

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report

Meeting Date: July 18, 2023

PETITIONER: Dan Elliott, Inc.

PETITION: Elevation approval for a custom home build in Cardinal Woods.

REQUEST: Petitioner requests approval to add a new elevation for the Cardinal Woods residential subdivision.

LOCATION: The subdivision is located along the eastside of CR 700w approximately 1/5 of a mile south of CR 1000N.

STAFF REVIEW: The zoning for the Cardinal Woods (R-1) includes architectural standards tailored to a single-family residential product. Those standards are included herein as Exhibit A. Staff has conducted its review and finds one item(s) which is not in compliance with the standards, and/or need discussion:

- There shall be a minimum roof overhang of nine inches on all sides of a house.
- The roof shall be covered with the highest industry standard roofing materials including, but not limited to natural clay tiles, slate, concrete tiles (with natural texture and color), wood shakes or shingles (with adequate fire protection), or high profile, three-dimensional asphalt/fiberglass shingles with a 30-year warranty, or synthetic or recycled material that simulates tile, stone, shake or slate.

STAFF RECOMMENDATION:


Following resolution on the items above, staff will provide a recommendation.



Overview



Legend

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

Subdivisions













-  AUSTIN TRACE SEC 1
-  AUSTIN TRACE SEC 2
-  AUSTIN TRACE SEC 3
-  AUSTIN TRACE SEC 4
-  AUSTIN TRACE SEC 5
-  AUSTIN TRACE SEC 6
-  BAY CREEK @ GEIST BLK A
-  BAY CREEK @ GEIST SEC 1
-  BAY CREEK @ GEIST SEC 2
-  BAY CREEK @ GEIST SEC 3
-  BAY CREEK @ GEIST SEC 4
-  BAY CREEK @ GEIST SEC 5

Exhibit A

Section 6.04 Architectural Design Standards

(A) Architectural Standards for Single- and Two-family Residential Developments

It is the intent of these design standards to promote both technically and aesthetically high quality housing options within the Town of McCordsville that contribute to the character and value of the town. Under conditions where a strict interpretation of these design standards may be either physically impossible or contravene the design intent, a modification to the residential architectural standards may be proposed to maintain the spirit – rather than the letter – of the law. The request for modification shall be submitted to the Technical Review Committee for review. Within a reasonable amount of time, the Technical Review Committee shall review the request for modification making a recommendation to approve, approve with conditions, or disapprove the request to the Plan Commission.

(1) Street Orientation and Massing

a) Residential Uses

All residential construction shall comply with respect to street orientation and massing to adjacent homes.

b) Institutional Use Provisions

- i) Schools, churches, and government buildings shall be built so that they terminate a street vista whenever possible, and shall be of sufficient design to create visual anchors for the community.
- ii) Civic building walls shall be clad in stone, brick, marble, or cast concrete. Civic building roofs shall be clad in slate, sheet metal, corrugated metal, or diamond tab asphalt shingles. Flat roof lines are allowed.
- iii) All rooftop equipment on civic buildings shall be enclosed in building material that matches the structure or is visually compatible with the structure.

(2) Roofs

All roofing materials shall be subject to approval by the Plan Commission.

- a) Two or more roof planes visible on the front of the house shall count towards architectural feature requirements.

- b) The pitch of the largest square footage roof must be 6:12 or greater with façade gables of 8:12, unless the style of the house warrants a change. A roof pitch of 3:12 may be permitted for prairie style homes subject to review by the Architectural Review Committee.
- c) There shall be a minimum roof overhang of nine inches on all sides of a house.
- d) The roof shall be covered with the highest industry standard roofing materials including, but not limited to natural clay tiles, slate, concrete tiles (with natural texture and color), wood shakes or shingles (with adequate fire protection), or high profile, three-dimensional asphalt/fiberglass shingles with a 30-year warranty, or synthetic or recycled material that simulates tile, stone, shake or slate.
- e) All metal roofing shall be approved by the Plan Commission.

(3) Building Material Requirements

- a) Where two wall materials are combined horizontally on one elevation, the heavier material must be below.
- b) The exterior elevations of all single story residences 1,500 square feet or less in livable floor area shall be masonry. This requirement shall include all sides of the structure, exclusive of windows, doorways and bays.
- c) The exterior wall surface of the first floor of any multi-story residence shall be masonry.
- d) At least 50 percent of the front elevation of all residential buildings greater than 1,500 square feet, exclusive of windows, doorways (other than garage doors), and bays, shall be masonry. When garage doors are allowed on a front elevation, in making the calculation, garage doors shall be included as part of the front elevation.
- e) The side and rear elevations of all residences greater than 1,500 square feet that abut a street, open space, trail, or park, shall have at least 50 percent masonry as the exterior building material on all visible elevations.
- f) All vinyl siding shall be approved and endorsed as meeting or exceeding ASTM D3679 by the Vinyl Siding Institute through their Vinyl Siding Certification Program. Vinyl siding shall be a minimum thickness of 0.044 inches. Lap siding shall have a maximum 6" exposed board face. A letter or certificate stating such shall be attached to each building permit request. All vinyl siding colors shall be submitted for review by the Architectural Review Committee.