

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: Beazer Homes

PETITION: Product additions to the Line-up for Areas C & D of Colonnade

REQUEST: Petitioner requests approval of new models/elevations to be added to current line-up of single-family homes for Areas C & D of the Colonnade residential subdivision.

LOCATION: The subdivision is between CR 750 and CR 700N, approximately ¼ mile east of CR 600W. Area C is located just north of the legal drain, and Area D is located just south of the legal drain.

STAFF REVIEW: Both Areas each have eight (8) models currently approved. The petitioner is seeking to add three (3) models (each with 3 elevations) in Area C and two (2) models (each with 3 elevations) in Area D. These additional models will further increase the offerings for buyers to choose from. Below is a listing of the models/elevations per Area:

Area C

- Adelaide (Arts & Craft, French Country, & Traditional)
- Ashford (French Country, French Country, & Traditional)
- Savannah (Farmhouse, French Country, & Traditional)

Area D

- Landon (Arts & Craft, Farmhouse, & French Country)
- Weston (Arts & Craft, French Country, & Traditional)

Staff has reviewed the proposed elevations and there are a number of architectural elements that are not shown on the attached drawings. Below, staff has noted only the more significant items:

- **Area C**
 - It does not appear the Adelaide can be offered in a 3-car, due to the 50% max width requirement (this is noted just for reference for the petitioner)

- **Area D**
 - The Landon's contains a +/- 1.5' wall plane break on the front elevation (screenshot enclosed). The PUD calls for a 2' wall plane break. Staff is not counting the wall plane break for the 3rd car garage as it is not located on the primary façade, and it's a separate requirement for the 3rd car garage to have its own 2' wall plane break.

Additional Staff Comments:

- We will prepare an anti-monotony presentation for review at the meeting detailing the elevation combinations that are concerns.
- There are a few architectural requirements which are lot specific and/or cannot be reviewed for at this time.
- The ARC has expressed concern when the wainscot material on side and rear elevations does not match the wainscot material on the front elevation. The petitioner has committed to using a brick that is complimentary to the stone, and has previously supplied example pictures. We consider those previous commitments as applicable to these models and any future.
- Note: 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.
- The PUD included an Illustrative Exhibit for each Area. Those exhibits for Areas C & D are enclosed. It is intended to serve as an example for the quality and character of homes to be built in Area E. The ARC will need to make a determination regarding the proposal's compliance with this standard. Staff would like to call attention to the following elevations, that appear to not have the architectural character of the PUD's Illustrative Exhibit:
 - Savannah Farmhouse & Traditional
- Finally, two friendly reminders:
 - Shingles will be dimensional and at least 3 colors will be offered; and
 - Basements will be offered on all lots (assuming suitable soil).

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.

Existing
Conditions



Subject Property



Location of Areas C & D (within Colonnade)

