

CITY OF BLOOMINGTON



October 14, 2015 @ 2:00 p.m.
CITY HALL -
KELLY CONFERENCE ROOM #155

CITY OF BLOOMINGTON
HEARING OFFICER
October 14, 2015 at 2:00 p.m.

***Kelly Conference Room #155**

PETITION:

- V-34-15 **North Central Church of Christ**
2121 N. Dunn St.
Request: Variance from sign standards to allow placement of a new freestanding sign.
Case Manager: Eric Greulich

**BLOOMINGTON HEARING OFFICER
STAFF REPORT
Location: 2211 N. Dunn Street**

**CASE #: V-34-15
DATE: October 14, 2015**

PETITIONER: North Central Church of Christ
2211 N. Dunn Street, Bloomington, IN

REQUEST: The petitioner is requesting a variance from sign standards to allow a new 6' tall, 45 square foot freestanding sign.

STAFF REPORT: The site is located at 2121 N. Dunn Street and is zoned Residential High-Density Multifamily (RH). The property has been developed with a church and parking lot. Surrounding land uses include Indiana University to the east, single family residences to the north, a church to the south, and a multi-family dwellings to the west.

A variance was approved for this site in 2004 (V-15-04) to allow a 6' tall, 32 square foot freestanding sign, but it was never constructed and the variance has expired. A conditional use approval was granted in 2006 (CU-51-06) to allow for an expansion to the church, but that also was never constructed.

The Unified Development Ordinance would allow for a 4' tall, 15 square foot freestanding sign for this use. The petitioner would like to install a 6' tall, 45 sq. ft. ground sign along the north side of the property adjacent to the SR 45/46 Bypass road frontage. The sign would include a 2'x8' electronic reader board, which equals 40% of the sign face area and meets UDO standards. There is 70' of right-of-way that separates the church property from the SR 45/46 edge of pavement and the sign will be 100' from the edge of pavement of SR 45/46. The location of the church and amount of right-of-way between the church and the SR 45/46 bypass to the north, creates difficulty for a 4' tall sign to be seen from the main road frontage along the Bypass. This is a large non-residential use in a Residential High-Density Multifamily district and the size of the sign relative to the building size and property are appropriate.

CRITERIA AND FINDINGS FOR DEVELOPMENT STANDARDS VARIANCE

20.09.130 e) Standards for Granting Variances from Development Standards: A variance from the development standards of the Unified Development Ordinance may be approved only upon determination in writing that each of the following criteria is met:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community.*

STAFF FINDING: Staff finds no injury. The presence of a sign that is readable from the main adjacent road will increase the ability of parishioners and other users to identify the church.

- 2) *The use and value of the area adjacent to the property included in the Development Standards Variance will not be affected in a substantially adverse manner.*

