



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**October 10, 2024**

**Case Number:** 2024-APP-017  
**Property Address:** 7979 North Shadeland Avenue  
**Location:** Lawrence Township, Council District #3  
**Petitioner:** Community Health Network and Community Health Network Foundation, Inc., by Timothy H. Button  
**Current Zoning:** HD-2  
**Request:** Hospital District Two Approval to provide for a 34,654-square-foot expansion of the existing Cancer Center and additional parking.  
**Current Land Use:** Hospital Campus – Cancer Center / parking  
**Staff Recommendations:** Approval  
**Staff Reviewer:** Kathleen Blackham, Senior Planner

**PETITION HISTORY**

This is the first public hearing on this petition.

**STAFF RECOMMENDATION**

Approval, subject to the site plan, landscape plan, elevations and photometric plan, file-dated August 30, 2024, and Project Description file-dated September 9, 2024.

**PETITION OVERVIEW**

This 18.68-acre site, zoned HD-2, is developed with a Cancer Center located within a hospital campus. It is surrounded by hospital campus to the north, across Clearvista Drive, zoned HD-1; multi-family dwellings to the south, zoned D-P; a hospital campus to the east, zoned HD-1; and commercial uses to the west, across North Shadeland Avenue, zoned C-S.

Petition 2007-APP-007 provided for regional cancer center, with a pedestrian skybridge over Clearvista Drive to the main hospital, with 407 parking spaces. Petitions 2017-CAP-805 / 2018-CVR-805 and 2007-APP-007 provided for signage.

The request would provide for a 34,654-square-foot expansion of the existing Cancer Center, with reconfiguration of the parking lot.

The Comprehensive Plan recommends regional special use, which is a non-typology land use. These stand-alone land uses are mapped outside of the typology system due to their scale or the nature of their use.

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

“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. The Commission must, also make written findings concerning any decision to approve or disapprove a Site and Development Plan.”

As proposed, staff believes that the request would meet all the goals of the HD-2 district listed above. The site layout, building elevations and landscaping shown on the submitted plan would complement the overall hospital campus and the Shadeland Avenue corridor, as well as expanded medical services to the community.



Because of the adjacent residential use to the south, staff paid particular attention to the southern portion of the site and the south elevation of the proposed building. Abutting the residential use would be parking, landscaping, and passive outdoor recreational areas. Items that might have negative impacts on residential uses, such as trash receptacles and loading activities would be located near the northeast corner of the site, over 150 feet north of the south property line. The south façade of the structure would have neutral colors and large portions of the façade would contain windows. Additionally, the petitioner has submitted a lighting plan showing the site would have minimal lighting spillage onto the residential use.

Additionally, the existing wall sign for the Cancer Center will be removed from the existing building and relocated on the west façade of the proposed expansion, with a new proposed sign on the north elevation.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	HD-2	
<b>Existing Land Use</b>	Cancer Center / parking	
<b>Comprehensive Plan</b>	Regional Special Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Land Use</b>
North:	HD-1	Hospital Campus
South:	D-P	Multi-family dwellings
East:	HD-1	Hospital Campus
West:	C-S	Commercial uses
<b>Thoroughfare Plan</b>		
North Shadeland Avenue	Primary Arterial	Existing 108-foot right-of-way and proposed 112-foot right-of-way.
Clearvista Drive	Local Street	Existing 80-foot right-of-way and proposed 50-foot right-of-way.
<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>	August 30, 2024	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	August 30, 2024	
<b>Elevations (Amended)</b>	August 30, 2024	
<b>Landscape Plan</b>	August 30, 2024	
<b>Findings of Fact</b>	August 30, 2024	
<b>Findings of Fact (Amended)</b>	N/A	
<b>C-S/D-P Statement</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- The Comprehensive Plan recommends regional special use for this. Site. “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.

### Pattern Book / Land Use Plan

- Not Applicable to the Site.

