

**BOARD OF ZONING APPEALS DIVISION II**

**April 9, 2024**

<b>Case Number:</b>	<b>2024-DV2-009</b>
<b>Property Address:</b>	<b>5000 Nowland Avenue</b>
<b>Location:</b>	Center Township, Council District #13
<b>Petitioner:</b>	<b>Roman Catholic Archdiocese of Indpl Properties Inc., by Leslie Steinert</b>
<b>Current Zoning:</b>	SU-2 / D-5
<b>Request:</b>	Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a wall sign on two freestanding buildings, with sign surfaces area encompassing 11.95 percent and 19.5 percent of the elevation they are affixed to (maximum three percent permitted), that do not face a public street (required).
<b>Current Land Use:</b>	<b>School</b>
<b>Staff Recommendations:</b>	Approval
<b>Staff Reviewer:</b>	Eddie Honea, Principal Planner II

**PETITION HISTORY**

April 9, 2024 is the initial hearing for this petition. At the time of publication, no correspondence from interested parties was received.

**STAFF RECOMMENDATION**

Staff recommends approval of the request.

**PETITION OVERVIEW**

- This petition would allow for the installation of a wall sign on two proposed accessory building, each surpassing the maximum area permitted by the SU-Districts, and affixed to facades that do not face a public street.
- Scecina Memorial High School is in the process of reconfiguring and updating its athletic facilities. As part of this project a concession stand, and bathroom building are proposed to be erected. Each building will contain wall signs and commemorative plaques intended to denote building purpose, location and building use. Staff has determined that none of the signage represents off-premise signage.
- Signage within these districts is limited to three percent of the area of the elevation to which they are affixed. As proposed, the signage would represent between 11.95 and 19.5 percent of the

area of the facades to which they are affixed. This standard, as well as the requirement to orient signage towards a public street, is intended to limit sign proliferation and promote an orderly aesthetic.

- Staff would note that the school owns much of the block bound by Elliott Avenue, Dequincy Street, Nowland Avenue and Emerson Avenue, creating a sizeable campus. Given the size and modular configuration of the lots owned by the school, Staff believes the request to represent a reasonable deviation from the Ordinance and does not hinder the intent of these regulations.

## GENERAL INFORMATION

<b>Existing Zoning</b>	SU-2 / D-5	
<b>Existing Land Use</b>	School	
<b>Comprehensive Plan</b>	Regional Special Use	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
North:	C-3 / C-4 / D-5	North: Single-family dwellings and liquor store
South:	D-5	South: Single-family dwellings
East:	D-5	East: Single-family dwellings, bar/tavern, veterinarian clinic
West:	D-5	West: Single-family dwellings
<b>Thoroughfare Plan</b>		
	Elliott Avenue	Local Street
	Dequincy Street	Local Street
	Nowland Avenue	Local Street
	Emerson Avenue	Primary Arterial
<b>Context Area</b>	Compact or Metro	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	February 23, 2024	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	February 23, 2024	
<b>Elevations (Amended)</b>	March 8, 2024	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	February 23, 2024	
<b>Findings of Fact (Amended)</b>	N/A	

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Land Use Pattern Book

#### **Pattern Book / Land Use Plan**

- Regional Special Use Definition: Schools, places of worship, and other places of assembly that are generally more than five acres in size. Particularly large centers of education such as township high schools and universities.
- Given the limited application of this land use recommendation, this use is not included in the land use typologies of the Pattern Book. Instead, development within this recommendation should be reviewed by Long Range and Current Planning Staff for appropriateness and contextual sensitivity and adherence to best practices. After review, the Planning section has determined the request to be in line with these guidelines.

