Department of Metropolitan Development
Division of Planning
Current Planning

BOARD OF ZONING APPEALS DIVISION I — November 17, 2026

Case Number:	2026-DV2-041
Property Address:	8888 Keystone Crossing (approximate address)
Location:	Washington Township, Council District #4
Petitioner:	KATC Property LLC, by J.R. Knight
Current Zoning:	C-4
Request:	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a sixth skyline sign on a façade, being the seventh on a building (one skyline sign per elevation, maximum of four permitted per building).
Current Land Use:	Commercial
Staff Recommendations:	Staff recommends **approval** of the requested variance.
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 variance.

PETITION OVERVIEW

8888 Keystone Crossing is a commercial parcel with a size of 2.81 acres that is currently improved with a 17-story commercial office building with an overall height of 236 feet that was constructed in the late 1980s. The property is located within the Keystone at the Crossing commercial center, and the office building contains multiple tenants. Surrounding land uses are also multi-story office commercial in nature, and the property is near Interstate-465 to the north.

There are currently seven building sign installed on the subject building: one sign is located on the southeastern façade (see photo 6 within Exhibits), and the other six are located on the building's northwestern façade (photos 3 and 4). Each of these signs are over 26 feet from grade, and are used to advertise the tenants CBRE, Wells Fargo, SEI, Oak Street Funding, Ambrose, Ren, and MassMutual.

In 2019, signage regulations within the Ordinance were amended to create the designation of a skyline sign, which would be any wall sign that is fully over 26 feet from grade. This designation would be retroactively applicable for signs installed before 2019, and all 6 signs on the subject building would be classified as skyline signs (the most recent of which was approved by the variance petition 2025DV1050).

Approval of this petition would allow for placement of an additional skyline sign onto the existing building. The sign would be placed 40.58 feet from grade, would have a size of 91.63 square feet, and would be placed on the northwestern portion of the building per the site plan and building elevation diagrams within the Exhibits. This would require a variance because:

- The Ordinance limits the placement of skyline signage to one sign per building façade, and there are currently five skyline signs on the northwestern building façade.
- The Ordinance limits the placement of skyline signage to four signs per building, and there are currently six skyline signs on the full building.

This property is zoned C-4 to allow for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. The Comprehensive Plan recommends it to the Office Commercial typology to allow for single and multi-tenant office buildings. The Comprehensive Plan Pattern Book offers no specific guidance related to signage for this site.

Findings of Fact provided by the petitioner indicate that applicable practical difficulties that would limit the placement of compliant signage would include the existence of trees along Keystone Crossing to the west that would block placement of building signage from the view of motorists, as well as the height of the building entry not allowing for installation of a sign with a height below 26 feet. Staff would note that the design of the building predates the existence of the skyline signage rule, and that per scaled elevation renderings provided by the petitioner, the lowest point of the existing building entry where the sign could be placed is around 28.75 feet (below that would be windows).

Additionally, the sign would only be visible for traffic internal to the existing community center and would not be visible from the Interstate to the north, which would align with the intent of skyline sign rules to prevent visual clutter visible from skylines or from nearby major thoroughfares. Given the difficulty that results from the existing building's construction, staff recommends **approval** of the requested variance.

GENERAL INFORMATION

Existing Zoning	C-4	
Existing Land Use	Commercial	
Comprehensive Plan	Office Commercial	
Surrounding Context	**Zoning**	**Surrounding Context**
North:	C-4	North: Commercial
South:	C-S	South: Commercial
East:	C-S	East: Commercial
West:	C-4	West: Commercial
Thoroughfare Plan		
Keystone Crossing	Private Street	66-foot existing right-of-way
88th Place	Private Street	70-foot existing right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	

Wellfield Protection Area	No
Site Plan	08/04/2026 (SGN26-00535)
Site Plan (Amended)	N/A
Elevations	09/23/2026
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	09/23/2026
Findings of Fact (Amended)	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book

Pattern Book / Land Use Plan

- The Office Commercial typology 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

