

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: July 16, 2024

PETITIONER: Arbor Homes

PETITION: Product Architectural Recommendation

REQUEST: Petitioner requests a recommendation on their proposed product's architectural style for a new/proposed subdivision.

LOCATION: The subject property is located, south of Stansbury, with frontages on CR 500N & CR 700W. The Real Estate is approximately 120 acres in size.

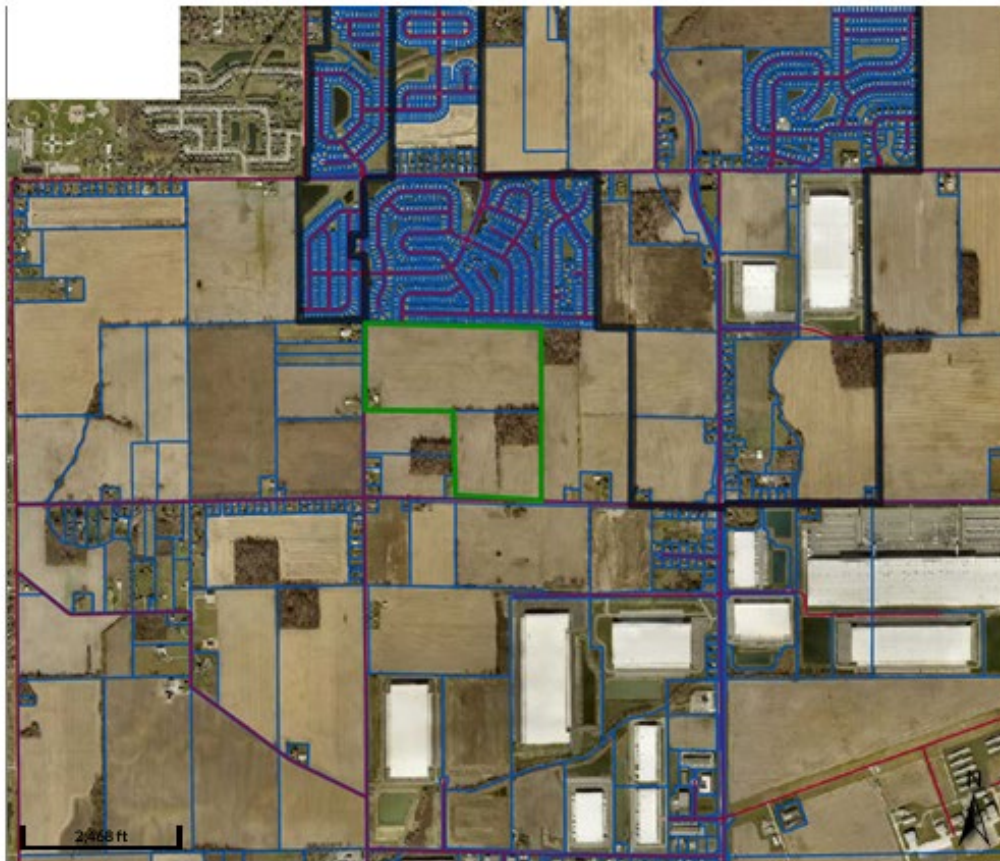
STAFF REVIEW: This project will likely be proposed as a PUD and will need rezoning and annexation. The earliest this petition could be placed on a Plan Commission agenda for public hearing is August.

The petitioner is proposing two lot sizes and two product types, Destination and Arbor Series. It appears the proposal will intermix the lot sizes throughout the neighborhood. Staff is unclear if the product types will also be intermixed or be in separate areas.

Therefore, in keeping with our procedures the proposed product must be presented to the ARC for review and recommendation prior to the Plan Commission's recommendation. The ARC's review should take into account the architecture and style of the product, exterior materials, building massing, height, and other aesthetic aspects of the proposed product. It is not the ARC's responsibility to review the proposal from a land use or density perspective. That is the role of the Plan Commission.

STAFF RECOMMENDATION:

Staff has not provided a recommendation to this point and would like to gather input from the ARC.



Overview



Legend

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

Parcel ID	30-01-35-202-049.000-018	Alternate ID	30-01-35-202-049.000-018	Owner Address	Austin Trace HOA Inc
Sec/Twp/Rng	n/a	Class	500 - Vacant - Platted Lot		5702 Kirkpatrick Way
Property Address	N 700 W	Acreage	n/a		Indianapolis, IN 46220
	McCordsville				
District	MCCORDSVILLE TOWN				
Brief Tax Description	AUSTIN TRACE S2 CMN AR E				
	(Note: Not to be used on legal documents)				

Date created: 7/12/2024

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