

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: September 19, 2023

- PETITIONER:** Seasons of Life Flowers
- PETITION:** Seasons of Life Flowers Architecture and Exterior Materials
- REQUEST:** Petitioner requests approval of the proposed exterior rehabilitation to the structure at 6468 W Broadway.
- LOCATION:** The site is located at 6468 W Broadway, approximately ¼ mile east of CR 750N.
- STAFF REVIEW:** The petitioner is in the process of converting the home on this property into a commercial business. The petitioner has coordinated with the state for the necessary state approvals and has received a Special Exception and Variances from the Board of Zoning Appeals (BZA) in order to make this conversion possible. The home will be turned into a florist shop. The petitioner will be re-siding the entire exterior, along with a number of other improvements as denoted on their plans.

As the structure is existing and is not being completely torn down, many of the Town's architectural standards do not apply because the structure is considered a legal, non-conforming structure. Additionally, the BZA granted approval for this legal, non-conforming structure to be expanded as presented. The ARC's role in this review is to approve the overall design, colors, and any architectural conditions the BZA placed upon their approval. The only architectural related BZA condition is that decorative wall mounted lights be added to the front elevation. The petitioner's plans do not show this, but we have spoken with the petitioner, and they plan to comply. Staff will simply request the petitioner state as such as the ARC meeting and agree to provide staff with a cut-sheet or picture of the light fixture then plan to use prior to installing.

The petitioner will also provide a sample of the siding colors at the meeting. In advance, staff has seen the color choices and would describe the main siding color as a "dusty rose" and the trim as a "taupe" color.

STAFF RECOMMENDATION:

Staff is in full support of the proposed design and colors. This is a great improvement to this property and represents the type of small businesses we would like to see along W Broadway.



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