

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: April 15, 2025

PETITIONER: Bridgenorth Homes

PETITION: Preserve at Brookside Elevation Approval & Anti-monotony review

REQUEST: Petitioner requests approval for additions to their line-up of homes & anti-monotony.

LOCATION: The subdivision is along the southside of CR 900N, immediately west of the Fire Station.

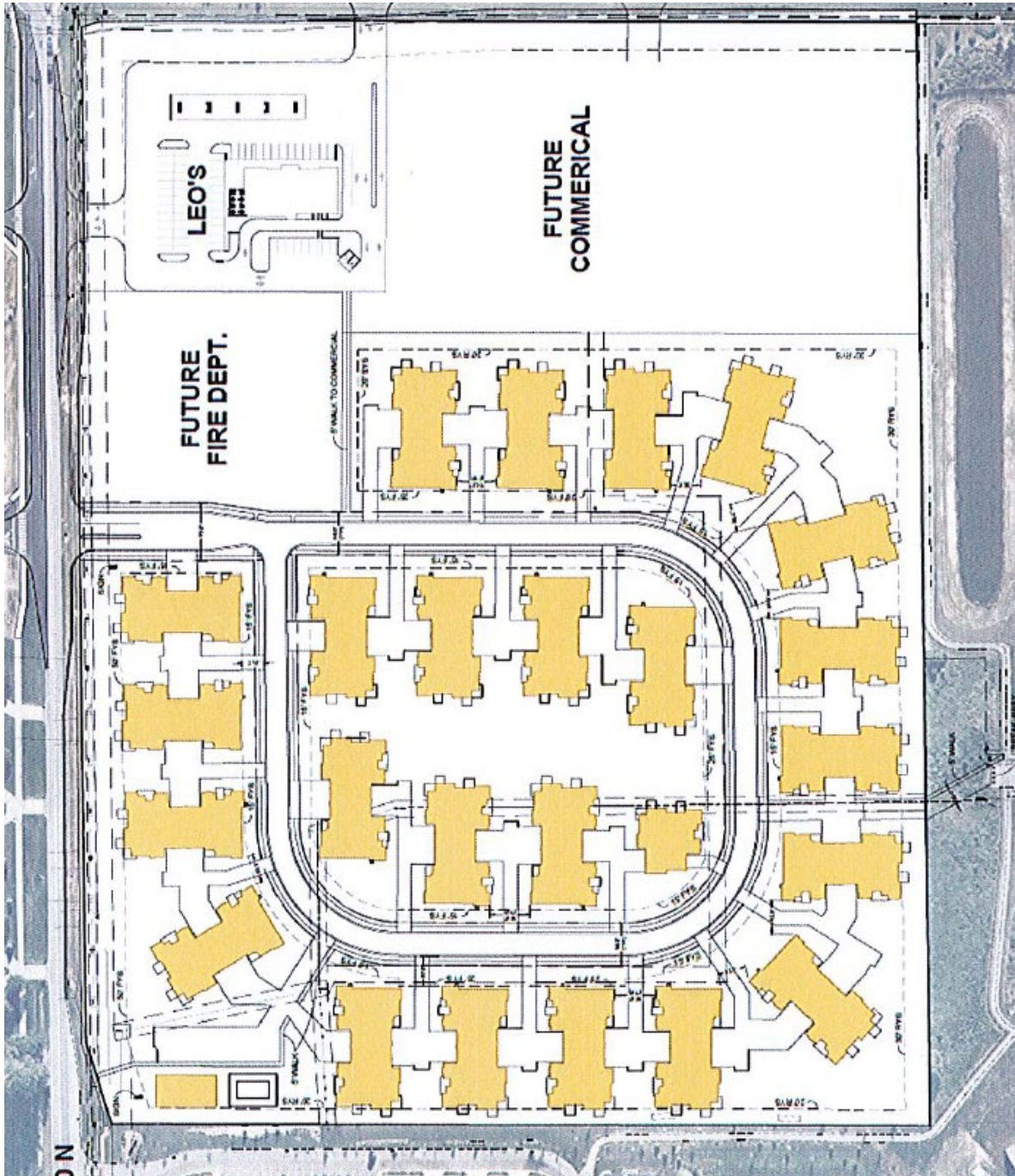
STAFF REVIEW: The petitioner is proposing three (3) new floor plans. Staff has reviewed the proposed elevations and has no concerns. A few notes are included below as references.

