

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: September 19, 2023

PETITIONER: Fischer Homes

PETITION: Approval of Additional Product for Hampton Walk Areas C & D

REQUEST: Petitioner has provided some updated drawings for a few elevations in the Patio Series (Area D) as well as some new elevations requests for the Committee's consideration in the Maple Street Series (Area C).

LOCATION: The subdivision is located along the westside of CR 600W between CR 750N and just south of CR 700N.

STAFF REVIEW: Each area of the PUD includes a different set of design standards. Area C is designed to feature low maintenance single-family homes targeted for empty-nesters and Area D is an entry-level single-family home product.

Area D – Patio Series

Last month the ARC requested more detailed black and white elevations of certain Patio Series with the high brick offering of the American Classic and Coastal Cottage. The petitioner has re-submitted some of those drawings as further detailed below:

- Kiawah – American Classic with Brick provided
- Kiawah – American Classic with Brick not provided but requested in petitioner's letter
- Wilmington – American Classic with Brick provided
- Wilmington – American Classic with Brick not provided but requested in petitioner's letter
- Amelia - requested in petitioner's letter, but no elevations provided

Area C – Maple Street Series

The petitioner is proposing a new floorplan – the Davinci with three (3) elevations – Coastal Cottage, Modern Farmhouse, and Western Craftsman. Staff has reviewed the Davinci floorplan and elevations and has the following items that need to be discussed:

- Main roof pitch shall be at least 6:12 and gable pitches 8:12

- Some of the black and white drawings provided do not meet the minimum brick percentage required. Staff assumes this petitioner intended to “X” these elevations but would like confirmation that they are not seeking their approval.
- Decorative garage doors shall be added.
- Staff was unable to determine compliance with the maximum width of the garage door relative to the width of the house due to the floorplan not included dimensions or a scale bar.
- The petitioner shall confirm that the home will meet all aspects of the PUD, including those which cannot be reviewed for at this time, including but not limited to overhang depth, porch column dimensions, trim dimension, etc.
- The petitioner has also requested both staff and the ARC re-consider certain elevations of the Cumberland and Jensen floorplans. Staff originally felt these elevations were previously denied by the ARC during the rezone process, the petitioner contends that is not the case. Staff will re-evaluate this and provide further comments at the ARC meeting.

Finally, the petitioner is requesting approval to build the Patio Series on the Maple Street Series lots in order to add to the diversity of the offering.

Additional Staff Comments:

- Staff is conducting an anti-monotony review. We will prepare an anti-monotony presentation for review at the meeting detailing the elevation combinations that are concerns.
- There are a few architectural requirements which are lot specific and/or cannot be reviewed for at this time. That review will be conducted at the building permit stage.
- Note: Staff does not review the various options available to buyers during the ARC review. If a buyer selects a specific option, that option and any resulting changes, will be reviewed for compliance during the building permit process.

STAFF RECOMMENDATION:

Staff will provide a recommendation following conclusion of the discussion items above.

