

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

September 24, 2026

Case Number: 2026-APP-017
Property Address: 2345 West 86th Street (approximate address)
Location: Washington Township, Council District #13
Petitioner: Little Sisters of the Poor of Indianapolis, Inc., by Chad Mayes
Current Zoning: HD-2
Request: Hospital District-Two Approval for the construction of a proposed 71,196 square-foot building, with sidewalks, landscaping, a 1,978 square-foot accessory structure, and parking areas with 80 total spaces. The existing building and parking area would be demolished.
Current Land Use: Retirement Home
Staff Recommendations: Approval
Staff Reviewer: Michael Weigel, Principal Planner I

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends **approval** of the request.

PETITION OVERVIEW

LAND USE

The subject property (parcel number 8005987) is located at the southeast corner of the intersection of 86th Street and Township Line Road within Washington Township. It is currently improved with a retirement home community associated with the Little Sisters of the Poor of Indianapolis that consists of one large building, with surrounding adjacent parking facilities and walking trails and other minor residential amenities on the southern portion of the lot. Vehicle access currently comes from 86th Street.

Adjacent land uses include medical uses to the east and west, residential development to the south and southwest, and commercial development to the north and northwest. Given the proximity of this property to the Ascension St. Vincent Hospital (close by to the east), this property falls within an HD-2 zoning classification to allow for uses supportive of hospitals.

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.

Approval of this petition would allow for the construction of a new 71,196 square-foot building and associated accessory structure and parking areas that would also be utilized as a retirement home for the existing property owner. The new structure would be built on a separate footprint from the currently existing building to avoid any displacement or disruption for current residents during the construction.

The new building would be placed closer to the 86th Street frontage (in areas currently used for parking and with lawn). Plans also indicate a new curb cut/vehicle access point from the west and new sidewalk that would be placed along Township Line Road. Full site and landscape plans are within the Exhibits below, as well as renderings showing how the proposed structure might look.

Signage was not included with the submittal packet, and if new signs (building or freestanding) were to be sought in the future, additional approvals would be required.

STAFF ANALYSIS

Staff would note that the proposed use and the size/scale of the building are similar to the current use at this property and would comport with both the requirements of the HD-2 zoning district as well as the Regional Special Use recommendation of the Comprehensive Plan. Additionally, the development would result in both additional rear-yard space for resident amenities as well as the placement of needed sidewalk along the eastern portion of Township Line Road. For these reasons, staff recommends **approval** of this petition.

GENERAL INFORMATION

Existing Zoning	HD-2	
Existing Land Use	Retirement Home	
Comprehensive Plan	Regional Special Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	HD-2	Commercial
South:	HD-2	Residential
East:	HD-2	Hospital Uses
West:	HD-2	Recovery Center / Residential
Thoroughfare Plan		
86 th Street	Primary Arterial	112-foot proposed right-of-way and 130-foot existing right-of-way
Township Line Road	Primary Arterial	90-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	August 11, 2026
Site Plan (Amended)	N/A
Elevations	August 11, 2026
Elevations (Amended)	August 28, 2026
Landscape Plan	August 11, 2026
Findings of Fact	August 11, 2026
Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

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



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

- 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

2026APP003, Hospital District-Two Approval for the construction of a proposed 71,196 square-foot building, with sidewalks, landscaping, a 1,978 square-foot accessory structure, and parking areas with 80 total spaces. The existing building and parking area would be demolished, **withdrawn**.

2024APP013, Hospital District-Two Approval for the construction of a proposed 68,676 square-foot building, with sidewalks, landscaping, and a 102-space parking area. The existing building and parking area would be demolished, **withdrawn**.

97-AP-141, Storage Building with New Driveway, **approved**.

Zoning History – Vicinity

2000VAR843 ; 2260 West 86th Street (north of site), variance of development standards of the Sign Regulations to provide for a 34.7-square foot wall sign, being 3.1 percent of the building façade (maximum of 33.9-square foot wall sign, or 3 percent of the building façade permitted).

