

# McCordsville

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### Architectural Review Committee Staff Report Meeting Date: July 16, 2024

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**PETITIONER:** BDC Realty

**PETITION:** Shoppes at Brookside Multi-tenant Retail Building Architectural Design

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

**LOCATION:** The site is located along the westside of CR 600W, south of the Leo's Market & Eatery

**STAFF REVIEW:** The petitioner is proposing a +/- 14,000 square foot building. This site was part of a PUD Amendment to the Villages at Brookside PUD in 2020. That Amendment also included Leo's Market & Eatery. The petitioner is also in the process of receiving approval from the Plan Commission for site design.

The building design features three (3) primary materials: brick, stone, and EIFS. Detailed architectural elevations and a floor plan have been provided. Staff has requested the petitioner provide the ARC with a color rendering or material samples.

The property 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 mostly in keeping with the standards, with the following exceptions. Staff is working with the petitioner to address these last remaining items.

1. The façade articulation on the east & west facades doesn't quite meet the specific requirements of the overlay, but there is articulation. This means the ARC, if so motivated, can approve the design, without the need for a Development Standards Variance. Staff is in support of the articulation as proposed for the west façade, and would like to ask some clarifying questions regarding the articulation on the east facade at the meeting.
2. Decorative sconces are being used, staff is in need of seeing further details on these sconces.
3. Doors & Frames (P-1) shall be a neutral color. We would like the petitioner to either denote the chosen color or denote that a neutral color must be used. By neutral we mean – black, brown, gray or similar.
4. Staff would like to see a detail for the outdoor dining fencing.

5. Please provide a line-of-sight exhibit showing the RTUs will be screened as required by Ordinance.

**STAFF RECOMMENDATION:**

Staff is generally supportive of this petition but would like to see the items above addressed prior to providing our formal recommendation.