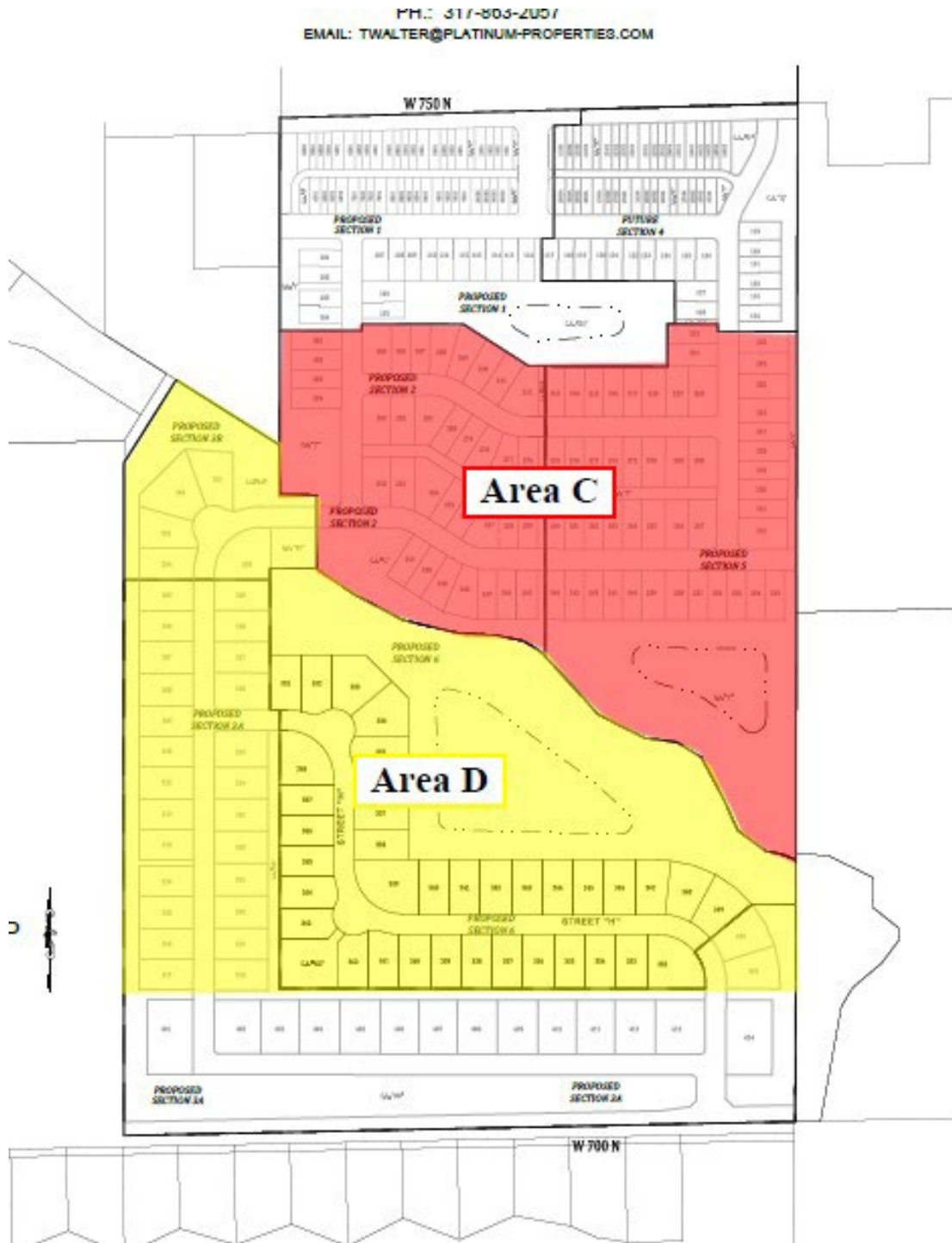


Exhibit A

All homes constructed in Colonnade shall have the following minimum standards:

1. Exhaust vents shall not be visible from the front elevation of the home. Additionally, no wall-mounted vent or louver shall be located on the first-floor exterior of a front elevation (excluding gable areas).
2. The rear elevation of any home, noted on the Concept Plan with an "R" shall feature a gable and a projection on the rear façade consisting of a covered porch, screened-in porch, three-season room, or room extension of at least 4 feet in depth and 8 feet in width.
3. There shall be not more than 10 percent of the same front elevation in any Area of the subdivision. This shall not apply to Area A.
4. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
5. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
6. With the exception of large picture windows, casement windows and small accent windows, which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.
7. For any front-loading three-car garage at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
8. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on the house side elevation of the garage. These windows shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation. Garage protrusion shall be measured by determining the distance between the farthest protruding front façade of the garage and the widest portion of the front façade of the front elevation. Any front-loading garage that protrudes a minimum of eight feet in front of the front elevation shall feature a minimum of eight shrubs along the foundation of side elevation (nearest the side-yard property line) of the garage.
9. Any side-load, rear-load, or court-yard load garage shall feature a minimum of two windows in the garage façade facing a street.
10. Front-loading 3-car garage doors shall not exceed 50% of the width of front elevation.
11. All determinations regarding standards that allow for variation due to architectural style shall be the authority of the ARC.
12. All homes shall feature, dusk to dawn controlled, light fixtures flanking the garage door(s) with the exception of Area D. Area D will feature a total of 2 dusk to dawn controlled light fixtures. All Areas will feature a minimum of one front porch light fixture.
13. Permitted exterior materials shall be brick, stone, wood, fiber cement, stucco, shake, board & batten, and EIFS. Vinyl is prohibited.
14. All driveways shall be concrete.
15. -All homes in Areas B, C, D, & E shall have an individual mailbox, installed by the developer/builder, and shall be uniform in design. Mailboxes will be installed in accordance with the direction of the local United States Postal Service.
16. All front-load garages shall feature decorative garage doors.

