

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: October 17, 2023

PETITIONER: Culver's

PETITION: Culver's Architectural Design

REQUEST: Petitioner requests approval of their design for a new restaurant building.

LOCATION: The site is located at northwest corner of CR 600W & W Broadway.

STAFF REVIEW: The petitioner has assembled approximately 2.3 acres at the northwest corner of CR 600W and W Broadway for the purpose of developing a Culver's restaurant. The petitioner sought and received a Special Exception for a drive-thru and a number of variances, one of which pertains to the building design, from the Board of Zoning Appeals (BZA) earlier this year. The petitioner is also in the process of platting the property and receiving approval from the Plan Commission for site design.

The petitioner's footprint is very similar to most fast-food restaurants in that the building is rectangle shaped and nearly half of the interior space is "back of the house". This interior design dictates some of the exterior design of the building. The primary customer entrance will be on the south façade; however, there will also be customer access on the north façade.

The property is zoned Neighborhood Commercial (CN) and 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 in keeping with the standards with the exception of wall plane articulation on the south façade. Per the Ordinance, the façade should have two projections, each of at least 3' in depth. The articulation shall extend at least 20% of the length of the façade. The south façade includes a number of points of articulation, but only one that extends at least 3' deep. The Ordinance allows the ARC to approve alternative wall plane articulation designs, so long as there is some articulation present. Staff is in support of the petitioner's design for articulation as presented. Any further articulation on this façade would have significant impacts to the interior design that would not improve interior functionality.

The BZA approved a variance from Section 5.04(D)(4)(b)(5) which requires a customer entrance on all facades. Therefore, the lack of customer entrance on the east façade is

acceptable. The BZA also included a number of conditions within their approval that impact the building design, as detailed below:

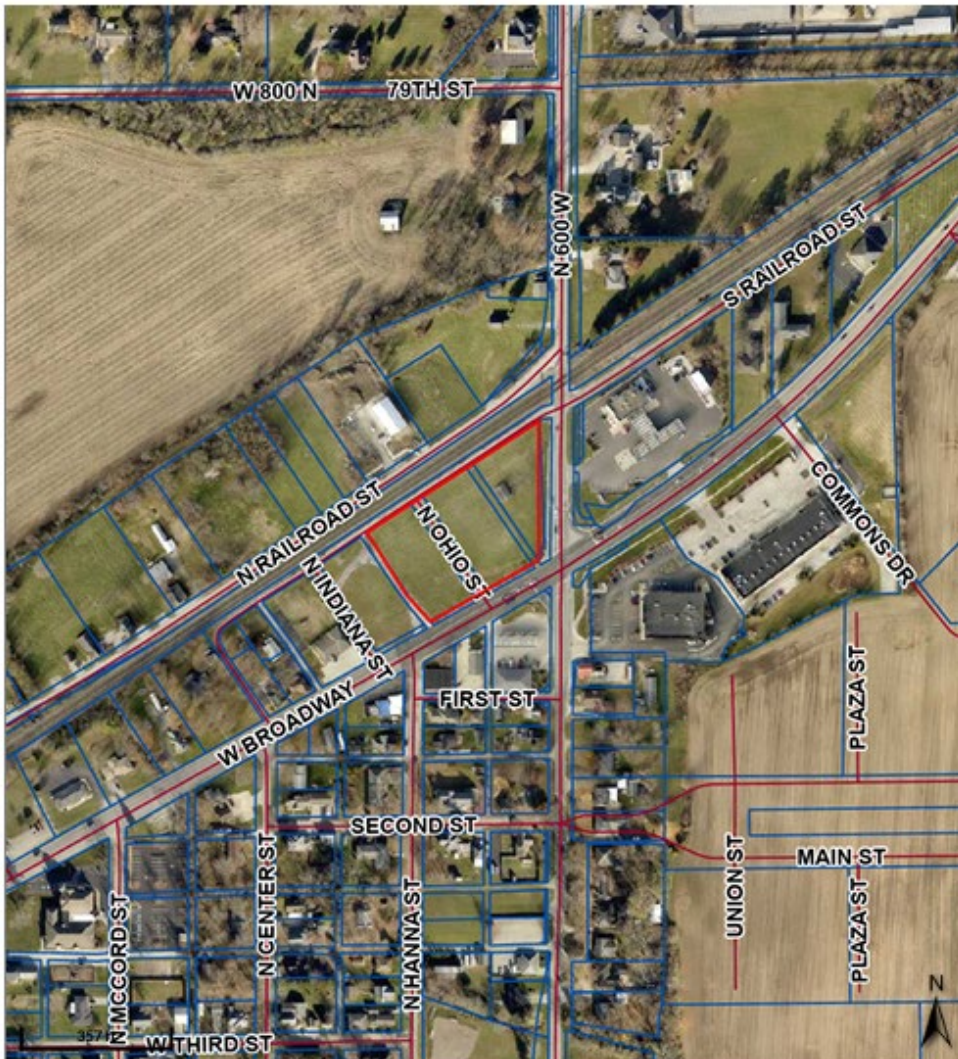
1. The west façade shall feature a minimum of an awning or canopy over the service door, and a minimum of 2 windows (or faux windows).
2. The window awnings shall be similar to what is shown in the pictures provided by the petitioner.
3. The cornice shall be a neutral color complimentary to the other exterior colors of the building.
4. There is a cooler/storage noted on the site plan, this shall be fully integrated into the building design and shall feature the same materials and level of architectural design as the rest of the building.

Staff finds the petitioner's plans generally in compliance with the BZA's conditions of approval, but we would like gain input from the ARC on the 4th item. Staff feels a portion of the storage area lacks a "top" similar to the rest of the building. We would suggest a dimensional cornice band.

Finally, staff has requested the petitioner provide the ARC with a material sample or picture example of the stone material proposed for the building.

STAFF RECOMMENDATION:

Staff is in support of the wall plane articulation alternative as proposed. We would like to see discussion on the design of the storage area but are generally in support of the overall design of the building.



Overview



Legend

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

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