181 North Shadeland Avenue (north of site), Hospital District One and Hospital District Two Approval to provide for a campus-wide sign program including replacement and new building identification wall signs, and replacement and new identification and incidental freestanding signs, approved; and variances of development standards of the Sign Regulations to provide for one southwest-facing, 441-square foot wall sign with a sign area 12% of the façade area to which it is attached, and one northeast-facing, 435-square foot wall sign with a sign area 5.2% of the façade area to which it is attached, a package of nine freestanding incidental/identification signs along Clearvista Parkway and Clearvista Drive which do not meet separation requirements, as indicated on the site plan, file-dated July 16, 2012, a package of 28 freestanding directional incidental signs with sign areas up to 108.4 square feet, and heights up to 16.25 feet, and a package of freestanding parking and loading incidental signs with heights up to six feet, **approved and granted**.



Department of Metropolitan Development
Division of Planning
Current Planning

2007-APP-864 and 2007-VAR-864; 7150, 7229 and 7250 Clearvista Drive, 8101, 8102, 8103, 8177 and 8180 Clearvista Parkway and 8075, 8100 and 8181 North Shadeland Avenue (north of site), Hospital District One and Hospital District Two Approval for: a) 27.62-square foot, address numeral, wall sign on the south building elevation, b) a 36.06-square foot, address numeral, wall sign on the west building elevation, c) two, five-square foot, address numeral wall signs above building entrances on the west building elevation, d) three, 5.5-foot tall, 13.75-square foot freestanding incidental signs (sign type A), e) seven, six-foot tall, 7.5-square foot freestanding incidental signs (sign type B), f) a 16.66-square foot wall sign reading “emergency” on the south building elevation; and a variance of Development Standards of the Sign Regulations to provide for three, 5.5-foot tall, 13.75-square foot freestanding incidental signs, and seven, six-foot tall, 7.5-square foot freestanding incidental signs, **approved and granted** .

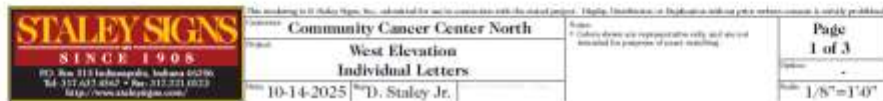
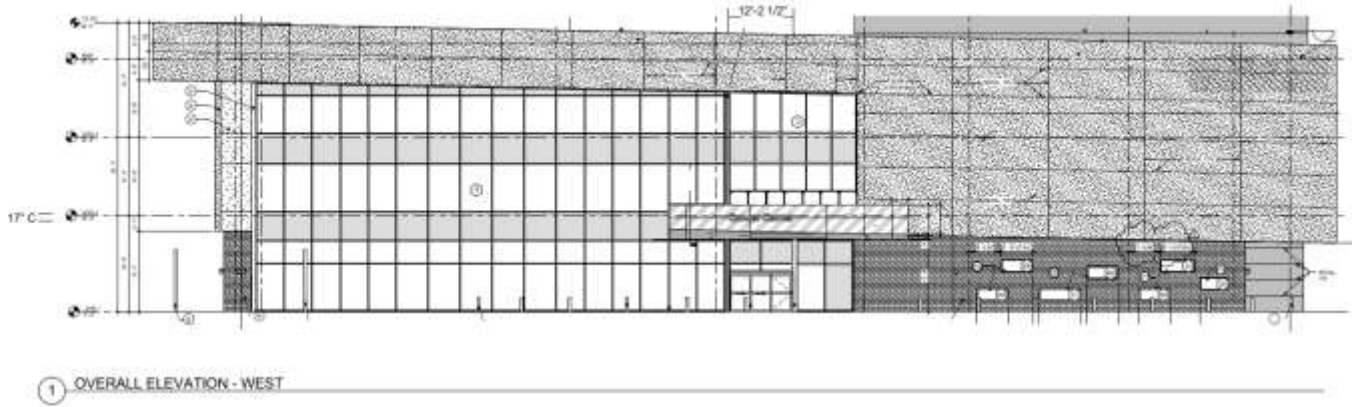
The map shows an aerial view of a residential area in Houston, Texas. Key features include:

- Streets:** Clear Vista Dr (top), Shadeland Ave (left), Caisson St (bottom), and Patrick Pl (bottom right).
- Development Areas:**
 - HD1:** Located in the top right and bottom right sections.
 - HD2:** A large area in the center, outlined in cyan, containing a large parking lot and a building.
 - DP:** Located in the bottom right section.
- Other Features:** A large parking lot and a building are visible in the center. The map is overlaid with various colored lines (red, green, blue, orange) and labels.

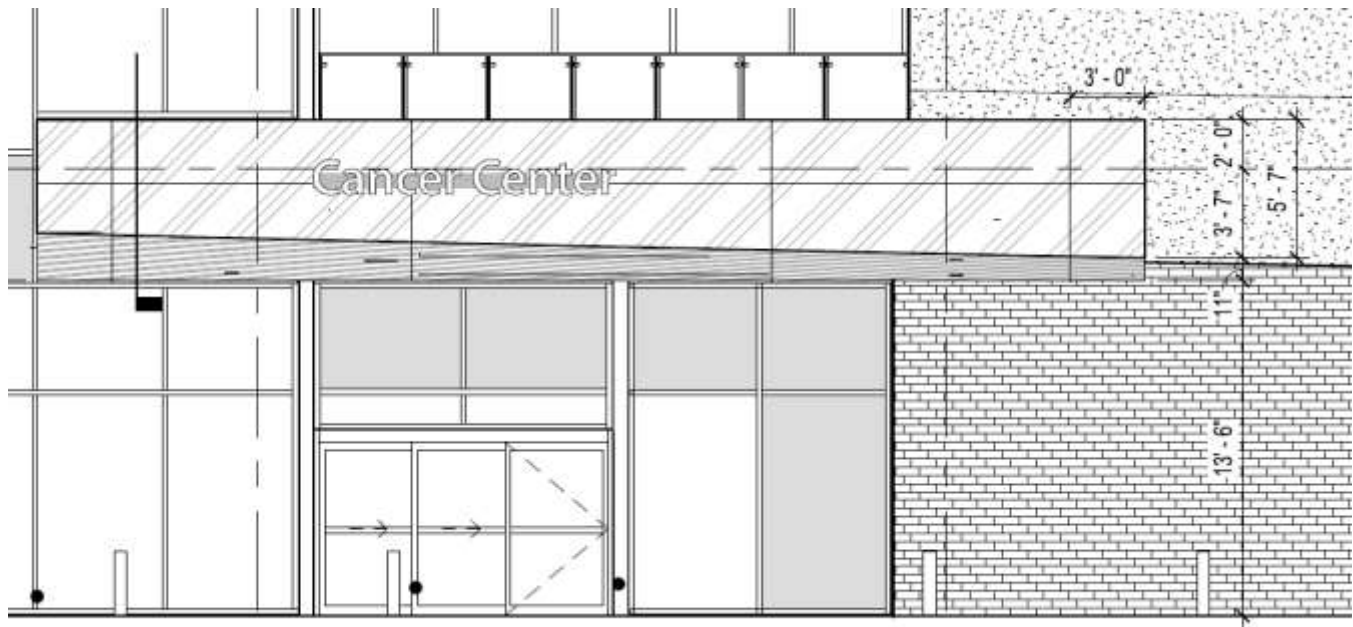
AERIAL MAP

[illegible]

