



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

November 13, 2025

Case Number: 2025-APP-014
Property Address: 2010 West 86th Street (approximate address)
Location: Washington Township, Council District #1
Petitioner: 2020 West 86th Street, LLC, by Katie Rarick
Current Zoning: HD-2
Request: Hospital District Two Approval to provide for one freestanding sign and three building signs on existing buildings.
Current Land Use: Vacant Buildings
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This petition was continued for cause from the October 23, 2025 hearing to the November 13, 2025 hearing at the request of the petitioner to allow them additional time to provide revised plans for review.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The subject site is developed with two (2) commercial buildings and associated parking lot. It is surrounded by a nursing home to the west and east, zoned HD-2, single-family dwellings to the north, zoned D-P, and a hospital to the south, zoned HD-1.

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.

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 signs would be classified as wall signs and a monument sign.

STAFF ANALYSIS

The initially each proposed wall sign exceeded the 3% wall sign limitation. However, the petitioner provided revised wall sign renderings on October 16th to meet the wall sign standards.

The proposed monument sign as submitted was compliant and did not require any changes.

The monument sign and three (3) proposed wall signs are permitted in the HD-2 district and would meet the sign regulations of the Ordinance.

Therefore, staff is recommending approval of the request that would allow new signage for the office buildings.

GENERAL INFORMATION

Existing Zoning	HD-2	
Existing Land Use	Vacant Buildings	
Comprehensive Plan	Institution-Oriented Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: D-P	Residential (Single-family dwellings)
	South: HD-1	Hospital
	East: HD-2	Nursing Home
	West: HD-2	Nursing Home
Thoroughfare Plan		
86 th Street	Primary Arterial Street	112-foot proposed right-of-way and 133-foot existing right-of-way.
Sorrel Drive	Local Street	50-foot proposed right-of-way and 51-foot existing right-of-way.
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	Yes	
Site Plan	September 2, 2025	
Site Plan (Amended)	October 20, 2025	
Elevations	September 2, 2025	
Elevations (Amended)	October 16, 2025	

Landscape Plan	N/A
Findings of Fact	September 2, 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 Greenways Full Circle Master Plan, Part One (2014)

Pattern Book / Land Use Plan

- The Comprehensive Plan recommends Institution-Oriented Mixed-Use development of 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.
- **Offices**
 - Should be located along an arterial or collector street.
- **Small-Scale Retailing and Personal or Professional Services**
 - Should be located along an arterial or collector street.
 - 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.
 - Automotive uses (such as gas stations and auto repair) and uses requiring a distance of separation of greater than 20 feet under the zoning ordinance (such as liquor stores, adult uses, and drive-through lanes) are excluded when adjacent to residential areas or the dense cores of institution campuses.
 - Should not include outdoor display of merchandise.
- **Large-Scale Retailing and Personal or Professional Services**
 - Should be located along an arterial or collector street.

- 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.

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 Greenways Full Circle Master Plan, Part One (2014) proposes a multi-use greenway from Northwest Boulevard to Hague Road along 86th Street and 82nd Street called the 82nd/86th Street Commercial Connector.



ZONING HISTORY

Zoning History – Site

2009-APP-009; 2010 West 86th Street (subject site), Hospital District Two Approval to provide for a 35.625-square foot wall sign, **approved.**