- Staff is conducting an anti-monotony review. We will present it to the ARC at the meeting. This neighborhood does have a different standard for anti-monotony than the Town's typical single-family neighborhoods. Staff will detail this at the meeting.
- Staff does not review the various options available to buyers during the ARC review. If a buyer selects a specific option, that option and any resulting changes will be reviewed for compliance during the building permit process.
- A minimum of three (3) colors must be used on any façade with less than a full first floor masonry. The masonry color counts as 1 of the 3 colors.
- Staff has not reviewed details such as window detailing, trim dimension, porch column dimension, etc. That review will occur at the permit building stage.

STAFF RECOMMENDATION:

Staff will provide a recommendation following the review of staff's suggested anti-monotony combinations and confirmations on the above noted items. However, staff requests that any motion to approve be contingent upon all homes in the development meeting the architectural standards of the PUD, unless otherwise approved by the ARC.

Concept Plan (from the PUD)



Architectural Standards (from the PUD)

4. Minimum Architectural Standards

- a. Section 6.04(A) shall apply to all residential buildings constructed within the Real Estate except as noted below:
 - i. Exterior materials are limited to brick, stone (not CMU), EIFS, stucco, and fiber cement.
 - ii. Brick and/or stone shall be provided on all building elevations. The min. height for such material shall be to the bottom of windowsills. In no instance shall this height be less than twenty (20) inches.
 - iii. Any elevation featuring less than full first floor brick wrap/stone shall feature a minimum of three (3) siding materials. Material transitions shall feature a board, sill, cap, or other similar feature. Example: Brick, horizontal fiber cement, and shake fiber cement.
 - iv. Any elevation featuring less than full first floor brick/stone wrap shall feature a minimum of three (3) siding colors.
 - v. A minimum of four (4) windows per building elevation facing a street or driveway shall be provided.
 - vi. Any building elevation facing a street or driveway shall feature at least two (2) gables and two (2) changes (projection or recess) in the wall plane of at least two (2) feet in depth.
 - vii. All units shall feature a front porch. Porch columns shall be a minimum size of 8" x 8" (nominal).
 - viii. All windows facing a street or driveway shall feature window grids.
 - ix. All window, door, and corner trim shall be a minimum size of 1" x 6" (nominal).
 - x. The main roof pitch of all buildings shall be a minimum 6:12. Ancillary roof pitches may be less.
 - xi. The minimum roof overhang shall be eight (8) inches, measured from exterior of siding material to fascia board.
 - xii. Roof materials shall be limited three-dimensional asphalt/fiberglass shingles, tile, stone, or slate. High quality standing seam metal roofing may be used as a roof covering on ancillary roofs only.
 - xiii. Residential units and buildings shall be assembled and organized in patterns that reduce monotony. The exact same building elevation (facing a street) shall not be directly across the street or next to the exact same building elevation (facing the same street). Notwithstanding the other requirements noted herein, adjacent buildings shall utilize different color palettes.
 - xiv. The above noted architectural standards shall also apply to the clubhouse, with the following exceptions:
 - 1. The north building elevation shall feature a minimum of two (2) windows. The east and west building elevations shall each feature a minimum of three (3) windows.
 - 2. Any building elevation facing a street, driveway, or parking lot shall feature at least one (1) gable and one (1) change (projection or recess) in the wall plane of at least two (2) feet in depth.