

# McCordsville

ESTD  1988

## INDIANA

### Architectural Review Committee Staff Report Meeting Date: December 17, 2024

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**PETITIONER:** StorAmerica

**PETITION:** StorAmerica Office Suites Building

**REQUEST:** Seeking approval of building design for an office building.

**LOCATION:** The project site is located near the southeast corner of W Broadway and CR 750N.

**STAFF REVIEW:** The proposed building is +/- 5,200 square feet and will be comprised of a maximum of five (5) office suites. This project falls under a PUD which requires this building to be built before or at the same time as the self-storage buildings that will be located immediately behind this building. Staff has not received architectural plans for the storage buildings, and therefore this review is limited to the proposed office suites building. The PUD Ordinance applies the Town's Neighborhood Commercial (CN) Zoning District & Overlay architectural standards to this project, along with a few additional standards stipulated by the PUD. Staff has reviewed the proposed elevations, and we have noted a few elements that are not consistent with the required architectural standards:

- The petitioner is proposing a screen for the RTUs and notes the screen will be tan. Staff would like clarification as to the material of the screen and see an example.
- Staff would like to see the stamp pattern of the cast stone being used as a wainscot. Additionally, the petitioner is proposing the cast stone color – Mahogany. This seems like a darker color and we would like to see how this color complicates the brick color selection.
- Decorative sconces are required at each entrance on the north façade. These sconces should be a smaller scale than the gooseneck sconces shown on the two-story portion of the building.
- The rear elevation is required to feature a minimum of 50% brick or stone. Staff would request that the 2-story portion be 100% brick or stone, since this will be visible above the self-storage building and then the remaining percentage of brick/stone can be placed as the petitioner needs to meet the requirement.

Additional Staff Comments:

- The proposed drawings show brick or cast stone as the exterior siding materials, except for the east elevation of the 2nd floor and the rear elevation.
  - The rear elevation, as noted above in this report, does need added masonry material.
  - The east elevation of the 2nd floor is proposed as horizontal lap fiber cement siding. While this is a permitted material, the selection and placement of this material is a concern for staff. It does not appear to be consistent with the design of the north, east, and west facades. This is a significant departure from the main building design and staff is unsure of the design thought/intent behind this choice.

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**STAFF RECOMMENDATION:**

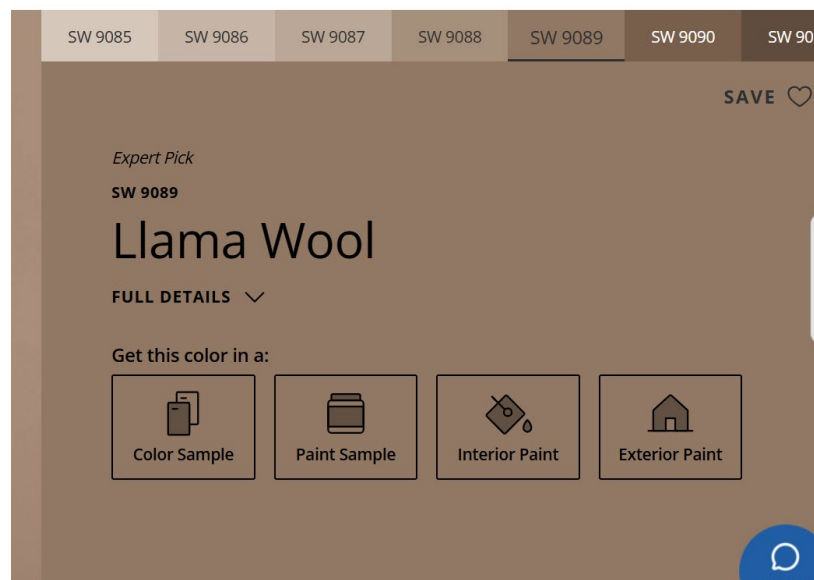
Staff will provide a recommendation following the review of staff's suggested anti-monotony combinations.

## Colors


### Cast Stone - Mahogany




### Siding Color – Llama Wool




Awning Color – Azure Tide

SAVE 


Designer Color Collection  Expert Pick


SW 9684


# Azure Tide


FULL DETAILS 

Get this color in a:

  
Color Sample

  
Interior Paint

  
Trim Enamel

 CHAT