



PLAN COMMISSION STAFF REPORT

ITEM NO: 3 **APPLICATION NO.** 0058-2018

MEETING DATE: May 21, 2018

SUBJECT: Amendment to an adopted "Program of Signs"

PETITIONER(S): Ivy Tech Community College and the Excel Learning Center

SUMMARY: Sign amendment specific to the Excel Learning Center for the adopted "Program of Signs"

LOCATION: 300 N. 17th Street

WAIVERS REQUESTED: NA

RECOMMENDATION: Approval

PREPARED BY: Joyceann Yelton, Development Services Manager
jyelton@noblesville.in.us
317-776-6325

Planning Terms

Program of Signs shall adhere to the following requirements:

- Not located in an "Area of Special Control"
- Contain visual representation
- Contain text including height, lettering, color, area, etc.

Benefits include:

- *Architectural consistency throughout the area*
- *Owners knowing what is expected of them regarding signage as all signage will be of the same materials, color, etc.*

Signable Area - An area which is free of architectural details on the facade of a building or part of a building in which an activity is located.

Program of Signs

1. One or more adjacent activities not located in an "Area of Special Control" may submit a Program of Signs to the Plan Commission. The Program of Signs shall contain a visual representation of the lettering, illumination, color, area, height, placement, and location of the signs proposed for display. The items of information displayed on the signs proposed by an activity in the Program of Signs shall not exceed the items of information allowance.
2. The Plan Commission may approve a Program of Signs if the signs visually represented in the Program are consistent with the purposes of this Ordinance, are appropriate to the function and architectural character of the building(s) in which the activity is located, and are compatible with the existing adjacent activities.
3. An activity whose Program of Signs has been approved by the Plan Commission may display only those signs that comply with the approved program.

Ground - A freestanding sign supported primarily by an internal structural framework or integrated into landscaping or other solid structure features.

Procedure

The application was filed April 2018 for a public hearing at the May 21, 2018 Plan Commission meeting. Prior to the public hearing before the Plan Commission, a published legal notice was advertised in the newspapers, and public hearing notices were sent to the surrounding property owners by Certificate of Mailing. The application was properly advertised in both newspapers and the notice to the surrounding property owners was completed. The Plan

Commission conducts the public hearing and either adopts, adopts as modified, or denies the request. This application is not forwarded onto another governing body.

Correspondence

None

Summary

This property is located north of State Road No. 32 (Conner Street), partially north of Wayne Street and south of Harrison Street. It is a part of the overall campus for the Ivy Tech Community College. *(Exhibit 1 – Aerial Photograph)* Other entities occupy space within this building. The original “Program of Signs” was adopted in 2014 and this will be the third amendment to the original adoption.

The property is currently zoned R1/GUO a government use overlay classification. Surrounding land uses include residential to the north and west, south and east being institutional uses and farther south is residential.

The Excel Learning Center is requesting a ground sign to be located at their entrance into their portion of the building. It is to help with wayfinding. *(Exhibit 2 – Location of sign)* The sign is approximately 2.25 feet by 6 feet to be located on the south side of the former school building and adjacent to the parking lot. Their entrance is located on the south side of the building towards the eastern portion of said building. The placement of this ground sign is internal to the overall site. Colors are justified based on the adopted Program of Signs. *(Exhibit 3 – Sign Elevation/Rendering)*

Based on the adopted “Program of Signs” for this development, it mostly regulates wall signage with the only ground sign being the one located at 17th Street and Conner Street. Based on the Unified Development Ordinance, only one ground sign would be permitted for this development and its maximum square footage would be a maximum of 45-SF. Staff believes this request is more about wayfinding as opposed to just wanting additional signage.

History

- Original Adopted Program of Signs 2014
- 1st Amendment 2015 – sign pillars, additional wall signs for tenants, and the ground sign at 17th & Conner Streets
- 2nd Amendment 2015 – Amendments for the Park Department Signs

Staff has received zero inquiries regarding this proposal; at the time of writing.

Item	Description	Analysis
Surrounding Land Uses	North – Residential South – Boys & Girls Club East - Noblesville School property West – Residential	The surrounding land uses are compatible with each other.
Comprehensive Master Plan and Future Land Use	Institutional	This classification includes schools, religious facilities, government, hospitals, cemeteries, utilities, and other quasi-public facilities and are located near residential areas or urban centers and serve the local population.
Traffic Circulations and Thoroughfare Plan	NA	
Environmental and Utility Considerations	NA	NA
TAC Comments	NA	NA

Attachments

- Exhibit 1 Aerial Photograph
- Exhibit 2 Sign Location Map
- Exhibit 3 Sign Elevation/Rendering

Recommendation

Staff supports the proposed amendment to allow for the additional ground sign as it would be internal to the site and it is a matter of wayfinding.

Motions

1. Motion to adopt the amendment for a ground sign for the Excel Learning Center as a part of the "Program of Signs" as per Application No. 0058-2018.

2. Motion to deny the requested amendment to the "Program of Signs" as per Application No. 0058-2018. **(LIST REASONS)**

3. Motion to continue Application No. 0058-2018 until (date) meeting.
 Next Meeting Dates: July 16, 2018
 August 20, 2018
 September 17, 2018