

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: November 25, 2025

PETITIONER: Integrity Design LLC & 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 subject property is located along the west side of CR 600W, between the Leo's Market & Eatery and the Villages at Brookside residential neighborhood.

STAFF REVIEW: The petition proposes a +/- 3,480 square foot multi-tenant retail building located between Leo's Market & Eatery and the existing multi-tenant building.

This site was included in a recently adopted amendment to the Villages at Brookside PUD, which added provisions for drive-thru and pick-up windows. Specifically, this building may have a pick-up window and drive-thru window.

The building design features three (3) primary materials: brick, stone, and EIFS. Detailed architectural elevations and a floor plan have been provided.

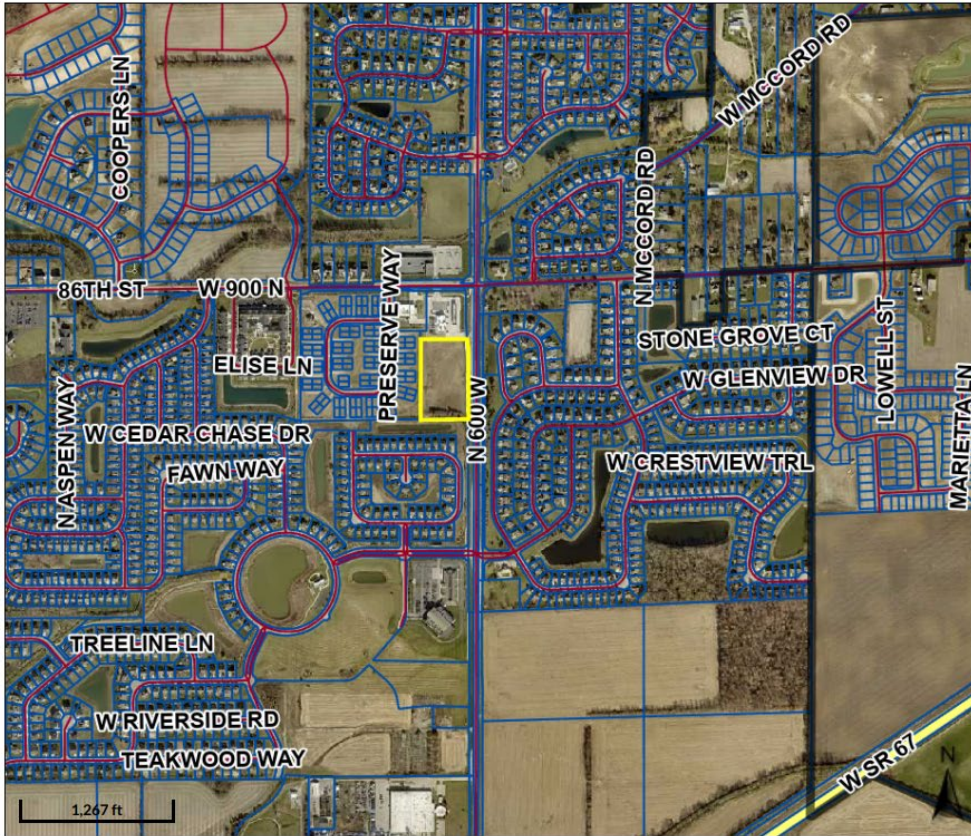
The property sits within the Mt. Comfort Road Overlay, so both the base zoning and overlay architectural standards apply. Staff has reviewed those standards and finds the proposed design is mostly in keeping with the standards, with the following comments:

1. **Façade articulation:** The north and south façades includes articulation but does not meet the overlay's minimum 3-foot depth requirement. *The ARC may approve this as proposed without a Development Standards Variance.*
2. **Doors & Frames:** The petitioner intends to match the first building's dark bronze aluminum frames, storefront doors, and glazing system. *Staff would just like to confirm this at the meeting.*

STAFF RECOMMENDATION:

Staff is generally supportive of this petition. We recommend the ARC:




- Staff would like to gauge the ARC's perspective on the lack of awnings on the front façade.
- The awning shown for the south façade is listed as optional. Staff feels this should be required as its weather covering for the drive-thru window and adds additional "character" to the south façade.
- Request verbal confirmation from the petitioner on item #2 above.
- The ARC must vote on item #1 above.