86-Z-47B ; 2602 West 86th Street (northwest of site), Rezoning of 31.2 acres to the C-S classification in order to permit the development of retail, restaurant, bank offices and other commercial uses, **approved**.

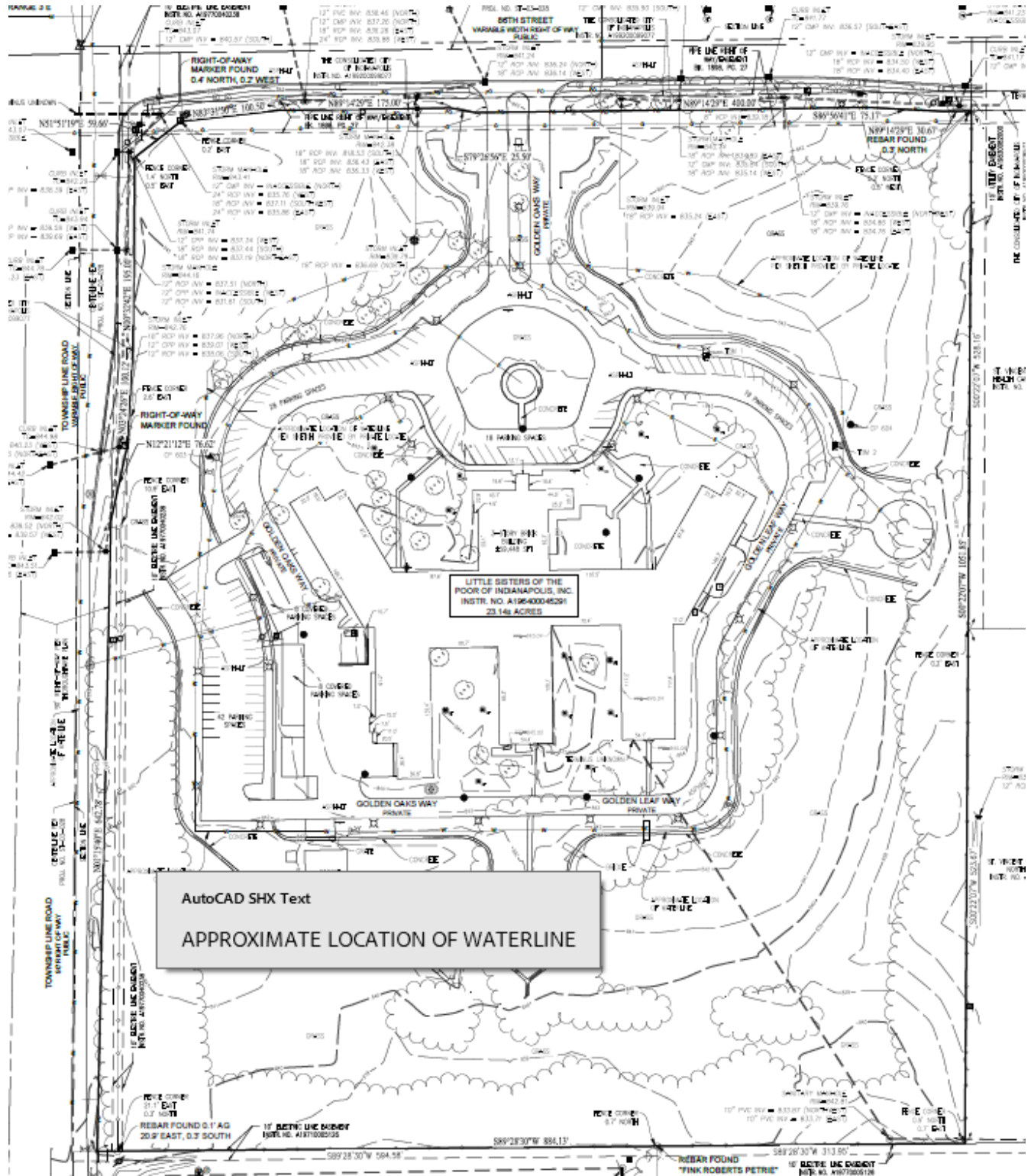
85-Z-29 ; 2525 West 86th Street (west of site), rezoning of 38.045 acres to the HD-2 classification to provide for the construction of a retirement community consisting of three three-story buildings containing a total of 360 apartment units and a three-story nursing facility containing 156 beds, **approved**.