WEST ELEVATION



WEST ELEVATION CANOPY SIGN



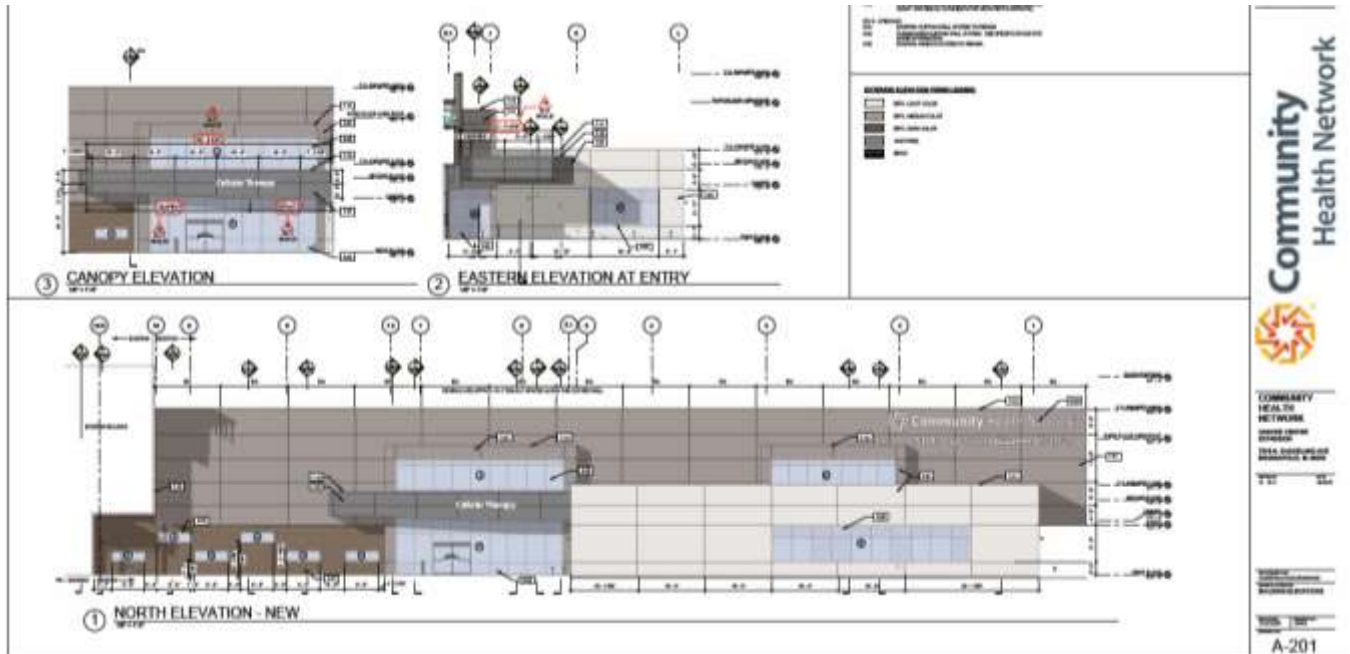
WEST ELEVATION CANOPY SIGN

Individual, Internally Illuminated Channel Letters Mounted on Raceway

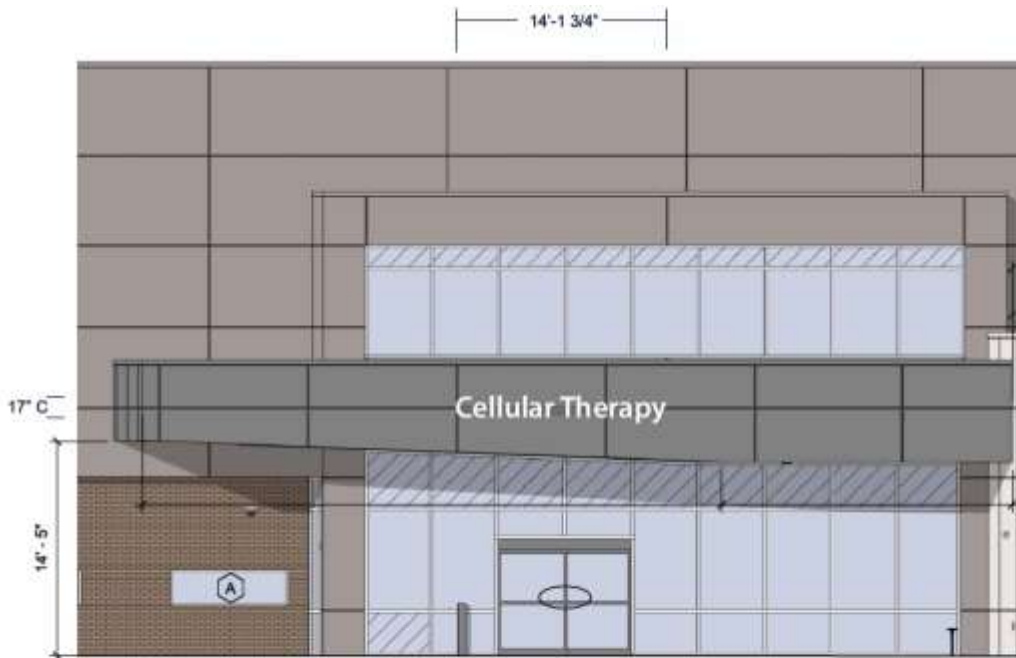


STALEY SIGNS <small>INC.</small> SINCE 1908 P.O. Box 515 Indianapolis, Indiana 46206 Tel: 317.637.4567 • Fax: 317.221.0123 http://www.staley-signs.com/	This rendering is © Staley Signs, Inc., submitted for use in connection with the stated project. Display, Distribution or Duplication without prior written consent is strictly prohibited.				
	Customer: Community Cancer Center North		Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.		Page 2 of 3
	Project: West Elevation Individual Letters				Option: -
	Date: 10-14-2025	Rep: D. Staley Jr.			Scale: 3/4" = 1'-0"