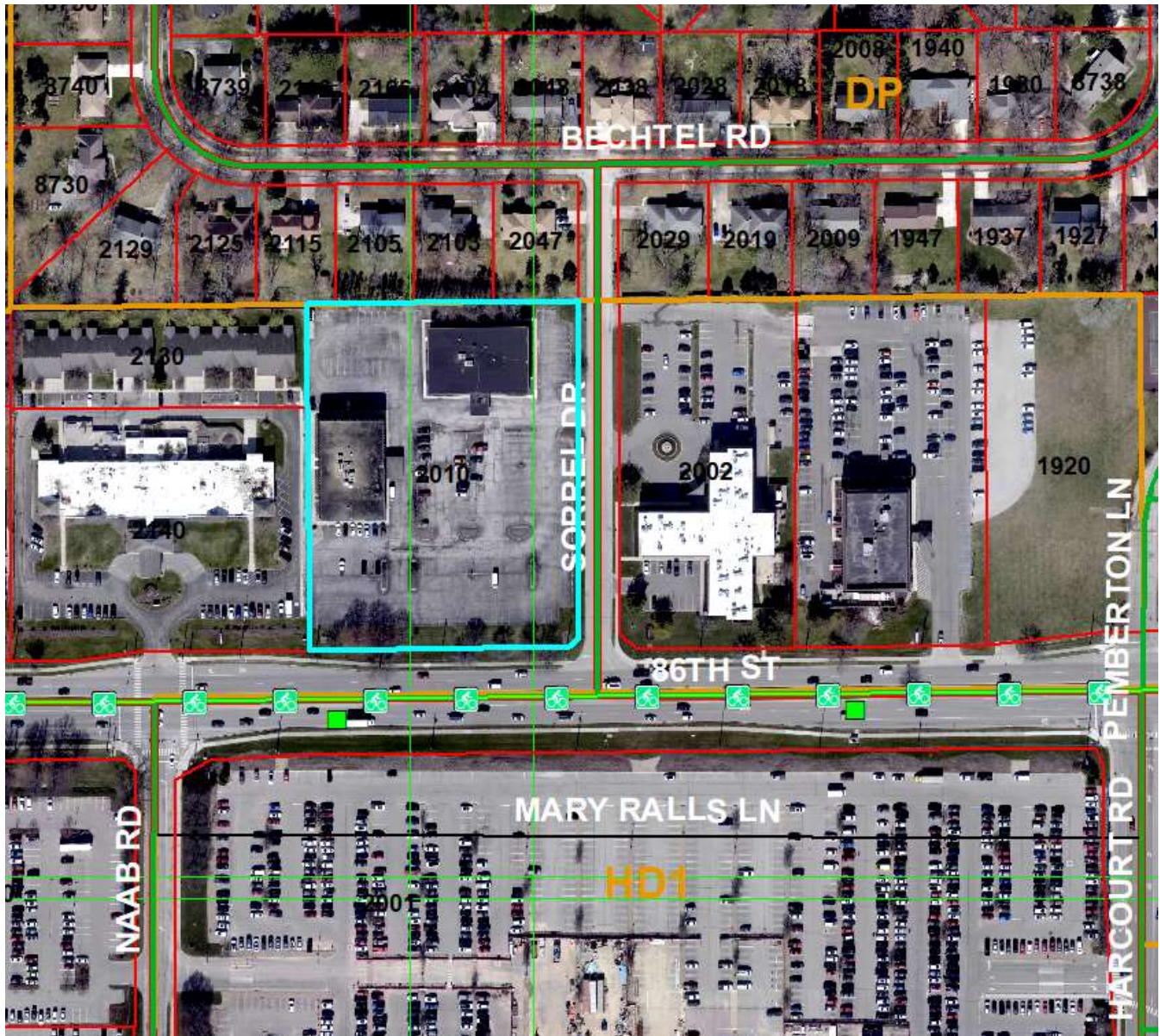
2006-APP-190; 2010 West 86th Street (subject site), Hospital District Two Approval to provide for a 51.54-square foot wall sign on an existing medical office building, **approved.**

89-AP-181; 2010 West 86th Street (subject site), Hospital District Two Approval to provide for a wall sign with 30-inch address numbers, **approved.**

74-AP-2; 2020 West 86th Street (subject site), Hospital District Two Approval of a medical office building and out-patient ambulatory surgical facility on a 3.55-acre tract as per plans filed, **approved.**

