

## STAFF REPORT

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

**Case Number:** 2023-DV1-005  
**Address:** 3100 North Meridian Street (approximate address)  
**Location:** Center Township, Council District #9  
**Zoning:** SU-2 (TOD)  
**Petitioner:** Herron Preparatory Academy Real Estate, LLC, by David Kingen & Emily Duncan  
**Request:** Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a decorative six-foot tall fence within the front yard of Meridian Street (maximum 42-inch-foot tall fence permitted) and a freestanding monument sign within 85 feet of another freestanding sign (300-foot separation required).

### **RECOMMENDATIONS**

Staff **recommends approval** of this request.

### **SUMMARY OF ISSUES**

The following issues were considered in formulating the recommendation:

#### **LAND USE**

##### **EXISTING ZONING AND LAND USE**

SU-2	Compact	School
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##### **SURROUNDING ZONING AND LAND USE**

North	C-S	Museum
South	C-S	Multi-family Residential
East	D-9	Multi-family Residential
West	C-S	Museum

##### **COMPREHENSIVE PLAN**

The Comprehensive Plan recommends Regional Special Use development.

- ◇ The subject site is approximately 1.36 acre and developed with a three-story masonry building. This property is east of the Children's Museum and located along the IndyGo Red Line and proposed Purple Line on Meridian Street.

### **VARIANCE OF DEVELOPMENT STANDARDS**

- ◇ This request would provide for a variance of development standards to provide for decorative six-foot tall fence within the front yard of Meridian Street (maximum 42-inch-foot tall fence permitted) and a freestanding monument sign within 85 feet of another freestanding sign (300-foot separation required).

(Continued)

## **STAFF REPORT 2023-DV1-005 (Continued)**

- ◇ This request would provide for a freestanding monument sign within 85 feet of another freestanding sign. This site is integrated with several properties on this block of Meridian Street. The ordinance specifies that integrated properties are to be considered a single site when applying sign frontage standards; however, staff believes that allowing the school to have a separate sign would not negatively impact the site.
- ◇ The subject site has approximately 213 feet of frontage. The existing sign for the Children's Museum Sports Legends Experience is located on the south side of the access drive adjacent to this site. The proposed school does not have enough frontage to provide for a freestanding sign on this lot that would meet the separation requirement from the existing sign. Therefore, staff is not opposed to the reduced separation between signs.
- ◇ This request would provide for a decorative six-foot tall fence within the front yard of Meridian Street where a maximum height of 42 inches is permitted. The proposed fence would provide a barrier between the school's playground and the street. Staff would note that the front yard of this site has a sloping elevation as shown in the cross section below.
- ◇ The ordinance limits the height of fences in the front yard to promote a comfortable pedestrian environment and consistent aesthetic standards. Taller fences are typically limited to rear yards or industrial uses. However, the fence proposed in the front yard is set back 9.5 feet from the existing sidewalk, and the fence opacity is 25.9 percent. Staff would not be opposed to a taller fence where it is set back from the street and allows for visibility into the front yard (less than 30 percent opaque).

## **GENERAL INFORMATION**

THOROUGHFARE PLAN	Meridian Street is classified in the Official Thoroughfare Plan for Marion County, Indiana as a primary arterial street, with a 70-foot existing right-of-way and a 78-foot proposed right-of-way.
SITE PLAN	File-dated January 27, 2023.
PLAYGROUND LANDSCAPE PLAN	File-dated January 27, 2023.
PLAYGROUND SECTION	File-dated February 23, 2023.
SIGN ELEVATION	File-dated February 23, 2023.
FENCE DETAIL	File-dated January 27, 2023.
FINDINGS OF FACT	File-dated January 27, 2023.

## **ZONING HISTORY – SITE**

**2022-ZON-067, 3100 North Meridian Street**, rezoning of 1.36 acre from the SU-7 district to the SU-2 district, **approved**.

(Continued)

## **STAFF REPORT 2023-DV1-005 (Continued)**

**2011-HOV-023; 3100 North Meridian Street**, requested a variance of development standards of the sign Regulations to provide for a 5.875-foot tall freestanding pylon sign within 50 feet of a D-9 zoned protected district to the east, **granted**.

**83-Z-60 3120 North Meridian Street**, requested rezoning of 1.40 acres from the D-9 District to the SU-7 classification to provide for office uses, **approved**.

**64-V-54; 3106 North Meridian Street**, requested a variance of use and front building line requirements to permit erection and operation of a three-story office building with off-street parking and loading spaces, **approved**.

