

## STAFF REPORT

### Department of Metropolitan Development Division of Planning Current Planning Section

**Case Number:** 2023-MOD-006  
**Address:** 5943 Lafayette Road (*Approximate Address*)  
**Location:** Pike Township, Council District #8  
**Zoning:** D-P  
**Petitioner:** Eagle Creek Community Church, by Kylie Holley  
**Request:** Modification of Development Statement and Commitments related to 90-Z-58 and 93-SE2-8 to provide for a sign program for the existing religious use which would allow signs per the SU-1 zoning classification.

### RECOMMENDATIONS

Staff **recommends approval** of the request. subject to the site plan and sign elevations, both filed November 3, 2022.

### SUMMARY OF ISSUES

The following issues were considered in formulating the recommendation:

#### **LAND USE ISSUES**

- ◇ This 4.85-acre site, zoned D-P, is developed with religious uses. It is surrounded by single-family dwellings to the north and east, zoned D-P; religious uses to the south, across Petersburg Parkway, zoned D-P; and undeveloped land to the west, across Lafayette Road, zoned D-A.
- ◇ Petitions 90-Z-58 / 90-DP-2 rezoned a larger site (this site included) to the D-P classification to provide for multi-family development. Petition 93-SE2-8 allowed for construction of a church on this site.
- ◇ No building, structure, premises or part thereof shall be constructed, erected, converted, enlarged, extended, reconstructed or relocated except in conformity with these regulations and for uses permitted by this article and until the proposed Site and Development Plan and landscape plan have been filed with and approved on behalf of the Commission by the Administrator or approved by the Commission, as hereinafter provided.

(Continued)

## **STAFF REPORT 2023-MOD-006 (Continued)**

### **MODIFICATION**

- ◇ This request would modify the Development Statement and Commitments related to 90-Z-58 and 93-SE2-8 to provide for a sign program, specifically a monument sign at the northeast corner of the intersection of Lafayette Road and Petersburg Parkway.
- ◇ The purpose of the Planned Unit Development District (D-P) includes promoting flexibility and incentives for residential, non-residential and mixed-use development including the creation of a planning document governing the development standards
- ◇ The Comprehensive Plan recommends Suburban Neighborhood typology. “The Suburban Neighborhood typology is predominantly made up of single-family housing but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural Corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development. Streets should be well connected, and amenities should be treated as landmarks that enhance navigability of the development. This typology generally has a residential density of 1 to 5 dwelling units per acre, but a higher density is recommended if the development is within a quarter mile of a frequent transit line, greenway, or park.”

### **Planning Analysis**

- ◇ As proposed the request would provide for a five-foot tall by 10-foot-wide monument sign for religious uses.
- ◇ The Sign Regulations include the following provisions related to signage in D-P districts:
  - Planned Unit Development District (D-P) submissions shall include a sign program, identifying permitted signs and development standards, or a reference to the Section of the Sign Ordinance that should be applied for compliance of any proposed signage.
  - All development shall be in conformity with the approved detailed planned unit development and any material deviations from the approved detailed planned unit development shall be subject to appropriate enforcement action.
- ◇ Staff supports this request because religious uses are generally compatible with residential neighborhood if they are designed and developed properly to address issues such as parking, hours of operation, outdoor activities, signs, setbacks, and landscaping.
- ◇ Because of the historical religious use of the site, presumably there has been minimal impact on the adjacent residential uses. Furthermore, the proposed monument sign complies with the permitted signs in the SU-1 district where religious are permitted.
- ◇ For these reasons staff supports this request for a monument sign and believes the sign is not obtrusive or impactful on surrounding land uses and would provide appropriate identification of the church.

(Continued)

**STAFF REPORT 2023-MOD-006 (Continued)**

- ◇ Staff would note that what appears to be the right-of-way line on the site plan, file-dated November 3, 2022, does not agree with the right-of-way line on the City’s GIS mapping application. Consequently, location of the sign would need to be verified in the field and comply with the required 10-foot setback from the right-of-way. Otherwise, a variance from the Sign Regulations would need to be filed and granted if that provision cannot be met.
- ◇ Staff would also note that illuminated signs are not permitted within 50 feet of a protected district. It appears that requirement has been met but due to site plan discrepancies that should also be confirmed.

