



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

November 14, 2024

**Case Number:** 2024-CAP-840 / 2024-CVR-840

**Property Address:** 2001 West 86th Street (Approximate Address)

**Location:** Washington Township, Council District #1

**Petitioner:** St. Vincent Hospital and Health, by Kandyn Leach

**Current Zoning:** HD-1

Hospital District One Approval to provide for wayfinding signage for the Women’s and Infants medical facility.

**Request:**

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a pole sign, within the clear-sight triangle and a five-foot front yard setback (pole sign not permitted, not permitted within the clear sight-triangle, and a minimum 10-foot front setback required), and two building signs facing an interior private street (not permitted).

**Current Land Use:** Hospital campus and medical 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 requests.

**PETITION OVERVIEW**

**LAND USE**

The subject site is zoned HD-1 and located in a hospital campus. It is surrounded by a hospital to the north, zoned HD-1; surface parking lot to the south, zoned HD-1; parking garage to the east, zoned HD-1, and hospital to the west, zoned HD-1.

**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.

This 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 Ordinance classifies Hospital District One as a Development Plan District. “No use, building or structure shall hereafter be established, constructed or used on any land in a Development Plan district for any purpose, until a Site and Development Plan for such land, including the proposed use or uses, has been filed with and approved by the Commission in accordance with this zoning ordinance.”

“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.”

#### **STAFF ANALYSIS**

The proposal would allow for one pole sign, one window sign and three wall signs. The new signage proposed is due to a partnership between two companies and the new facility recently built.

Table 744-906-12 Primary Freestanding Signs in Special District regulations note that pole signs are not permitted. Freestanding signs that would otherwise be permitted require a 10-foot front setback.

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.

Staff is supportive of the requests because of the importance of signage for visitors who need to be able to locate their destinations during emergencies and other hectic situations. Staff determined that the proposed signs would provide appropriate wayfinding signage for the medical facility.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	HD-1	
<b>Existing Land Use</b>	Hospital	
<b>Comprehensive Plan</b>	Regional Special Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
	North:	HD-1 Hospital
	South:	HD-1 Parking Lot
	East:	HD-1 Parking Garage
	West:	HD-1 Hospital
<b>Thoroughfare Plan</b>		
Katie Knox Drive	Private Street	N/A
<b>Context Area</b>	Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	September 18, 2024	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	September 18, 2024	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	September 18, 2024	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)

### Pattern Book / Land Use Plan

- The Marion County Land Use Plan Pattern Book (2019) recommends regional special use development on the site.
- **REGIONAL SPECIAL 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)

- Not Applicable to the Site.

## ZONING HISTORY

### Zoning History – Site

**2019-APP-015; 2001 West 86th Street, 8333, 8414 and 8550 Naab Road, 8301, 8401, 8402, 8433 Harcourt Road and 8071, 8081, 8091 and 8111 Township Line Road; (subject site)** Hospital District-One and Hospital District-Two Approval to provide for a sign program for a hospital campus, **approved**.

**2009-APP-099; 2001 West 86th Street** (subject site), Hospital District One Approval to provide for the installation of a building identification sign, **approved**.

**2007-APP-143; 2001 West 86th Street** (subject site), Hospital District One Approval to provide for two wall signs, being 38.61 and 49.03 square feet, **approved**.

**2006-APP-153; 2001 West 86th Street** (subject site), Hospital District One approval to provide for the placement of two, 18.054-square foot wall signs indicating the address of the property, **granted**.

**2005-APP-161; 2001 West 86<sup>th</sup> Street** (subject site), Hospital District One approval to provide for the construction of an approximately 3,726-square foot one-story addition to an existing medical office building, **granted**.

### Zoning History – Vicinity

**2019-APP-018; 8081 Township Line Road, 1801 West 86th Street, 8220 and 8424 Naab Road and 2025 Dugan Road**, Hospital District One/Two Approval to provide for a sign program with building and freestanding signs, **approved**.

