

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: GT Services

PETITION: Green Touch Mixed-use Building

REQUEST: Petitioner requests a recommendation on architectural design for their proposed mixed-use building. This project is just beginning the rezone process.

LOCATION: The site is located at the northeast corner of Depot St and N Railroad St.

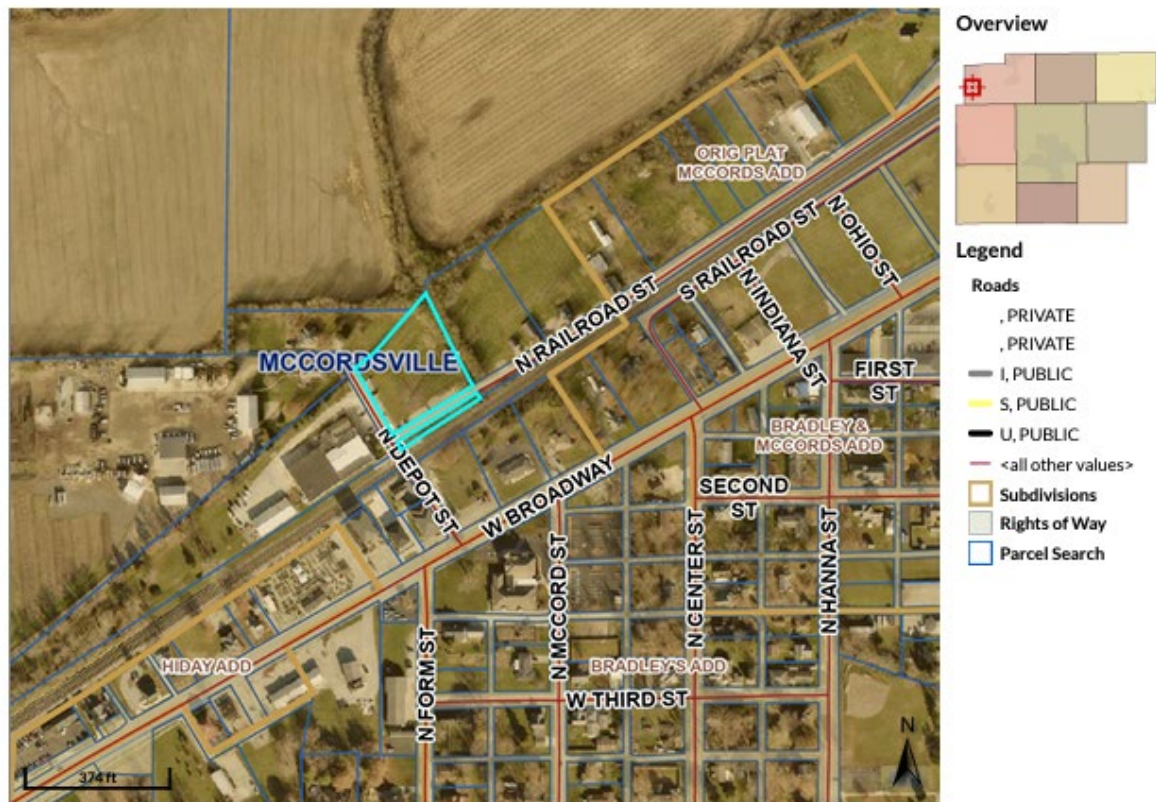
STAFF REVIEW: The petitioner has outgrown their current office and warehouse space and would like to construct this proposed building in order to move operations to this larger location. The second floor of the structure is two (2) apartment units. The design as presented consists of a mixture of metal and fiber cement siding, and a standing seam metal roof.

This location is generally in an area that the Town has discussed being a good opportunity for small businesses. The lots are smaller and less visible and that lends itself to the option for the Town to loosen some architectural standards in order to make such small business expansions possible. Staff is in support of the concept and the general design and colors at this location. We would like to seek feedback from the ARC on some potential architectural modifications as further described below:

- The building recently constructed for Hoosier Air, also located on N Railroad St., included masonry on the first floor of the entire south façade, a portion of first floor on the west façade, and a wainscot on the east façade. Staff feels a similar level of masonry materials should be provided for this building to maintain consistency. Additionally, we expect that at some point in the future, Depot Street will be extended to connect to CR 800N and therefore, this building will become much more visible in the future.
- This is a corner lot and therefore, staff would like to see some additional character added to the south façade.
- Architectural details should be added to the main entrance.
- Staff can work through details such as, but not limited to, trim dimensions, overhang depths, window treatments, etc following the ARC meeting and prior to this item going to the Plan Commission for a public hearing.

STAFF RECOMMENDATION:

Staff is in full support of the proposed design conceptually but would like to see discussion on added elements denoted above.



Parcel ID	30-01-26-100-002.003-018	Alternate ID	30-01-26-100-002.003-018	Owner Address	G T Real Estate LLC
Sec/Twp/Rng	n/a	Class	Vacant Land		6314 W Broadway
Property Address	6312 RAILROAD ST	Acreage	1.31		McCordsville, IN 46055
	MCCORDSVILLE				
District	MCCORDSVILLE TOWN				
Brief Tax Description	NWD NE 26-17-5 1.31AC				
	(Note: Not to be used on legal documents)				

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