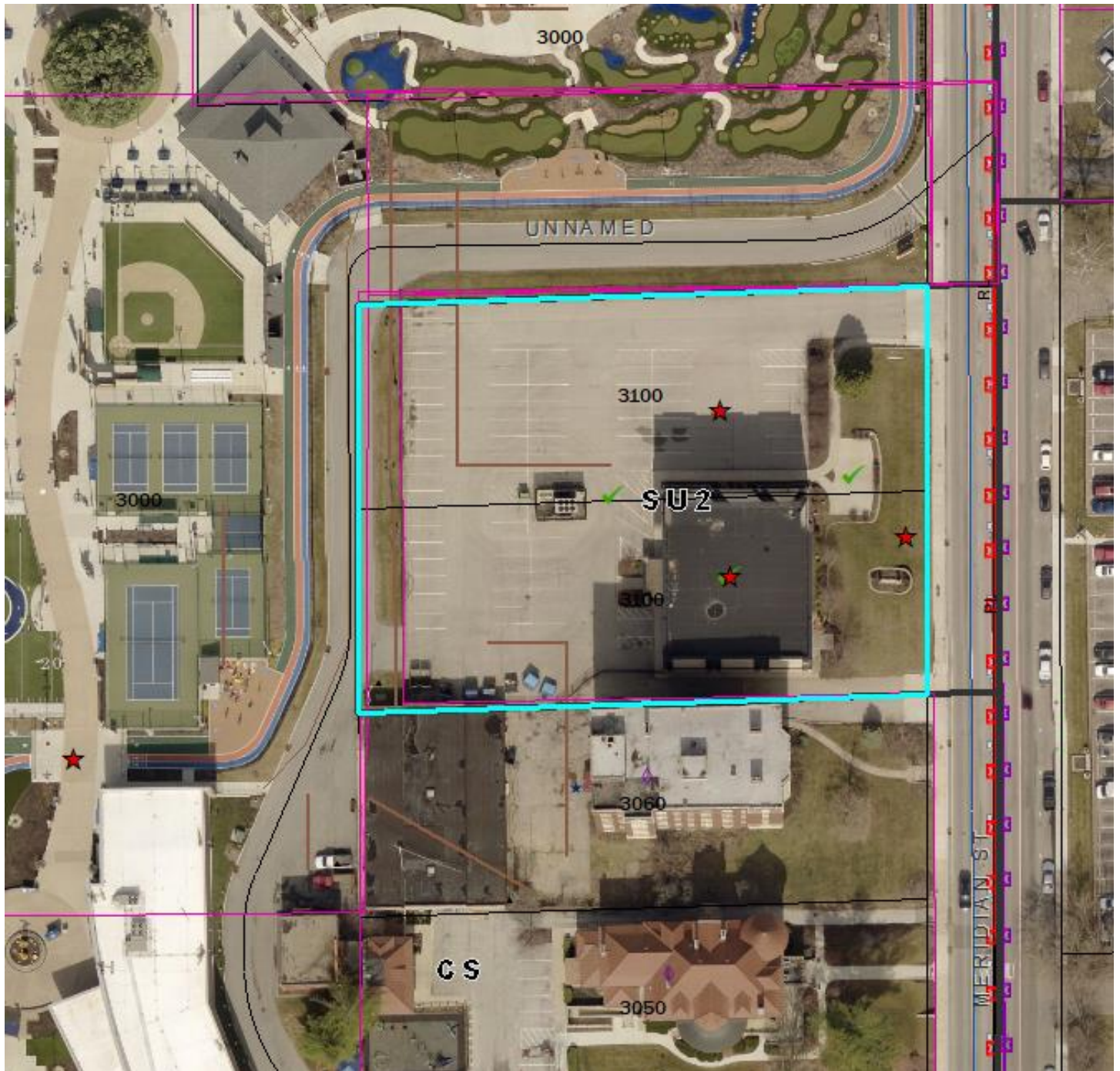
## **ZONING HISTORY – VICINITY**

**93-Z-61; 3051-3131 North Meridian Street, 3130 North Meridian Street, 120 West 30th Street, 3009-3043 North Kenwood Street (north and west of site)**, requested rezoning of 5.0 acres, being in the C-4, D-9 and D-8 District to the C-S classification to conform with the development scheme of museum property for parking, **approved**.

