

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: March 18, 2025

PETITIONER: Michelle Miller & Lisa Gamble

PETITION: Architectural Design Recommendation

REQUEST: Petitioner requests a recommendation on their proposed architectural style for the renovation of the existing building. This petitioner will be seeking a rezone to PUD.

LOCATION: 6383 W Broadway

STAFF REVIEW: This project is located on property that is Old Town (OT) Zoning District. This zoning is very limited in terms of commercial land uses, and therefore, the petitioner, with permission from the landowner, will be seeking a rezone.

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 renovations. 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:

- Entrance: Staff feels a welcoming entrance on the north elevation is a priority for the architectural design.

- Modernization: The existing building is metal siding. The petitioner is not seeking to change the material type, so creating a color palette and utilizing some architectural design features to update the style is important.