

# McCordsville

ESTD  1988

## INDIANA

### Architectural Review Committee Staff Report Meeting Date: December 17, 2024

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**PETITIONER:** Beazer Homes

**PETITION:** Gatherings at Aurora Final Product Approval & Anti-monotony review

**REQUEST:** Petitioner requests approval of product line-up for construction.

**LOCATION:** The subdivision is along the southside of CR 700N, immediately east of Champion Lake.

**STAFF REVIEW:** The petitioner has a total of four (4) floor plans, each with three (3) elevations for a total of 12 different elevations. The total lot count is 170. Staff has reviewed the proposed elevations, and we have noted a few elements that are not consistent with the required architectural standards of the PUD:

- Dusk-to-dawn lights are required on both sides of garage doors.
- Min. 1" x 6" for all windows, doors, and corners when not adjacent to masonry.
- Dimensional shingles are required.
- The right side elevation of the Windsor Traditional does not show the 24" corner wrap.

Additional Staff Comments:

- Staff has conducted an anti-monotony review. We will present it to the ARC at the meeting.
- 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. However, it is important to note the petitioner has provided examples of the rear elevation enhancements that are required on Rear High Impact Lots. Staff would like to discuss these to ensure we understand the wall plane articulation of these rear elevations.
- 50% of the homes shall have 50% brick or stone on the front elevation.
- A minimum of 3 roof colors shall be offered to buyers.
- 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.

- The PUD included an Illustrative Exhibit (Exhibit C-2). That exhibit is enclosed. It is intended to serve as an example for the quality and character of homes to be built. The proposed elevations are the same as those shown in the Illustrative Exhibit.

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**STAFF RECOMMENDATION:**

Staff will provide a recommendation following the review of staff's suggested anti-monotony combinations.

## Rear High Impact Lot Exhibit



Illustrative Architectural Exhibit (from the PUD)