### 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 Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”
- The following listed items describe the purpose, policies and tools:
  - Classify roadways based on their location, purpose in the overall network and what land use they serve.
  - Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
  - Set requirements for preserving the right-of-way (ROW)
  - Identify roadways for planned expansions or new terrain roadways
  - Coordinate modal plans into a single linear network through its GIS database

## ZONING HISTORY

**2022-APP-007; 7979 North Shadeland**, requested Hospital District Two approval to provide for three wall signs, **approved**.

**2017-CAP-805 / 2017-CVR-805; 7979 and 8075 North Shadeland Avenue**, requested Hospital District Two Approval to provide for a sign program, including wall signs, pylon signs and incidental signs and a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for pylon signs, with deficient setback with deficient separation, and with 6.25-foot tall, 2.25-square foot incidental and vehicle entry signs, **approved and granted**

**2015-APP-007; 8100 North Shadeland Avenue**, requested Hospital District-Two approval to provide for a 115,000-square foot regional cancer center, with a pedestrian skybridge over Clearvista Drive to the main hospital, with 407 parking spaces, **approved**.

## VICINITY

**2015-APP-020; 8075 Shadeland Avenue and 7150 Clearvista Drive**, requested Hospital District-One approval to provide for a skybridge pedestrian connector, with a minimum clearance of 17.5 feet over Clearvista Way, from Community Hospital North to the Community Heart and Vascular Hospital, **approved**.

**2012-CAP-834 / 2012-CVR-834; 7150 Clearvista Drive**, requested HD1 and HD2 approval to replace a wall sign on the south façade of the parking garage, with a smaller wall sign and to provide for the erection so five, eight-foot tall, 20-square foot identification signs along Clearvista Way, and a variance of developments standards of the sign Regulations to provide for eight-foot tall, 20-square foot identification signs with reduced setbacks for Clearvista Way and exceeding the square feet permitted, **approved**.

**2014-APP-005; 7229 Clearvista Drive**; requested Hospital District One Approval to provide for the construction of an approximately 4,100-square foot oncology annex, with additional parking and with sidewalks constructed elsewhere on the Community Hospital Campus, subject to Administrator's Approval, **approved**.

**2012-CZN/CAP-803; 7250 and 7343 Clearvista Drive**; requested rezoning of 11.4 acres from HD-1 and HD-2 to HD-1 and HD-1 Approval for a 63,000-square foot rehabilitation hospital, **approved**.



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**2012-CAP-816 and 2012-CVR-816; 7150, 7229, 7343 and 7250 Clearvista Drive, 8101, 8103, 8177 and 8180 Clearvista Parkway and 8075, 8100 and 8181 North Shadeland Avenue**, requested Hospital District One and Hospital District Two Approval to provide for a campus-wide sign program including replacement and new building identification wall signs, and replacement and new identification and incidental freestanding signs, **approved**; and variances of development standards of the Sign Regulations to provide for one southwest-facing, 441-square foot wall sign with a sign area 12% of the façade area to which it is attached, and one northeast-facing, 435-square foot wall sign with a sign area 5.2% of the façade area to which it is attached, a package of nine freestanding incidental/identification signs along Clearvista Parkway and Clearvista Drive which do not meet separation requirements, as indicated on the site plan, file-dated July 16, 2012, a package of 28 freestanding directional incidental signs with sign areas up to 108.4 square feet, and heights up to 16.25 feet, and a package of freestanding parking and loading incidental signs with heights up to six feet, **approved and granted**.

**2012-CZN/CAP-803; 7250 and 7343 Clearvista Drive**; requested rezoning of 11.4 acres from HD-1 and HD-2 to HD-1 and HD-1 Approval for a 63,000-square foot rehabilitation hospital, **approved**.

**2007-APP-814; 7250 Clearvista Drive**; requested HD-1 Approval and HD-2 Approval to provide for the expansion of an interior access drive, **approved**.

