

# McCordsville

ESTD  1988

## INDIANA

### Architectural Review Committee Staff Report Meeting Date: June 17, 2025

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**PETITIONER:** MAP McCord, LLC

**PETITION:** Starbucks' Architectural Design

**REQUEST:** Petitioner requests approval of their design for a new drive-thru coffee shop.

**LOCATION:** The site is located at 6078 W Broadway, McCordsville, Vernon Township.

**STAFF REVIEW:** The petitioner is developing approximately 0.63 acres at 6078 W Broadway, directly adjoining the west property line of the Culver's site, for the purpose of constructing a Starbucks restaurant. Earlier this year, the petitioner sought and received a Special Exception for a drive-thru, along with several variances related to the building design, from the Board of Zoning Appeals (BZA). The petitioner is also on this evening's Plan Commission agenda for both the replat of the parcel and development plan approval.

The proposed Starbucks building follows a typical format for the brand, with a rectangular footprint and nearly half of the interior space reserved for back-of-house functions, such as prep, storage, and service. This interior layout informs the building's exterior design. The main customer entrance is located along the east façade, facing the parking lot; however, additional customer access is also provided on the north façade, next to the outdoor seating area. No customer access is provided on the south or west façades, which are primarily oriented towards the drive-thru and service operations.

The property is zoned Neighborhood Commercial (CN) and falls within the Highway Corridor Overlay. Therefore, architectural standards for both the base zoning and the Overlay apply to the site.

The BZA approved variance from several architectural standards:

**Section 154.091(F)(5) requires front façade architectural elements and customer entrances facing a public street:**

- To accommodate traffic flow, additional parking, and a sufficient stacking queue, the drive-thru window is located on the south elevation, facing W Broadway. As a result, this elevation cannot meet the front façade entrance and architectural requirements.

- The west elevation, which faced Indiana Street (recently vacated), functions as the user's back-of-house, containing an employee entrance, as well as electric and plumbing equipment, which will be screened from public view.

*Staff finds this acceptable, as the building's orientation is shaped by site access and operational needs. The functional nature of these façades, along with appropriate screening and internal circulation, supports the deviation from front façade requirements.*

**Section 154.113(D) requires all front façades and façades along pedestrian walkways have display windows, faux windows, or decorative windows for no less than 60% of the horizontal length:**

- The west elevation serves as the user's back of house, requiring solid walls. However, at staff's recommendation, the petitioner incorporated faux windows using herringbone masonry infilled and decorative lighting, improving the architectural quality of the elevation.
- The north elevation includes 12 feet of transparent storefront windows and an additional 8 feet of herringbone faux windows, leaving it approximately 5 feet short of the 60% transparency requirement.

*Staff finds this acceptable, as the combination of transparency and high-quality decorative treatment creates a consistent and visually engaging pedestrian environment, especially given the building's interior constraints.*

**Section 154.113(C) requires that elevations greater than 50 feet in length must incorporate at least one projection or recess of at least three feet and extending a width of at least 20% of the length of any elevation:**

- The east elevation includes a projection of only 1.6 feet, rather than the required 3 feet. However, this side accommodates the primary customer entrance, ADA-compliant access routes, and sidewalk infrastructure.

*Staff finds this acceptable due to the need to prioritize accessible design and safe pedestrian movement at the main entry point. The site constraints and functional demands justify the reduced projection depth.*

- The west elevation exceeds 50 feet in length and includes four one-foot projections, two of which were added at staff's suggestion prior to the BZA hearing. Though these projections also fall short of the required depth and percentage, they visually break up the façade and improve overall articulation.

*Staff finds this acceptable, as the design enhancements provide noticeable façade variation and a marked improvement in appearance, especially considering the utilitarian nature of the west elevation.*

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#### **STAFF RECOMMENDATION:**

Staff supports the overall architectural design of the building. It is primarily brick and features well-integrated fenestration with large storefront windows on the north, south, and east elevations. The design incorporates

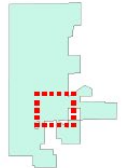
both vertical and horizontal articulation through the use of pilasters, material changes, and parapet height variations. A canopy defines the patio entrance, and a three-dimensional cornice – created through a projecting parapet cap – adds visual interest at the roofline.