**2018-APP-012; 1801 West 86<sup>th</sup> Street**, Hospital District-Two Approval to provide for two wall signs and a four by eight-foot ground sign, **approved**.

**2016-APP-021; 1801 West 86<sup>th</sup> Street**, Hospital District-Two Approval to provide for a medical simulation center, including parking, sign, landscaping and utility improvements, **approved**.

**2010-APP-016; 8433 Harcourt Road**, Hospital District One approval to provide for a 5.53-foot tall, 19.83-foot freestanding sign, **approved**.

**2010-APP-014; 8401 Harcourt Road**, Hospital District One approval to provide for ten additional parking spaces, **approved**.

**2009-APP-104; 8501 Harcourt Road**, Hospital District One Approval to provide for installation of a building identification sign, **approved**.

**2007-APP-019; 8401 Harcourt Road**, Hospital District One Approval to provide for a 2-story, 25,000-square foot building addition to an existing 49,640-square foot medical building, **approved**.



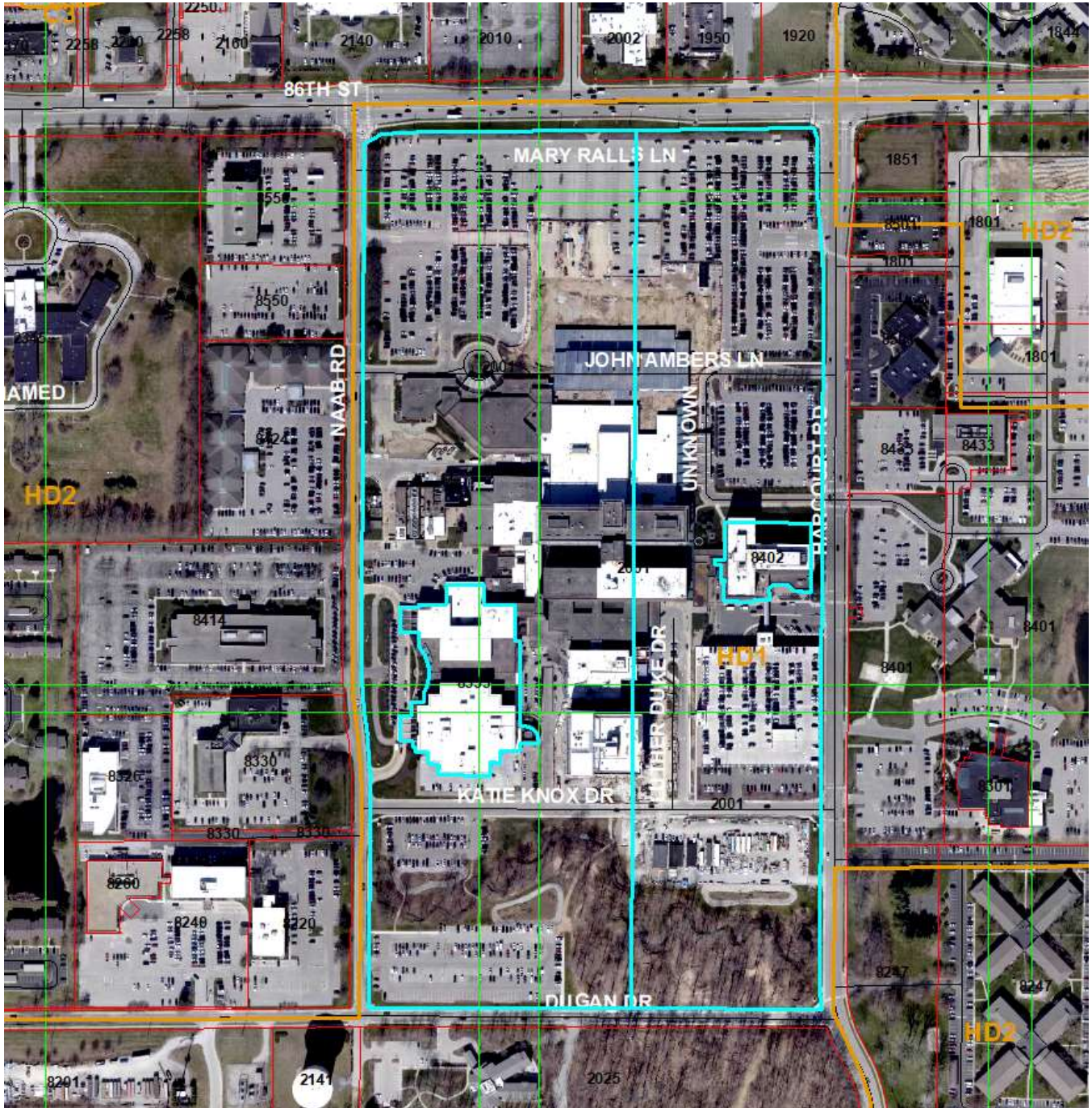
Department of Metropolitan Development  
Division of Planning  
Current Planning

