



**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

December 12, 2024

Case Number: 2024-CAP-847 / 2024-CVR-847
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 building identification and wayfinding signage for the Brain and Spine medical facility.

Request:

Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for two pole signs within the clear-sight triangle and within the 10-foot front yard setback (pole sign not permitted, not permitted within the clear-sight triangle, and a minimum 10-foot front setback required), one freestanding sign within the clear-sight triangle, and within the 10-foot front yard setback (not permitted within the clear-sight triangle, and a minimum 10-foot front setback required), and one building sign 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 medical facilities, and commercial uses to the north across 86th Street, zoned HD-2; medical facilities to the east zoned HD-2 and HD-1, and medical facilities to the west, zoned HD-2.



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 two pole signs within the clear-sight triangle and within the 10-foot front yard setback, one freestanding sign within the clear-sight triangle, and within the 10-foot front yard setback, and one building sign facing an interior private street.

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 and cannot be within the clear sight triangle.

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

Existing Zoning	HD-1		
Existing Land Use	Hospital		
Comprehensive Plan	Regional Special Use		
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>	
	North:	HD-2	Medical Facilities and Commercial Uses
	South:	HD-1	Hospital
	East:	HD-2 / HD-1	Medical Facilities
	West:	HD-2	Medical Facilities
Thoroughfare Plan			
Katie Knox Drive	Private Street	N/A	
86 th Street	Primary Arterial Street	112-foot proposed right-of-way and 132-foot existing right-of-way.	
Harcourt Road	Primary Collector Street	80-foot proposed right-of-way and 70-foot existing right-of-way.	
Naab Road	Local Street	50-foot proposed right-of-way and 50-foot existing right-of-way.	

Context Area	Metro
Floodway / Floodway Fringe	No
Overlay	No
Wellfield Protection Area	No
Site Plan	November 12, 2024
Site Plan (Amended)	N/A
Elevations	November 12, 2024
Elevations (Amended)	N/A
Landscape Plan	N/A
Findings of Fact	November 12, 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)

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

2024-APP-009 / 2024-VAR-010; 1801, 1851, and 2001 West 86th Street, 8301, 8401, 8433, 8402, and 8501 Harcourt Road, 8220, 8240, 8260, 8326, 8330, 8333, 8414, 8424, and 8550 Naab Road (subject site), Hospital District One Approval and Hospital District Two Approval to provide for updated campus-wide wayfinding signage and Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for: a. Two, 20-foot-tall pole signs (pole signs not permitted), b. A total of 15 freestanding signs that encroach into the clear-sight triangles of the abutting streets and drives (not permitted), c. Five freestanding pylon signs within the required front setback (minimum 10-foot setback required), d. Four, 21-foot-tall freestanding pylons, with one pylon sign being 115 feet from a protected district (maximum height of 15 feet permitted and a minimum of 600 feet separation from a protected district required), e. One, 16-foot-tall freestanding pylon sign being 135 feet from a protected district (maximum height of 15 feet permitted and a minimum 600-foot separation from a protected district required), f. Two incidental signs being greater than 10 square feet in size (maximum 10 square feet permitted), g. One pylon sign being greater than 3% of the building elevation or architectural elevation to which the sign is oriented (maximum 3% of the building elevation or architectural elevation to which the sign is oriented permitted), h. Three pylon signs and one pole sign along one street frontage (maximum of two primary freestanding signs along one street frontage permitted), **approved and granted.**

2024-CAP-840 / 2024-CVR-840; 2001 West 86th Street (subject site), Hospital District One Approval to provide for wayfinding signage for the Women’s and Infants medical facility and 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), **approved.**

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 86th 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 86th Steet, Hospital District-Two Approval to provide for two wall sigs and a four by eight-foot ground sign, **approved**.

2016-APP-021; 1801 West 86ht 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**.