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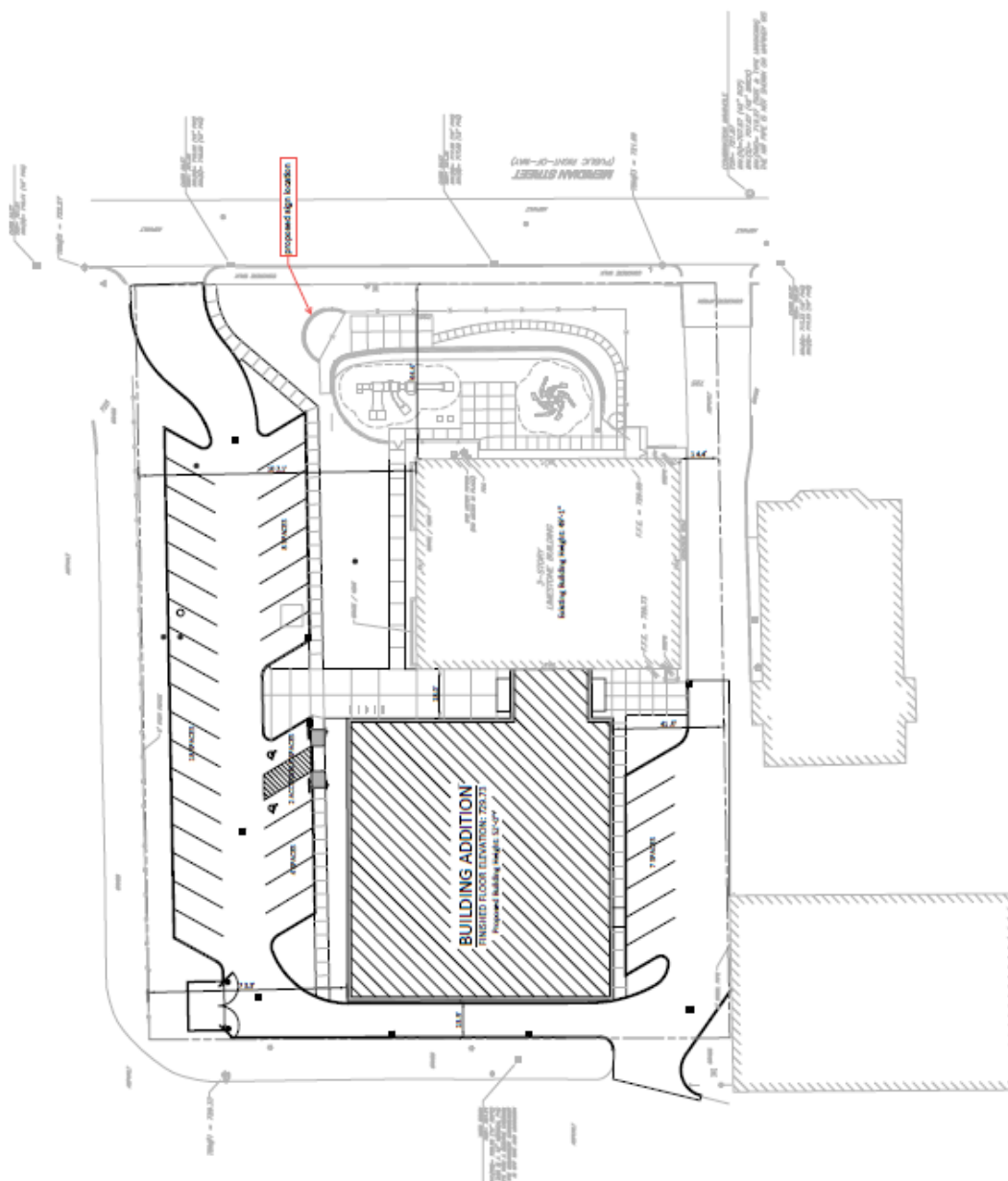
**2023-DV1-005; Aerial Map**



