

Metropolitan Development Commission
Hearing Examiner

July 9, 2026

Case Number: 2026-APP-010
136 West 14th Street
120 West 15th Street
144 West 16th Street

Property Address: 1701 & 1801 North Senate Boulevard
2055 North Senate Avenue
2055 North Capitol Avenue
(approximate addresses)

Location: Center Township, Council District #12

Petitioner: Indiana University Health, Inc., by Faegre Drinker Biddle & Reath LLP

Current Zoning: HD-1 (TOD) (W5) & HD-2 (TOD) (W5) (RC)

Request: Hospital District 1 and Hospital District 2 Approval to provide for a sign program for the IU Health Hospital Campus.

Current Land Use: Undergoing development, hospital/clinical offices

Staff Recommendations: Staff recommends **approval** of this petition.

Staff Reviewer: Josh Levesque, Senior Planner

PETITION HISTORY

2026DV3020 granted variances for the following, subject to commitments:

Variance of Development Standards to allow for monument signs to:

- Exceed the maximum permitted sign area in the HD-1 district
- Exceed the maximum permitted height in the HD-1 district
- Exceed the maximum permitted sign area in the CBD-S district
- Exceed the maximum permitted height in the CBD-S district
- Be placed within the required setback area of the CBD-S district

Variance of Development Standards to allow for freestanding signs within the HD-1, HD-2, and CBD-S districts to encroach into the right of way

Variance of Development Standards to allow for incidental signs to:

- Exceed the maximum permitted sign area in the HD-2 district

- Be placed within the required setback area in the HD-2 district
- Exceed the maximum permitted sign area in the CBD-S district
- Be placed within the required setback area in the CBD-S district
- Contain digital displays within the CBD-S district

STAFF RECOMMENDATION

Staff recommends **approval** of this petition.

PETITION OVERVIEW

- The addresses included in this petition are either within the HD-2 or HD-1 districts, along with Regional Center, TOD, and Wellfield Secondary District Overlays. These parcels are all part of the new IU Health hospital campus. The parcels are all roughly contained between 14th Street to the south, Senate to the west, 21st Street to the north, and Hall Place / Byram Place to the east.
- The petitioner's request is to seek approval for a sign program intended to provide directional signage for the new IU Health downtown campus. As mentioned in the petition history section, 2026DV3020 granted numerous variances pertaining to the sign program. Staff recommended that the Board of Zoning Appeals grant approval of that petition and it was. Seeking approval of the sign program is the necessary next step for a special development district.
- Staff will reiterate its reasoning for recommending approval from the 2026DV3020. The intent of the Ordinance in regulating signs is, like other aspects of the Ordinance, to regulate the intensity and to set development standards for signs. The intent is to limit the proliferation of advertising signs. Staff will note a distinct difference between the signs proposed in this petition compared to other sign-related petitions. As opposed to advertising signs, the proposed signs are largely intended to function as directional signage, indicating where buildings/offices are located and which lanes vehicles should use. Additionally, the digital display appears not to be a large digital advertisement, but a digital campus map that patrons can use to locate the proper building or office they need to reach. While other signs encroaching into the right-of-way could lead to safety hazards, overhead signs do not obstruct traffic and, in fact, give drivers the appropriate direction. Staff will also note that medical campuses, often built on a large scale to provide patients with the necessary services, often come with their own unique practical difficulties as signage must be easily visible. Given the directional nature of the proposed signs and the unique needs of hospitals to direct patrons across a large campus, staff is recommending approval of this petition. Staff will also note that the previous variance petition came with a commitment from the petitioners that they would remove/relocate the signs should the city acquire any proposed rights of way.

GENERAL INFORMATION

Existing Zoning	HD-2 (TOD) (RC) (W5) & HD-1 (TOD)	
Existing Land Use	Undergoing Development; Medical Campus	
Comprehensive Plan	Institution-Oriented Mixed-Use / Regional Special Use	
Surrounding Context	<u>Zoning</u>	Surrounding Context
North:	HD-2	North: Medical Offices / Commercial
South:	CBD-S / MU-2 / I-3	South: Medical Offices / Parking Lot / Commercial
East:	C-5 / D-8 / D-10	East: Multi-family residential / Parking Lot
West:	D-8 / SU-1 / SU-6	West: Interstate / Multi-family residential
Thoroughfare Plan		
West 14 th Street	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way
West 15 th Street	Local Street	60-foot existing right-of-way and 48-foot proposed right-of-way
West 16 th Street	Primary Arterial	85-foot existing right-of-way and 78-foot proposed right-of-way
Capitol Avenue	Primary Arterial	72-foot existing right-of-way and 78-foot proposed right-of-way
Hall Place	Local Street	40-foot existing right-of-way and 48-foot proposed right-of-way
Rankin Street	Local Street	15-foot existing right-of-way and 48-foot proposed right-of-way
Byram Place	Local Street	15-foot existing right-of-way and 48-foot proposed right-of-way
Senate Boulevard	Primary Collector	Unknown existing right-of-way and 56-foot proposed right-of-way
21 st Street	Secondary Arterial	75-foot existing right-of-way and 78-foot proposed right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	

Wellfield Protection Area	Yes
Site Plan	2/3/2026
Site Plan (Amended)	N/A
Elevations	N/A
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	2/3/2026
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)

Pattern Book / Land Use Plan

- 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.