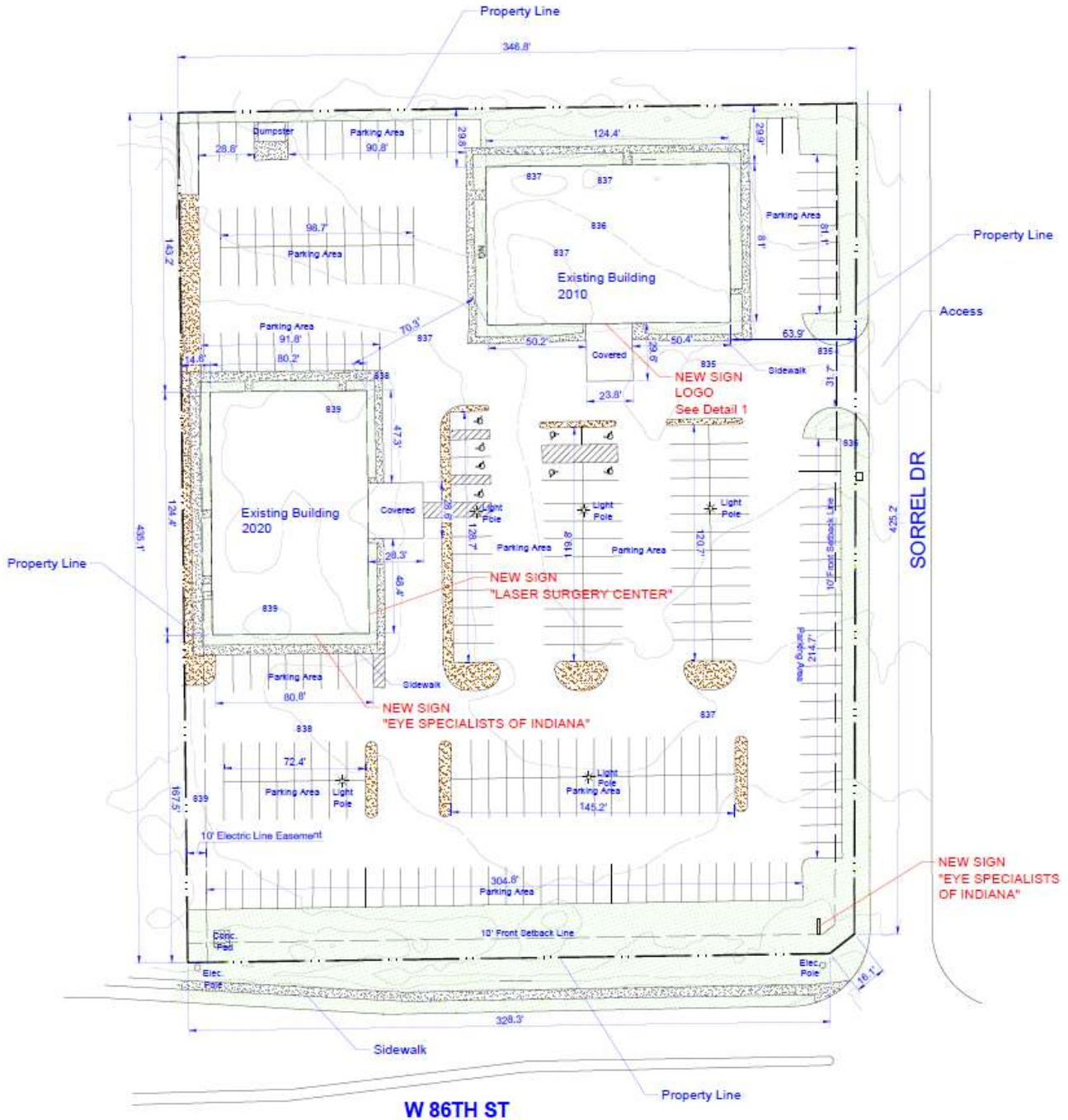
69-AO-3; (subject site), Rezoning to the HD-2 classification, **approved.**

