

METROPOLITAN DEVELOPMENT COMMISSION HEARING EXAMINER

December 11, 2025

Case Number: 2025-APP-017

Property Address: 8075 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-1

Hospital District One Approval to provide for two building additions, including

a 10,587-square foot emergency department expansion, and a 19,004-

square-foot expansion of the existing lab, surgery, imaging, and pharmacy

portion of the hospital.

Current Land Use: Hospital

Staff

Request:

Recommendations: Approval with commitment

Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first hearing for this petition.

STAFF RECOMMENDATION

Staff is **recommending approval** subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three (3) days prior to the MDC hearing:

56-foot half right-of-way shall be dedicated along the frontage of Shadeland Avenue as per the request of the Department of Public Works (DPW), Engineering Division. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The right-of-way shall be granted within 60 days of approval and prior to the issuance of an Improvement Location Permit (ILP).

PETITION OVERVIEW

LAND USE

The 11.56-acre subject site is developed with a hospital and associated parking areas.



It is part of an overall hospital campus that extents to the east, zoned HD-2, medical offices to the south, zoned HD-2, a hotel to the north, zoned C-4, and hotels, clinics and retail store to the west, zoned C-4 and C-S.

HOSPITAL DISTRICT-ONE APPROVAL

The HD-1 zoning category is designed to permit and facilitate the development, expansion, and modernization of a major hospital complex or campus, in which a diversity of uses, functions, and facilities is necessary to best perform the hospital's various services to the public; and further to permit appropriate land use modifications as necessary to facilitate the highest level of such service.

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."



DEPARTMENT OF PUBLIC WORKS

The Department of Public Works, Traffic Engineering Section, has requested the dedication and conveyance of a 56-foot half right-of-way along Shadeland Avenue. This dedication would also be consistent with the Marion County Thoroughfare Plan.

STAFF ANALYSIS

The approval of the request would allow for two building additions, including a 10,587-square foot emergency department expansion, and a 19,004-square-foot expansion of the existing lab, surgery, imaging, and pharmacy portion of the hospital.

The proposed expansion would align with the Comprehensive Plan recommendation of Regional Special Use development for a hospital campus.

Vehicle and bike parking requirements will be met even with the planned removal of some parking spaces. New landscaping and lighting plans are proposed as well.

For these reasons, staff is recommending approval of the request.

GENERAL INFORMATION

Existing Zoning	HD-1		
Existing Land Use	Hospital		
Comprehensive Plan	Regional Special Use		
Surrounding Context	Zoning Land Use		
North:	C-4	Hotel	
South:	HD-2	Medical Office	
East:	HD-2	Hospital	
West:	C-4 / C-S	Hotel / Clinics / Retail	
Thoroughfare Plan			
Shadeland Avenue	Primary Arterial Street	112-foot proposed right-of-way and 108 -140-foot existing right-of-way range.	
Clear Vista Drive	Local Street	50-foot proposed right-of-way and 79-foot existing right-of-way.	
Context Area	Metro		
Floodway / Floodway Fringe	No		
Overlay	No		
Wellfield Protection Area	No		
Site Plan	November 10, 2025		
Site Plan (Amended)	December 4, 2025		
Elevations	November 10, 2025		



Elevations (Amended)	N/A		
Landscape Plan	November 10, 2025		
Findings of Fact	November 10, 2025		
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)
- 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.

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 offstreet 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-032; 8075 North Shadeland Avenue (subject site), Hospital District-One and Hospital District-Two Approval for reconfiguration of existing parking areas to provide for additional ADA-compliant spaces, construction of a proposed 400-space surface parking lot, consolidation of two service drives into one service drive, and replacement of existing brine and bulk oxygen tanks, **approved.**

2019-APP-007; **8075 North Shadeland Avenue** (subject site), Hospital District-One Approval to provide for three wall signs, **approved**.

2018-APP-027; **8075 North Shadeland Avenue** (subject site), Hospital District Two Approval to provide for an addition to an existing hospital, with miscellaneous site modifications, **approved**.