Red Line / Blue Line / Purple Line TOD Strategic Plan

- This campus is near both the 18th and Capitol Bus Rapid Transit Line Stop. The Red Line Strategic Plan assigns the 18th and Capitol stop a “District Center” typology. Characteristics of this typology include:
 - A dense mixed-use hub for multiple neighborhoods with tall buildings
 - Minimum of 3 stories at core with no front or side setbacks
 - Multi-family housing with a minimum of 5 units
 - Structured parking only with active first floor

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

2008ZON051; 1402 North Capitol Avenue, Rezoning of 2.539 acres from C3 (W5) to C1 (W5), approved.

2010CZN822; 1429 North Capitol Avenue, Rezoning of 1.54 acres from I3U (RC/W5) to HD2, approved.

2010CAP822; 125, 127, and 131 West 15th Street and 1429-1431 North Capitol Avenue, Petition for Hospital District Two approval to provide for the development of an approximately 88-foot tall parking garage, containing 35,000 square feet of retail and office space, **approved**.

2011CVR805; Multiple addresses, Variance of Development Standards of the Sign Regulations to provide for a variety of signs, **approved**.



Department of Metropolitan Development
Division of Planning
Current Planning

2018REG016; 143 and 155 West 16th Street, 120 and 125 West 15th Street, Regional Center approval to provide for a mixed-use development of two, five story buildings, with office and a grocery store, outdoor greenspace and a seven-story parking garage, **approved**.

2019REG056; 155 West 16th Street, 120 and 125 West 15th Street, Regional Center approval to construct a skybridge over and across 15th Street, **approved**.

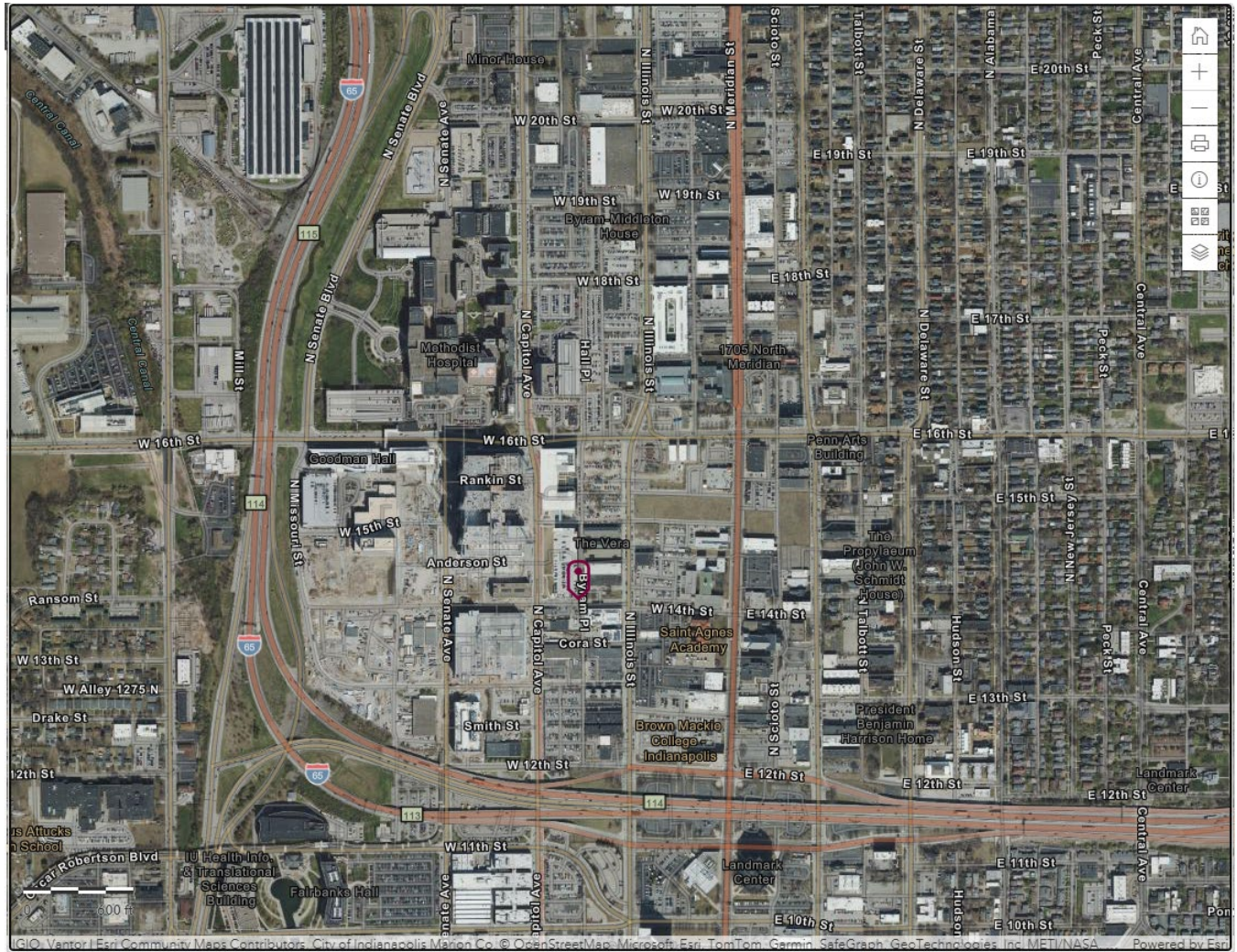
2020CZN833; Multiple addresses, Rezoning to the CBD-S (RC) classification, **approved**.

2025HOV006; 136 West 14th Street, 120 West 15th Street, 155 West 16th Street, Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of three skyline signs and two projecting blade signs, **approved**.

