

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: July 15, 2025

PETITIONER: Lauth

PETITION: InPwr Architectural Design

REQUEST: Petitioner requests approval of their design for a +/- 66,000 SF industrial building

LOCATION: The site is located on Lot 3 of the Patch Business Park, which is now called McCordsville Commerce Center.

STAFF REVIEW: The petitioner is developing the approximately 5.7-acre site for the new headquarters of InPwr an electrical contractor company. Lot 3 is located at the north end of McCordsville Commerce Park which is located at the northwest corner of CR 600W and CR 500N.

The proposed building features a 2-story office area at the front of the building and warehousing space to the rear. The building will face CR 600W but will be accessed from the development's internal street network.

The property is zoned Gateway at McCordsville PUD and is located within sub-area C of the PUD. This PUD includes some of its own architectural standards, while also deferring to the Town's industrial and overlay standards in some cases. Additionally, the PUD included an illustrative character exhibit. That exhibit is enclosed in this report. Below is a summary of the applicable standards.

- **Exterior Materials:** 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. *The ARC will need to make the determination that the metal panels proposed are warranted.*
- **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. *Staff finds this requirement has been met.*

- Façade colors shall be low reflectance, subtle, neutral hues or colors. The use of high-fluorescent colors shall be prohibited. Building trim and accent areas may feature brighter colors or primary colors, provided the building trim and accent areas do not exceed 10% of any single exterior façade exclusive of all windows, doors, or other building openings. Building trim and accent areas featuring brighter colors or primary colors in excess of 10% of any single exterior façade shall be submitted for review by the Architectural Review Committee. *Staff finds this requirement has been met.*
- All building facades shall feature at least 2 colors and front elevations shall feature at least 3 colors. *Staff finds this requirement has been met.*
- Roof features: All roofs must have at least 2 of the following features: parapets, eaves and overhangs, cupolas, cornices, or a min. 6:12 roof pitch. *Staff finds this requirement has been met.*
- Fenestration: Front facades, with an office land use, shall feature at least 40% glazing. Warehousing and other industrial spaces shall feature windows at regular intervals to break up the wall plane. *Staff finds this requirement has been met.*
- Consistency with the Illustrative Character Exhibit: *Staff finds this requirement has been met.*

STAFF RECOMMENDATION:

Staff supports the overall architectural design of the building; however, the ARC does need to determine if the metal panels proposed are warranted by the style of the building.



Overview



Legend

-  #
-  Corporate Limits
- Roads

 -  I
 -  S
 -  U
 -  <all other values>
-  Parcels

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Developed by  **SCHNEIDER**
GEO SPATIAL

Illustrative Character Exhibit (from the PUD)





6280 W 800 N. MCCORDSVILLE, IN 46055 | (317) 335-5113 | WWW.MCCORDSVILLE.IN.GOV