

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: February 20, 2024

PETITIONER: Pyatt Builders

PETITION: Colonnade Section E Elevation Approval & Anti-monotony review

REQUEST: Petitioner requests approval for their line-up of homes & anti-monotony for Section E of the Colonnade subdivision.

LOCATION: The subdivision is along the northside of CR 700N, immediately north of Champion Lake.

STAFF REVIEW: The petitioner has a total of seven (7) floor plans, each with four to five (4-5) elevations for a total of 31 different elevations. At the December ARC meeting, the petitioner noted that all elevations would meet the requirements of the PUD that staff flagged, such as but not limited to full cut-off dusk-to-dawn lights on garages and front porches but wished to further discuss the requirement for a full first floor brick wrap. Following much discussion, the ARC approved the following elevations (conditions noted in parentheses):

- Model 2306 – Traditional Elevation (with full first floor brick wrap, except where shown on the front elevation)
- Model 2665 - Traditional (with full first floor brick wrap) and Farmhouse Elevations
- Model 2867 - Traditional (with full first floor brick wrap, except where shown on the front elevation) and Farmhouse Elevations (with min. 2' brick corner wrap for brick areas above the wainscot wrap)
- Model 3347 – Traditional (with full first floor brick wrap) and Farmhouse Elevations
- Model 3358 - Traditional (with full first floor brick wrap) and Farmhouse Elevations
- Model 3070 - Traditional (with full first floor brick wrap) and Farmhouse Elevations (with min. 2' brick corner wrap for brick areas above the wainscot wrap)
- Model 3074 – Traditional (with full first floor brick wrap) and Farmhouse Elevations (with min. 2' brick corner wrap for brick areas above the wainscot wrap)

The ARC gave direction to the petitioner to make revisions to the remainder of their offering, primarily due to the ARC's feeling that the elevations submitted all sought an exception to the first-floor brick requirement, instead of the exception being sought due to a specific(s) architectural style. The petitioner has made a number of revisions and is seeking ARC approval of the revised elevations. The petitioner's packet includes highlights and notes where the revisions are proposed. Staff will not detail the proposed changes in this report, as we feel it is easier and more efficient to assess the proposed changes reviewing each of the elevations in the petitioner's packet. Staff has requested the petitioner provide/answer the following either before or at the meeting:

- Provide a picture/example(s) of the proposed gable treatments.
- Staff has inquired as to whether the treatment will always be the same, or whether the style of treatment will change with the architectural style of the home.
- Provide a picture/example of the rafter tail brackets.

Additional Staff Comments:

- Staff has conducted an anti-monotony review, and we will be prepared to finish the anti-monotony review following the approval of any new elevations. The previous anti-monotony review will stand for the existing approved elevations.
- While there are many elevation options for buyers, and just 14 lots, it is important to note that no elevation can be used more than once, and no more than four (4) homes can be built with the same architectural style. The petitioner's submittal includes five (5) stated architectural styles – Traditional, Craftsman, Farmhouse, Prairie, and Cottage. Staff will ask the ARC to confirm or deny that those five (5) styles are all different styles at the meeting.
- 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.
- 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.
- The PUD included an Illustrative Exhibit (Exhibit D-5). That exhibit is enclosed. It is intended to serve as an example for the quality and character of homes to be built in Area E. The ARC will need to make a determination regarding the proposal's compliance with this standard.

STAFF RECOMMENDATION:

Staff will provide a recommendation at the meeting.

