



BOARD OF ZONING APPEALS DIVISION I

May 14, 2024

Case Number: 2024-DV1-013
Property Address: 1801 East 86th Street (approximate address)
Location: Washington Township, Council District #2
Petitioner: MSD of Washington Township School Building Corporation, by Andrew Horton
Current Zoning: SU-2 (TOD)
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the installation of two wall signs on elevations that do not face a street (required).
Current Land Use: Educational (High School)
Staff Recommendations: Staff recommends approval of the request.
Staff Reviewer: Eddie Honea, Principal Planner II

PETITION HISTORY

- May 14, 2024 is the initial hearing of this request.

STAFF RECOMMENDATION

- Staff recommends approval of the request.

PETITION OVERVIEW

- The request would allow for the installation of two wall signs on wall planes that do not face a public street. The two signs would be back lit logos of a panther, the subject high school's mascot.
- The subject site has been undergoing several site enhancements projects over the past decade, including building additions, landscaping improvements and athletic field improvements. The current phase of these improvements includes the installation of a new series of wall signs.
- Two of these signs are proposed to be installed on wall planes that do not face public streets. Signs regulations for all special use districts are subject to this requirement. The intent of this regulation is to prevent unnecessary sign proliferation and ensure that any lighted signage does not face residential or other sensitive uses that typically abut special use districts.



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- Staff would note that the subject site is atypically large for a special use district, with the high school portion of the site being approximately 78.13 acres. A middle school, which is integrated with the overall site, is approximately 22.82, comprising an educational campus with an acreage 100.95.
- Staff would note that one sign faces a lodging facility that is within the MU-1 District, which permits illuminated wall signs that are not required to face public streets. The other sign, located along the southern wall plane of the primary building, would be located 1,580 feet from the nearest residential zoning district.
- Staff believes that these elements substantially alleviate any of Staff concerns, and that the grant of the request represents a minor deviation from the intent of the Ordinance. |

GENERAL INFORMATION

Existing Zoning	SU-2 (TOD)	
Existing Land Use	Educational School	
Comprehensive Plan	Regional Special Use	
Surrounding Context	Zoning	Surrounding Context
North:	C-3 / D-6II / D-1	North: Community commercial uses, multi-family, single-family dwellings
South:	D-A / D-P	South: Single-family residential
East:	D-P / MU-1	East: Lodging / Office Park
West:	SU-9, SU-38, C-3	West: Fire Station, Youth Community Facility, Various Community Commercial Uses
Thoroughfare Plan		
86 th Street	Primary Arterial	100-foot existing and proposed right-of-way
Westfield Boulevard	Secondary Arterial	70-foot existing and proposed right-of-way
Context Area	Metro	
Floodway / Floodway Fringe	No	
Overlay	Transit Oriented Development	
Wellfield Protection Area	No	
Site Plan	March 6, 2024	
Site Plan (Amended)	N/A	
Elevations	March 6, 2024	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	March 6, 2024	
Findings of Fact (Amended)	N/A	



COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- [Marion County Land Use Plan Pattern Book]

Pattern Book / Land Use Plan

- [Not Applicable to the Site. See Neighborhood/Area Specific Plan]

