



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

January 19, 2021

Project: Southwarks Metal Manufacturing Company

Petitioner: Mike Long, Curran Architecture

Request: The petitioner is seeking approval of architecture for an industrial building

Staff Review: This property is zoned Industrial and is located in the Highway Overlay. This report takes into account all architectural standards applicable to the building. 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

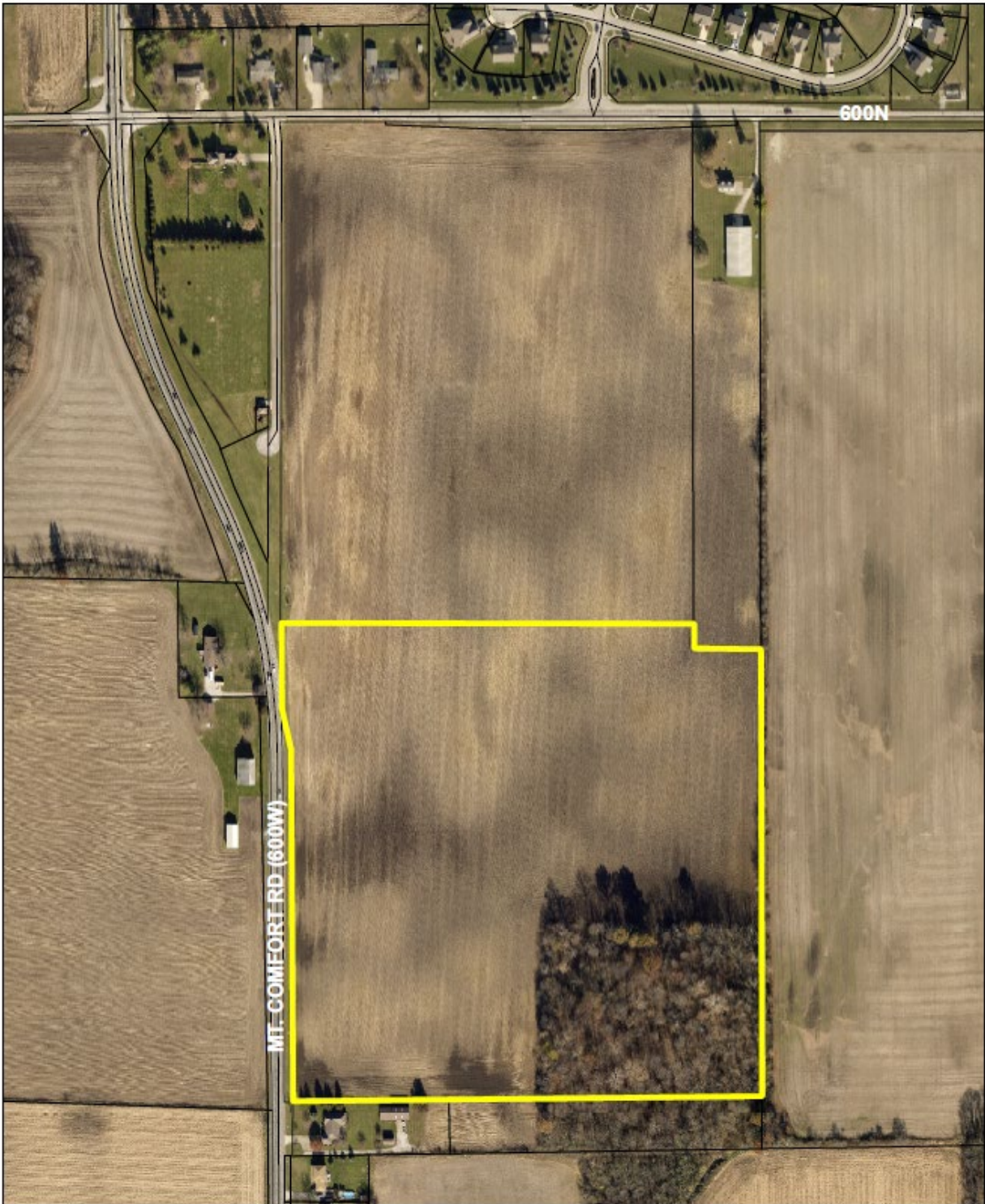
- ✓ Façade colors shall be low reflectance, subtle, neutral hues or colors. The use of high-fluorescent colors is prohibited. Building trim and accent areas may feature brighter colors or primary colors;
- ✓ All buildings are to have a similar design or theme, materials, and compatible architecture;
- ✓ All siding must be stone, brick, E.F.I.S, and/or pre-cast concrete (painted or pigmented).
- ✓ Clearly defined, highly visible customer entrances wherein the primary customer entrance features no less than the following:
 - ✓ Recesses/projections
 - ✓ Sidelights and/or transoms
 - ✓ Embedded texture or reveal incorporated into the entrance design, featuring a complimentary accent color
 - ✓ Integral planters or wing walls that incorporate landscape areas
 - ✓ Enhanced, decorative exterior lighting, such as wall scones, building mounted accent lights, or decorative pedestal lights
- Clearly defined, highly visible customer entrances wherein the primary customer entrance features no less than three of the following:
 - Canopies or porticos
 - Overhangs or awnings
 - Arcades

- Raised corniced parapet over the door
 - Peaked or gabled roof forms
 - Arches
 - Columns
 - Prominent 3-D entryway feature such as a glass-encased entrance or other similar architectural design element projecting from the plane of the main exterior walls by a minimum of 8' and raised above the adjoining parapet wall roof by a minimum of 3'
 - Other features as approved by the ARC
- ✓ All pre-cast concrete must include embedded reveals on all elevations at uniform intervals to create visual interest and reduce the massing of the wall plane
- All mechanical units must be screened from view. All RTUs equipment screens shall be constructed so that the equipment screen fully obscures the view of the equipment from all points of abutting property lines and all points of the farthest ROW line of any adjacent public or private street. The line-of-sight measurements shall be taken at a height of 8' from grade along the applicable property line or ROW line.
- ✓ All facades that face a public or private street shall feature at least one customer entrance
- All front facades shall incorporate no less than 3 of the following changes listed below. All other facades shall incorporate at least one:
 - Projections/recesses
 - Columns with trim or accent materials
 - Change in finished material depth
 - Change in material
 - Building overhangs (such as an architectural feature, not a standard roof overhang)
 - Materials such as false windows, or fenestration with architectural accents
 - Other features as approved by the ARC
- ✓ Flat roofs shall feature a parapet with varying heights. The variations in height shall coincide with wall plane articulation.
- Trash receptacles (dumpsters) shall be enclosed with a solid enclosure that is of the same materials as the primary structure, is a min. of 6' tall, and contains a solid gate.

Staff Comments:

Staff is working with the petitioner to address the outstanding items noted above. Revised and updated building elevations will be made available to the ARC as soon as staff receives them. We do expect the need for discussion with the ARC for some items.

A couple other items to denote: (1) the petitioner's site plans do not show a trash enclosure. If an enclosure is added it will need to be constructed of the same materials as the primary structure or appear to be constructed of the same materials. (2) The building elevations show two wall signs on the west façade. The Town's Sign Ordinance would only permit one wall sign on each frontage façade. This is not an ARC issue, it is simply noted to make the petitioner aware of the standard.



 **Subject Site**

