

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: Silverthorne Homes

PETITION: Product Line-up for Haven Ponds

REQUEST: Petitioner requests approval of new elevations, of their currently models (previously approved), to add to their product line-up of single-family homes for the Haven Ponds residential subdivision.

LOCATION: The subdivision is located at the southeast corner of CR 1000N and CR 500W.

STAFF REVIEW: The PUD Ordinance includes specific architectural requirements, while also referring to the Town's Zoning Ordinance, for architectural requirements the PUD is not specific on. Staff has conducted its review and has found various requirements not addressed by the plans. Staff has also spoken with the petitioner and they have confirmed they understand the requirements and will comply. Their prints simply do not show the requirements, but they will make the necessary revisions when they submit permits. Therefore, the list below is only indicative of larger items that we feel need to be discussed.

- Front porches shall be a minimum of 4' deep
 1. Norway A/C
- Min. of 3 windows on front facades
 1. Chestnut A thru E (all versions)
- Min. wainscot height of 30" & 2 other siding materials
 1. Chestnut A/B, B/B, C/B, D/A, D/B, E/A, E/B, F/A, & F/B
 2. Cooper C/A, D/A, E/A,
 3. Norway C/A, C/B, D/A, D/B, E/A, E/B
 4. Spruce C/A, C/B, D/A, D/B, E/A, E/B,
- Min. garage depth or width of 22'

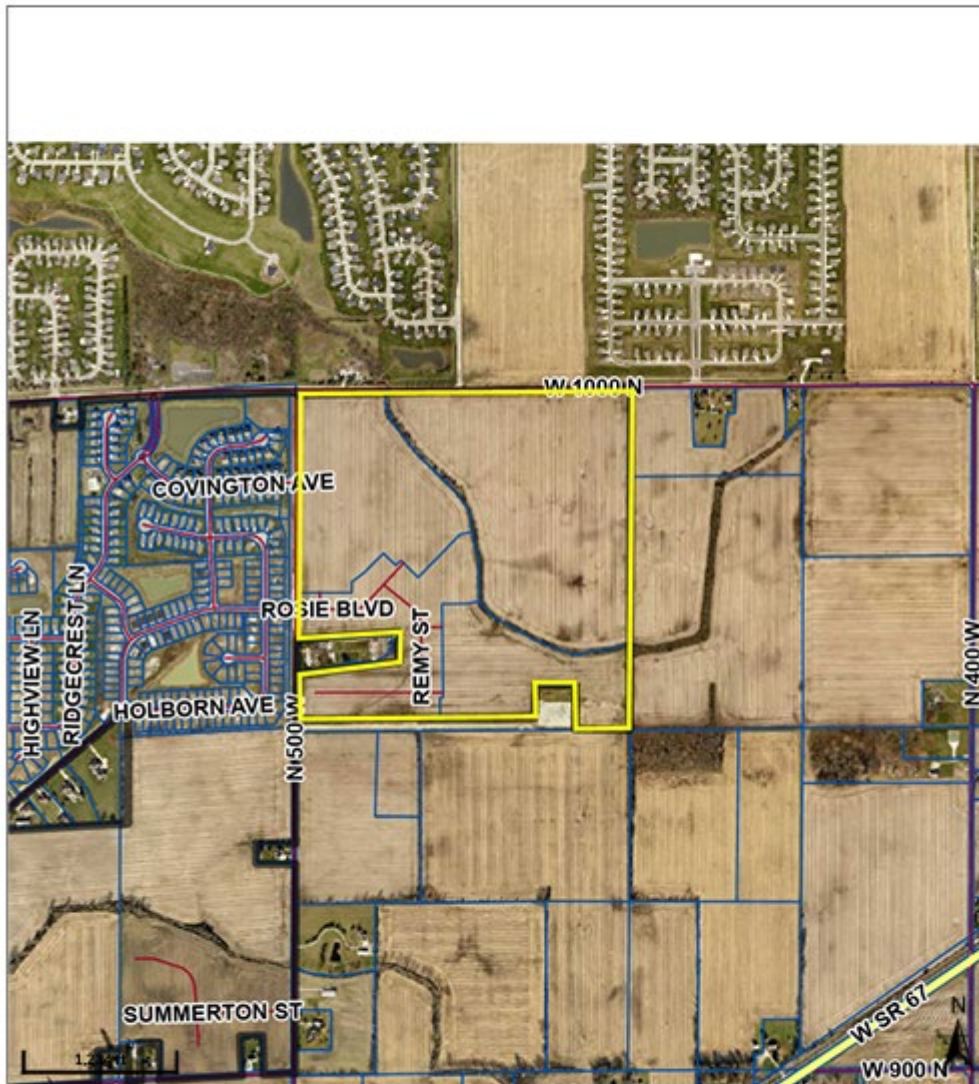
Additional Staff Comments:

- Staff has conducted an anti-monotony review which will be presented at the meeting.

