

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: October 17, 2023

PETITIONER: Qdoba

PETITION: Multi-tenant Retail Building Architectural Design

REQUEST: Petitioner requests approval of their design for a new multi-tenant building.

LOCATION: The site is located at 7419 N CR 600W, within the McCordsville Corner Shoppes development.

STAFF REVIEW: The petitioner is proposing a +/- 5,400 square foot building on approximately 1 acre at 7418 N 600W. The petitioner sought and received a Special Exception for a pick-up window and a number of variances, five of which pertain to the building design, from the Board of Zoning Appeals (BZA) earlier this year. The petitioner is also in the process of receiving approval from the Plan Commission for site design.

Qdoba plans to lease +/- 2,380 square feet at the south end of the building. The remaining 3,000 square feet will be divisible as needed for tenants. The building design features three (3) primary materials: brick, EIFS, and a faux wood material. Other exterior materials include split-face CMU and cast stone. The petitioner has provided a pictorial sampling of the materials, as well as a 3-D rendering of the building.

The property is zoned Neighborhood Commercial (CN) and also sits within the Mt. Comfort Road Overlay. Therefore, architectural standards for both the base zoning and the Overlay apply to the site. Staff has reviewed those standards and finds the proposed design is in keeping with the standards, as modified by the BZA.

The BZA approved the following variances that influence building design:

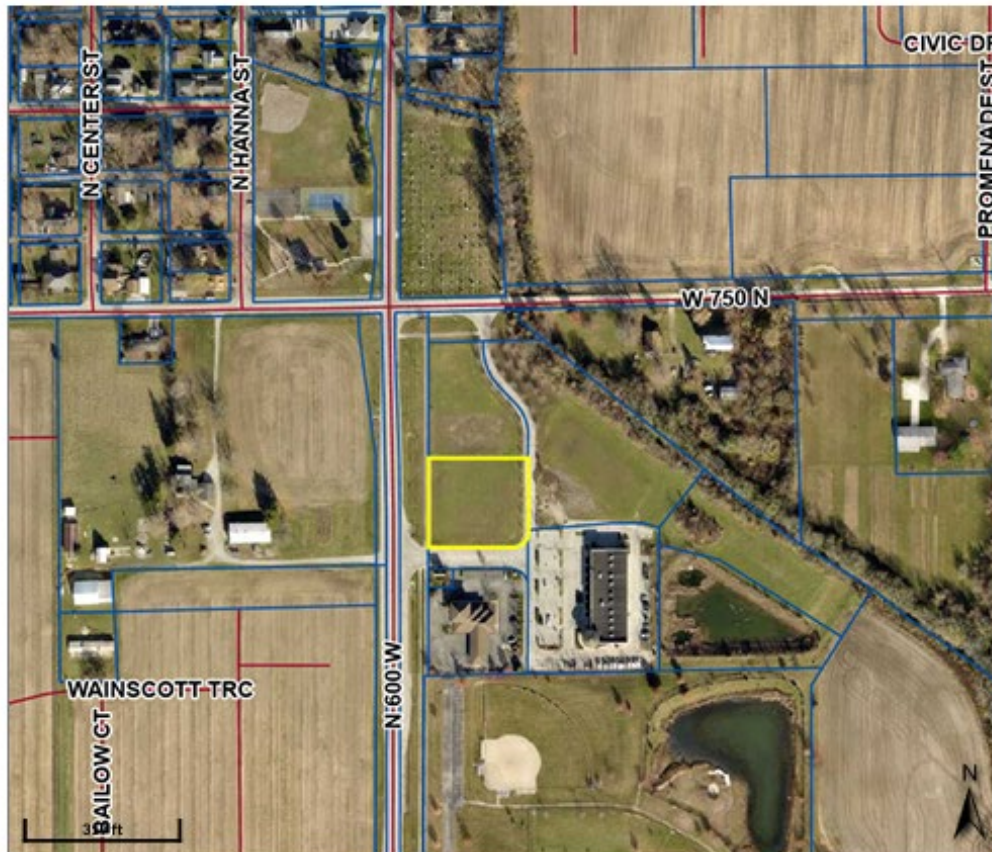
1. 5.04(D)(4)(b)(4) – Display Windows: Requires a minimum of 60% fenestration on all front facades, and 30% on all other facades. The BZA included a condition of approval that the petitioner provide no less windows than presented.
2. Section 5.04(D)(4)(b)(5) – Customer Entrances: Requires a customer entrance on all facades. This variance releases the petitioner from a customer entrance on the south or east facades.
3. 5.04(D)(4)(b)(2)(i,iv) – Wall Plane Articulation: Requires certain wall plane articulation dependent upon the length of facade elevations. The BZA included a condition of approval that the petitioner provide not less articulation than presented.

4. 5.04(D)(4)(b)(3) – Entry Features: Requires certain number of features and/or detailing for entry features.
5. 154.113 (C)(1)(g) – 4-Sided Architecture: Requires the same materials and level of architectural detail on all facades for buildings less than 15,000 square feet. The BZA included a condition of approval that the petitioner provide brick coursing all the north, east, and south facades.

Staff finds the petitioner's plans in compliance with the Town's architectural standards as well as the BZA's conditions of approval.

STAFF RECOMMENDATION:

Staff is in support of the petition and recommends approval.



Overview



Legend

-  Corporate Limits
- Roads**
-  I
-  S
-  U
-  <all other values>
-  Parcels

Parcel ID	30-01-25-301-002.000-018	Alternate ID	30-01-25-301-002.000-018	Owner Address	MCS Shoppes LLC
Sec/Twp/Rng	n/a	Class	400 - Vacant Land		15481 Union Chapel Rd, Ste 100
Property Address	7419 N 600 W	Acreage	n/a		Noblesville, IN 46060
	McCordsville				

District MCCORDSVILLE TOWN
Brief Tax Description Re-Plat of McCordsville Corner Shoppes Lot 2
 (Note: Not to be used on legal documents)

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