

McCordsville

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INDIANA

Plan Commission Staff Report
Meeting Date: June 17, 2025

PETITIONER: MI Homes

PETITION: PC-25-020, Helm's Mill PUD Amendment

REQUEST: Petitioner requests approval of an amendment to the Helm's Mill for the elimination of an architectural standard.

LOCATION: The subject property is located at the southwest corner of CR 1000N and CR 400W.

ZONING: The subject property is zoned Helm's Mill PUD.

Zoning

North: PUD & R-2

South: R-1, PUD, & IL

East: IL

West: Liberty Ponds PUD

Land Use

Single-family & agricultural

Single-family & agricultural

Agricultural

Single-family residential & agricultural

STAFF REVIEW: The Helm's Mill PUD (Ordinance No. 101023A) received a favorable recommendation from the Plan Commission on September 19, 2023, and was approved by the Town Council on November 14th, 2023. Helm's Mill is a single-family residential subdivision featuring a maximum of 240 lots on 118 acres.

Earlier this year the petitioner sought approval for their product line-up from the Architectural Review Committee (ARC). During that review, staff denoted the standards of the PUD to the petitioner and the petitioner expressed concern with the 24" brick/stone corner wrap requirement. The petitioner also shared this concern with the ARC. Staff and the ARC noted to the petitioner that if they wanted to build homes without this requirement, the petitioner would need to seek an amendment to the PUD Ordinance. The petitioner has filed that petition and completed public notice.

The petitioner is seeking the removal of architectural standard No. 7 in Exhibit C of the Helm's Mill PUD Ordinance No. 101023A. The standard states:

- Brick or stone on a front elevation shall wrap around exterior corners by at least twenty-four (24) inches.

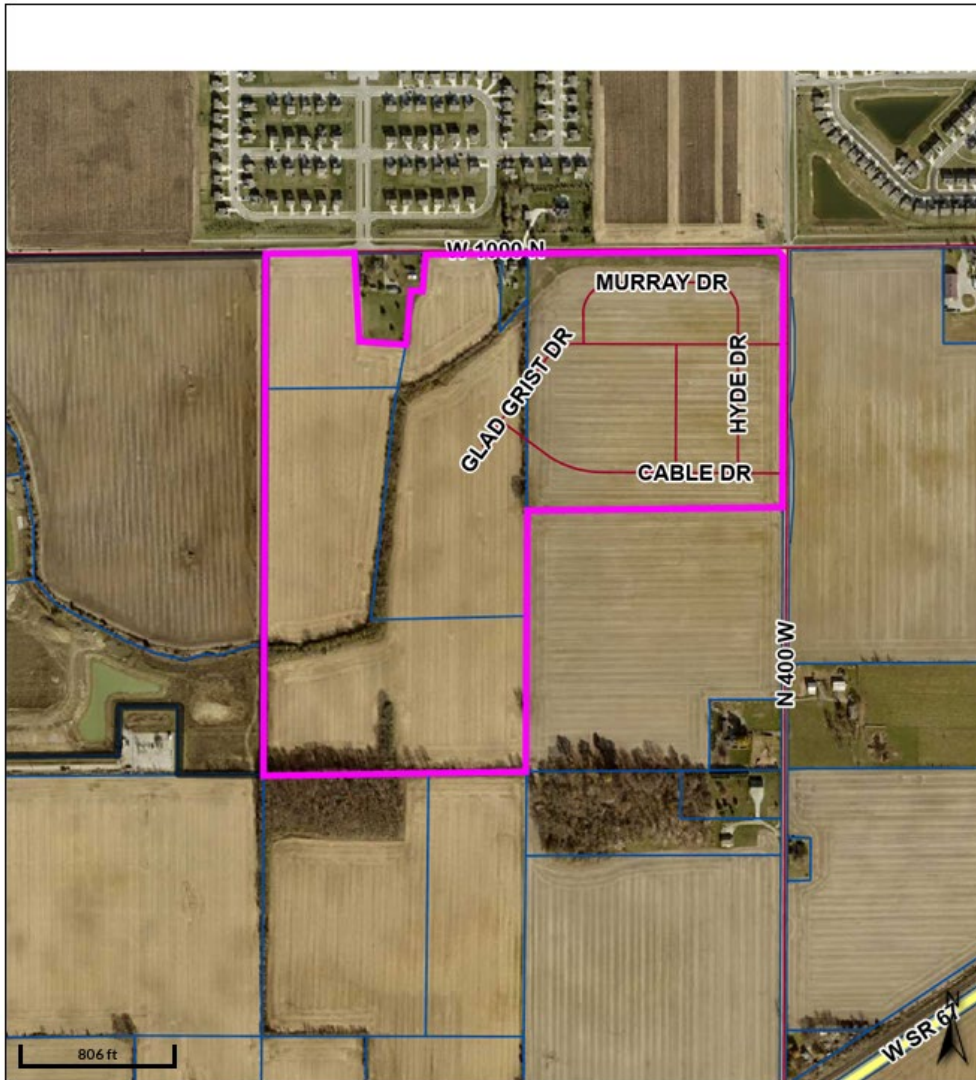
No other changes are being sought. The petitioner has provided a statement of intent which denotes the reasoning for their concern over this standard. This petition is also on the June 17th ARC agenda for further discussion. Staff will share the results of that discussion with the Plan Commission at the meeting.