**2007-APP-042; 7150, 7229 and 7250 Clearvista Drive and 8101, 8102, 8103 and 8177 Clearvista Parkway and 8100, 8075 and 8181 North Shadeland Avenue (subject site)**, requested Hospital District One approval to provide for a 472.42-square foot wall sign on the west façade of the parking garage and a 121.46-square foot wall sign above an entrance on the interior of the site and Hospital District Two approval to provide for a 377.2-square foot wall sign on the south façade of the parking garage, **approved**.

**2007-APP-864 and 2007-VAR-864; 7150, 7229 and 7250 Clearvista Drive, 8101, 8102, 8103, 8177 and 8180 Clearvista Parkway and 8075, 8100 and 8181 North Shadeland Avenue**, requested Hospital District One and Hospital District Two Approval for: a) 27.62-square foot, address numeral, wall sign on the south building elevation, b) a 36.06-square foot, address numeral, wall sign on the west building elevation, c) two, five-square foot, address numeral wall signs above building entrances on the west building elevation, d) three, 5.5-foot tall, 13.75-square foot freestanding incidental signs (sign type A), e) seven, six-foot tall, 7.5-square foot freestanding incidental signs (sign type B), f) a 16.66-square foot wall sign reading "emergency" on the south building elevation; and a variance of Development Standards of the Sign Regulations to provide for three, 5.5-foot tall, 13.75-square foot freestanding incidental signs, and seven, six-foot tall, 7.5-square foot freestanding incidental signs, **approved and granted**.



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**2007-APP-826 and 2007-VAR-826; 8102 Clearvista Parkway (north of site)**, requested Hospital District One Approval to provide for two six-foot tall, 24-square foot pylon signs, three 4.5-foot tall, 13.5-square foot incidental signs and an 83.67-square foot wall sign, and Variance of Development Standards of the Sign Regulations to provide for three, 4.5-foot tall, 13.5-square foot incidental signs, and a six-foot tall, 24-square foot pylon sign with a seven-foot setback from the existing right-of-way of Clearvista Parkway, **approved and granted**.

**2004-APP-068; 7250 Clearvista Drive**, requested Hospital District One Approval and Hospital District Two Approval to provide for the removal of 422 off-street surface parking spaces, the construction of a six-story, 1,140 parking space parking garage to be linked to be linked to the main hospital building by a pedestrian walkway and to a proposed six-story, 93,000-square foot addition of physicians' offices by an overhead pedestrian bridge, a one-story, 7,500-square foot addition to the emergency room, a six-story, 385,000-square foot general ward addition, a two-story, 47,200-square foot surgery ward addition and a six-story, 93,000-square foot addition of physicians' office, **approved**.

**2004-APP-044; 7250 Clearvista Drive**, requested Hospital District One Approval and Hospital District Two Approval to provide for a two-story, 24,000-square foot hospital addition, the relocation of a hospital entrance with the addition of a drop-off lane, and the addition 976 parking spaces, **approved**.

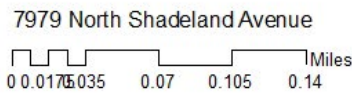
**2001-APP-161; 7150 Clearvista Drive**, requested Hospital District One Approval and Hospital District Two Approval to provide for the expansion of an interior access drive, **approved**.

