

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: September 19, 2023

PETITIONER: Pyatt Builders

PETITION: Enclave at Deer Crossing Anti-monotony review

REQUEST: Petitioner requests approval of anti-monotony for their line-up of homes proposed in the Enclave at Deer Crossing subdivision.

LOCATION: The subdivision is along the eastside of CR 700W, immediately south of Deer Crossing.

STAFF REVIEW: The petitioner has a total of six (6) floor plans, each with three (3) elevations for a total of 18 different elevations. The petitioner only has 18 lots in development, so while staff is conducting an anti-monotony review, buyers should have plenty of options to choose from. Staff has reviewed the proposed elevations and they appear consistent with the proposed elevations that were presented and approved during the rezone process.

Additional Staff Comments:

- Staff is conducting an anti-monotony review. We will prepare an anti-monotony presentation for review at the meeting detailing the elevation combinations that are concerns.
- There are a few architectural requirements which are lot specific and/or cannot be reviewed for at this time. That review will be conducted at the building permit stage.
- 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:

Staff will provide a recommendation following the review of staff's suggested anti-monotony combinations.

"Exhibit B" The Enclave at Deer Crossing McCordsville, IN

Concept Plan
 10 ac±
 TYPICAL LOT SIZE: 72' X 135'
 COMMON AREA 2.0 ac±
 DENSITY: 2.2 u/a
 TOTAL LOTS: 22
 (Including 4 Estate Lots)