**GENERAL INFORMATION**

**EXISTING ZONING AND LAND USE**

D-P	Religious uses
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**SURROUNDING ZONING AND LAND USE**

North -	D-P	Single-family dwellings
South -	D-P	Religious uses
East -	D-P	Single-family dwellings
West -	D-A	Undeveloped land

COMPREHENSIVE LAND USE PLAN	The Comprehensive Land Use Plan for Indianapolis and Marion County (2018) recommends suburban neighborhood typology.
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THOROUGHFARE PLAN	<p>This portion of Lafayette Road is designated in the Marion County Thoroughfare Plan as a primary arterial with an existing 126-foot right-of-way and a proposed 102-foot right-of-way.</p> <p>This portion of Petersburg Parkway is designated in the Marion County Thoroughfare Plan as a local street with an existing 50-foot right-of-way and a proposed 50-foot right-of-way.</p>
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CONTEXT AREA	This site is located within the metro context area.
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OVERLAY	This site is not located within an overlay.
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SITE PLAN	November 3, 2022
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SIGN ELEVATIONS	November 3, 2022
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(Continued)

**STAFF REPORT 2023-MOD-006 (Continued)**

**ZONING HISTORY**

**93-SE2-8; 5943 Lafayette Road (subject site)**, requested a special exception of the Dwelling Districts Zoning Ordinance to permit the construction of a church, **granted**.

**92-SE2-10; 5935 Lafayette Road (south of site)**, requested a special exception of the Dwelling Districts Zoning Ordinance to permit the construction of a church, **granted**.

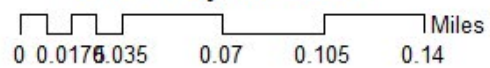
**91-Z-58 / 90-DP-2; 5901 Lafayette Road (subject site)**, requested rezoning of 47 acres, being in the D-A District, to the D-P classification to provide for multi-family development, **approved**.

kb

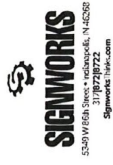
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5943 Lafayette Road







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Permitting Site Plan

Sales Manager: Steve Marsh  
Designer: NH

Date: 08.02.2021

PROJECT PHASE:

DEVELOPMENT

APPROVED

COLOR SWATCHES:

Standard Black  
Standard White

FILE LOCATION:

Client Folder:  
Center Grove School Corp.

