

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: January 28, 2025

PETITIONER: Drees Homes

PETITION: Product Architectural Recommendation

REQUEST: Petitioner requests a recommendation on their proposed product's architectural style and quality for a new/proposed subdivision.

LOCATION: The subject property is located at the northeast corner of CR 750N and CR 700W. The Real Estate is approximately 80 acres in size.

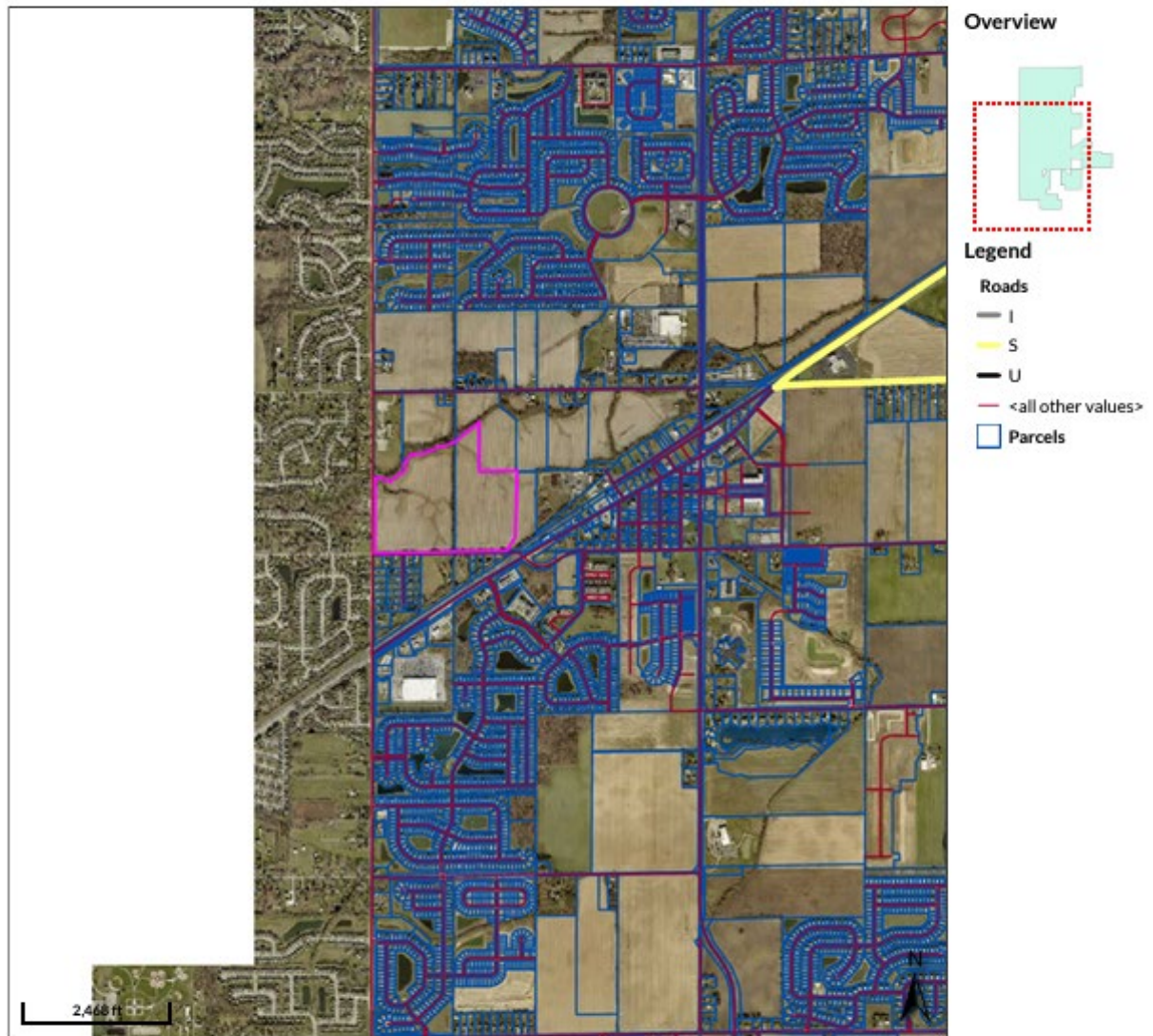
STAFF REVIEW: This project is proposed as a PUD and is currently in the rezoning process. The earliest this petition could be placed on a Plan Commission agenda for public hearing is February.

The petitioner is proposing two lot sizes and two home series. Larger footprint homes will be built upon the 85' wide lots on the western half of the site, and smaller footprint homes on the 60' wide lots on the eastern half of the site.

Therefore, in keeping with our procedures, the proposed product must be presented to the ARC for review and recommendation prior to the Plan Commission's recommendation. The ARC's review should take into account the architecture and style of the product, exterior materials, building massing, height, and other aesthetic aspects of the proposed product. It is not the ARC's responsibility to review the proposal from a land use or density perspective. That is the role of the Plan Commission.

STAFF RECOMMENDATION:

Staff and the petitioner are in the process of finalizing the architectural standards for this project, as is custom with the rezoning process. That language will be completed prior to or at the Plan Commission public hearing. However, staff is in support of this product type and style, and following review by the ARC, would recommend the ARC provide a positive recommendation to the Plan Commission.



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