

Rockport and Helms Mill PUD

MI Homes is requesting that an amendment be approved on both the Rockport and Helms Mill PUD's to eliminate the 24 inch brick return requirement.

Rockport was approved and amended with 129 single family lots and the first phase has been developed with the model home is nearing completion. The development is open for sales. Rockport was approved with a required 24 inch wainscot of masonry on all 4 sides of the home.

Helms Mill PUD was approved and amended to allow 240 homes. The Helm's Mill subdivision has been paved and should be ready for building permits by September 2025.

When both Rockport and Helms Mill were approved there was required language that all homes shall be subject to a 24 inch brick returns that wrap around the corners of the home consistent with the elevation of the brick from the front elevation. Several other neighborhoods have been approved with this same standard including Hampton Walk, Alexander Ridge, Summerton and Jacobi Farms. None were built at the time of the zoning approvals.

MI Homes is asking for an amendment to modify the standard to eliminate the 24 inch brick return. MI Homes has several concerns regarding the use of the 24 inch brick return which includes aesthetics and future water penetration that can occur without proper maintenance. By requiring brick wraps around the front corner of the homes, it creates an unfinished appearance where the brick does not have a normal transition point at the corner of the house. MI Homes believes this does not provide for a clean appearance or a seamless transition between the brick and the siding.

Other issues include the 24 inch returns interfere with window and door locations on the side elevations and do not provide for a clean transition above the porches on the front corner of the home.

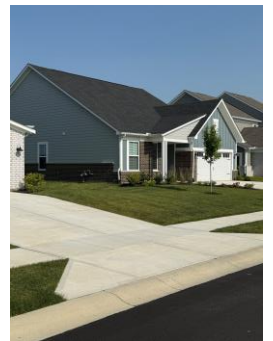
Model Home at Rockport approved with no brick return



Examples of product in Hampton Walk with and without brick return



Examples of product in Hampton Walk with and without brick return



Examples of product in Hampton Walk with brick return

