

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: May 20, 2025

PETITIONER: Lain Farms at Hampton Walk

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 northwest corner of CR 600W and CR 650N. The Real Estate is approximately 75 acres in size.

STAFF REVIEW: This project is proposed as a PUD and is currently in the rezoning process. This petition is anticipated to be placed on the June 17th Plan Commission agenda for public hearing.

The petitioner's site plan shows four (4) sub-areas, each of which is proposed with a different product type, as noted below:

- Sub-area A: Maple Street Series
- Sub-area B: Designer 40 Series (f/k/a Patio Series)
- Sub-area C: Designer Series
- Sub-area D: Masterpiece Series

Most of the elevations were previously approved by the ARC for the Hampton Walk project. That does not mean the ARC is bound to approve them again, but it's a good reference point. The petitioner has provided staff with a list of the previously approved elevations (for Hampton Walk) and delineated those from the new elevations. We will be prepared to review that list at the meeting if the ARC sees that as beneficial.

Staff has completed an initial review and noted a few elevations below which we feel lack architectural character or interest, and therefore if removed, would strengthen the project overall.

- Area A – Maple Street Series
 - Breckenridge Modern Farmhouse w/ Brick
 - Breckenridge Urban Modern w/ Brick

- Breckenridge Western Craftsman w/ Brick
 - Staff feels the extended porch version is acceptable
- Cumberland American Classic w/ Brick
 - Staff feels the extended porch version is acceptable
- Cumberland Urban Modern w/ Brick
- Danville American Classic w/ Brick
 - Staff feels the extended porch version is acceptable
- Davinci Urban Modern w/ Brick
- Fairfax American Classic w/ Brick
 - Staff feels the extended porch version is acceptable
- Greenbriar Hyde Park Cottage w/ Brick
- Jensen – all elevations
- Wesley Western Craftsman w/ Brick
 - Staff feels both extended porch versions are acceptable
- Yosemite American Classis w/ Brick
- Yosemite Modern Farmhouse w/ Brick
- Yosemite Western Craftsman w/ Brick
 - Staff feels the extended porch version is acceptable
- Area B – Designer 40 Series
 - Ivy Modern European w/ Brick
 - Olive Modern Farmhouse w/ Brick
- Area C – Designer Series
 - Calvin Cambridge Cottage w/ Brick
 - Carrington American Classic w/ Brick
 - Carrington American Classic w/ Stone
 - Carrington Coastal Classic w/ Stone
 - Grandin Cambridge Cottage w/ Stone
 - Winston French Manor w/ Brick
 - Wyatt Cambridge Cottage w/ Brick
- Area D – Masterpiece Series
 - Clay American Classic w/ Brick
 - Clay English Elegance w/ Brick
 - Clay French Manor w/ Brick
 - Clay Modern Retreat w/ Brick
 - Clay Modern Retreat w/ Stone
 - Finley European Romantic w/ Brick
 - Finley European Romantic w/ Stone
 - Finley French Manor w/ Brick
 - Finley Modern European w/ Brick

- Finley Modern European w/ Stone
- Huxley English Elegance w Brick & Stone
- Leland American Classic w/ Brick
- Leland American Classic w/ Stone
- Margot Modern European w/ Brick
- Mitchell American Classic w/ Brick
- Mitchell American Classic w/ Stone
- Paxton American Classic w/ Brick
- Paxton American Classic w/ Brick & w/ Ext Porch
- Pearson English Elegance w/ Brick

For most of the elevations above, the concerns staff would note are transition board and siding changes without a change in wall plane, and lack of or size of front porch. In some cases, we have other concerns, but these are primary architectural items that the Town has specifically sought to highlight recently. Staff will be prepared to discuss in more detail at the meeting.

