

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: Silverthorne Homes

PETITION: Product Line-up for Haven Ponds

REQUEST: Petitioner requests approval of their product line-up of single-family homes for the Haven Ponds residential subdivision.

LOCATION: The subdivision is located at the southeast corner of CR 1000N and CR 500W.

STAFF REVIEW: The PUD Ordinance includes specific architectural requirements, while also referring to the Town's Zoning Ordinance, for architectural requirements the PUD is not specific on. 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, and they have confirmed they understand the requirements and will comply. Their prints simply do not show the requirements, but they will make the necessary revisions when they submit permits.

- Dimensional shingles
- Chimneys facing a street shall be constructed completely or brick/stone
- Front porches shall be a minimum of 4' deep
- 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 11" when adjacent to siding and 8" when adjacent to brick/stone
- Min. wainscot height of 30"
- All garage doors shall be decorative
- All front elevation returns will have brick/stone matching the front elevation
- The Eisenhower, Roosevelt, and Truman lack a (standard) garage with a depth or width of 22'

- The Lincoln and Roosevelt have certain elevations that protrude at least 8' in front of the front façade and therefore will need a side window on the garage
- The Jefferson, Monroe, and Reagan include a base storage area inside the garage that provides the minimum 22' garage depth. This storage area can be turned into other options, so the petitioner will need to confirm that if a buyer selects to convert the storage area into finished space (not part of the garage), that a garage extension or bump-out must also be selected.

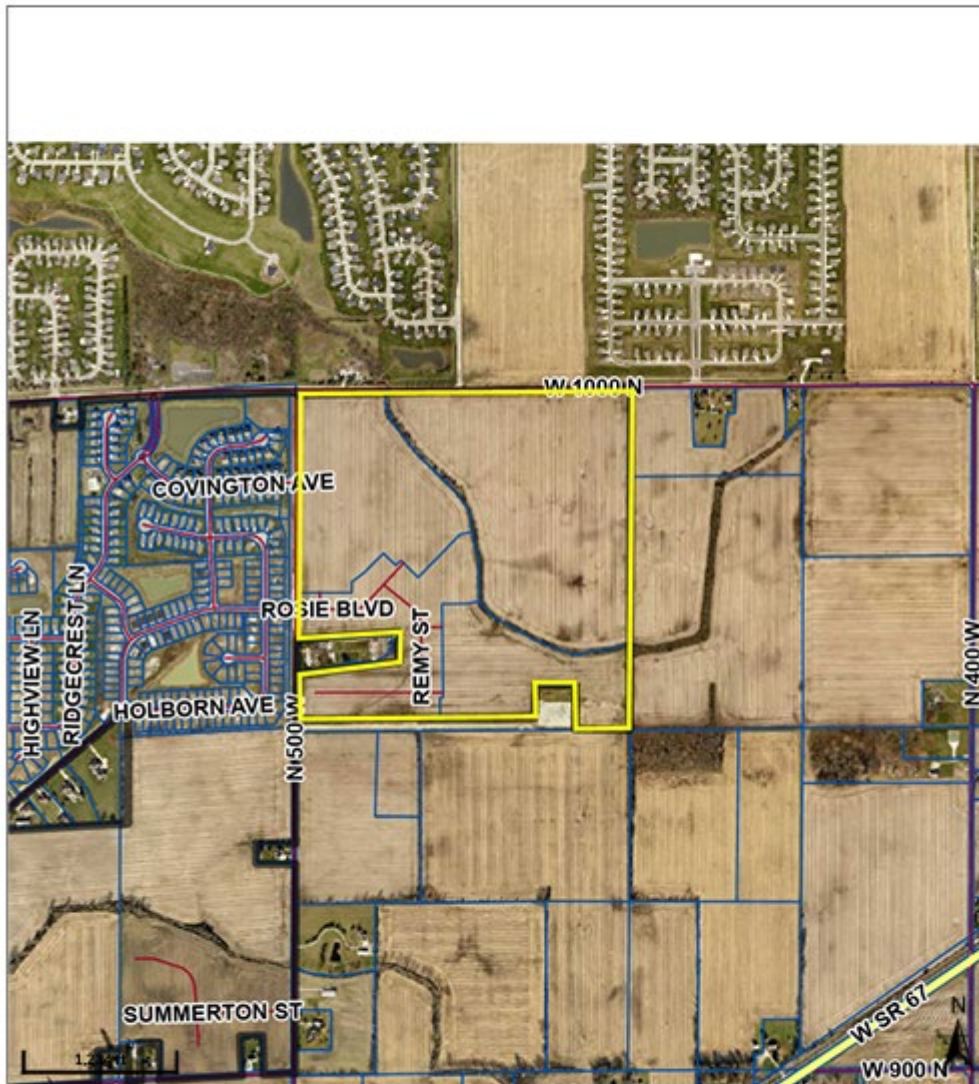
There are also a few instances where the renderings do not match the black-n-white prints. This is most notable for brick placement on a few of the models. The petitioner has confirmed via email that the renderings trump the prints, and that the Town should review for brick placement and percentages based upon the renderings submitted, and not the prints. Staff appreciates this clarification as the renderings are in compliance with our brick placement/percentage requirements.

Additional Staff Comments:

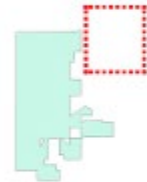
- Staff has conducted an anti-monotony review which will be presented at the meeting.
- There are a few architectural requirements which are lot specific and/or cannot be reviewed for at this time. Staff will request the petitioner state that they understand all homes must meet all architectural standards within the Haven Ponds PUD, such as but not limited to, the requirement for a minimum of 50% of the homes to feature a side-load garage.
- The PUD included an "illustrative architectural exhibit". That exhibit is attached to this report as Exhibit A.
- 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.

STAFF RECOMMENDATION:

Following confirmations noted above, and resolution on anti-monotony, staff will recommend approval.



Overview



Legend

-  Corporate Limits
- Roads**
 -  I
 -  S
 -  U
 -  <all other values>
-  Rights of Way
-  Parcels

Date created: 5/12/2023

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GEOSPATIAL

Exhibit A (Illustrative Architectural Exhibit from PUD)



LINCOLN TUDOR



LINCOLN TRADITIONAL



LINCOLN CRAFTSMAN



REAGAN A



REAGAN B



REAGAN C



REAGAN CRAFTSMAN



REAGAN TRADITIONAL



REAGAN TUDOR



JEFFERSON A



JEFFERSON B



JEFFERSON C



JEFFERSON TRADITIONAL



JEFFERSON CRAFTSMAN



JEFFERSON TUDOR



EISENHOWER TRADITIONAL



Traditional

HARRISON TRADITIONAL



Craftsman

HARRISON CRAFTSMAN



Tudor

HARRISON TUDOR



TRUMAN CRAFTSMAN



TRUMAN TRADITIONAL



TRUMAN TUDOR



ROOSEVELT TRADITIONAL



ROOSEVELT CRAFTSMAN



ROOSEVELT TUDOR



MONROE ELEVATION A



MONROE ELEVATION B



MONROE ELEVATION C



MONROE ELEVATION D



MONROE ELEVATION E



MONROE ELEVATION F



ARTHUR ELEVATION A



ARTHUR ELEVATION B



ARTHUR ELEVATION C



ARTHUR ELEVATION D



ARTHUR ELEVATION E

PHOTOGRAPHY



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