#### **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.

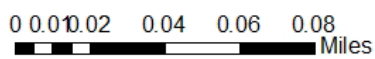
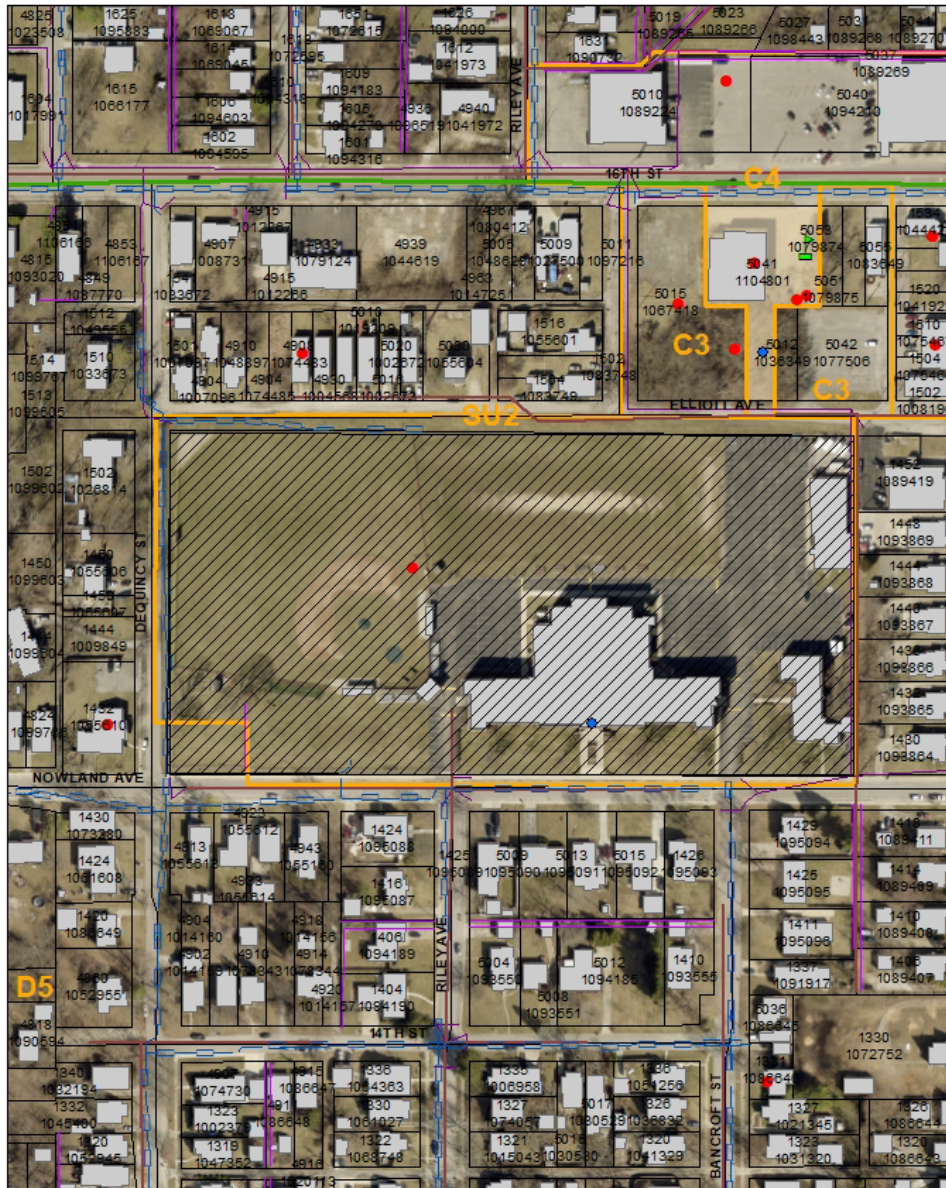
## ZONING HISTORY

**2023-DV2-021; 5000 Nowland Avenue;** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the erection of an 8.08-foot tall monument sign with digital display (maximum five-foot monument sign permitted, digital display not permitted).; **granted.**

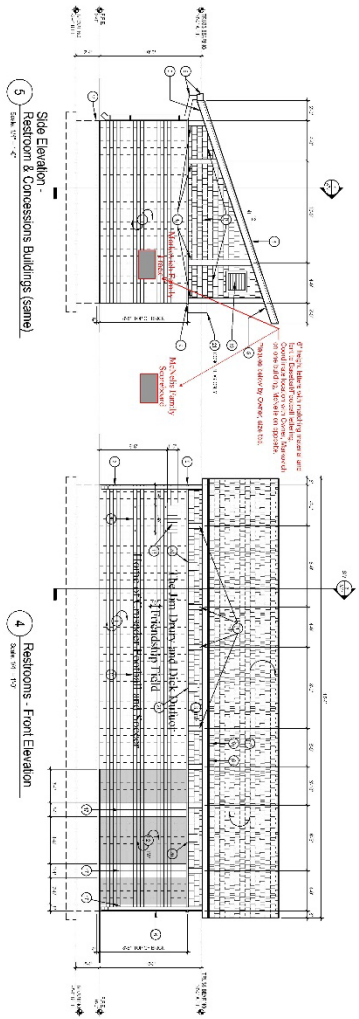
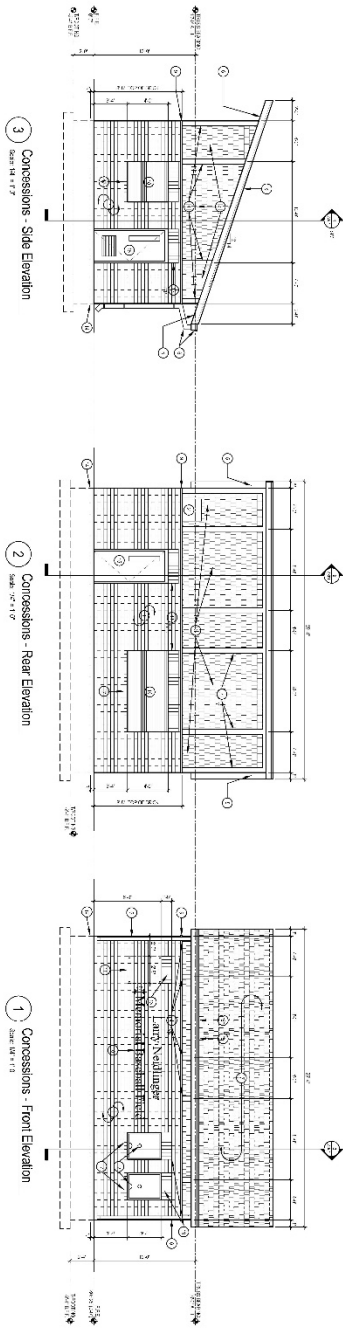
**2024-DV2-022; 5000 Nowland Avenue;** Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing parking lot resulting in 220 total parking spaces (maximum of 197 parking spaces permitted).; **granted.**

