



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

January 23, 2025

**Case Number:** 2024-APP-030  
**Property Address:** 8220 Naab Road (approximate address)  
**Location:** Washington Township, Council District #1  
**Petitioner:** SPT IVEY 8220 Naab Rd MOB c/o Cornerstone Companies, Inc., by Doug Staley, Jr.  
**Current Zoning:** HD-2  
**Request:** Hospital District-Two Approval to provide for a non-illuminated wall sign on the north elevation of an existing building.  
**Current Land Use:** Medical Office Building  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Marleny Iraheta, Senior Planner

**PETITION HISTORY**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff **recommends approval** of the request.

**PETITION OVERVIEW**

**LAND USE**

The site is developed with a medical office building and associated parking lot. It is surrounded by medical office buildings to the north and west, zoned HD-2, a parking lot to the east, zoned HD-1, and a water tower to the south, zoned HD-1.

**HOSPITAL DISTRICT-TWO 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 sign would be classified as a wall sign.

**STAFF ANALYSIS**

The wall sign on the southern building facade will meet the sign regulations of the HD-2 district.

For this reason, staff is recommending approval of the request for non-illuminated wall sign.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	HD-2	
<b>Existing Land Use</b>	Medical Office Building	
<b>Comprehensive Plan</b>	Institution-Oriented Mixed Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	HD-2 Medical Office Buildings
	South:	HD-1 Water Tower
	East:	HD-1 Parking Lot
	West:	HD-2 Medical Office Buildings
<b>Thoroughfare Plan</b>		
Dugan Drive	Local Street	50-foot proposed right-of-way and 50-foot existing right-of-way.
Naab Road	Local Street	50-foot proposed right-of-way and 50-foot existing right-of-way.
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	Yes	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	January 3, 2025.	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	January 3, 2025.	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends institution-oriented mixed-use development on the site.
- The Institution-Oriented Mixed-Use (Campus) typology contains a mix of land uses within and surrounding a significant regional institution campus, such as a university or hospital. This typology is meant to promote development that is permeable to pedestrians and integrates into its surrounding context. Uses in this typology will often be thematically or economically linked to the anchor institution. Residential areas of this typology have a density of 8 to 15 dwelling units per acre.
- **Conditions for All Land Use Types**
  - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
  - All development should include sidewalks along the street frontage.
  - Master-planned developments in excess of 2 acres should include pedestrian amenities for passive and active recreation internal to the development.
- **Anchor Institutions, Including Major Universities and Hospitals**
  - Should be located along an arterial street with a minimum of 4 lanes.
  - If proposed within one-half mile along an adjoining street of an existing or approved residential development, then connecting, continuous pedestrian infrastructure between the proposed site and the residential development (sidewalk, greenway, or off-street path) should be in place or provided.
  - Should be located within one-quarter mile of a bus or rapid transit stop.
  - All edges of the development should respond to the character of the surrounding area.
  - Active uses open to the public (such as offices) should be on the edges of the development and should engage with surrounding uses.
  - Ancillary/smaller buildings should be used to transition to other uses.
  - High intensity uses (such as emergency rooms) should not be located adjacent to residential uses.
  - Only limited surface parking should be present. The majority of required parking should be located within structured parking (private or shared).
  - Parking lots should be located towards the interior of the development.
  - Connections to adjacent residential uses should be provided through campuses whenever possible.
- **Offices**
  - Should be located along an arterial or collector street.



**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)

- Not Applicable to the Site.

## ZONING HISTORY

### Zoning History- Site

**2019-APP-018; 8081 Township Line Road, 1801 West 86th Street, 8220 and 8424 Naab Road and 2025 Dugan Road** (subject site), Hospital District One/Two Approval to provide for a sign program with building and freestanding signs, **approved**.

**2011-APP-009; 8220 Naab Road (subject site)**, Hospital district approval to provide 120.79-square foot wall sign, **approved**.

**77-AP-96; 8220 Naab Road** (subject site), Hospital district approval to provide for a three-story medical office building, **approved**.