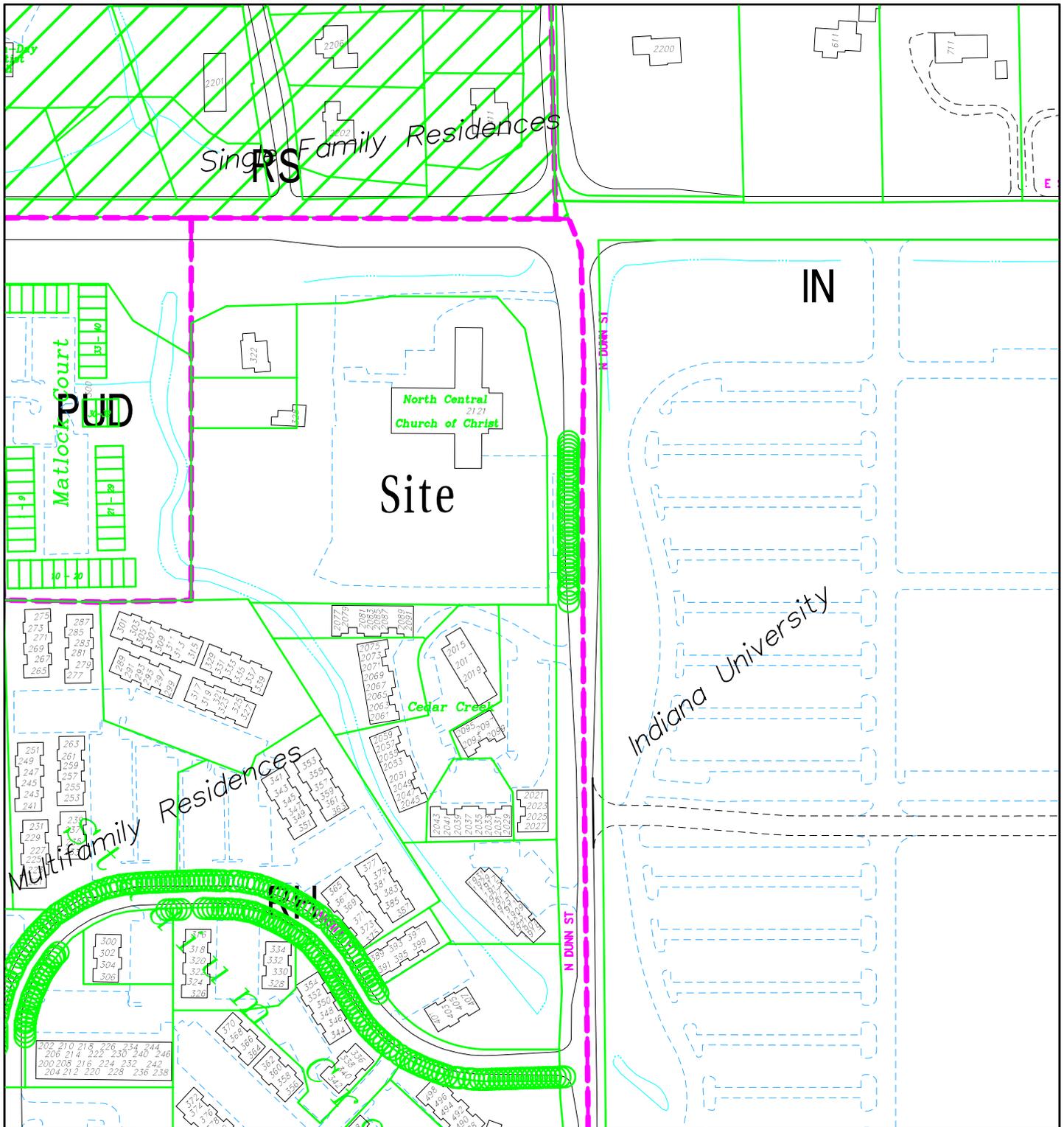
STAFF FINDING: Staff finds no adverse impacts. The size of the proposed sign would be the same size that would be permitted for a commercial or institutional properties. The sign shall be setback almost 100' from the edge of pavement of SR 45/46 and the setback will mitigate the increased size.

- 3) *The strict application of the terms of the Unified Development Ordinance will result in practical difficulties in the use of the property; that the practical difficulties are peculiar to the property in question; that the Development Standards Variance will relieve the practical difficulties.*

STAFF FINDING: Staff finds practical difficulty in that the size and amount of signage that would be allowed would not be adequate to be seen from the main adjacent road frontage, SR 45/46. The standards for signage are based on the Commercial Limited district standards, were envisioned for small, commercial nodes within or adjacent to residential districts, and not for large churches along a major arterial road with higher speeds. Peculiar condition is found in the 70' of right-of-way adjacent to SR 45/46 that prevents the sign from being placed closer to the road where it would be most visible.

RECOMMENDATION: Based on the written findings of this report, staff recommends approval of V-34-15 with the following condition:

1. A sign permit is required prior to the installation of the sign.
2. The information on the electronic reader board may be displayed in increments of no less than twenty (20) seconds.