## **2023-DV1-005; Site Plan**

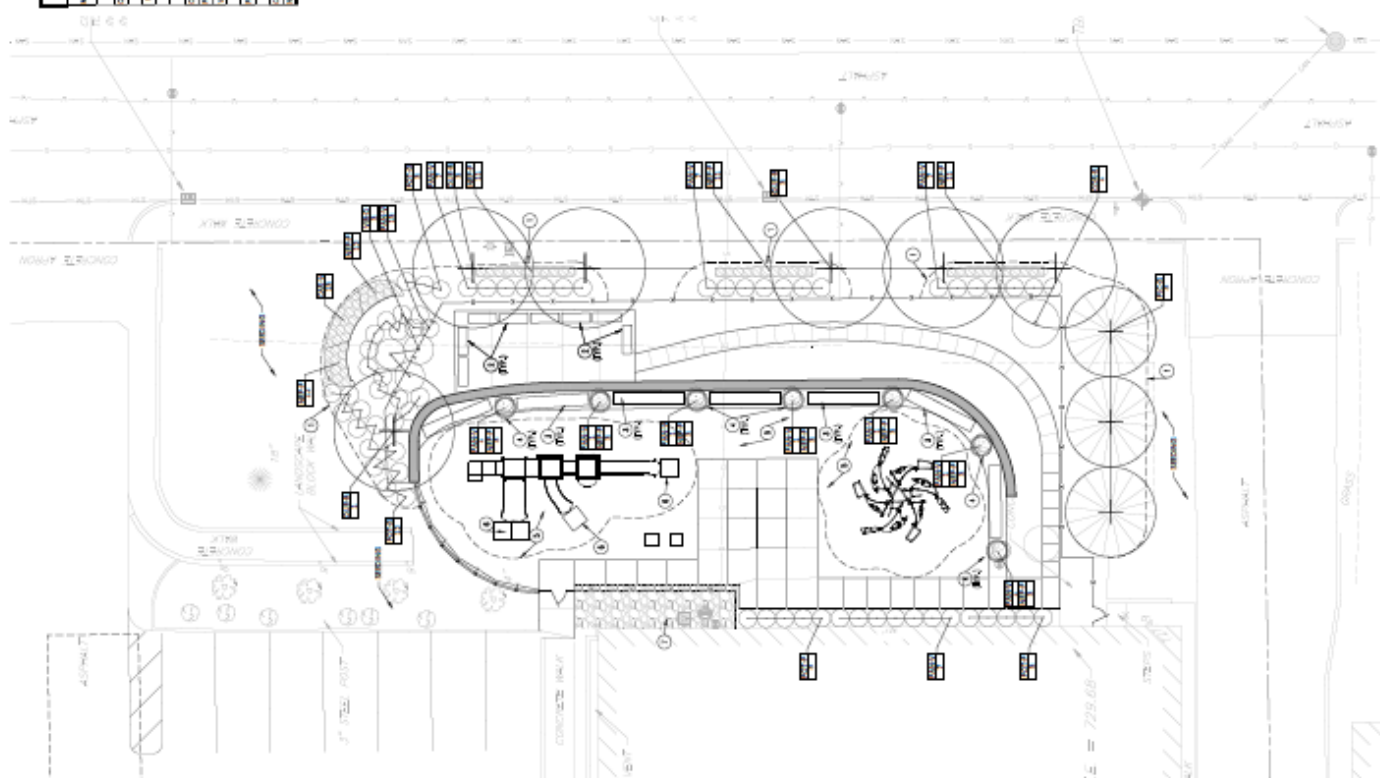
<b>HERRON PREPARATORY ACADEMY Phase 2</b>	
<b>PROJECT ADDRESS:</b> 2100 South Highway 100 Indianapolis, IN 46209	
<b>CLIENT:</b> Herron Preparatory Academy 100 South Highway 100 Indianapolis, IN 46209	
<b>ARCHITECT:</b> ARCHITECTURE FOR THE 2000 South Highway 100 Indianapolis, IN 46209	
<b>P.O. BOX 26</b> 2000 South Highway 100 Indianapolis, IN 46209 Telephone: 317.617.0200	
<b>MEP ENGINEERS:</b> The Engineering Collaborative 2410 South Highway 100 Indianapolis, IN 46209 Telephone: 317.617.0200	
<b>CIVIL ENGINEERS:</b> ERM Engineers 2000 South Highway 100 Indianapolis, IN 46209 Telephone: 317.617.0200	
<b>PHASE 2</b>	
<b>PROFESSIONAL SEAL:</b> 	
<b>ARCHITECTURE TRIO</b>	
<b>DESIGNED BY:</b> ARCHITECTURE TRIO	<b>DRAWN BY:</b> DATE: 08/07/2008
<b>SITE PLAN</b>	
<b>PROJECT NO:</b> 200801	<b>SHEET NO.</b> C240

<b>PARKING SUMMARY</b>
888 TOTAL PARKING SPACES
2 ACCESSIBLE SPACES
CONFORMANCE REQUIRED: MINIMUM 1 SPACE PER 100 STUDENTS AT DESIGN CAPACITY
100 spaces @ 200 = 20,000 TOTAL STUDENTS