### Zoning History- Vicinity

**2015-APP-010; 2025 Dugan Drive** (southeast of site), Hospital District-One Approval to provide for a two-story, 26,000-square foot, multi-resident, short-term stay hospitality house, with a four-foot tall, 40-square foot ground sign and a 42-square foot wall sign, **approved**.

**2015-APP-006; 8220, 8240 and 8260 Naab Road** (west of site), Hospital District-Two Approval to provide for an 11-foot tall, 56-square foot pylon sign, **approved**.

**97-CP-37AP / 97-CP-37V; 2239 Dugan Drive** (south of site), Hospital District-One Approval to provide for the installation of a wireless personal communication system facility, including a tower being 180 feet in height, with an associated 12 by 20 foot equipment building and Variance of use of the Special Use Districts Zoning Ordinance to provide for the installation of a wireless personal communication system facility, including a tower being 180 feet in height, with an associated 12 by 20 foot equipment building, **approved**.

**96-AP-108; 8260 Naab Road** (west of site), Hospital district approval to provide for the construction of a 23,000 square-foot medical surgery center, **approved**.

**91-AP-65; 8220 & 8240 Naab Road** (north of site), hospital district approval to provide for two wall signs to be placed on each side of the building, **approved**.

**85-AP-184; 8330 Naab Road** (north of site), Hospital district approval to provide for the remodeling of a 30,000 square-foot medical office building and the construction of a 25,000 square-foot medical office building, **approved**.

**84-AP-43; 8330 Naab Road** (north of site), Hospital district approval for the construction of a three story, 30,000 square foot medical office building, **approved**.

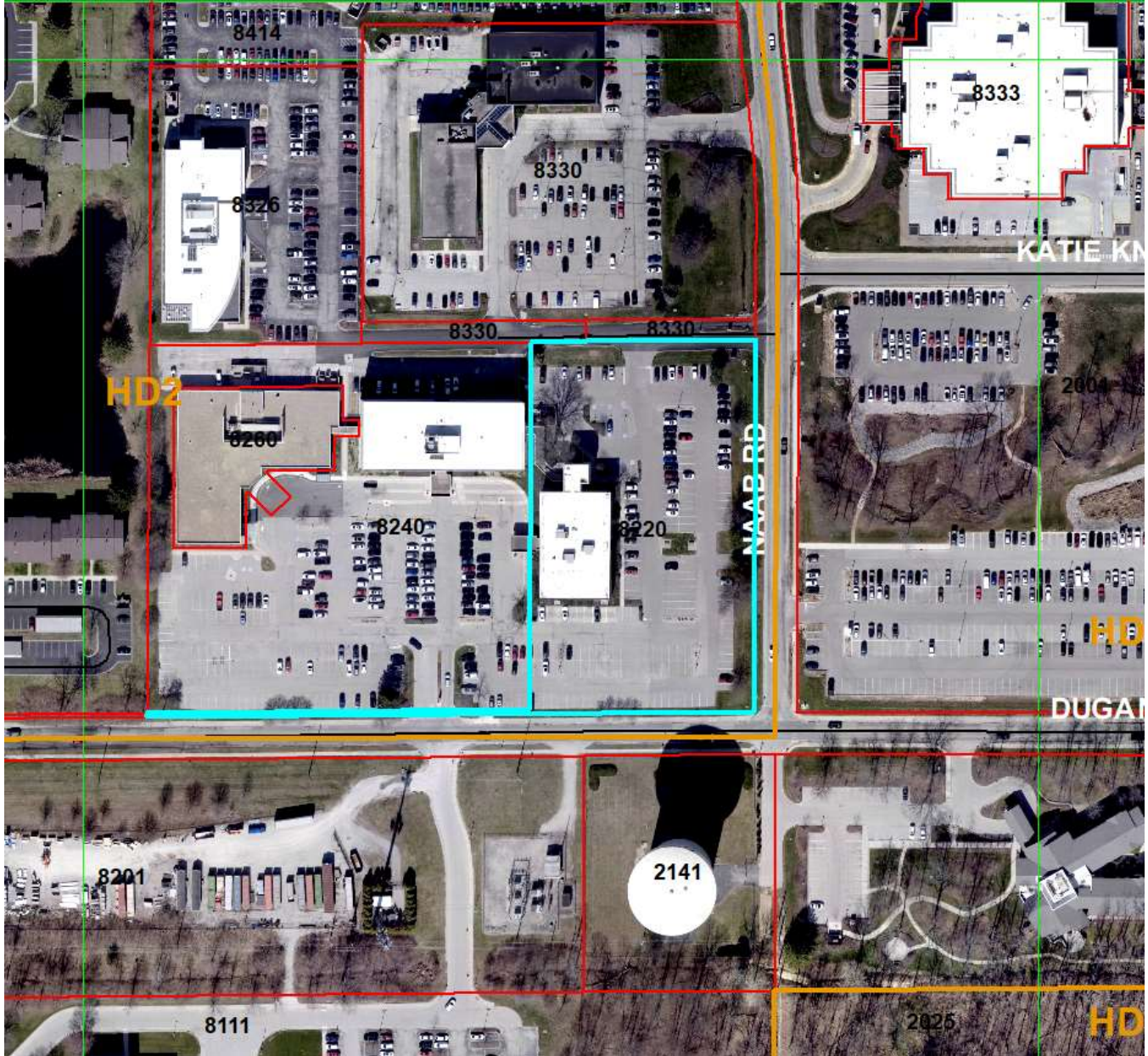
**73-AP-69; 2141 Dugan Drive** (southeast of site), Hospital District approval to construct St. Vincent Hospital Administrator's Residence, **approved**.