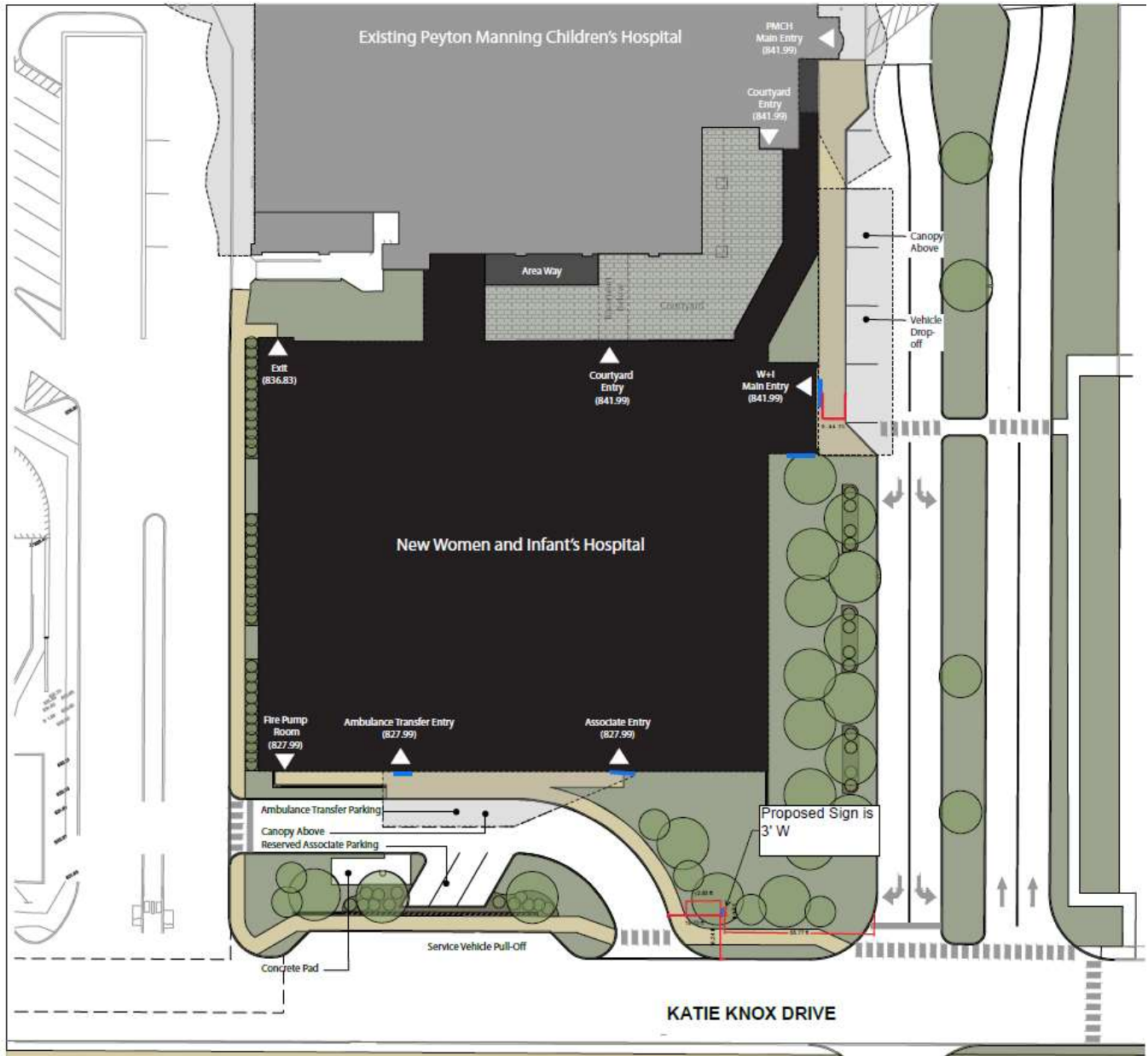
**2007-APP-015; 8501 Harcourt Road**, Hospital District One Approval to provide for two additional wall signs on the west building elevation and for a four-foot tall, 30-square-foot ground sign, **approved**.

