

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: May 20, 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 on the May 20th Plan Commission agenda for public hearing. The ARC previously viewed the product line-up at last month's meeting. You directed staff to continue to work with the petitioner and for the petitioner to come back this month.

The petitioner's site plan shows two (2) lot sizes and the direction has been for each lot size to have a different product. Since, the last meeting staff has worked with the petitioner to confirm that the proposal is for the Silverthorne line-up of homes to be proposed on the 80' lots and the DR Horton line-up on the 65' lots. Staff has requested that a few elevations, noted below, be removed from the line-ups, the petitioner has agreed, and these are not included in this month's packet.

- Silverthorne Line-up
 - Taylor A (Brick B)
 - Jefferson A (Brick B)
 - Reagan A (Brick B)
 - Reagan B (Brick B)
 - Arthur A (Brick B)
 - Van Buren A (Brick B)
 - Monroe A (Brick B)
 - Monroe B (Brick B)
 - Monroe C (Brick B)

- DR Horton Line-up
 - Fairfax D2
 - Johnstown D2

Also, since the last meeting the petitioner has added a number of elevations to the proposed DR Horton line-up. Those elevations are noted below, since these are new to the ARC.

- Bellamy L2, M2, & N2
- Chatham L2, M2, & N2
- Stamford L2, M2, & N2

Staff would like to note some concerns on a few of the added elevations:

- Bellamy (all elevations) have some type of a shutter covered window on the 2nd floor above the front door. This is not a design approach we have seen before and are curious as the design intent.
- Bellamy L2 & M2 have a transition board and change siding types on the 2nd floor, without a change in wall plane. It seems that the design intends to promote a change in wall articulation without actually changing wall plane. This seems to be a cost savings approach at the detriment of the home design.
- Stamford L2 & M2 have a transition board and change siding types on the 2nd floor, without a change in wall plane. It seems that the design intends to promote a change in wall articulation without actually changing wall plane. This seems to be a cost savings approach at the detriment of the home design.

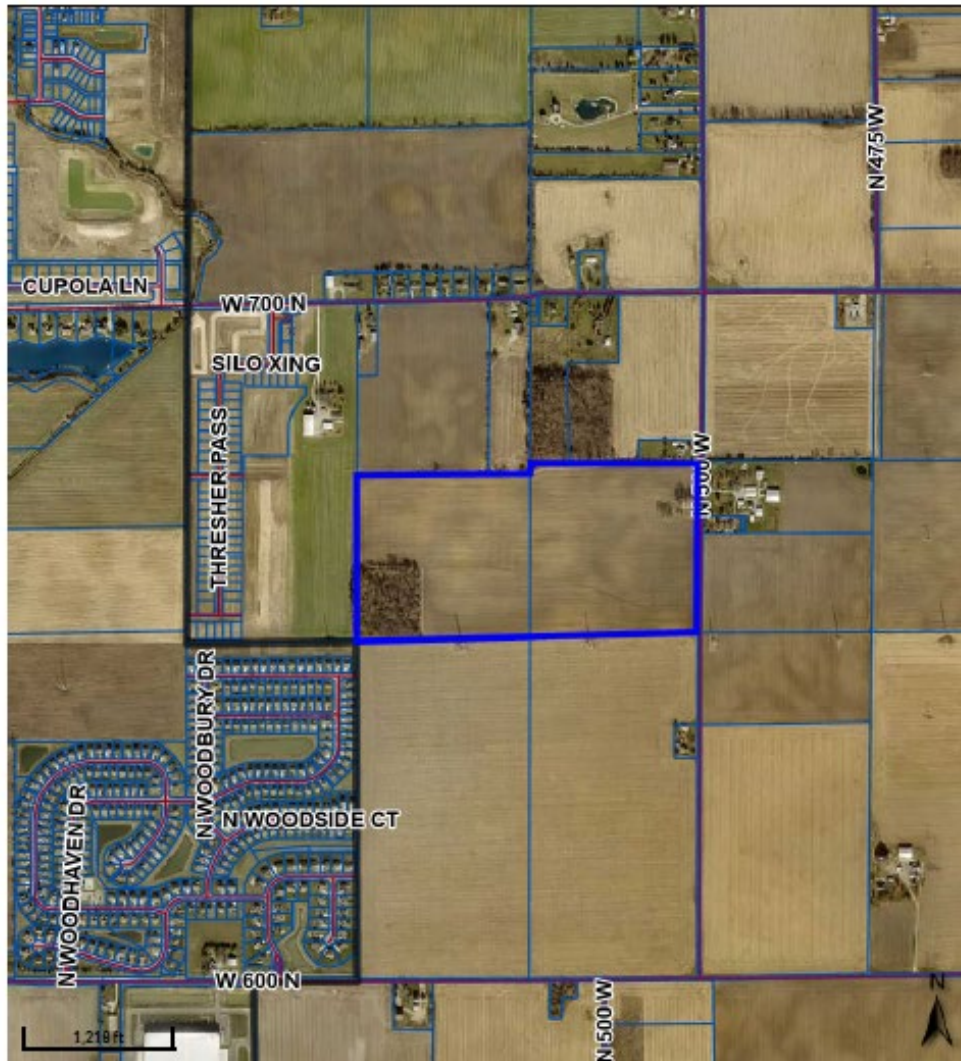
Staff does want to highlight that the PUD allows the petitioner to add additional elevations in the future. The PUD, as drafted, would allow staff to approve new elevations we determine are in compliance with all standards of the PUD, so long as we also determine they are in keeping with the character 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 have worked to draft the PUD which is ready for Plan Commission's consideration. 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>
-  Rights of Way
-  Parcels

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