Overview



Legend

-  Corporate Limits
- Roads
 -  I
 -  S
 -  U
 -  <all other values>
-  Rights of Way
-  Parcels

Parcel ID 30-01-23-400-030.024-018
 Sec/Twp/Rng n/a
 Property Address 8880 N 600 W
 McCordsville

Alternate ID 30-01-23-400-030.024-018
 Class 400 - Vacant Land
 Acreage n/a

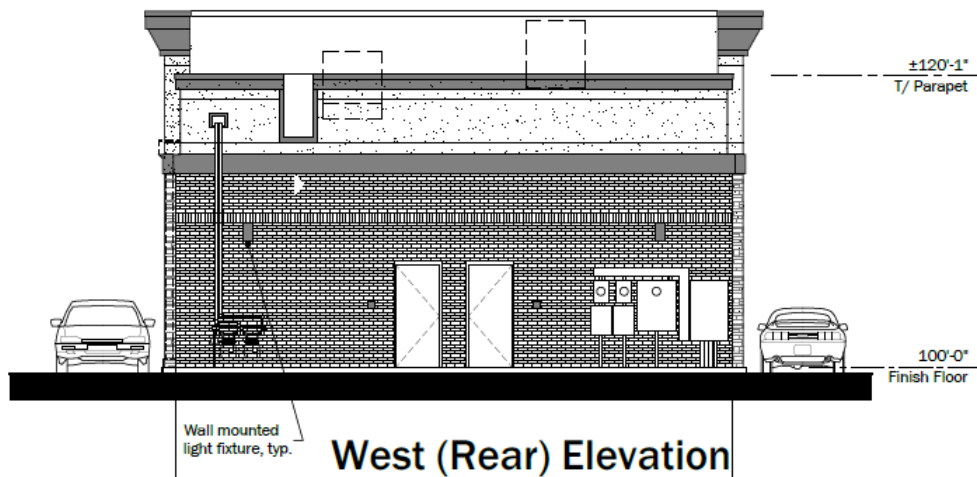
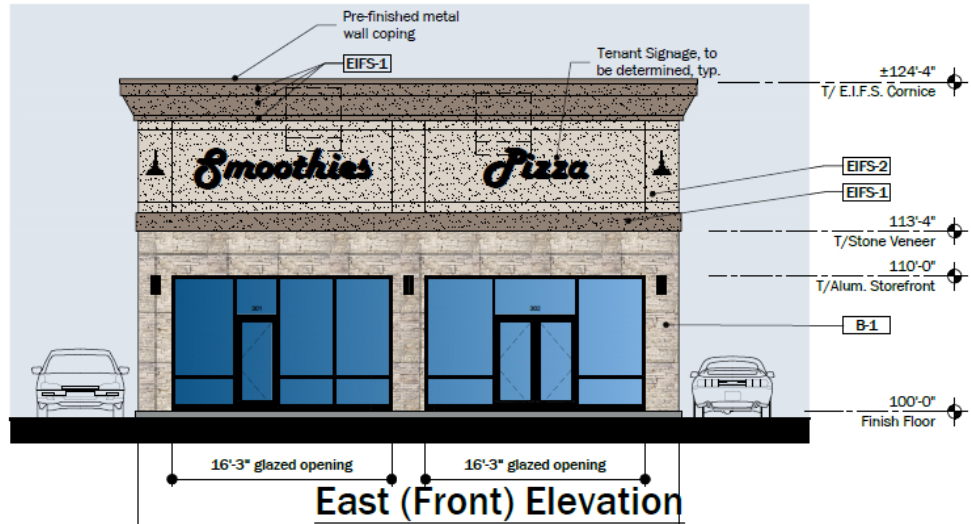
Owner Address BDC Realty Group LLC
 6274 Fox Chase
 Pendleton, IN 46064