EXHIBITS



AERIAL MAP

SITE PLAN

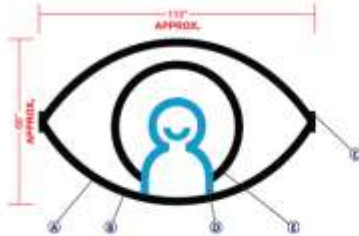


BUILDING ELEVATION

EYE SPECIALISTS OF INDIANA • 2010 & 2020 WEST 86TH STREET, INDIANAPOLIS, INDIANA 46260

RENDERING #: 0225-0035B

2010 BLUE DEMO



NIGHT VIEW

*NOTE: A SURVEY MAY BE NEEDED TO DETERMINE SIZING OF NEW CHANNEL LETTERS

50.42 SQ FT
FABRICATE AND INSTALL QTY 1 INTERNALLY ILLUMINATED
FACE-LIT CHANNEL LOGO ON RACEWAY



FACES - 3/16" WHITE POLYCARBONATE
VINYL - TO MATCH SPECS
RETURNS - 4" TO MATCH SPECS
TRIM CAPS - 2" TO MATCH SPECS
BACKS - .063 ALUMINUM
LEDS - HANLEY TAP-OUTS
RACEWAY - 8"X8" FOLDED AND FINISHED TO MATCH SPECS

INSTALLATION - CHANNEL LETTERS MOUNTED FLUSH TO RACEWAYS,
RACEWAYS MOUNTED FLUSH TO OUTSIDE



SOUTH ELEVATION

PHOTO SCALE: 1/16" = 1'-0"

	 	COLOR SPECIFICATIONS:	NOTE: THIS WILL BE LOAN IMAGING. FROM THE PROVIDED DRAWING IS THE FINAL PRODUCT. COLOR SPECIFICATIONS WILL BE PROVIDED AS LOAN IMAGING. RENDERING IS BASED ON PROVIDED INFORMATION. APPROVED FOR THE CITY OF INDIANAPOLIS. APPROVED FOR THE CITY OF INDIANAPOLIS.	SQ. FT.	DESIGNER:	PERMIT INFORMATION:	
		- BLACK RETURNS - BLACK TRIM CAPS - FINISHED TO MATCH FACSIM - ORIGINAL ASSOCIATED LIGHT BLUE - ORIGINAL ASSOCIATED BLACK		DATE:	REVISION DATE:	FINAL DATE & BY:	SHEET #
			IF ILLUMINATED: WILL BE BASED ON THE PROVIDED DRAWING. THE LOAN IMAGING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF INDIANAPOLIS. THE LOAN IMAGING WILL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF INDIANAPOLIS.	50.42	JL	N/A	
				01/14/2025	01/14/2025		1/3

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ART SCALE: 1/8" = 1'-0"

BUILDING ELEVATION (Continued)

EYE SPECIALISTS OF INDIANA • 2010 & 2020 WEST 86TH STREET, INDIANAPOLIS, INDIANA 46260

RENDERING #: 0225-00368

2020 BUILDING



NIGHT VIEW

*NOTE: A SURVEY MAY BE NEEDED TO DETERMINE SIZING OF NEW CHANNEL LETTERS

80.34 SQ FT
FABRICATE AND INSTALL QTY 1 SET OF INTERNALLY ILLUMINATED
FACE-UP CHANNEL LETTERS ON RACEWAYS



FACES - 3/16" 35IN WHITE ACRYLIC
VENTS - TO MATCH SPECS
RETURNS - 1" TO MATCH SPECS
TRIM CAPS - 1" TO MATCH SPECS
BACKS - 6061 ALUMINUM
LEDS - STRAIGHTENED CHOICE - HQ
RACEWAYS - 4"x4" FOLDED AND PAINTED TO MATCH SPECS

INSTALLATION - CHANNEL LETTERS MOUNTED FLUSH TO RACEWAYS,
RACEWAYS MOUNTED FLUSH TO FACED

452 1/16" APPROX.

