



CITY OF FISHERS AGENDA

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

The public may [stream the meeting online](#). Members of the public may [submit comments online](#).

BOARD/COMMISSION: Board of Zoning Appeals – Fishers Meeting

DATE: 5/24/2023, at 6:00 PM

DIRECTIONS: Launch Fishers, 12175 Visionary Way, Fishers, Indiana 46038

1. Call to order / Pledge of Allegiance

2. Roll Call

3. Approval of Previous Minutes

- a. 4-26-23

4. Public Hearings

- a. Kroger at Fishers Station – Main Building
Address: 7450 FISHERS STATION DR, FISHERS, IN 46038
Case: VA-23-18 & VA-23-19
Request: Consideration of a Land Use and Development Standards Variance from various sections of the City’s Unified Development Ordinance (UDO) to allow for: a freestanding ATM, landscaping, and associated signage for a new grocery store.
Petitioner: McBride Dale Clarion on behalf of Kroger
Planner: Megan Vukusich

b. Kroger at Fishers Station - Fueling Center

Address: 11673 ALLISONVILLE RD

Case: VA-23-16 & VA-23-17

Request: Consideration of a Land Use and Development Standards Variance from various sections of the City's Unified Development Ordinance (UDO) to allow for: a fueling center use without an associated convenience store, to allow for a kiosk, and to allow for associated fueling center canopy, landscaping, and signage for a new grocery store fueling station.

Petitioner: McBride Dale Clarion on behalf of Kroger

Planner: Megan Vukusich

5. New Business

6. Staff Communication

7. Board Signatures – Findings of Fact

8. Adjournment

CITY OF FISHERS
BOARD OF ZONING APPEALS
CITY HALL AUDITORIUM
MINUTES
April 26, 2023

The Board of Zoning Appeals convened at 6:00 p.m.

A roll call was taken. Members present: Steve Ferrucci, Jeffrey Silvey, Howard Stevenson, Greg Lannan, Tom Grinslade. Others present: Megan Vukusich, Ross Hilleary, Rodney Retzner, Kay Prange, Tyler Folk, Adam Mears, Mark Demerly. Mr. Ferrucci confirmed quorum and called the meeting to order.

Mr. Ferrucci asked for a Motion for the approval of the previous minutes. Mr. Stevenson made a Motion to approve, seconded by Mr. Silvey. The Minutes were approved, 4-0.

Public Hearings:

a. VA-23-14: 11411 Forest Knoll Circle Accessory Structure Variance

Mark Demerly, on behalf of the property owners, is seeking a variance of three Development Standards from Section 6.2.2 of the City's Unified Development Ordinance (UDO), to allow for the construction of a boathouse with a maximum height over 18' and side and rear setbacks of 0'. The subject property is zoned R2 and is located on Geist Reservoir, south of 116th Street.

Planner: Tyler Folk (folkt@fishers.in.us)

Mark Demerly presented the Variance request for a Boathouse on Geist Reservoir. The Variance includes a side and rear setback of 0 feet and a height variance of 22 feet. Tyler Folk presented the Staff report. Staff has No Recommendation for the Board.

Tyler did not see any previous records for the existing foundation. The HOA has given their OK for it. There have been no Public comments.

Mr. Ferrucci opened the Public Hearing.

Seeing no member of the Public to speak, Mr. Ferrucci closed the Public Hearing.

In Board discussion, Mr. Grinslade told the Petitioner that they would need to seek out Sea Wall expertise from the Army Corps of Engineers.

Mr. Ferrucci asked for a Motion. Mr. Lannan made a Motion to approve, with the conditions for the developer to look into any regulations regarding the sea wall, an indemnification agreement for encroachment, and for the variance to be recorded on the property. The Motion was seconded by Mr. Stevenson. The Motion was approved, 4-1.

b. VA-23-15: 8705 Morgan Drive Setback Variance

Adam Mears of Gradison Design Build, on behalf of the property owners is seeking a Development Standards Variance from Figure 1.3. VC – Village Center of the City's Nickel Plate District Code to allow for a side yard setback of 60 feet. The subject property is zoned VC – Village Center and is located at the common address of 8705 Morgan Drive.

Petitioner: Adam Mears (amears@gradison.net)

Planner: Ross Hilleary (hillearyr@fishers.in.us)

Adam Mears of Gradison presented the Variance request for 8705 Morgan Drive. The maximum sideyard setback variance has been changed to 27 feet. This is for adding on to a spec home plus a pool.

Ross Hilleary presented the Staff Report. Public Comments were received from Joe Nixon. Staff has no recommendation other than the variance, if approved, be recorded on the property.

Mr. Ferrucci opened the Public Hearing.

Seeing no member of the Public to speak, Mr. Ferrucci closed the Public Hearing.

Mr. Ferrucci asked for a Motion. Mr. Grinslade made a Motion to approve, with the recording of the variance on the property, seconded by Mr. Silvey. The Motion was approved, 5-0.

Adjournment As there was no other business, the meeting was adjourned at 6:29 p.m.
Respectfully Submitted by:

Kay Prange, Recording Secretary

DRAFT

Kroger
7450 Fishers Station Drive
Project Description and Variance Justification

Kroger is proposing to develop a new Marketplace store within the Fishers Station shopping center. The development would include a 120,000 square foot Kroger store with parking. The new store will include a Starbucks within the store, 16 online shopping pick up spaces at the southeast corner of the store, and a pharmacy pick up window with stacking on the east building elevation. As a part of the development, landscaping will be added to the islands within the parking field utilizing native plants such as Sumac, Junipers, Redbuds, Kodiak Honeysuckle, perennials, and ornamental grasses. A five-foot-wide sidewalk will be added across the southern edge of the western part of the site for pedestrian connectivity. The sidewalk will be flanked by a mixture of Honey Locust and Red Maple trees. Pedestrian connectivity is continued through to the store via the existing north/south landscaped sidewalk. The proposed development represents a 36.8-million-dollar investment by Kroger for the new store into the Fishers community to better serve their customers.

To allow the development to move forward, several variances are needed from the strict interpretation of the Unified Development Code as follows:

Variance of Development Standards:

Section 6.7.5 (B): Foundation planting are required at the ratio of one shrub or ornamental tree for each 10 lineal feet of building. The proposed Kroger store has 1,221 lineal feet of building wall (excluding common wall area on west elevation) which would require a total of 122 shrubs. Given that the perimeter of the store will be adjacent to pavement to provide customer access to the store, access to the pharmacy pick up point, and access to the loading area and rear of the adjacent shopping center, it is not possible to locate these plantings within 20 feet of the foundation walls. Kroger is requesting a variance to allow the planting of 122 shrubs within the parking area islands and within new landscape beds created at the west and east ends on the front elevation of the store.

Standards: The variance requested to relocate the required foundation plantings will not be injurious to the public health, safety, or morals of and general welfare of the community nor will the value or use of the adjacent properties be affected. The strict application of Section 6.7.5 (B) would result in practical difficulties in the development and operating of the proposed Kroger store.

Variance of Use:

Section 5.1.5: Freestanding ATM machines are not a permitted use per the Permitted Use Table contained in Section 5.1.5. A freestanding Interactive Teller Machine is proposed in the southwest corner of the site. The proposed ITM is associated with Star Bank, which was formerly located within Fishers Station. To continue to provide Star customers with convenient access to their accounts, a variance is requested to allow the ITM to be included on the site. Kroger will not have a financial institution within the store. The ITM location provides stacking for four vehicles which is consistent with the requirements of Section 6.11.7 (B). The ITM and drive thru lane are to be in an area with existing trees to the east and new shrubs to the west.

Standards: The proposed inclusion of an ITM will not be injurious to the public health, safety, or general welfare of the community. Kroger is developing the property to the west of the ITM location and will be the largest tenant in Fishers Station. As such, they would not propose the inclusion of a use that would adversely impact their proposed development. The need for the use variance is to provide a convenient point for Star Bank customers to continue to have ready access to their accounts with the bank that was formerly located in Fishers Station. The proposed variance to

allow the ITM does not substantially interfere with the Comprehensive Plan while the strict interpretation of the UDO would cause a hardship on those who wish to access their accounts while utilizing other retailers and services within Fishers Station.

Variance of Signage Standards:

Section 6.17.7 (C): The proposed 120,000 square foot Kroger store has a total of 456.66 feet of lineal building frontage on its front/south elevation. Per Section 6.17.7 (C), the maximum sign area permitted is 300 square feet contained within a maximum of three signs. Kroger is requesting a variance to allow for a total of four signs with a total of 525 square feet of sign area as proposed below:

“Kroger Marketplace”	380 SF
“Starbucks”:	25 SF
“Pharmacy Drive Thru”	80 SF
“Pick up”	<u>40 SF</u>
Total: 525 SF	

The proposed sign area represents less than 4% of the front building elevation and is designed to direct customers to the pharmacy pick up and online shopping pick up areas, as well as provide signage for Starbucks, which is a tenant within the Kroger. The permitted 300 square feet of sign area would be allowed on an elevation containing only 200 lineal feet of frontage as opposed to the 456.66 lineal feet of frontage at the Kroger store. Signage, as permitted on the store, would appear out of proportion on the Kroger elevation and would be difficult to read from adjacent roadways given the store’s location, setback 587 feet from 116th Street.

Section 6.17.9: Directional signs are permitted with a maximum area of 4 square feet and at a height of 3 feet on private property. Kroger uses a series of directional signage within their parking area to guide customers to specific uses such as the online shopping pick up spaces. To allow for visibility, these signs, which are located in concrete blocks similar to ADA parking signs, are 6’ 6” in height. The additional height is needed to allow for visibility given the variety of automobile sizes. While Ford Fusion’s are only 4’ 10” high, Explorer’s are 5’ 8” in height, and F-150 pickups exceed 6’ 3” tall. The additional sign height is needed to provide customers with the needed information.

Standards: The proposed size, number and height of the signage, nor the height of the directional signs will endanger or distract motorists or pedestrians but will rather provide better guidance to the location of services offered on the site. The proposed wall signage will not cover any prominent architectural features of the front elevation and has been designed to fit in and compliment the store design.

The signage, as proposed, will not obstruct views of adjacent tenants or interfere with the quality of public open space. The proposed signage is compatible with existing building height and does not impose a foreign element into the center design. The wall signs for Kroger are internally illuminated and will not distract or cause unsafe conditions for motorists or pedestrians while the directional signs are not illuminated. The signage, as proposed, is consistent with the intent of the Unified Development Code given the size of the store and elevation, the number of services offered, the location of the building 587 feet north of 116th Street with multiple outlots on the frontage and where there will be signage for Kroger.

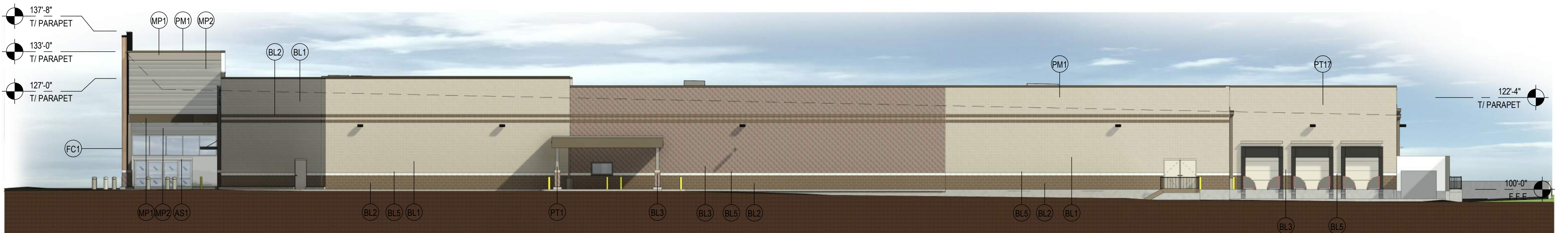
MDC #4836



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXTERIOR MATERIAL LEGEND

- BL1 Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block - Ivory
- BL2 Decorative, Integrally Colored CMU - Split face
Color: Lee Brick & Block - Boulder Gray
- BL3 Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block - Laurel Blend
- BL4 Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block - Timber
- BL5 Decorative, Integrally Colored CMU - Smooth face
Color: Lee Brick & Block - Aspen Cream
- MP1 Metal Panel - Smooth
Color: Burnished Slate Gray
- MP2 Metal Panel - Corrugated
Color: Silversmith
- MP3 Painted Metal panel V-Groove Siding
Color: Longboard V-Groove, Paint Cherry Wood
- MP4 Metal Panel Smooth
Color: Silversmith
- MP5 Metal Panel - Trim Smooth
Color: Gounlet Gray
- PM1 Prefinished Metal
Color: Burnished Slate Gray
- PM2 Prefinished Metal
Color: Matte Black
- PM3 Painted Metal
Color: SW7019 "Gauntlet Gray"
- AS1 Prefinished Aluminum Storefront
Color: Clear Anodized
- PT1 Painted Metal
Color: SW7019 "Gauntlet Gray"
- PT6 Painted Metal
Color: SW7016 "Mindful Gray"



EXTERIOR ELEVATIONS

May 16, 2023

KROGER STORE J744

Fishers IN

522390





Board of Zoning Appeals Staff Report

Meeting Date: May 24, 2023

DEPARTMENT CONTACT: Megan Vukusich (vukusichm@fishers.in.us)	CASE NUMBER: VA-23-18 & VA-23-19
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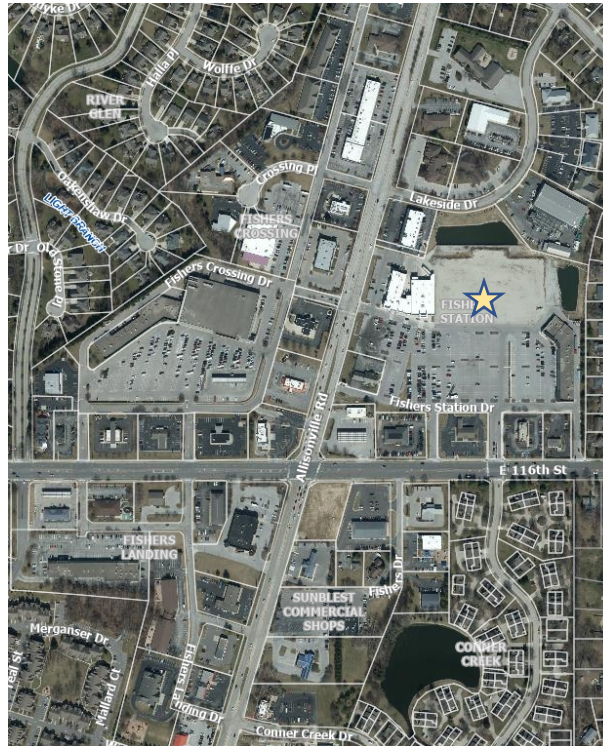
PETITIONER: McBride Dale Clarion on behalf of Kroger	PROPERTY ADDRESS/LOCATION: 7450 FISHERS STATION DR
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REQUEST: Consideration of a Land Use and Development Standards Variance from various sections of the City's Unified Development Ordinance (UDO) to allow for: a freestanding ATM, landscaping, and associated signage for a new grocery store.