2025REG062; 155 West 16th Street, 120 West 15th Street, 136 West 14th Street, Regional Center approval to provide for three skyline signs and two projecting blade signs (approved via 2025HOV006), as well as three wall signs, four ground signs, and a 2,510 square foot addition to the roof penthouse, **approved**.

EXHIBITS

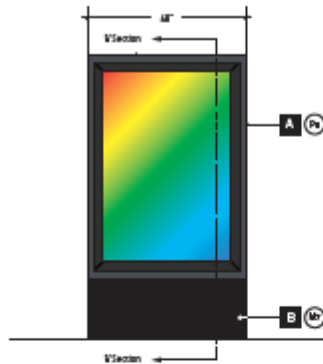
2026APP010; Aerial Map



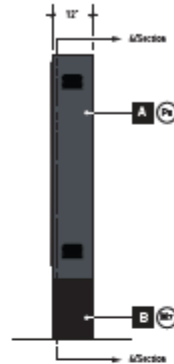
2026APP010; Site Plan



2026APP010; Sign Renderings

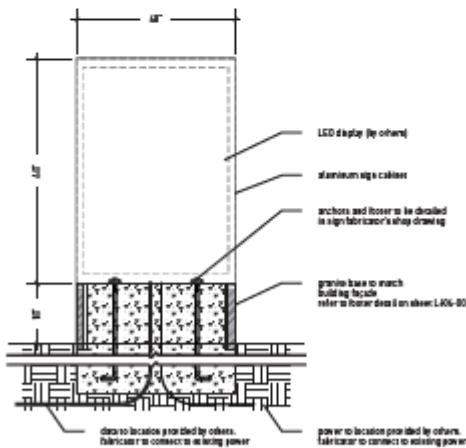


1 FINISHES (FRONT)
 Scale: 1/2" = 1'-0"

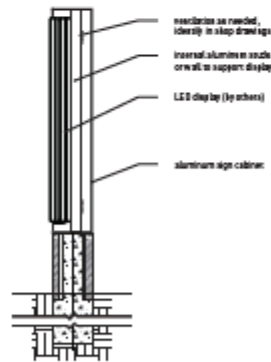


2 FINISHES (SIDE)
 Scale: 1/2" = 1'-0"

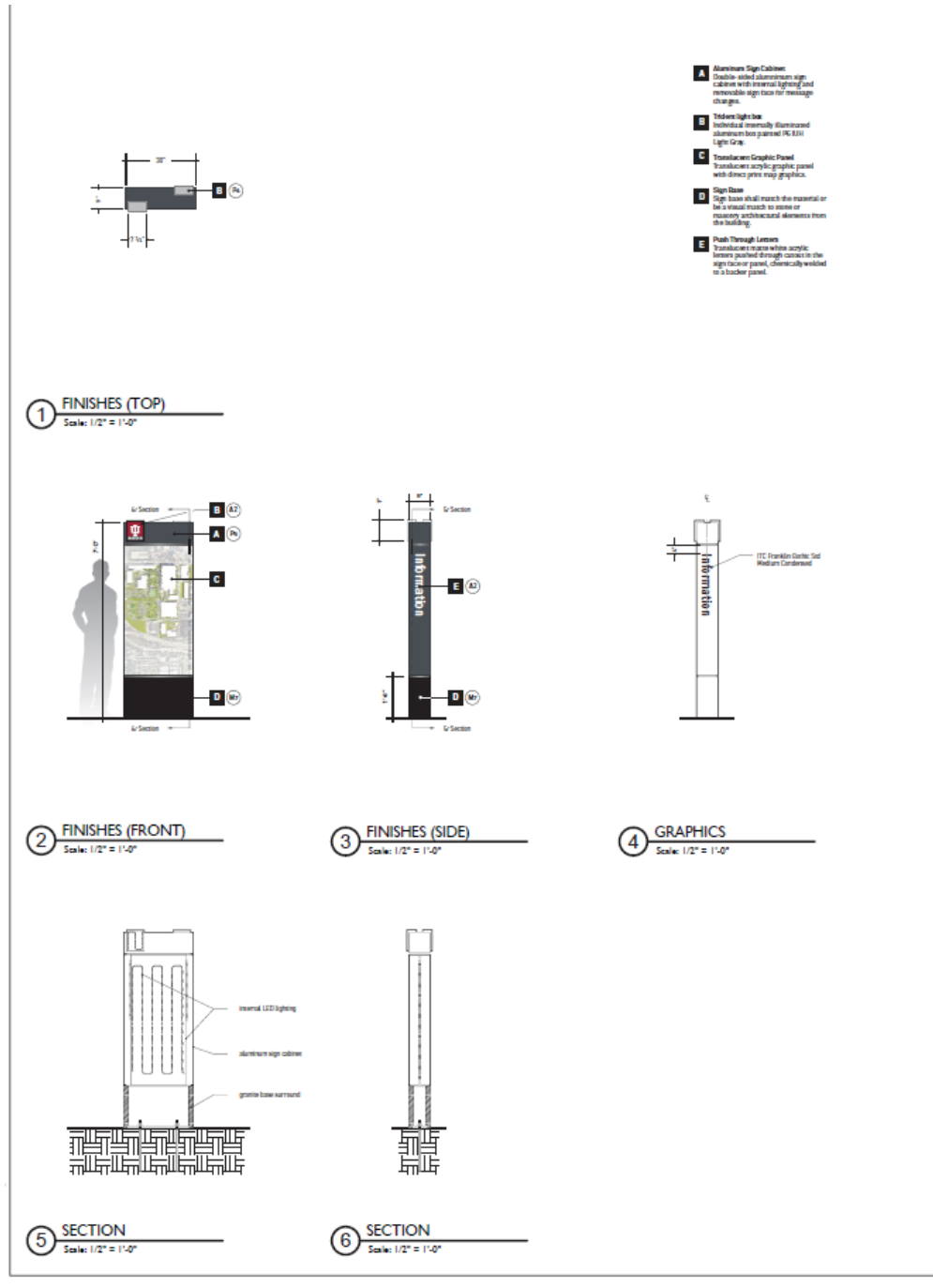
- A** **Aluminum Sign Cabinet:**
 Double-sided aluminum sign cabinet with internal lighting and removable sign face for message change.
- B** **Sign Base:**
 Sign base shall match the material or be visual match to stone or masonry and structural elements from the building. The gross design to be shown in sign fabricator shop drawings.



