

CASE SUMMARY

Development Standards Variance

Case: 2025-2235
Danville Community School Corporation, Petitioner

Request: Seeking a development standards variance from Section 4.06.C.12., Unified Development Ordinance (UDO), to allow parking lot light fixtures to exceed the maximum height of 25 feet

Location: 1571 West Lincoln Street (south side of Lincoln Street, west of Clear Creek Drive)

Acreage: 10.0 acres

Zoning: Planned Unit Development (PUD)

Staff Summary:

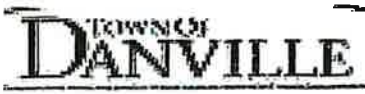
The petitioner requests a development standards variance to permit parking lot light fixtures with a height of 30 feet, exceeding the maximum allowable height for parking lot light fixtures as stipulated in Section 4.06.C.12 of the Unified Development Ordinance (UDO). The proposed light fixtures are intended for the rear parking area of the new Transportation Facility, specifically the bus parking lot. The increased height is sought to ensure adequate illumination over the buses, thereby enhancing safety and security during early morning and evening hours.

Included in your packet is a photometric plan demonstrating that the proposed lighting complies with the UDO's standards for light dispersion at the property line. A site plan is also provided, indicating the location of the bus parking lot. All other parking lot lighting on the site meets the requirements of the ordinance.

As of the time of this report, no public inquiries have been received following the required notification. Considering the existing tree line to the west and the parking lot's location at the rear of the property, staff supports the petitioner's request for the additional height of the proposed light fixtures.

BZA options include the following:

- Approve the variance requests
- Deny the variance requests
- Approve the variance requests with conditions



Danville BZA

49 North Wayne Street | Danville, IN 46122
317-745-4180 | www.danvilleindiana.org

Date of Hearing: 5-21-25
Board of Zoning Appeals Action: _____

App. No: 2025-2235
Fee: \$ 350.00
Received By: LT

APPLICATION FOR APPROVAL (Check all that apply)

☐ Appeal ☐ Special Exception ☐ Use Variance ☒ Development Standard Variance

* Please fill out the form in its entirety

Applicant (s) Danville Community School Corporation (Superintendent - Dr. Tracey Shafer)
Address (s) 200 Warrior Way, Danville, IN 46122
Phone (s) (317) 745-2212 Email (s) tshafer@danville.k12.in.us

Owners (s) Danville Community School Corporation (Superintendent - Dr. Tracey Shafer)
Address (s) 200 Warrior Way, Danville, IN 46122
Phone (s) (317) 745-2212 Email (s) tshafer@danville.k12.in.us

Owners' Representative (Subdivider, if any) and /or Registered Engineer or Land Surveyor: _____
A&Z Engineering, LLC

Address (s) 1220 Ruston Pass, Fort Wayne, IN 46825
Phone (s) (260) 485-7077 Email (s) abearman@az-engineering.net

Address of Subject Property: 1571 W Lincoln Street, Danville, IN 46122
Area (in acres): 10 acre project on 69.9 acre parcel Number of Lots: 1
Parcel ID#: 32-11-08-400-001.000-003 Current Zoning District: PUD

Requested Action From The Danville BZA: Development Standard Variance to allow 30' light pole heights
(25' high max per ordinance) at the Danville Community School Corporation Transportation Facility.

STATE OF INDIANA)
) SS:
HENDRICKS COUNTY)



The undersigned certifies that the above information is true and correct to the best of his/(her) knowledge.