Location Map denoting Sub-Areas within Hampton Walk

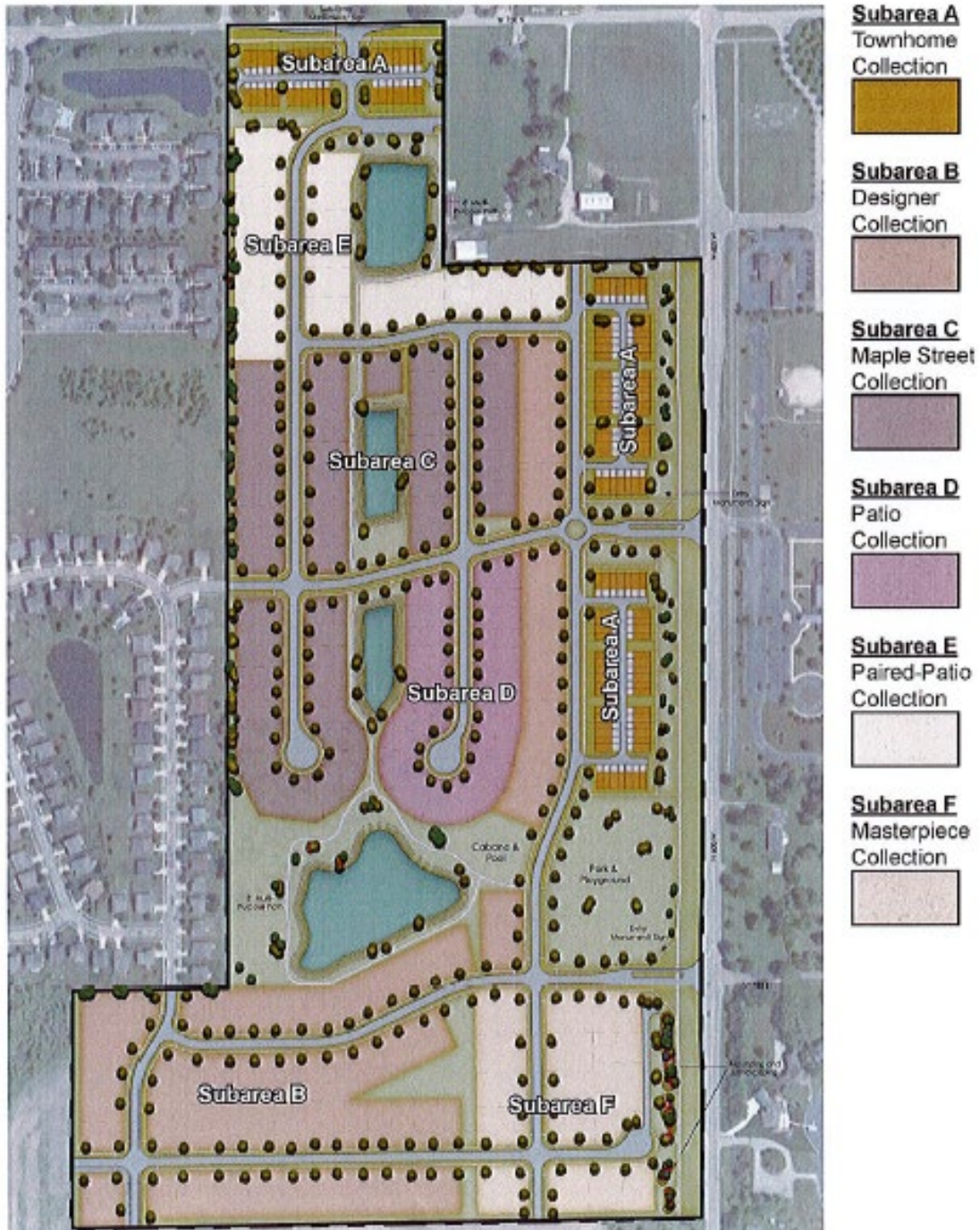


Exhibit A – Architectural Requirements

All homes constructed in the Hampton Walk PUD shall have the following minimum standards:

1. Architectural or dimensional shingles; metal accent roofs are allowed per approved plans.
2. The primary roof pitch for the Masterpiece, Maple Street, and Designer Collections shall be 6:12 or greater, ancillary roofs may be less than 6:12. For Patio, Paired-Patio, and Townhome Collections the primary roof pitch shall be 5:12 or greater.
3. Minimum roof overhang of eleven (11) inches on all sides of a structure as measured from the exterior wall framing to the fascia board; eight (8) inch gable overhang from the exterior wall where the side consists of brick.
4. All siding shall be brick, stone, wood, cement fiber board, or stucco.
5. Vinyl siding is prohibited.
6. A minimum of fifty percent (50%) of the homes (75% of the Designer and Masterpiece Collections), excluding the Townhomes, shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above the roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain brick or stone wainscot to the bottom of the first-floor windows and contain a minimum of two (2) siding colors or two (2) of the following materials on the front elevations: horizontal lap siding, vertical siding, board and batten, or shake. For the Paired-Patio and Townhome Collections, the masonry percentage requirements may vary from unit to unit but shall be achieved across the entire building or structure. Any home, within the Maple Street, Designer, Patio, or Masterpiece subareas that only features a brick or stone wainscot on the front elevation shall wrap said wainscot on all elevations. Additionally, the amount of brick or stone on any front elevation, in any Subarea, shall also be included on any front interior elevation returns, except for alcoves as illustratively shown on the Elevation Return Exhibit, attached hereto as "**Exhibit D-3**". The front elevation brick or stone shall wrap the corner onto side elevations at least twenty-four inches (24").
7. Townhomes shall have no less than fifty percent (50%) brick or stone on any front building elevation. No less than a 2nd floor brick or stone wrap shall be provided on any side elevation identified with a "T" on the High Impact Lot Exhibit, attached hereto as "**Exhibit D-1**". All other side elevations and any rear elevation shall have a minimum of a 1st floor brick or stone wrap.
8. **Exhibit E** depicts several townhome building styles. The more traditional style shall be built along CR 750N, while the more modern style shall be built along CR 600W.
9. For all Subareas except for Subarea A (the Townhome Collection), the front elevation of all homes shall contain one (1) two-foot (2') or greater step back and either two (2) ridgelines, or one (1) gable. In Subarea A, the front elevation of each building shall contain one (1) two-foot (2') or greater step back and either two (2) ridgelines, or one (1) gable, as illustratively shown on the Approved Elevations.

10. All side elevations of Townhome buildings shall feature either: (a) two-story brick or stone; or (b) a minimum of three (3) materials or (3) colors (excluding trim color), or in the case of a hip roof, a minimum of two (2) materials or (2) colors (excluding trim color).
11. For all Subareas except for Subarea A (the Townhome Collection) and Subarea E (the Paired-Patio Collection), a single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the same street frontage. In Subarea A, a single unit front elevation shall not be repeated unless it is separated by at least one different unit front elevation along either side of the same street frontage. In Subarea E, a single building front elevation shall not be repeated unless it is separated by at least one different building front elevation along either side of the same street frontage.
12. The side and rear elevations of residences that abut a street, open space, trail, or park, shall have a brick or stone wainscot on all four (4) sides of the structure. The exterior elevations of all single-story residences 1,200 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.
13. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
14. The front porch columns shall be a minimum of 5.5" by 5.5" or as approved by the ARC.
15. All one (1) story or one and a half story (1.5) homes (includes loft) shall contain a minimum of one (1) window on all four (4) sides with the exception of a façade facing a public street which shall contain a minimum of two (2) windows. A service door with a window, set of three (3) "bullet" windows a min. of 1' x 1' each, a transom window a min. of 1' x 4', and/or a decorative garage door with windows may count as one (1) window.
16. All two-story homes shall contain a minimum of two (2) windows on all four (4) sides with the exception of a façade facing a public street which shall contain a minimum of three (3) windows. A service door with a window, set of three (3) "bullet" windows a min. of 1' x 1' each, a transom window a min. of 1' x 4', and/or a decorative garage door with windows may count as one (1) window.
17. Townhome buildings shall have no less than four (4) windows on any side elevation. Any side elevation that faces a street, alley, or open space shall have a minimum of six (6) windows.
18. With the exception of large picture windows, casement windows, and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions, or window grids.
19. Unless adjacent to brick or stone wrap, all windows, doors and corners shall have a minimum nominal one-inch by six-inch (1" x 6") wood or vinyl surround, shutters, decorative trim, or headers. However, elements of Urban Modern and Modern Farmhouse elevations may have a minimum nominal one-inch by four-inch (1" x 4") wood or vinyl surround, shutters, decorative trim, or headers if appropriate for the architectural style as determined by the ARC.
20. All of the rear elevations of homes on lots identified with an "R" on the High Impact Lot Exhibit, attached hereto as "**Exhibit D-1**", shall contain a rear-facing gable and at least one (1) of the following: (i) first floor brick wrap, (ii) brick wainscot wrap (to sill of first floor window), (iii) covered porch, (iv) first floor rear façade extension a minimum of four feet (4') in depth and ten feet (10') in length, or (v) other rear feature as approved by the Architectural Review Committee.