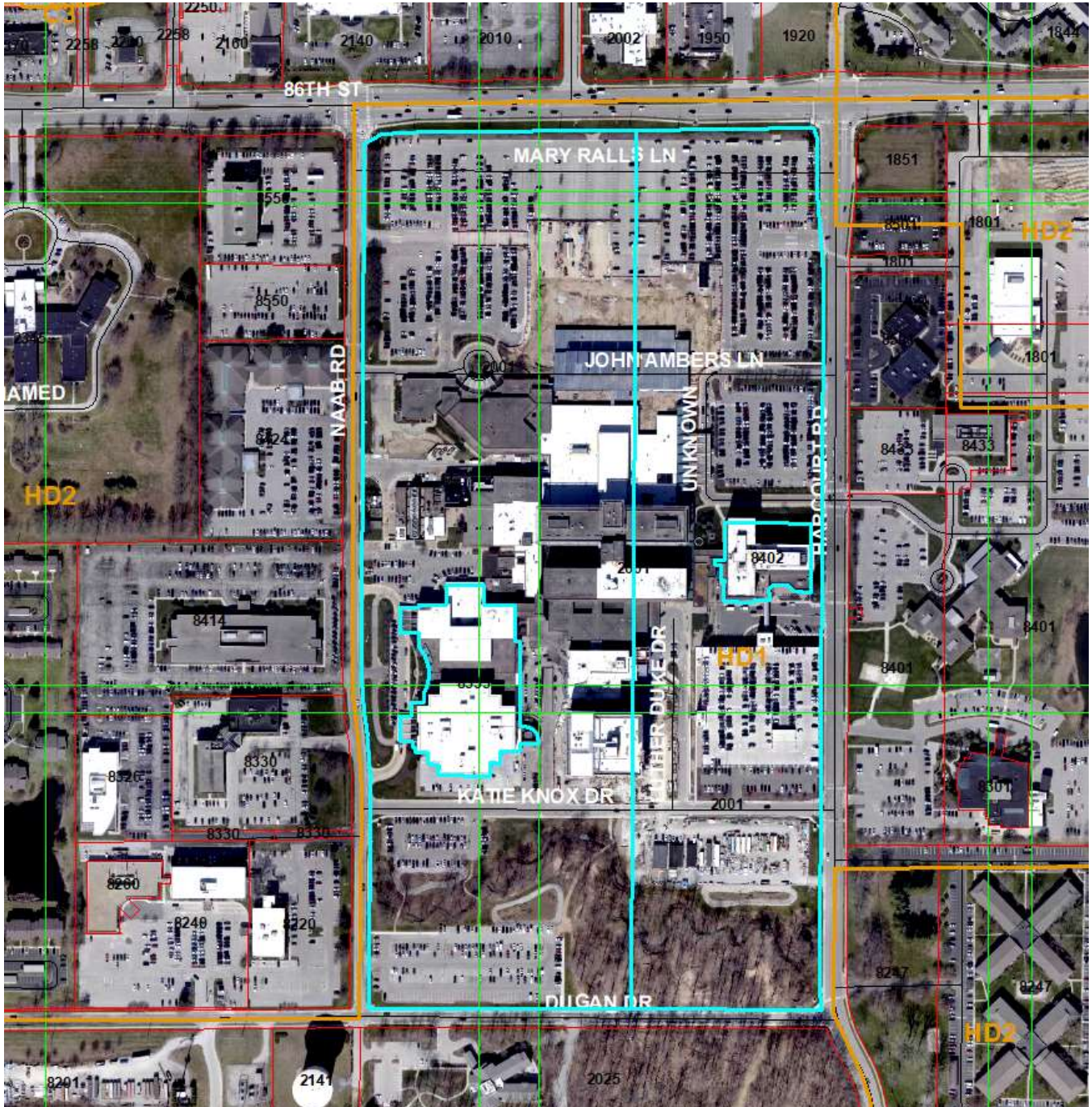
2007-APP-019; 8401 Harcourt Road, Hospital District One Approval to provide for a 2-story, 25,000-square foot building addition to and existing 49,640-square foot medical building, **approved**.

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





**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 new Brain and Spine facility and incorporates into the design plan essential for the navigation of the Ascension St. Vincent 86th 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 sign plan used across the campus that is both functional and aesthetically pleasing. The signage proposed improves traffic safety and navigation for drivers and pedestrians with clearly visible signage designed to guide. The proposed signage is in line with already permitted and installed signs 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, cyclists, and other travelers know where to navigate and park when visiting the Brain and Spine 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 Brain and Spine 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**