The site layout limits the ability to fully screen the dumpster enclosure. The BZA approved a variance for its location in the “front yard” (Railroad Street), with the condition that the petitioner construct the enclosure of brick to match the building and install a metal, opaque gate painted to complement the brick color.

The proposed elevations generally align with the intent of the Town’s design standards. Previously approved variances address functional deviations necessitated by site constraints and operational needs. The petitioner has worked collaboratively with staff to ensure that all facades – including those serving functional or service roles – contribute to the building’s overall visual interest. Therefore, staff recommends approval of the architectural design as presented. However, staff encourages the ARC to consider whether additional façade could further strengthen the overall design.



Overview



**Legend**

Roads

I

S

U

<all other values>

Rights of Way

Parcels



NORTH ELEVATION PRELIM



SOUTH ELEVATION PRELIM





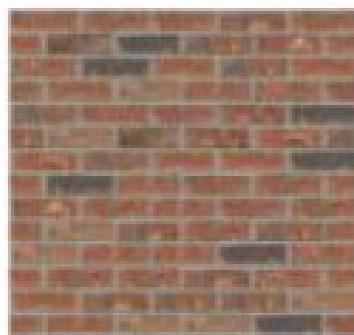
EAST ELEVATION PRELIM



WEST ELEVATION PRELIM



HERWIN WILLIAMS  
V7013 IVORY LACE

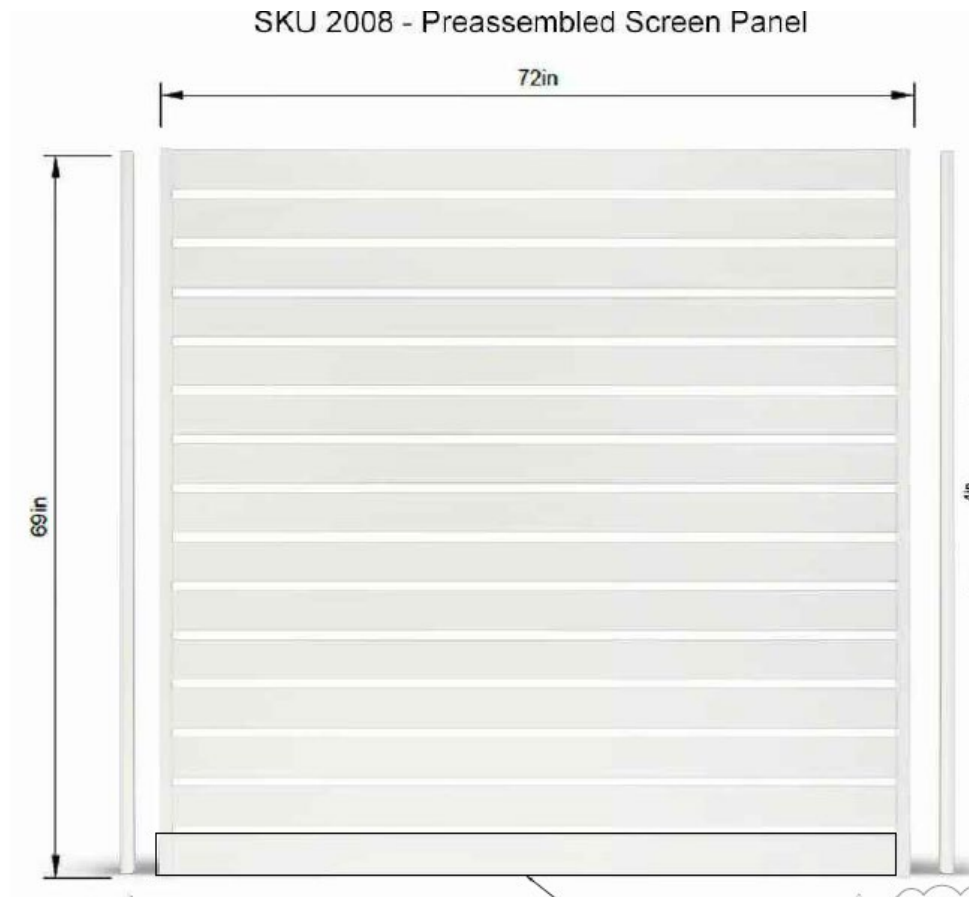


ACME - BRICK  
OLD WILLIAMSBURG

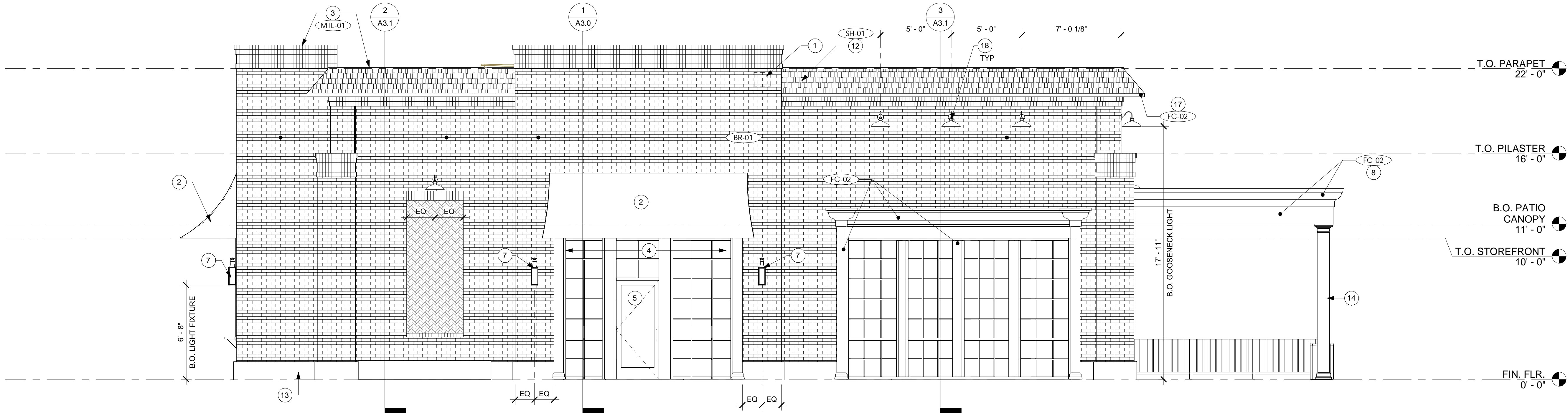


GAF - SHINGLES  
TIMBERLINE HDZ PEWTER GRAY

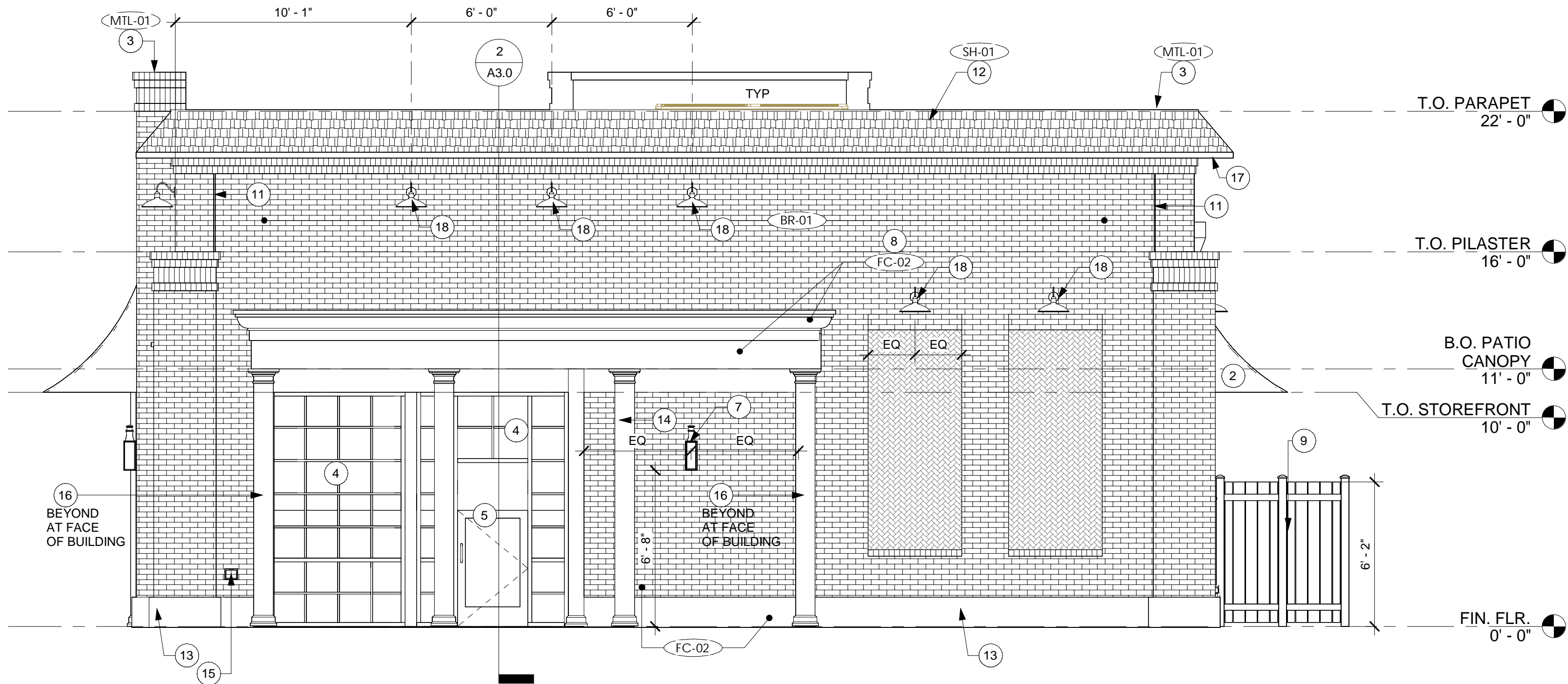
**Screen wall on west elevation – will be white to match building trim**



5/7/2025 4:39:37 PM C:\Users\missy\OneDrive - MSpire Design\MSpire Design\Projects\Midland Atlantic\24-0013 SBUX Shell McCordsville IN\Drawings\McCordsville SBUX Shell.rvt



1 EAST ELEVATION  
1/4" = 1'-0"



2 NORTH ELEVATION  
