



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

October 24, 2024

Case Number: 2024-APP-018
Property Address: 8180 Clearvista Parkway (approximate address)
Location: Lawrence Township, Council District #3
Petitioner: Community Health Network c/o Visionary Enterprises Inc., by Doug Staley Jr.
Current Zoning: HD-2 (FF)
Request: Hospital District Two Approval to provide for exterior signs on the north and west elevations and removing one sign.
Current Land Use: Offices
Staff Recommendations: Approval
Staff Reviewer: Marleny Iraheta, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff **recommends approval** of the request.

PETITION OVERVIEW

LAND USE

The site is developed with a commercial building and associated parking lot. It is surrounded by medical offices and an addiction treatment center to the south, zoned HD-1, medical offices to the east, zoned HD-2, and commercial and medical uses to the north, zoned C-3.

HOSPITAL DISTRICT-TWO 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.

STAFF ANALYSIS

The wall sign on the northern building elevation will meet the sign regulations of the HD-2 district. The wall sign on the west building elevation would only meet the sign regulations if the existing wall sign were removed, which will occur.

Therefore, staff is recommending approval of the request for two non-illuminated wall signs.

GENERAL INFORMATION

| | | |
|-----------------------------------|-------------------------|--|
| Existing Zoning | HD-2 (FF) | |
| Existing Land Use | Office Building | |
| Comprehensive Plan | Regional Special Use | |
| Surrounding Context | <u>Zoning</u> | <u>Land Use</u> |
| North: | C-3 | Commercial / Medical offices |
| South: | HD-1 | Addiction Treatment Center / Medical offices |
| East: | HD-1 / HD-2 | Medical offices |
| West: | HD-2 | Medical offices |
| Thoroughfare Plan | | |
| Clearvista Parkway | Local Street | 50-foot proposed right-of-way and 82-foot existing right-of-way. |
| 82 nd Street | Primary Arterial Street | 134-foot proposed right-of-way and 224-foot existing right-of-way. |
| Context Area | Metro | |
| Floodway / Floodway Fringe | No | |
| Overlay | No | |
| Wellfield Protection Area | No | |
| Site Plan | September 23, 2024 | |
| Site Plan (Amended) | N/A | |
| Elevations | September 6, 2024 | |
| Elevations (Amended) | N/A | |
| Landscape Plan | N/A | |
| Findings of Fact | September 6, 2024 | |
| 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 Marion County Land Use Plan Pattern Book (2019) recommends regional special use development of the site.
- This recommendation is considered a non-typology land use, which is a stand-alone land mapped outside of the typology system due to their scale or the nature of their 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)

- The site falls within the Indy Greenways Full Circle Master Plan, Part One (2014).
- The Plan proposes a multi-use greenway east to west along 82nd Street from Northwest Boulevard to Hague Road.
- This route is new to the greenways system and hasn't been studied as thoroughly as many of the other routes. The route begins at Hague Road. Future bikeway improvements along Hague Road will connect to the proposed Northtown Trail to the south and the existing side paths along 96th Street. The route follows the south side of the 82nd Street under Interstate 69 and west under Interstate 465 to Allisonville Road. The route then passes through several commercial areas and includes connections to Castleton Square Mall at signalized intersections.



ZONING HISTORY

Zoning History – Site

86-AP-27; 8160 Clearvista Parkway (subject site), Hospital district approval to provide for commercial office use in existing building, **approved**.

86-UV3-16; 8180 Clearvista Parkway (subject site), Variance of use of the Hospital Districts Zoning Ordinance to provide for the use of an existing building for commercial office, **granted**.

81-Z-154A; 8101 North Shadeland Avenue (subject site), Rezoning of 30.6 acres, being in a C-4 district, to an HD-2 classification to provide for hospital related uses, **granted**.

81-Z-59A; 8101 North Shadeland Avenue (subject site), Rezoning of 35 acres, being in the C-4/D-P district, to 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-59B; 7335 East 82nd Street (subject site), Rezoning from D-P and C-4 to HD-1, **approved**.

Zoning History – Vicinity

83-Z-202; 7320 East 82nd Street (subject site), Rezoning of 1.02 acres, being in the D-P district, to the C-3 classification, **withdrawn**.