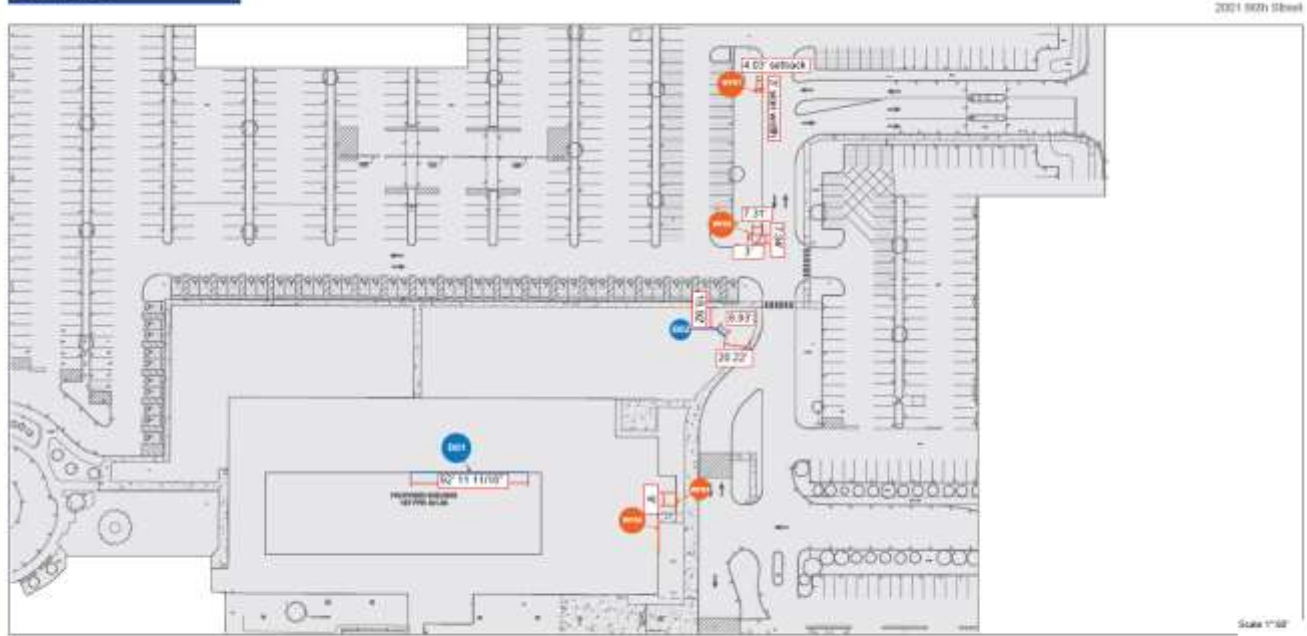
F. Allocates adequate sites for all uses proposed, - the design, character, grade, location, and orientation thereof to be appropriate for the uses proposed, logically related to existing and proposed topographical and other conditions, and consistent with the Comprehensive Plan, because:

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 Brain and Spine 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 Brain and Spine 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 designed to improve visibility so that as pedestrians are walking they can safely and efficiently get to their destinations.

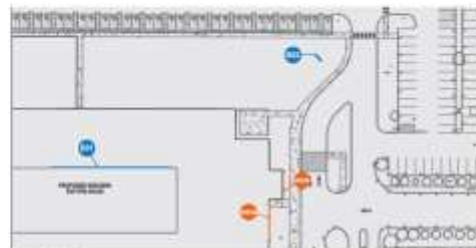
Site Plan



Existing



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



B01

2001 80th Street

Recommendation

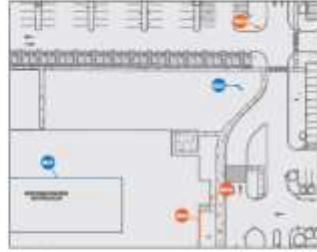
Action: Add New
Sign Type: Channel Letters
Sign Code: ASC-CL-ASY-W-64-CUSTOM
Quantity: 1
Attachment: Facades
Illumination: Internal
Approx. Size:
H: 2'-4" (H)
W: 82'-11" (11'0")
OAH: 11'-11" (H)
OAW: 82'-11" (11'0")
Comments:



Existing



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



Location:



Detail Side B:



Rendering:

B02

2001 16th Street

Recommendation

Action: Add New
Sign Type: Ground Emblem
Sign Code: ASC-GE-B-C
Quantity: 1
Attachment: Footing
Illumination: Flood
Approx. Size:
H: 6'-2"
W: 8'-11 1/2"
OAH: 5'-2"
OAW: 8'-11 1/2"
Comments: **Requires a variance due to setback requirements.**



Recommended Side A:



Recommended Side B:

Existing



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



Location:



Detail Side B:



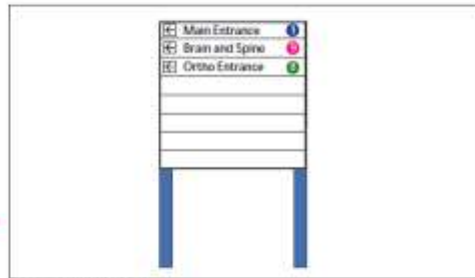
Rendering:

WF01

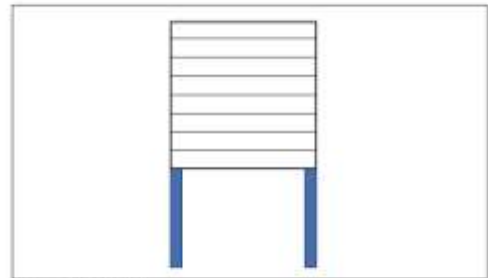
2001 16th Street

Recommendation

Action: Add New
Sign Type: Post and Panel
Sign Code: ASC-PP-S-SL
Quantity: 1
Attachment: Direct Base
Illumination: None
Approx. Size:
H: 3'-0"
W: 2'-0"
OAH: 0'-0"
OAW: 2'-0"
Comments: **Requires a variance as a post and panel sign and due to setbacks.**



