

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report
Meeting Date: February 18, 2025

PETITIONER: Lennar Homes

PETITION: Product Architectural Recommendation

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

LOCATION: The subject property is located at the southwest corner of CR 900N and CR 500W. The Real Estate is approximately 50 acres in size.

STAFF REVIEW: This project is proposed as a PUD and is currently in the rezoning process. The earliest this petition could be placed on a Plan Commission agenda for public hearing is February.

The petitioner proposes two lot sizes and therefore two sub-areas. One area will feature predominantly 2-story homes, and all maintenance will be the responsibility of the homeowners. The other area will feature predominantly ranches and basic lot maintenance will be the responsibility of the HOA. This project is proposed as an extension of Alexander Ridge neighborhood, and therefore the standards, home styles, etc are intended to be almost identical. It should be noted the petitioner has included the following elevations, which were denied by the ARC for Alexander Ridge, in their request.

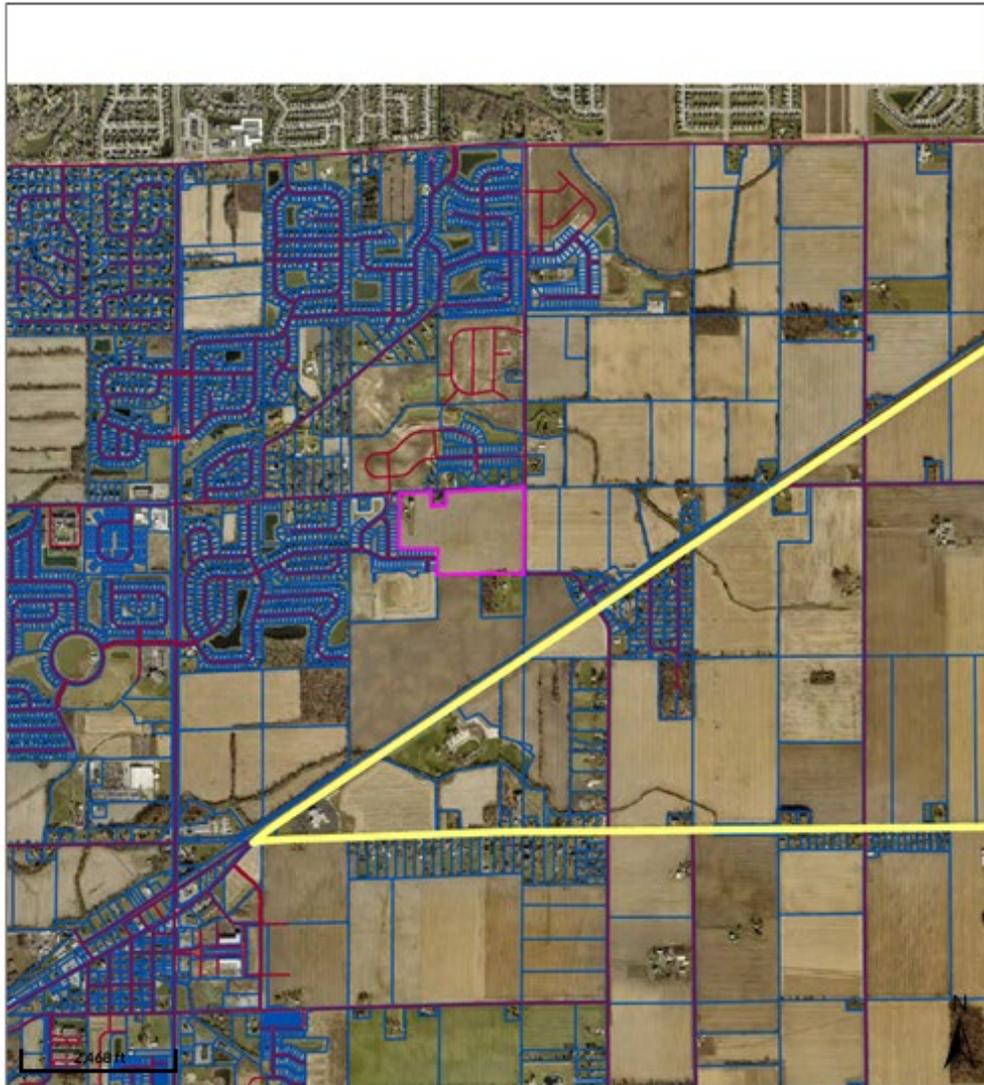
- Alan A
- Clarence A
- Hampshire B
- Irvington A
- Kingston B
- Wentworth A

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

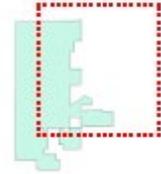
product. It is not the ARC's responsibility to review the proposal from a land use or density perspective. That is the role of the Plan Commission.

STAFF RECOMMENDATION:

Staff and the petitioner are in the process have finalized the architectural standards for this project for the consideration of the Plan Commission. Staff is in general support of this product type and style, as its intended to serve as an extension of the current offering in Alexander Ridge. The petitioner is seeking a positive recommendation from the ARC to the Plan Commission. Additionally, while a few elevations do not meet all the technical standards of the drafted PUD, it is staff's understanding the petitioner will make all necessary revisions at the permit stage, so that all homes submitted for review would be compliant with the PUD.



Overview



Legend

Roads

I

S

U

<all other values>

Parcels

Date created: 1/20/2025

Last Data Uploaded: 1/20/2025 6:10:01 AM

Developed by  **SCHNEIDER**
GEO SPATIAL