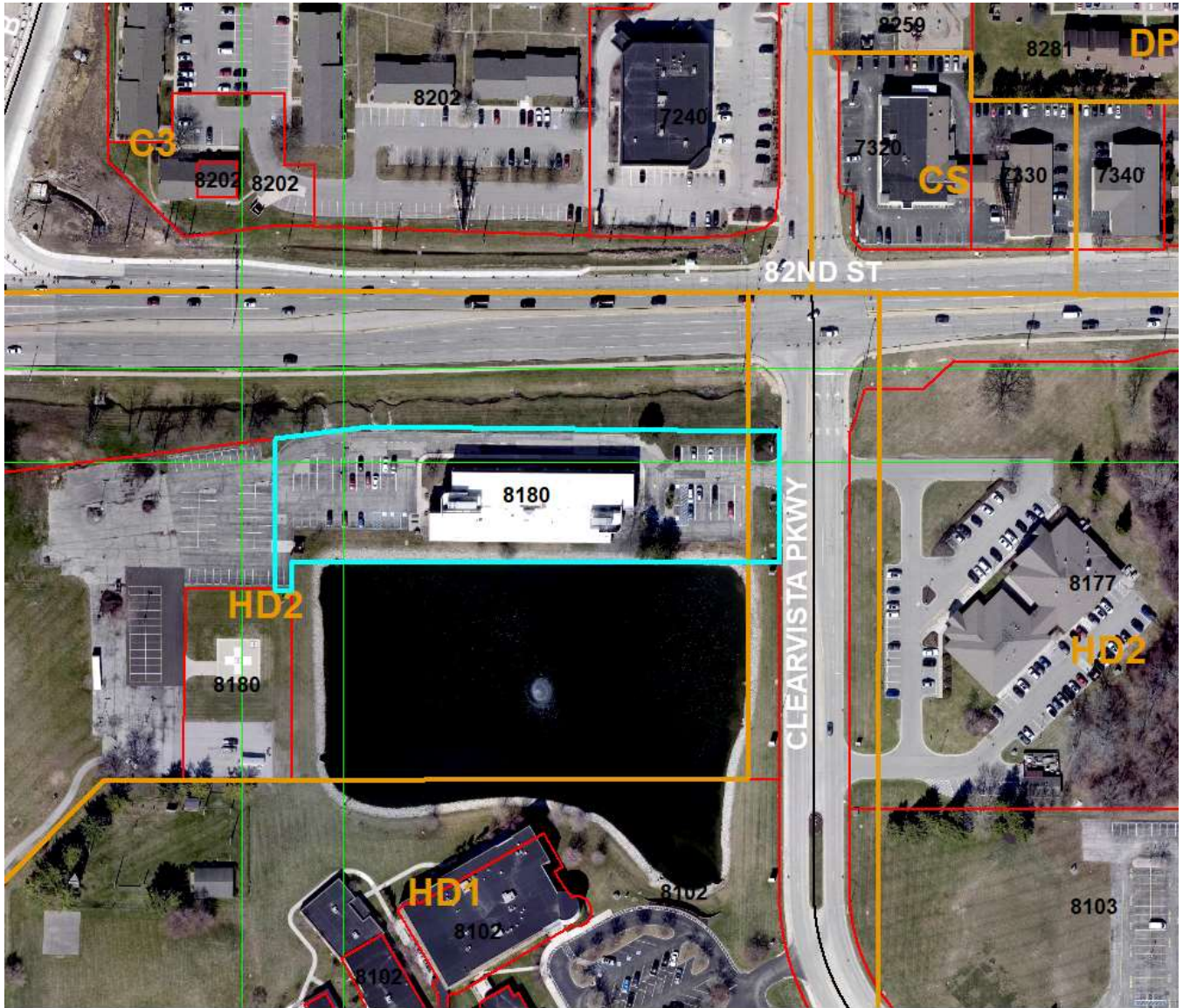
83-Z-201; 7336 East 82nd Street (subject site), Rezoning of 0.6 acre, being in the A-2 district, to the C-1 classification, to provide for office use, **approved**.