Staff has drafted a proposed PUD Amendment Ordinance for the Plan Commission's review. The full list of architectural standards in the existing PUD is enclosed in this report.

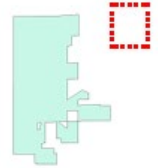
STAFF COMMENTS/RECOMMENDATION:

Staff is participating in a call with multiple builders and the Builders Association of Greater Indianapolis (BAGI) on Monday, June 16th regarding this matter. Following that call and further internal discussions staff will provide a recommendation at the Plan Commission meeting.

The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue the petition, following a public hearing on the petition.



Overview



Legend

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

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Architectural Standards (from the PUD)

All homes constructed in Helm's Mill shall have the following minimum standards:

1. Dimensional Shingles. A variety of colors will be offered to Buyers.
2. Main Roof pitch of 6:12 or greater, ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser main roof pitch if warranted by the home design/styling.
3. Exhaust vents shall not be visible from the front elevation of the home. Additionally, no wall-mounted vent or louver shall be located on the first-floor exterior of a front elevation (excluding gable areas).
4. All siding shall be brick, stone, wood, cement fiber board or stucco. Vinyl siding shall be prohibited; however, vinyl soffits will be allowed.
5. A minimum of fifty percent (50%) of the homes shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above the roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain a masonry wainscot on the front elevation measuring a minimum of a 24" to the bottom of the first-floor windows.
6. The Architectural Review Committee may approve a home with lesser masonry if warranted by the home design/styling.
7. Brick or stone on a front elevation shall wrap around exterior corners by at least twenty-four (24) inches.
8. Return walls along the front elevation shall include brick or stone consistent with the brick on the front elevation. For example, a recessed front door creates return walls that should carry around the materials on the front elevation.
9. The side elevation of all residences that abut an internal street, perimeter street, or open space shall also provide a minimum 24" masonry wainscot wrap but not to be higher than the bottom of the first-floor window.
10. The front elevation of any home shall contain a minimum of one (1) front-facing gable.
11. The front elevation of all homes must have at least one point of wall plane articulation of at least two (2) feet in depth.
12. The rear elevation of homes, on lots identified on Exhibit "G" with a star, shall contain at least one of the following:
 - a. four sides 1st floor brick wrap,
 - b. four sides brick wainscot (min.24") wrap or located to the bottom of the first-floor windows,
 - c. covered rear patio
 - d. screened-in porch
13. 1st floor rear façade extension a min. of 4' (café, gathering room, morning room, three season room, etc.), or other rear façade extension approved by the Architectural Review Committee.
14. Minimum roof overhang of twelve (12) inches on all sides of a house as