Project Folder: PROOFS

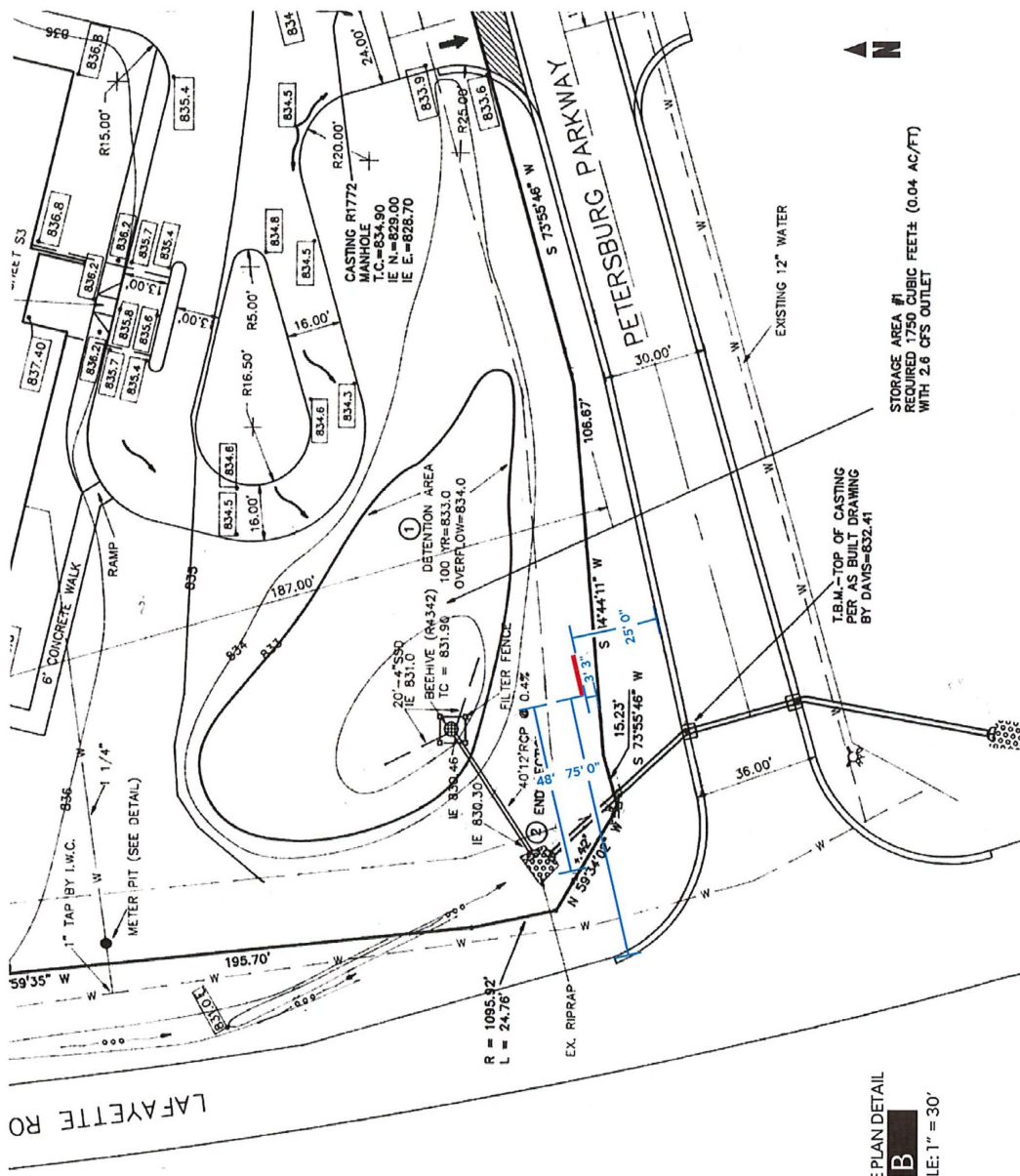
File Name:

Commons Window Light Box.ai

Customer Approval Signature

Date:

SHEET 02



1 SITE PLAN DETAIL

01B

SCALE: 1" = 30'



Signworks is a professional sign and graphic design company. We specialize in creating custom signs for businesses, organizations, and individuals. Our services include design, fabrication, and installation of a wide variety of signs, including outdoor signs, indoor signs, and vehicle graphics. We are committed to providing high-quality work and excellent customer service.



Entrance Monument

Sales Manager: Steve Marsh  
Designer: NH

Date: 09.21.2022

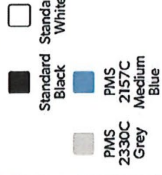
PROJECT PHASE:

DEVELOPMENT



APPROVED

COLOR SWATCHES:



FILE LOCATION:

Client Folder:

Eagle Creek Community Church

Project Folder: PROOFS

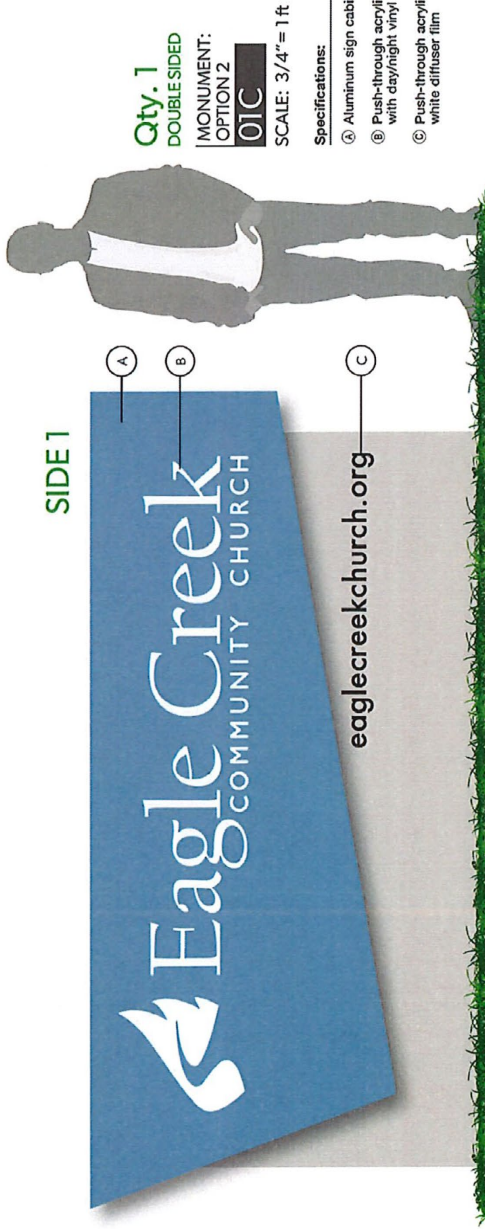
File Name:

Monument\_4.ai

Customer Approval Signature

Date:

SHEET 03



SIDE 1

Qty. 1

DOUBLE SIDED

MONUMENT:

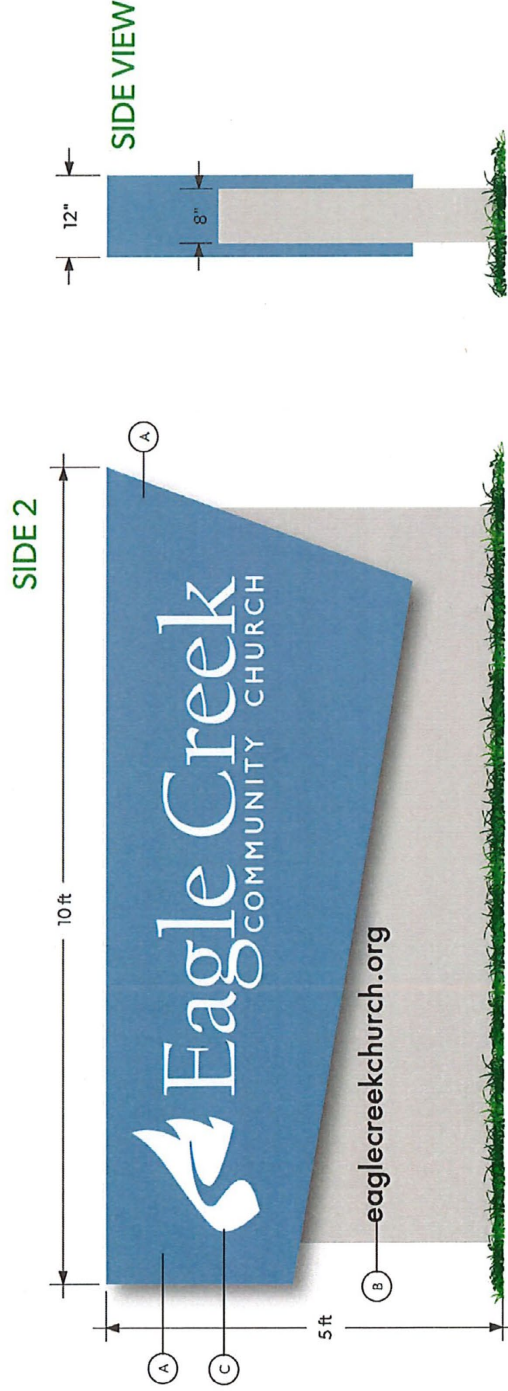
OPTION 2

OIC

SCALE: 3/4" = 1 ft

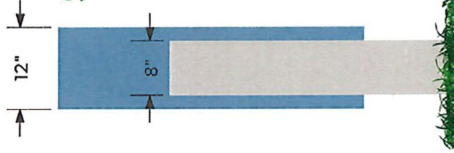
Specifications:

- A Aluminum sign cabinet
- B Push-through acrylic, back lit letters, with daylight vinyl
- C Push-through acrylic, back lit letters, white diffuser film