1/4" = 1'-0"

#### EXTERIOR ELEVATION GENERAL NOTES

- REFER TO A4.0 FOR WINDOW AND DOOR DETAILS AND SCHEDULES
- REFER TO ROOF PLAN, WALL SECTIONS AND STRUCTURAL FOR ADDITIONAL DETAILS ON SHADE STRUCTURE CANOPY AND AWNINGS
- PROVIDE CONTROL/MOVEMENT JOINTS IN BRICK AS REQUIRED. MAX AREA: 144 SF, MAX LINEAR FEET: 18 FT
- PROVIDE EXPANSION JOINTS ANY WHERE CHANGE IN FINISH MATERIALS OCCURS
- DOWNSPOUT SIZE: 3X4  
OVERFLOW SCUPPER SIZE: 4X8  
.032" MIN THICKNESS FORMED & COATED ALUMINUM
- ALL PENETRATIONS, SEAMS, CHANGES IN MATERIAL OF CANOPIES AND AWNINGS TO BE CAULKED AND OR SEALED. FLASHING USED AS REQUIRED.
- ALL CONDUIT AT UNDERSIDE OF EXTERIOR CANOPY/AWNING TO BE CONCEALED WITHIN CANOPY STRUCTURE

GC TO PROVIDE BLOCKING/WALL ANCHORAGE FOR ALL EXTERIOR TENANT FURNISHED ITEMS, INCLUDING SIGNAGE. COORDINATE WITH TENANT PLANS FOR LOCATIONS