APPLICABLE REGULATIONS: UDO Sec 5.1.5. Permitted Use Table	EXISTING ZONING: C3 Commercial	FISHERS 2040: Regional Mixed Use
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LOT SIZE: 17.2 acres

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve
 ☐ Continue
 ☐ Deny
 ☐ No Recommendation

ZONING HISTORY:

Meeting Date: May 25, 2023
Case Number: VA-23-18 & VA-23-19

The property is currently zoned C3 Commercial. A commercial, integrated center and b-shops sit on the property today.

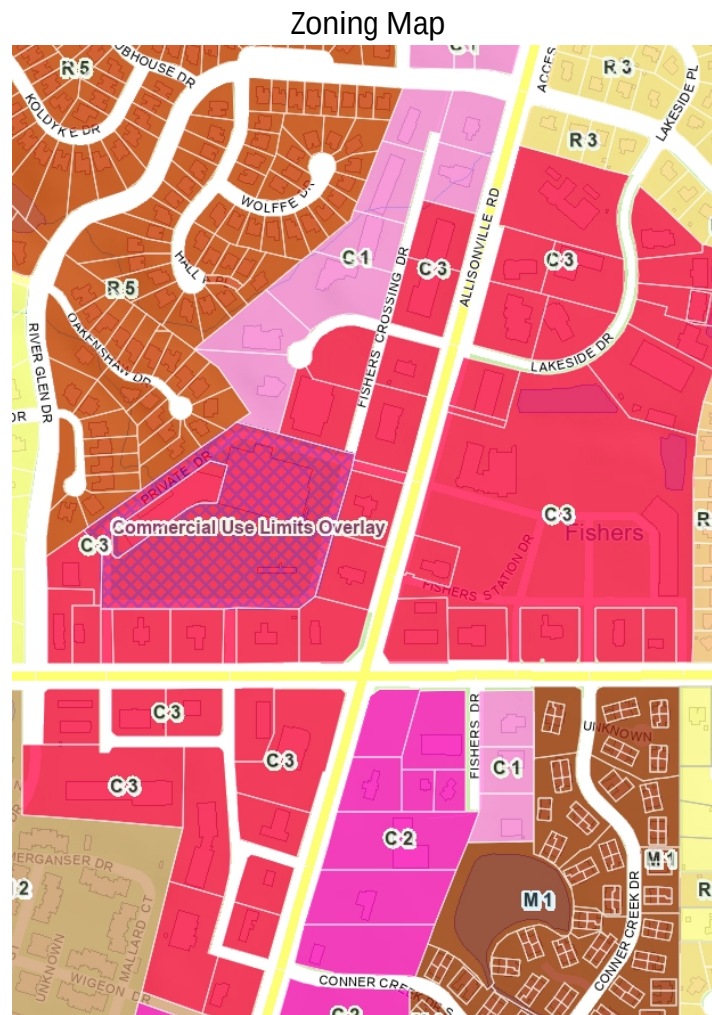
SURROUNDING LAND USE & ZONING:

North: Commercial office & retail. C3 Commercial

East: Single-family homes. R4 Residential

South: Commercial office & retail, and multi-family. C1, C2, and M1

West: Commercial office, retail, and restaurants. C3 Commercial



SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments have been received.

Meeting Date: May 25, 2023

Case Number: VA-23-18 & VA-23-19

An informational neighborhood meeting was held on May 17th at 7:30pm. This was a virtual town hall for residents to learn more about the proposed project. [Click here to view the recording](#). Passcode: \$#6Yd0RL

PETITION OVERVIEW:

Summary of Request

Kroger is proposing to develop a new Marketplace store within the Fishers Station shopping center. The development would include a 120,000 square foot Kroger store with parking. The new store will include a Starbucks within the store, 16 online shopping pick up spaces at the southeast corner of the store, and a pharmacy pick up window with stacking on the east building elevation.

As a part of this development the following variances are being requested:

- VA-23-18 Variance of Use from UDO Section 5.1.5.
 - o Allow for a freestanding ATM machine. **The UDO does not currently allow freestanding ATMs without an associated bank.**
- VA-23-19 Variance of Development Standards from UDO Section 6.7.5.(B)
 - o Waive the requirement for foundation plantings and relocate to the adjacent landscape islands. **The UDO requires foundation plantings at a rate of 1 shrub or tree per 10 lineal feet of building.**
- VA-23-19 Variance of Sign Standards from UDO Sections 6.17.7(C) and 6.17.9
 - o Allow for four (4) signs on the front/south elevation, totaling 525 square feet. **The UDO allows for a maximum of three (3) signs on the primary frontage, totaling 300 square feet.**
 - o Allow for directional signage that is 6.5 feet in height. **The UDO allows for a maximum height of 4 feet for directional signage.**

Fishers 2040

The Fishers 2040 Plan identifies this area as Regional Mixed Use. The proposed development aligns with this vision.

SUMMARY OF STAFF COMMENTS:

Meeting Date: May 25, 2023

Case Number: VA-23-18 & VA-23-19

In March 2023, the City of Fishers announced the findings from the Allisonville Road Corridor Study and its plan for revitalizing the heavily traveled corridor in west Fishers. The resulting plan includes a focus on:

- Greening the corridor
- Road and walkability improvements
- Enhanced connectivity
- Collaboration with local business partners to infuse vibrancy in the area

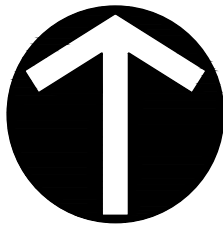
View the [Allisonville Road Corridor Study](#).

As part of the plan, Kroger and the Kroger Fueling Station will relocate from the west side of Allisonville Road near the 116th Street intersection to build a new, expanded store on the east side of Allisonville Road. Kroger has agreed to install additional sidewalk connections and relocate landscaping that cannot be installed due to existing design constraints within their property to align with the corridor study vision.

Staff is supportive of the proposed variance request and recommends approval on the condition that the approval letter is recorded onto the property.

STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation



NORTH

PROPOSED LOT
4' TYPICAL 8' MAX



GENERAL LANDSCAPE NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
4. NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
5. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
6. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-2004", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
7. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
8. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
9. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
10. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
12. THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
14. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
15. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
16. STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
17. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
18. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

SYMBOL	DESCRIPTION	1	PLANT QUANTITY
		AG	PLANT TYPE
PR	PERIMETER LOT PLANTINGS	PR	REQ. LOCATION
FN	FOUNDATION PLANTINGS		
IN	INTERIOR LOT PLANTINGS		

'FN'- BUILDING FOUNDATION PLANTING TABLE
(SEC. 6.7.5(B) 1 SHRUB OR ORNAMENTAL TREE PER 10 LF OF BLDG)

SYMBOL	BLDG. FOUNDATION	SHRUBS REQUIRED	SHRUBS PROVIDED
	MAIN STORE - 1221 LF	122.1	128 SHRUBS LOCATED ALONG BLDG. & ADJACENT ISLANDS
	FUEL CENTER - 60 LF	6	6 SHRUBS LOCATED IN ADJACENT ISLAND

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 50 100



Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 • 877-746-0749
www.cecinc.com

THE KROGER COMPANY
FISHERS STATION
7450 FISHERS STATION DRIVE
FISHERS, INDIANA 46038

SITE LANDSCAPE PLAN

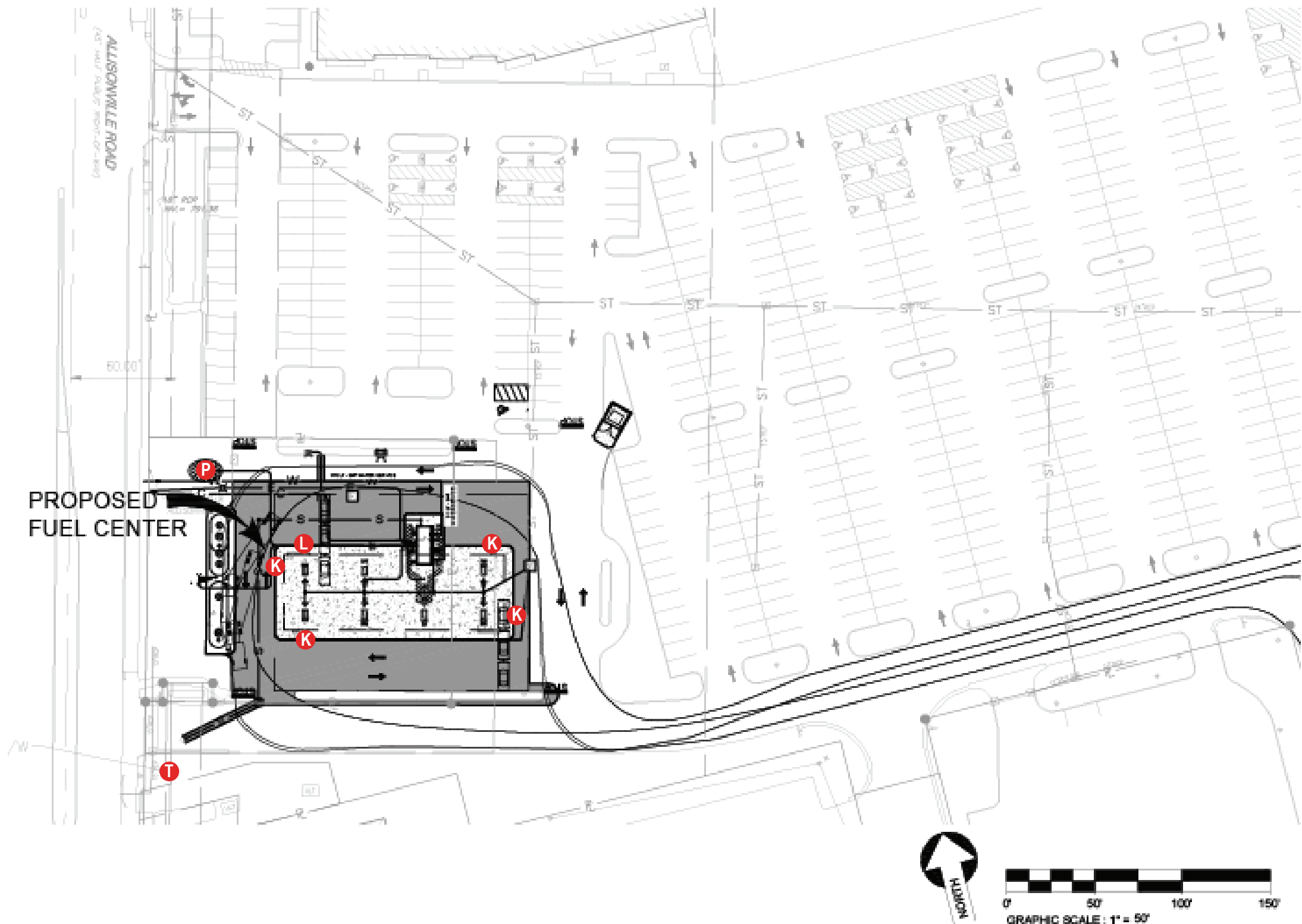
DATE:	MAY 01, 2023	DRAWN BY:	JCB
DWG. SCALE:	1"=50'	CHECKED BY:	DRAFT
PROJECT NO.:	314-807	APPROVED BY:	DRAFT

DRAWING NO.:
C700

SHEET NO OF NO



KROGER #744
11673 ALLISONVILLE ROAD
FISHERS, IN



	QTY.	DESCRIPTION	SQ. FT.
K	4	FUEL CANOPY LETTER SET	11.25
L	1	FUEL CANOPY PRICE SIGN	30.3
P	1	FUEL CENTER MONUMENT	31.6
T	2	MAIN ID TENANT FACES	T.B.D.

KROGER #744
11673 ALLISONVILLE ROAD
FISHERS, IN



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

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CUSTOMER APPROVAL:

DATE: _____

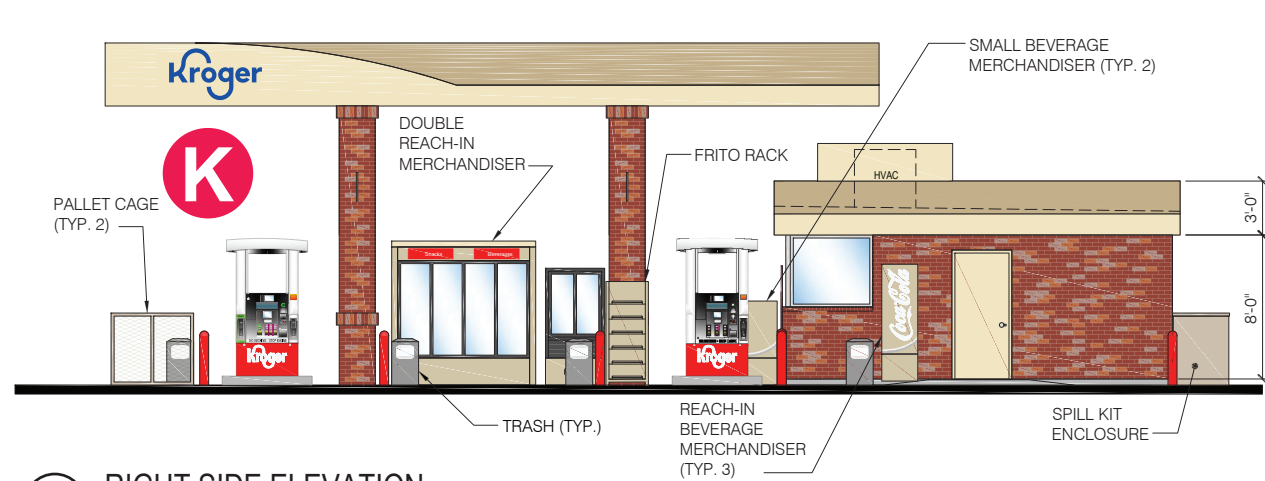
	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