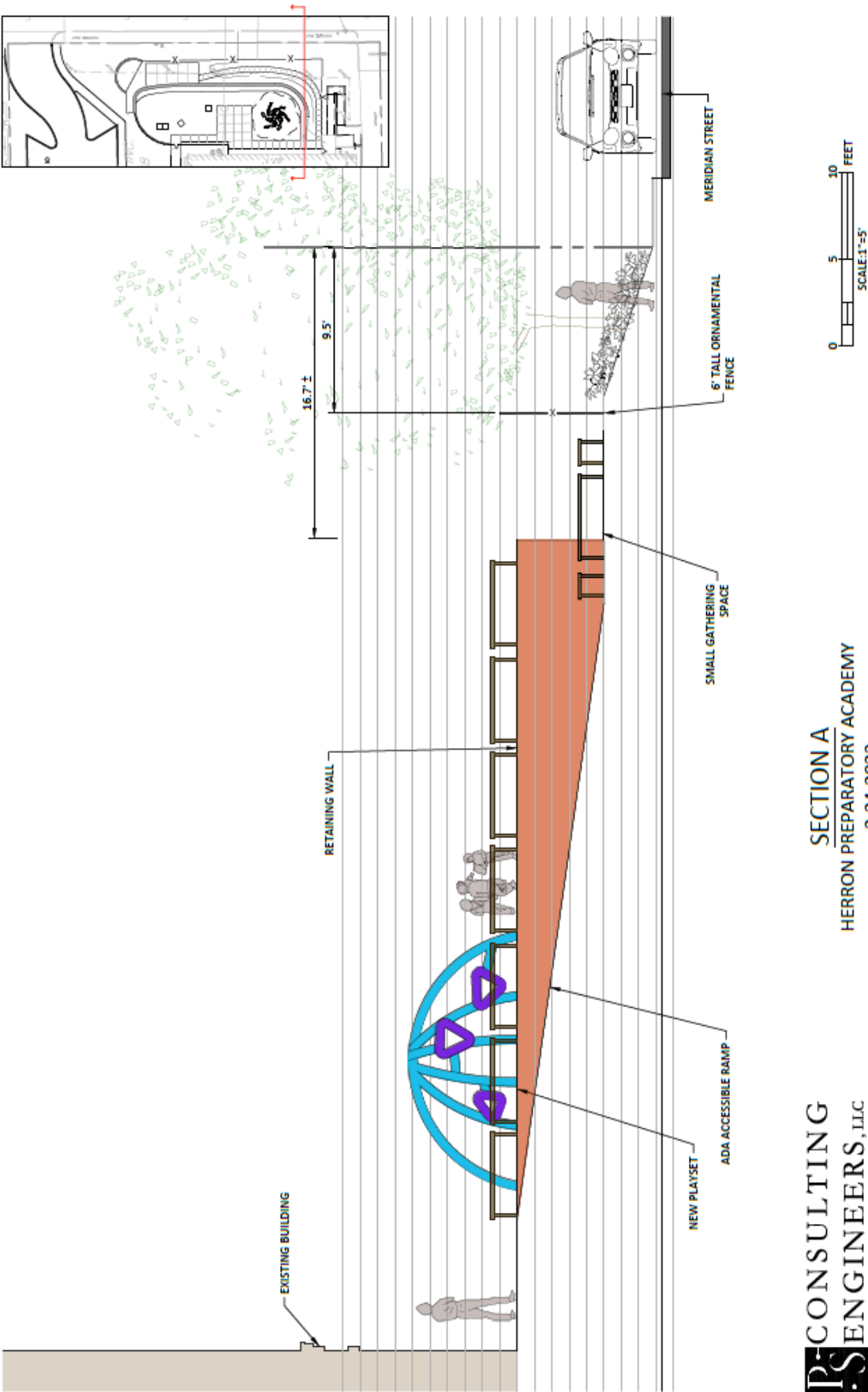
## **2023-DV1-005; Playground Site Plan & Landscape Plan**

<b>HERRON PREPARATORY ACADEMY</b>  <b>PROJECT ADDRESS</b> 23000 Highway 100 West New York, NY 10258  <b>CLIENT</b> Herron Preparatory Academy 110 East 46th Street New York, NY 10017  <b>ARCHITECT</b> ARCHITECTURE 910 INC. 300 West 40th Street, Suite 210 New York, NY 10018 P.O. Box 26 Virginia City, MT 59702 Telephone: 317.671.842  <b>STRUCTURAL ENGINEER</b> JPS Consulting Engineers, LLC 2400 Broadway Drive New York, NY 10024 Telephone: 317.671.4202  <b>M/E/P ENGINEER</b> JPS Consulting Engineers, LLC 2400 Broadway Drive New York, NY 10024 Telephone: 317.671.4202  <b>PROFESSIONAL SEAL</b>	<b>ADMINISTRATIVE APPROVAL REVIEW</b>  I, <b>CONSTANCE M. KATZ</b> , THE PROFESSIONAL AND REGISTERED ENGINEER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS DOCUMENT IS ACCURATE AND I AM A duly LICENSED PROFESSIONAL ENGINEER IN THE STATE OF NEW YORK.	<b>PROFESSIONAL SEAL</b>	<b>SEAL</b> CONSTANCE M. KATZ E.I.T. No. 11000	<b>DATE</b> 08/11/2022
	<b>DATE</b> 08/11/2022	<b>PROJECT NUMBER</b> LS01	<b>DATE</b> 08/11/2022	<b>DATE</b> 08/11/2022