Recommended Side A:

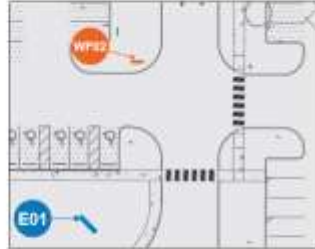


Recommended Side B:

Existing



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



Location:



Detail Side B:



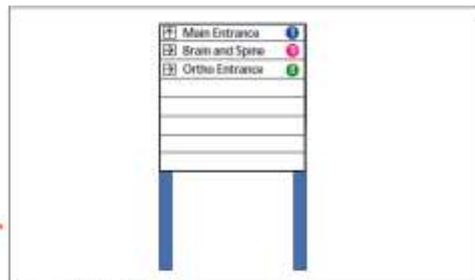
Rendering:

WF02

2001 16th Street

Recommendation

Action: Add new
 Sign Type: Post and Panel
 Sign Code: ASC-PP-SL
 Quantity: 1
 Attachment: Direct Mount
 Illumination: None
 Approx. Size:
 H: 2'0"
 W: 3'0"
 OAH: 3'0"
 OAW: 3'0"
 Comments: Requires a variance as a post and panel sign and due to setbacks.



Recommended Side A:

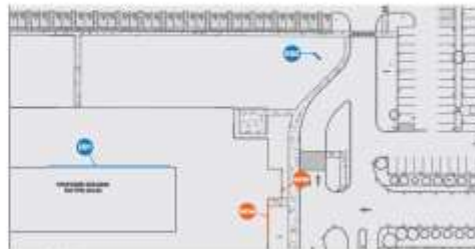


Recommended Side B:

Existing



Sign Type: XXXX
 Sign Code: XXXXXX
 Location: XXXXX
 Bar Code: XXXX
 Illumination: XXXXX
 Dimensions:
 OAH: XX'XX"
 OAW: XX'XX"
 HDG: XX'XX"
 Comments: XXXXXXXXXXXX



Detail Side A:



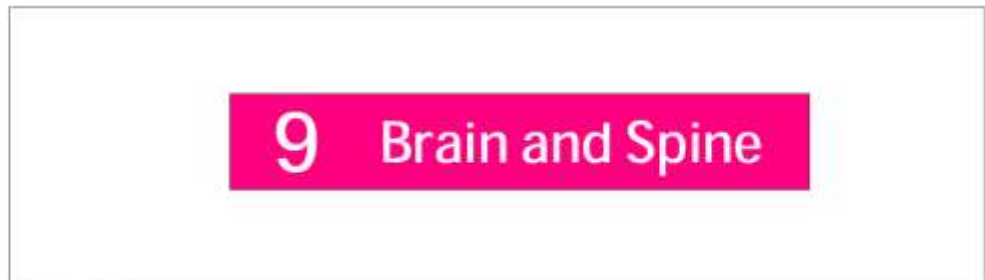
Rendering:

WF03

2001 16th Street

Recommendation

Action: Add new
 Sign Type: Wayfinding
 Sign Code: ASG-BB-CUBT
 Quantity: 1
 Attachment: Postmount
 Illumination: none
 Approx. Size:
 H: 2'0"
 W: 9'0"
 OAH:
 OAW:
 Comments: Requires a variance as sign faces are across road

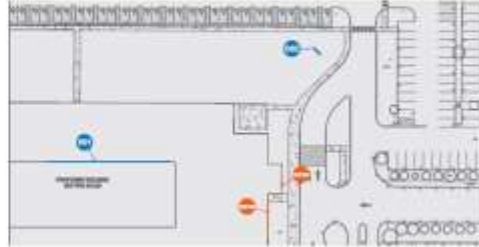


Recommended Side A:

Existing



Sign Type:
 Sign Code:
 Location:
 Bar Code:
 Illumination:
 Dimensions:
 D&H:
 G&W:
 HOG:
 Comments:



Detail Side A:



Rendering:

WF04

2021 80th Street

Recommendation

Action: Add New
 Sign Type: Channel Letters
 Sign Code: ASC-CL-FM-24-DUST-XX
 Quantity: 1
 Attachment: XX
 Illumination: XXXX
 Approx. Size:
 H: 30'-00"
 W: 30'-00"
 D&H: 30'-00"
 G&W: 30'-00"
 Comments: **Shimmer at this time**



Recommended Side A:



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



Photo of the wall sign locations along the eastern building façade.



Photo of the proposed location of one pole sign looking east.



Photo of the proposed location of one pole sign looking east.



Location of the proposed freestanding sign looking south.