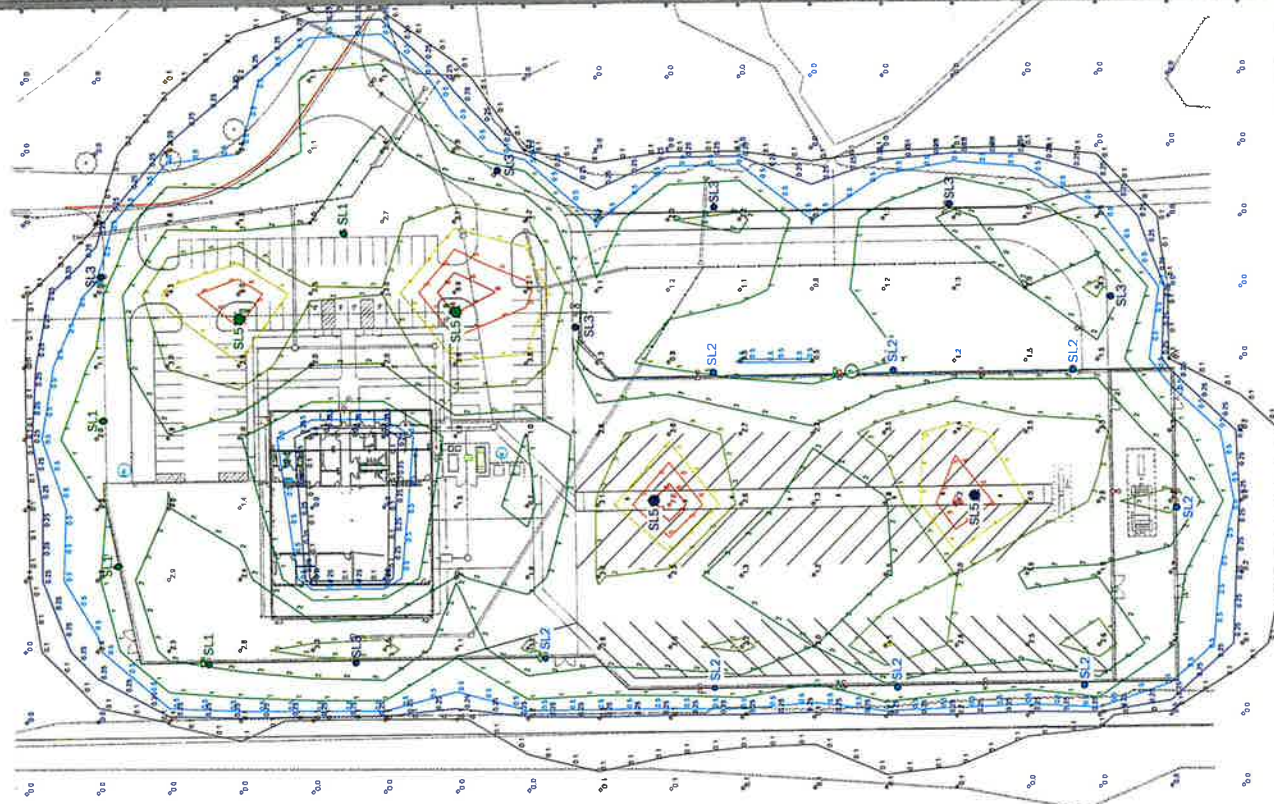
4-16-25
[Signature]
Signature of Owner/Applicant (s)

Superintendent
Title of Applicant



DANVILLE TRANSPORTATION
SITE PHOTOMETRICS

Designer
LOPEZ
Date
04/16/2025
Scale
Not to Scale
Drawing No.
Summary
1 of 1



LIGHTING FIXTURE SCHEDULE			
Label	QTY	Catalog Number	Description
SL1	5	DSX2 LED P2 40K 80CRI T4M HS	D-Series Size 2 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield
SL2	7	DSX2 LED P8 40K 80CRI BLC4 EGS-F	D-Series Size 2 Area Luminaire P8 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control Forward External Glare Shield
SL3	8	DSX2 LED P3 40K 80CRI BLC4	D-Series Size 2 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control
SL4	2	DSX2 LED P3 40K 80CRI T4M	D-Series Size 2 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Medium
SL5	2	DSX2 LED P2 40K 80CRI T4M HS	D-Series Size 2 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield
		Lumens	Wattage Pole Height
		19966	179.2228 25FT
		19932	462.45 30FT
		20281	219.4 25FT
		27399	658.2 30FT
		19966	537.6884 25FT

D-Series Size 2 LED Area Luminaire

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The use of the latest in LED technology into a high performance, high efficacy, long life luminaire. The outstanding photometric performance results in a luminaire that provides superior lighting and lower energy density. D-Series outstanding photometric results in reducing the number of poles required to illuminate a site. D-Series provides an energy savings of up to 50% vs. 1000W HID and expected service life of over 100,000 hours.