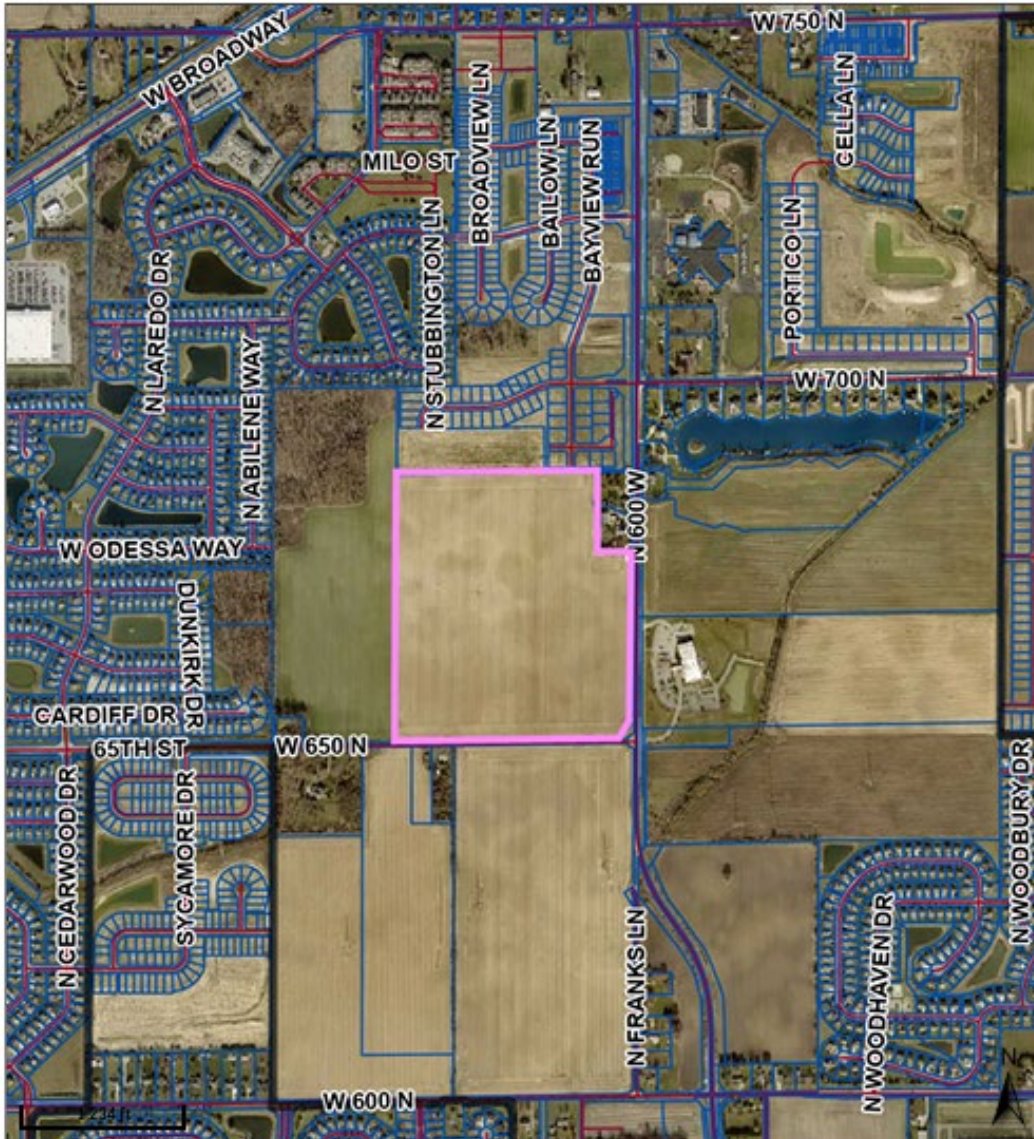
Staff does want to highlight a few aspects of the draft PUD that the ARC may want to provide further guidance on:

- The minimum roof pitch for Areas A-C is 5:12. The minimum pitch for Area D is 6:12. Hampton Walk required a 6:12 pitch for all product types except the Patio Series, which is similar to the proposed Area B.
- 1"x4" trim is proposed. The Town hasn't approved 1x4 trim in a PUD in over 10 years. The ARC has given specific approval for 1x4 trim on certain elevations in Hampton Walk.
- Corner lot/high impact lot standards appear to be less than in recent PUDs, including Hampton Walk.
- There are no rear features required for high visibility rear elevations.
- There are no lots or product types that require a masonry wainscot wrap. This is something that was required for certain lots and product types, in Hampton Walk.
- The anti-monotony language is different from our standard language, and that in the Hampton Walk PUD.
- The PUD allows the petitioner to add additional elevations in the future. The PUD, as drafted, would allow staff to approve new elevations we determine are in compliance with all standards of the PUD, so long as we also determine they are in keeping with the character and quality of the pre-approved elevations. Any elevations that staff deems either not in keeping with the character and quality and/or doesn't meet a standard of the PUD, may be brought forward to the ARC for review.

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 and architectural 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. Finally, staff would note that the Town Council has given direction that they would like to see more scrutiny on new residential zonings and the standards within to determine if they are in the best interests of the Town.

STAFF RECOMMENDATION:

Staff and the petitioner are currently working on edits to the first draft of the PUD. We are currently on schedule for this draft to be ready for Plan Commission's consideration in June. Staff does not have a recommendation as this is just an initial review of product line-up. Staff will provide a recommendation on the rezoning to the Plan Commission.



Overview



Legend

-  Corporate Limits
- Roads
 -  I
 -  S
 -  U
 -  <all other values>
-  Parcels

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