

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: June 20, 2023

PETITIONER: Hartman Capital

PETITION: Product line-up for Meridian Homes at Sycamore Drive

REQUEST: Petitioner requests approval of two (2) models, each with three (3) elevations.

LOCATION: The subdivision is located along the southside of CR 650N, approximately ¼ mile east of CR 700W.

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.

- Exterior materials are limited to brick, stone, glass, wood and fiber cement
- Dimensional shingles
- Min. 6:12 roof pitch
- The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade
- Side and rear elevation windows
- Min. 1" x 6" trim on windows, doors, and corners
- Min. overhang depth of 12" when adj. to siding, and 8" when adj. to brick or stone
- Min. garage size shall be 398 square feet
- Morning rooms shall be required on the rear elevation of all two-story homes

Additional Staff Comments:

- Staff will complete its anti-monotony review prior to the meeting and provide the results 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 Vintner's Park PUD, such as but not limited to, the requirement for a rear elevation feature on certain lots.

STAFF RECOMMENDATION:

Following confirmations noted above, staff will recommend approval.



Overview



Legend

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

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