V-34-15 North Central Church of Christ

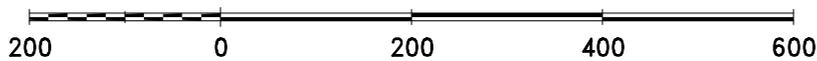
2121 N Dunn Street

Hearing Officer

Site Location, Zoning, Land Use, Parcels

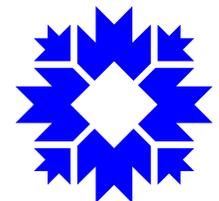
By: greulice

2 Oct 15

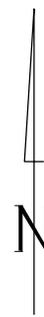


For reference only; map information NOT warranted.

City of Bloomington
Planning & Transportation



Scale: 1" = 200'



North Central Church of Christ

*2121 N Dunn St
Bloomington IN 47401*

With the demolition and reconstruction of the rights of way abounding the North Central Church of Christ property located at corner of 2121 N Dunn St and Highway 46 Bypass being complete, the church is now requesting the board of zoning appeals a variance to the sign ordinance so that we may erect a sign which will be a new LED type sign located approximately one foot above the now existing ground level. It has taken a while to prepare for this application as the state did not bring the elevation and finish dirt back to a height that was satisfactory for continuing with our completion of the church lawn. A plan was worked out where the topsoil that was taken off the original church lawn was replaced (requiring some 440 tons of top soil to be put in place, graded, rolled and planted in turf). Much of the topsoil replacement was due to the fact that when the contractor completed Dunn St and the Bypass, they filled the church property back in with poor red clay containing a large amount of small rock. This material had to not only be placed on the church property but also had to be removed and replaced on the state right of way due to the terrible quality of back fill that was used.

In order to locate the sign at near ground level still within the boundaries of the church property and for it to be visible from the Highway 46 Bypass well as Dunn St, a 5 X 8 foot sign area will make the sign visible from both traffic areas using either 3 lines of print or 4. The bottom two lines of print are interchangeable to accommodate the message desired at the time. From the existing sign ordinance, we understand that the broken arch and cross design at the top of the sign of less than 16" is not considered a part of the square footage of the sign.

The congregation's property is one of the larger church-owned parcels in the county and has always been kept beautifully manicured, welcoming visitors, IU students and their families to Bloomington. With this in mind, the church would like to reach out to as many people who might be interested in the activities and services the North Central Church of Christ provides to both Bloomington and the IU campus. We have, therefore, been working with Stewart Sign Company of Sarasota Florida which has become known as a manufacturer of high quality LED low operating cost signs. Over the time since 1964, the North Central congregation has experienced several changes in zoning of its property and we are, therefore, asking for granting our petition so that we may make our presence known. A sign totally compatible with a residential zone would just not convey the many things that North Central Church of Christ has to offer.

If anyone has reason to want more information or discuss this project, and the church's viewpoint, the contact is Norman Deckard (home and business) 812-325-8455. Zoning officers consideration of this petition will be greatly appreciated.