2012-APP-003; **8075 North Shadeland Avenue** (subject site), Hospital District-One Approval to provide for a 4,640-square foot addition to an existing hospital, **approved**.

2012-CAP-816 and 2012-CVR-816; 7150, 7229, 7343 and 7250 Clearvista Drive, 8101, 8103, 8177, and 8180 Clearvista Pakway and 8075, 8100, and 8181 North Shadeland Avenue (subject 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 and Variance of Development Standards of the Sign Regulations to provide for: a) 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 (maximum wall sign area of 3% of associated façade area permitted in Hospital Districts), b) 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 (minimum 300-foot separation required between freestanding identification signs located on a single lot), c) a package of 28 freestanding directional incidental signs with sign areas up to 108.4 square feet, and heights up to 16.25 feet (maximum six-square foot sign area and 2.5-foot height permitted for directional incidental signs), and d) a package of freestanding parking and loading incidental signs with heights up to six feet (maximum four-foot height permitted for parking and loading incidental signs), approved and granted.

2007-APP-864; **8075 North Shadeland Avenue** (subject site), Hospital District-One and Hospital District-Two Approval for a 27.62-square foot, address numeral wall sign on the south building elevation; a 36.06-square foot address numeral wall sign on the west building elevation; two, five-square foot, address numeral wall signs above building entrances on the west building elevation; three, 5.5-foot tall 13.75-square foot freestanding incidental signs; seven, six-foot tall, 7.5-square foot freestanding incidental signs; a 16.66-square foot wall sign reading "emergency" on the south building elevation, approved.



2007-VAR-864; **8075 North Shadeland Avenue** (subject site), Variance of Development Standards of the Sign Regulations to provide for three, four-foot tall, eight-square foot freestanding incidental signs, and seven, four-foot tall, five-square foot freestanding incidental signs, **granted.**

2001-APP-052; **8160 Clearvista Way** (subject site), Hospital District-One Approval to provide for the construction of an office 253,000 square-foot, four-story, cardiac care hospital and physician's office building, with 528 new parking spaces, associated with the Community Hospital North Campus.

2001-ZON-028; 8160 Clearvista Way (subject site), Rezoning of 11.5 acres, from HD-2 to HD-1, to provide for a hospital, approved.

2000-APP-819 / 2000-VAR-819; 8075 North Shadeland Avenue (subject site), Hospital District-One Approval and Variance of Development Standards of the Sign Regulations to provide for the placement of two directional signs, each measuring four feet in height, one containing 19.5-square feet and one containing 41.33-square feet, not located along an ingress or egress point on the lot, **approved and granted.**

81-Z-59A; **8101 North Shadeland Avenue** (subject site), Rezoning of 35 acres, being in the C-4/D-P district, to the C-S classification, to provide for special commercial uses and the termination of previous commitments or covenants, recorded or not, and any oral representations restricting and running with the land, **denied**.

81-Z-154A; **8101 North Shadeland Avenue** (subject site), Rezoning to the HD-2 classification, approved.

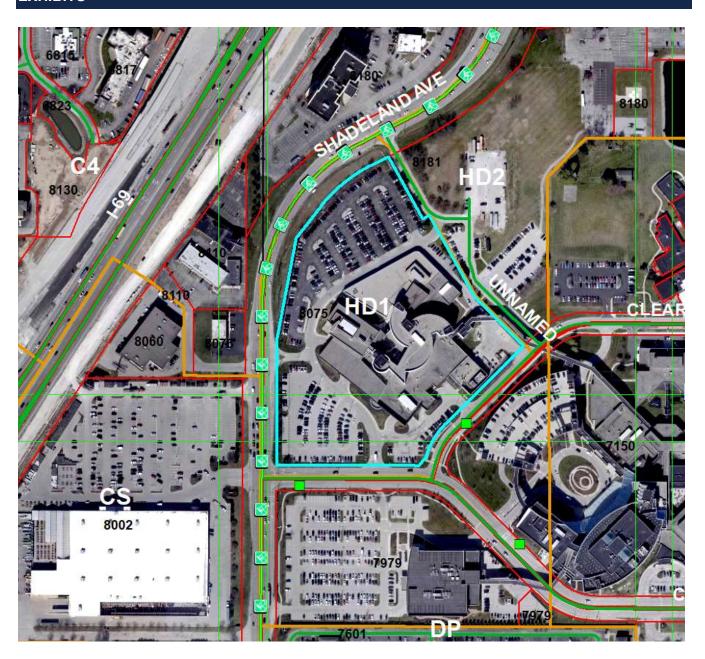
78-Z-85; 8111 North Shadeland Avenue (subject site), Rezoning 6.00 acres, being in the C-4 district, to C-7 classification to permit construction of a hardware, lumber and building supply sales center, **denied.**