41 1/16" APPROX.



SOUTH ELEVATION

PHOTO SCALE: 3/32" = 1' - 0"

		COLOR SPECIFICATIONS: - BLACK RETURNS - BLACK TRIM CAPS - FINISHES TO MATCH FACED	NOTE: THERE WILL BE COLOR VARIATIONS FROM THE PROVIDED DRAWING TO THE FINAL PRODUCT. COORDINATE WITH THE ARCHITECT AND THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) FOR THE FINAL PRODUCT. THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) IS THE AUTHORITY ON THE FINAL PRODUCT. THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) IS THE AUTHORITY ON THE FINAL PRODUCT. THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA) IS THE AUTHORITY ON THE FINAL PRODUCT.	1/2" REP. TAC	DESIGNER: JR	PERMIT INFORMATION: N/A
			DATE: 05/14/2021		REVISION DATE: 10/11/2021	FINAL DATE & BY: 2/3

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ART SCALE: 3/8" = 1' - 0"

BUILDING ELEVATION (Continued)

EYE SPECIALISTS OF INDIANA • 2010 & 2020 WEST 86TH STREET, INDIANAPOLIS, INDIANA 46260

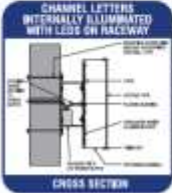
RENDERING #: 0225-0037A

2020 BLUEPRINT



*NOTE: A SURVEY MAY BE NEEDED TO DETERMINE SIZING OF NEW CHANNEL LETTERS

74.17 SQ FT
FABRICATE AND INSTALL QTY 1 SET OF INTERNALLY ILLUMINATED
FACE-LET CHANNEL LETTERS ON RACEWAYS



FACES - 3/16" 2508 WHITE ACRYLIC
VINYLS - TO MATCH SPECS
RETURNS - 1" TO MATCH SPECS
TRIM CAPS - 1" TO MATCH SPECS
RACES - ONE ALUMINUM
LEDS - STRAIGHTEN CHIPS - NO
RACEWAYS - 4 3/4" FOLDED AND PAINTED TO MATCH SPECS

INSTALLATION - CHANNEL LETTERS MOUNTED FLUSH TO RACEWAYS,
RACEWAYS ADJUSTED FLUSH TO FACE



EAST ELEVATION

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

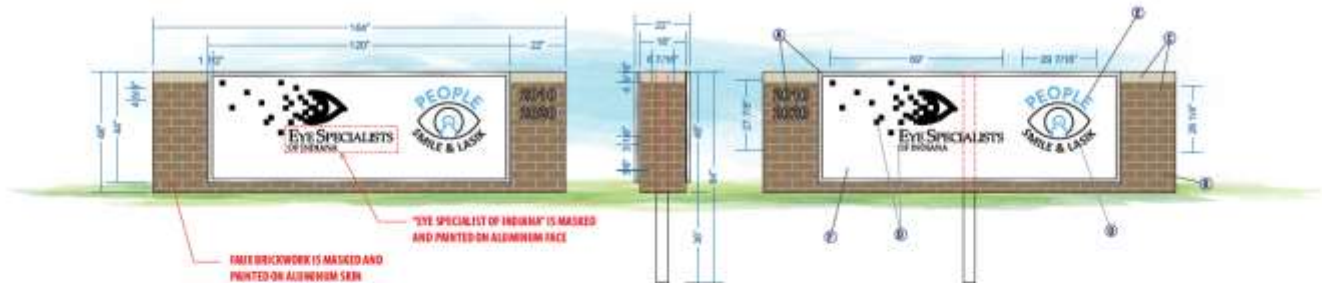
	 	COLOR SPECIFICATIONS: ☒ BLACK RETURNS ☒ BLACK TRIM CAPS ☒ FINISHED TO MATCH FACER ☒ CRISTAL ACRYLIC-2508 WHITE ☒ CRISTAL ACRYLIC-2508 BLACK	NOTE: THIS SET OF DRAWINGS IS THE PROPERTY OF THE SIGN CRAFT INDUSTRIES COMPANY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS SET OF DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SIGN CRAFT INDUSTRIES.	SET NO: 101	DESIGNER: M	PERMIT INFORMATION: N/A
				DATE: 02/14/2021	REVISION DATE: 06/10/2021	
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ART SCALE: 1/8" = 1'-0"