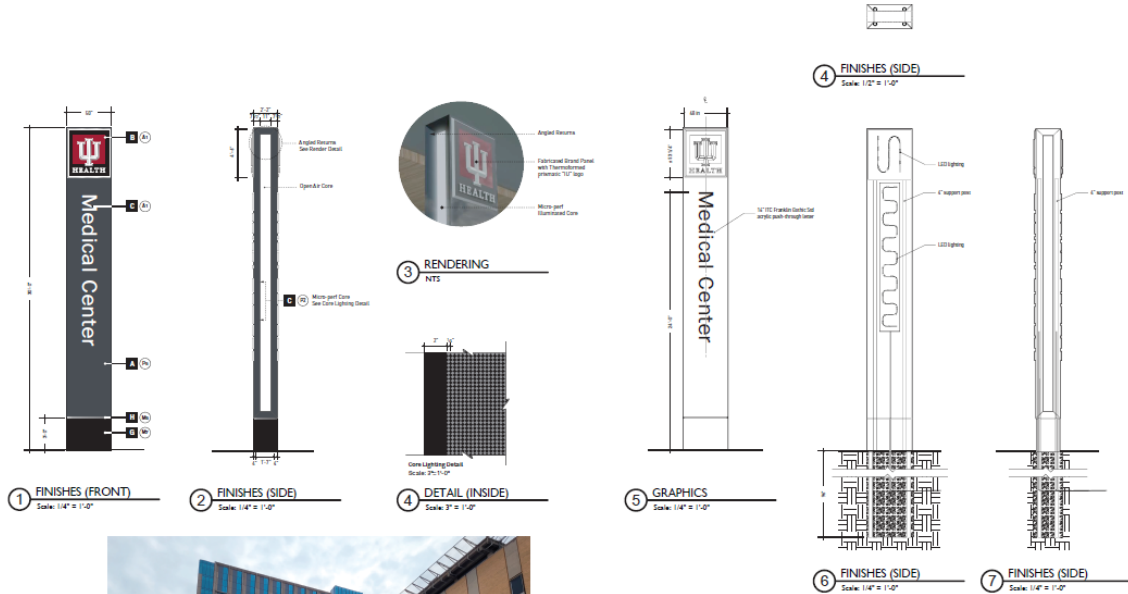
3 SECTION
 Scale: 1/2" = 1'-0"



4 SECTION
 Scale: 1/2" = 1'-0"

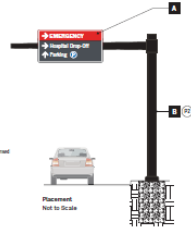
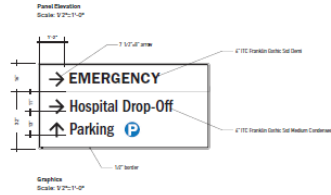
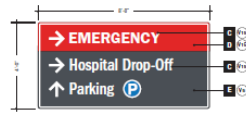


2026APP010; Sign Renderings (cont'd)

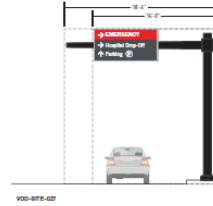


DRAFT
 NOT FOR CONSTRUCTION

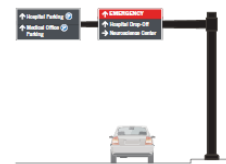
2026APP010; Sign Renderings (cont'd)



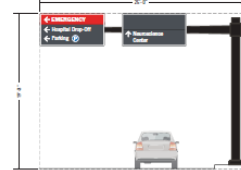
1. Maximum Sign Panel: 8'0" wide, 5'0" high, 1/2" = 1'-0" scale.
2. Traffic Flow: Sign panel and sign are to match signage and traffic control plan to the surrounding environment.
3. Minimum Sign Dimensions: Sign panel and sign are to match signage and traffic control plan to the surrounding environment.
4. Sign Dimensions: Sign panel and sign are to match signage and traffic control plan to the surrounding environment.
5. Sign Dimensions: Sign panel and sign are to match signage and traffic control plan to the surrounding environment.
6. Sign Dimensions: Sign panel and sign are to match signage and traffic control plan to the surrounding environment.



