

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: Forestar

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 along the westside of CR 500W, approximately ½ mile north of CR 600N. The Real Estate is approximately 80 acres in size.

STAFF REVIEW: This project is proposed as a PUD and is currently in the annexation and rezoning process. This petition is current and anticipated to be placed on the May 20th Plan Commission agenda for public hearing.

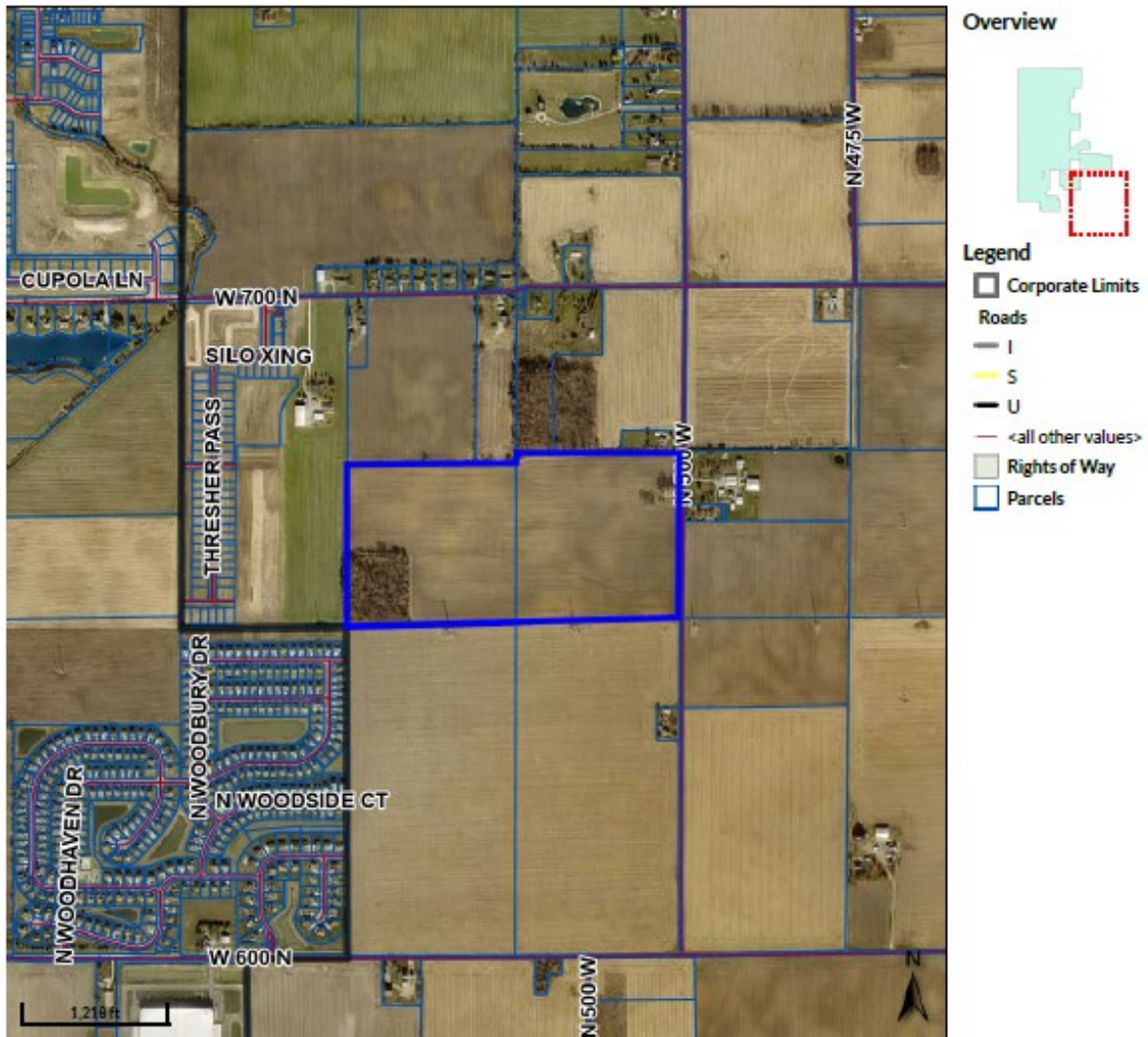
The petitioner's site plan shows two (2) lot sizes. The petitioner's packet includes two (2) product series (from different builders). It is staff's understanding that neither product is committed to the project and the petitioner, a developer – not a builder, is seeking the ARC's input on preferences in product type.

Therefore, in keeping with our procedures, the proposed products are 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 have just begun the process of finalizing the architectural standards for this project, as is custom with the rezoning process. That language will be completed prior to the Plan Commission public hearing, but, as always, can be amended at the Plan Commission meeting. At this

time, staff does not have a recommendation at the time of this report, but will be prepared to offer additional thoughts at the ARC meeting.



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