

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: Lennar

PETITION: Summerton Elevation Approval & Anti-monotony review

REQUEST: Petitioner requests approval for their line-up of homes & anti-monotony proposed in the Summerton subdivision.

LOCATION: The subdivision is along the northside of CR 900N, immediately south of McCord pointe.

STAFF REVIEW: The petitioner previously submitted and been approved for a total of eight (8) floor plans, with varying number of elevations. These two new models, each with two elevations, will be added to increase the mix of offerings available to buyers. The proposed models and elevations are listed below:

- Briarwood – B & C
- Chapman – B & C

Staff has conducted a review of the proposed models and elevations and finds a few items that need to be confirmed by the petitioner:

- Brick/stone front elevation returns;
- The rear elevation overhangs on the Briarwood and side elevation overhangs on the Chapman are denoted as 8", the PUD requires at least 11";
- The garage door width on both models, is ¼ of a foot greater than the allowed width (comparative to width of front façade). This would require the developer to build the 4' garage extension to meet the PUD requirement. Conversely, the ARC may approve as presented, if they so choose; and
- The Chapman needs to feature the brick wainscot for the entire front façade.

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.

Concept Plan (from PUD)



Architectural Standards (from PUD)

Summerton Architectural Standards

All homes shall include the following at a minimum:

1. Dimensional shingles;
2. Main roof pitch of 6:12 or greater, ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the home design warrants a change;
3. All siding shall be brick, stone, wood, cement fiber board or stucco;
4. Vinyl siding is prohibited;
5. A minimum of fifty percent (50%) of the homes constructed in Area A shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above a roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain a minimum of a 30" high brick or stone wainscot and contain a minimum of two (2) of the following siding materials on the front elevation; horizontal lap siding, vertical siding, board and batten and/or shake.
6. A minimum of seventy-five percent (75%) of the homes constructed in Area B shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above a roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain a minimum of a 30" high brick or stone wainscot.
7. All front elevation returns shall be required to match the front elevation masonry in style and height.
8. Unless approved by the ARC, the front elevation of any ranch home shall contain at least one (1) gable;
9. The front elevation of any two-story home shall contain one (1) two-foot or greater step back and one (1) gable;
10. Minimum roof overhang of eleven inches on all sides of a house as measured from the exterior wall material to the fascia board;
11. The rear elevation of homes on lots identified on Exhibit 1 as "Rear Façade Treatment" shall contain one (1) two-foot or greater step back and one (1) gable;
12. The rear elevation of homes on lots identified on Exhibit 1 as "Rear Façade Treatment" shall contain at least one (1) of the following (i) four sided 1st floor brick wrap, (ii) four sided brick wainscot wrap, (iii) screened-in porch, (iv) three season room, (v) morning room or (vi) covered porch (porch columns to have decorative trim at top and bottom providing a minimum of 8" by 8" outside dimensions).
13. There shall be no more than 10 percent of the same front elevation in the subdivision;
14. The same front elevation shall not be repeated unless it is separated by 3 homes on either side of the subject home and three immediately across the street from the subject home;
15. Exterior chimneys for fireplaces shall be made entirely of brick or stone;
16. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches;

17. All ranch homes shall contain a minimum of one (1) window on all four sides with the exception of a corner lot which shall contain a minimum of two (2) windows on the street facing side façade. A grouping of multiple accent windows shall count as one (1) window;
18. All two-story homes shall contain a minimum of two (2) windows on all four sides with the exception of a corner lot which shall contain a minimum of three (3) windows on the street facing side façade. A grouping of multiple accent windows shall count as one (1) window;
19. With the exception of large picture windows, casement windows and small accent windows which do not open, all windows on the front façade and the street facing façade of a corner lot, shall have shutters, mullions or window grids;
20. Unless adjacent to brick or stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six inch wood or vinyl surround, shutters, decorative trim, or headers;
21. All homes shall contain a minimum of a two car garage with a minimum width or depth of twenty-two (22) feet;
22. Front-loading garages shall contain a decorative garage door similar to those depicted on Exhibit 2;
23. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet;
24. For any 3 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) feet from the other bays;
25. For front-loading garages the garage doors shall not comprise greater than 45 percent of the width of the front elevation for a two (2) car garage and 50 percent for a three (3) car garage;
26. Any front-loading garage that protrudes eight (8) feet or more forward of the front façade (including a front covered porch) shall contain at least one window on the front door side of the garage. This window shall not count towards any other window requirement. Unless approved by the ARC, no front-loading garage shall protrude more than ten (10) feet forward of the front façade (including a front covered porch).
27. At least 10% of all lots within Area B on Exhibit 3 shall contain non front-loading garages;
28. All homes shall include mailboxes with uniform design;
29. 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 and sod in the front yard;
30. All homes on corner lots shall also include a minimum of one (1) deciduous tree, one (1) ornamental tree, twelve (12) shrubs planted along the foundation of the primary structure and sod in the side yard facing the side street;
31. All homes on corner lots and homes on Lots 1, 84, 172, 242, 210 and 211 shall include a minimum 30" high masonry wainscot on all four sides of the home;
32. All fencing within Area A and Area B shall be black wrought iron or black wrought iron in appearance. Provided, however, wood fencing shall be allowed to screen smaller areas, such as patios or hot tubs;
33. All fencing within Area A shall be limited to the rear yard of the lot and no fence shall be forward of the rear corners of the home;