**2006APP054; 8414 Naab Road**, Hospital District-Two approval to provide for the construction of two-story, 88,809-square foot medical pavilion building with 445 parking spaces and a four-foot tall, 40-square foot ground sign, **approved**.

**2004-APP-073; 8414 Naab Road**, Hospital District-Two approval to provide for a two-story 65,800 square foot medical office building with a four-foot tall, sixteen-foot non-illuminated ground sign, and to provide for wall signage in conjunction with a sign program with an Administrator's Approval of final sign elevations, **approved**.

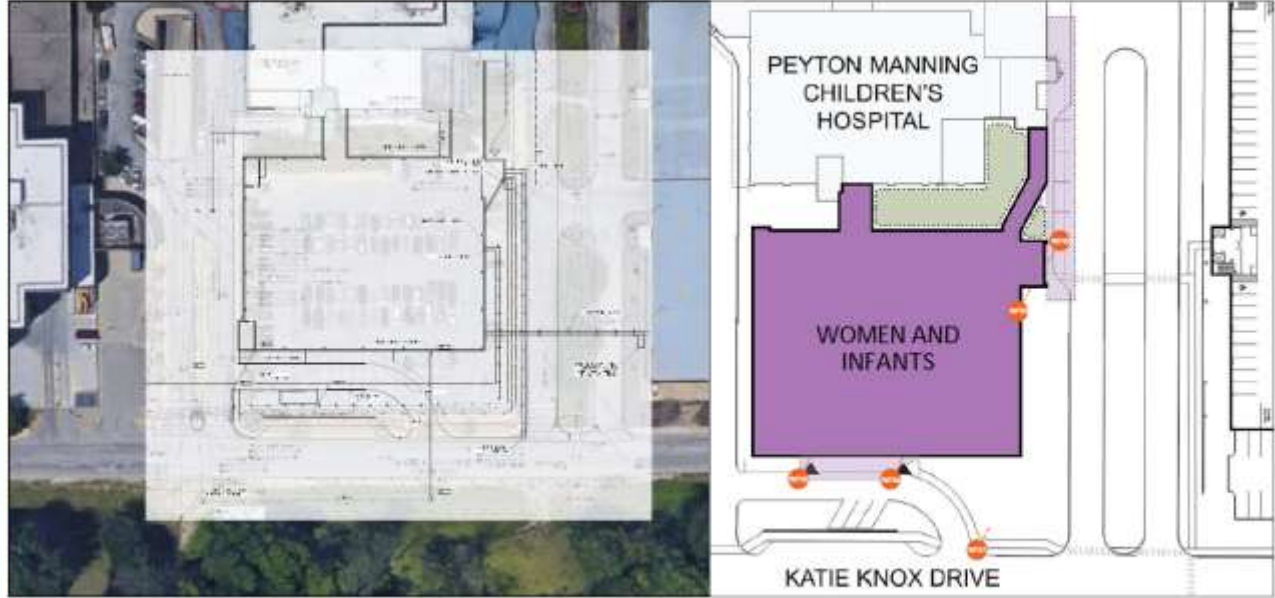
EXHIBITS







Overview Map

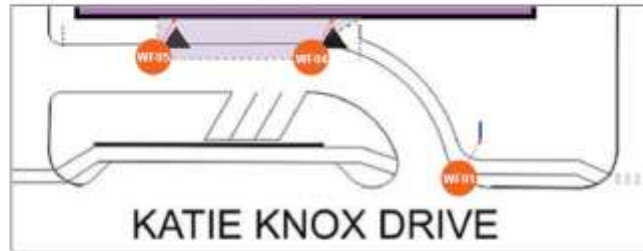


Overview Map  
 Board Meetings Map  
 Analyzing Map  
 Regulatory Map  
 Interim Map  
 Entrance Map  
 Return To Summary

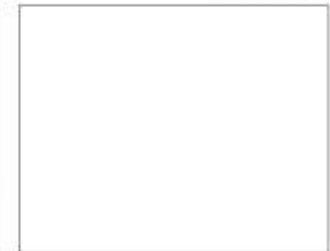
Existing



Sign Type:  
 Sign Code:  
 Location:  
 Bar Code:  
 Illumination:  
 Dimensions:  
 OAH:  
 DAW:  
 HOG:  
 Comments:



Location:



Rendering:

WF01

2001 W 10th Street

