

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: StorAmerica

PETITION: StorAmerica Self-storage Buildings

REQUEST: Seeking approval of building design for Phase I of the self-storage buildings.

LOCATION: The project site is located near the southeast corner of W Broadway and CR 750N.

STAFF REVIEW: The petition is proposing eight (8) self-storage buildings in their initial phase. Buildings 1-5 comprise the perimeter of the storage facility, while buildings 6-7, and 9 are located on the interior. The plans denote a Phase 2 which would have two (2) additional buildings (8 & 10), also located on the interior of the facility. The total square footage of the storage buildings in Phase I is 66,700, which is under the 91,000 limit in the PUD. The PUD Ordinance applies the Town's Neighborhood Commercial (CN) Zoning District & Overlay architectural standards to this project, along with a few additional standards and exceptions as stipulated by the PUD. Staff has reviewed the proposed elevations, and we have noted a few elements that are not consistent with the required architectural standards, as well as a few items which need further clarification:

- While the perimeter buildings are not required to meet the Town's wall plane articulation standards, some articulation is required. Staff does not see where this articulation is proposed.
- A minimum of two colors of brick must be used on the perimeter buildings. The plans denote this. Staff would like the petitioner to confirm the brick colors will match that of the office building.
- The perimeter buildings & wall shall feature "a top feature in the form of a roof element, stone cap, etc". The petitioner's plans reference "high side trim". Staff requests the petitioner provide a description of this and an example.
- The PUD prohibits the roofs of the interior buildings from being visible from the perimeter. The petitioner plans denote the "high side" of the perimeter buildings range from 8' 11" to 10' 5". Staff does not see a height measurement from grade for the ridge cap on the interior buildings; however,

the “low side” of the interior buildings is listed at 10’, which is greater than the “high side” of some of the perimeter buildings. Staff finds this not in keeping with the PUD.

- Staff requests the petitioner confirm that mechanicals will not be located on the roofs of any buildings.

STAFF RECOMMENDATION:

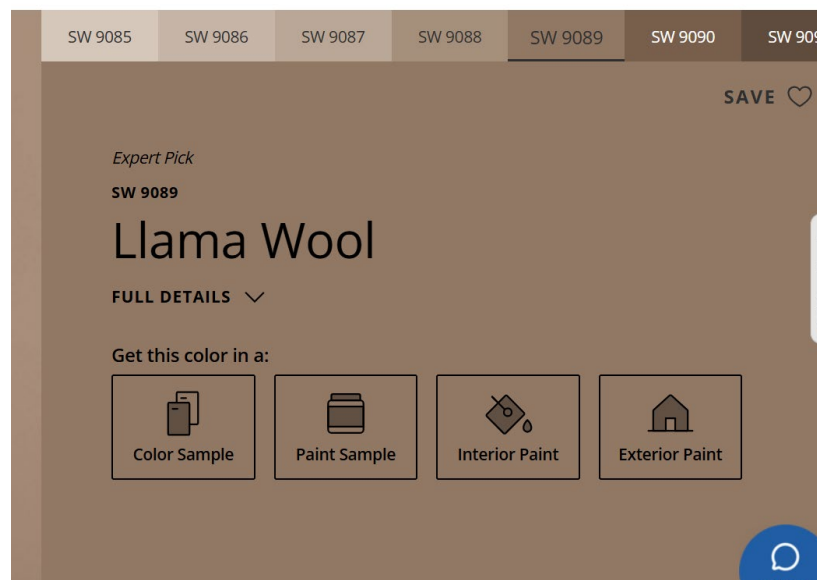
Staff will provide a recommendation following the clarification and responses to the items noted above. Additionally, if this moves forward staff would request this approval include Phase II, so long as staff is able to conclude, upon a filing, that the buildings in Phase II comply with all elements of the PUD.

Colors – from Office Building


Cast Stone - Mahogany




Siding Color – Llama Wool




Awning Color – Azure Tide

SAVE 


Designer Color Collection  Expert Pick


SW 9684


Azure Tide


FULL DETAILS 

Get this color in a:


Color Sample


Interior Paint


Trim Enamel

 CHAT