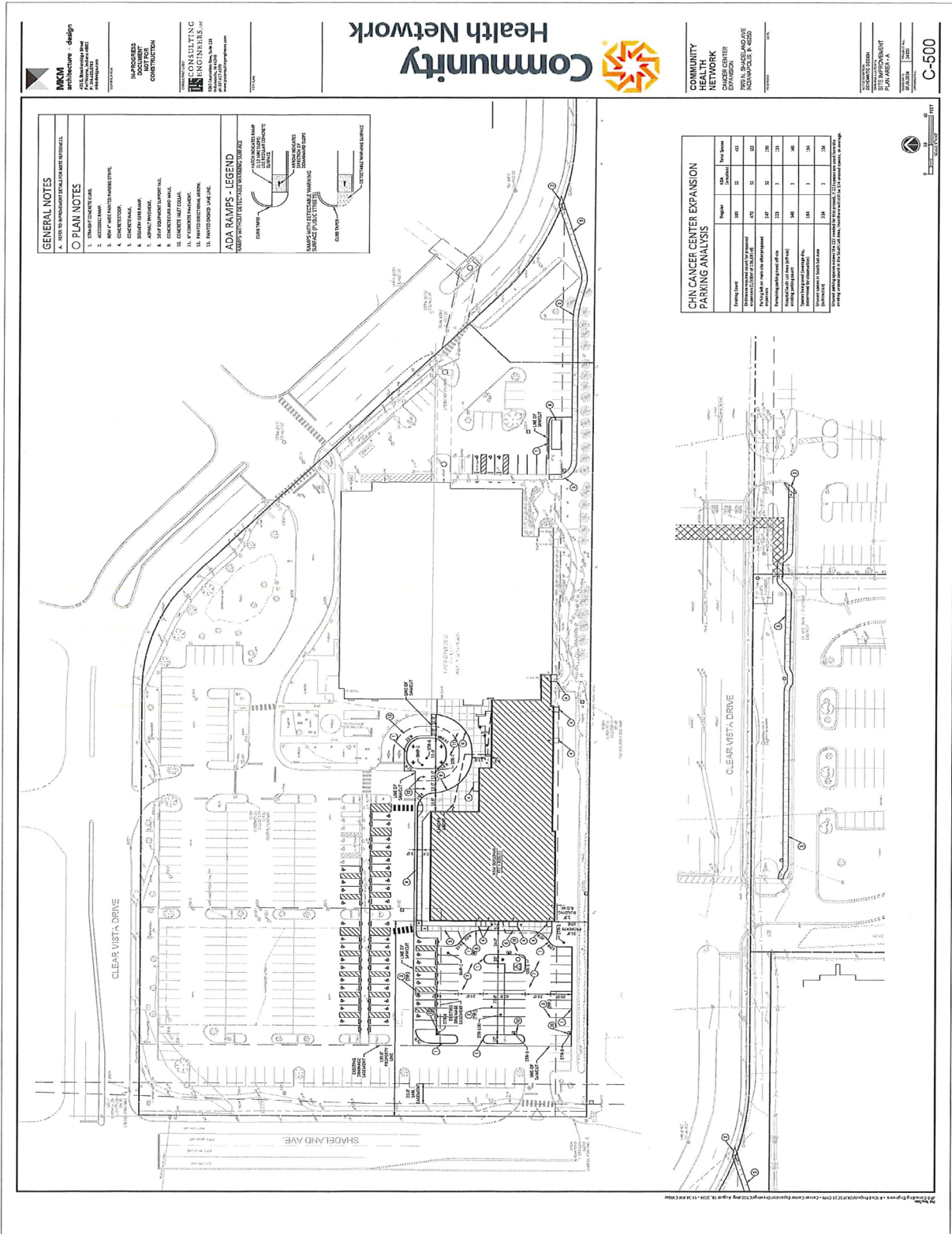
**2001-APP-125; 7250 Clearvista Drive**; requested HD-1 Approval to provide for the construction of a parking lot with 104 spaces to serve the Indiana Surgery Center and Heart Hospital, **approved**.

**2001-APP-067; 7150 Clearvista Drive**, requested Hospital District One Approval and Hospital District Two Approval to provide for the construction of a three-story addition to an existing health care facility, **approved**.



