

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: April 15, 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.

UPDATES: Since last month, the petitioner has updated their rendering to show a gable enhancement and a pergola. Both updates address comments provided in March. A second window opening has also been suggested, and the petitioner will be prepared to discuss this at the meeting. Finally, there has been some discussion between staff, petitioners, and ARC about whether painting the siding or replacing the siding, to achieve the stated appearance, is the best option. Staff has adjusted the PUD ordinance to allow for either, but would like further input from the ARC.

STAFF RECOMMENDATION:

Staff is in support of the building updates. As noted above, we welcome further input on the siding/color discussion, and we would like to see a second window opening on the front elevation.