McCordsville

ESTD 1988

INDIANA

Architectural Review Committee Staff Report **January 10, 2023**
Department of Planning and Building
Town of McCordsville

Project: Morningside

Petitioner: Morningside Group & Commonwealth Engineers

Request: The petitioner is seeking a recommendation on the architecture and building composition for this proposed mixed-use project, which includes single-family residential, multi-family residential, self-storage, and commercial out-lots.

Staff Review: The site is located near southwest corner of CR 600W & CR 600N and wraps around the recently approved Broadacre (Cityscape) project, which includes multi-family residential and commercial out-lots. The purpose of this review is to get feedback back on the renderings and illustrative examples that have been provided.

Staff Comments: Staff has reviewed the proposal and would recommend the following items as discussion points for the ARC and petitioner:

<u>Single-family Product</u>

- Staff is unclear whether the siding is vinyl or a fiber cement product.
- Staff's recommended "high visibility lots" are enclosed. High visibility side lots would be required to have a wainscot wrap and additional windows. High visibility rear lots would be required to have a wainscot wrap and wall plane articulation.
- Staff would like to see discussion on the expectations for brick percentages for this product type.
- Staff would like to see discussion on garage protrusion from the front elevations.

<u>Multi-family Product</u>

- The illustrative examples show a good percentage of masonry, which is appreciated and shows a commitment to high quality materials.

However, they do not feature a lot of architectural features and appear to lack any specific architectural style. We would like to gauge the ARC's opinion on whether additional architectural styling/character is needed.

- Staff feels the roof massing could be reduced with larger gables and other roof elements which break up the plane of the primary roof. The petitioner has stated some concern with being able to make such a change.

Self-storage

- Staff likes the self-storage concept, especially the office portion and the location and orientation of the storage area.
- The gray and black materials shown in Pictures 2 and 3 are proposed as EIFS.
- It is staff's understanding that the façade shown in Pictures 2 and 3 will be the north and east perimeter of the facility (excluding the office).
- Staff feels all commercial/industrial buildings should have a base, middle, and top/cap. The perimeter self-storage buildings certainly have a base and middle. The petitioner has also provided a detail of the parapet wall showing the top/cap. Staff would like ARC's input on whether this is an appropriate top/cap for this style and size of building.
- A low-pitched metal roofs will be utilized on the interior buildings, staff would like ARC to weigh in on whether they want to see those roofs be visible and covered with a shingle, or whether they prefer the perimeter buildings to incorporate parapet walls in order to fully screen the interior building's pitched roofs.
- The petitioner has included a picture of the interior buildings. The long facades (featuring the overhead doors) will be metal sided, but there are options regarding building ends facades, especially those that may be visible from the perimeter. We would recommend some discussion on this with the petitioner.
- Staff recommends the portion of the east perimeter, south of the office building, to include a masonry wall matching the design of the office building. This wall shall wrap the corner and travel along the south perimeter at least as far as the west edge of the first interior building.
- The petitioner has stated they intend to use an ornamental black fence with brick columns every 40-50' on-center along the west and south perimeters.

Commercial Out-lots

- Staff feels the 2nd photo best represents what we would look for in a multi-tenant retail center for this area.

- Staff feels the 1st photo best represents what we would look for in a multi-tenant commercial service and office-oriented center for this area.
- Staff would like to see discussion on mix of preferred materials.
- Staff would like to see discussion on any particular features the ARC would like to see carried throughout the commercial out-lots in order to maintain cohesion and presents a visual identifier for the development.

Following the ARC's review and recommendation, it is staff's understanding the petitioner plans to go to the February Plan Commission meeting for its public hearing and review of the full PUD.

Existing Conditions

Subject Property

N

Recommended High Visibilty Lots in Single-family District