

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: MI Homes

PETITION: Rockport Final Product Approval & Anti-monotony review

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

LOCATION: The subdivision is along the northside of CR 900N, between the Bay Creek and Vintner's Park subdivisions.

STAFF REVIEW: The petitioner has a total of eight (8) floor plans, each with five to seven (5-7) elevations for a total of 47 different elevations. Of note, we do not count optional brick/stone packages as separate elevations, for example we count the Kentmore C and Kentmore C w/ stone option as the same elevation for the purposes of anti-monotony. The total lot count is 129.

This PUD went through its initial review during the rezone stage of this project. A number of models/elevations were presented and approved. Those elevations, the Approved Elevations, do not need further review by the ARC, so long as they meet all requirements of the PUD's architectural standards. With that said, for this filing, staff reviewed all elevations for compliance, but focused on larger design features, like roof pitch, materials, garage size, etc. Staff did not review elevations for more minor design features such as overhang depth, trim dimensions, etc. Those types of design features will be reviewed at the building permit stage. At this time, we are focused are larger design features that are not easily revised at the building permit stage. Additionally, there are some new elevations, which staff has also reviewed.

Below is a summary of our review, denoting models or elevations with larger design features that we do not believe meet the PUD requirements, and/or elements which need special approval from the ARC.

- In some cases, the dusk-to-dawn lights, which by the PUD are required to "flank the garage doors" are located above the garage door. This is a new design trend we have seen in other neighborhoods, and in the past the ARC has approved this approach when the style of the home lent itself to this

approach.

- For all models, the provided side elevations do not show a 24-inch corner return on the elevations that include more than a masonry wainscot on front elevations.
- Ainsley II
 - For all elevations, if the optional office is selected the 2-car garage does not appear to meet the requirement for a min. 440 SF garage.
 - The H elevation has less than 50% and therefore must provide at least 2 siding materials/patterns/colors.
- Berkeley
 - The A elevation has less than 50% and therefore must provide at least 2 siding materials/patterns/colors.
 - The D elevation has less than 50% and therefore must provide at least 2 siding materials/patterns/colors.
 - The E elevation has less than 50% and therefore must provide at least 2 siding materials/patterns/colors.
 - The E elevation has a roof pitch less than the required 6:12 for the main roof.
- Cheswicke
 - For all elevations, it does not appear to meet the minimum 440 SF garage size requirement.
 - The A elevation does not appear to have a front porch or covered entry.
 - The prints filed for elevation B show elevation A.
- Columbia
 - For all elevations, it does not appear to meet the minimum 440 SF garage size requirement.
 - The A elevation has less than 50% and therefore must provide at least 2 siding materials/patterns/colors.
 - The B elevation proposes metal roofing as an accent roofing material. This must be approved by the ARC in order to be used.
 - The D elevation has less than 50% and therefore must provide at least 2 siding materials/patterns/colors.
 - The E elevation has less than 50% and therefore must provide at least 2 siding materials/patterns/colors.
- Drake
 - The A elevation does not have a recess in wall plane for the 3rd garage bay.
 - The D elevation does not have a recess in wall plane for the 3rd garage bay.
 - The G elevation does not have a recess in wall plane for the 3rd garage bay.

- The G elevation has less than 50% and therefore must provide at least 2 siding materials/patterns/colors.
- Glendale
 - The E elevation proposes metal roofing as an accent roofing material. This must be approved by the ARC in order to be used.
 - The F elevation has less than 50% and therefore must provide at least 2 siding materials/patterns/colors.
- Kensington
 - The F elevation proposes metal roofing as an accent roofing material. This must be approved by the ARC in order to be used.
 - The G elevation has less than 50% and therefore must provide at least 2 siding materials/patterns/colors.
- Kentmore
 - For all elevations, it does not appear to meet the minimum 440 SF garage size requirement.
 - For all elevations, staff was unable to determine (based upon the provided plans) if the garage protrudes more than 12' in front of the home. If so, this would be prohibited by the PUD. If exactly 12' or less, the petitioner will need to install a window on one side elevation of the garage (in addition to any other window requirements, and plant 8 additional shrubs).
 - The C elevation proposes metal roofing as an accent roofing material. This must be approved by the ARC in order to be used.
 - The E elevation proposes metal roofing as an accent roofing material. This must be approved by the ARC in order to be used.
- 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 ARC will need to make a determination as to whether any newly proposed elevations, not on the approved list, are in keeping with the character and quality of the Illustrative Exhibit. Below is the list of newly proposed elevations not on the approved list:
 - Kentmore E
 - Cheswicke H
 - Ainsley G & H
 - Glendale E & F
 - Kensington F & G
 - Columbia A-E
 - Also, some elevations have new brick/stone options
- At the rezone stage the ARC asked the petitioner to pull the Kentmore A & B, Cheswicke A, and Berkeley A. The petitioner agreed and this is noted in the approved PUD Ordinance.
 - In the current filing the petitioner has included a Kentmore A that

appears somewhat different than the previously denied version of the Kentmore A, but looks almost identical to the previously denied Kentmore B. The new Kentmore B looks very different from the old Kentmore B.

- Staff does not see a difference in the proposed Chestwicke A and the previously denied Chestwicke A.
- Staff does not see a difference in the proposed Berkeley A and the previously denied Berkeley A.

In addition to the review above, staff would like to denote a few additional comments or reminders regarding the requirements of the PUD for the purpose of transparency.

- 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.
- At least 50% of the homes shall have 50% brick or stone on the front elevation, regardless of other brick requirements.
- At least 50% of the homes shall have more than a 2-car garage.
- A variety of single 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.
- Masonry wainscot on the side and rear elevations shall complement the masonry material on the front elevation. If both brick and stone are used on the front elevation, then the side and rear masonry wainscot may be brick or stone, provided that the color is similar and complimentary to the color of masonry on the front elevation.
- The first model home built in the community shall be 1 of the 4 largest floorplans offered by the builder.

The final item for review by the ARC is anti-monotony. Staff is conducting a review and will provide a draft list of potential anti-monotony combinations to the ARC at the meeting.

STAFF RECOMMENDATION:

Staff will provide a recommendation following the resolution of the items above.



Illustrative Architectural Exhibit
(from the PUD, this also serves as the Approved Elevations)



Kentmore III A



Kentmore III B



Kentmore III C



Kentmore III D



Cheswicke II A



Cheswicke II B



Cheswicke II C



Cheswicke II D



Cheswicke II E



Cheswicke II F



Cheswicke II G



Drake A



Drake B



Drake C



Drake D



Drake E



Drake F



Drake G



Ainsley II A



Ainsley II C



Ainsley II D



Ainsley II F



Glendale A



Glendale B



Glendale C



Glendale D



Berkey A



Berkey B



Berkey C



Berkey D



Berkey E



Kensington A



Kensington B



Kensington C



Kensington D



Kensington E