

# McCordsville

ESTD  1988

## INDIANA

### Architectural Review Committee Staff Report Meeting Date: August 15, 2023

---

**PETITIONER:** MI Homes

**PETITION:** Initial Review of Product Line-up for the proposed community Helm's Mill

**REQUEST:** Petitioner has filed for a rezone to PUD, and as part of our rezone process, the petitioner submits their product line-up for review by the ARC. The ARC's review, at this stage, is big picture, and the action requested is a favorable recommendation to the Plan Commission.

**LOCATION:** The proposed subdivision is located at the southwest corner of CR 1000N and CR 400W.

**STAFF REVIEW:** The petitioner is proposing their Smart Series home product for this neighborhood. The neighborhood, as proposed, consists of 65' and 70' wide lots. In total the project proposes 234 lots on 118 acres, for a density of approximately 2 units per acre.

The petitioner is proposing 6 models, with varying number of elevations. The product features both single and two-story homes.

The ARC is being asked to assess the proposal for its fit at this location. Staff is in the process of working with the developer to craft the PUD Ordinance, and we will detail all architectural standards in the PUD prior to its public hearing at the Plan Commission. All homes will still be required to meet the black and white standards of the PUD, so the ARC's review should focus on the big picture design elements, product style, product fit for this location, and any development standards you wish to recommend be included in the PUD.

As a reminder, anti-monotony will be conducted following the rezone process, and prior to any building permits be filed.