**2022-DV2-038; 5000 Nowland Avenue;** requests variances of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for six-foot chain link and decorative fencing within the front yards and clear sight triangles of the intersections of Elliot Avenue, Dequincy Street and Nowland Avenue and the clear sight triangle of the driveway off of Nowland Avenue (chain link fencing not permitted in front yards, maximum height of 3.5 feet permitted, encroachment of the clear sight triangles not permitted); **granted.**

**EXHIBITS**







**ELEVATION NOTES**

1. ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED.
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. THE FINISHES ARE TO BE APPLIED TO THE EXTERIOR SURFACES OF THE BUILDING.
4. THE FINISHES ARE TO BE APPLIED TO THE INTERIOR SURFACES OF THE BUILDING.
5. THE FINISHES ARE TO BE APPLIED TO THE CEILING SURFACES OF THE BUILDING.
6. THE FINISHES ARE TO BE APPLIED TO THE FLOOR SURFACES OF THE BUILDING.
7. THE FINISHES ARE TO BE APPLIED TO THE WALL SURFACES OF THE BUILDING.
8. THE FINISHES ARE TO BE APPLIED TO THE ROOF SURFACES OF THE BUILDING.
9. THE FINISHES ARE TO BE APPLIED TO THE CURB SURFACES OF THE BUILDING.
10. THE FINISHES ARE TO BE APPLIED TO THE DRIVEWAY SURFACES OF THE BUILDING.
11. THE FINISHES ARE TO BE APPLIED TO THE SIDEWALK SURFACES OF THE BUILDING.
12. THE FINISHES ARE TO BE APPLIED TO THE PARKING SURFACES OF THE BUILDING.
13. THE FINISHES ARE TO BE APPLIED TO THE LANDSCAPE SURFACES OF THE BUILDING.
14. THE FINISHES ARE TO BE APPLIED TO THE UTILITY SURFACES OF THE BUILDING.
15. THE FINISHES ARE TO BE APPLIED TO THE SIGNAGE SURFACES OF THE BUILDING.
16. THE FINISHES ARE TO BE APPLIED TO THE LIGHTING SURFACES OF THE BUILDING.
17. THE FINISHES ARE TO BE APPLIED TO THE SECURITY SURFACES OF THE BUILDING.
18. THE FINISHES ARE TO BE APPLIED TO THE ACCESSIBILITY SURFACES OF THE BUILDING.
19. THE FINISHES ARE TO BE APPLIED TO THE SAFETY SURFACES OF THE BUILDING.
20. THE FINISHES ARE TO BE APPLIED TO THE MAINTENANCE SURFACES OF THE BUILDING.

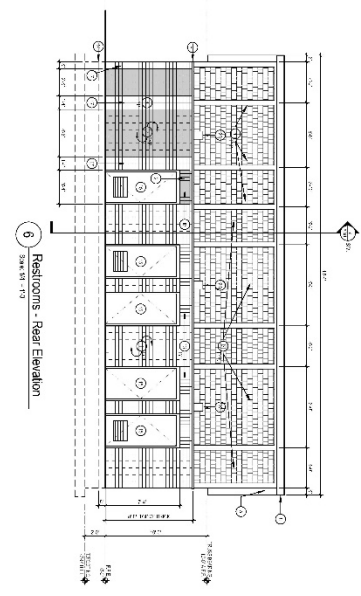




Photo One: Looking West Along Nowland Avenue



Photo Two: Looking East Along Nowland Avenue





Photo Three: Front Façade of Seccina Memorial High School