ZONING HISTORY – SITE

2025DV1050, Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of a fifth skyline sign on a façade, being the sixth on a building (one skyline sign per elevation, maximum of four permitted per building), **approved.**

98-UV2-37, Variance of Use of the Commercial Zoning Ordinance to provide for a telecommunications facility (not permitted) 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, **approved.**

88-HOV-87, Variance of development standards of the Sign Regulations to provide for an additional identification sign within an integrated center and with an overall height of eight feet (four feet permitted), **approved.**

87-HOV-133, Variance of development standards of the Sign Regulations to provide the erection of a ground sign without the required setback and within an integrated center, **approved.**

87-HOV-8, Variance of development standards of the Commercial Zoning Ordinance to provide for a 17-story, 236 foot tall, office building (65 feet maximum height permitted), **approved.**

ZONING HISTORY – VICINITY

2026DV1014 ; 9200 Keystone Crossing (northeast of site), 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), **approved.**

2026HOV003 ; 9200 Keystone Crossing (east of site), Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide a sixteenth (16) free-standing sign along River Crossing Blvd (maximum 2 permitted), **approved.**

2020DV3051 ; 8900 Keystone Crossing (west of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 35-foot tall pylon sign (25-foot tall pylon permitted), **approved.**

2018DV3061 ; 8800 Keystone Crossing (southwest of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a 15 by 60-foot banner sign as an outdoor advertising off-premise sign on a parking garage, within 150 feet of a protected district and withn 25 feet of an entrance roadway (14 by 48-foot maximum, not permitted on a building, 300-foot separation from protected district, and 500-foot separation from an entrance roadway), **approved.**

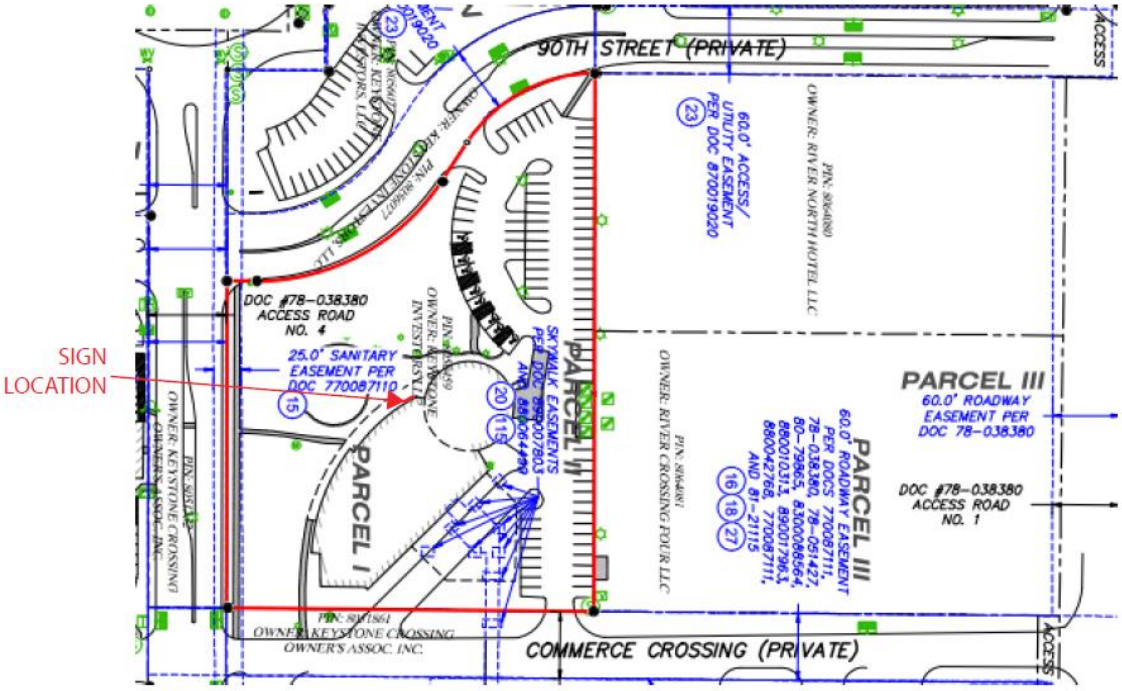
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EXHIBITS

