



Architectural Review Committee Staff Report
Department of Planning and Building
Town of McCordsville

August 18, 2020

Project: Stone Grove

Petitioner: Silverthorne Homes

Request: The petitioner is seeking approval of additions to their product line-up for the community of Stone Grove.

Staff Review: The proposed models/elevations are as follows:

- **Van Buren A2**
- **Van Buren B2**
- **Van Buren C2**
- **Van Buren D2**
- **Van Buren E2**
- **Van Buren F**
- **Taylor A**
- **Taylor B**
- **Taylor C**
- **Taylor D**
- **Taylor E**
- **Taylor F**

Staff has conducted an architectural review of all of the submittal elevations based upon the Stone Grove PUD Ordinance. The list below denotes the basic requirements and indicates whether or not the submittal is in compliance:

- ✓ Indicates compliance
 - Indicates non-compliance
 - Indicates further discussion needed or a building permit review requirement
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- ✓ The minimum SF of a ranch home shall be 1,600 SF, and the minimum SF of a 2-story home shall be 2,000 SF;
- ✓ At least 50% of the front elevation of all residential buildings greater than 1,500 square feet, exclusive of windows, doorways, garage doors, and bays, shall be masonry (brick or stone);
- ✓ Vinyl siding is prohibited.

- ✓ The siding materials and color palette will be provided with the building elevations for review and approval by the ARC;
- ✓ The pitch of the largest SF roof must be 6:12 or greater with façade gables of 8:12, unless the style of the home warrants a change;
- ✓ 3-dimensional asphalt/fiberglass shingles with 30-year warranty;
- ✓ Front porches shall be a min. 4' in depth, columns shall be a min. of 6"x6" (12"x12" for a two-story porch);
- ✓ Monolithic exterior building walls are prohibited. There shall be a change of building material and/or architectural features on all sides of each house;
- ✓ A min. of 1 opening on all elevations of a home, except front elevations shall have a min. of 3 openings;
- ✓ With the exception of casement, large picture windows, and small windows that do not open, there shall be a permanent external window treatment on all windows visible from a public street;
- ✓ Exhaust vents shall not be visible from the front elevation of any home;
- ✓ Unless adjacent to masonry, all windows, doors and corners shall have a min. (nominal) 1"x6" wood or vinyl surround, shutters, decorative trim, or headers;
- ✓ The exterior wall surface of the first floor of any multi-story residence shall have min. one 2' step back on the front elevation and a gable on the front elevation, unless the style of the house warrants a change;
- ✓ All homes shall have a minimum 9" overhangs measured from the exterior building façade material;
- ✓ All home shall have a minimum of a two-car garage with a minimum width of 22';
- ✓ All front-loading garages shall feature a decorative garage door, which must be approved by the ARC;
- ✓ Front-loading garages shall not exceed 40% of the width of the front elevation; and 3-car front load garages shall have the 3rd car bay offset at least 2' from the front elevation of the 2-car;
- ✓ A single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the street; and
- ✓ No more than 10% of the homes shall be the same front elevation.

Lot Specific Requirements: To be reviewed for by staff on individual building permits, noted in this report for the petitioner's reference:

- Certain lots, as denoted on Exhibit B (enclosed) of the approved PUD are required to have additional side or rear brick requirements. The depicted side or rear elevation will require at least 50% masonry, exclusive of windows, doorways, and bays.
- Lots 5, 10-15, and 34 shall feature at least one recess or projection on the rear façade of a min. of 2' in depth
- Exterior chimneys for fireplaces which abut a public road shall be made entirely of masonry. Half chimneys for gas fireplaces shall have a roof and vent on the side, and are hereby expressly prohibited from being located on a front elevation

Anti-monotony review: Staff completed an anti-monotony review comparing the proposed models/elevations to the previously approved models/elevations. The review will be provided at the meeting.

Staff Comments: Following discussion of anti-monotony, staff will recommend approval of this addition to Stone Grove as it increases the diversity of choices for buyers.