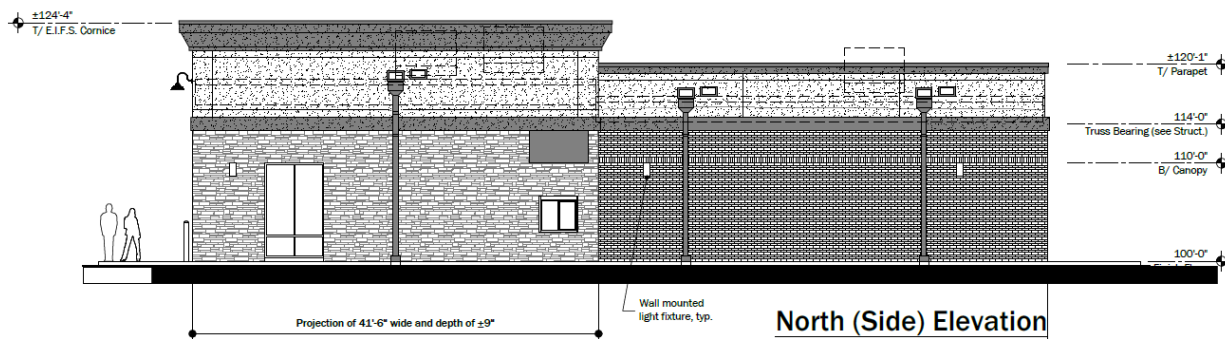
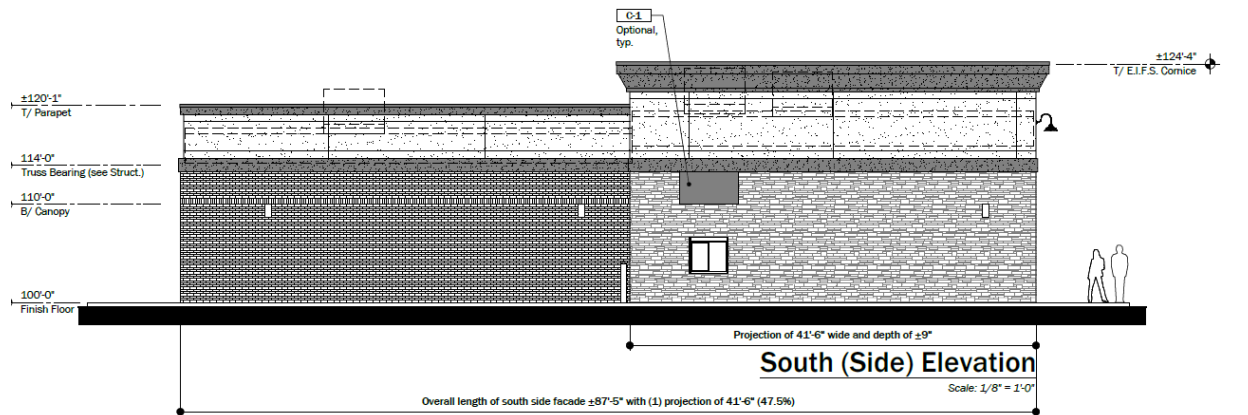
District MCCORDSVILLE TOWN
 Brief Tax Description Villages at Brookside Sec 16 Block A
 (Note: Not to be used on legal documents)

Date created: 7/11/2025
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Developed by  **SCHNEIDER**
 GEOSPATIAL

Elevations Submitted by Petitioner





Exterior Materials

East Elevation (Front Facade):

Brick	0.0 sf
Stone veneer	208.3 sf
Total brick & stone	208.3 sf
Overall east elevation area	987.8 sf
Percentage of brick / stone	21.1%

North Elevation (Right Side Facade):

Brick	612.2 sf
Stone veneer	478.7 sf
Total brick & stone	1,090.9 sf
Overall north elevation area	1,951.1 sf
Percentage of brick / stone	55.9%

West Elevation (Rear Facade):

Brick	464.4 sf
Stone veneer	0 sf
Total brick & stone	464.4 sf
Overall west elevation area	775.5 sf
Percentage of brick / stone	59.9%

South Elevation (Left Side Facade):

Brick	612.2 sf
Stone veneer	538.7 sf
Total brick & stone	1,150.9 sf
Overall south elevation area	1,951.1 sf
Percentage of brick / stone	59.0%

All Elevations Combined:

Brick	1,688.8 sf
Stone veneer	1,225.7 sf
Total brick & stone	2,914.5 sf
Overall all elevations area	5,665.5 sf
Overall % of brick / stone	51.4%

Exterior Finishes

Materials, textures, colors, finishes, etc are preliminary and shown for general reference only. Final selection may vary.