EXHIBITS





C-500

**COMMUNITY CENTER NETWORK**  
 CHN CANCER CENTER EXPANSION  
 CHN CANCER CENTER EXPANSION  
 CHN CANCER CENTER EXPANSION  
 CHN CANCER CENTER EXPANSION

**Community Health Network**

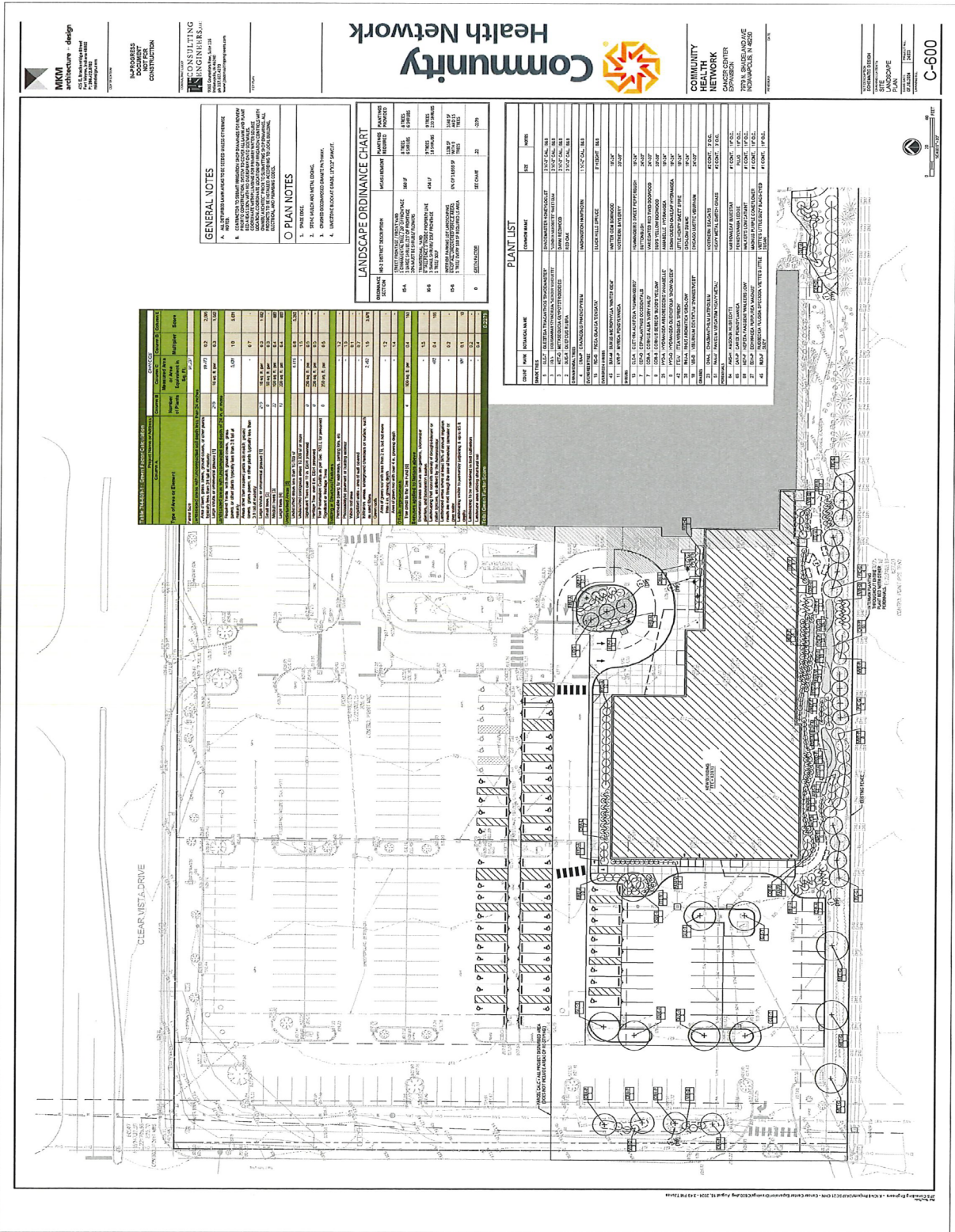
**MCM architecture + design**  
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 INDIANAPOLIS, IN 46204  
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**INTEGRATED ARCHITECTURE**  
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**THE CONSULTING ENGINEERS GROUP**  
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 INDIANAPOLIS, IN 46202  
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1/2024  
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**NKA**  
Architecture - design  
415 E. Lake Street  
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Chicago, IL 60601  
Phone: 312.467.8888  
www.nka.com

