

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: December 16, 2025

PETITIONER: Lennar Homes

PETITION: Colonnade Area C Elevation Approval & Anti-monotony review

REQUEST: Petitioner requests approval for their line-up of homes in Section 5 (48 lots) and nine (9) inventory homesites in Section 2 of Area C of the Colonnade subdivision.

LOCATION: The subdivision is along the northside of CR 700N, immediately north of Champion Lake.

STAFF REVIEW: The petitioner is requesting Architectural Review Committee approval for their first architectural submittal within the Colonnade development. Lennar has not previously built in this community, and this petition introduces three product lines they intend to offer:

- Jasper (Plans A–C)
- Paddington (Plans A–C)
- Wentworth (Plans A–C)

Staff has reviewed the submitted elevations and floor plans and offers the following summary for the Committee’s consideration:

- Certain Architectural Standards of the PUD – including requirements related to window grids and window counts, corner trim, decorative garage doors, and light fixtures – are typically reviewed at the building permit stage. *However, staff requests confirmation that the petitioner has reviewed the Architectural Standards of the PUD in their entirety and intends to comply with all applicable requirements.*
- The Exterior Trim Key and plan sheets reference a “vinyl corner trim” component. *Staff assumes this is an oversight, as vinyl corner trim is not permitted by the PUD, and requests confirmation that all exterior materials will comply with PUD standards.*

- The PUD requires a minimum 12-inch roof overhang where the façade consists of siding at the eaves and 8 inches at brick or stone eaves. The elevations depict these overhangs as optional. *Staff requests clarification from the petitioner regarding how this requirement will be met across all proposed elevations.*
- The floor plans depict an optional third-car garage; however, due to the PUD's maximum garage width limitation of 50% of the width of the front elevation, a three-car configuration does not appear feasible (staff notes this for reference to the petitioner). The PUD does require that at least ten (10) lots in Area C provide an additional garage storage bump-out of at least four (4) feet in width or depth, which appears to correspond to the area currently labeled as the optional third-car garage.
- The petitioner's submittals show the same elevation offered both with and without an optional masonry package (e.g. Jasper A with and without masonry). For purposes of applying this PUD standard, those variations are considered a single elevation.

Additional Staff Comments:

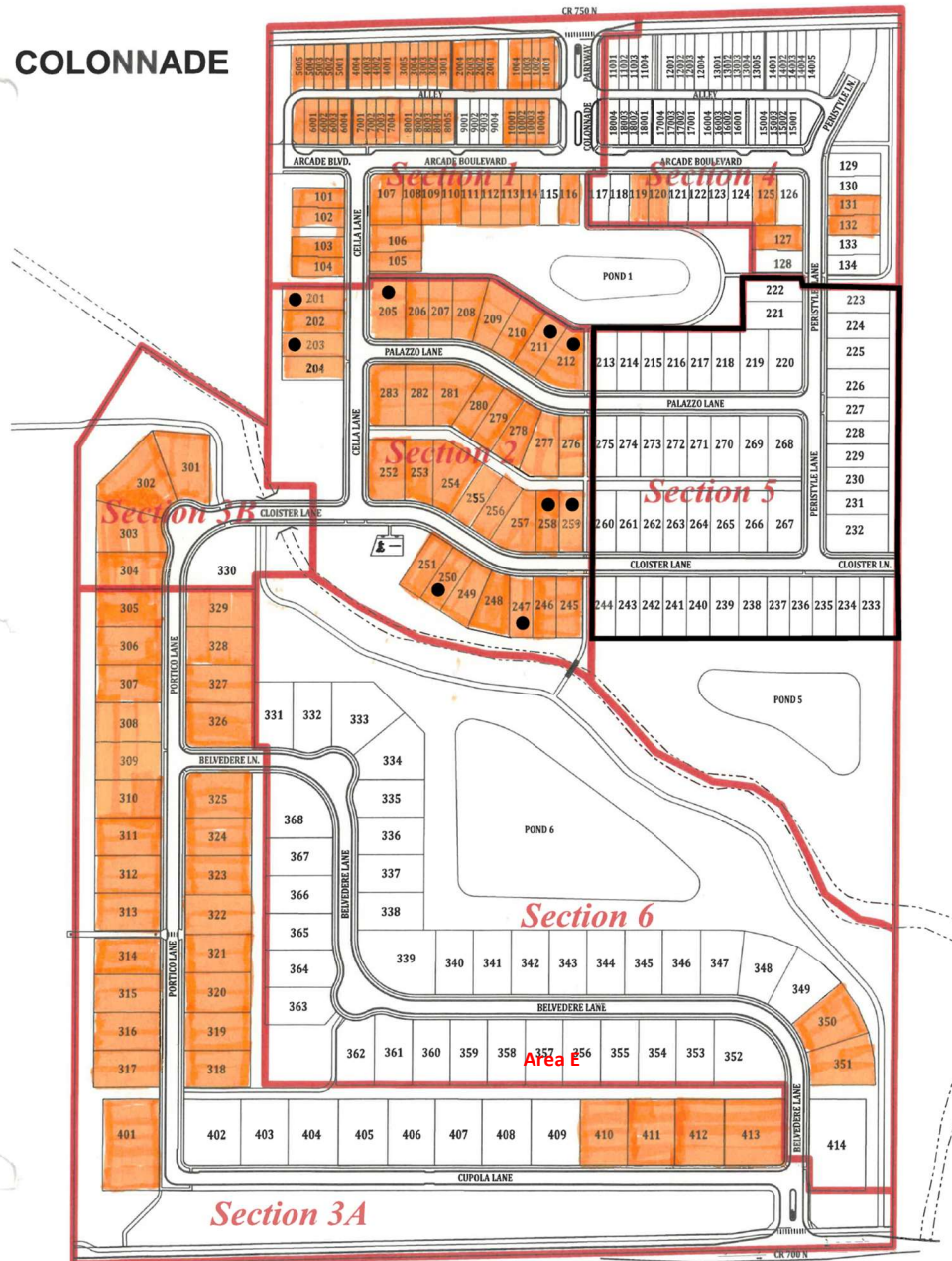
- There are a few architectural requirements which are lot specific and/or cannot be reviewed for at this time. That review will be conducted at the building permit stage.
- Staff does not review the various options available to buyers during the ARC review. If a buyer selects a specific option, that option and any resulting changes, will be reviewed for compliance during the building permit process.
- The PUD included an Illustrative Exhibit (Exhibit D-3). That exhibit is enclosed. It is intended to serve as an example for the quality and character of homes to be built in Area C. The ARC will need to make a determination regarding the proposal's compliance with this standard.

STAFF RECOMMENDATION:

Staff will provide a recommendation following the review of staff's suggested anti-monotony combinations and confirmations on the above noted items. However, staff requests that any motion to approve be contingent upon all homes in the development meeting the architectural standards of the PUD, unless otherwise approved by the ARC.

Lennar Homesite Map
48 homesites in Section 5
9 Inventory homesites in Section 2 (marked with a black circle)

COLONNADE



Architectural Standards (from the PUD)

All homes constructed in Colomade shall have the following minimum standards:

1. 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).
2. The rear elevation of any home, noted on the Concept Plan with an "R" shall feature a gable and a projection on the rear façade consisting of a covered porch, screened-in porch, three-season room, or room extension of at least 4 feet in depth and 8 feet in width.
3. There shall be not more than 10 percent of the same front elevation in any Area of the subdivision. This shall not apply to Area A.
4. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
5. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
6. 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.
7. 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.
8. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on the house side elevation of the garage. These windows shall not count towards any other window requirement. 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.
9. Any side-load, rear-load, or court-yard load garage shall feature a minimum of two windows in the garage façade facing a street.
10. Front-loading 3-car garage doors shall not exceed 50% of the width of front elevation.
11. All determinations regarding standards that allow for variation due to architectural style shall be the authority of the ARC.
12. All homes shall feature, dusk to dawn controlled, light fixtures flanking the garage door(s) with the exception of Area D. Area D will feature a total of 2 dusk to dawn controlled light fixtures. All Areas will feature a minimum of one front porch light fixture.
13. Permitted exterior materials shall be brick, stone, wood, fiber cement, stucco, shake, board & batten, and EIFS. Vinyl is prohibited.
14. All driveways shall be concrete.
15. -All homes in Areas B, C, D, & E shall have an individual mailbox, installed by the developer/builder, and shall be uniform in design. Mailboxes will be installed in accordance with the direction of the local United States Postal Service.
16. All front-load garages shall feature decorative garage doors.