21. Corner Lots (including those with a secondary elevation facing a street but separated with common area), and lots identified with an "S" on the High Impact Lot Exhibit shall feature an additional window and at least a brick/stone wainscot wrap.
22. Front-loading garages shall contain a decorative garage door similar to those depicted on the Decorative Garage Doors Exhibit, attached hereto as "Exhibit D-2".
23. The Townhome Collection shall have garages a minimum of 440 square feet. The Paired-Patio Collection shall have garages a minimum of 435 square feet. The Patio Collection shall have garages either: (i) a minimum of 460 square feet; or (ii) a minimum of 22' in width; or (iii) at least a three-car garage. The Designer, Maple Street, and Masterpiece Collections shall have garages a minimum of 22' in width or at least a three-car garage.
24. For any three (3) car garage that faces a street, at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
25. For the front-loading garages the garage doors shall not comprise greater than fifty percent (50%) of the width of the front elevation for a two (2) car garage and sixty percent (60%) for a three (3) car garage. This standard shall not apply to the Paired-Patio or Townhome Collections.
26. The Townhome Collection shall have rear-loaded garages.
27. Any side-load or courtyard garage shall feature a minimum of two (2) windows facing the street.
28. Gable pitches shall be a minimum of 8:12.
29. There shall be a minimum of two (2) model homes at any given time during construction, except that when only one (1) product type is available for sale then there shall be a minimum of one (1) model home. All model homes shall include a basement, except the Townhome and Paired-Patio Collections.
30. Basements will be offered on detached homes as long as soils are suitable.
31. All townhome building sides facing 600 West shall feature the following: a minimum of four (4) deciduous trees, three (3) dwarf standard ornamental trees, three (3) evergreen shrubs, six (6) dwarf deciduous shrubs, and four (4) ornamental grass plantings.
32. The maximum percentage of elevation per subarea shall be 10% for the Designer, Patio, and Masterpiece Collections. The maximum percentage of elevations per subarea shall be 20% for the Maple Street Collection. The maximum percentage of elevations per subarea shall be 50% for the Paired-Patio Collection.
33. Exhaust vents shall not be visible from the front elevation of the home. Additionally, no wall-mounted vent or louver shall be located on the first-floor exterior of a front elevation (excluding gable areas).
34. All townhome units shall have a concrete walk from the front door to the perimeter sidewalk or path.
35. All townhome units shall have a minimum driveway depth of twenty feet (20').
36. All driveways shall be concrete.
37. Front-load garages that protrude at eight feet (8') or greater in front of the front elevation shall feature at least one (1) window on one of the garage's side elevations. The maximum protrusion for a front-load garage shall be sixteen feet (16') from the front elevation. Garage protrusion shall be measured from the widest part of the front elevation, which may be the front porch. The maximum protrusion does not apply to courtyard or side-load garages, nor front-load garages in the Paired-Patio subarea. For all front-load garages that

protrude eight feet (8') or more landscaping of a minimum of eight (shrubs) shall be added to the side elevation, nearest the side-lot line, of said garage.

38. There shall be a minimum of three (3) roof colors offered in Subareas B, C, D, and F.
39. In Subarea B, a minimum of 10 homes shall feature a side-load garage. In Subarea F, a minimum of 50% of homes shall feature a side-load, court-yard load or rear-load garage.

ILLUSTRATIVE ARCHITECTURAL EXHIBIT
Subarea C - Maple Street Collection



Subarea C - Maple Street Collection, Cont.



**ILLUSTRATIVE ARCHITECTURAL EXHIBIT
Subarea D - Patio Collection**