Areas C & D

1. All homes shall feature a minimum 20 square foot porch at the front entry.
2. All roofs shall have a minimum roof pitch of 6:12 for the primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and 3rd car garages with separate roof structures) shall not be considered primary roof for the purpose of this requirement. The ARC may approve homes with a lower pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g. craftsman, prairie, etc.), as identified by A Field Guide to American Houses.
3. All homes shall have a minimum of 12" overhangs where the façade consist of siding at the eaves, and a minimum of 8" overhangs where the façade consist of brick or stone at the eaves. This measurement does not include the gutter system and shall be measured from the rough framing materials.
4. Architectural styles utilizing cladding materials not specifically permitted by this PUD may be approved by the ARC on a case-by-case basis if they are found to be consistent with the architectural style of the home.
5. 75% of the homes in Area C shall feature 50% masonry on the front elevation of the home. Masonry is not required above roof lines, in openings of doors, garage doors, or any other opening. On the remaining homes, a minimum brick or stone wainscot on the front façade up to the bottom of the first-floor windows. In no case shall this wainscot be less than 24 inches tall (above grade). This shall also apply to secondary front facades of corner lots, or lots noted with an X on Exhibit E.
6. Homes in Area D will feature a wainscot wrap on four sides of the home. In no case shall the wainscot be less than 24 inches tall (above grade).
7. Roofing material shall be limited to dimensional or architectural grade shingles. A minimum of three (3) shingle colors will be offered.
8. All homes shall include at least 1 front-yard tree, which shall be a minimum of 2" caliper at time of planting, and 12 shrubs or grasses in the front foundation planting bed. All shrubs or grasses shall be at least 18" at time of planting. Corner lots or lots noted with an X or L on Exhibit E shall feature an additional 2 trees and 12 shrubs/grasses, each sized as noted above, in the secondary front yard.
9. All homes shall contain a minimum of three (3) windows on elevations facing a street, three windows on the rear elevation, and two (2) windows on all side elevations. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement; however, the total number of windows, regardless of size, cannot be less than two (2).
10. The front elevation of any home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
11. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six -inch wood or fiber surround or shutters, decorative trim or headers.
12. All homes in Area D will feature a 3rd car garage with a separate bay from the 2 car garage.
13. Garage doors in Area C shall not exceed 50% of the width of the front elevation.
14. All homes in Area C should feature garages a minimum 22' in width or depth. At least 10 lots in Area C will feature an additional garage storage bump at least 4' in width or depth within the garage.
15. Garage doors in Area D should not exceed 50% of the width of the front elevation.
16. Elevations built in Areas C & D are consistent with the character and quality of the elevations shown in "Exhibit D-3" and "Exhibit D-4".
17. All homes denoted with an R on Exhibit E shall include a rear elevation featuring a gable and at least one of the following elements:
 - a. Enclosed sunroom
 - b. Screened-in porch
 - c. Roof covered patio/porch with a minimum 8" x 8" columns
 - d. Wall plane bump-out of at least 10' in width and 4' in depth
 - e. First floor brick wrap
18. Basements will be offered on all lots, subject to soil suitability.
19. All model homes must feature a full basement.
20. The model home in Area C may be built next to the model home in Area D, to create a "model park". These models may share a model parking lot.

Exhibit B (D-3 from Colonnade PUD)





Exhibit C (D-4 from Colonnade PUD)





Landon Wall Plane Break

