

McCordsville

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Architectural Review Committee Staff Report Meeting Date: August 19, 2025

PETITIONER: Kimley-Horn

PETITION: McCordsville Commerce Center Lot 2 Architectural Design

REQUEST: Petitioner requests approval of their design for a +/- 94,549 SF industrial building

LOCATION: The site is located on Lot 2 of the Patch Business Park, which is now called McCordsville Commerce Center.

STAFF REVIEW: The petitioner is developing the approximately 6.80-acre site for a new spec building. Lot 2 is located in the middle interior of McCordsville Commerce Park which is located at the northwest corner of CR 600W and CR 500N. This lot adjoins Lot 3 to the south, which was previously reviewed by ARC in July 2025 for the InPwr corporate headquarters building.

The proposed building features four (4) business entrance areas along the front (east elevation) of the building and warehousing space to the rear (west elevation). 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. *Staff finds this requirement has generally been met; however, ARC will need to make a 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, as the primary customer entrances incorporate a recessed storefront with sidelights and transoms, accent-colored materials with reveals, and enhanced exterior lighting.*

- **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, as the proposed façade colors are low-reflective neutrals with darker accent panels that appear to cover less than 10% of any single façade.*
- 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, as all building facades incorporate at least two colors, and the front elevation features three distinct colors through a combination of painted pre-cast concrete, ACM accent panels, and black aluminum storefront framing.*
- 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, as the proposed building incorporates both parapets and cornices, satisfying the minimum of two (2) required roof features.*
- 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, as the office portions of the front façade exceed the 40% glazing requirement, and the warehouse/industrial portions incorporate clerestory windows at regular intervals to break up the wall plane.*
- Consistency with the Illustrative Character Exhibit: *Staff finds this requirement has been met.*

STAFF RECOMMENDATION:

Staff finds the proposed building complies with the applicable PUD standards, including mechanical screening via rooftop parapets, the absence of overhead doors on the east façade, and architectural consistency with Exhibit F – District C, noting that the wall plane projection requirement is waived. The ARC must still determine if the proposed architectural metal panels are warranted based on the building's style.

Compliance with trash enclosure requirements and any other detailed site elements will be confirmed during the subsequent development plan review process.



Overview



Legend

-  #
-  Corporate Limits
- Roads
 -  I
 -  S
 -  U
 -  <all other values>
-  Parcels

Date created: 7/10/2025

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Architectural Standards (from the PUD)

District C – Light & Medium Industrial: The architectural standards of the Light & Medium Industrial Zoning District and MCR-OL Overlay shall be applicable as the Developer(s) and/or Owner(s) work with the ARC for design approvals except as follows:

- a. Mechanical screening shall be provided. All ground mounted equipment shall be screened with landscaping to the West. Roof-top mechanical units shall be screened in accordance with the Zoning Ordinance's standards for commercial roof-top units.
- b. Section 6.04(F)(1)(f) (Required Wall Plane Projections) shall not be applicable.
- c. Trash enclosures shall be masonry and/or match the primary structure(s) building materials with the enclosure walls being at least one (1) foot taller than the tallest trash receptacle.
- d. The Illustrative Architectural Exhibit, attached hereto as "Exhibit F – District C", is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the buildings within District C on the Real Estate. The final designs may vary; however, the buildings shall be substantially similar in quality and character to the buildings shown in the Exhibit F – District C.
- b. No building shall feature overhead doors or docks on the east façade, unless said door or dock is obscured from view from CR 600W by another building located in District C.

Illustrative Character Exhibit (from the PUD)





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