

McCordsville

ESTD  1988

INDIANA

Board of Zoning Appeals Staff Report

Meeting Date: October 4, 2023

PETITIONER: Fritz Engineering

PETITION: BZA-23-015 (Qdoba)

REQUEST: Petitioner requests approval of a Development Standard Variance to allow wall signage on the rear (east) façade of a retail building.

LOCATION: The property is located at 7419 N 600W.

ZONING: The property is zoned Commercial Neighborhood (CN) Zoning District.

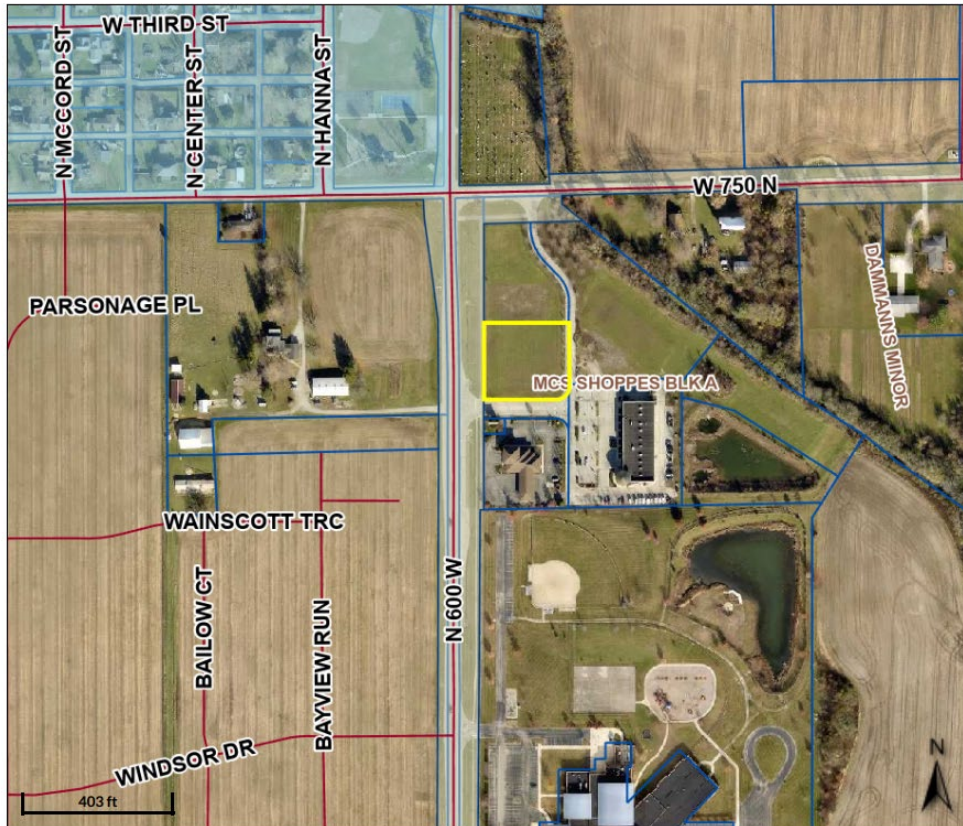
	<u>Zoning</u>	<u>Land Use</u>
North:	CN	Commercial
South:	CN	Commercial
East:	CN	Undeveloped
West:	CN	Undeveloped/Agricultural

STAFF REVIEW: This project was reviewed last month and was granted approval for a Special Exception for a pick-up window and multiple Development Standards variances for other aspects of the building and site design. The BZA continued the request for wall signage on the rear (east) façade of the building.

The petitioner has created a rear façade rendering show the requested signage. In their proposal, each tenant within the building would be permitted a maximum six (6) square foot sign. Each sign would be limited to a location above the tenant's rear door. No other signage would be permitted. The petitioner is requesting that reverse channel (halo lit) illumination be permitted for these signs.

STAFF RECOMMENDATION:

Staff is in support of the proposed sign locations, quantity, and size. Staff is concerned with the concept of reverse channel (halo lit) illumination. Staff would prefer these signs be externally illuminated with a recessed light in the awning over the door, or by some other external illumination method.



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
 -  AUSTIN TRACE SEC 1