



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

August 18, 2020

Project: McCord Pointe Pool-house

Petitioner: Lennar Homes

Request: The petitioner is seeking approval of the pool-house.

Staff Review: The petitioner received approval of the Amenity Area Development Plan from the Plan Commission in March of this year. The amenity area is located within Section 1A and sits at the corner of Ridgecrest Lane and Trafford Court. The pool-house consists of two (2) restrooms, a pool mechanical room, and a covered patio. The amenity area will feature a playground, pool, baby pool, and parking lot.

As noted above the PUD does include architectural standards. A complete list of applicable architectural standards is below. All models and elevations haven reviewed for compliance, and are marked as follows:

- ✓ Indicates compliance
 - Indicates non-compliance
 - Indicates a need for further discussion or a lot specific requirement
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- ✓ Dimensional shingles;
- ✓ Main roof pitch of 6:12 or greater, ancillary roofs may be less;
- ✓ All siding shall be brick, stone, wood, cement fiber board, or stucco;
- ✓ Vinyl siding is prohibited;
- ✓ Minimum roof overhang of 11" on all sides of a house as measured from the exterior wall material to the fascia board;
- ✓ 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;
- ✓ Unless adjacent to brick or stone wrap, all windows, doors, and corners shall have a minimum nominal 1" x 6" wood or vinyl surround, shutters, decorative trim, or headers;

Staff Comments: Staff finds the pool-house in compliance with the McCord Pointe PUD and recommends approval.