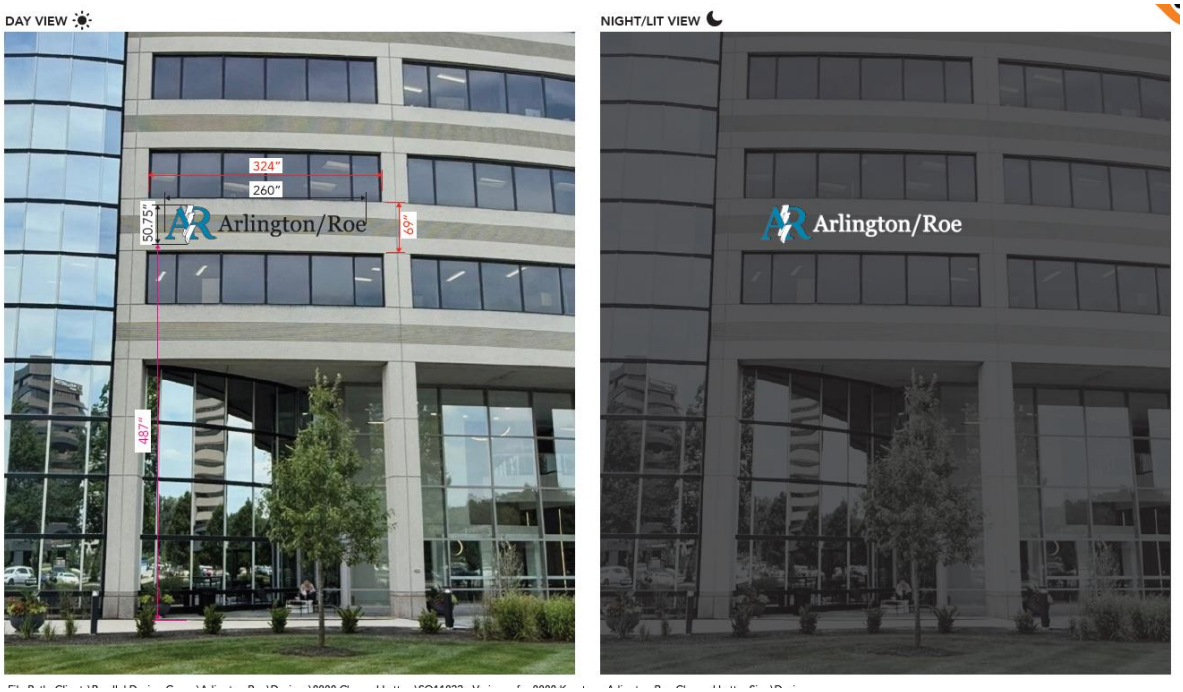
2026DV2041 ; Aerial Map



2026DV2041 ; Site Plan



2026DV2041 ; Building Elevation (Detail)



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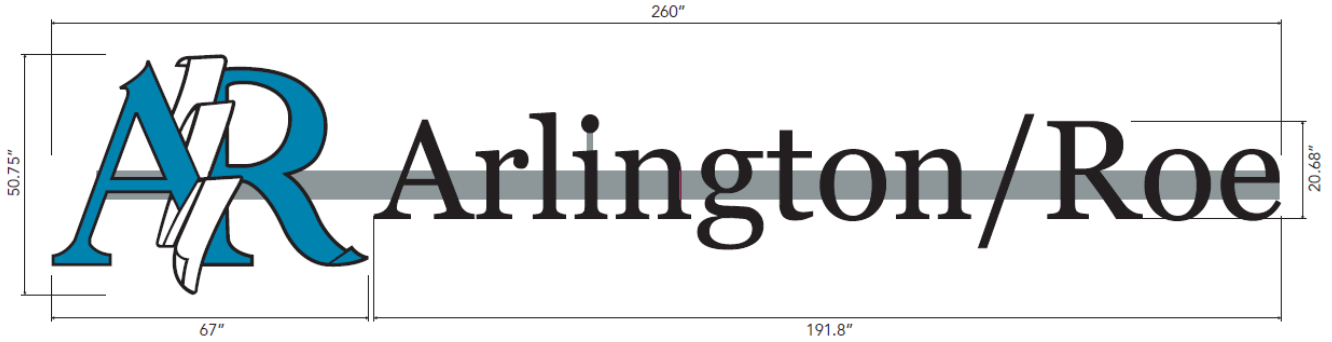
2026DV2041 ; Building Elevation



