

# McCordsville

ESTD  1988

## INDIANA

### Architectural Review Committee Staff Report Meeting Date: May 16, 2023

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**PETITIONER:** Drees Homes

**PETITION:** Product additions to the line-up for Vintner's Park

**REQUEST:** Petitioner requests approval to add the Buchanan Q and Alden F to their line-up of single-family homes for the Vintner's Park residential subdivision.

**LOCATION:** The subdivision is located along the northside of CR 900N, just east of Daniel's Vineyard.

**STAFF REVIEW:** The PUD Ordinance includes specific architectural requirements for all homes in the neighborhood. Staff has conducted its review and finds a few items that are not shown in the petitioner's plans/renderings. The list is below, we have spoken with the petitioner about these items. Staff is seeking confirmation from the petitioner that they can comply with these requirements.

- Dimensional shingles
- Min. 6:12 roof pitch
- Exterior chimneys shall be constructed completely or brick/stone
- All homes shall feature, at a minimum, a 30" wainscot wrap
- Front porch columns shall be a minimum of 6" x 6"
- All windows facing a street shall feature a window treatment, such as shutters, mullions, or grids
- Min. 1" x 6" trim on windows, doors, and corners
- Min. of 1 window on all ranch side elevations and 2 windows on all two-story side elevations
- Min. overhang depth of 12"
- Homes in A & B shall have a minimum 3-car garage, with at least 2 bays being side, rear, or courtyard load. Any front-loading bays shall feature decorative garage doors.

Additional Staff Comments:

- Staff has conducted an anti-monotony review and does not find any anti-monotony issues with other elevations, therefore, the anti-monotony restrictions will just be the same elevation to same elevation.

- There are a few architectural requirements which are lot specific and/or cannot be reviewed for at this time. Staff will request the petitioner state that they understand all homes must meet all architectural standards within the Vintner's Park PUD, such as but not limited to, the requirement for a rear elevation features on certain lots.
- Note: 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.

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**STAFF RECOMMENDATION:**

Following confirmations noted above, staff will recommend approval.