73-Z-264; **7250** East **82**nd Street (subject site), Rezoning of 269.40-acres, being in A-2, D-2, D-3, D-7, C-2, and C-4 districts, to D-P classification to permit Planned Unit Development, **approved.**

63-Z-13; **Southeast corner of 82**nd **Street** (subject site), Rezoning of 40 acres, being in A-2 district, to B-2 classification, to provide for the construction and operation of a retail shopping center, **approved.**



EXHIBITS



AERIAL MAP

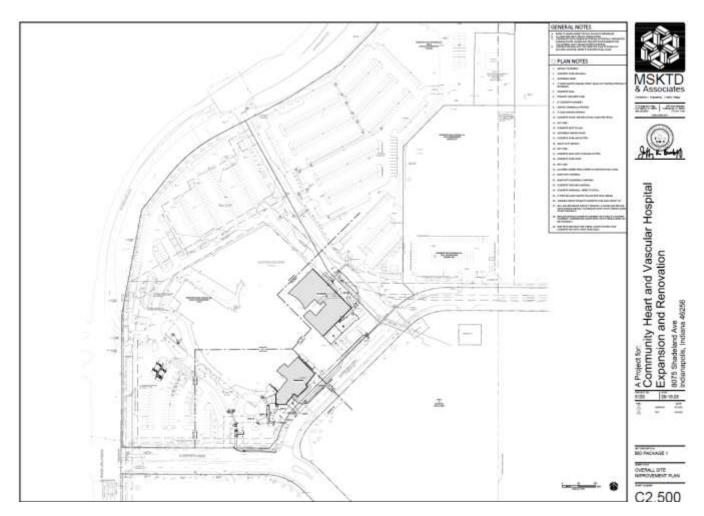


LOCATION MAP



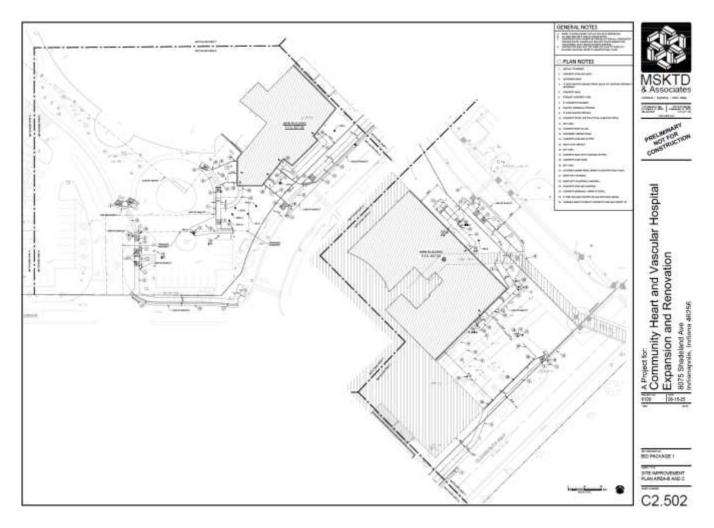


AMENDED SITE PLAN



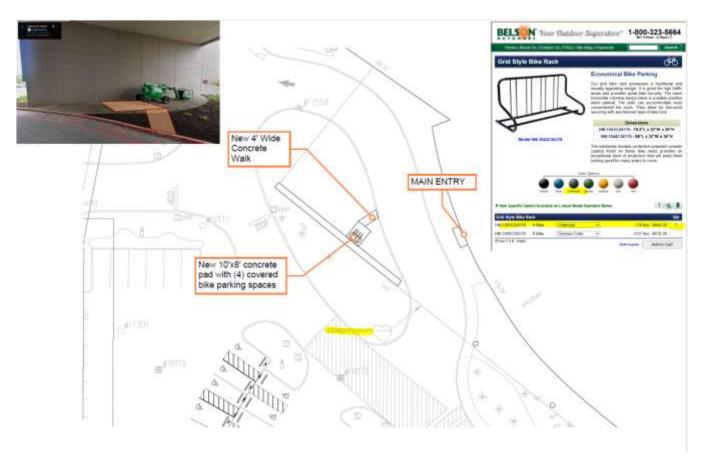


SITE PLAN - CLOSE-UP



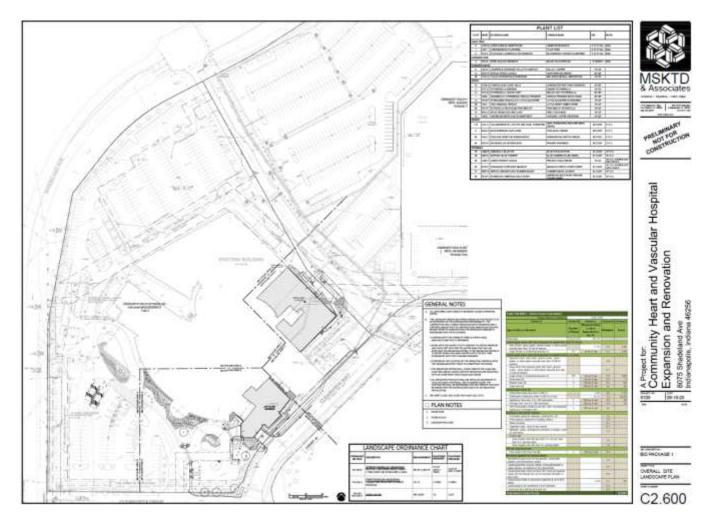


BIKE PARKING LOCATION





LANDSCAPE PLAN



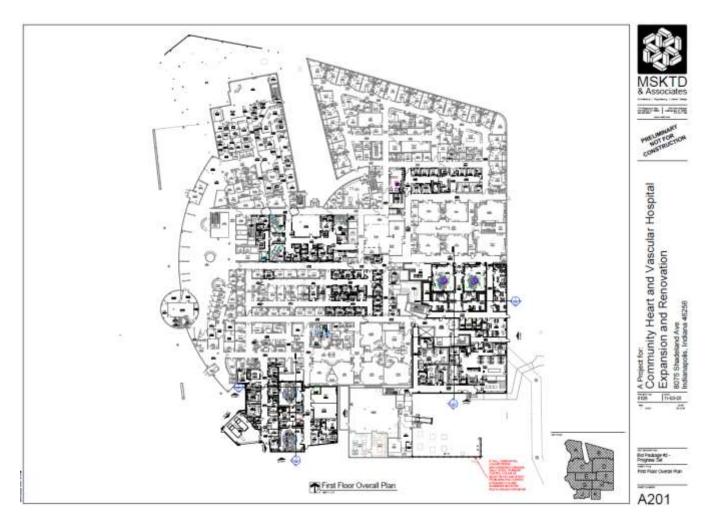


GREEN FACTOR SHEET

Project Name or Address:	CHN MFP			
Column A	Column B	Column C	Column D	Column
Type of Area or Element	Number of Plants	Measured Area or Area Equivalent in Sq. Ft.	Multiplier	Score
Parcel Size		187,216		
andscaped areas with uncompacted soil depth less th	an 24 inche	s		U.
Area of lawn, grass pavers, ground covers, or other plants typically less than 3 ft tall at maturity		17,334	0.2	3,46
Large shrubs or omamental grasses [1]	514	16 sq. ft. per	0.3	2,46
andscaped areas with uncompacted soil depth of 24 in	n, or more			
Required Yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			1.0	
Areas other than required yards with mulch, ground covers, grass pavers, or other plants typically less than 3 ft tall at maturity			0.7	
Large shrubs or ornamental grasses [1]	380	16 sq. ft. per	0.3	1,82