**PROGRESS DOCUMENT CONSTRUCTION**

**CONSULTING ENGINEERS**  
1000 N. Dearborn Street  
Chicago, IL 60610  
Phone: 312.467.8888  
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### Health Network Community



**COMMUNITY NETWORK**  
COMMUNITY NETWORK  
CHICAGO CENTER  
EXPANSION  
1000 N. DEARBORN ST., SUITE 200  
CHICAGO, IL 60610

DATE: 10/20/2015  
PROJECT: HEALTH NETWORK COMMUNITY CENTER EXPANSION  
DRAWING: LANDSCAPE  
SCALE: AS SHOWN  
SHEET: 1 OF 1  
**C-600**

**GENERAL NOTES**

1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF CHICAGO LANDSCAPE ORDINANCES.
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4. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF CHICAGO LANDSCAPE ORDINANCES.

**PLAN NOTES**

1. SEE GENERAL NOTES.
2. SEE GENERAL NOTES.
3. SEE GENERAL NOTES.
4. SEE GENERAL NOTES.

PLANTING	HEIGHT RESTRICTION	SPACING	PLANTING	HEIGHT RESTRICTION	SPACING
1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF CHICAGO LANDSCAPE ORDINANCES.					

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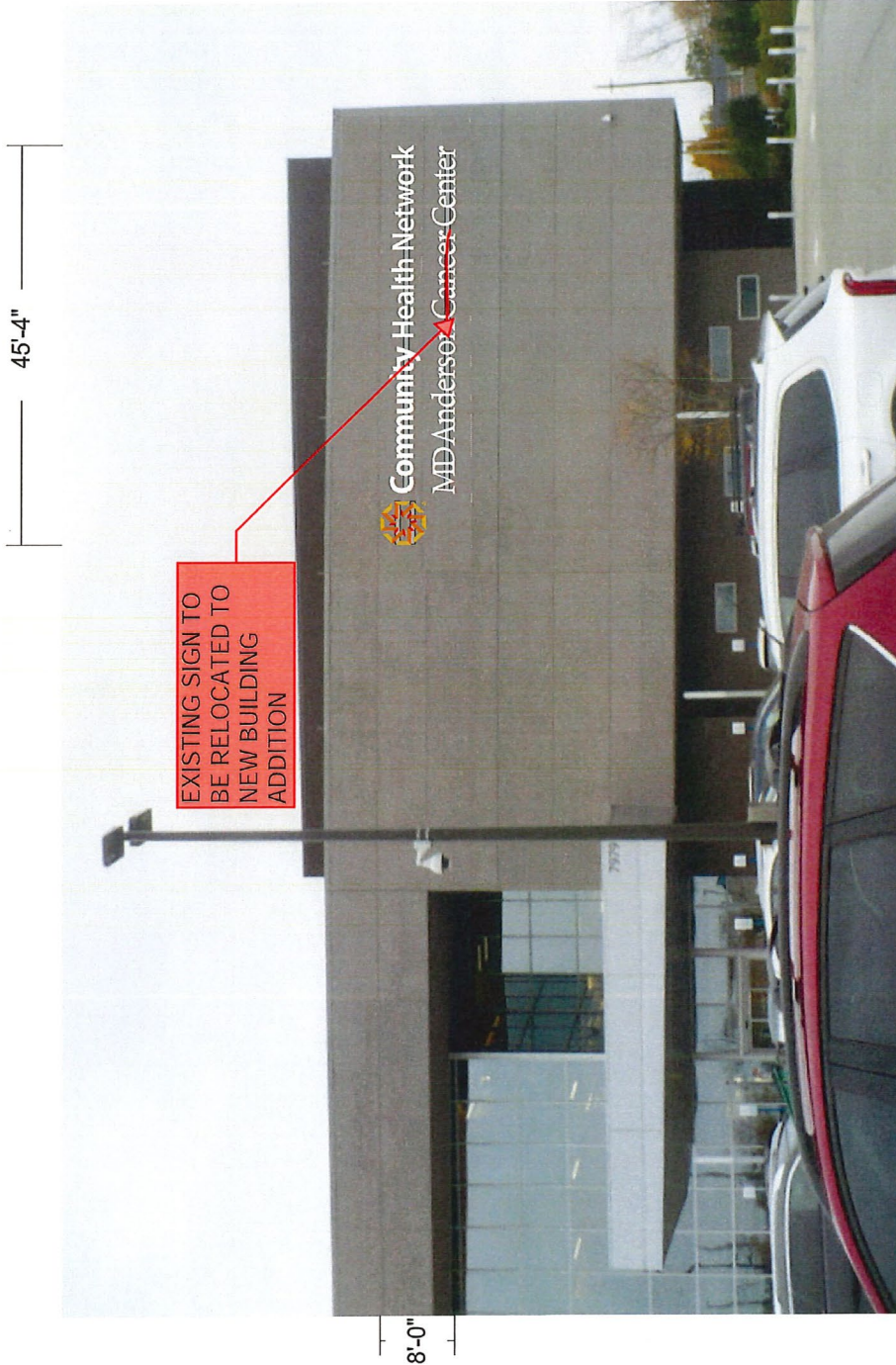
PLANTING	HEIGHT RESTRICTION	SPACING	PLANTING	HEIGHT RESTRICTION	SPACING
1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF CHICAGO LANDSCAPE ORDINANCES.					

