

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: August 20, 2024

PETITIONER: Patch Development

PETITION: Architectural Design Recommendation

REQUEST: Petitioner requests a recommendation on their proposed architectural style for proposed buildings to be located in a business park. This petition will be seeking a rezone to a PUD.

LOCATION: The subject property is located at the northwest corner of CR 600W & CR 500N.

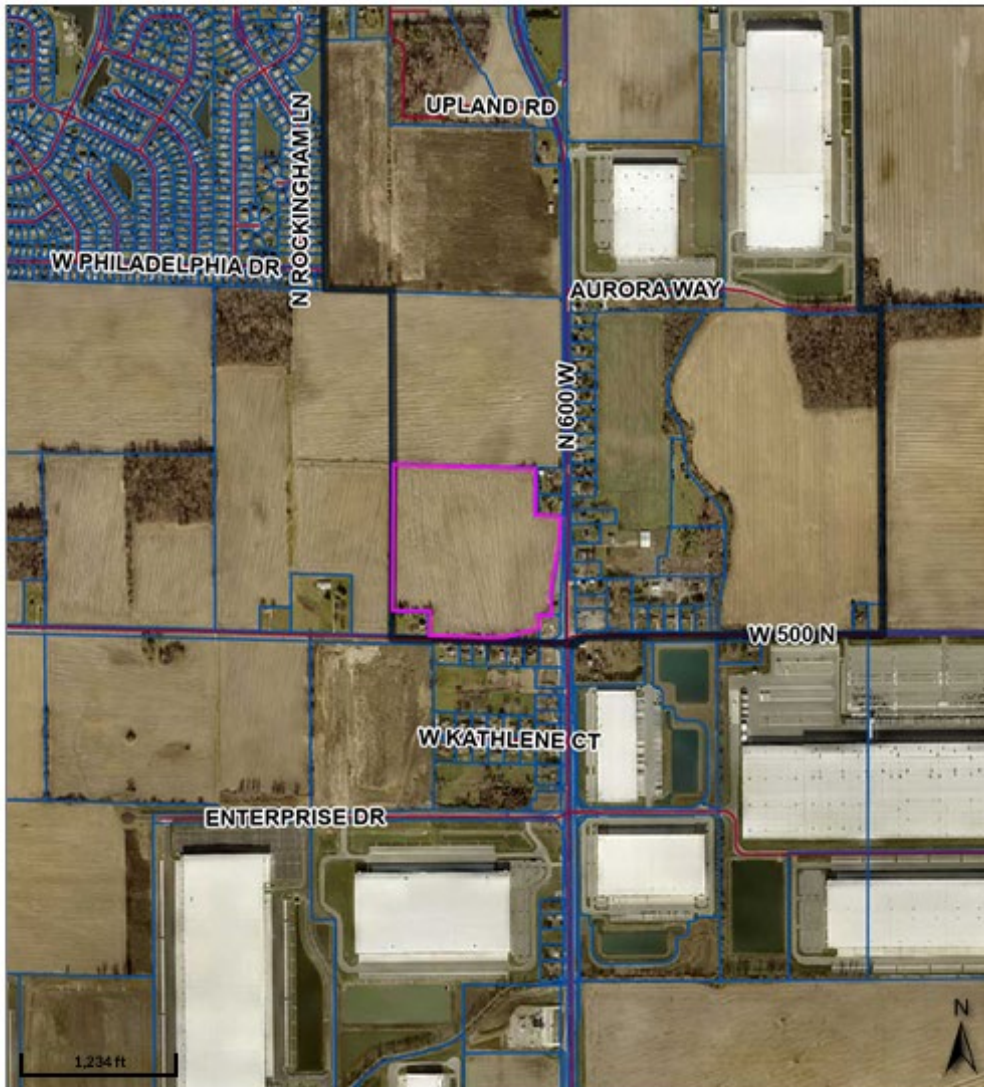
STAFF REVIEW: This project is located on property that is zoned I-2 with Commitments specific to a large industrial/distribution project. That project has died, and Patch Development is proposing a business park that will feature retail, office, flex space, and smaller industrial buildings within a business park setting. The petitioner's packet provides examples of both industrial/flex buildings as well retail buildings.

In keeping with the Town's rezone procedures, the petitioner is seeking your recommendation on the architectural design, as the first step in the rezone process. The ARC's review should take into account the architecture style, exterior materials, building massing, height, and other aesthetic aspects of the proposed business park. Following your recommendation, the petitioner will go to the Plan Commission for their public hearing, and then to the Town Council for a final decision. Please note, the ARC's role is not to provide input on land use or intensity, those are aspects for the Plan Commission and Town Council.

STAFF RECOMMENDATION:

Staff has not provided a formal recommendation on this petition, but we are generally in support of the project. We do want to highlight some features that we believe are important considerations for the project:

- Overhead door orientation: The petitioner has done a nice job orienting the overhead doors to the inside of the site so their visibility is greatly minimized.
- Building Massing/Location: The larger buildings are located to the interior of the site, leaving perimeter lots available for smaller office, flex, or retail buildings.
- Materials: The petitioner is proposing a wide range of materials. The ARC's input on materials will be valuable feedback for this petition. Additionally, there appears to be an opportunity to vary permitted exterior materials on-site depending upon the location (visibility) of the building. Materials can also be regulated by building type.
- Architectural Characteristics: Retail use buildings can likely just follow the Town's commercial architectural standards. Staff would like to seek additional input on buildings that are more flex-space or industrial in use. Enclosed are the Town's industrial building standards as a reference. Our standards contemplate and are geared large industrial buildings. The petitioner is proposing smaller industrial and flex buildings.
- Buffering: The property to the west is currently zoned industrial; however, based upon market conditions and feedback from the Town Council, staff believes the likely future land use to the west is residential. While buffering standards are the domain of the Plan Commission and Town Council, staff feels it is important the ARC be aware of the likely land use to the west, and furthermore this has been communicated to the petitioner who has responded with a site plan the includes a deep buffer yard area to the west.