EIFS-1 Exterior Insulation Finish System (EIFS):
Accent color
 Mfr.: Dryvit, or approved equal
 Color: #142 "Spectrum Brown" or approved equal

EIFS-2 Exterior Insulation Finish System (EIFS):
Field color
 Mfr.: Dryvit, or approved equal
 Color: #103 "Natural White" or approved equal

B-1 Brick
 Mfr.: BrickCraft or approved equal
 (812) 835-2502
 Product: Coral Blend Q/S Queen size
 Grout color: To be determined

S-1 Stone Veneer
 Mfr.: J.&N. Stone, Inc. or approved equal
 800-321-1372
 Product: Stack Ease Dry-Block System or approved equal
 Color: Belgrade or approved equal

P-1 Paint (Doors & Frames)
 Mfr.: Sherwin Williams
 Color: to match 'EIFS-1' color or approved equal

P-2 Paint (Gaurdposts)
 Mfr.: Sherwin Williams
 Color: To be determined

C-1 Canopy - Vinyl
 Mfr.: Weblon Coast Line Plus , or approved equal
 Color: 857245 - CP2745 "Pirate Black"

Architectural Standards MCR-OL

(b) Commercial and Institutional Land Uses shall comply with the following:

1. *Front Facade.* The facade is any wall that fronts on a public or private street. If the structure fronts onto more than two streets, all walls that face a street shall be treated as a front facade.
2. *Recesses/projections.*
 1. If the length of any elevation is greater than fifty (50) feet it shall have incorporated into the wall plane at least one (1) projection or recess of at least three (3) feet in depth and extending a width of at least 20% of the length of such elevation.
 11. If the length of any elevation is greater than one hundred (100) feet it shall have incorporated into the wall plane at least two (2) projections or recesses of at least three (3) feet in depth and extending a width of at least 20% of the length of such elevation.
 111. If the length of any elevation is greater than one hundred and fifty (150) feet it shall have incorporated into the wall plane at least three (3) projections or recesses of at least five (5) feet in depth and extending a width of at least 20% of the length of such elevation.
 - 1v. If the length of any elevation is greater than two hundred and fifty (250) feet it shall have incorporated into the wall plane at least four (4) projection or recess of at least five (5) feet in depth and extending a width of at least 20% of the length of such elevation.
 - v. Parapets on flat roofs shall feature articulation that coincides with the wall plane articulation.
 - vi. For the purpose of administering and enforcing this requirement, an awning shall not constitute a façade projection. The ARC may approve wall plan recesses and projection designs that do not meet the above noted minimums; however, under no circumstance shall the ARC approve a wall plane design that does not include any projections or recesses, unless the wall plane(s) are less than 50 feet in length.
3. *Entry features.* Entryway features are only required at the primary entrance(s) to the structure and shall include at least three of the following design elements:

1. Raised corniced parapets over the door, peaked roof forms having an average slope greater than or equal to a minimum 5/12 pitch, arches, or architectural details such as tile work and moldings that are integrated into the building structure and design;
 - ii. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
 111. Enhanced exterior lighting such as wall sconces, building mounted accent lights, or decorative pedestal lights;
 - 1v. Prominent three-dimensional entryway feature, such as a clock tower or other similar architectural design element, projecting from the plane of the main exterior walls by a minimum of eight feet and raised above the adjoining parapet wall/roof by a minimum of three feet; and
 - v. Pilasters projecting from the plane of the wall by a minimum of eight inches and/or architectural or decorative columns to create visual breaks and interest in the facade walls.
 - v1. Other feature(s) as approved by the ARC.
4. *Display windows.* All front facades and facades along pedestrian walkways (except for office and institutional uses) shall have windows, display windows, faux windows, or decorative windows for no less than 60% of the facade's horizontal length. Office and institutional uses shall feature display windows, faux windows, or decorative windows for no less than 30% of the facade's horizontal length along all pedestrian walkways and front facades.
5. *Entrances.* All facades that abut a street, public or private, shall feature at least one customer entrance.
6. *Detail features.* Front facades shall incorporate no less than five (5) of the elements listed below. All other facades shall incorporate at least three (3) elements listed below:
1. Change in color
 11. Projection/recess
 111. Columns with trim or accent materials
 - 1v. Change in finished material depths
 - v. Change in material
 - v1. Building overhangs (as an architectural feature, not a standard overhang)
 - vn. Materials such as false windows or fenestration with architectural accents
 - v111. Transom windows
 - 1x. Pilasters the height of the building (example: a 2-story building would have pilasters 2 stories high)
 - x. Recessed entry bay
 - x1. 2-story projecting bay
 - xn. Dentils