VOD-SITE-027



VOD-SITE-157



VOD-SITE-166



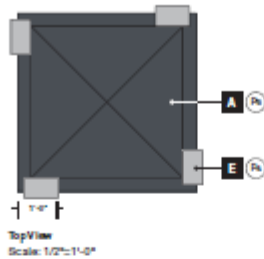
VOD-SITE-158

① VOD - VEHICULAR OVER-LANE DIRECTIONAL
 Scale: 1/2" = 1'-0"

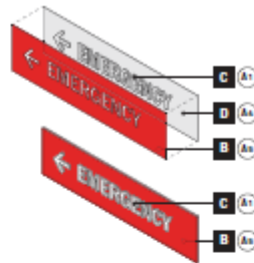
② PLACEMENT
 not to scale

③ MESSAGING
 not to scale

2026APP010; Sign Renderings (cont'd)

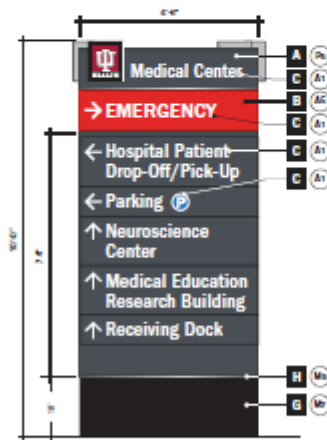


1 FINISHES (TOP)
 Scale: 1/2" = 1'-0"

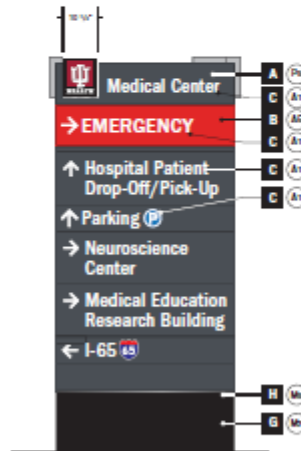


2 PANEL DETAIL
 not to scale

- A** Aluminum Sign Cabinet
 Double-sided aluminum sign cabinet with internal lighting and removable sign face for message changes.
- B** EMERGENCY Directional
 Intensity illuminated light box. Sign face Mtl red translucent acrylic.
- C** Push Through Lenses
 Translucent means white acrylic lenses pushed through corners in the sign face or panel, chemically welded to translucent acrylic backer panel.
- D** Acrylic Backer Panel
 Translucent white acrylic backer panel.
- E** Ticker Light Box
 Individual intensity illuminated aluminum box painted PG 833 Light Gray.
- F** Sign Base
 Sign base shall match the material or be a visual match to some or masonry architectural elements from the building.
- G** Stainless Steel Reveal
 1/2" Stainless steel reveal between granite base and aluminum sign cabinet.