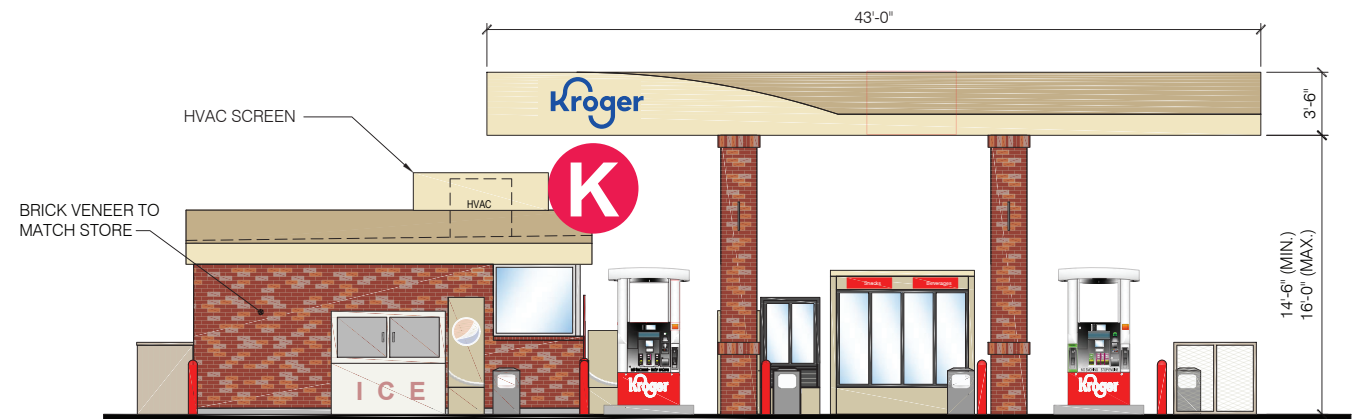
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1009006870.05

DATE 2.23.2023

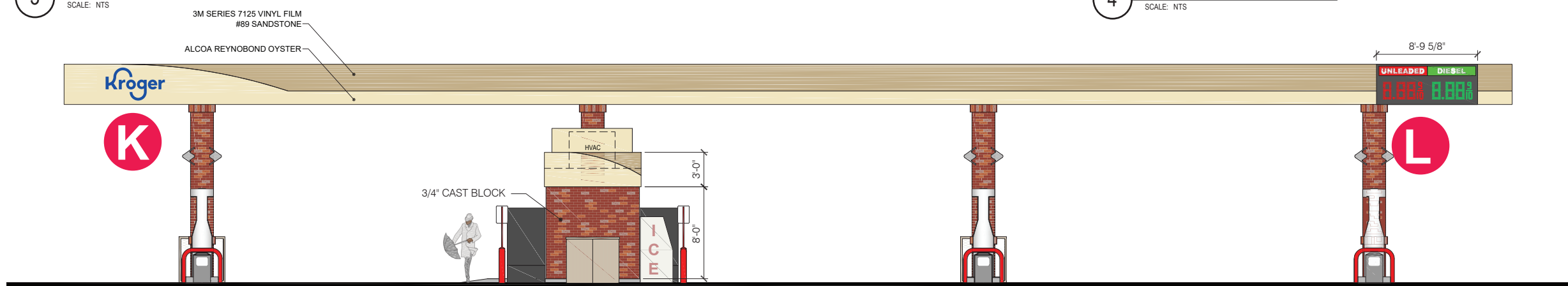
S. Hawke



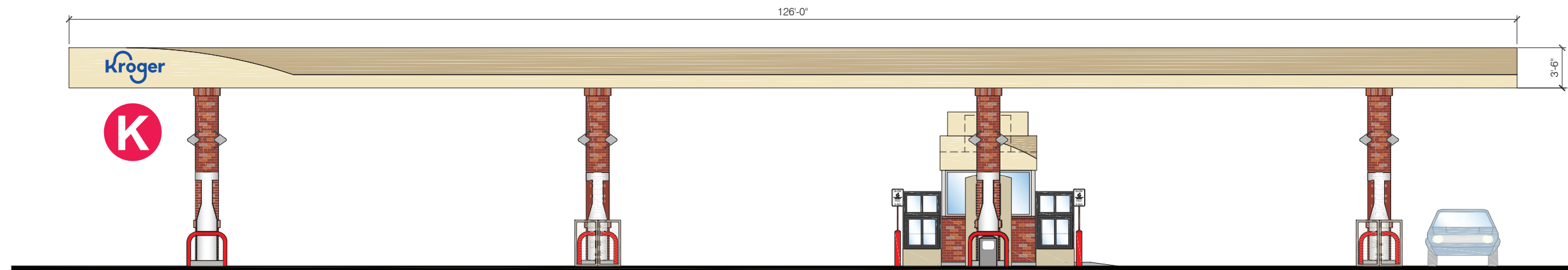
3 RIGHT SIDE ELEVATION
SCALE: NTS



4 LEFT SIDE ELEVATION
SCALE: NTS



2 REAR ELEVATION
SCALE: NTS



1 FRONT ELEVATION
SCALE: NTS

KROGER #744
11673 ALLISONVILLE ROAD
FISHERS, IN



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CUSTOMER APPROVAL:

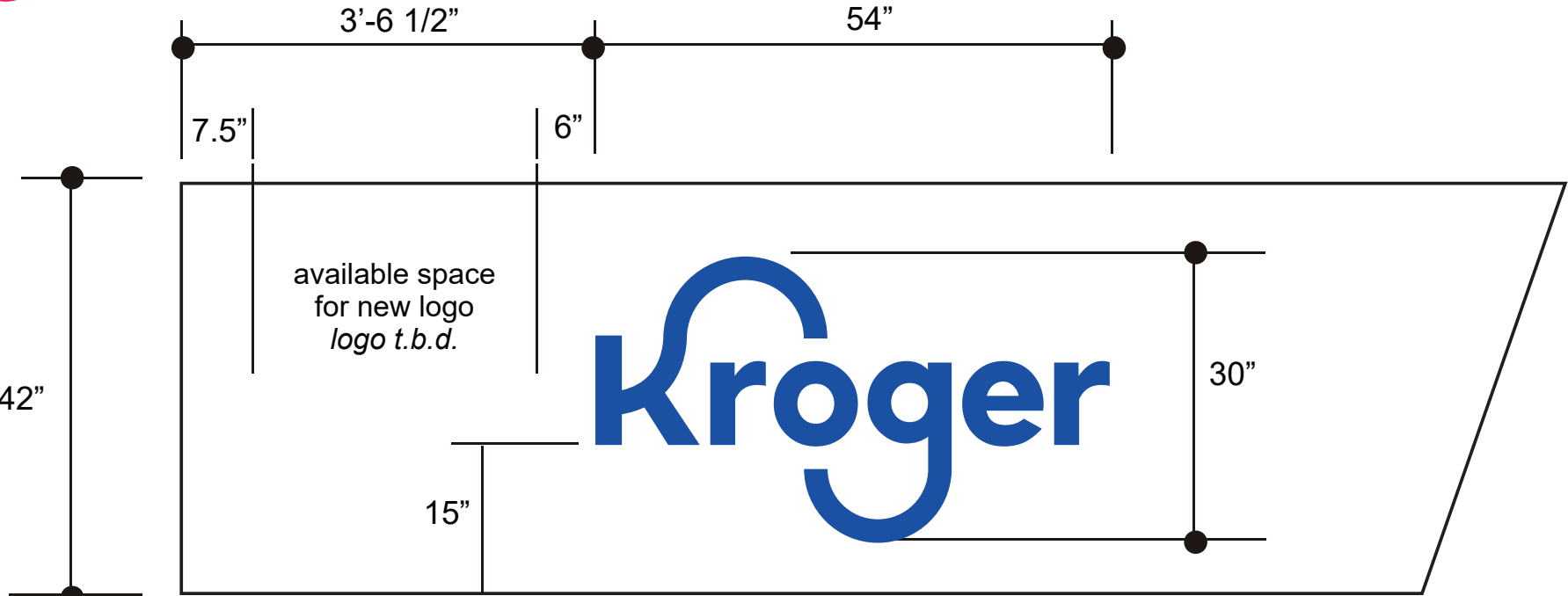
DATE: _____

	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____

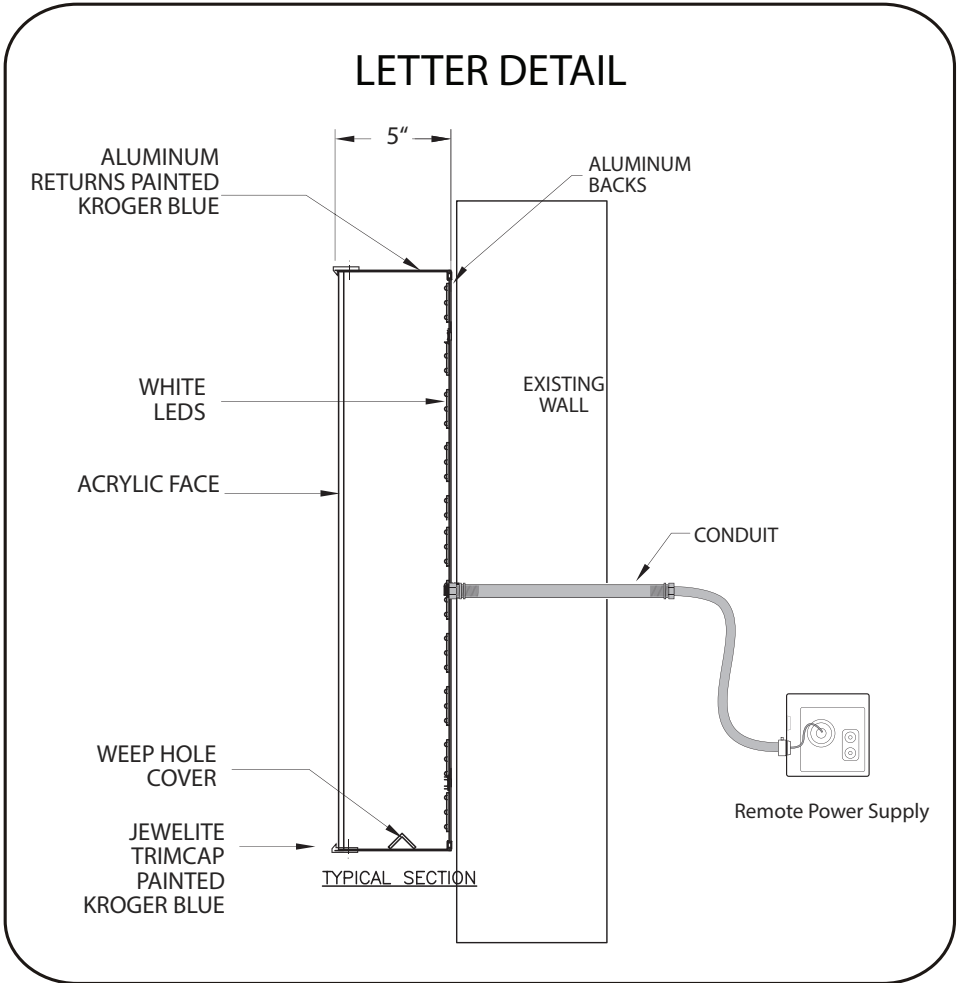
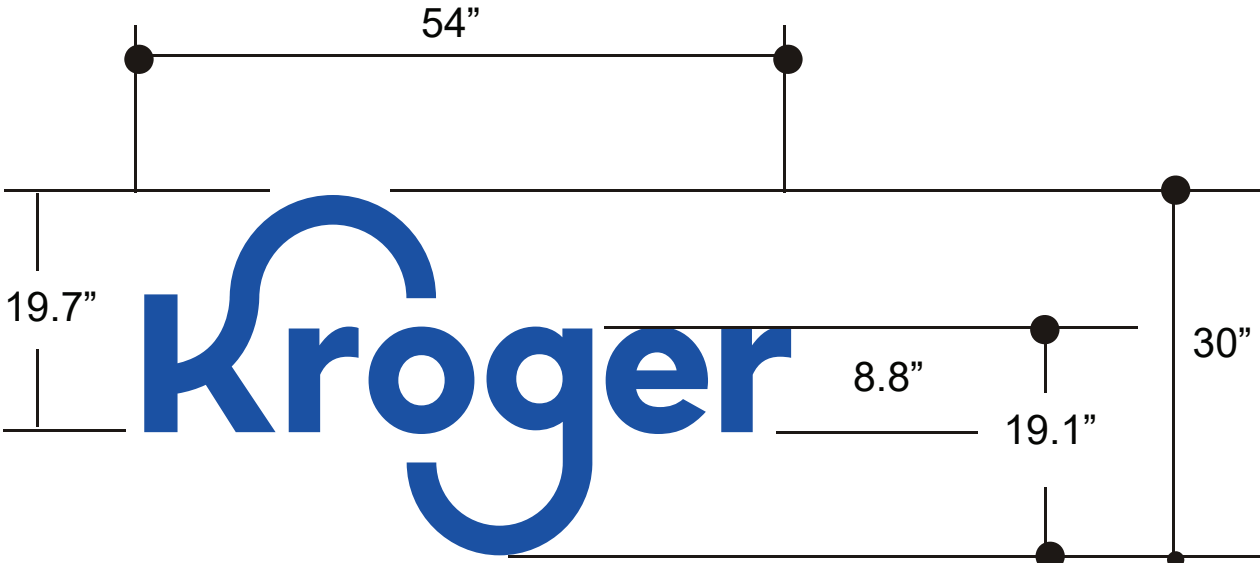


DRAWING NO:
1009006870.04

DATE 2.8.2023
S. Hawke



FOR INSTALLATION ON STANDARD 42" CANOPY



****Install instructions per SPG requirement - Kroger specifications require secondary wiring on gas canopies to be contained within conduit as provided by Cummings.**

-  FACES: WHITE ACRYLIC WITH 1ST SURFACE VINYL - 3730-8537 KROGER BLUE
-  RETAINER: KROGER BLUE (PMS 2728C) EXTERIOR QUART FORMULA
-  FILLER: KROGER BLUE (PMS 2728C) EXTERIOR QUART FORMULA

PART # 403-22-CL30KRG-CNPY

11.25 SQ. FT.



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CUSTOMER APPROVAL:

DATE:

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		



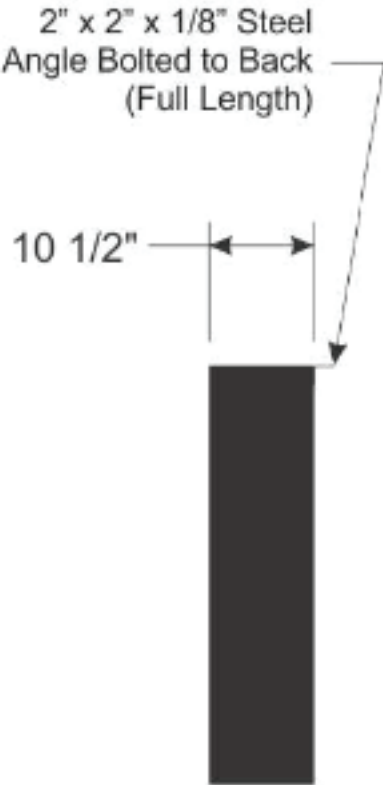
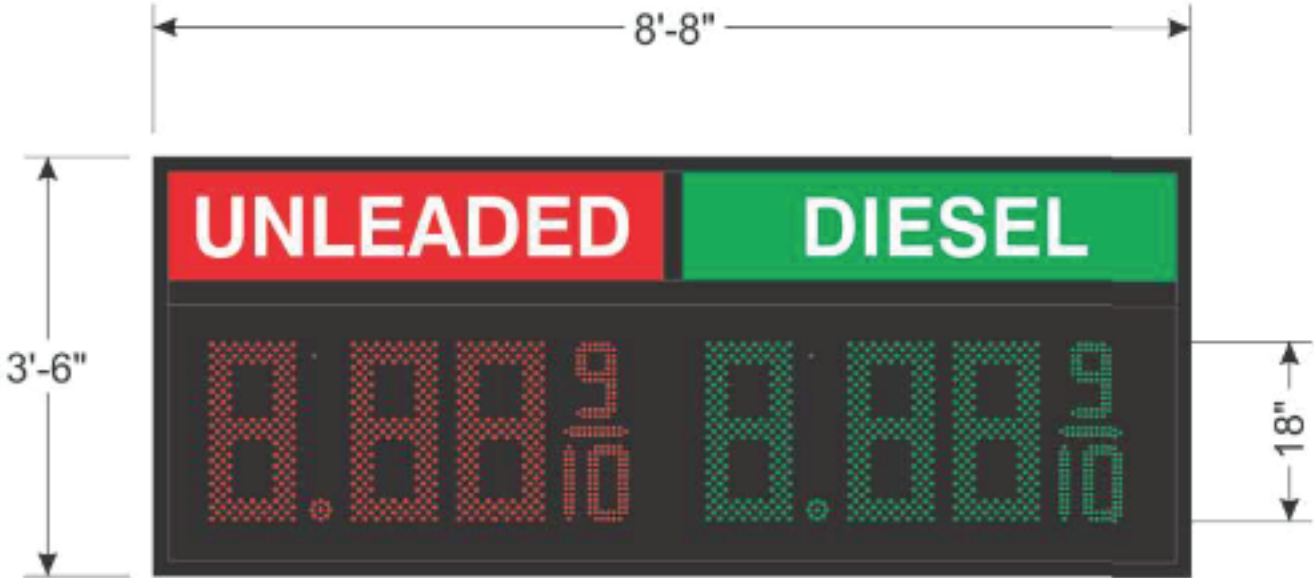
DRAWING NO:
761479327.01B
DATE: 12-13-2021
S. Hawke

CONSTRUCTION:

- Fabricate a double product S/F LED price sign; using 18" LED units, (1x) red & (1x) green.
- **Illumination:** 12VDC LED backlighting.
- **Cabinet:** .080" aluminum painted black.
- **Commodity panels:**
.177" white acrylic decorated with 3M 3630 scotchcal film 1st surface
- - Red, 3630-33
- - Green, 3630-26

ELECTRICAL:

120 VAC, Total circuits 2, 10A recommended
Circuit 1 (LIGHTS) 1A
Circuit 2 (LED price) 1.5A



ELEVATION

SCALE: 1/2" = 1'-0"

*Contact Landmark to discuss your specific needs.

SIGN AREA: 30.3 sqft

Phone: 719.505.5455

Client:
The Kroger Co

Date:
09/7/2014

Drawn by:
MLB

Revisions:
1/26/15; updated notes

Drawing Number:
140817.2

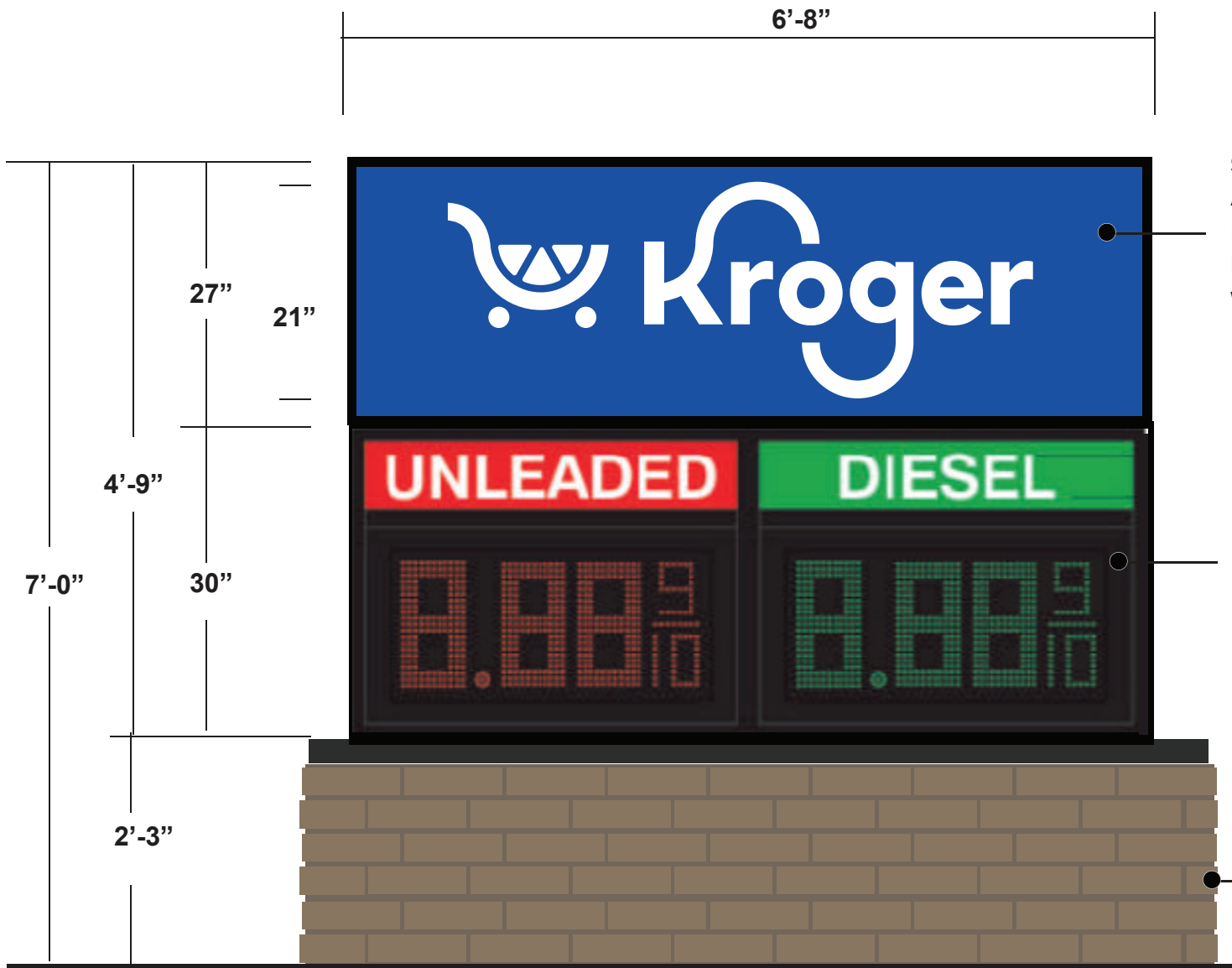
Sheet:
1 of 1

Approved:

Notes:

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NOTE: SPACING AROUND KROGER LOGO
DOES NOT MEET CLEAR SPACE REQUIREMENT
PROVIDED BY CUSTOMER



Double face internally illuminated
sign cabinet.
Aluminum cabinet & retainers
painted black.
Flat polycarbonate faces decorated
with flat, first surface vinyl copy.
Led illumination.
15 total sq. ft.
main id faces only each side

2'-6" X 6'-8" single face price sign by others.
Black aluminum cladding surrounding
price sign cabinet
5.5 total sq. ft. (digits only)
each side

REPRESENTS 17.4% OF TOTAL
AREA EACH SIDE

Foundation & brick by others.
Cummings to provide pole & cement board.

COLOR KEY

	3730-8537 KROGER BLUE
	WHITE

SCALE: 3/4" = 1'-0"

31.6 SQ. FT.

Verification of specs/design required for permitting/installation.
LED digital price signs require 24 hour dedicated circuit
(provided by others) for operation of price sign to remain on all at all times..



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BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE: _____

	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1009006870.05P

DATE: 2.23.2023

S. Hawke

12in Double Product, Single Face

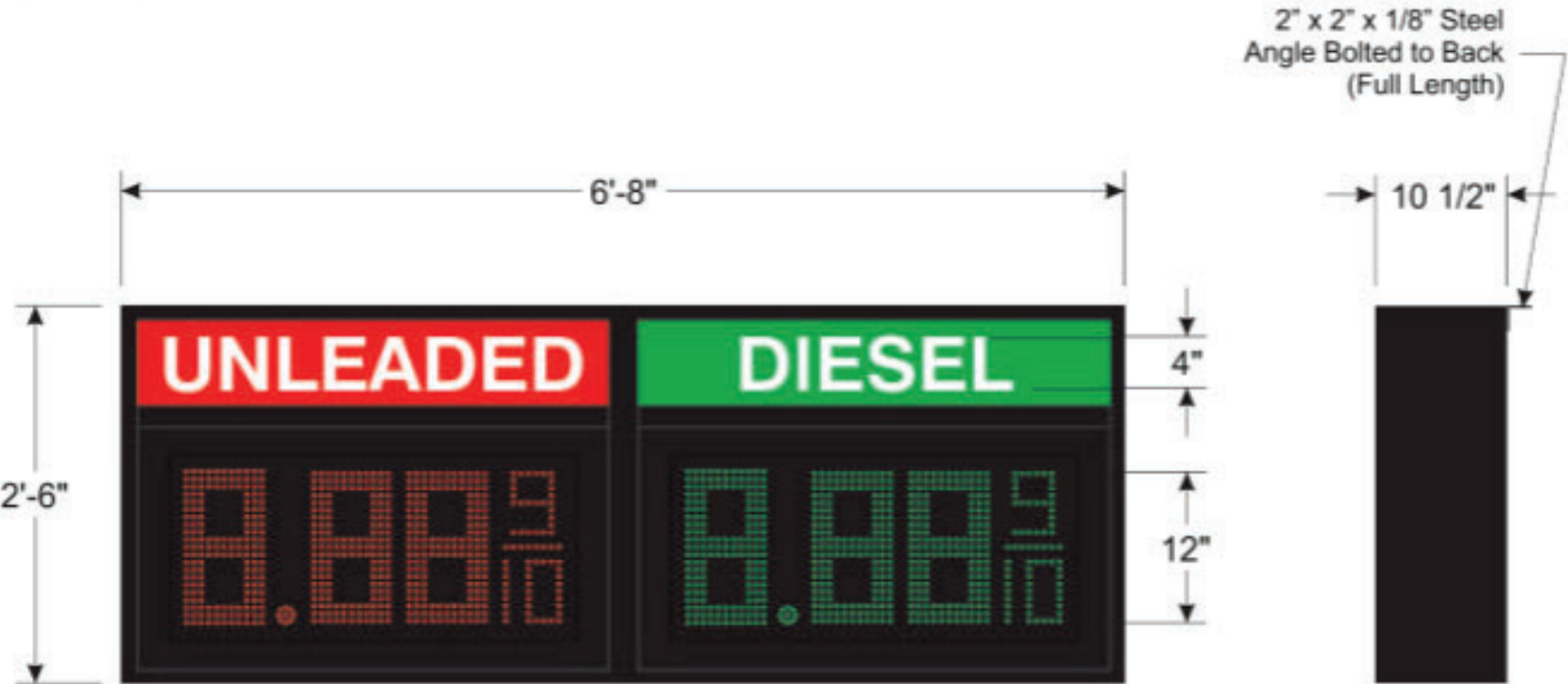
Ariba#: K-0053293

CONSTRUCTION:

- Fabricate a double product S/F LED price sign; using 12" LED units
- Illumination: 12VDC LED backlighting.
- Cabinet: Aluminum housing painted black.
- Commodity panels:
 - .177" white acrylic decorated with 3M 3630 scotchcal film 1st surface
 - - Red, 3630-33
 - - Green, 3630-26

ELECTRICAL:

120 VAC, Total circuits 2, 10A recommended
Circuit 1 (LIGHTS) 1 A
Circuit 2 (LED price) 1 A



ELEVATION
SCALE: 3/4" = 1'-0"

END VIEW

*Contact Landmark to discuss your specific needs.

SIGN AREA: 16.67 sqft

LANDMARK

Sign Alliance, Inc.
Working Together For You

Phone: 719.505-5455

Client:
The Kroger Co.

Date:
02/08/2015

Drawn by:
MLB

Revisions:
1) Updated. 4/20/15

Drawing Number:
150110.2

Sheet:
1 of 1

Approved:

Notes:

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CUT SIZE: 6'-0" X 16'-0 1/4"

FLAT POLYCARBONATE FACES DECORATED WITH FLAT, 1ST SURFACE VINYL GRAPHICS.

LED RETROFIT KIT REQUIRED.
EXISTING ILLUMINATION:
(12) F84T12 DHO LAMOS
(2) F72 T12 CW HO LAMPS

 3730-8537 KROGER BLUE



EXISTING



PROPOSED

EXISTING MONUMENT SIGN



retainers 1 5/8"
V.O. is 8' 6 3/4" W x 40 1/4" H
cut size is 8' 9 1/2" W x 43" H x 3/16"
polycarbonate
(10) F42 T12 CW HO lamps
12" deep cabinet

CUSTOMER APPROVAL:

DATE:

DATE BY

Rev. #1

Rev. #2

Rev. #3

DATE BY

Rev. #4

Rev. #5

Rev. #6

Kroger Fuel Center
11673 Allisonville Road
Project Description and Variance Requests

As part of their development of a new Kroger Marketplace within Fishers Station, Kroger is proposing a new fuel center to be located on the site of the former Star Bank. The fuel center would utilize existing curb cuts on Allisonville Road to allow customers to access the seven pump locations (14 fueling points) which would be covered by a 3,956 square foot canopy. A service attendant would be on site within a 177 square foot kiosk to assist motorists. New streetscape landscaping is proposed along Allisonville Road in the form of Sugar Maple trees and a variety of deciduous and evergreen shrubs and perennials.

Landscape areas have also been created north and south of the fuel center featuring a variety of plant material, including Honey Locust trees and evergreen and deciduous shrubs. The canopy columns and the kiosk will be done in brick with decorative elements. A waste enclosure, which meets the requirements of Section 6.2.8 is provided in the northeast corner of the site which will also be landscaped using Emerald Green Arborvitae.

