

CITY PLANNING DEPARTMENT



Memorandum – DRAFT

To: City Plan Commission
From: Gregory S. Guertin, MA; Senior Planner
Date: December 5, 2023
RE: 800 Wellington Ave. – Assessors Plat 5, Lot 2434
Application for Dimensional Variance

Owner: Halmi Briggs Properties
Applicant: Mandeville Sign Co
Location: 5 Aborn Street
Zoning: M2 – General Industry
FLUM Designation: Special Redevelopment Area

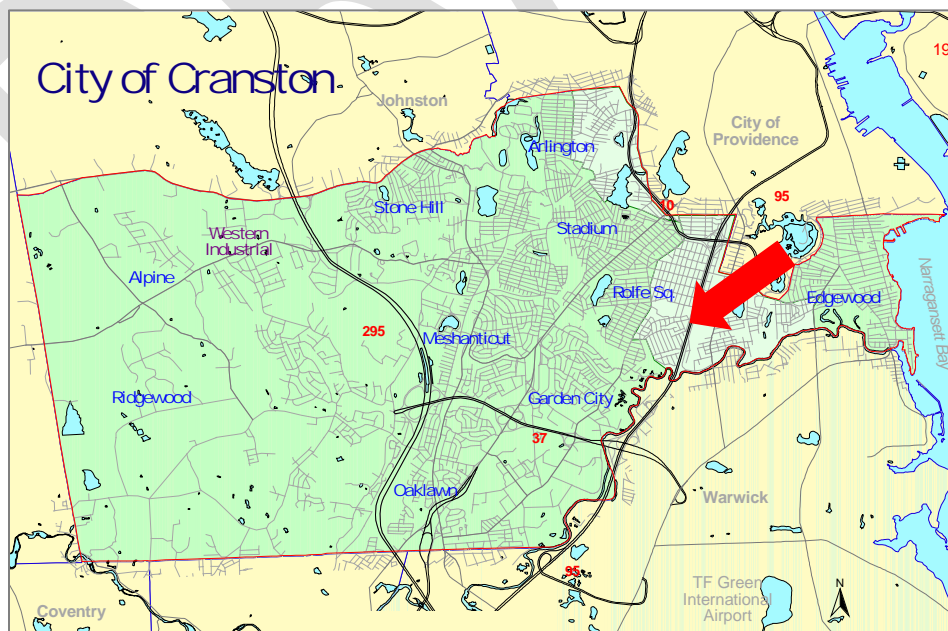
Subject Property:

The subject property is located at 800 Wellington Ave, identified as Plat 5, Lot 2434, and has a total combined land area of 3.98± acres, (173440 ± sq. ft.). The property is currently used for manufacturing.

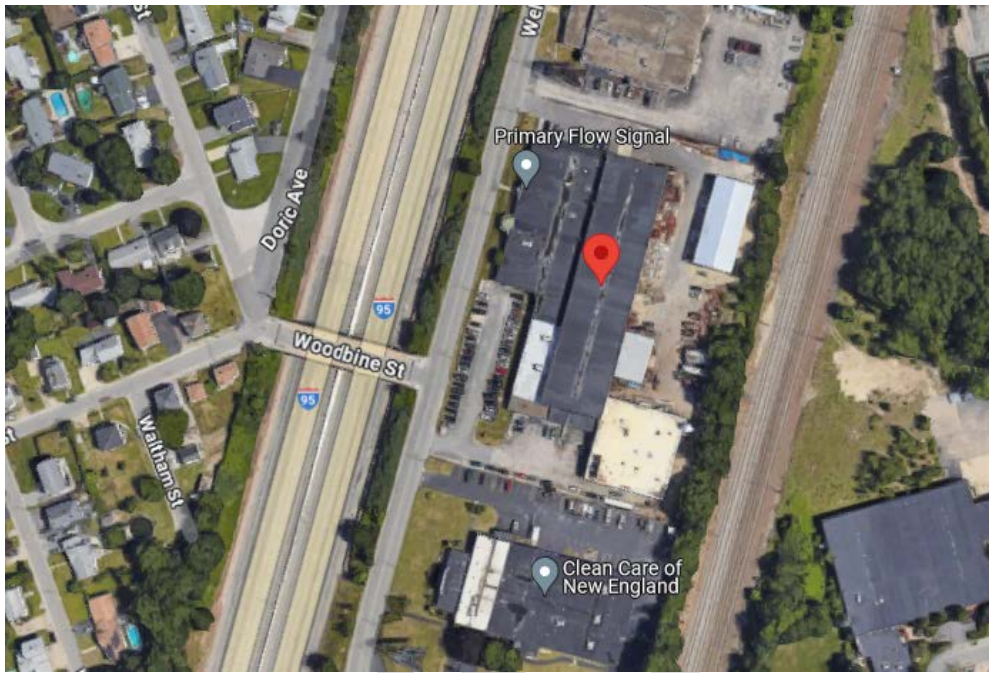
Dimensional Variance Request:

- To allow for the installation of a freestanding sign which would need relief from both total area and height requirements per the zoning ordinance (17.72.010(7) – Signs).

LOCATION MAP



AERIAL PHOTO



STREET VIEW



PROPOSED RENDERING

PROPOSED SIGNAGE

APPROXIMATE SCALE: 1/8"=1'-0"

EXISTING CONDITION

FREE-STANDING SIGN DETAILS:

- SIGN FACE SHALL BE FINISHED ALUMINATED SIGN CABINET
- ALL LETTERS SHALL BE FINISHED ALUMINATED SIGN CABINET
- WHITE TRANSLUCENT FLEX FACE WITH VINYL GRAPHICS
- (VECTOR ART FILE REQUIRED FOR PFS LOGO)
- FINISHED SIGNAGE DRAWING SET REQUIRED

NOTES:

- THIS TO REMOVE AND DISPOSEL OF EXISTING CHANGEL LETTER SET AND INSTALL NEW FREE-STANDING SIGNAGE SHOWN. SEAL ALL HOLES WITH CLEAR SILICONE ADHESIVE. FURTHER REMOVAL OF FABRIC BY OTHERS.

NOTE:

DISTANCE FROM TOP OF SPIRES TO TOP OF CANOPY COMPROMISED AT 11'-6"

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	XX		
2	XX		
3			

APPROVALS

Signature: _____ Date: _____

Signature: _____ Date: _____

PROJECT INFORMATION

Client: PRIMARY FLOW SIGNAL, INC.

