

# McCordsville

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## INDIANA

### Architectural Review Committee Staff Report Meeting Date: June 18, 2024

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**PETITIONER:** AutoZone

**PETITION:** Retail Building Architectural Design

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

**LOCATION:** The site is located at 6800 W Broadway, within the McCordsville Marketplace development.

**STAFF REVIEW:** The petitioner is proposing a +/- 6,800 square foot building on a prepared building pad site. All infrastructure for the overall development has been constructed. Following ARC approval, the petitioner will be permitted to submit a building permit. Staff will require this building permit to include details on the trash receptacle enclosure, and a landscaping plan that shows the required building foundation plantings and trash receptacle screening plantings.

The proposed building design features three (3) primary materials: brick, stone, and stucco. The stucco is proposed in two (2) colors. The grey color appears to match the adjacent building. Staff has requested the petitioner confirm this is the case. The other stucco color appears tan, but is listed as "Reliable White". Staff is concerned the color will appear more white than tan. Based upon the other colors on the building, staff feels a tan color would be more complimentary to the color scheme.

The property is zoned Regional Commercial (CN) and 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 has denoted a few concerns to the petitioner, which are highlighted below. The petitioner is working to address these comments and we hope to have revised drawings before or at the ARC meeting.

1. The plans show wall plane articulation on all four (4) elevations. The articulation dimensions do not meet the technical requirements of Zoning Ordinance, which requires at least 1 point of projection or recess of at least 3' in depth extending a width of 20% of the façade. However, the ARC has the authority to approve this modified articulation if they so choose. Staff is in full support, as presented, for the east, south, & west facades. Staff does have some concern over the "flatness" of the north (front) façade, and has requested the petitioner work towards increasing the articulation of the main entry bay.

2. A minimum of 3 entrance features are required at main customer entrances. There are a number of options listed in the ordinance, but staff would recommend the following:
  - a. Enhanced, decorative wall mounted lighting fixtures.
  - b. Extend the pilasters so they are at least 8" (if not more) from the main wall plane.
  - c. Incorporate different brick patterns into the brick columns.
3. The storefront aluminum should be black to match the awning or match the (grey/silver) color used on the adjacent building.
4. The plans do provide a dimension cornice design. Staff has requested the petitioner confirm the proposed design is consistent with the cornice design of the adjacent building.
5. Staff is in the process of confirming mechanical screening. The petitioner will provide further detail.
6. The above noted comments on stucco color.

Staff is working with the petitioner to address these comments.

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**STAFF RECOMMENDATION:**

Staff will provide a recommendation at the meeting.