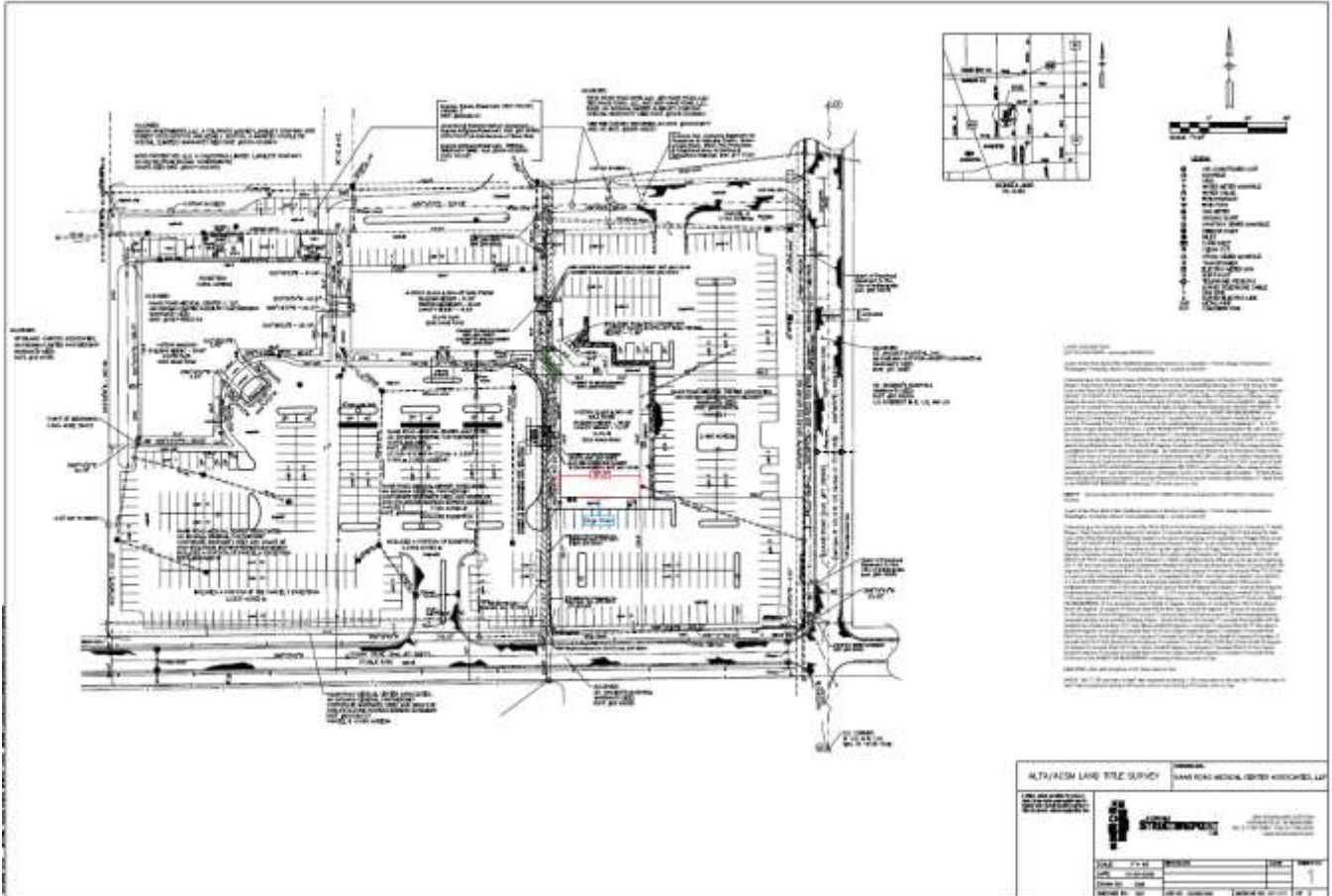


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**66-Z-168; 2000 West 86<sup>th</sup> Street** (east and south of site), Rezoning of 102.90 acres being in A-2 district to SU-6 (Hospitals and Sanitarium) to provide for the construction of a hospital related activities, **approved.**

EXHIBITS









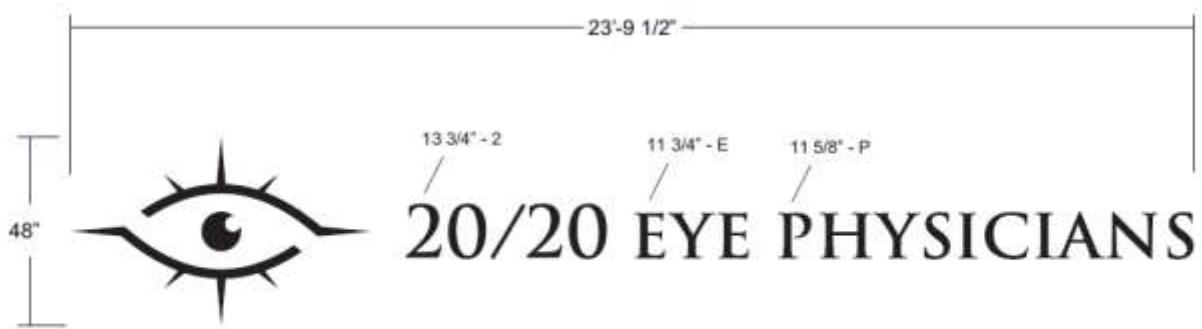


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Customer: <b>20/20 Eye Physicians of Indiana</b>	<small>Notes          * Colors shown are representative only, and are not intended for purposes of exact matching.</small>	Page <b>1 of 3</b>
Project: <b>South Elevation Permit Drawings          Non-Illuminated, Individual Letters</b>		Option: -
Date: <b>01-02-2024</b> Rep: <b>D. Staley Jr.</b>		Scale: <b>1/16" = 1'-0"</b>

Non-Illuminated 3/8" Thick Letters & Logo



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Customer: 20/20 Eye Physicians of Indiana	Notes: • Colors shown are representative only, and are not intended for purposes of exact matching.	Page 2 of 3
Project: Permit Drawings Non-Illuminated, Individual Letters		Option: -
Date: 01-02-2024	By: D. Staley Jr.	Scale: 3/8" = 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:

Proposed sign designates a major tenant in an existing professional/medical office building.

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:

Proposed signage is of similar size and material to existing signage on this and surrounding buildings.  
Proposed sign is properly scaled to building facade.

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

Petition is for a wall signs and is not applicable to access.

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

Petition of for a wall sign and is not applicable to access.

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

Petition of for a wall sign and is not applicable sanitation, drainage, etc.



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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:

Petition is for a wall sign.

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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:

Petition of for a wall signs and is not applicable to access.

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**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 the subject site.



Photo of the southern building elevation where the proposed sign will be located.



Medical offices west of the site.



Water tower south of the site.



Photo of the parking lot east of the site.