

McCordsville

ESTD  1988

INDIANA

Board of Zoning Appeals Staff Report

Meeting Date: September 6, 2023

PETITIONER: Premier Land Company

PETITION: BZA-23-016 (Pyatt & Davis)

REQUEST: Petitioner requests approval of Development Standard Variance for temporary signage at 8603 N 700W, also known as the Enclave at Deer Crossing.

LOCATION: The property is located at 8603 N 700W.

ZONING: The property is zoned Enclave at Deer Crossing PUD.

<u>Zoning</u>	<u>Land Use</u>
North: Deer Crossing PUD	Single Family Residential
South: R1	Single Family Residential
East: Deer Crossing PUD	Single Family Residential
West: D3 (Indy/Lawrence Zoning)	Single Family Residential

STAFF REVIEW: The proposed request is that of having two temporary signs to market two different builders in the same neighborhood.

Variance #1 – 154.145(B)(3)(f)

The Sign Code limits subdivision common area to one temporary sign at a time. The petitioner is seeking a second temporary ground sign to be displayed at the same time.

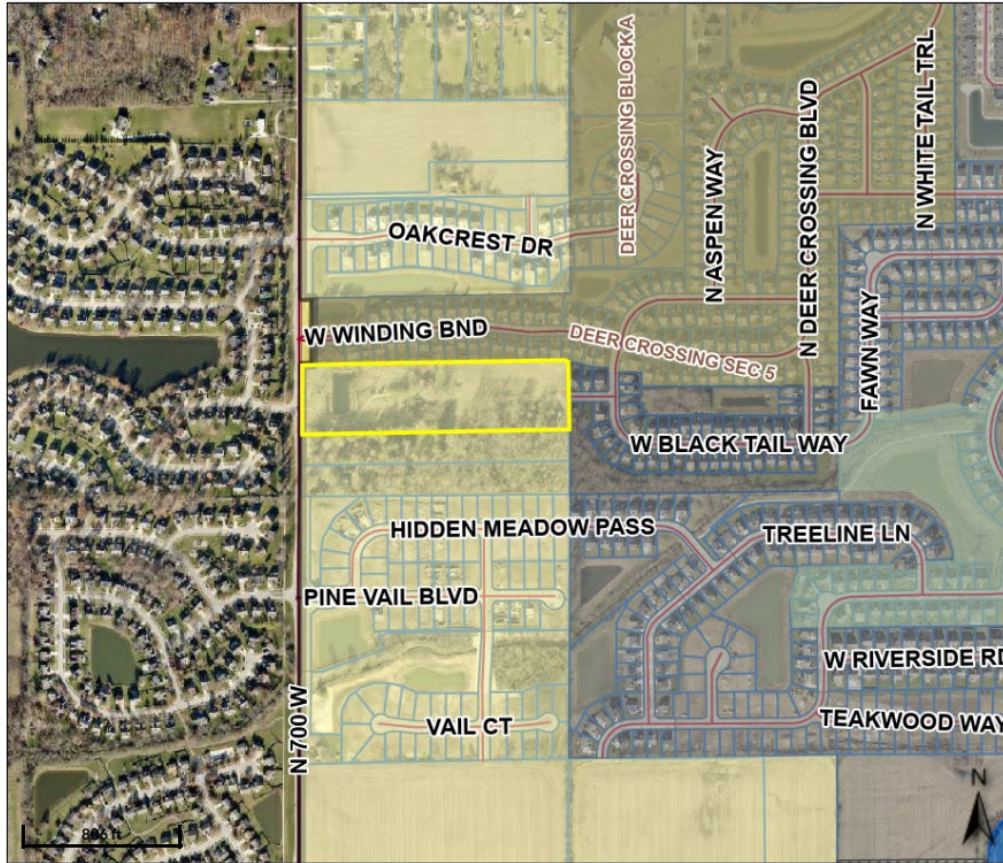
STAFF RECOMMENDATION:

This project is unique in that it will have two builders, each operating/marketing out of separate entrance points, that do not connect. Davis Homes will be building on the 4 large lots accessed via a shared drive off of CR 700W. Pyatt Builders will be building on the 18 lots accessed from W Buck Stone Dr. Staff normally does not support multiple temporary ground signs; however, in this case, utilizing additional signage to properly direct potential buyers to each side of the development is important. We also believe this will increase the likelihood of quicker sales, which will allow the

construction activity to end sooner than later. Staff is in support of the requested Special Exception and Variances, so long as the following conditions of approval are accepted by the petitioner and approved by the Board of Zoning Appeals.

Suggested Conditions of Approval:

1. Both temporary signs must be removed once the development has sold all lots.



Overview



Legend

- Commercial within PUDs
 -  Bay Creek Commercial
 -  Berkshire Commercial
 -  Gateway Crossing Commercial
 -  Old Town Commercial
 -  Villages at Brookside Commercial
-  Corporate Limits
- Roads
 -  I
 -  S
 -  U
 -  <all other values>
- Subdivisions