Concept Plan (from the PUD)

COLONNADE



Architectural Standards (from the PUD)

"Exhibit C"

Colonnade

Architectural Standards

All homes constructed in Colonnade shall have the following minimum standards:

1. 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).
2. The rear elevation of any home, noted on the Concept Plan with an "R" shall feature a gable and a projection on the rear façade consisting of a covered porch, screened-in porch, three-season room, or room extension of at least 4 feet in depth and 8 feet in width.
3. There shall be not more than 10 percent of the same front elevation in any Area of the subdivision. This shall not apply to Area A.
4. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
5. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
6. With the exception of large picture windows, casement windows and small accent windows, which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
7. For any front-loading three-car garage at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
8. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on the house side elevation of the garage. These windows shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation. Garage protrusion shall be measured by determining the distance between the farthest protruding front façade of the garage and the widest portion of the front façade of the front elevation. Any front-loading garage that protrudes a minimum of eight feet in front of the front elevation shall feature a minimum of eight shrubs along the foundation of side elevation (nearest the side-yard property line) of the garage.
9. Any side-load, rear-load, or court-yard load garage shall feature a minimum of two windows in the garage façade facing a street.
10. Front-loading 3-car garage doors shall not exceed 50% of the width of front elevation.
11. All determinations regarding standards that allow for variation due to architectural style shall be the authority of the ARC.
12. All homes shall feature dusk to dawn controlled, light fixtures flanking the garage door(s) with the exception of Area D. Area D will feature a total of 2 dusk to dawn controlled light fixtures. All Areas will feature a minimum of one front porch light fixture.
13. Permitted exterior materials shall be brick, stone, wood, fiber cement, stucco, shake, board & batten, and EIFS. Vinyl is prohibited.
14. All driveways shall be concrete.
15. -All homes in Areas B, C, D, & E shall have an individual mailbox, installed by the developer/builder, and shall be uniform in design. Mailboxes will be installed in accordance with the direction of the local United States Postal Service.
16. All front-load garages shall feature decorative garage doors.

Area E

1. All lots shall feature side-load, rear-load, or court-yard load garages.
2. All homes shall feature a minimum 24 square foot porch at the front entry.
3. All roofs shall have a minimum roof pitch of 6:12 for the primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and 3rd car garages with separate roof structures) shall not be considered primary roof for the purpose of this requirement. The ARC may approve homes with a lower pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g. craftsman, prairie, etc.), as identified by A Field Guide to American Houses.
4. All homes shall have a minimum of 12" overhangs where the façade consist of siding at the eaves, and a minimum of 8" overhangs where the façade consist of brick or stone at the eaves. This measurement does not include the gutter system and shall be measured from the rough framing materials.
5. Architectural styles utilizing cladding materials not specifically permitted by this PUD may be approved by the ARC on a case-by-case basis if they are found to be consistent with the architectural style of the home.
6. All homes shall feature a minimum brick or stone first floor on all sides. The Architectural Review Committee (ARC) may approve exceptions if the ARC finds the style/architecture of the home lends itself to less brick or stone. In no instance shall a home have less than a brick or stone wainscot on all sides.
7. Roofing material shall be limited to dimensional or architectural grade shingles. A minimum of three roof colors shall be provided and dispersed throughout the area in order to reduce monotony.
8. All homes shall include at least 1 front-yard tree, which shall be a minimum of 2" caliper at time of planting, and 12 shrubs or grasses in the front foundation planting bed. All shrubs or grasses shall be at least 18" at time of planting. Corner lots or lots noted with an L on Exhibit E shall feature an additional 2 trees and 12 shrubs/grasses, each sized as noted above, in the secondary front yard.
9. All homes shall contain a minimum of three (3) windows on elevations facing a street, three windows on the rear elevation, and two (2) windows on all side elevations. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement; however, the total number of windows, regardless of size, cannot be less than two (2).
10. The front elevation of any home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable. Said gable shall feature some type of architectural detailing consistent with the architectural style of the home. All front facades shall feature a minimum of three (3) roof planes visible from the street.
11. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six-inch wood or fiber surround or shutters, decorative trim or headers.
12. Basements shall be an option for all lots in Area E as long as soil conditions permit basements.
13. Examples of homes to be constructed in Area E are shown in "Exhibit D-5".
14. All model homes must feature a full basement.
15. In addition to the standard anti-monotony regulations, Area E shall feature no more than 4 homes with the same architectural style as determined by the Architectural Review Committee.

Illustrative Architectural Exhibit (from the PUD)

**“Exhibit D-5”
AREA E**