EXHIBITS

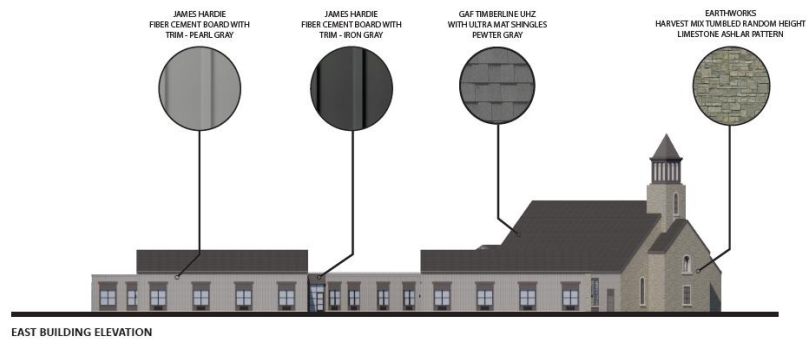
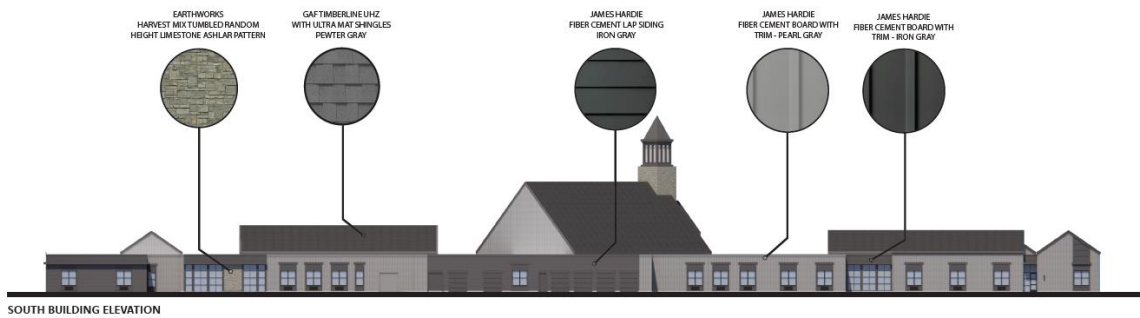
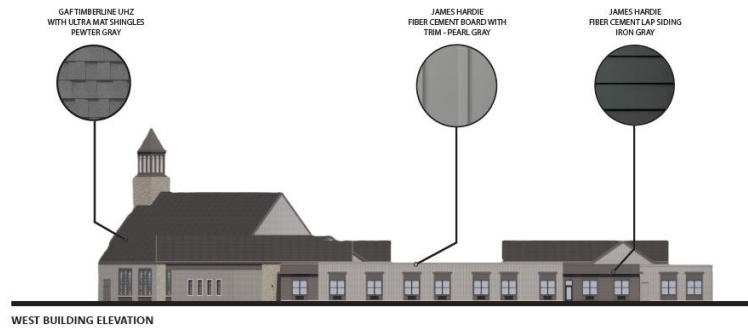
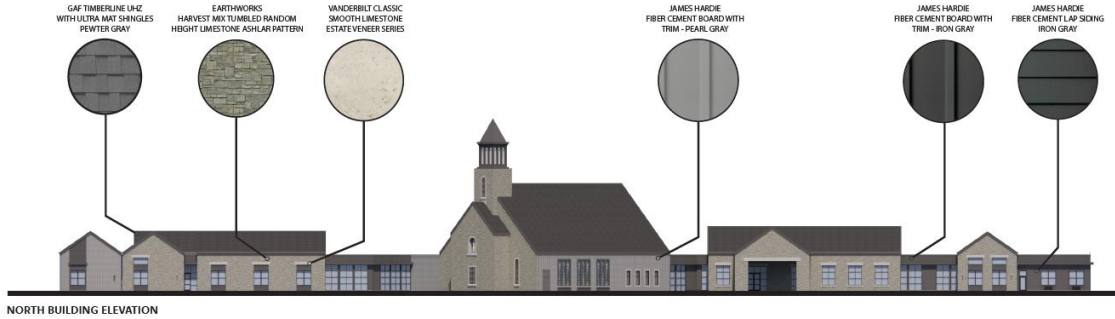
2026APP003 ; Aerial Map