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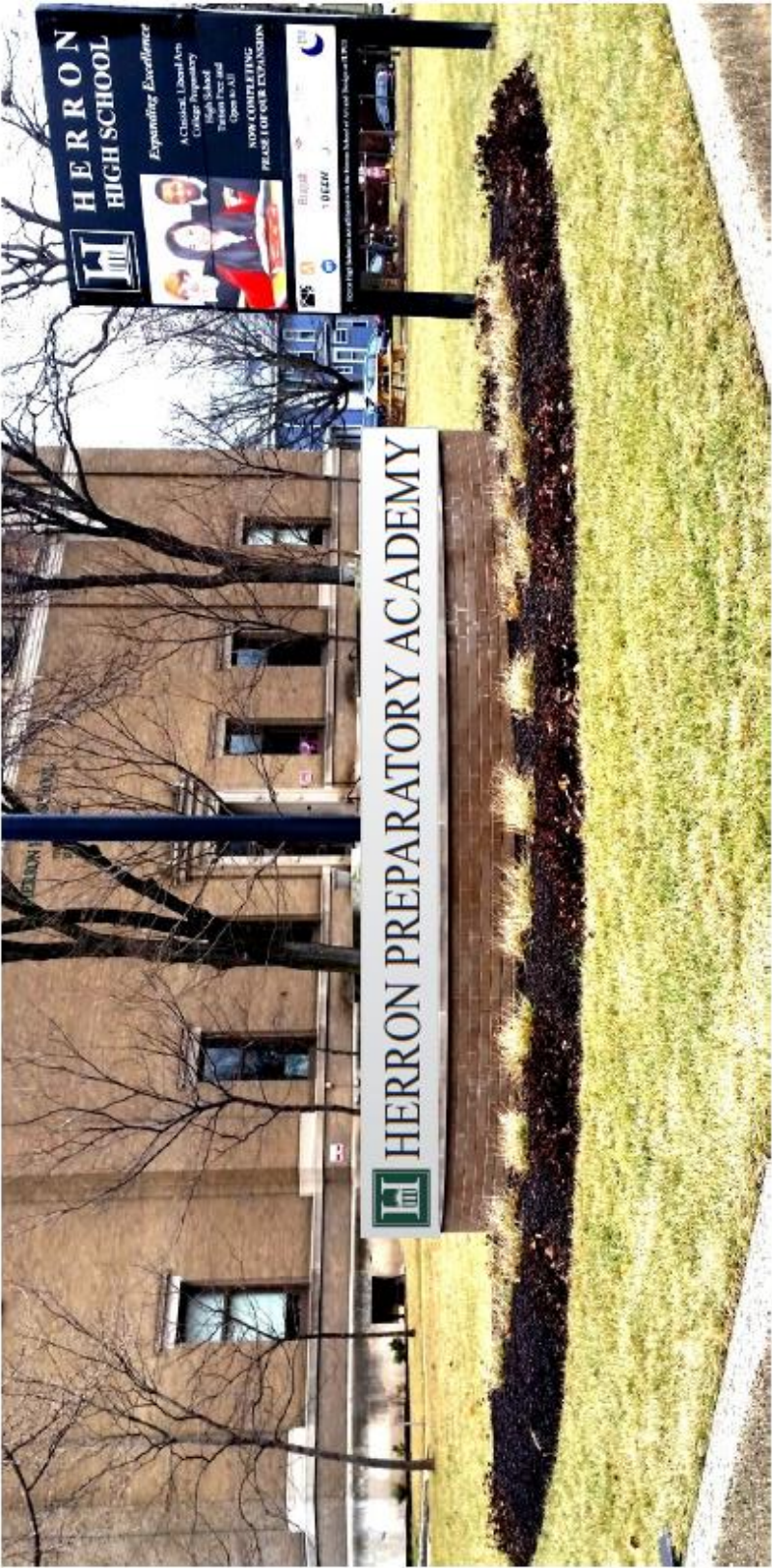


2023-DV1-005; Playground Section



SECTION A  
HERRON PREPARATORY ACADEMY  
2-24-2023

HHS 3100 North Meridian NOT FINAL



Project:

Drawing:

Date:

Version:

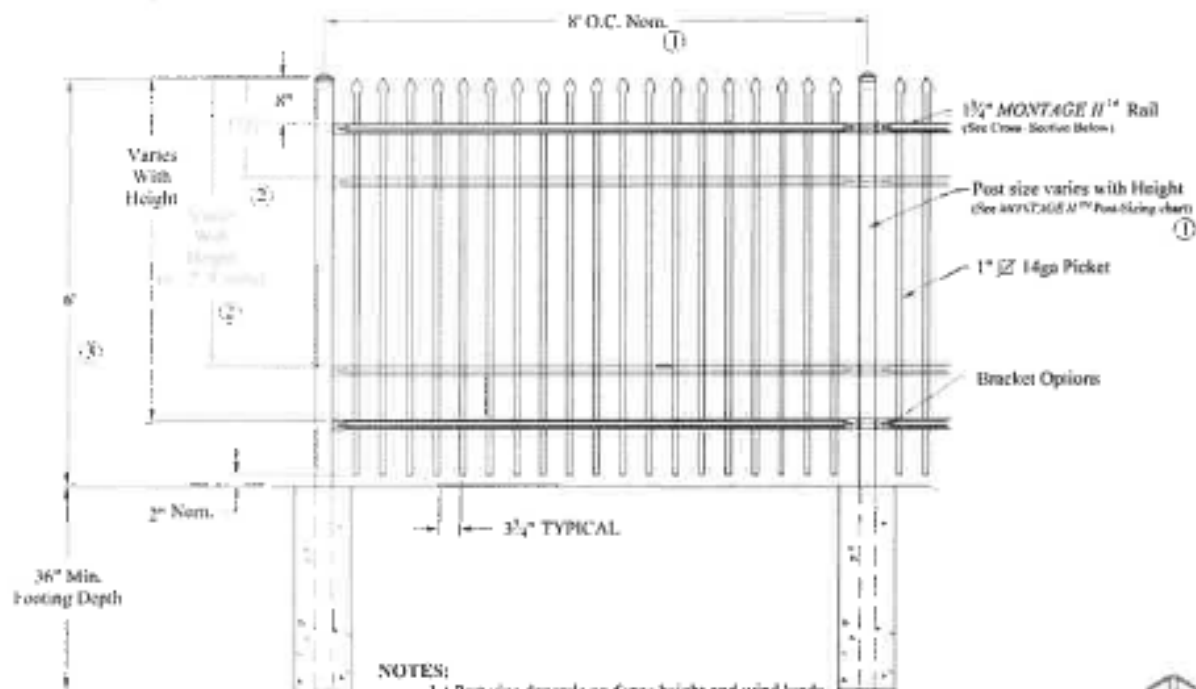
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## 2023-DV1-005; Fence Detail

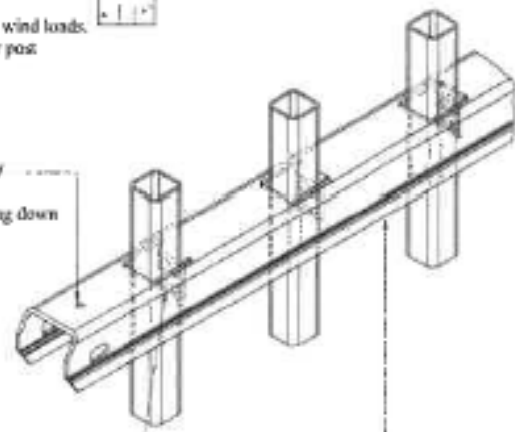


### NOTES:

- 1.) Post size depends on fence height and wind loads. See MONTAGE II<sup>®</sup> specifications for post sizing chart and setting dimensions.
- 2.) Third & Fourth rail optional.
- 3.) Available in Flush Bottom.

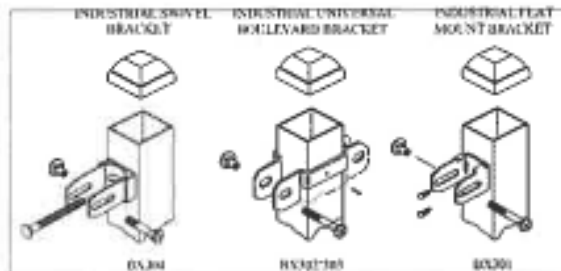
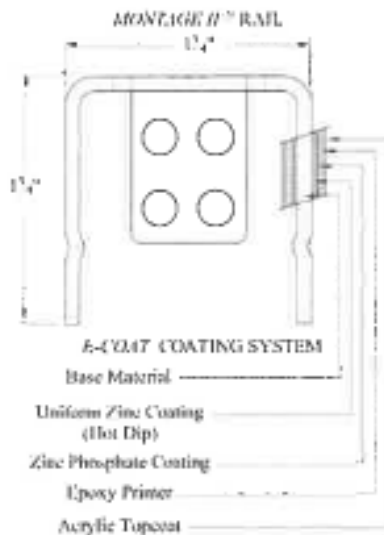
### RAKING DIRECTIONAL ARROW

Welded panel can be raked 30° over R with arrow pointing down grade.