- xm. Columns/Piers
- xiv. Canopies/awnings
- xv. Decorative cornice
- xvi.
- xvii. Down lit lighting featuring architectural elements
- xviii. Arches
- xix. Brackets/modillions/corbels
- xx. Hoodmolds
- xxi. Quoins
- xxii. Pediments
- xxiii. Other features as approved by the ARC

Exceptions may be granted by the ARC for rear elevations which are not visible to adjacent properties, private streets, and/or public rights-of-way.

7. *Exterior materials.* A minimum of two (2) exterior materials (excluding glass) is required on all front facades. The use of smooth-faced concrete block, untextured smooth-faced tilt-up panels, and standing seam metal panels shall be prohibited on all facades. The ARC shall approve or deny the use of all composite and alternative materials that replicate the appearance and durability of those listed below. All buildings shall feature a minimum of 50% brick or stone (not CMU) on all elevations. All facade wall exterior building materials shall be high quality, and shall be limited to any combination of the follow
 1. Architectural metal (as an accent material only, covering no more than 20% of exterior facade);
 11. Glass;
 - m. Brick;
 - 1v. Stone (CMU is not considered stone for this purpose);
 - v. Split-face CMU (as an accent material only, covering no more than 20% of the exterior facade);
 - vi. Stucco;
 - vi1. E.I.F.S; and
 - vi11. Fiber cement board.
7. *Exterior colors.* Exterior facade wall colors shall be low reflectance and subtle tones. The use of high intensity, primary, metallic, black or fluorescent colors shall be prohibited. Building trim and accent areas may feature brighter colors or primary colors. Such building trim and accent areas shall not exceed 10% of any single exterior wall area excluding all windows, doors, and glass construction materials.
8. *Roof design.* All roofs or parapets should vary three-dimensionally to add visual interest to the building and shall include architectural detailing, cornices, moldings, trims, variations in brick coursing, and other similar

detailing. All roofs shall comply with the following:

1. All rooftop mechanical equipment, such as HVAC units, shall be screened from the view of all streets (public and private) by parapets, dormers, or other screens on properties within the corridor overlay. The material of all such screens shall be consistent with the exterior materials used on the facade of the structure. All roof-top equipment screens shall be constructed so that the equipment screen fully obscures the view of the equipment from all points of abutting property lines and all points of the farthest right-of-way line of any adjacent public or private street. The line of site measurements shall be taken at a height of 8' from grade along the applicable property line or right-of-way line. The Town may require multiple line of site exhibits depending upon existing or proposed conditions, including but not limited to distance from equipment and changes in grade. Mechanical and utility equipment not shown on plans (due to unknown location or other reasons) or mechanicals added that were not originally planned for do not remove the developer's responsibility to comply with these standards.
 11. Sloped roofs shall not exceed an average height equal to that of the supporting walls.
 111. Sloped roofs shall have overhanging eaves that extend a minimum of twelve (12) inches past the supporting walls.
 - 1v. Sloped roofs shall either be of architectural standing seam metal, tile, slate, concrete or clay tiles, or dimensional shingles.
8. *Trash Receptacles.* Trash receptacles shall be enclosed with a solid enclosure that is of the same materials as the primary structure, is a minimum of one foot taller than the receptacle and contains an opaque gate. Furthermore, the enclosure shall be softened with shrub and/or tree plantings around its perimeter.

9. Special Requirements:

1. Fuel stations are permitted when allowed by the underlining zoning district, so long as they include a convenience store and the fuel canopy features a three-dimensional cornice or a pitched roof and brick wrap on the canopy columns. Additionally, fuel pumps are not located closer to Mt. Comfort Road and/or Broadway than the convenience store. The fuel pump location restriction does not apply south of the centerline of CR 300N and north of the centerline of CR 200N.
- ii. Drive-thrus are permitted when allowed by the underlining zoning district so long as the drive-thru window is not visible from Mt. Comfort Road. Additionally, all menu boards and pre-

sale boards associated with any drive-thru shall be digital and feature a masonry base matching the brick or stone on the primary structure.