1/2" = 1'-0" (VERTICAL SCALE)  
1/8" = 1'-0" (HORIZONTAL SCALE)  
DATE: 10/20/2015  
PROJECT: HEALTH NETWORK COMMUNITY CENTER EXPANSION  
DRAWING: LANDSCAPE  
SCALE: AS SHOWN  
SHEET: 1 OF 1









<p>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.</p>	
<p>Customer: <b>Community Health Network - North</b></p>	<p>Notes:        • Colors shown are representative only, and are not intended for purposes of exact matching.</p>
<p>Project: <b>West Wall Sign</b></p>	<p>Option: -</p>
<p>Date: <b>02-10-2022</b></p>	<p>Scale: <b>1/16"=1'-0"</b></p>
<p>Prepared by: <b>D. Staley Jr.</b></p>	
<p><b>STALEY SIGNS</b>        SINCE 1908        P.O. Box 515 Indianapolis, Indiana 46206        Tel: 317.637.4567 • Fax: 317.221.0123  <a href="http://www.staleysigns.com/">http://www.staleysigns.com/</a></p>	

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**Project Description**  
**Community Health Network MD Anderson Cancer Center**  
**Community Health Network North Campus**  
**7979 N. Shadeland Avenue**  
**Indianapolis, IN 46250**

**Petition for Approval of 34,654 sq. ft. Addition**

This Petition for Approval seeks Hospital District Two (HD-2) approval for the construction of a 34,654 square foot, two-story addition to the existing Community Health Network MD Anderson Cancer Center at the North Campus located at 7979 Shadeland Ave, Indianapolis, IN 46250 (the “Cancer Center”), with a total of 522 parking spaces, of which 52 will be ADA compliant. All 52 ADA compliant spaces will be immediately in front of the Cancer Center, along with 247 regular parking spaces. The remaining 223 parking spaces will utilize surplus hospital campus parking spaces immediately to the east of the Cancer Center at 7229 and 7343 Clearvista Drive (the “South Lot”). In addition, the existing building sign will be relocated from its current location on the west wall of the Cancer Center to the north wall of the new addition. All exterior building materials will be similar in nature and color to the existing exterior of the Cancer Center, with substantial new landscaping added on the south side of the building to maintain the continuity of the landscape.

