

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: Fischer Homes

PETITION: Sub-area A-1 Townhome Product Architectural Recommendation

REQUEST: Petitioner requests a recommendation on their proposed new townhome product's architectural style for sub-area A-1 of the Hampton Walk PUD. This PUD is currently going through an Amendment process for this particular product and will be on the Plan Commission's agenda for a public hearing on July 16th (following the ARC meeting).

LOCATION: Sub-area A-1 is located along the southside of the neighborhood's CR 750N frontage. The Real Estate is approximately 5 acres in size. The proposed product, if approved, would only be built in this sub-area A-1.

STAFF REVIEW: The Hampton Walk PUD was originally approved in 2022 and was the first project to go through the initial ARC review, during the rezone process. This proposed Amendment to the PUD, is the first for Hampton Walk.

The overall project included an allowance for 3-story, rear-load townhomes, in two locations, along CR 600W and CR 750N. Those townhomes are being constructed along CR 600W, and the petitioner is seeking this amendment to introduce a 2-story, front-load townhome product along CR 750N. The original PUD language for townhomes was specific to the 3-story, rear-load style, and therefore this amendment is needed to move forward.

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, positioning, 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. The petitioner has drafted their Amendment in a manner, that if approved, these units will not come back to the ARC, except for anti-monotony purposes.

Staff has requested a few changes to the architectural standards proposed in the Amendment Ordinance. We will detail those requests at the ARC meeting.

STAFF RECOMMENDATION:

Staff will provide a recommendation at the meeting.