The inclusion of the fuel center at Fishers Station is a major component of the Marketplace development, and an additional two-million-dollar investment. The majority of Kroger customers purchasing fuel do so in conjunction with a visit to the store. To allow the fuel center to become a part of the development, variances are necessary as follows:

Variances of Use:

Section 5.4.9 (E)(2) specifies, among other items, the following:

- Vehicle Fuel Sales shall be associated with a convenience store with a maximum building footprint of 4,000 square feet.
- Kiosks of any kind are prohibited.
- Canopies shall be no taller than 14 feet and architecturally compatible.
- Illuminance under the canopy shall be no more than 300 lucas.

As with the existing fuel center on the west side of Allisonville Road, Kroger is proposing to serve the site with a 177 square foot kiosk. Given the connection between the fuel center and the Marketplace store, a convenience store is not necessary, nor would it fit within the existing Fishers Station development site. The fuel center is largely an accessory use to the store and not a free standing separately operated fuel station. The proposed maximum height of the Kroger fuel canopy from the bottom of the canopy to the ground is 16 feet, while the total maximum height of canopy to the top is 20 feet. The increase in canopy height is necessary to accommodate the kiosk and rooftop mounted equipment while allowing for service to the mechanical equipment. The proposed canopy height is low enough to prohibit large vehicles from accessing the pumps, which is typically the justification for the maximum canopy standard. Although 300 lucas is the maximum illumination level under the canopy, Kroger is requesting a variance to increase the light level to 50 footcandles (about 538 lux) under the canopy. Safety of customers and employees is paramount to Kroger, especially when dispensing flammable fuel. To provide customers with a comfortable and safe experience while refueling, a variance is requested to allow the lighting at the new fuel center to be consistent with that of the existing location. Light levels are met at property lines (2.0 footcandles) and parking lot edges (2.5 footcandles) as required by Section 6.5.3.

Standards: The use, as proposed, will not be injurious to the public health, safety, welfare, and general morals of the community. The use and value of adjacent properties will not be adversely impacted. The need for the variances arises from the relationship of the proposed fuel center to the Marketplace store as well as the specific details of the proposed fuel center. The requested variances do not interfere with the Comprehensive Plan and the strict application of the UDO requirements would prohibit the inclusion of a new fuel center with the proposed Marketplace store.

Variance Development Standards:

Section 6.7.5 (B): Foundation plantings are required at the ratio of one shrub or ornamental tree for each 10 lineal feet of building. The proposed Kroger kiosk has 60 lineal feet of building wall which would require a total of six shrubs. Given that the perimeter of the kiosk will be adjacent to paved area to provide vehicular and customer access, it is not possible to locate these plantings within 20 feet of the kiosk foundation wall. Kroger is requesting a variance to allow the planting of six shrubs within the adjacent landscape islands.

Standards: The approval of relocation of the required foundation plantings will not be injurious to the public health, safety, morals, and general welfare. The use and value of adjacent areas, including those to be occupied by Kroger, will not be affected in an adverse manner. The strict application of the foundation planting requirements will result in practical difficulties in the operation of the fuel center.

Variances of Signage Standards:

Sections 6.17.7 (C) and 6.17.5 (I): Kroger has 43 feet of canopy frontage on Allisonville Road. Per Section 6.17.7 (C), the canopy could have one sign containing 64.5 square feet. Kroger is requesting a variance to allow each of the four canopy elevations to have an 11.25 square foot “Kroger” sign for a total sign area of 45 square feet of sign area. Additionally, since so many fuel center trips are tied to Kroger shopping trips, a 30.3 square foot LED fuel price sign is requested for the north elevation of the canopy. This price sign would be visible to those leaving the store since price is the main influence in fuel purchase. The sign is designed to be oriented to the store as opposed to the traveling public.

The use of LED digital sign panels is requested for both the north elevation of the canopy and the fuel prices to be included on the proposed ground mounted sign which contains 31.6 square feet at 7 feet in height. The fuel price does not scroll or flash but can be modified on an “as needed” basis. Fuel prices typically change every few days.

Standards: The proposed location of the canopy signage and the inclusion of electronic fuel pricing will not endanger any motorist or pedestrian. The proposed signage will not cover any architectural detail of the ground sign or canopy. As requested, the signage will not interfere with the visual quality or public open space or impose a foreign element in the development. The proposed area and height of the ground mounted signage is permitted by Code and consistent with surrounding development. Given the frequency of the fuel price changes, and the fact that the LED signs will not scroll or flash, the proposed signage will not detract motorists or pedestrians in an unsafe manner. Kroger believes the proposed variances requested are consistent with the intent of the UDO.



Board of Zoning Appeals Staff Report

Meeting Date: May 24, 2023

DEPARTMENT CONTACT:

Megan Vukusich (vukusichm@fishers.in.us)

CASE NUMBER:

VA-23-16 & VA-23-17

PETITIONER:

McBride Dale Clarion on behalf of Kroger

PROPERTY ADDRESS/LOCATION:

11673 ALLISONVILLE RD

REQUEST: Consideration of a Land Use and Development Standards Variance from various sections of the City's Unified Development Ordinance (UDO) to allow for: a fueling center use without an associated convenience store, to allow for a kiosk, and to allow for associated fueling center canopy, landscaping, and signage for a new grocery store fueling station.

APPLICABLE REGULATIONS:

UDO Sections 5.4.9 (E)(2),
6.7.5.(B), 6.17.7(C) and
6.17.5(I)

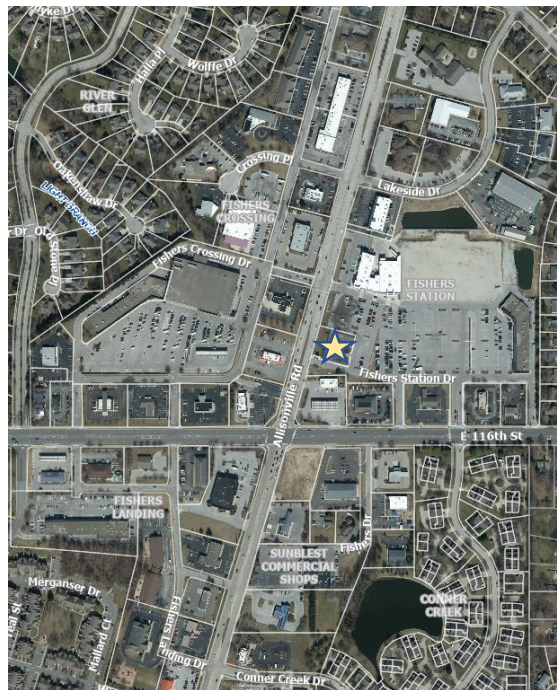
EXISTING ZONING:

C3 Commercial

FISHERS 2040:

Regional Mixed Use

LOT SIZE: 0.6 acres

LOCATION MAP**STAFF RECOMMENDATION**

☒ Approve

☐ Continue

☐ Deny

☐ No Recommendation

Meeting Date: May 25, 2023
Case Number: VA-23-16 & VA-23-17

ZONING HISTORY:

The property is currently zoned C3 Commercial. A commercial, integrated center and b-shops sit on the property today.

SURROUNDING LAND USE & ZONING:

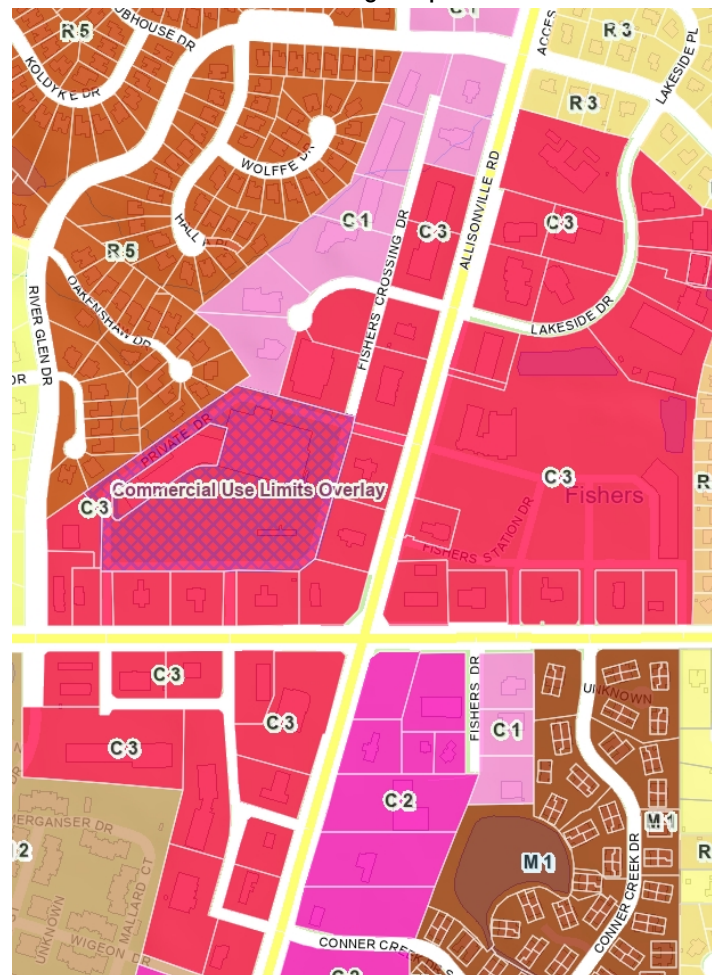
North: Commercial office & retail. C3 Commercial

East: Single-family homes. R4 Residential

South: Commercial office & retail, and multi-family. C1, C2, and M1

West: Commercial office, retail, and restaurants. C3 Commercial

Zoning Map



SUMMARY OF PUBLIC COMMENTS:

At the time of writing this staff report, no public comments have been received.

An informational neighborhood meeting was held on May 17th at 7:30pm. This was a virtual town hall for residents to learn more about the proposed project. [Click here to view the recording](#). Passcode: \$#6Yd0RL

PETITION OVERVIEW:

Summary of Request

As part of their development of a new Kroger Marketplace within Fishers Station, Kroger is proposing a new fuel center to be located on the site of the former Star Bank. The fuel center would utilize existing curb cuts on Allisonville Road to allow customers to access the seven pump locations (14 fueling points) which would be covered by a 3,956 square foot canopy. A service attendant would be on site within a 177 square foot kiosk to assist motorists.

As a part of this development the following variances are being requested:

- VA-23-16: Variance of Use from UDO Section 5.4.9 (E)(2)
 - o Allow Vehicle Fuel Sales without an associated convenience store. **The UDO requires a maximum 4,000 sf convenience store be associated with all gas stations.**
 - o Allow a kiosk. **The UDO prohibits kiosks.**
 - o Allow a canopy with a total height of 20 feet. **The UDO limits canopy height to 14 feet.**
 - o Allow for illuminance under the canopy to 50 foot candles (approximately 528 lux). **The UDO limits illuminance be no more than 300 lucas.**
- VA-23-17: Variance of Development Standards from UDO Section 6.7.5.(B)
 - o Waive the requirement for foundation planting for the kiosk and relocate to the adjacent landscape islands. **The UDO requires foundation plantings at a rate of 1 shrub or tree per 10 lineal feet of building.**
- VA-23-17: Variance of Sign Standards from UDO Sections 6.17.7(C) and 6.17.5(I) –
 - o Allow for four (4) canopy signs, one on each elevation, totaling 45 square feet. **The UDO allows one (1) canopy sign at a maximum of 64.5 square feet given Kroger's canopy frontage.**
 - o Allow for two (2) LED fuel price signs. One on the north elevation of the canopy, and one on the existing ground mounted sign. **The UDO currently prohibits LED signage of this type.**

Fishers 2040

The Fishers 2040 Plan identifies this area as Regional Mixed Use. The proposed development aligns with this vision.

Meeting Date: May 25, 2023
Case Number: VA-23-16 & VA-23-17

SUMMARY OF STAFF COMMENTS:

In March 2023, the City of Fishers announced the findings from the Allisonville Road Corridor Study and its plan for revitalizing the heavily traveled corridor in west Fishers. The resulting plan includes a focus on:

- Greening the corridor
- Road and walkability improvements
- Enhanced connectivity
- Collaboration with local business partners to infuse vibrancy in the area

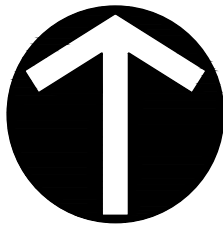
View the [Allisonville Road Corridor Study](#).

As part of the plan, Kroger and the Kroger Fueling Station will relocate from the west side of Allisonville Road near the 116th Street intersection to build a new, expanded store on the east side of Allisonville Road. Kroger has agreed to install additional sidewalk connections and relocate landscaping that cannot be installed due to existing design constraints within their property to align with the corridor study vision.

Staff is supportive of the proposed variance request and recommends approval on the condition that the approval letter is recorded onto the property.

STAFF RECOMMENDATION

☒ Approve ☐ Continue ☐ Deny ☐ No Recommendation



NORTH

GENERAL LANDSCAPE NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
3. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
4. NO CHANGES TO THE SITE LANDSCAPE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER.
5. CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS.
6. ALL PLANTS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT "AMERICAN ASSOCIATION OF NURSERY STOCK, ANSI Z60.1-2004", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
7. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
8. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT CROWN IS PLANTED AT GRADE LEVEL.
9. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE OR SHRUB.
10. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
11. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY OWNER(S).
12. THE LANDSCAPE CONTRACTOR SHALL REFER TO CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE (1) CALENDAR YEAR FROM THE TIME OF SUBSTANTIAL COMPLETION OF PROJECT.
14. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT SCHEDULE, THE PLANS SHALL TAKE PRECEDENCE.
15. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
16. STAKES AND OR GUY WIRES SHALL BE REMOVED AFTER ONE (1) YEAR OF INSTALLATION.
17. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT, WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO OWNER.
18. IF PLANT SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.