Recommendation

Action: Add New  
 Sign Type: Post & Panel  
 Sign Code: PP-0-0L  
 Quantity: 1  
 Attachment: Freestanding  
 Illumination: None  
 Approx. Size:  
 H: 3'-0"  
 W: 3'-0"  
 OAH: 5'-0"  
 DAW: 3'-0"  
 Comments: Will require a variance as it will not meet setback requirements

Technical Survey: Required  
 Code Compliance: Requires Variance



Recommended Side A:



Recommended Side B:

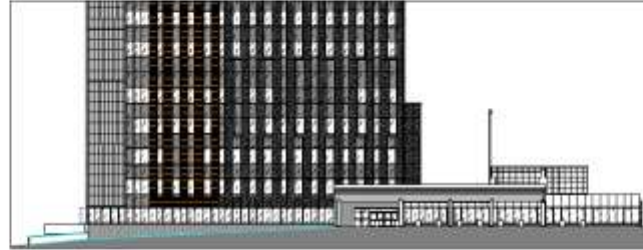


Overview Map  
 Board Meetings Map  
 Analyzing Map  
 Regulatory Map  
 Interim Map  
 Entrance Map  
 Return To Summary

### Existing



Sign Type:  
Sign Code:  
Location:  
Bar Code:  
Illumination:  
Dimensions:  
OAH:  
OAW:  
HOG:  
Comments:



Location:



Rendering:

**WF02**

2001 W 99th Street

### Recommendation

Action: Add New  
Sign Type: BBS-WFHUB-Letters  
Sign Code: AGC-BFD-CUST  
Quantity: 1  
Attachment: Facades  
Illumination: None  
Approx. Size:  
H: 2'-0"  
W: 10'-0"  
OAH: 2'-0"  
OAW: 10'-0"  
Comments: Requires a variance as it faces an interior road.