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

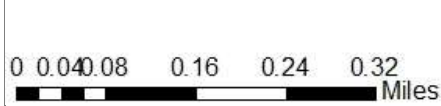
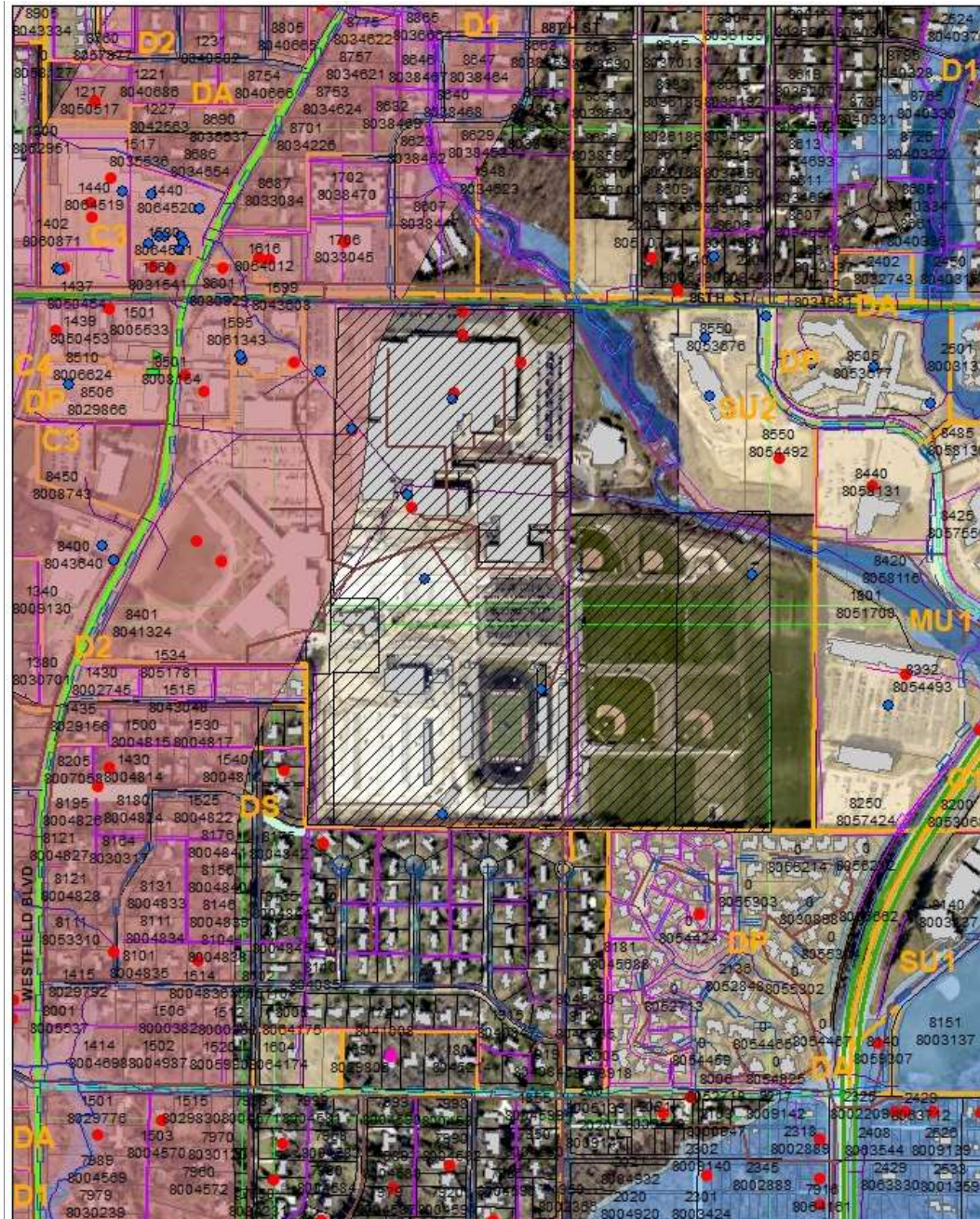
N/A