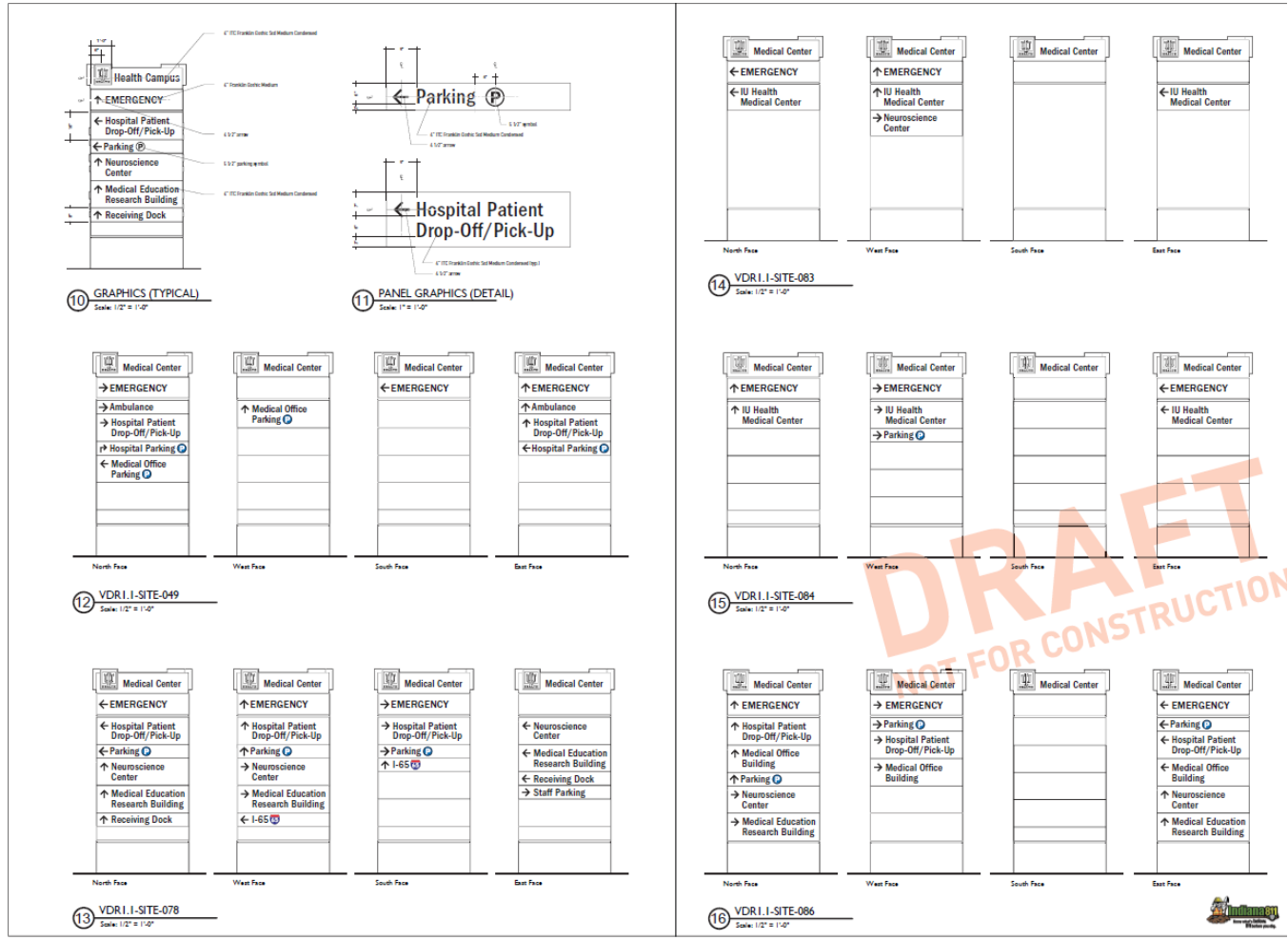


3 FINISHES (FRONT)
 Scale: 1/2" = 1'-0"

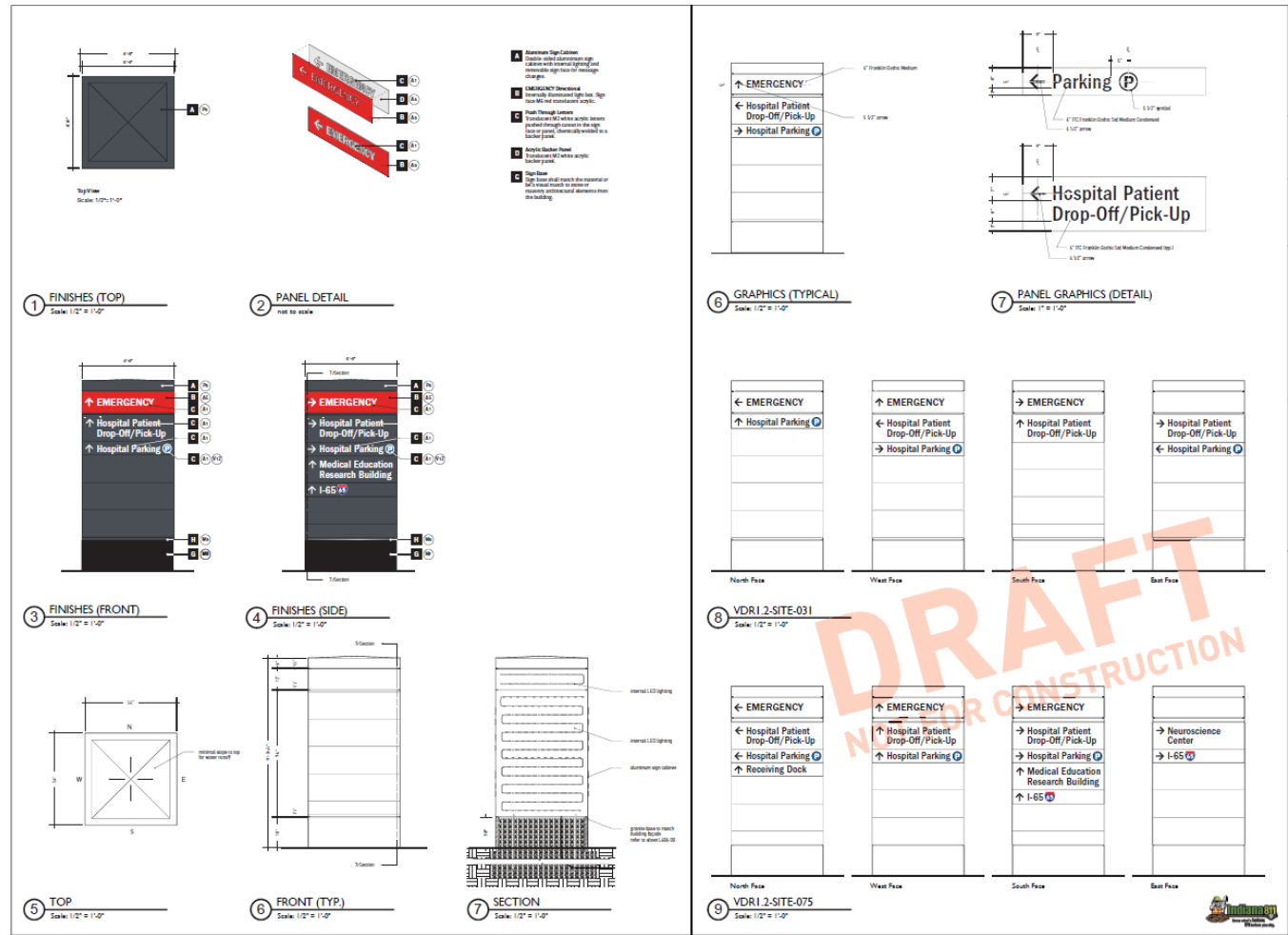


