



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

March 16, 2021

Project: Meadows at Sagebrook

Petitioner: Arbor Homes

Request: The petitioner is seeking approval of their product line-up for the new community of Meadows at Sagebrook.

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

- **Aspen – A, B, Craftsman, Traditional, & Tudor**
- **Bradford – A, Craftsman, Traditional, & Tudor**
- **Chestnut – A, B, C, Craftsman, Traditional, & Tudor**
- **Cooper – A, B, Craftsman, Traditional, & Tudor**
- **Cottonwood – A, B, Craftsman, Traditional, & Tudor**
- **Empress – A, B, C, Craftsman, Traditional, & Tudor**
- **Mulberry – A, B, C, Craftsman, Traditional, & Tudor**
- **Norway – A, B, C, Craftsman, Traditional, & Tudor**
- **Spruce – A, B, Craftsman, Traditional, & Tudor**

**Some elevations include options for buyers to select from different brick/stone packages, thus increasing options for buyers. For the purposes of anti-monotony, staff will consider all versions of the same elevation (ie. Ashton A-Brick A & Ashton A-Brick B) one in the same. A full list of the elevation options offered to buyers is included in the petitioner's packet*

Staff has conducted an architectural review of all of the submittal elevations based upon the Meadows at Sagebrook PUD Ordinance. Many of the elevations do not meet all requirements of the Sagebrook PUD; however, the petitioner has provided a commitment letter stating that all homes, when submitted at the building permit stage, will meet all requirements. Therefore, the list below is intended to simply list all of the requirements for transparency purposes

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- The min. roof pitch shall be 6:12 on primary roofs.
 - The minimum SF of a ranch home shall be 1,800 SF, and the minimum SF of a 2-story home shall be 2,000 SF;

- The min. roof overhang shall be 12" adjacent to siding and 8" adjacent to brick;
- Front elevations shall have min. 50% brick (excluding windows, doors, garage doors, & areas above the roof line). Craftsman elevations which include a front porch shall have a min. masonry of at least 30%.
- Garage returns shall have a 3' brick wainscot
- Siding shall include but not limited to masonry, wood, cement fiber, stucco, shakes, board and batten, EIFS, and vinyl
- Siding colors shall be approved by the ARC
- Unless adjacent to masonry all windows and openings shall have 1" x 6" trim
- All homes shall have a min. 2-car garage with a min. 22' in width measured from exterior wall.
- Any front-load garage that protrudes 8' or more in front of the front elevation shall feature at least 1 window on either side elevation of the garage. The max garage protrusion shall be 16'.
- Decorative garage doors must be offered as an option.
- Dimensional shingles;
- 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);
- The front elevation of any home shall contain 1 two-foot or greater step-back and 1 gable;
- Unless approved otherwise by the ARC, all front porch columns shall be a min. of 6" x 6";
- Minimum of one window on all side elevations
- With the exception of large picture windows, casement windows, and small accent windows, which do not open, all windows facing a public street shall have shutters, mullions, or window grids;
- Front-loading garage doors shall not comprise greater than 45% of the width of the front elevation for a 2-car garage and 50% for a 3-car garage;

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

- Corner lots (as indicated on the zoning exhibit) shall have a min. of 3 different finish façade styles from the list below for each side elevation. This requirement excludes dwellings with a hip roof whereas the requirement may be 2 different finish façade styles. A 3' brick wainscot wrap is required as one of the 3 finished façade styles. Should a full first floor brick wrap be selected, it shall satisfy the intent of the requirement. Styles:
 - Brick, stone, horizontal siding, board & batten siding, tudor style siding, & cedar shake siding.
- Home on corner lots shall have a min. of 1 window per story of a min. size of 2' x 4' on the sides of the dwelling facing a street. These windows shall include shutters where the brick wainscot does not interfere.
- Perimeter lots (as indicated on the zoning exhibit) shall have a rear gable in the form of one of the following: enclosed sunroom, screened in porch, covered back porch (min. 8"x 8" columns), rear bump of at least 10' in width by 4' in depth. If a first-floor brick wrap is chosen a gable is not required on the rear elevation.

- Exterior chimneys for fireplaces which abut a public road shall be made entirely of brick or stone;
- For any 3-car garage that faces a street, at least one of the bays shall have a separate door and be recessed a min. of 2' from the other bays;
- No more than 15% of the dwellings may feature the same front elevation
- The first model shall be 1 of the 3 largest models offered by the builder.

Staff Comments:

Staff has completed its review of the submittal and as would like to verbally confirm certain aspects of the proposed home product package, including, but not limited to brick percentage calculations and the various brick packages available. The petitioner is aware of these comments and will address the comments before or at the meeting.

Staff has completed its anti-monotony review. Our matrix is attached to the agenda, and a powerpoint presentation has been prepared for the meeting.