Small trees [2]	1	50 sq. ft. per	0.3	1
Medium trees [3]	13	100 sq. ft. per	0.4	52
Large trees [4]	3	200 sq. ft. per	0.4	24
Indisturbed Areas [5]		10. —2. 30		
Undisturbed areas less than 10,000 sf		8,900	0.8	7,12
Undisturbed contiguous areas 10,000 sf or more		16,313	1.5	24,47
Significant Trees over 10 in, DBH preserved	3	250 sq. ft. per	0.5	37
Heritage Tree over 8 in. DBH preserved	3	250 sq. ft. per	0.5	37
Tree Preservation Credits as per Sec. 503.L for preserved Significant or Heritage Trees	0	250 sq. ft. per	0.5	
Building or Structural Features				
Permeable paving for walkways, parking lots, etc			1.2	
Photocatalytic pavement or building exterior		*	1.5	
White roof area			0.1	
Vegetated walls - area of wall covered			0.7	
Infiltration areas, underground chambers or surface, such as sand filters		9	1.5	
Green roofs				
Area of green roof with less than 2 in, but not more than 4 in, growing depth		-	1.2	
Area of green roof with over 4 in. growing depth		-	1.4	
Off-site improvements		400 0		
Tree credit to the Tree Fund [6]	0	100 sq. ft. per	0.4	
Bonuses applied to factors above Bioretention areas such as rain gardens, stormwater planters, and bioretention swales		- 2	1,5	
Landscaping that consists entirely of drought-tolerant or native species, as defined by the Administrator		5	0.4	
Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or grey water			0.2	
Landscaping visible to passersby (adjoining & up to 85 ft depth)		4,530	0.1	45
Landscaping to be maintained in food cultivation		3	0.2	(
Landscape area utilizing structural soil			0.4	