**PROFUSION<sup>™</sup> WELDING PROCESS**  
No exposed welds.  
Good Neighbor profile - Same appearance on both sides

**MONTAGE II<sup>®</sup> RAIL**  
Specially formed high strength architectural shape.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

20K150

### HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL PRE-ASSEMBLED

#### MONTAGE II CLASSIC 2 3/4-RAIL

DR: RTM SH: 1 of 1 SCALE: DO NOT SCALE

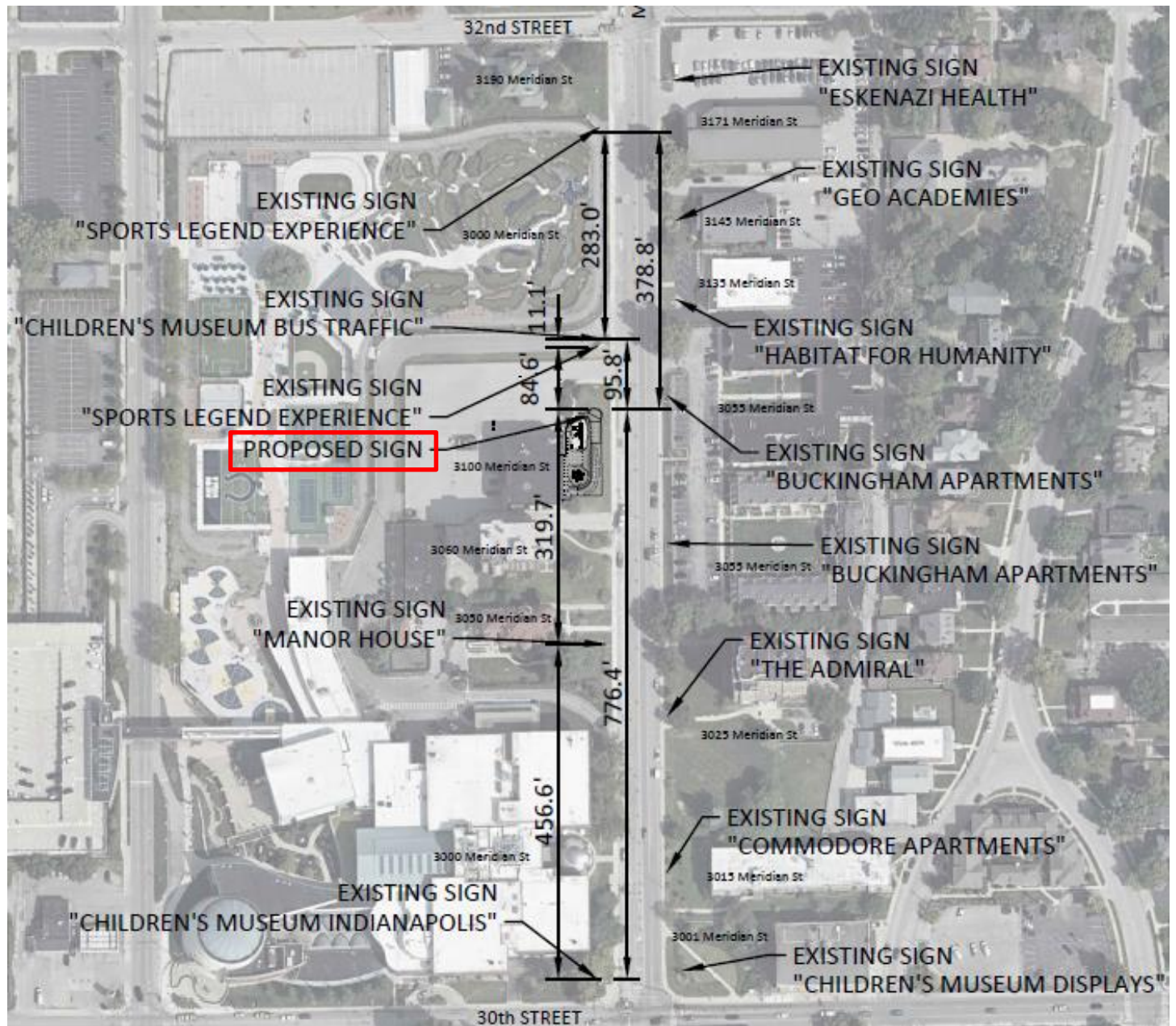
CK: ME Date: 6/28/10 REV: b



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1-888-333-3422  
www.ameristarfence.com

**2023-DV1-005; Sign Separation Exhibit**





**2023-DV1-005; Photographs**



Subject site viewed from Meridian Street, looking west



Subject site viewed from Meridian Street, looking southwest





Subject site viewed from Meridian Street; existing sign shown right



Subject site front yard, looking south; proposed playground and sign location.





Subject site existing drive, looking east. Existing sign shown left.



Subject site rear yard, proposed addition location