

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: June 18, 2024

PETITIONER: Lennar Homes

PETITION: Product Approval

REQUEST: Petitioner is seeking approval of additional models and elevations to add to their product line-up for Areas A & B of Alexander Ridge.

LOCATION: The subdivision is located along the southside of CR 900N, approximately ½ mile east of CR 600W.

STAFF REVIEW: As noted last month, Lennar Homes is replacing Olthof Homes as the builder in Alexander Ridge. All of the PUD requirements apply to Lennar, just as they applied to Olthof. Those standards are enclosed. Staff is still reviewing the submitted plans for compliance and will provide further detail at the ARC meeting. A list of newly proposed models and elevations is below:

- Hampshire – B & C
- Kingston – A, B, & C
- Irvington – A, B, & C
- Valencia – A, B, & C

Olthof Homes has not started building any homes, so anti-monotony comparisons to their product is not necessary. Staff will provide a detailed anti-monotony comparison of all Lennar elevations at the ARC meeting.

STAFF RECOMMENDATION:

Staff will provide a recommendation at the meeting.



“Exhibit B”



“Exhibit C”

Alexander Ridge
Architectural Standards

All homes constructed in Alexander Ridge shall have the following minimum standards:

1. The permitted roofing materials are dimensional shingles, copper, slate, and stone.
2. Main roof pitch and gable pitches shall be 6:12 or greater. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.
3. A minimum of three (3) colors will be provided for all roofing materials. Exhaust vents shall not be visible from the front elevation of a home.
4. All siding shall be brick, stone, wood, cement fiber board or stucco;
5. Vinyl siding is prohibited;
6. A minimum of 50% of homes shall feature at least 50% brick or stone on the front façade, exclusive of windows, doors, garage doors, and areas above a roof line. The remaining homes must feature a minimum brick or stone wainscot up to the window sill.
7. Any home which features less than 50% brick or stone on the front elevation, shall include a brick or stone wainscot wrap on all facades.
8. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.
9. Brick solely on front elevations shall wrap the corners of minimum depth of 24”.
10. Lots 1-5, 9, 10, 20, 21, 28, 31, 35, 36, 41, 42, 46, 47, 51, 52, and 61 in Area A, and Lots 72, 93, 94, 97, 106, 107, 114, 115, & 127 shall have a brick or stone wainscot wrap.
11. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back;
12. No wall-mounted vent or louver shall be located on the first floor of a front elevation (excluding gable areas).
13. High Visibility Lots: Lots 1-5, 21, 41, 42, 51, & 52 in Area A, and 106, 107 & 115 in Area B, as shown on the Concept Plan shall feature the following on the Rear Elevation:
 - a. A minimum of one point of wall plane articulation that is at least two (2) feet in depth and ten (10) feet in width;
 - b. A minimum of one gable; and
 - c. A minimum of a brick or stone wainscot wrap.
14. Minimum roof overhang of eleven inches on all sides of a house as measured from the exterior wall material to the fascia board;
15. There shall be no more than ten percent (10%) of the same front elevation in the subdivision;

16. The same front elevation shall not be repeated unless it is separated by two (2) homes on either side of the subject home and three (3) homes immediately across the street from the subject home;
17. Exterior chimneys for fireplaces shall be made entirely of brick or stone;
18. Unless approved by the ARC, the front porch columns shall be a minimum of eight (8) inches by eight (8) inches;
19. All ranch homes shall contain a minimum of one (1) window on all four sides with the exception of a façade facing a public street which shall contain a minimum of two (2) windows;
20. All two-story homes shall contain a minimum of two (2) windows on all four side, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows;
21. Except for 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;
22. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one inch by six-inch wood or vinyl surround, shutters, decorative trim, or headers;
23. All homes shall contain a minimum of a two-car garage with a minimum size of four hundred and forty (440) square feet.
24. Front-loading garages shall contain a decorative garage door with windows;
25. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet;
26. For any three-car garage that faces a street, at least one of the bays must have a separate door and be recessed a minimum of two (2) foot from the other bays, with the exception of the Willows model, which shall be permitted to have a minimum one (1) foot off-set from the other bays;
27. For front-loading garages, the garage doors shall not comprise greater than forty-five percent (45%) of the width of the front elevation for a two (2) car garage and fifty percent (50%) for a three (3) car garage;
28. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one (1) window on the side of the garage nearest the front door. This window 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 of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.
29. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.
30. All homes shall include mailboxes with uniform design;

31. All homes shall be landscaped with a minimum of one (1) deciduous tree, two (2) ornamental trees and twelve (12) shrubs planted along the front foundation of the primary structure;
32. All homes on corner lots shall also include a minimum of one (1) deciduous tree, one (1) ornamental tree, eight (8) shrubs planted along the foundation of the primary structure and sod in the side yard facing the side street;
33. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or min twenty-four (24) sf.
34. All homes shall feature dusk to dawn controlled light fixtures flanking the garage door(s). A front porch light may also be added.
35. Community amenities, such as pool-houses, clubhouses and the like shall be required to comply with the architectural standards for the applicable district, and shall have a similar design, theme, materials, and compatible architecture as the residential structures.
36. Satellite dishes and the like are prohibited from being located on front facades and/or front roof planes.
37. Window A/C units and the like are prohibited.
38. The heavier material shall always be used below a lighter material.
39. Basements shall be offered so long as soils are suitable.
40. Elevation Approval: The Town's Architectural Review Committee ("ARC") reviewed and approved a set of home plan elevations that are on file with the Town's Planning and Building Department (the "Approved Elevations"). A sampling of the Approved Elevations are hereby incorporated as Exhibit C-2, and while they must meet the standards of the PUD, are approved by the ARC. Homes in the "Approved Elevations" do not need further review by the ARC except for anti-monotony purposes.
 - a. All homes not included in the "Approved Elevations" shall comply with the standards set forth in Exhibit C of this Ordinance and shall be substantially similar in quality and character to the homes in the "Approved Elevations". The Director of Planning and Building ("Director"), including his or her designees, shall review home elevations at the time of filing for a building permit for compliance. Such home(s) deemed in compliance with Exhibit C and determined to be in substantially similar in quality and character shall then be an Approved Elevation by the ARC.
 - b. If a proposed home does not comply with Exhibit C of this Ordinance, then the proposed home may be submitted for review by the ARC. The ARC may approve an elevation if it is determined the elevation is similar in quality and character to the homes in the "Approved Elevations" and is consistent with the spirit and intent of the PUD, as determined by the ARC. The ARC may also deny elevations in which they feel are not substantially similar in quality and character.