SIDE 2

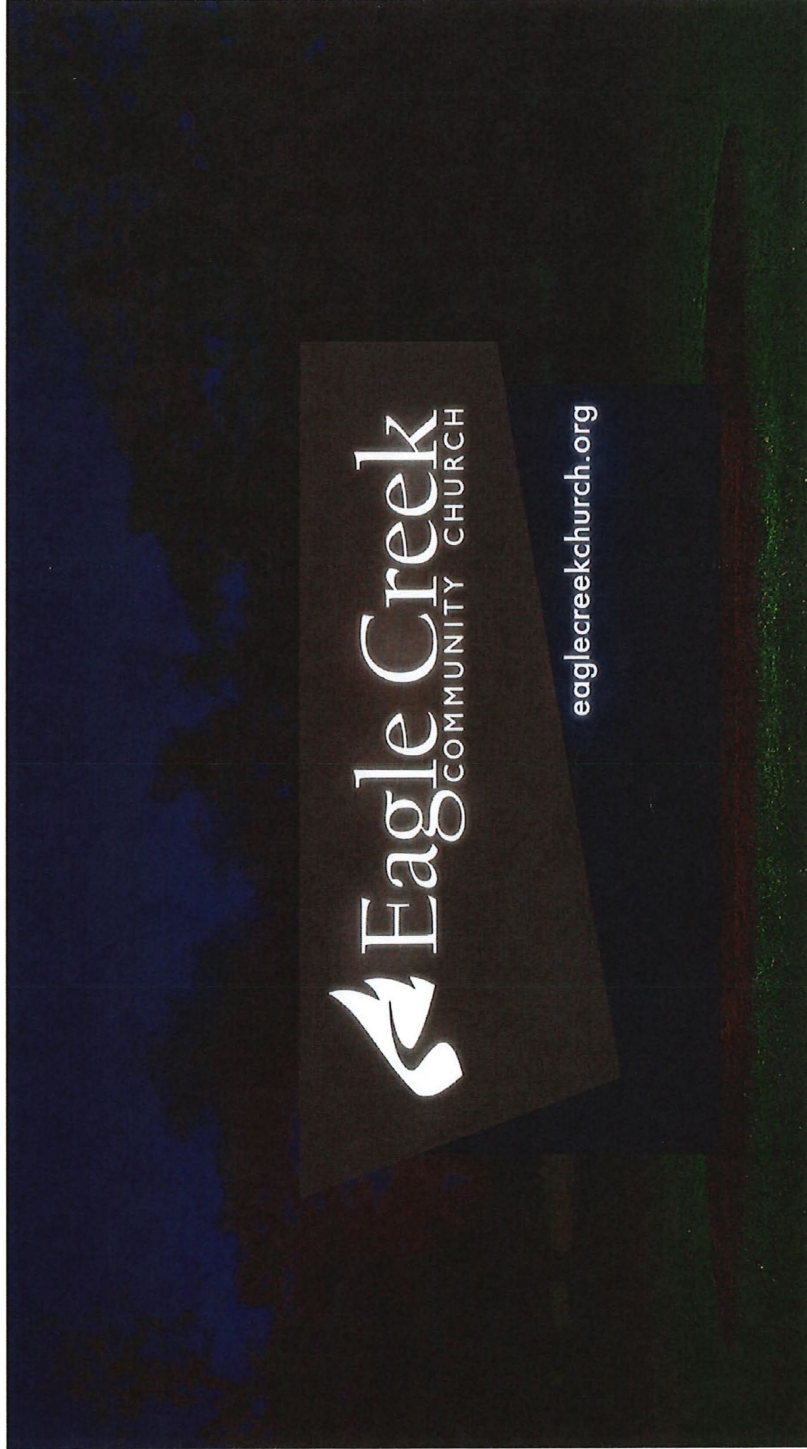
SIDE VIEW



NIGHTTIME RENDERING

01B

SCALE: NTS



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SIGNAGE & GRAPHICS  
3178228272  
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Entrance Monument

Sales Manager: Steve Marsh  
Designer: NH

Date: 09.21.2022

PROJECT PHASE:

DEVELOPMENT

APPROVED

COLOR SWATCHES:

Standard Black  
Standard White  
PMS 2330C Grey  
PMS 2157C Medium Blue

FILE LOCATION:

Client Folder:  
Eagle Creek Community Church

Project Folder: PROOFS

File Name:  
Monument\_4.ai

Customer Approval Signature

Date:

SHEET 02





View looking north along Lafayette Road



View looking east along Petersburg Parkway





View of site looking north across Petersburg Parkway



View of site looking north across Petersburg Parkway





View of site looking north across Petersburg Parkway



View of site looking west



View from site looking south across Petersburg Parkway