SYMBOL	DESCRIPTION	1	PLANT QUANTITY
		AG	PLANT TYPE
PR	PERIMETER LOT PLANTINGS	PR	REQ. LOCATION
FN	FOUNDATION PLANTINGS		
IN	INTERIOR LOT PLANTINGS		

'FN'- BUILDING FOUNDATION PLANTING TABLE
(SEC. 6.7.5(B) 1 SHRUB OR ORNAMENTAL TREE PER 10 LF OF BLDG)

SYMBOL	BLDG. FOUNDATION	SHRUBS REQUIRED	SHRUBS PROVIDED
	MAIN STORE - 1221 LF	122.1	128 SHRUBS LOCATED ALONG BLDG. & ADJACENT ISLANDS
	FUEL CENTER - 60 LF	6	6 SHRUBS LOCATED IN ADJACENT ISLAND

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 50 100



Civil & Environmental Consultants, Inc.
530 E. Ohio Street - Suite G - Indianapolis, IN 46204
317-655-7777 • 877-746-0749
www.cecinc.com

THE KROGER COMPANY
FISHERS STATION DRIVE
7450 FISHERS STATION DRIVE
FISHERS, INDIANA 46038

SITE LANDSCAPE PLAN

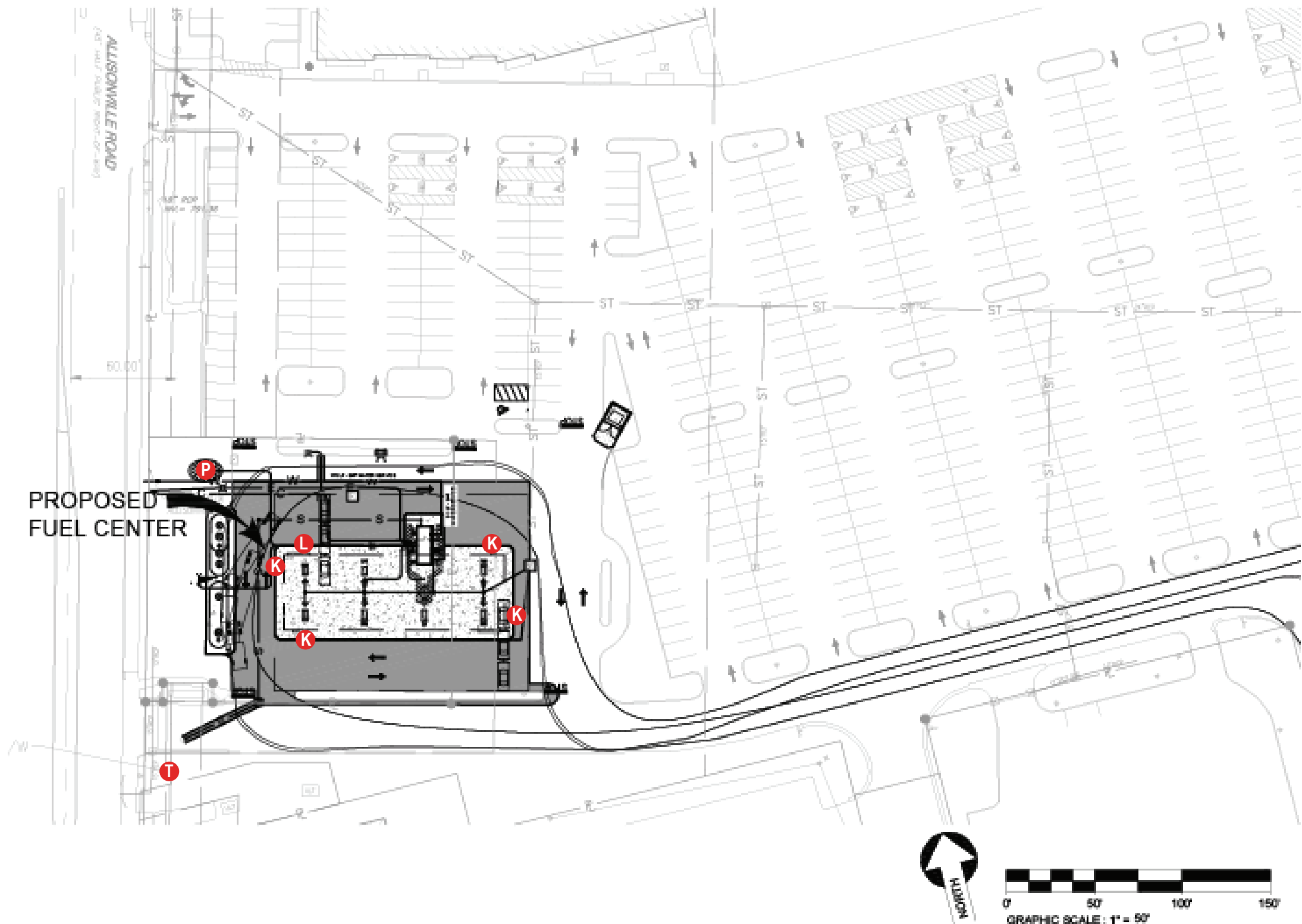
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C700

SHEET NO OF NO



KROGER #744
11673 ALLISONVILLE ROAD
FISHERS, IN



	QTY.	DESCRIPTION	SQ. FT.
K	4	FUEL CANOPY LETTER SET	11.25
L	1	FUEL CANOPY PRICE SIGN	30.3
P	1	FUEL CENTER MONUMENT	31.6
T	2	MAIN ID TENANT FACES	T.B.D.

KROGER #744
11673 ALLISONVILLE ROAD
FISHERS, IN



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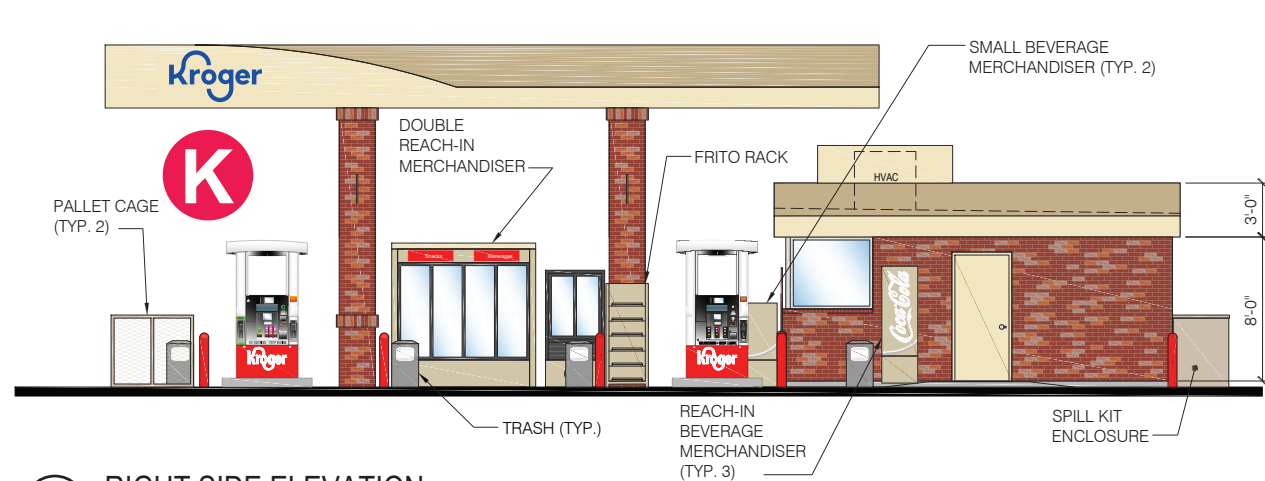
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Rev. #3	_____	_____	Rev. #6	_____	_____



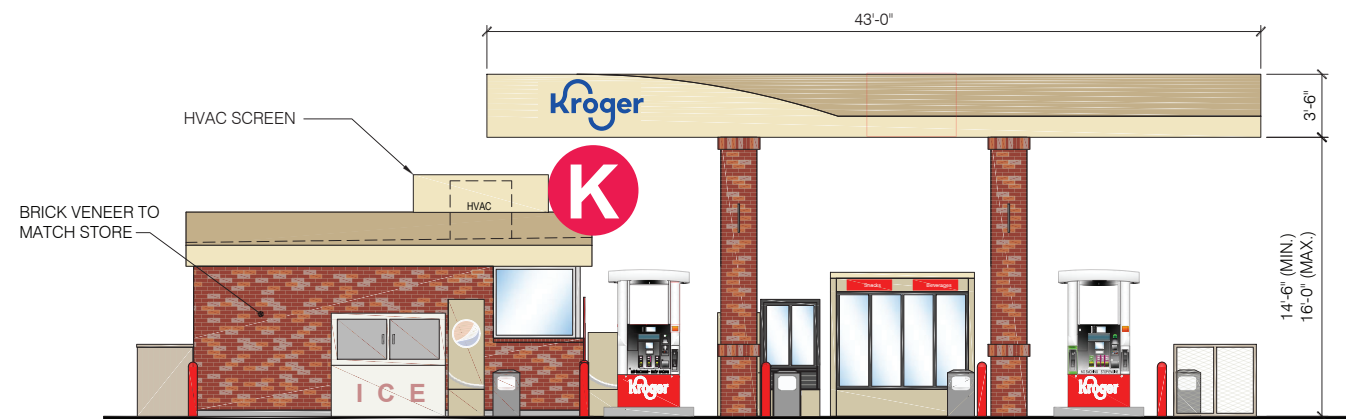
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DATE 2.23.2023