Specifications
EPC: 100 ft
Length: 40.59"
Width: 15.76"
Height Ht: 8.11"
Height Ht: 3.76"
Weight: 41 lbs
Weight: 7.1 lbs

Features
• 4000K CCT
• 80 CRI
• EGS-F
• BLC4
• T4M HS
• T4M

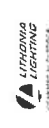
Ordering Information

EXAMPLE: DSX2 LED P2 40K 80CRI T4M MVOLT 5PA NLTAR2 PIRHN DOBYD

Item	Qty	Unit Price	Total Price
DSX2 LED P2 40K 80CRI T4M MVOLT 5PA NLTAR2 PIRHN DOBYD	1	\$199.66	\$199.66

Support Information

Support provided by LITONING LIGHTING. For more information, visit www.litoning.com.



Development Standards Variance (Parking Lot Light Fixtures)

Danville Community School Corporation



FINDINGS OF FACT

DEVELOPMENT STANDARD VARIANCE

Address: 1375 W Lincoln Street, Danville, IN 46122

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

The increased light pole height will increase safety within the facility by projecting lighting over the taller buses that block lower lights.

- 2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:**

The lighting levels and spillage onto the adjacent property to the west will not increase. The existing tree line will remain in place to further block lighting. The rest of the surrounding property is owned by the school district.

- 3. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because:**

Increasing the number of light poles will not provide similar lighting levels to the taller poles because more poles cannot be placed within the driving or parking areas to light the areas behind the buses.

**BOARD OF ZONING APPEALS
DANVILLE, INDIANA**

**ACTION ON PETITION FOR A VARIANCE
FROM DEVELOPMENT STANDARDS**

MOTION

I move that we **approve / deny** the variance sought by Danville Community School Corporation, petitioner in BZA petition 2025-2235 to allow an increased height of parking lot light fixtures of 30 feet (UDO Section 4.06.C.12.). This petition has **satisfied / not satisfied** the requirements for variances under state law for the following reasons:

1. The approval **will / will not** be injurious to the public health, safety, morals, and general welfare of the community
 - a) **for the reason(s) stated in the staff report;**
 - b) **for the reason(s) stated in Petitioner's proposed findings of fact; and/or**
 - c) **because:** _____

2. The use and value of the area adjacent to the property included in the variance **will / will not** be affected in a substantially adverse manner
 - a) **for the reason(s) stated in the staff report;**
 - b) **for the reason(s) stated in Petitioner's proposed findings of fact; and/or**
 - c) **because:** _____

3. The strict application of the terms of the Zoning Ordinance **will / will not** result in practical difficulties in the use of the property
 - a) **for the reason(s) stated in the staff report;**
 - b) **for the reason(s) stated in Petitioner's proposed findings of fact; and/or**
 - c) **because:** _____

[note #1: An adverse finding on any one of the above requires Board denial of the variance.]

[note #2: None of the words in bold italics should be used if the motion is to approve a variance.]

And, I move that this approval be made subject to the following conditions:

[note #3: If the majority votes against a motion to approve a variance, a subsequent motion should be made for findings of fact to reflect that the Petitioner did not establish the three requirements of state law to have been met. This motion should indicate which requirement(s) were not met or cite reasons stated in the staff report, if the staff recommendation was against approval.]

DECISION

(After a second is made to the motion and a vote is taken, the presiding officer makes the following announcement): “It is therefore the decision of this body that this variance petition is **approved / denied** (and if conditions have been imposed)...**subject to the conditions made a part the adopted motion.**”