Areas C & D

1. All homes shall feature a minimum 20 square foot porch at the front entry.
2. All roofs shall have a minimum roof pitch of 6:12 for the primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and 3rd car garages with separate roof structures) shall not be considered primary roof for the purpose of this requirement. The ARC may approve homes with a lower pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g. craftsman, prairie, etc.), as identified by A Field Guide to American Houses.
3. All homes shall have a minimum of 12" overhangs where the façade consist of siding at the eaves, and a minimum of 8" overhangs where the façade consist of brick or stone at the eaves. This measurement does not include the gutter system and shall be measured from the rough framing materials.
4. Architectural styles utilizing cladding materials not specifically permitted by this PUD may be approved by the ARC on a case-by-case basis if they are found to be consistent with the architectural style of the home.
5. 75% of the homes in Area C shall feature 50% masonry on the front elevation of the home. Masonry is not required above roof lines, in openings of doors, garage doors, or any other opening. On the remaining homes, a minimum brick or stone wainscot on the front façade up to the bottom of the first-floor windows. In no case shall this wainscot be less than 24 inches tall (above grade). This shall also apply to secondary front facades of corner lots, or lots noted with an X on Exhibit E.
6. Homes in Area D will feature a wainscot wrap on four sides of the home. In no case shall the wainscot be less than 24 inches tall (above grade).
7. Roofing material shall be limited to dimensional or architectural grade shingles. A minimum of three (3) shingle colors will be offered.
8. All homes shall include at least 1 front-yard tree, which shall be a minimum of 2" caliper at time of planting, and 12 shrubs or grasses in the front foundation planting bed. All shrubs or grasses shall be at least 18" at time of planting. Corner lots or lots noted with an X or L on Exhibit E shall feature an additional 2 trees and 12 shrubs/grasses, each sized as noted above, in the secondary front yard.
9. All homes shall contain a minimum of three (3) windows on elevations facing a street, three windows on the rear elevation, and two (2) windows on all side elevations. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement; however, the total number of windows, regardless of size, cannot be less than two (2).
10. The front elevation of any home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
11. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six -inch wood or fiber surround or shutters, decorative trim or headers.

and of headers.

12. All homes in Area D will feature a 3rd car garage with a separate bay from the 2 car garage.
13. Garage doors in Area C shall not exceed 50% of the width of the front elevation.
14. All homes in Area C should feature garages a minimum 22' in width or depth. At least 10 lots in Area C will feature an additional garage storage bump at least 4' in width or depth within the garage.
15. Garage doors in Area D should not exceed 50% of the width of the front elevation.
16. Elevations built in Areas C & D are consistent with the character and quality of the elevations shown in "Exhibit D-3" and "Exhibit D-4".
17. All homes denoted with an R on Exhibit E shall include a rear elevation featuring a gable and at least one of the following elements:
 - a. Enclosed sunroom
 - b. Screened-in porch
 - c. Roof covered patio/porch with a minimum 8" x 8" columns
 - d. Wall plane bump-out of at least 10' in width and 4' in depth
 - e. First floor brick wrap
18. Basements will be offered on all lots, subject to soil suitability.
19. All model homes must feature a full basement.
20. The model home in Area C may be built next to the model home in Area D, to create a "model park". These models may share a model parking lot.

Illustrative Architectural Exhibit (from the PUD)

**“Exhibit D-3”
AREA C**