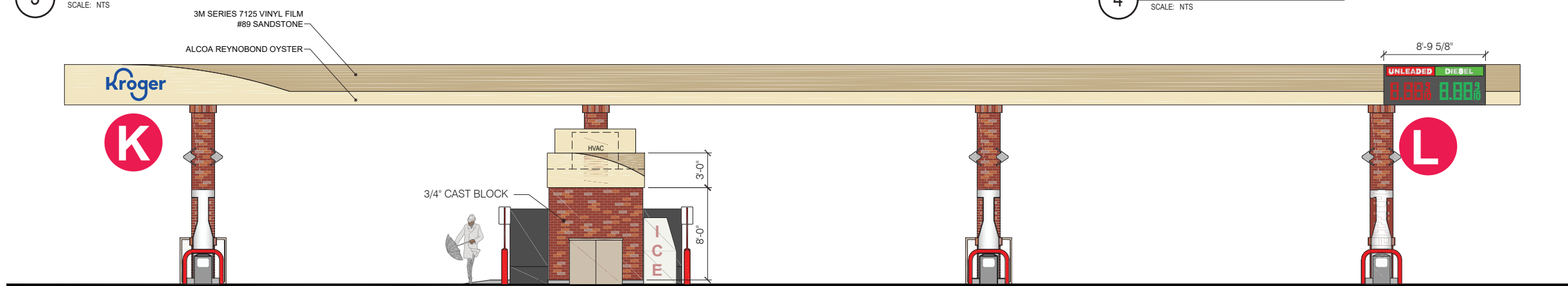
S. Hawke



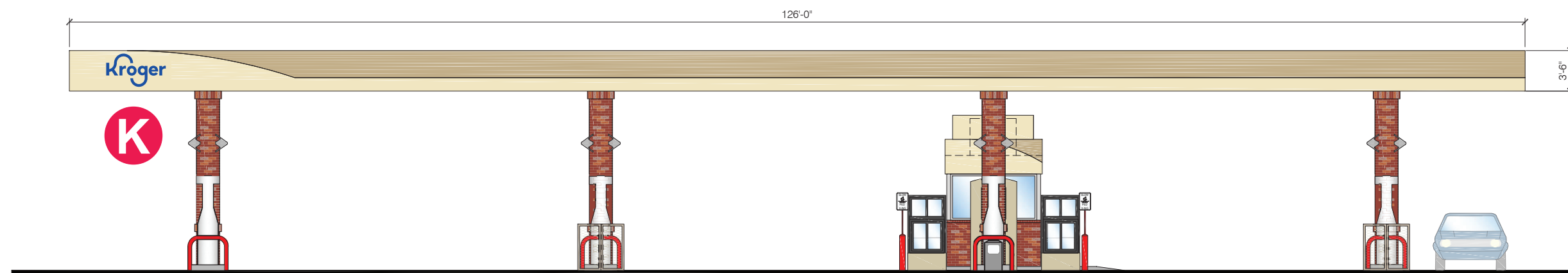
3 RIGHT SIDE ELEVATION
SCALE: NTS



4 LEFT SIDE ELEVATION
SCALE: NTS



2 REAR ELEVATION
SCALE: NTS



1 FRONT ELEVATION
SCALE: NTS

KROGER #744
11673 ALLISONVILLE ROAD
FISHERS, IN



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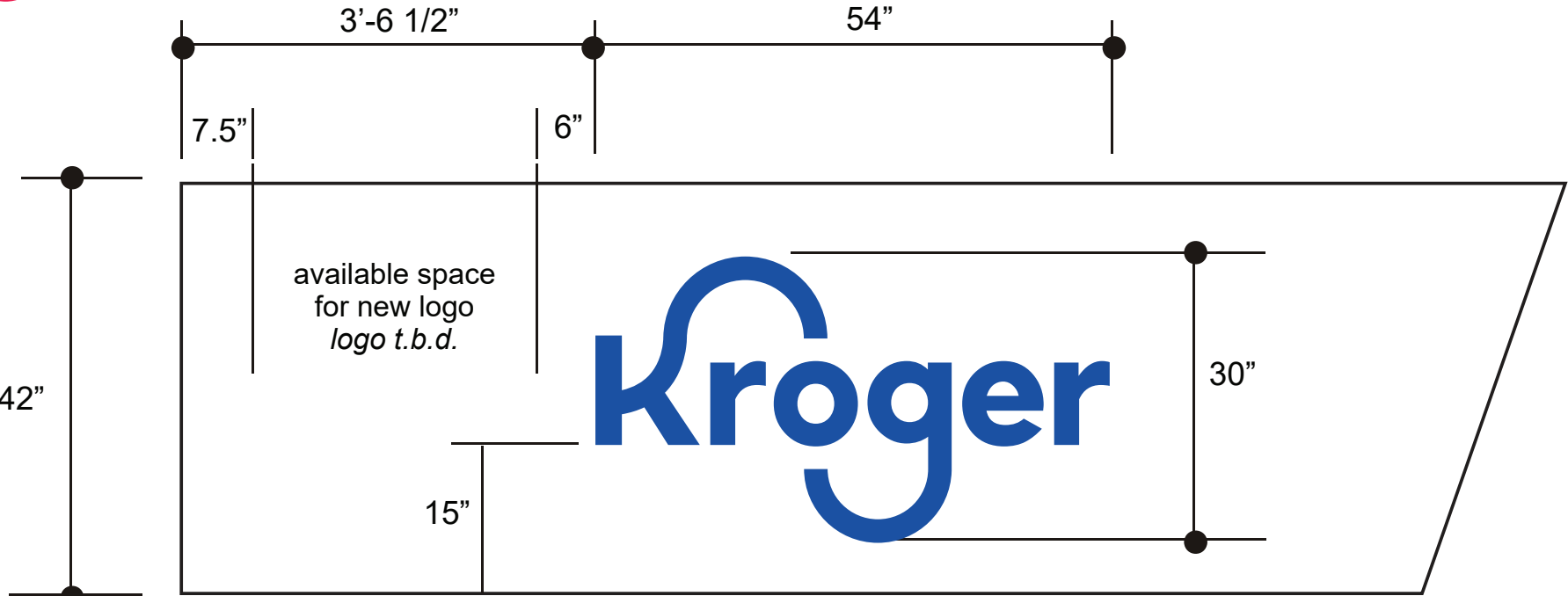
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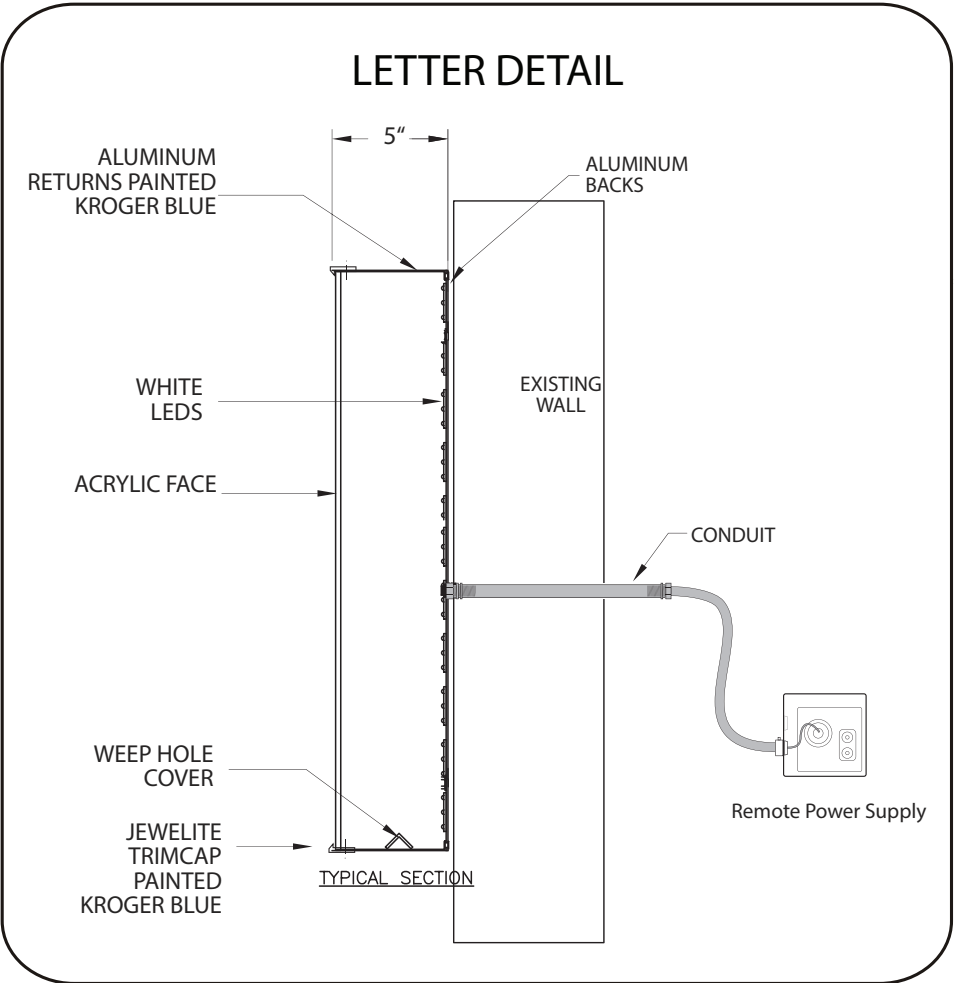
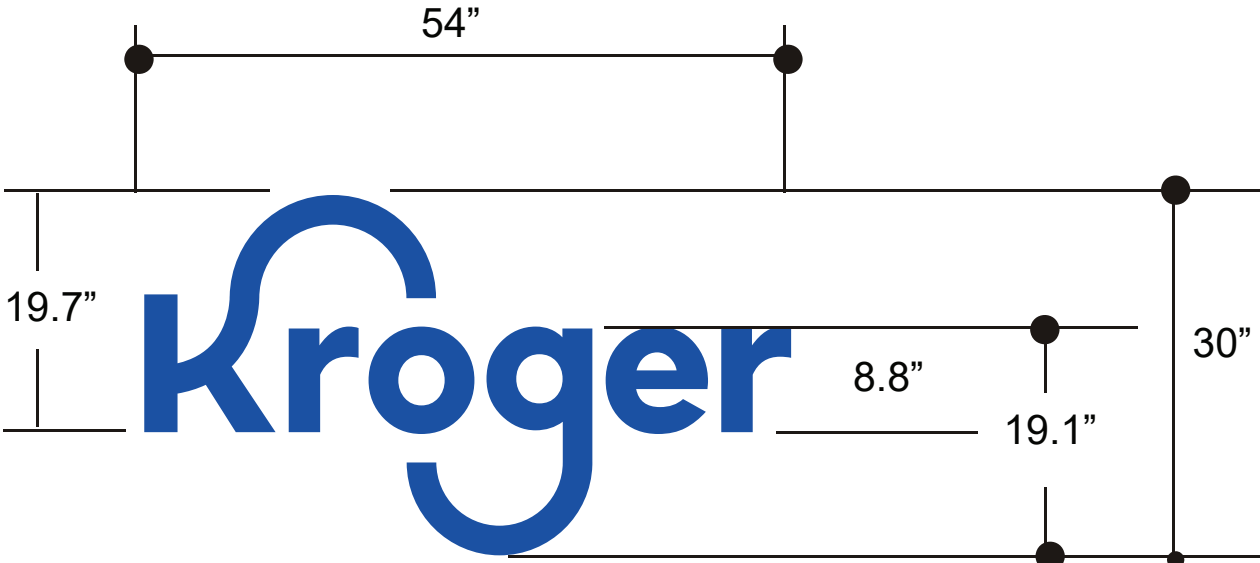


DRAWING NO:
1009006870.04

DATE 2.8.2023
S. Hawke



FOR INSTALLATION ON STANDARD 42" CANOPY



****Install instructions per SPG requirement - Kroger specifications require secondary wiring on gas canopies to be contained within conduit as provided by Cummings.**

- FACES: WHITE ACRYLIC WITH 1ST SURFACE VINYL - 3730-8537 KROGER BLUE
- RETAINER: KROGER BLUE (PMS 2728C) EXTERIOR QUART FORMULA
- FILLER: KROGER BLUE (PMS 2728C) EXTERIOR QUART FORMULA

PART # 403-22-CL30KRG-CNPY

11.25 SQ. FT.



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761479327.01B

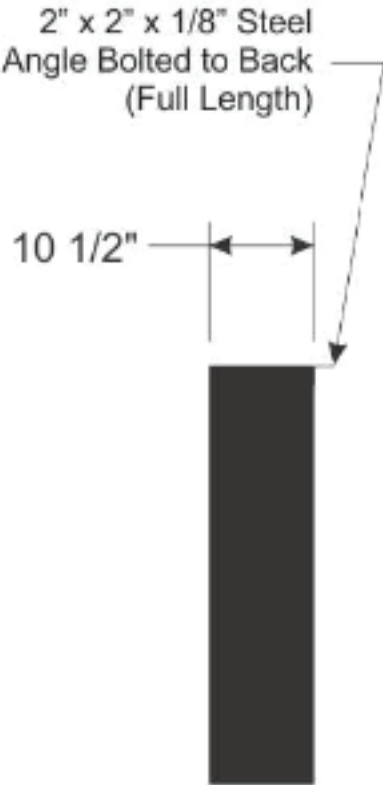
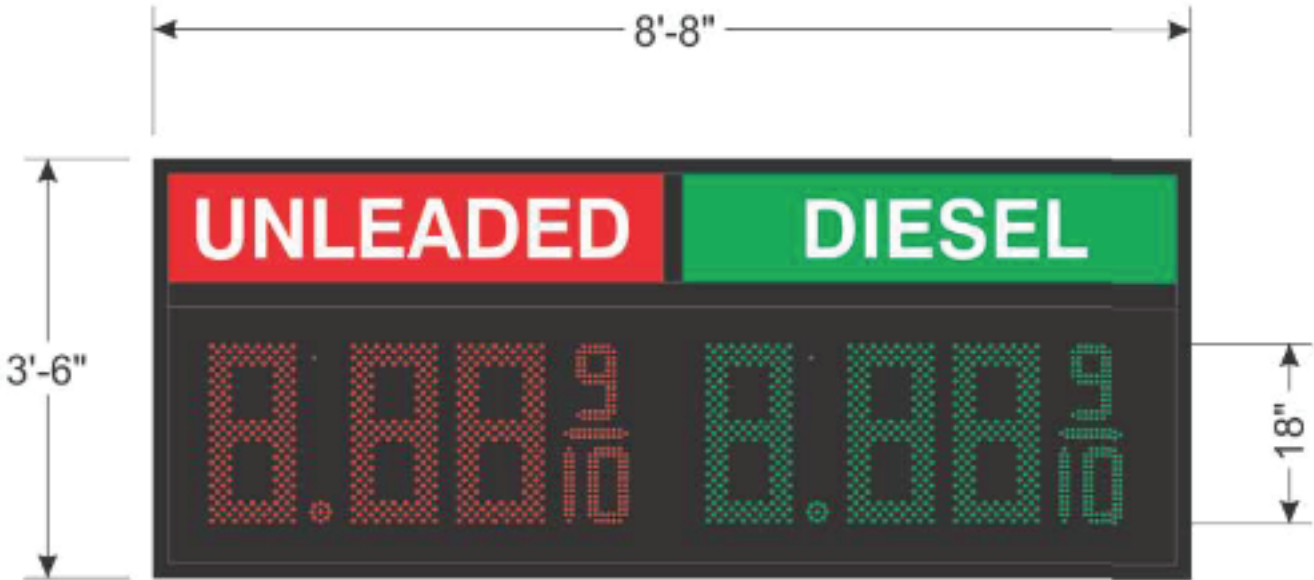
DATE: 12-13-2021
S. Hawke

CONSTRUCTION:

- Fabricate a double product S/F LED price sign; using 18" LED units, (1x) red & (1x) green.
- **Illumination:** 12VDC LED backlighting.
- **Cabinet:** .080" aluminum painted black.
- **Commodity panels:**
.177" white acrylic decorated with 3M 3630 scotchcal film 1st surface
- - Red, 3630-33
- - Green, 3630-26

ELECTRICAL:

120 VAC, Total circuits 2, 10A recommended
Circuit 1 (LIGHTS) 1A
Circuit 2 (LED price) 1.5A



ELEVATION

SCALE: 1/2" = 1'-0"

*Contact Landmark to discuss your specific needs.

SIGN AREA: 30.3 sqft

Phone: 719.505.5455

Client:
The Kroger Co

Date:
09/7/2014

Drawn by:
MLB

Revisions:
1/26/15; updated notes

Drawing Number:
140817.2

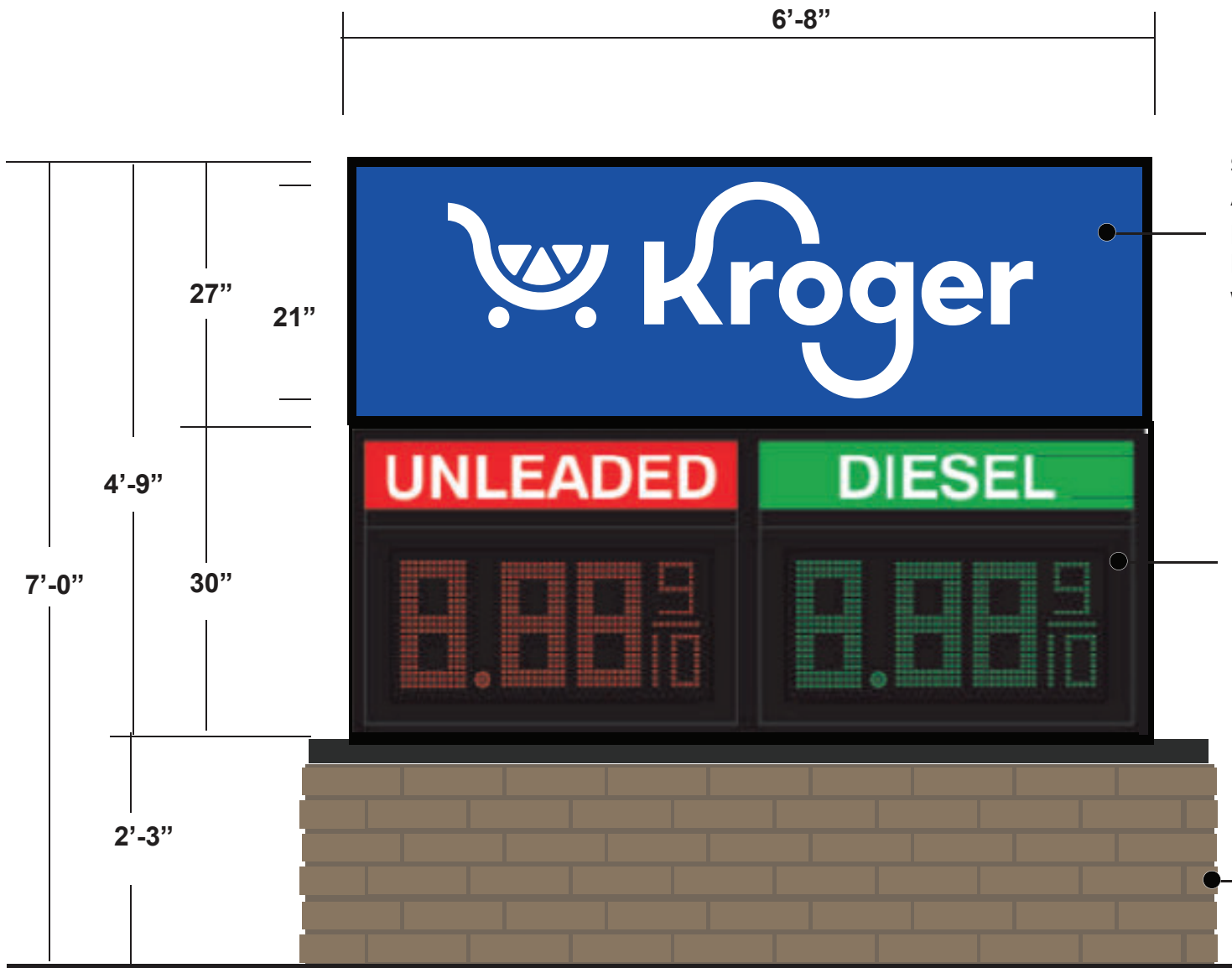
Sheet:
1 of 1

Approved:

Notes:

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NOTE: SPACING AROUND KROGER LOGO
DOES NOT MEET CLEAR SPACE REQUIREMENT
PROVIDED BY CUSTOMER



Double face internally illuminated
sign cabinet.
Aluminum cabinet & retainers
painted black.
Flat polycarbonate faces decorated
with flat, first surface vinyl copy.
Led illumination.
15 total sq. ft.
main id faces only each side

2'-6" X 6'-8" single face price sign by others.
Black aluminum cladding surrounding
price sign cabinet
5.5 total sq. ft. (digits only)
each side

REPRESENTS 17.4% OF TOTAL
AREA EACH SIDE

Foundation & brick by others.
Cummings to provide pole & cement board.

COLOR KEY

	3730-8537 KROGER BLUE
	WHITE

SCALE: 3/4" = 1'-0"

31.6 SQ. FT.

Verification of specs/design required for permitting/installation.
LED digital price signs require 24 hour dedicated circuit
(provided by others) for operation of price sign to remain on all at all times..