The need for the addition to the Cancer Center is to house new technologically advanced oncology services needed for cancer care infusion, stem cell extraction, stem cell transplant, and a stem cell lab on the first floor. The second floor will house the oncology program for patient care exam and biopsy procedure space. The building addition is licensed for outpatient oncology patient care. The addition includes new electrical and mechanical building services while the plumbing services will be shared with the existing cancer care building to the east of the addition.

Site History and Original Parking Requirements: The existing Cancer Center was approved for construction in 2015 as part of Petition #2015-APP-007, which approved the development of the site for a 115,000 square foot cancer center with 407 parking spaces (of which 22 were ADA compliant). The proposed addition, along with changes in the zoning ordinance require a substantial increase in the number of ADA compliant parking spaces immediately adjacent to the Cancer Center entrance, which reduces the land available for on-site regular parking spaces resulting in a shortfall of 223 regular parking spaces.

Proposed Parking Solution: To address this surface parking shortfall from what is required under the zoning ordinance, Community Health Network proposes utilizing what is currently surplus/underutilized parking in the South Lot. As shown on the site plan parking analysis (please see site plan document C-500 and the separately submitted 2015 and 2024 Aerial Photography), part of the area of the South Lot is surface parking that was utilized by the now demolished old cancer center that was formerly located at 7229 Clearvista Drive. The total amount of average use of the South Lot through observations by the civil engineers for this project is 194 parking spaces per day, out of an available 548 surface parking spaces in the South Lot, yielding an average surplus of 354 parking spaces per day. The proposal is to satisfy the need for additional parking spaces





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needed by the Cancer Center by designating 223 parking spaces for this surplus parking in the South Lot. The intent will be for Cancer Center staff to utilize these spaces in the South Lot. Pedestrian connectivity from the South Lot to the Cancer Center will be addressed with new concrete sidewalks and accessible ramps.

4890-6931-2218, v. 1



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:

This proposed expansion of the Community Health Network MD Anderson Cancer Center is part of a major hospital campus. Such use is compatible with nearby existing land uses, which are predominantly HD-1 and HD-2, and in conformity with the land uses suggested for such area under the Comprehensive Plan of Marion County, Indiana.

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 expansion of the Community Health Network MD Anderson Cancer Center and reuse of the surface parking area to the immediate east of the existing building is the most efficient and economical use of the land. The design and aesthetics of the expanded Community Health Network MD Anderson Cancer Center, in conjunction with the new landscaping plan, will enhance the aesthetic value of the site and the surrounding hospital facilities.

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

Sufficient access to the expanded Community Health Network MD Anderson Cancer Center is provided via the existing access from both Clearvista Drive and Shadeland Avenue including public transit. Proposed changes to the surface parking area will provide an increase from the current 23 ADA compliant parking spaces to 52 such spaces, with a total of 522 parking spaces.

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 expanded parking area will continue to be easily accessible from Clearvista Drive, which has access to both Shadeland Avenue and 82nd Street, and IndyGo bus service via Routes 4, 19 and 86.

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

The Community Health Network MD Anderson Cancer Center will utilize the existing underground water retention system that is sized to adequately handle the addition to the existing building with the addition being largely built on top of what was existing asphalt surface parking.



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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 use of the site is consistent with the land uses for overall hospital campus as called for under the Comprehensive Plan and is designed in a manner to blend into the existing hospital campus.

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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:

Pedestrian accessibility already exists within the interior and exterior of the Community Health Network North campus, including connectivity from the main hospital buildings to the Community Health Network MD Anderson Cancer Center via the existing skybridge.  
New concrete sidewalks will connect to the additional parking area being utilized to the east of the existing building.

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**DECISION**

IT IS THEREFORE the decision of this body that this APPROVAL petition is APPROVED.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_

\_\_\_\_\_  
Commission President/ Secretary



View looking east along Clearvista Drive



View of site looking north



View of site looking north to the area for the proposed expansion



View from site looking northeast



View from site looking north



View from site looking northwest



View from site looking west across North Shadeland Avenue



View of site looking southeast