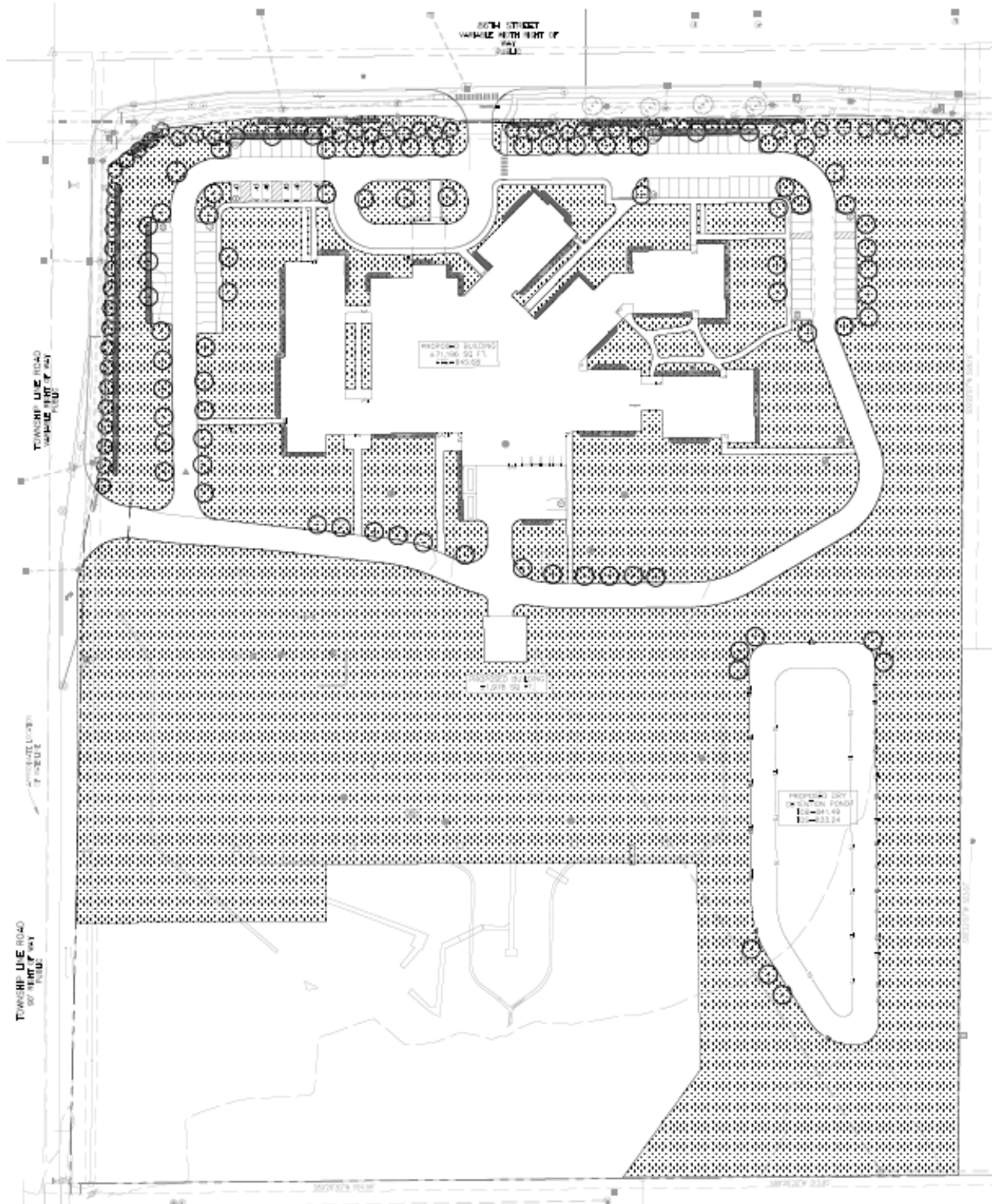
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2026APP003 : Elevation Renderings



