

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: Lennar 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 southwest corner of CR 900N and CR 500W. The Real Estate is approximately 50 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 proposes two lot sizes and therefore two sub-areas. One area will feature predominantly 2-story homes, and all maintenance will be the responsibility of the homeowners. The other area will feature predominantly ranches and basic lot maintenance will be the responsibility of the HOA. This project is proposed as an extension of Alexander Ridge neighborhood, and therefore the standards, home styles, etc are intended to be almost identical. It should be noted the petitioner has included the following elevations, which were denied by the ARC for Alexander Ridge, in their request.

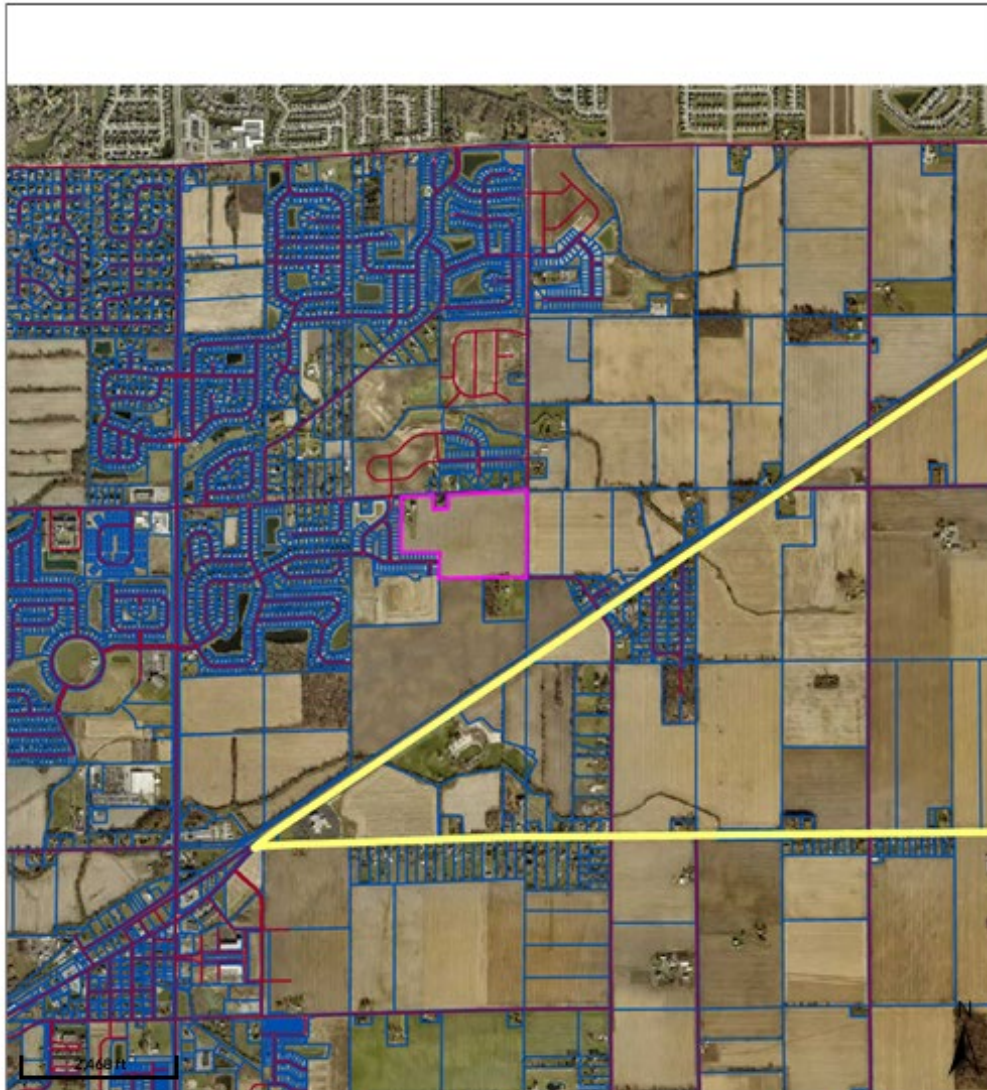
- Alan A
- Clarence A
- Hampshire B
- Irvington A
- Kingston B
- Wentworth A

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

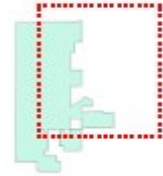
product. It is not the ARC's responsibility to review the proposal from a land use or density perspective. That is the role of the Plan Commission.

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 general support of this product type and style, as its intended to serve as an extension of the current offering in Alexander Ridge. Staff would like direction from the ARC regarding the elevations proposed for this project, that were previously not seen favorably by the ARC (list above). In addition, the previous approvals in Alexander Ridge included a few conditions/restrictions on certain elevations. Staff will be prepared to detail those conditions/restrictions at the meeting.



Overview



Legend

Roads

I

S

U

<all other values>

Parcels

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