Norman Deckard, Project Manager
September 24, 2015



Approximate
0.8 acres

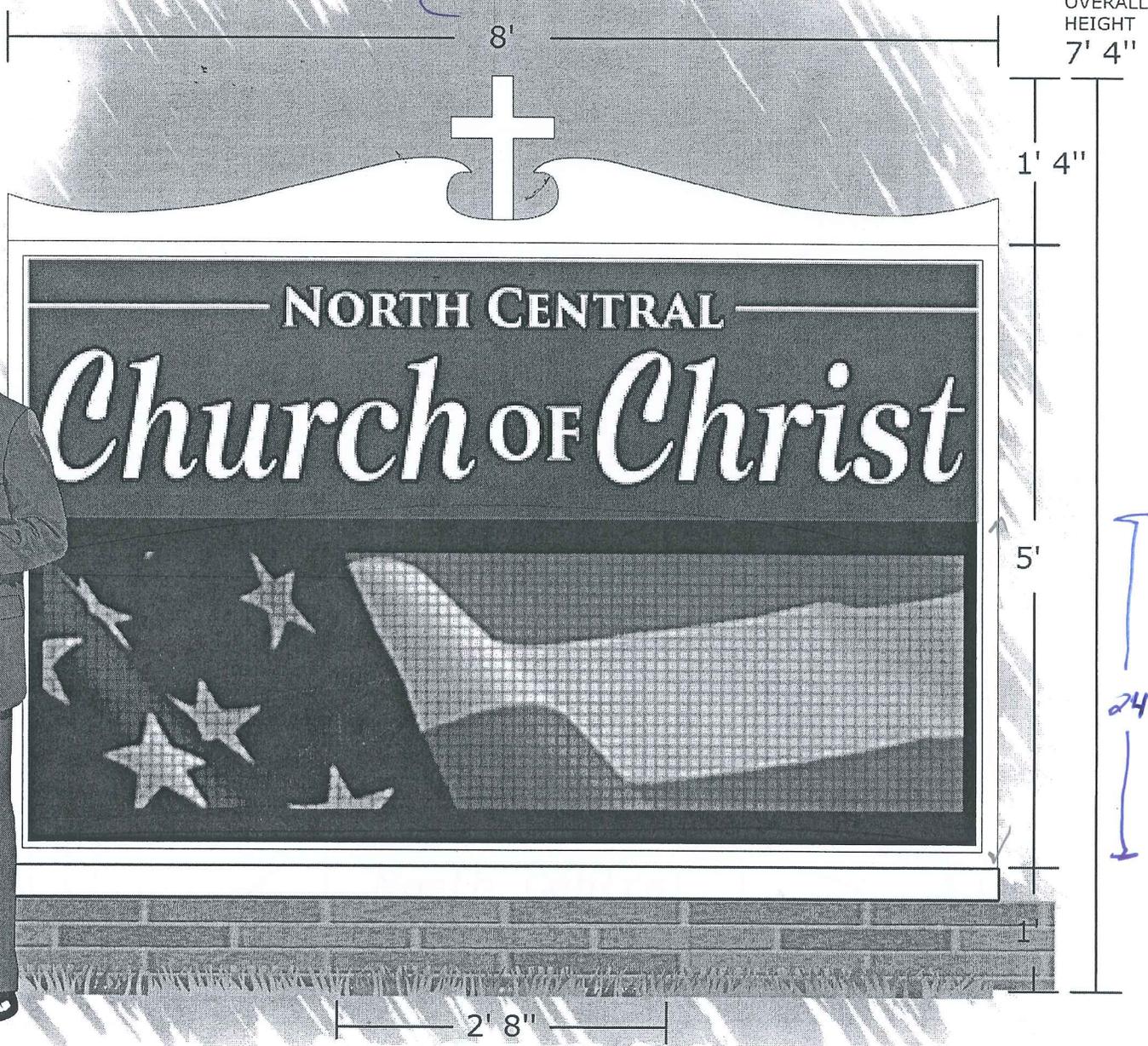
Bloomington

N. DUNN STREET

N: DUNN ST



(88 1/4")



6' Man

Cabinet: 5' x 8'
Mount: 1 Custom (1' x 2' 8")

Cabinet Color: White
Face Color: White

Logos: snap20150518at17.36.21, line
Trim: 6



stewart signs
America's Premier Sign Company
1-800-237-3928 WWW.STEWARTSIGNS.COM

ORIGINAL DESIGN DO NOT DUPLICATE

DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK-BASED PRINTING PROCESS THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH BETWEEN INK, VINYL, PAINT, OR LED COLOR. ARTIST'S RENDITION OF BRICKWORK, MASONRY AND LANDSCAPING IS NOT INCLUDED IN THE PROPOSAL. ALL MEASUREMENTS SHOWN ARE APPROXIMATIONS; DIMENSIONS OF FINAL PRODUCT MAY VARY.

APPROVED AS SHOWN.
X _____ DATE _____ 1. _____
APPROVED WITH LISTED CHANGES.
X _____ DATE _____ 2. _____
3. _____

Sketch #190313 Customer #1834070
5/18/2015 Tim Crowe -PROPOSAL-