Technical Survey: Required  
Code Compliance: Requires Variance

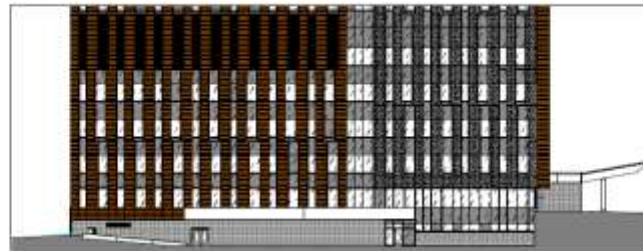


Recommended Side A:

### Existing



Sign Type:  
Sign Code:  
Location:  
Bar Code:  
Illumination:  
Dimensions:  
OAH:  
OAW:  
HOG:  
Comments:



Location:



Rendering:

**WF03**

2001 W 18th Street

### Recommendation

Action: Add New  
Sign Type: Plain Letters  
Sign Code: AGC-PL-0-9-15-20  
Quantity: 1  
Attachment: Facades  
Illumination: None  
Approx. Size:  
H: 300x300  
W: 300x300  
OAH: 300x300  
OAW: 300x300  
Comments: Doesn't require a variance as it faces Kable Knox Drive.

Technical Survey:  
Code Compliance:

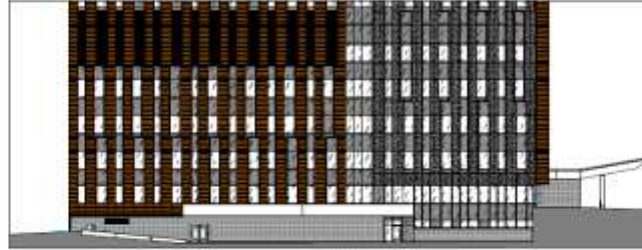


Recommended Side A:

**Existing**



Sign Type:  
 Sign Code:  
 Location:  
 Bar Code:  
 Illumination:  
 Dimensions:  
 OAH:  
 OAW:  
 HOG:  
 Comments:



Location:



Rendering:

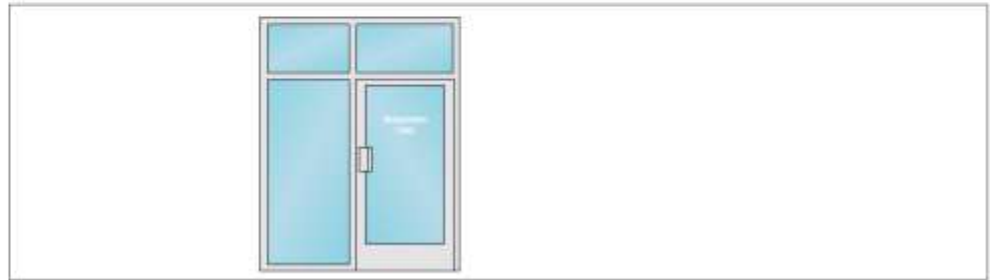
**WF04**

2001 W 92th Street

**Recommendation**

Action: XXXXXX  
 Sign Type: XXXXX  
 Sign Code: XXXXXXXXXXXXX  
 Quantity: X  
 Attachment: XX  
 Illumination: XXXXX  
 Approx. Size:  
 H: XX'XX"  
 W: XX'XX"  
 OAH: XX'XX"  
 OAW: XX'XX"  
 Comments:

Variance not required  
 Technical Survey: Required  
 Code Compliance: Yes

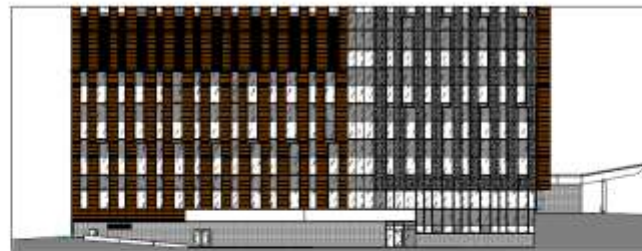


Recommended Side A:

**Existing**



Sign Type:  
 Sign Code:  
 Location:  
 Bar Code:  
 Illumination:  
 Dimensions:  
 OAH:  
 OAW:  
 HOG:  
 Comments:



Location:



Rendering:

**WF05**

2001 W 92th Street

**Recommendation**

Action: Add New  
 Sign Type: Make Labels  
 Sign Code: ABC-PL-S-A-15-9  
 Quantity: 1  
 Attachment: Fasteners  
 Illumination: None  
 Approx. Size:  
 H: XX'XX"  
 W: XX'XX"  
 OAH: XX'XX"  
 OAW: XX'XX"  
 Comments:

Variance not required as sign faces  
 Kettle Knox Drive  
 Technical Survey: Required  
 Code Compliance:



Recommended Side A:



**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 proposed signage improves the visibility of the Women's and Infants facility and incorporates into the design plan essential for the navigation of the navigation of the Ascension St. Vincent 80th Street campus. The proposed signs are essential for pedestrian and vehicular navigation, in particular during high stress situations when people are often navigating hospital campuses.

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 proposed signage fits into the current campus design signage plan on site resulting in a functional and aesthetically pleasing design plan. By providing clear visibility, the signage proposed improves traffic safety and navigation by for drivers and pedestrians. The proposed signage is in line with already permitted and installed on site so it will be visually pleasing to have signs of the same design around the campus.

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

The proposed signage helps drivers know where to navigate and park when visiting the Women's and Infants facility and other facilities on the campus. Without this signage visibility would be impacted and navigation around the campus and to this facility would be greatly impacted.

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 proposed wall sign and ground sign requiring variances use a color coded system and standard symbols to help people navigate the campus in high stress situations. The proposed location and design of this signage is essential for their effective use by visitors of the Ascension St. Vincent Women's and Infants building and other facilities on campus.

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

The proposed signage will not damage the sanitation, drainage, or public utilities as they are small non-illumination signs placed in locations designed to not impact these areas.



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 proposed signage requiring a variance is essential signage for the hospital campus and has a unique hardship due to the size of the campus. The design of the proposed signage allows the Women's and Infants facility to function as proposed and without the proposed signage it would struggle to function as intended. The proposed ground sign is essential for the Women's and Infants facility and would enhance the intended use of the other facilities on campus.

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 proposed signage assists pedestrians as they navigate the campus on the sidewalks. The proposed signage is design to improve visibility so that as pedestrians are walking they can safely and efficiently get to their destination.



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER  
METROPOLITAN BOARD OF ZONING APPEALS, Division [redacted]  
OF MARION COUNTY, INDIANA**

**PETITION FOR VARIANCE OF DEVELOPMENT STANDARDS**

**FINDINGS OF FACT**

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

Granting these petitions will not be injurious to the public. This is an attempt to improve visibility of the Women's and Infants facility and unify the branding across the Ascension St. Vincent campus. This is essential for the safe and efficient navigation of the Ascension campus where people are often in high stress situations. The proposed signs improves the overall visibility of important medical facilities and would be a positive contribution to the public health, safety, morals, and general welfare of the community at large.

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:

Granting these petitions will not have an adverse effect to the adjacent properties. These approvals will assist in the navigation of the campus and in and around the Women's and Infants facility. The proposed signage could positively effect travel times in the area and the health and safety of people seeking treatments. The adjacent properties are also Ascension facilities so these proposed signs are approved as part of the overall branding plan for the campus. Overall these signs will have a positive impact on the community and adjacent properties as it relates to the overall look of the campus and the safety of visitors.

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

The hospital campus is 96 acres large and has multiple buildings and parking sites. Due to the size and design of the campus many signs don't face face major roads but still have heavy vehicle and pedestrian traffic. Our need to direct the public to this facility and inform them of the best locations to park for their visit has become difficult under the ordinance as it is written. The proposed ground signs, and proposed in design and location are essential for the navigation of the campus as they incorporate into the overall signage way finding plan. The current code causes practical difficulties for visitors to the Ascension St. Vincent 86th Street Campus.