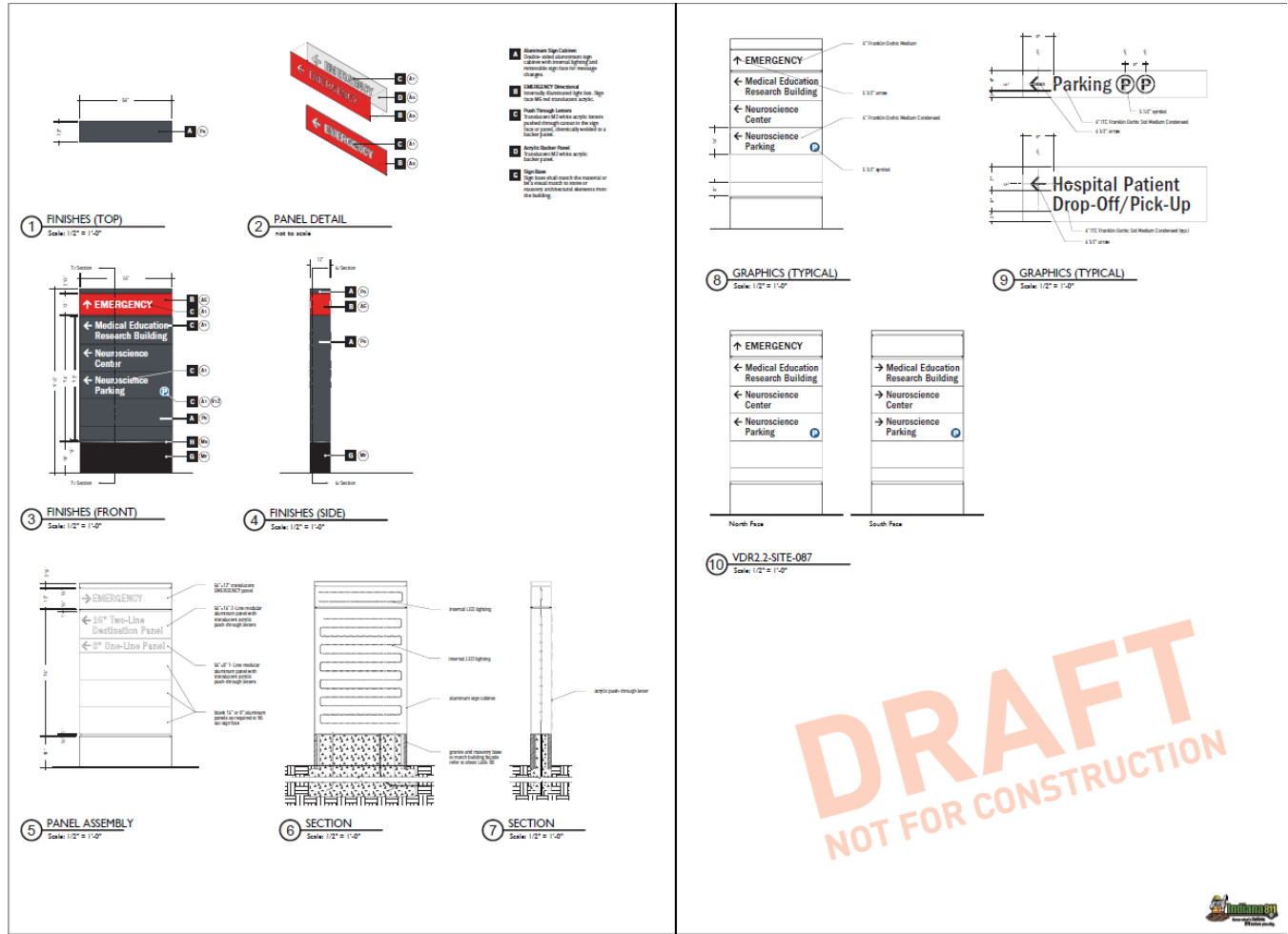
4 FINISHES (SIDE)
 Scale: 1/2" = 1'-0"

2026APP010; Sign Renderings (cont'd)