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2026DV2041 ; Sign Detail

CHANNEL LETTERS
Qty: 1 - 260" x 50.75"
3" Deep, Front-lit Channel Letters
Letters: White Acrylic faces with Day/Night Perforated Vinyl
Logo: White Acrylic with Translucent Vinyl
Black Returns and Trimcap
Mounted to 6x3 Raceway to Building with RW Mounting Tabs
Painted to match Building



2026DV2041 ; Findings of Fact

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

This is a petition to get a sign located higher on the building than the standard height of 23 some odd feet

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:

signs similar to this are placed all around the park (keystone crossing) this is no residental so the height of this sign should not abstruct or cause any issues

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

We are looking for better visibility for the sign. Currently the Landscape Tree Line and height of entry does not allow for the sign to be seen at a lower level. Primary and only reason to request a skyline sign location

2026DV2041 ; Photographs



Photo 1: Subject Building Viewed from Northwest (Full Building)



Photo 2: Subject Building Viewed from Northwest (Proposed Sign Location)

2026DV2041 ; Photographs (continued)



Photo 3: Subject Building Viewed from Northwest (Existing Skyline Signs)



Photo 4: Subject Building Viewed from Northwest (Existing Skyline Signs)

2026DV2041 ; Photographs (continued)



Photo 5: Subject Building Viewed from Northeast

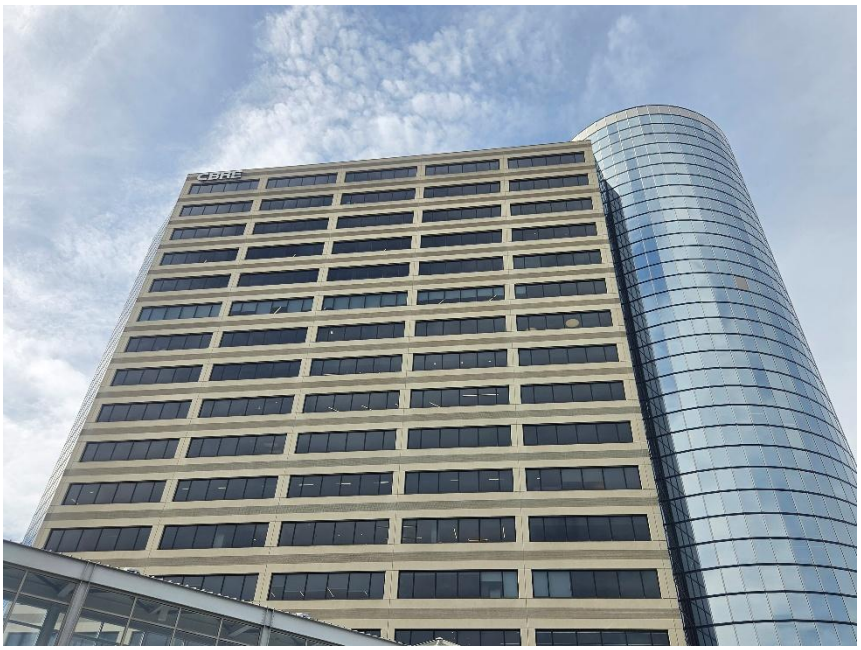


Photo 6: Subject Building Viewed from Southeast

2026DV2041 ; Photographs (continued)



Photo 7: Adjacent Property to West



Photo 8: Adjacent Property to North

2026DV2041 ; Photographs (continued)



Photo 9: Adjacent Property to Northeast



Photo 10: Adjacent Property to East