- measured from the wall structure to the fascia board.
15. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
 16. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
 17. Window Count:
 - a. All single-story homes shall contain a minimum of the following:
 - i. (2) windows on the front façade
 - ii. one (1) window on all side facades with the exception of a side façade facing a public street which shall contain a minimum of two (2) windows.
 - iii. three (3) windows on the rear facade
 - iv. Windows on a front façade or side façade facing a public street may include transom windows or 2' x 2' windows.
 - b. All two-story homes shall contain a minimum the following:
 - i. five (5) windows on the front façade. Windows on the front façade may include transom windows. Double windows count as two windows.
 - ii. A minimum of two (2) windows on the side facades with the exception of a side façade facing a public street which shall contain a minimum of three (3) windows.
 - iii. a minimum of three (3) windows on the rear façade, with the exception of a rear façade facing a public street which shall contain a minimum of five (5) windows.
 - iv. Windows on a front façade or side façade facing a public street may include sidelights or transom windows.
 18. Window Treatment: With the exception of large picture windows, casement windows and small accent windows, which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
 19. Window Trim: unless adjacent to masonry, all windows, doors and corners shall have a minimum nominal one-inch by six-inch (1"x6") wood or vinyl surround, shutters, decorative trim, or headers.
 20. All homes shall contain a minimum of a two-car garage with a minimum of twenty-two (22) feet in width or depth measured from the exterior walls of the garage or must be at least 400 square feet.
 21. Front-loading garages shall contain a decorative garage door similar to those depicted on Exhibit C-2.
 22. For any front loading three-car garage, at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
 23. For front-loading garages, the garage doors shall not comprise greater than 50 percent of the width of the front elevation for a two (2) car garage. A 3rd car garage can be added if the home meets the 50% requirement prior to adding the 3rd bay garage.
 24. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on each side elevation of the garage. These windows shall not count towards any other window requirement.

An architectural feature may be installed in lieu of the window on the side elevation closest to the front door. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation. Garage protrusion shall be measured by determining the distance between the farthest protruding front façade of the garage and the widest portion of the front façade of the front elevation. Any front-loading garage that protrudes a minimum of eight feet in front of the front elevation shall feature a minimum of eight shrubs along the foundation of side elevation (nearest the side-yard property line) of the garage.

25. Any side-loading garage shall have at least two (2) windows in the front facing façade of the garage. These windows shall not count towards any other window requirement.
26. All homes shall have a decorative front door containing a transom, sidelight, or window in the front door.
27. All homes shall have at least two (2) dusk-to-dawn coach lights.
28. All homes shall include mailboxes with uniform design and will be installed and located per direction of the local United States Postal Service (USPS).
29. All homes shall be landscaped with a minimum of one (1) deciduous tree, one (1) ornamental tree and eight (8) shrubs planted along the front foundation of the primary structure. One of the trees may be planted in a side or rear yard where conflicts prevent planting in the front yard.
30. All homes shall have sod installed for the Front Yard to the corner of the front Elevation. Homes built on corner lots shall have sod installed on sides having street frontage to the corner of the street side elevation.
31. All homes shall have a concrete driveway.
32. Elevation Approval: The Town's Architectural Review Committee ("ARC") reviewed and approved a set of home plan elevations that are on file with the Town's Planning and Building Department (the "Approved Elevations"). A sampling of the Approved Elevations are hereby incorporated as Exhibit E, and while they must meet the standards of the PUD, are approved by the ARC. Homes in the "Approved Elevations" do not need further review by the ARC except for anti-monotony purposes.
 - a. All homes not included in the "Approved Elevations" shall comply with the standards set forth in Exhibit C of this Ordinance and shall be substantially similar in quality and character to the homes in the "Approved Elevations". The Director of Planning and Building ("Director"), including his or her designees, shall review home elevations at the time of filing for a building permit for compliance.
 - b. Any home elevation submitted which either is not on the Approved Elevations or does not comply with Exhibit C of this Ordinance may be submitted for review by the ARC. The ARC may approve an elevation if it is determined the elevation is similar in quality and character to the homes in the "Approved Elevations" and is consistent with the spirit and intent of the PUD, as determined by the ARC. The ARC may also deny elevations in which they feel are not substantially similar in quality and character.

- c. All home elevations shall be submitted to the ARC with no less than a color front elevation, black-n-white side and rear elevations, material call-outs, dimensioned or scaled elevations and floorplans, and any other material determined necessary for review by the Administrative Officer.