

BOARD OF ZONING APPEALS DIVISION II

May 19, 2026

Case Number: 2026-DV1-014
Address: 9200 Keystone Crossing (approximate address)
Location: Washington Township, Council District #4
Zoning: C-4
Petitioner: KATC Property LLC, by Joseph D. Calderon
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a second skyline sign on a building elevation (one skyline sign per elevation).
Current Land Use: Commercial office building
Staff Recommendation: Staff recommends denial of this petition.
Staff Reviewer: Robert Uhlenhake, Senior Planner

PETITION HISTORY

This petition was continued from the May 12, 2026, BZA I hearing, and transferred to the May 19, 2026, BZA II hearing, at the request of the petitioner.

STAFF RECOMMENDATION

Staff recommends **denial** of this petition as proposed.

PETITION OVERVIEW

- ◇ Standards of the Sign Regulations are intended to promote quality sign displays that are integrated with developments and reduce potential hazards to pedestrians and motorists. These standards include limits on the number of signs, lighting, size, and setback limitations.
- ◇ A Skyline Sign is defined as “a building sign, located in its entirety, on a building façade above 26 feet in height, measured from grade level”.
- ◇ The maximum one skyline sign per elevation is designed to mitigate the proliferation of signage and the visual conflicts and negative aesthetics associated with multiple signs on a single building elevation. Increasing sign proliferation along the north building elevation inhibits the ability of motorists to properly read and react to sign messages in a safe and efficient manner.
- ◇ The strict application of the Sign Regulations would not prohibit the use of the property for its intended office use or limit the site’s ability to provide signage on other elevations or within the 26-foot building elevation from grade. Instead, the approval of more than the allotted number of signs would only create a precedent for other tenants to request the same allowance rendering the regulation futile.

- ◇ In regard to the proposed signage, making it easier to locate the business, the proposed sign elevations indicate the sign would be placed on the north side of the building, away from traffic entering and arriving at the office complex. Which is not conducive for arriving tenants in locating the business location. Instead, the sign appears to be oriented towards Interstate I-465 to the north.
- ◇ The submitted Findings fails to address that the site has a freestanding monument sign where signage for the tenants already exists and is visible at vehicle and eye level to arriving motorists in Keystone Crossing. Additionally, the business or tenant locations are easily accessed via addresses on the tenant’s websites, and electronic GPS and mapping systems that are widely available and provide directions to the business locations. Therefore, the additional sign is not needed for the locating of the tenants but appears to be oriented for advertising purposes in an area that has a high level of interstate traffic that could easily be distracted by the additional signage.

GENERAL INFORMATION

| | | |
|-----------------------------------|------------------------|--|
| Existing Zoning | C-4 | |
| Existing Land Use | Commercial Office | |
| Comprehensive Plan | Office Commercial uses | |
| Surrounding Context | Zoning | Surrounding Context |
| | North: | C-S I-465 Interstate / Commercial Office |
| | South: | C-S Commercial Office |
| | East: | C-S Commercial Office |
| | West: | C-4 Commercial Office |
| Thoroughfare Plan | | |
| Keystone Crossing | Private Street | |
| Context Area | Metro area | |
| Floodway / Floodway Fringe | N/A | |
| Overlay | N/A | |
| Wellfield Protection Area | No | |
| Elevations | March 4, 2026 | |
| Landscape Plan | N/A | |
| Site Plan | March 4, 2026 | |
| Findings of Fact | March 4, 2026 | |

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- The Comprehensive Plan recommends Office Commercial uses for the site.

Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book recommends the Office Commercial typology which provides for single and multi-tenant office buildings. It is often a buffer between higher intensity land uses and lower intensity land uses. Office commercial development can range from a small freestanding office to a major employment center. This typology is intended to facilitate establishments such as medical and dental facilities, education services, insurance, real estate, financial institutions, design firms, legal services, and hair and body care salons.

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

2025-DV1-050; 8888 Keystone Crossing (south of site), requested a Variance of user to provide for the installation of a fifth skyline sign on a façade, being the sixth on a building, **granted**

98-UV2-37; 8888 Keystone Crossing (south of site), requested a Variance of user to provide for a telecommunications facility with 3 roof-mounted sets of three 8-foot tall antenna and 1 building-mounted set of three 8-foot tall antenna and a 5.5 by 14-foot equipment building mounted on the roof, **granted**.

88-HOV-87; 8888 Keystone Crossing (south of site), requested a Variance of Development Standards for an additional identification sign within an integrated center and with an overall height of eight feet, **granted**.