2026APP003 ; Landscape Plan



2026APP003 : Findings of Fact

A. Has been designed to create a superior land development plan, in conformity with the Comprehensive Plan because:

The project will add a new building and associated access, drives, parking, and utilities, including a dry detention pond. The existing building and infrastructure on site is to be demolished with the intent of being replaced by the new building. This project is being done to better serve the needs of the Little Sisters of the Poor. These improvements are consistent with the HD-2 zoning.

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 proposed new building will have 46 residential units with additional living space as well as a chapel. Sufficient parking is provided around the site to accommodate the new building. The current building was constructed in 1967 so the proposed developments will be a notable improvement both aesthetically and practically. Landscaping will be provided along the foundation of the building and existing landscape features will be maintained wherever possible, specifically the garden area on the south side of the site.

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

Parking provided exceeds the Indianapolis parking requirements, and is located close to the building entrances with sidewalks circulating the site. Bicycle parking is also included by the entrance. Part of this development is a loading and garage area which will allow for easy deliveries to the site from the new intersection off of Township Line Road.

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

The plan includes work in the public right of way specifically for the revision of the access off of 86th street and the new intersection and right turn lane off of Township Line Road allowing safer access to the 86th street intersection. Signage and fencing will be provided during construction in order to provide safe access routes for vehicles and pedestrians. Signage and pavement striping will be provided for the permanent cross-walks.

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

Existing and proposed demands have been calculated to verify the capacity of the surrounding utilities. The drainage improvements include a dry detention pond with an associated BMP and a new storm network to capture and treat stormwater on the site. Existing drainage patterns are maintained for areas being maintained.

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 plan takes advantage of existing grade to ensure drainage away from the building, placing the new building slightly higher than the existing building. Sufficient parking is provided for both residential uses and for the chapel. The plan compliments the existing St. Vincent Hospital campus and is consistent with the Comprehensive Plan of Marion County.

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:

No sidewalk connection was provided in existing conditions off of 86th Street, so the proposed project is connecting to this sidewalk and proposing sidewalks circulating the site. There will be sidewalk access to all doors and to all parking areas.

2026APP003 ; Photographs



Photo 1: Subject Site Viewed from North



Photo 2: Subject Site Viewed from Northwest

2026APP003 ; Photographs (continued)



Photo 3: Subject Site Viewed from Northeast



Photo 4: Current Building Viewed from West

2026APP003 : Photographs (continued)



Photo 5: Current Building Viewed from South



Photo 6: Existing Amenity Area to South of Current Building

2026APP003 : Photographs (continued)



Photo 7: Proposed Sidewalk Area Viewed from North (October 2024)



Photo 8: Proposed Sidewalk Area and Curb Cut Viewed from West (September 2024)

2026APP003 ; Photographs (continued)



Photo 9: Location of Proposed New Building + Adjacent Property to North



Photo 10: Adjacent Property to Northwest

2026APP003 : Photographs (continued)



Photo 11: Adjacent Property to West



Photo 12: Adjacent Property to East