PLAN COMMISSION
STAFF REPORT

ITEM NO:	**2**	**APPLICATION NO. 0164-2023**
MEETING DATE:	December 11, 2023	
SUBJECT:	Program of Signs	
PETITIONER(S):	Xanderco, LLC, LLC (Owner/Developer/Applicant – Darren Peck)	
SUMMARY:	Amendments to the adopted Program of Signs	
LOCATION:	210 N. Tenth Street	
WAIVERS REQUESTED:	None	
RECOMMENDATION:	Approval	
PREPARED BY:	Joyceann Yelton, Development Services Manager jyelton@noblesville.in.us 317-776-6325	

Planning Terms

Program of Signs

1. One or more adjacent activities not located in an "Area of Special Control" may submit a Program of Signs to the Plan Commission. The Program of Signs shall contain a visual representation of the lettering, illumination, color, area, height, placement, and location of the signs proposed for display. The items of information displayed on the signs proposed by an activity in the Program of Signs shall not exceed the items of information allowance.
2. The Plan Commission may approve a Program of Signs if the signs visually represented in the Program are consistent with the purposes of this Ordinance, are appropriate to the function and architectural character of the building(s) in which the activity is located and are compatible with the existing adjacent activities.
3. An activity whose Program of Signs has been approved by the Plan Commission may display only those signs that comply with the approved program.

Amendment – A repeal, modification, or additional to a regulation.

Stipulation - A condition, requirement, or item specified as a part of an agreement or ordinance.

Procedure

The application was filed for a public hearing at the December 2023 Plan Commission meeting. Prior to the hearing, there is a published legal notice in the newspapers. The Plan Commission hears the presentation by Staff, applicant/developer, and any individuals in the audience wishing to speak for or against the proposed amendment. The Plan Commission is the only reviewing body regarding a Program of Signs.

Correspondence

Staff has not receive any inquiries on this application.

Summary

The property is located east side of Tenth Street between Clinton and Wayne Streets. (Exhibit 1 – Aerial Photograph). It is a mixed-use development including apartments and commercial uses. The applicant is requesting an amendment to the adopted of a Program of Signs for the "Lofts on Tenth".

(Exhibit 2 – Proposed Amendment to the Program of Signs) The sign package includes a request to identify the building/project with a couple of signs including one on the building for the apartments only, one facing Tenth Street and one on the side elevation facing Clinton Street (Lofts on Tenth). The amendment would also include two backer type signs for the tenants just north of the southern stairs identifying the businesses (signs with backers are not permitted by our Unified Development Ordinance) having a black backer and white lettering with their logo, the blade signs originally adopted for the commercial shops below street level will remain as approved previously, and there will be an addition of window graphics meeting the percentage requirements for window signs in the downtown area and will consist of white lettering only.

Staff is supportive of the signs as presented with the elimination of one of the building identification signs along Clinton Street as there is a halo-lit sign proposed on the building and the additional signage in the same general area is not needed.

Attachments

Exhibit 1	Aerial Photograph
Exhibit 2	Proposed amendment for the Program of Signs

Recommendation

Staff/Administration is in support of the proposed Program of Signs with the following stipulation:

1. Removal of the sign number 1 along the Clinton side of the building.

Motions

1. Motion to adopt the "Amendments to the Program of Signs" for "Lofts on Tenth" as presented per Application 0164-2023 including the Staff Report with the following stipulations:
    a. Removal of sign number 1 along the Clinton Side of the building.

2. Motion to deny the entire sign amendment as presented per Application No. 0163-2023 ***List reasons***

3. Motion to continue Application No. 0163-2023 until the July 17, 2023 meeting.