



PLAN COMMISSION STAFF REPORT

ITEM NO: 4

APPLICATION NO. LEGP 000219-2022

MEETING DATE: November 21, 2022

SUBJECT: GUO Amendment

PETITIONER(S): City of Noblesville

SUMMARY: Amendment to the adopted GUO (Government Use Overlay) for City Hall regarding the Electronic Message Board.

RECOMMENDATION: Forward with a favorable recommendation

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Planning Terms

Amend or Amendment – Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of a district, or any repeal or abolition of any map, part thereof, or addition thereto.

Procedure

The petition was filed for a public hearing at the November 21, 2022 Plan Commission meeting. Prior to the Plan Commission meeting a legal notice is published in the newspapers. The proposed amendments are discussed at a Plan Commission meeting where a public hearing is held. The Plan Commission hears the Staff presentation and any individuals in the audience wishing to speak for or against the proposed amendments. The Plan Commission votes on a recommendation to the Common Council for adoption, denial, no recommendation, or amends the proposal. At two separate Council meetings the proposed ordinance is discussed, and final decision is made by the Council as to adoption, denial, or modification of said ordinance.

Correspondence

None

Summary

The electronic sign at City Hall was installed in 2008. At the time that the sign was installed there were no ordinance limitations on the size of the electronic portions of the sign, and the sign followed the ground sign requirements written in the Unified Development Ordinance including a five (5) foot height limitation and a five (5) foot setback from the right-of-way. The sign regulations went through a drastic re-write in 2009 and a number of restrictions and regulations changed. Those changes included a limitation of the electronic portion of the sign to thirty percent (30%) of the permitted sign area, an increase of the setback requirements to ten (10) feet from the right-of-way, and prohibition of ground signs in the DT (Downtown) zoning district. At that point, the sign at City Hall became a legal non-conforming sign.

In recent months, the electronic sign has started to show failures and alternatives have been investigated for its replacement. The proposed new sign will reuse the existing base, cap, and brick pillars, but the overall height of the sign will increase by 2 feet. You can see a rendering of the new sign in Exhibit 1. A new Noblesville identification will be added underneath the new electronic sign cabinet and will be an etched piece. The new electronic cabinet will be approximately 1 foot taller than the existing electronic portion of the existing sign.

As further information on the replacement of the sign was gathered, it was discovered that the following waivers were needed to allow the sign replacement:

- Allow a ground sign in the DT (Downtown) zoning district
- Reduction of the setback for the sign to 5 feet
- Increase of maximum sign height to 7 feet
- Increase in permitted sign Area
- Allow an electronic sign that is larger than 30% of the sign face

- Allow an electronic sign in the Downtown zoning district

Attachments

Exhibit 1 – Proposed Sign

Exhibit 2 – Sign Location

Recommendation

Staff recommends the Commission forward with a favorable recommendation to the City Council for of the amendment to the approved GUO (Government Use Overlay) for City Hall regarding the Electronic Message Board as per submitted application LEGP 000219-2022.

Motions

1. Motion to forward this petition with a favorable recommendation to the City Council for adoption of the amendment to the approved GUO (Government Use Overlay) for City Hall regarding the Electronic Message Board per submitted application LEGP 000219-2022 with the following waivers:
 - a) Allow a ground sign in the DT (Downtown) zoning district
 - b) Reduction of the setback for the sign to 5 feet
 - c) Increase of maximum sign height to 7 feet
 - d) Increase in permitted sign Area
 - e) Allow an electronic sign that is larger than 30% of the sign face
 - f) Allow an electronic sign in the Downtown zoning district
2. Motion to forward this petition with an unfavorable recommendation to the City Council for adoption of the amendment to the approved GUO (Government Use Overlay) for City Hall regarding the Electronic Message Board as presented and per submitted application LEGP 000219-2022. *(support with reasons)*
3. Motion to continue application LEGP 000219-2022 until the (date) meeting.