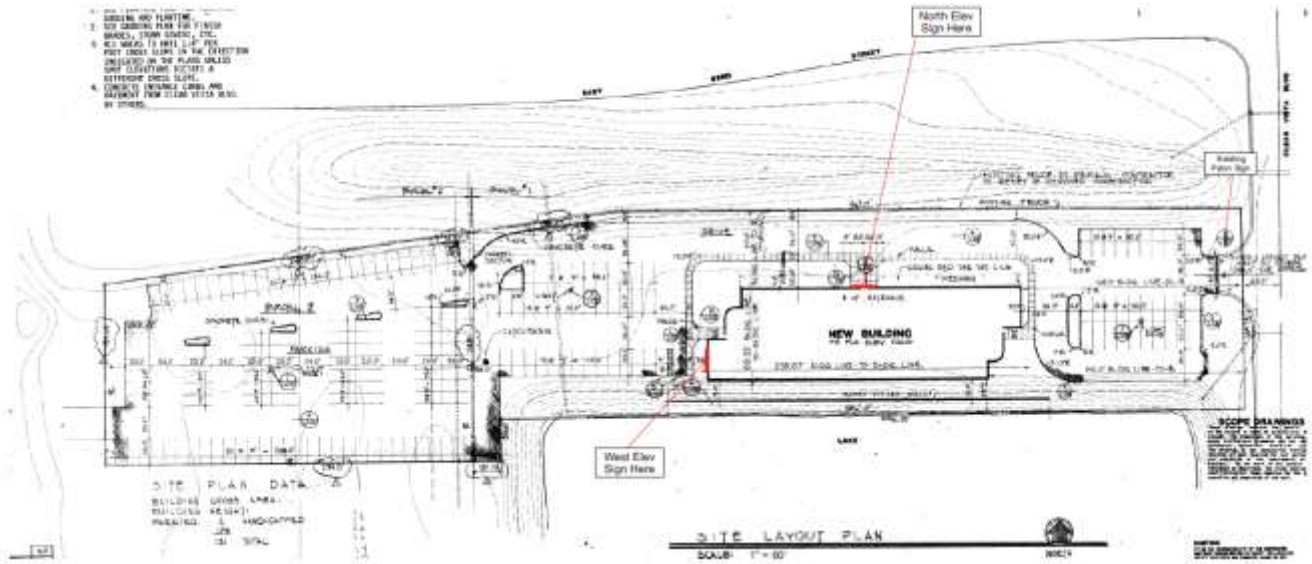
82-Z-102; 7250 East 82nd Street (north of site), Rezoning of 6.60 acres, being in D-P district, to C-3 classification, to provide for a professional medical and business office complex, including light retail use and a restaurant serving food for consumption on the premises, **approved**.

81-Z-129; 7401 East 82nd Street, (east of site), Rezoning of 34.6 acres, being in a D-P zoning district, to an HD-2 classification to provide for hospital related uses, **approved**.

73-Z-264; 7250 East 82nd Street (north and east of site), Rezoning from A-2, D-2, D-3, D-7, C-2 and C-4 to D-P, **approved**.

EXHIBITS





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|--|--|
| The customer is Staley Signs Inc., authorized for your convenience with the exact process. Whether, Trade Shows or Exhibitions will use your entire content to create a finished sign. Name: SIHO / My Tru Advantage Title: North Elevation Permit Drawing Date: 08-27-2024 D. Staley Jr. | Notes: * I have checked all measurements, and you are responsible for approval of exact finishing. Scale: 1/16"=1'-0" |
|--|--|



STALEY SIGNS
SINCE 1908
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<http://www.staleysigns.com/>

This rendering is © Staley Signs, Inc., submitted for use in connection with the stated project. Display, Distribution or Duplication without prior written consent is strictly prohibited.

| | | |
|---|---|----------------------------|
| Customer: SIHO / My Tru Advantage | Notes: • Colors shown are representative only and are not intended for purposes of exact matching. | Page 1 of 2 |
| Project: West Elevation Permit Drawing | | |
| Date: 08-27-2024 Rep: D. Staley Jr. | | Option: - |
| | | Scale: 1/8" = 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:

Proposed signs designate a major tenant in an existing professional office building. Proposed signage is of similar size and material to existing signage on this and surrounding 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:

Proposed signage is of similar size and material to existing signage on this and surrounding buildings.
Proposed signs are properly scaled to building facade and white lettering offers appropriate contrast against the building.

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

Petition of for wall signs and in not applicable to 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:

Petition of for wall signs and is not applicable to access.

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

Petition of for wall signs and is not applicable sanitation, drainage, etc.



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:

Petition of for wall signs

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:

Petition of for wall signs and is not applicable to access.

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 northern building façade.



Photo of the western building façade.