THIS DESIGN REMAINS OUR EXCLUSIVE PROPERTY AND
CANNOT BE DUPLICATED WITHOUT WRITTEN CONSENT

THIS IS AN ORIGINAL UNPUBLISHED DRAWING
CREATED FOR YOUR PERSONAL USE IN
CONNECTION WITH A PROJECT PLANNED FOR
YOU BY CUMMINGS SIGNS. IT IS NOT TO BE
SHOWN OUTSIDE YOUR ORGANIZATION NOR
USED, REPRODUCED, COPIED, OR EXHIBITED IN
ANY FASHION UNLESS AUTHORIZED IN WRITING
BY AN OFFICER OF CUMMINGS SIGNS.

CUSTOMER APPROVAL:

DATE: _____

	DATE	BY		DATE	BY
Rev. #1	_____	_____	Rev. #4	_____	_____
Rev. #2	_____	_____	Rev. #5	_____	_____
Rev. #3	_____	_____	Rev. #6	_____	_____



DRAWING NO:
1009006870.05P

DATE: 2.23.2023

S. Hawke

12in Double Product, Single Face

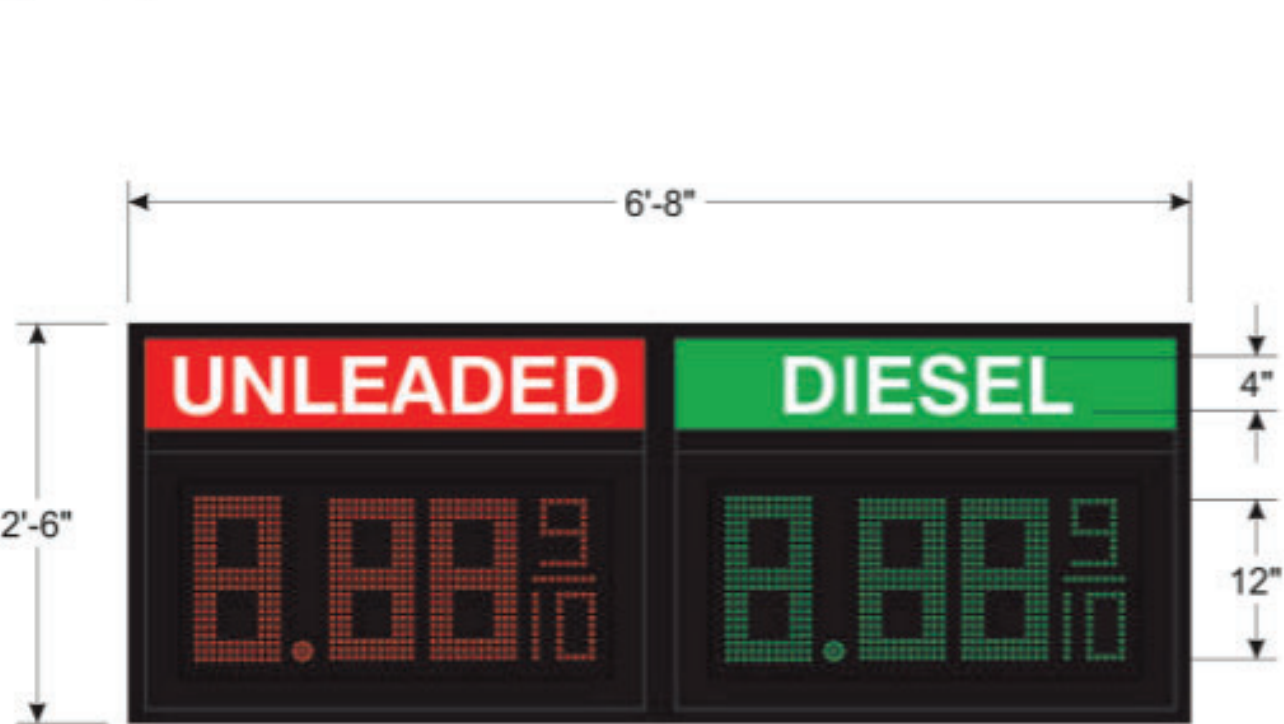
Ariba#: K-0053293

CONSTRUCTION:

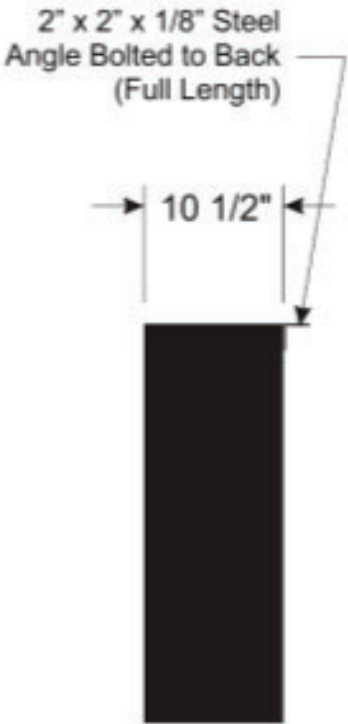
- Fabricate a double product S/F LED price sign; using 12" LED units
- Illumination: 12VDC LED backlighting.
- Cabinet: Aluminum housing painted black.
- Commodity panels:
 - .177" white acrylic decorated with 3M 3630 scotchcal film 1st surface
 - - Red, 3630-33
 - - Green, 3630-26

ELECTRICAL:

120 VAC, Total circuits 2, 10A recommended
Circuit 1 (LIGHTS) 1 A
Circuit 2 (LED price) 1 A



ELEVATION
SCALE: 3/4" = 1'-0"



END VIEW

*Contact Landmark to discuss your specific needs.

SIGN AREA: 16.67 sqft

LANDMARK

Sign Alliance, Inc.
Working Together For You

Phone: 719.505-5455

Client:
The Kroger Co.

Date:
02/08/2015

Drawn by:
MLB

Revisions:
1) Updated. 4/20/15

Drawing Number:
150110.2

Sheet:
1 of 1

Approved:

Notes:

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CUT SIZE: 6'-0" X 16'-0 1/4"

FLAT POLYCARBONATE FACES DECORATED WITH FLAT, 1ST SURFACE VINYL GRAPHICS.

LED RETROFIT KIT REQUIRED.
EXISTING ILLUMINATION:
(12) F84T12 DHO LAMOS
(2) F72 T12 CW HO LAMPS

 3730-8537 KROGER BLUE



EXISTING



PROPOSED

EXISTING MONUMENT SIGN



retainers 1 5/8"
V.O. is 8' 6 3/4" W x 40 1/4" H
cut size is 8' 9 1/2" W x 43" H x 3/16"
polycarbonate
(10) F42 T12 CW HO lamps
12" deep cabinet

CUSTOMER APPROVAL:

DATE:

DATE

BY

Rev. #1

Rev. #2

Rev. #3

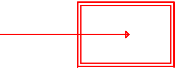
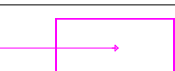
DATE

BY

Rev. #4

Rev. #5

Rev. #6

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Tag	Lum. Watts
	2	2-IV-20M5	TWIN	N.A.	0.850	Already installed 1	132
	20	2-V-20M7	BACK-BACK	N.A.	0.850	Already installed 2	172
	22	LC-CL-110W	SINGLE	14780	0.900	CL1	108.526
	5	FC-WPB-60W	SINGLE	7773.5	0.900	FCW1	61
	10	LC-SLOT-75-L5-50-TY05-W	SINGLE	13391	0.900	S01-W	75.7214

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
01-Rear & Side of the Store	Illuminance	Fc	3.40	5.9	1.9	1.79	3.11
02-Fuel Station	Illuminance	Fc	31.53	50.0	8.4	3.75	5.95

Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	2-IV-20M5	308.000	874.300	25.000	345	0
2	2-IV-20M5	286.600	786.800	25.000	345	0
3	2-V-20M7	396.700	316.800	25.000	345	0
4	2-V-20M7	573.200	597.900	25.000	0	0
5	2-V-20M7	449.500	630.000	25.000	345	0
6	2-V-20M7	330.300	662.000	25.000	345	0
7	2-V-20M7	1011.100	557.600	25.000	0	0
8	2-V-20M7	956.300	599.500	25.000	0	0
9	2-V-20M7	820.900	597.400	25.000	0	0
10	2-V-20M7	697.400	598.100	25.000	0	0
11	2-V-20M7	1018.500	452.200	25.000	0	0
12	2-V-20M7	885.800	462.800	25.000	0	0
13	2-V-20M7	759.200	482.000	25.000	0	0
14	2-V-20M7	635.300	453.300	25.000	0	0
15	2-V-20M7	511.100	453.100	25.000	0	0
16	2-V-20M7	407.600	474.500	25.000	345	0
17	2-V-20M7	293.600	530.100	25.000	345	0
18	2-V-20M7	511.700	307.000	25.000	0	0
19	2-V-20M7	635.300	307.000	25.000	0	0
20	2-V-20M7	758.900	306.700	25.000	0	0
21	2-V-20M7	885.600	320.100	25.000	0	0
22	2-V-20M7	1018.500	307.200	25.000	0	0
23	FC-WPB-60W	563.100	871.200	16.000	180	0
24	FC-WPB-60W	598.300	915.400	16.000	180	0
25	FC-WPB-60W	622.400	937.600	16.000	90	0
26	FC-WPB-60W	686.250	937.300	16.000	90	0
27	FC-WPB-60W	742.000	937.300	16.000	90	0
28	LC-CL-110W	258.100	431.600	15.000	345	0
29	LC-CL-110W	271.664	428.133	15.000	345	0
30	LC-CL-110W	254.138	416.098	15.000	345	0
31	LC-CL-110W	267.702	412.631	15.000	345	0
32	LC-CL-110W	250.176	400.597	15.000	345	0
33	LC-CL-110W	263.740	397.130	15.000	345	0
34	LC-CL-110W	291.100	423.000	15.000	345	0
35	LC-CL-110W	304.664	419.533	15.000	345	0
36	LC-CL-110W	287.138	407.498	15.000	345	0
37	LC-CL-110W	300.702	404.031	15.000	345	0
38	LC-CL-110W	283.176	391.997	15.000	345	0
39	LC-CL-110W	296.740	388.530	15.000	345	0



S01-W



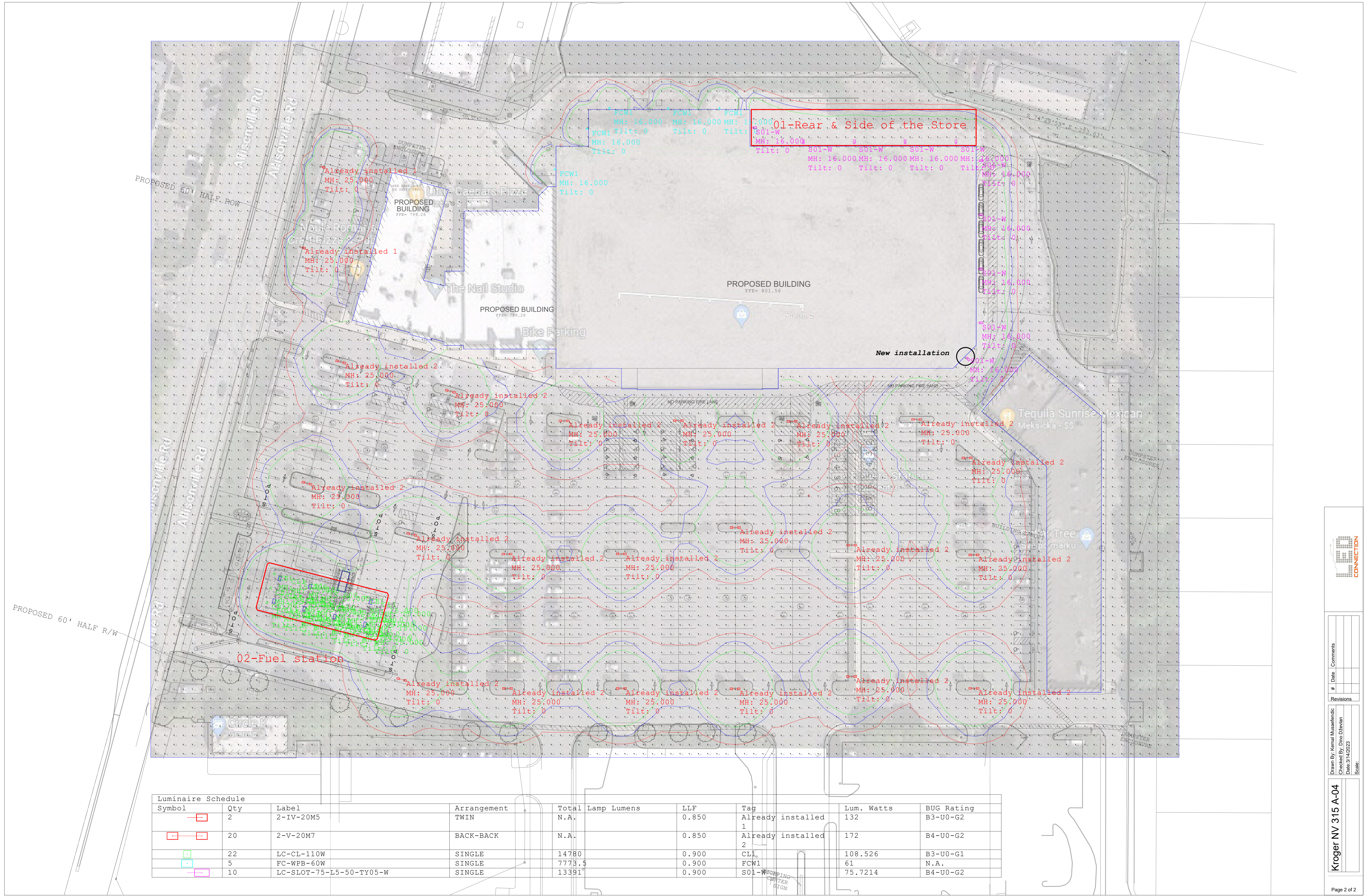
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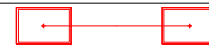


FCW1



7440 Fishers Station Dr, Fishers, IN 46038



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Tag	Lum. Watts	BUG Rating	
	2	2-IV-20M5	TWIN	N.A.	0.850	Already installed	132	B3-U0-G2	
	20	2-V-20M7	BACK-BACK	N.A.	0.850	Already installed	172	B4-U0-G2	
	22	LC-CL-110W	SINGLE	14780	0.900	CLL	108.526	B3-U0-G1	
	5	FC-WPB-60W	SINGLE	7773.5	0.900	FCW1	61	N.A.	
	10	LC-SLOT-75-L5-50-TY05-W	SINGLE	13391	0.900	S01-W	75.7214	B4-U0-G2	