

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: April 22, 2024

PETITIONER: Davis Homes

PETITION: Enclave at Deer Crossing Product Approval

REQUEST: Petitioner requests approval of the Elmstead E – Modern Prairie for Lot 12 of the Enclave at Deer Crossing subdivision.

LOCATION: The subdivision is along the eastside of CR 700W, immediately south of Deer Crossing.

STAFF REVIEW: Davis Homes will only be constructing homes on the four (4) estate lots at the west end of the subdivision. This is the third home they are seeking approval for and intend to bring in homes for approval as they go under contract with buyers.

The Elmstead E – Modern Prairie, as presented, is almost entirely comprised of a brick and stone exterior. Staff finds the home, generally, in compliance with the architectural standards of the PUD, with the following exceptions:

1. Staff was unable to determine overhang depth based upon the plans provided; and
2. Staff is seeking confirmation that the shingles are dimensional.

Staff will provide an anti-monotony comparison at the meeting.

STAFF RECOMMENDATION:

Following resolution of the two items noted above, and review of anti-monotony, staff will recommend approval of this petition.

Concept Plan 10 ac± TYPICAL LOT SIZE: 72' X 135' COMMON AREA 2.0 ac± DENSITY: 2.2 u/a TOTAL LOTS: 22 (Including 4 Estate Lots) "Exhibit B" The Enclave at Deer Crossing McCordsville, IN



Exhibit C (of the PUD)

All homes constructed in The Enclave at Deer Crossing shall have the following minimum standards:

1. Character Exhibits: At the May 17, 2022 meeting of the Town's Architectural Review Committee ("ARC"), the ARC reviewed and approved a set of home plan elevations that are on file with the Town's Planning and Building Department (the "Approved Elevations"). The exhibit attached hereto as **Exhibit F, Approved Elevations**, is a sampling and general representation of the Approved Elevations. The Approved Elevations are hereby incorporated and approved. Homes in the "Approved Elevations" do not need further review by the ARC except for anti-monotony purposes.
 - a. All homes not included in the "Approved Elevations" shall comply with the Development Standards set forth in this Ordinance. The Director of Planning and Building ("Director"), including his or her designees, shall review home elevations at the time of filing for a building permit for compliance. All homes shall go through an anti-monotony review with the ARC.
 - b. If a proposed home does not comply with Exhibit C of this Ordinance, then the proposed home may be submitted for review by the ARC. The ARC may approve an elevation if it is determined the elevation is similar in quality and character to the homes in the "Approved Elevations" and is consistent with the spirit and intent of the Architectural Standards, as determined by the ARC.
2. Dimensional Shingles.
3. Main Roof pitch of 6:12 or greater, ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if warranted by the home design/styling.
4. 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).
5. All siding shall be brick, stone, wood, cement fiber board or stucco. Vinyl materials will be allowed for soffits.
6. The homes shall have a minimum of 30" brick or stone wainscot wrap including front elevation returns and contain a minimum of two (2) siding colors or two (2) of the following materials on the front elevation: horizontal lap siding, vertical siding, board and batten, and shake. The Farm House style elevation will be allowed to have a minimum brick watermark wrap. The brick watermark option will be restricted to a maximum of 25% of the homes.
7. The side elevation of all residences that abut an internal street, identified on Exhibit C-2 shall also provide a minimum 30" masonry wainscot wrap.
8. The rear elevation of homes, on lots identified on Exhibit "C-2", shall contain at least one (1) gable and one (1) of the following: (i) four sides 1st floor brick wrap, (ii) four sides

brick wainscot (min.30”) wrap, (iii) covered porch, (iv) screened-in porch, (v) 1st floor rear façade extension a min. of 4’ (café, gathering room, morning room, three season room, etc.), or other rear façade extension approved by the Architectural Review Committee.

9. The front elevation of any one-story home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
10. The front elevation of any two-story home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
11. Minimum roof overhang of twelve (12) inches on all sides of a house as measured from the wall structure to the fascia board.
12. There shall be not more than 10 percent of the same front elevation in the subdivision.
13. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
14. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
15. All one (1) story or one and a half story (1.5) homes (includes loft) shall contain a minimum of two (2) windows on the front façade, a minimum of one (1) window on the side facades and three (3) windows on the rear façade, 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 on a side façade facing a public street.
16. All two-story homes shall contain a minimum of three (3) windows on the front façade, a minimum of two (2) windows on the side facades and three (3) windows on the rear façade, 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 on a side façade facing a public street.
17. 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.
18. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six inch wood or vinyl surround or shutters, decorative trim or headers.
19. All homes shall contain a minimum of a two (2) car garage with a minimum width or depth of 20’ and shall contain additional garage storage space providing for a minimum square footage of 450 sf.
20. Front-loading garages shall contain a decorative garage door similar to those depicted on Exhibit C-1.
21. For any 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.
22. For front-loading garages the garage doors shall not comprise greater than 45 percent of the width of the front elevation for a two (2) car garage and 50 percent for a three (3) car garage.
23. All homes shall include mailboxes with uniform design.

24. All homes shall be landscaped with a minimum of one (1) deciduous tree, two (2) ornamental or evergreen trees and twelve (12) shrubs planted along the front foundation of the primary structure.
25. All lots shall have sod installed in the front yard to the corner of the front elevation, and the rest of the lot shall have seed and straw.