Overview



Legend

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

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Industrial Architectural Standards

Mt. Comfort Road Overlay Standards (Applicable to Buildings on industrially zoned parcels)

(a) **Industrial 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.* Wall recesses/projections that are at least 12 inches for every 200 feet of front facade. The projection shall extend for at least 20% of the length.
 3. *Entry features.* Entryway features are only required at the primary Entrance(s) to the structure. For any building adjacent to Mt. Comfort Road, at least one such primary entrance must be located on the front façade facing Mt. Comfort Rd. All primary entrances, regardless of location or façade, shall include the following design elements:
 - i. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting;
 - ii. Enhanced exterior lighting such as wall sconces, building mounted accent lights, or decorative pedestal lights;
 - iii. Sidelights and/or transoms; and
 - iv. Recesses/projections in addition to those required by above by subsection 4(a)(2)
 - v. At least three (3) of the following features:
 - a. Raised corniced parapets over the door
 - b. Peaked roof forms having an average slope greater than or equal to a minimum 5/12 pitch;
 - c. Arches;
 - d. Prominent three-dimensional entryway feature, such as a glass-encased entrance 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;
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- c. Canopics or porticos;
 - f. Overhangs or awnings;
 - g. Arcades;
 - h. Columns; and
 - i. Other features as approved by the Architectural Review Committee (ARC).
4. *Fenestration.* All front facade walls shall have windows, display windows, faux windows, or decorative windows. Portions of the building front façade adjacent to an office use, within an otherwise industrial building, shall have a minimum of 40% of that portion of the façade featuring fenestration. Additionally, warehouse and all other industrial use portions of the front façade shall feature fenestration at a regular interval in order to break up the massing of the building façade and provide natural light into the building.
5. *Detail features.* Building facades shall include a minimum of two (2) exterior colors and all pre-cast concrete must include embedded reveals on all elevations at uniform intervals to create visual interest and reduce the massing of the wall plane. Front facades shall be required to add an additional exterior color.
6. *Exterior materials.* The use of smooth-faced and split-face concrete block and standing seam metal panels shall be prohibited. 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 facade wall exterior building materials shall be high quality, and shall be limited to any combination of the following:
- i. Brick or stone (CMU prohibited);
 - ii. Glass (reflective glass shall be limited to a maximum of 50% of the area of any facade wall on which glass is used);
 - iii. Structural (pre-cast or tilt-up) concrete panels with proper form-liners creating banding, horizontal and/or vertical interest (structural wall panels with brick inlays would also be permitted);
 - iv. Architectural precast concrete with multiple colors, aggregate mixes, textures and/or surface finish treatments;
 - v. Composite architectural metal wall panel systems with concealed fastening systems (as an accent material only, covering no more than 20% of exterior facade) and composed of aluminum, stainless steel, copper, or steel (all must be properly coated for corrosion resistance and durability); and
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- vi. E.I.F.S when used in conjunction with brick or stone. E.I.F.S shall be further limited to be no closer to grade than three (3) feet. EIFS Surfaces shall be scored with proper break lines creating banding, horizontal and/or vertical visual interest or have mineral additives to provide the look of a natural stone, stucco, brick or metallic aggregate matrix like seen within an architectural precast panel.
 - 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. Earthen tones are encouraged. 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. Color combinations shall be harmonious.
 - 8. *Roof design.* All roofs or parapets should vary three-dimensionally to add visual interest to the building. All roofs shall comply with the following:
 - i. 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.
 - ii. Sloped roofs shall not exceed an average height equal to that of the supporting walls.
 - iii. Sloped roofs shall have overhanging eaves that extend a minimum of twelve (12) inches past the supporting walls. Sloped roofs shall either be of high quality architectural standing seam metal, tile, slate, or dimensional shingles.
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Industrial Zoning Districts

(E) *Architectural design standards for industrial-1 and industrial-2 developments/zoning districts.* The implementation of various design standards is a catalyst to ensure quality construction for future industrial development. In addition to all professional business office and regional commercial standards as prescribed above, the following standards shall also apply to all industrial uses, including light industrial uses. Exceptions may be made for special developments with distinct and unique architectural designs.

(1) *Siding.*

(a) Exterior siding shall be stone, brick, E.I.F.S., and/or pre-cast concrete (painted or pigmented). The ARC may also approve buildings with architectural metal panels if the architectural style of the structure warrants the use.

(b) All pre-cast concrete must include embedded reveals on all elevations at uniform intervals to create visual interest and reduce the massing of the wall plane.

(2) *Entryways.* Each single tenant industrial establishment greater than 7,500 square feet shall have clearly defined, highly visible customer entrances wherein the primary customer entrance features the following:

- (a) Recesses/projections;
- (b) Sidelights and/or transoms;
- (c) Embedded texture or reveal incorporated into the entrance design, featuring a complimentary accent color;
- (d) Integral planters or wing walls that incorporate landscaped areas;
- (e) Enhanced exterior lighting, such as wall sconces, building mounted accent lights, or decorative pedestal lights.