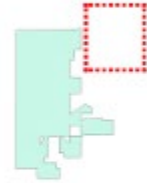
- There are a few architectural requirements which are lot specific and/or cannot be reviewed for at this time. Staff will request the petitioner state that they understand all homes must meet all architectural standards within the Haven Ponds PUD, such as but not limited to, the requirement for a minimum of 50% of the homes to feature a side-load garage.
- The PUD included an “illustrative architectural exhibit”. That exhibit is attached to this report as Exhibit A. Staff has some concerns the following elevations are not consistent with the quality and appearance of those in the PUD exhibit:
 - Chestnut A/B, A/C, C/B
 - Cooper A/C
 - Norway A/C
 - Spruce A/C, B/C
- 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:

Following confirmations noted above, and resolution on anti-monotony, staff will recommend approval.



Overview



Legend

-  Corporate Limits
- Roads**
 -  I
 -  S
 -  U
 -  <all other values>
-  Rights of Way
-  Parcels

Date created: 5/12/2023

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Developed by  **Schneider**
GEOSPATIAL

Exhibit A (Illustrative Architectural Exhibit from PUD)



LINCOLN TUDOR



LINCOLN TRADITIONAL



LINCOLN CRAFTSMAN



REAGAN A



REAGAN B



REAGAN C



REAGAN CRAFTSMAN



REAGAN TRADITIONAL



REAGAN TUDOR



JEFFERSON A



JEFFERSON B



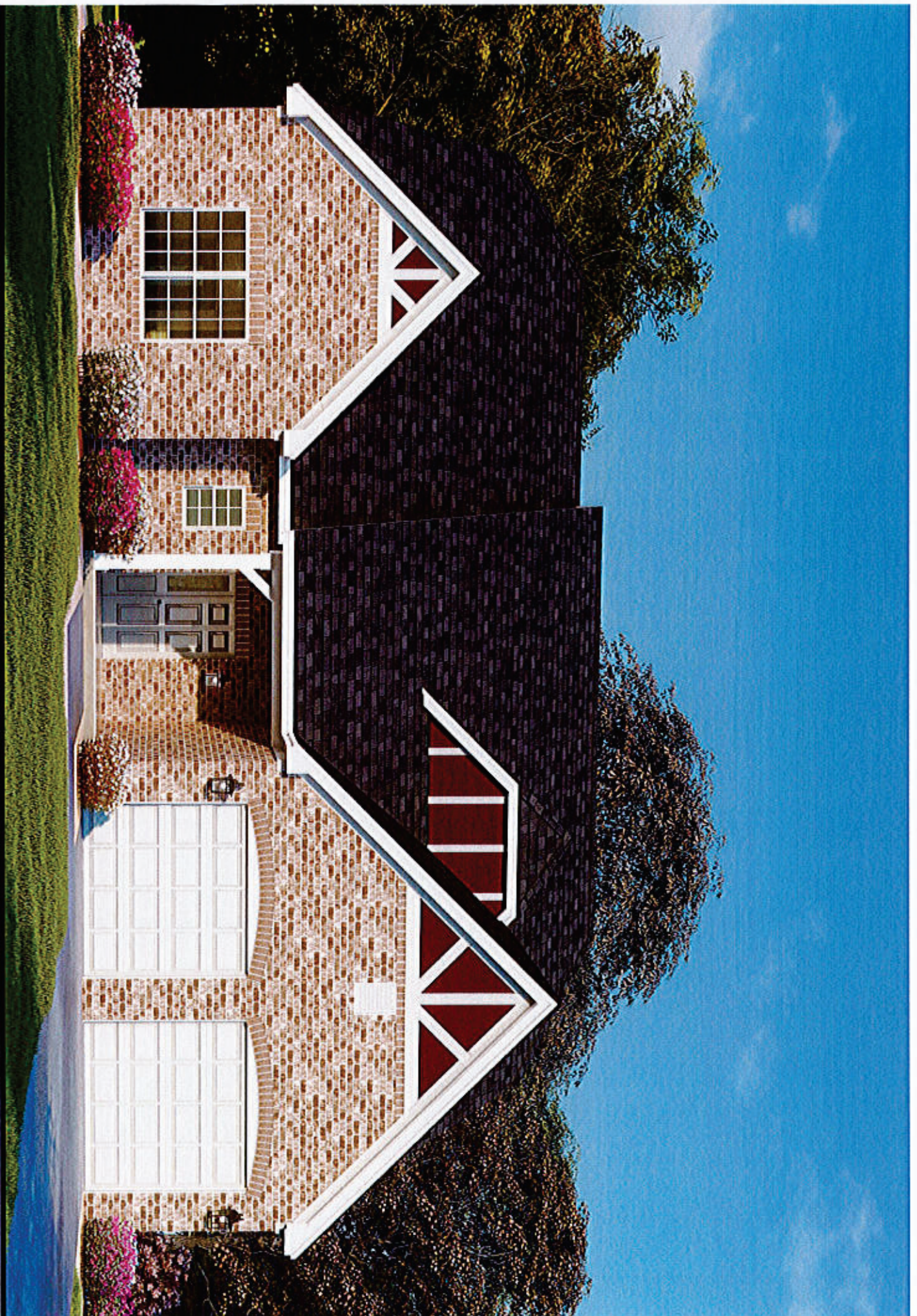
JEFFERSON C



JEFFERSON TRADITIONAL



JEFFERSON CRAFTSMAN



JEFFERSON TUDOR



EISENHOWER TRADITIONAL



Traditional

HARRISON TRADITIONAL



Craftsman

HARRISON CRAFTSMAN



Tudor

HARRISON TUDOR



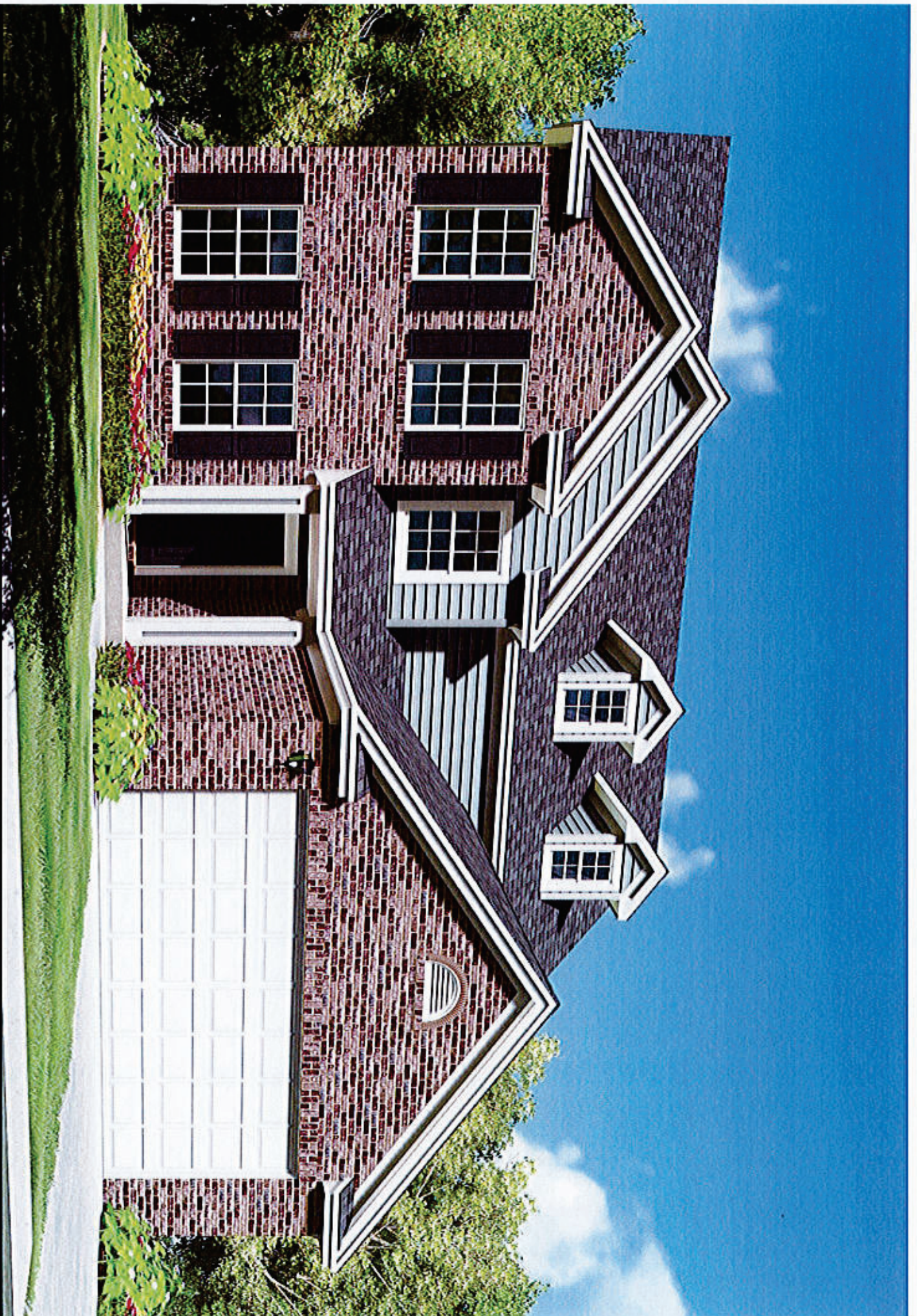
TRUMAN CRAFTSMAN



TRUMAN TRADITIONAL



TRUMAN TUDOR



ROOSEVELT TRADITIONAL



ROOSEVELT CRAFTSMAN



ROOSEVELT TUDOR



MONROE ELEVATION A



MONROE ELEVATION B



MONROE ELEVATION C



MONROE ELEVATION D



MONROE ELEVATION E



MONROE ELEVATION F



ARTHUR ELEVATION A



ARTHUR ELEVATION B



ARTHUR ELEVATION C



ARTHUR ELEVATION D



ARTHUR ELEVATION E



ARTHUR ELEVATION F