ZONING HISTORY – VICINITY

N/A

EXHIBITS

Exhibit One: Location Area Map



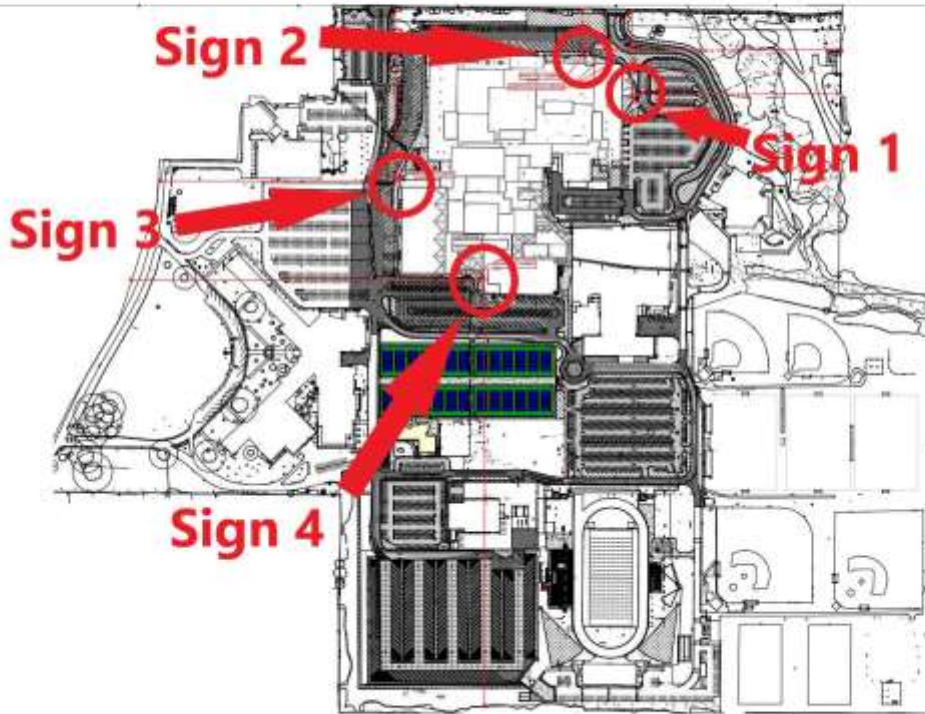


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Exhibit Two: Plans

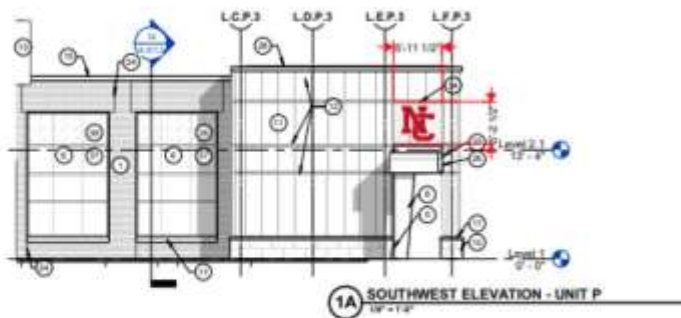
2024PTN041 - North Central High School Sign Details:

Sign Type- Identification Map:



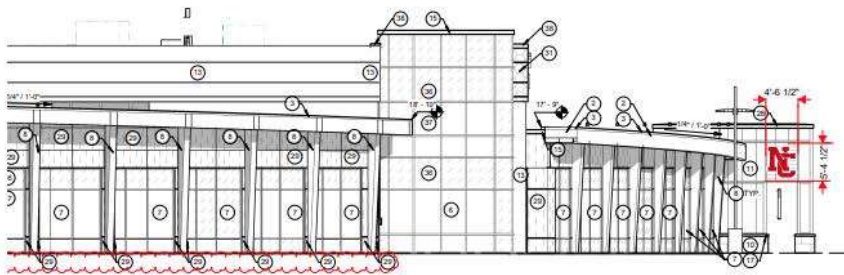
SIGN #1: East Side-A-210.3 (1a)

Translucent white, back lit, with vinyl graphic



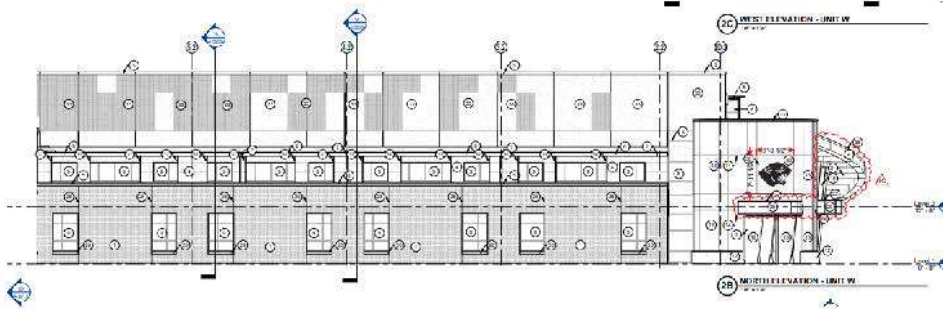
SIGN #2: North side - A-210.3 (1b)

Translucent white, back lit, with vinyl graphic



SIGN #3: West Side- A-210.2 (2b)

Translucent white, back lit, with vinyl graphic



SIGN #4: South side- A-211.2 (1a)

Translucent white, back lit, with vinyl graphic



Exhibit Three: Photographs



Photo One: General Area of Proposed Sign One



Photo Two: General Area of Proposed Sign Two |