Address: 800 WELLINGTON AVE, GRANSTON, IN 46210

Project Number: TOM MANDEVILLE

Designer: JTW Date: 2/16/23

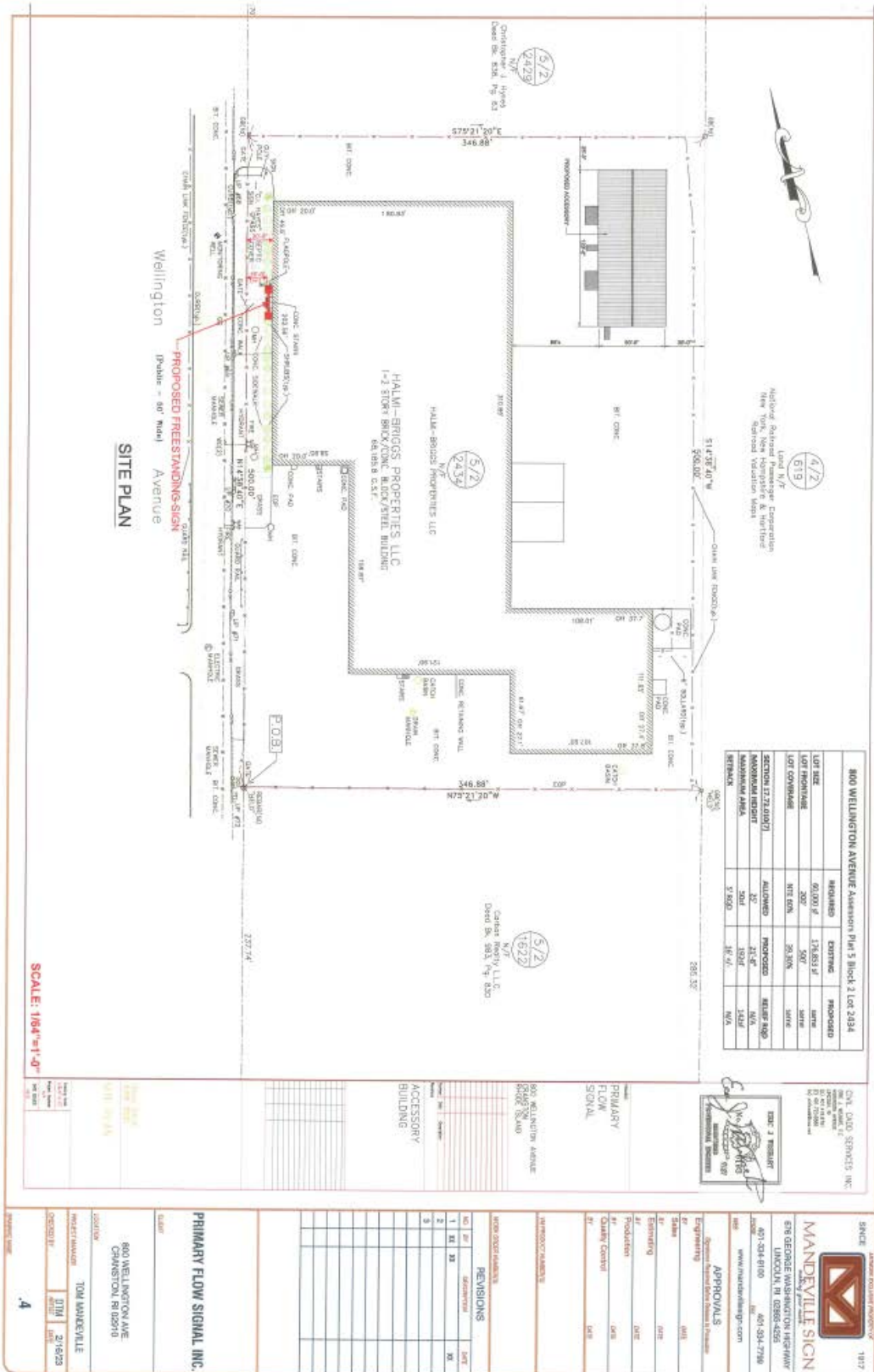
Checker: JTW Date: 2/16/23

Scale: 1

MANDEVILLE SIGN

616 DEBORAH INSPIRATION HIGHWAY
LINCOLN, IN 46285-6225
417-348-8100 FAX 417-341-7799
www.mandevillesign.com

PROPOSED SITE PLAN



Findings of Fact:

- The Applicant has requested specific relief in their Application, namely:
 - 17.92.010 – Variances (Dimensional)
 - 17.72.010(7) (SIGNS – Allowed signage specifications in M1 – M2 zones)
- The current zoning is M-2 (General Industry) and the Future Land Use Map identifies the area as “Special Redevelopment Zone.”
- The total area allowed for a freestanding sign in an M-2 zone is 50 sq. ft, whereas the applicant is seeking to install a 192 sq. ft. freestanding sign.
- The total height allowed for a freestanding sign in an M-2 zone is 15 ft tall, whereas the applicant is seeking to install a 21’ 8” tall sign.
- The Comprehensive Plan’s Land Use Principle 4 advises to “Protect the natural, historic and visual resources that define the neighborhoods.” It is unclear whether granting this relief would positively or negatively affect the visual resources of the surrounding area.
- The area surrounding the subject parcel is entirely industrial.
- The subject parcel and Wellington Ave overlook US-95 North

Planning Analysis

- Staff finds that the hardship from which the applicant seeks relief is not due to the unique characteristics of the subject land nor to the general characteristics of the surrounding area.
- Staff finds the request to be reasonable based on the existing conditions and the industrial character of Wellington Ave
- Staff finds this application to be neither consistent nor inconsistent with the goals and purposes of the Comprehensive Plan.

Recommendation:

In accordance with RIGL §45-24-41(b), Staff finds this Application to be neither consistent nor inconsistent with the goals and purposes of the Comprehensive Plan and is seemingly compatible with the general character of the surrounding neighborhood. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **NEUTRAL RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,

Gregory S. Guertin, MA
Senior Planner

Cc: City Planning Director
Applicant Representative
File