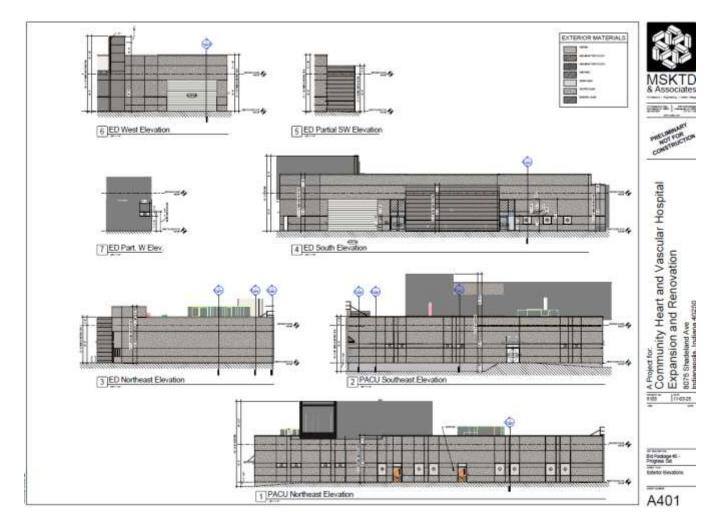


FLOOR PLAN



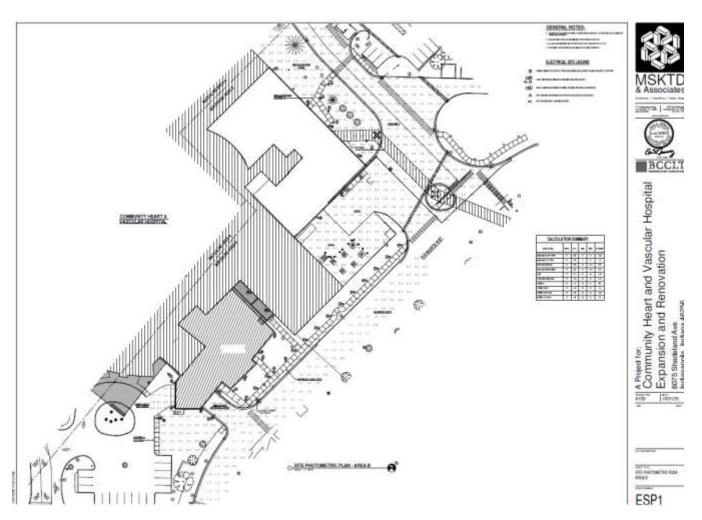


ELEVATIONS





PHOTOMETRIC PLAN





Petition Number	
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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:
This proposed expansion and renovation of the Community Heart and Vascular Hospital is a part of a major hospital campus.
Such use is compatible with nearby existing land uses, which are predominantly HD-1 and HD-2, and in conformity with the land uses
for such area under the Comprehensive Plan of Marion County, Indiana.
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 expansion and renovation of the Community Heart and Vascular Hospital is the most efficient and economical use of the land.
The design and aesthetics of the expanded Community Heart and Vascular Hospital, in conjunction with the new landscaping plan,
will enhance the aesthetic value of the site and the surrounding hospital facilities.
C. Provides sufficient and adequate multi-modal access, such as parking and loading areas, transit provisions, and bicycle facilities because:
Sufficient access to the expanded Community Heart and Vascular Hospital is provided via the existing access
from both Clearvista Drive and Shadeland Avenue including public transit. A recently completed parking expansion project ensures
that parking needs for this expansion are more than sufficient.
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 expanded hospital will continue to be easily accessible from Clearvista Drive, which has access to both
Shadeland Avenue and 82nd Street, and IndyGo bus service via Routes 4, 19 and 86.
E. Provides adequately for sanitation, drainage, and public utilities in a sustainable, low-impact manner because:
The Community Heart and Vascular Hospital expansion will utilize the existing underground water retention system that is sized to adequately
handle the addition to the existing hospital.



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 proposed use of of the site is consistent with the land uses for overall hospital campus as called for under						
be installed, the Admir of sidewalks), or comb sidewalks along eligibl	nistrator or the Commission pination thereof; provides pe the public streets consisting of the public streets consisting of the public streets consisting of the public streets are the public streets and the public streets are	vity, which may be paths, trails, sidewalks (If sidewalks are required to must be guided by provisions of Section 744-304 for the installation edestrian accessibility to available public transit; and provides of the walkway and any curb ramps or blended transitions because:				
	hospital building via the existing					
		DECISION				
IT IS THEREFORE the	e decision of this body that	this APPROVAL petition is APPROVED.				
Adopted this	day of	, 20				
Commission Presiden	t/ Secretary					





Photo of the subject site at the northeast intersection of Shadeland Avenue and Clear Vista Drive.



Photo of the existing emergency department.





Photo of the proposed emergency department addition looking northeast.



Photo of the proposed emergency department addition looking southwest.





Photo of the proposed emergency department addition looking southwest.



Photo of the proposed emergency department addition looking west.





Photo of the proposed lab, surgery, imaging, and pharmacy addition looking northwest.

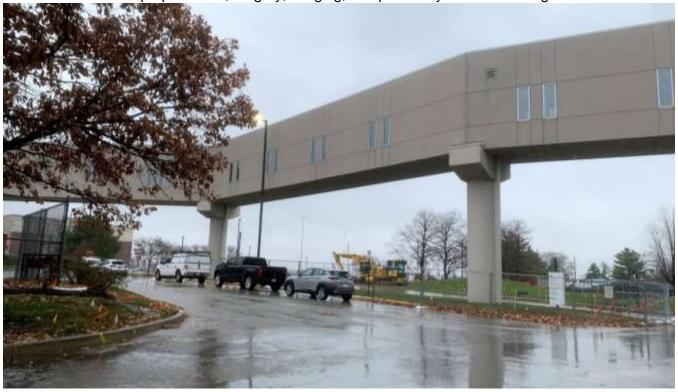


Photo of the connection between hospital buildings to remain.





Photo of the proposed lab, surgery, imaging, and pharmacy addition looking northwest.