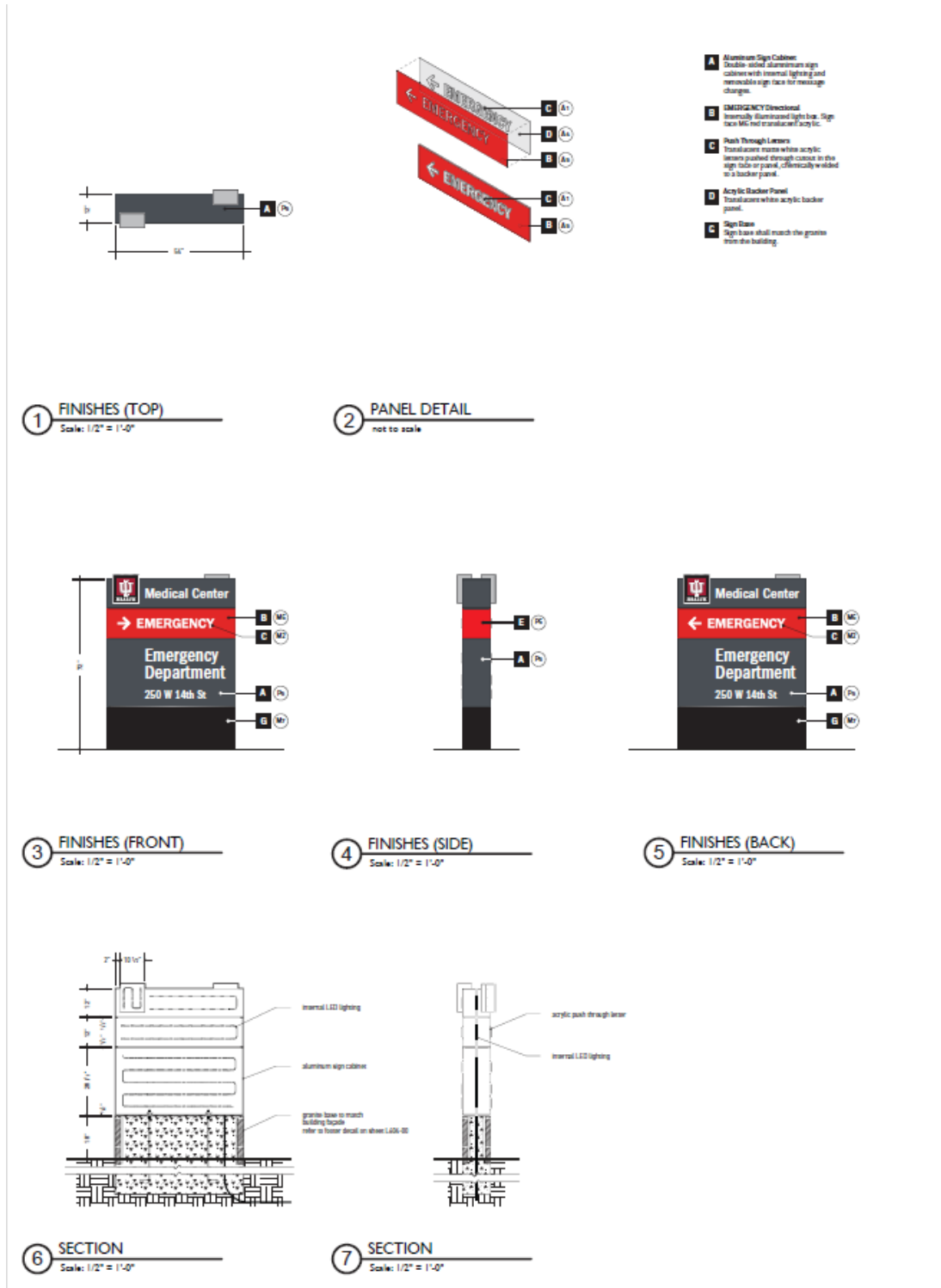


2026APP010; Sign Renderings (cont'd)

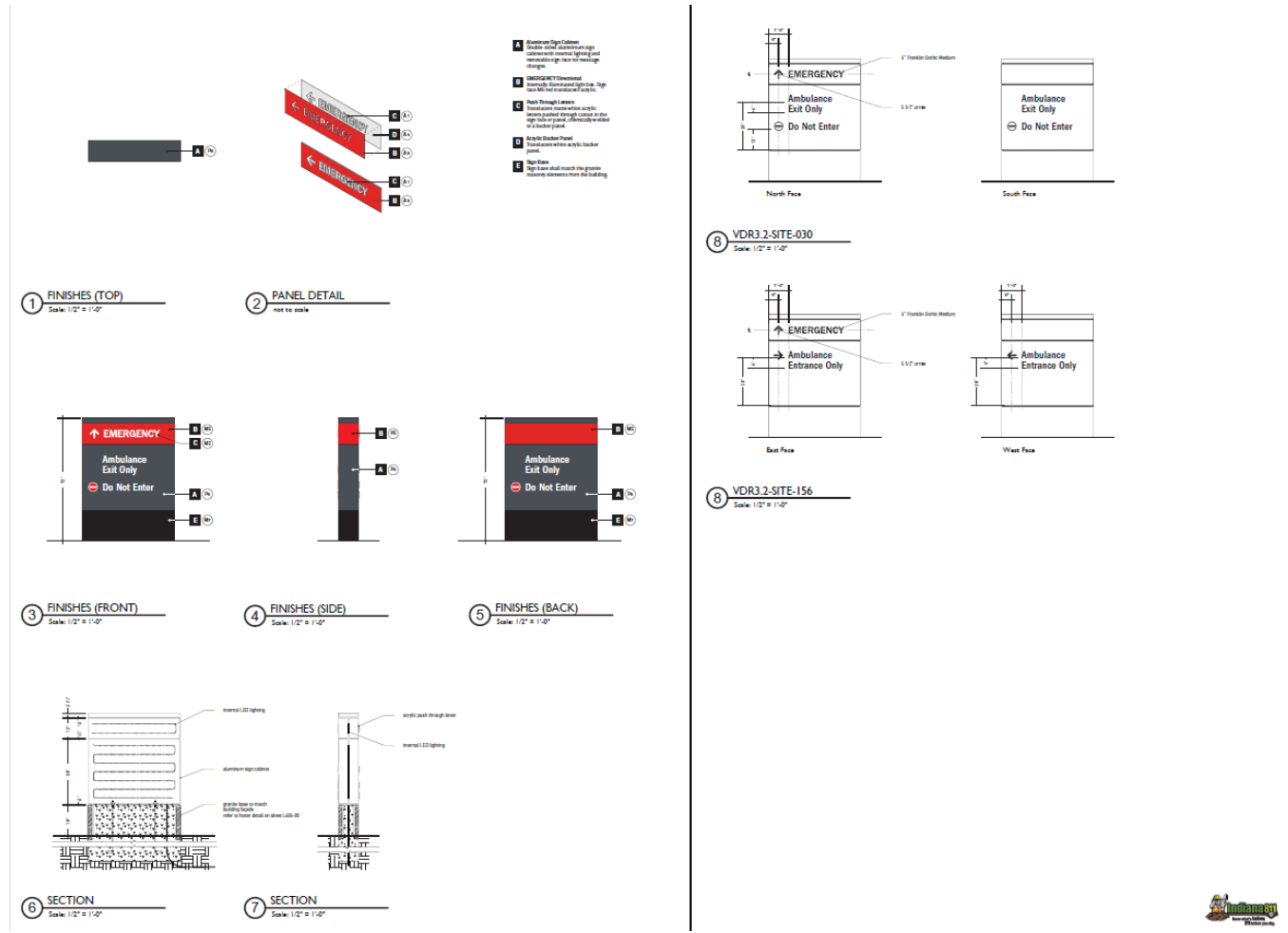




2026APP010; Sign Renderings (cont'd)



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