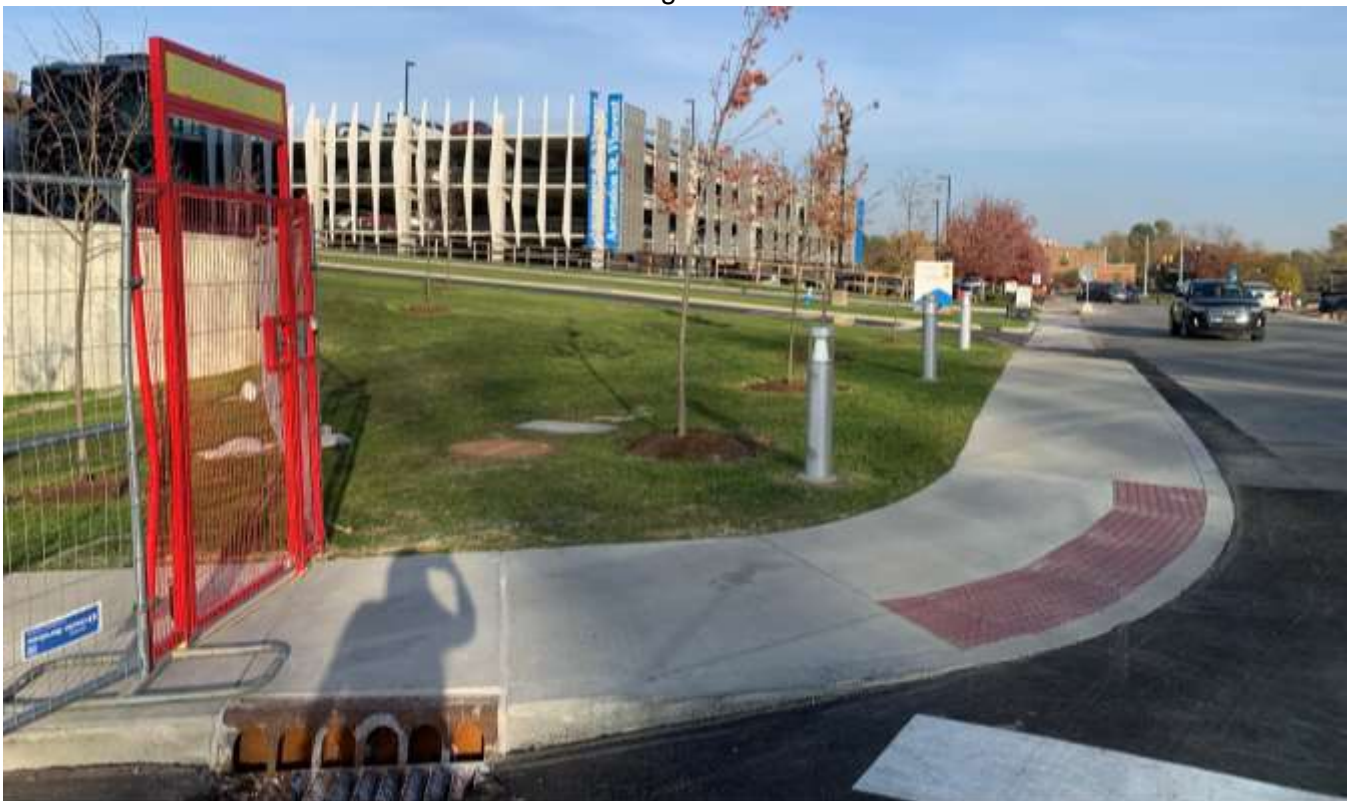
Photo of the subject site.



Photo of the wall sign location above the open doorway.



Photo of the widow sign location on the door.



Location of the proposed pole sign looking east.





Location of the proposed pole sign looking west.



Photo of one of the wall sign locations along the southern building façade.



Photo of a wall sign located along the eastern building façade.



Photo of a wall sign not included in the request along the eastern building façade that would need an approval petition.