



Architectural Review Committee Staff Report
Department of Planning and Building
Town of McCordsville

April 20, 2021

Project: Leo's Market & Eatery

Petitioner: Pride Investments

Request: The petitioner is seeking approval of architecture for a convenience store and fuel station

Staff Review: This property is zoned Villages at Brookside PUD. This report takes into account all architectural standards applicable to the building and fuel canopy. The list below denotes the applicable requirements and indicates whether or not the submittal meets the standard.

- ✓ Indicates compliance
- Indicates non-compliance
- Indicates further discussion needed or a building permit review requirement

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- ✓ Façade colors shall be low reflectance, subtle, neutral hues or colors. The use of high-fluorescent colors is prohibited. Building trim and accent areas may feature brighter colors or primary colors;
 - ✓ All buildings are to have a similar design or theme, materials, and compatible architecture;
 - ✓ Exterior materials are limited to stone, brick, glass, EIFS, and metal;
 - ✓ All buildings shall screen all mechanical equipment including that which is mounted to the roof and/or ground;
 - ✓ East, west, and north facades shall feature a minimum of 50% brick/stone, the south façade shall feature a brick/stone wainscot;
 - ✓ The overall design of the store and canopy shall be similar to Exhibit D (enclosed) of the PUD Ordinance;
 - ✓ The store's main entrance shall feature an extended height parapet wall and 3-D cornice with cornice detail;
 - ✓ The Town's 4-sided architecture requirement applies to all facades except the south elevation;
 - ✓ The Town's wall plane articulation standard applies to all elevations, except the south elevation is permitted to use canopies to meet articulation requirements;

- ✓ Fuel canopy posts shall be wrapped with brick/stone to a minimum height equal to the fuel dispensers, any cap on the brick shall be limestone;

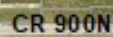
Staff Comments:

Staff finds the proposal is in keeping with the Amended Villages at Brookside PUD Ordinance and recommends approval.

THE TOWN OF MCCORDSVILLE



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Mt. Comfort Rd (CR-600W)

Subject Site



Exhibit D (from Zoning petition)

Exhibit D – Illustrative Fuel Station & Convenience Store Architectural Elevations