NORTH ELEVATION

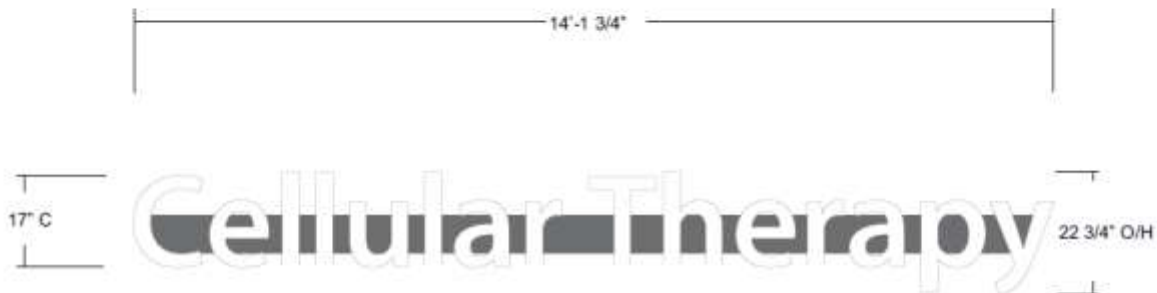


NORTH ELEVATION CANOPY SIGN



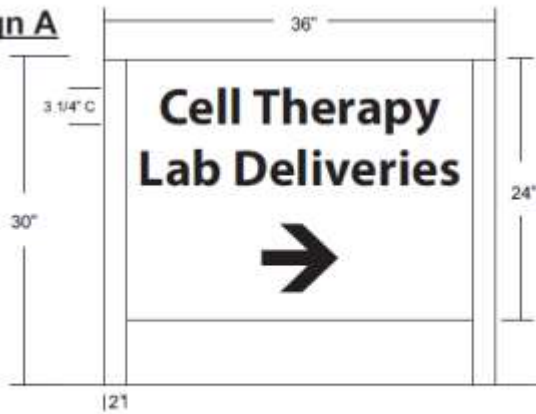
NORTH ELEVATION CANOPY SIGN

Individual, Internally Illuminated Channel Letters Mounted on Raceway

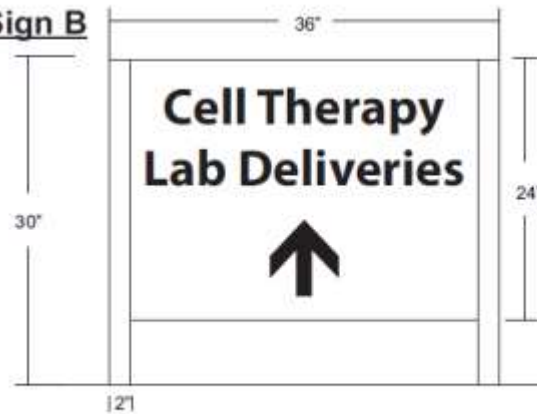


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Customer: Community Cancer Center North	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	Page 2 of 3
Project: North Elevation Individual Letters		Option: *
Date: 10-14-2025 By: D. Staley Jr.		Scale: 1/2" = 1'-0"

Sign A



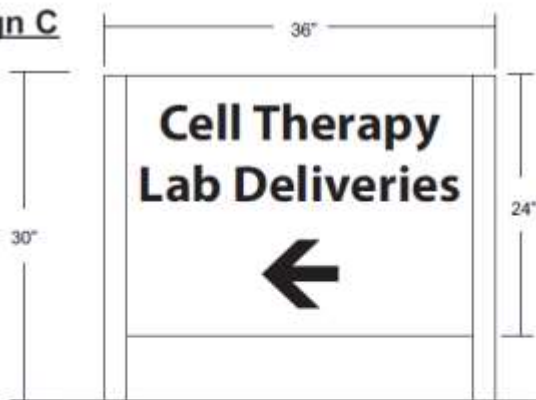
Sign B



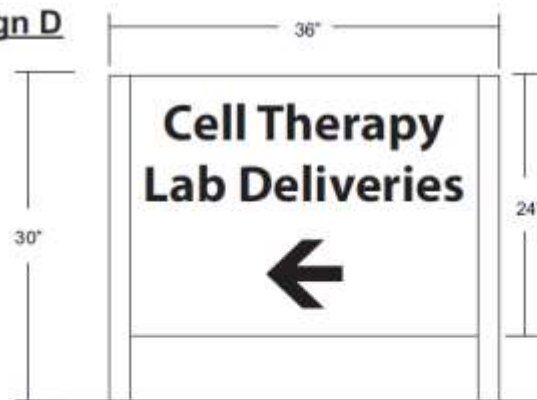
End View



Sign C



Sign D



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Customer: Community Cancer Center North	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	Page 1 of 1
Project: Cell Therapy Lab Deliveries Signs		Options: 1
Date: 12-01-2025 By: D. Staley Jr.		Scale: 1"=1'-0"

**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 North campus, which includes the Community Health Network MD Anderson Cancer Center ("Cancer Center") requires more efficient signage to meet the needs of patients, their caregivers and medical service providers.

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 approves upon the existing signage for the Cancer Center.

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

this was appropriately addressed as part of 2024-APP-017, which was the 34,000 sq. foot building addition to which the canopy signs will be attached, and the delivery signs will help ensure efficient wayfinding for medical deliveries.

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 as part of 2024-APP-017 and the delivery signs will aid in providing efficient wayfinding for medical deliveries.

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

the signs are either placed on the building, or within the interior parking area of the Cancer Center.



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 hospital 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 as part of 2024-APP-017 and the new signs will not negatively impact pedestrian accessibility and connectivity.

DECISION

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

Adopted this _____ day of _____, 20 ____

Commission President/ Secretary



Photo of one location of the proposed incidental signs.



Photo of the north building elevation and proposed canopy sign location.



Photo of the west building elevation and proposed canopy sign location.



Photo of one location of the proposed incidental signs.



Photo looking north towards another location of the proposed incidental signs.



Photo of the building addition under construction on site looking east.