GC TO PROVIDE PROPERLY WATERPROOFED AND FLASHED WALL PENETRATIONS FOR EXTERIOR TENANT PROVIDED FIXTURES, INCLUDING SIGNAGE. PENETRATION LOCATIONS TO BE COORDINATED WITH TENANT PLANS. JUNCTION BOXES WITH CONDUITS AND PULL STRINGS SHALL BE STUBBED INTO TENANT'S SPACE FOR FUTURE CONNECTIVITY

#### EXTERIOR ELEVATION KEYED NOTES

- ADDRESS SIGNAGE TO BE PRE-CAST CONCRETE PLAQUE - LOCATION SHALL BE PLAINLY VISABLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 6-INCHES IN HEIGHT MINIMUM. 1/2" STROKE AND SHALL BE OF CONTRAST IN COLOR TO BACKGROUND.
- BLACK SUNBRELLA FABRIC AWNING BY GC VENDOR
- 24 GA PREFINISHED METAL COPING
- STOREFRONT SYSTEM AS SPECIFIED
- STOREFRONT ENTRANCE AS SPECIFIED
- REAR CANOPY; REFER TO STRUCTURAL
- BUILDING MOUNTED LIGHT FIXTURES AND ELECTRICAL; REFER TO ELECTRICAL DRAWINGS
- PATIO SHADE STRUCTURE CANOPY; REFER TO STRUCTURAL
- UTILITY SCREEN FENCE; COORDINATE WITH OWNER; FINISH TO MATCH SW7013 IVORY LACE
- PLANTERS; COORDINATE W/OWNER
- BRICK MOVEMENT CONTROL JOINT
- 14:12 PITCH ASPHALT SHINGLED MANSARD ROOF
- 16" SMOOTH PRE-CAST STONE BASE
- COLUMN WRAP AT STRUCTURAL COLUMNS AND CANOPY DOWNSPOUTS; USE ROYAL BUILDING PRODUCTS COLUMN WRAP WITH TRADITIONAL CAP/BASE SET OR APPROVED EQUALS; PAINT TO MATCH TRIM SW7013 IVORY LACE
- LOCKABLE, FREEZELESS HOSE BIB; RE: PLUMBING FOR SPEC
- COLUMN WRAP AT FACE OF BUILDING; MODIFY ROYAL BUILDING PRODUCTS 8"X8" COLUMN WRAP AND TRADITIONAL BASE TRIM TO INSTALL ON FACE OF BRICK WITH NAILER/FURRING STRIPS
- SOFFIT AND FASICA BOARD, PAINTED
- GOOSE NECK SCNCE, OPTIONAL. PROVIDED AS SEPARATE LINE ITEM IN BID; COORDINATE WITH OWNER/LL

#### EXTERIOR FINISH SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	COMMENTS
SH-01	ASPHALT SHINGLES	GAF	TIMBERLAND HDZ	PEWTER GRAY	ALGAE RESISTANT LAMINATED HIGH DEFINITION SHINGLES
FC-02	TRIM AND MOULDINGS	ROYAL BUILDING	SMOOTH PANEL AND TRIM	PAINTED SW7013 IVORY LACE	SMOOTH PANEL WITH TRIM DETAIL; REFER TO A4.1 DETAILS ALT PRODUCT: JAMES HARDIE
BR-01	BRICK	ACME	BRICK	OLD WILLIAMSBURG	RUNNING BOND PATTERN MORTAR: GRAY COLORED TO MATCH
MTL-01	METAL		PREFINISHED METAL	DARK BRONZE	COPING, GUTTERS AND DOWNSPOUTS, METAL ROOF
MTL-02	METAL		PAINTED METAL	PAINTED SW7013 IVORY LACE	REAR DOOR AND FRAME

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5-7-25

### Thomas A Pirtle III AIA NCARB

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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

MIDLAND ATLANTIC  
PROPERTIES, INC  
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SUITE B  
INDIANAPOLIS, IN 46240  
317.597.1714 (o)

#### REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

PROJECT NAME:  
STARBUCKS SHELL BUILDING

PROJECT ADDRESS:  
WEST BROADWAY  
MCCORDSVILLE, IN

PROJECT #: 24-0013

ORIGINAL ISSUE 5-7-25  
DATE: 5-7-25  
PRODUCTION: MH  
DESIGNER: TP  
CHECKED BY: TP

SHEET TITLE:

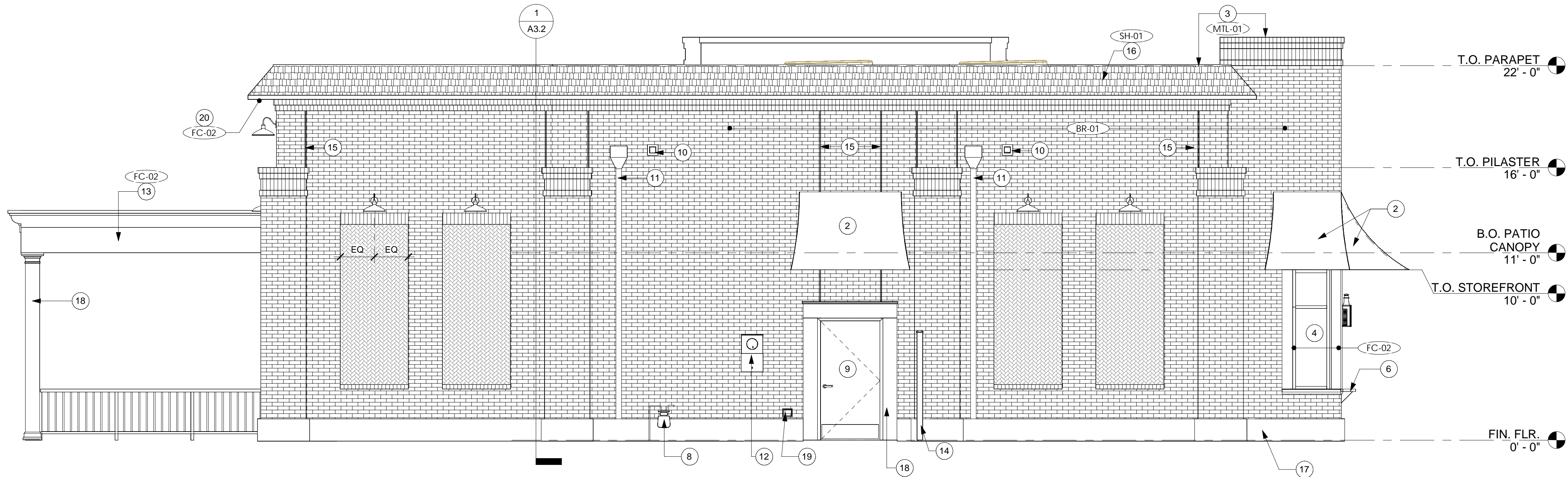
### EXTERIOR ELEVATIONS

SCALE: As indicated

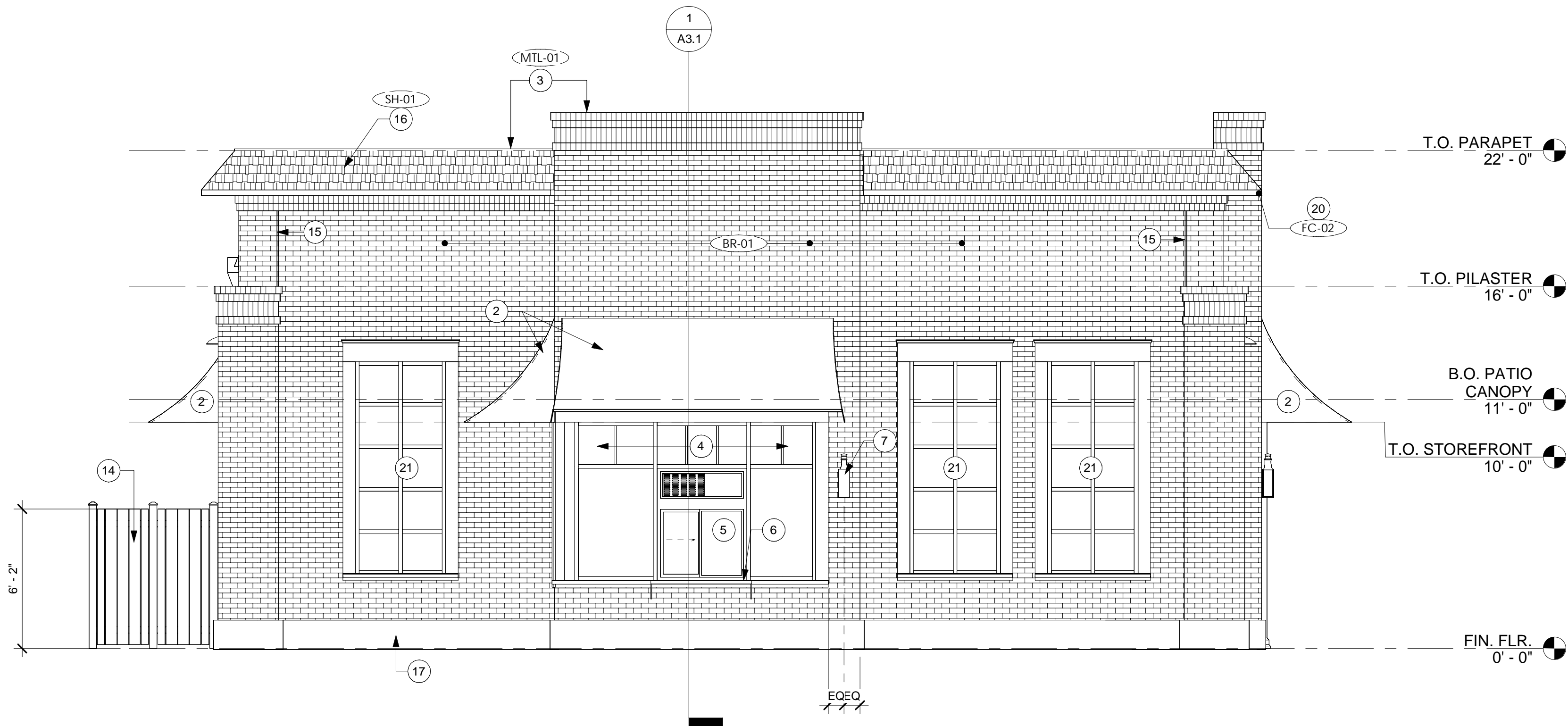
SHEET NUMBER:

A2.2





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#### EXTERIOR ELEVATION KEYED NOTES

- NOT USED
- BLACK SUNBRELLA FABRIC AWNING BY GC VENDOR
- 24 GA PREFINISHED METAL COPING
- STOREFRONT SYSTEM AS SPECIFIED
- DRIVE THRU WINDOW AND AIR CURTAIN AS SPECIFIED BY TENANT
- DRIVE THRU SHELF AS SPECIFIED BY TENANT
- BUILDING MOUNTED LIGHT FIXTURES AND ELECTRICAL; REFER TO ELECTRICAL DRAWINGS
- GAS METER; REFER TO PLUMBING AND CIVIL DRAWINGS
- SERVICE DOOR PER DOOR SCHEDULE
- OVERFLOW SCUPPER
- PRE-FINISHED SCUPPER AND DOWNSPOUT
- ELECTRICAL EQUIPMENT AND METER; REFER TO ELECTRICAL
- CANOPY; REFER TO STRUCTURAL
- UTILITY SCREEN FENCE; COORDINATE WITH OWNER; FINISH TO MATCH SW7013 IVORY LACE
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- SOFFIT AND FASICA BOARD, PAINTED
- BLACKOUT FILM OR SPANDREL GLASS TBD

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SCALE: As indicated

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**A2.3**