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EXHIBITS

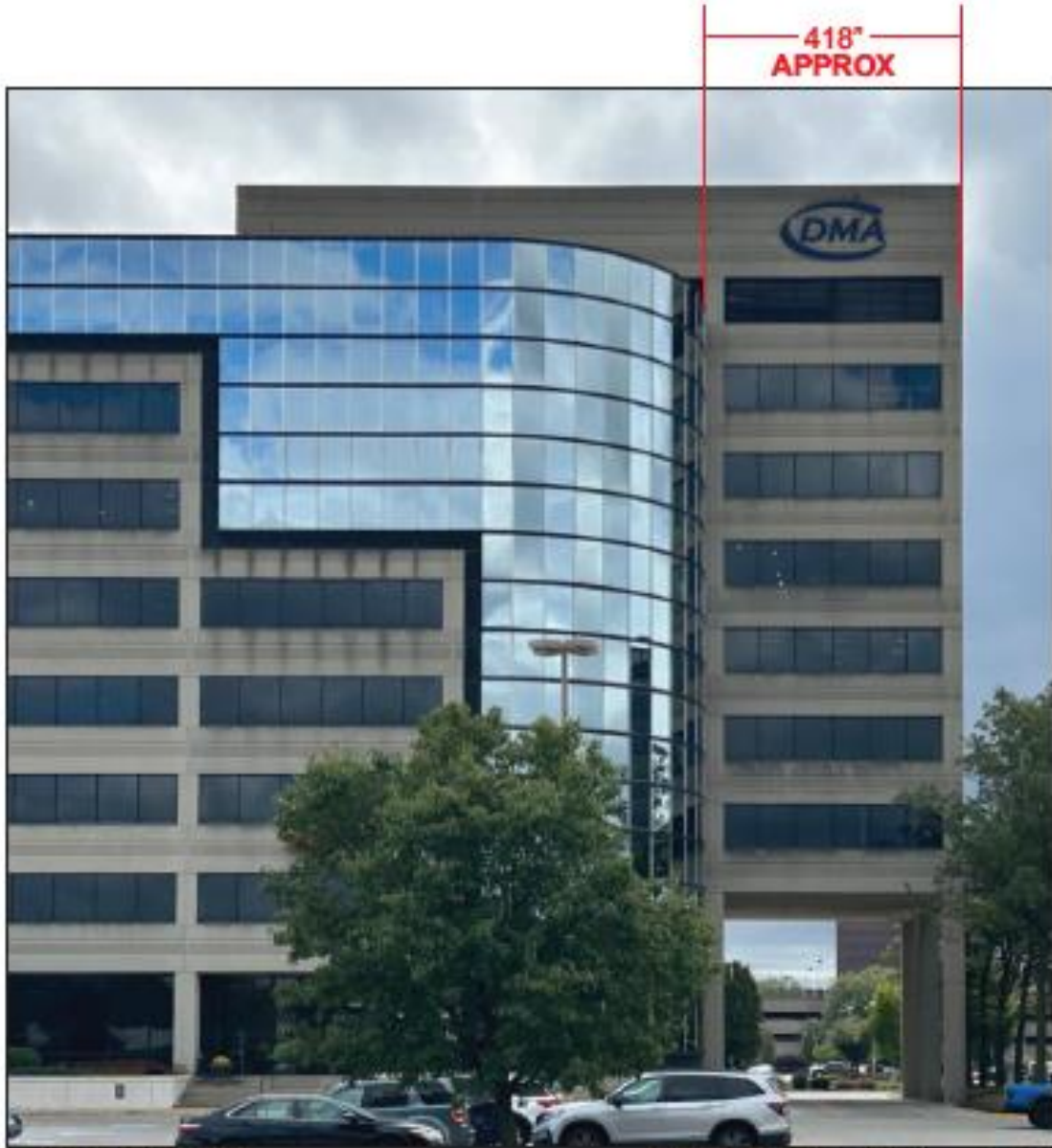
Location Map



Site Plan



Sign Elevation



NORTH ELEVATION

PHOTO SCALE: 1/32" = 1' - 0"



Findings of Fact

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 sign will not interfere with any vehicular or pedestrian traffic pattern and will only help better identify a tenant, which will support the public health, safety, morals and general welfare.

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 subject property features a large multi-tenant office building in the middle of a commercial office park, with other buildings featuring a significant number of skyline signs.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

the sign regulations do not allow for any extra allowance of skyline signs, on a facade, even if the total square footage of building identification signs is under the maximum square footage allowed, as is the case with the proposed sign.

Photographs



8888 Keystone Crossing building north facade, looking south (proposed sign façade).



8888 Keystone Crossing building south façade, looking north.



Freestanding monument sign for 9200 Keystone Crossing tenants, easily visible at vehicular / eye level for arriving motorists from the south, looking north.