FREESTANDING SIGN ELEVATION

EYE SPECIALISTS OF INDIANA • 2010 & 2020 W. 86TH ST. INDIANAPOLIS, IN 46260

RENDERING #: 0525-0084



REMOVE EXISTING MONUMENT SIGN AND FOUNDATION
FABRICATE AND INSTALL QTY 1 NON-ILLUMINATED D/F MONUMENT SIGN

TEENANT CABINET

BODY - 2" ALUMINUM ANGLE SKINNED IN
JOINT ALUMINUM PAINTED TO MATCH SPECS
RETAINERS - 1-1/2" PRINTED TO MATCH SPECS
FACES - JOINT ALUMINUM PAINTED TO MATCH SPECS
LOGOS - 1/4" ACRYLIC PAINTED TO MATCH SPECS

BRICK CABINET AND POST

BODY - 2" ALUMINUM ANGLE SIGNED IN
DHS ALUMINUM PAINTED TO MATCH SPECS
ADDRESS NUMBERS - 1/4" ACRYLIC PAINTED TO MATCH SPECS
POST - QTY 1 - 4" SCH 40

INSTALLATION - POST BURIED IN GRADE, STRUCTURE MOUNTED TO POSTS



PHOTO SCALE: NOT TO SCALE



PHOTO SCALE: 1/4" = 1'-0"

[illegible]

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ART SCALE: 3/8" = 1'-0"

Petition Number _____

**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:

the plan does not involve redevelopment, or a change in the current use, of the subject property. The related Petition is for signage for a cataract eye surgery and ophthalmology and optometry practice, including LASIK and SMILE, conducted in the existing office buildings.

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:

similar signage already exists on nearby properties within the Hospital District. Specifically, the intended signs will mirror this owner's existing signage at their other facility down the street (1950 W. 86th Street). If the requested signage is approved, it will help make the aesthetic of the area more homogeneous.

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

this Petition is for signage. The variance requested will not impact the adequacy of multi-modal 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:

the building that will benefit from the proposed signage is a cataract eye surgery and ophthalmology and optometry practice, including LASIK and SMILE. Many patients of the practice, who need to move between the subject property and 1950 W. 86th Street, cannot see very well. The proposed sign, which will have reasonably large, clear lettering, will help these patients locate the building. It has been designed to resemble the signage at 1950 W. 86th Street, so that patients will be able to identify the two buildings of the practice as related locations.

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

this Petition is for signage for an existing building with established utilities. The variance requested will not impact the adequacy of sanitation, drainage, and public utilities.



Department of Metropolitan Development
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:

the plan does not involve redevelopment, or a change in the current use, of the subject property. The related Petition is for signage for a cataract eye surgery and ophthalmology and optometry practice, including LASIK and SMILE, conducted in the existing office buildings.

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:

the plan does not involve redevelopment, or a change in the current use, of the subject property. The related Petition is for signage for a cataract eye surgery and ophthalmology and optometry practice, including LASIK and SMILE, conducted in the existing office buildings.

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 looking northeast from



Existing freestanding sign to be replaced.



Southern and eastern building façades where new wall sign are proposed.



Southern building façade where new wall sign is proposed.



Single-family dwellings north of the site.



Photo of the property east of the site.



Photo of the hospital south of the subject site.