

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: June 17, 2025

PETITIONER: Pulte Group

PETITION: Product Line-up for Jacobi Farms

REQUEST: Petitioner requests approval of their Crossing and Landings Series of homes for Jacobi Farms.

LOCATION: This project sits at the northwest corner of CR 750N and CR 500W.

STAFF REVIEW: The petitioner has provided homes from two series, The Crossings and The Landings. All elevations are noted below, along with any staff concerns based upon the architectural standards in the PUD. Please note, staff only reviews for major deficiencies at this time. Staff will review for minor items, including but not limited to trim dimensions, decorative garage doors, etc at the building permit stage.

Landings

- Aspire – CR2G, HR1B, HR2N, HR2P, HR3M
 - HR1B – does not meet brick requirements
 - HR2N – does not include 2 siding materials or colors
 - HR2P – does not include 2 siding materials or colors
 - All – Roof pitch less than 6:12
- Continental – CR202, FH201, HR102, LC201, QA301
 - HR102 – does not meet requirements
 - LC201 – does not include 2 siding materials or colors
- Dakota – FH202, FH301, HR201, HR301, NC201
 - HR201 – does not include 2 siding materials or colors
- Fairview – CR101, CR201, CR 202, HR101, HR102, GR201, HR203
 - CR101 – does not meet brick requirements
 - HR101 – does not meeting brick requirements
 - HR102 – does not meeting brick requirements
 - HR201 – does not include 2 siding materials or colors
- Hampton – CR2G, HR2I, HR2L, HR3S, LC1A
 - CR2G – does not meet brick requirements
 - HR2I – does not meet brick requirements

- LC1A – does not meet brick requirements
 - HR2L – Roof pitch less than 6:12
 - HR3S – Roof pitch less than 6:12
 - LC1A – Roof pitch less than 6:12
- Ivy – FH101, HR201, NC102, NC201, PR201
 - NC102 – does not meet brick requirements
 - PR201 – does not include 2 siding materials or colors
- Mercer – FH201, HR102, HR204, HR207, HR208
 - HR102 – does not meet brick requirements
 - HR207 – does not include 2 siding materials or colors
- Mitchell – CR2G, HR1B, HR2M, HR3S, HR3T
 - HR1B – does not meet brick requirements
 - HR2M – does not meet brick requirements
 - CR2G – Roof pitch less than 6:12
 - HR1B – Roof pitch less than 6:12
 - HR3S – Roof pitch less than 6:12
 - HR3T – Roof pitch less than 6:12
- Newberry – CR204, FH204, HR102, HR206, QA301
 - HR102 – does not meet brick requirements
 - All – at max garage protrusion – windows required
- Prospect – FH201, FH301, HR201, HR202, NC201
- Vestry – FH101, FH202, HR201, NC201, NC301
 - HR201 – does not include 2 siding materials or colors
 - All – garage protrusion windows required
- Wall Street – FH201, FH202, HR201, HR301, NC201
- Waverly – CR202, FH201, HR201, HR203, HR205, NC203
 - HR203 – Roof pitch less than 6:12
 - HR205 – Roof pitch less than 6:12

Crossings

- Amberwood – CR2M, EC2G, EC2H, HR2M, HR2S, NC2G, PR2M
 - PR2M – Staff feels the hipped gables meet the gable requirement, but would like ARC confirmation
 - PR2M – does not include 2 siding materials or colors
- Greenfield – CR2G, EC2G, EC2HHR2G, HR2H, HR2J, HR3M, HR3S, NC2G, PR2M
 - PR2M – Staff feels the hipped gables meet the gable requirement, but would like ARC confirmation
 - HR2J – does not meet brick requirements
 - HR2G – does not meet brick requirements
 - CR2G – does not meet brick requirements
 - NC2G – does not meet brick requirements
 - CR2G – Roof pitch less than 6:12

- PR2M – portion of main roof pitch less than 6:12; however, the home leans into a prairie style home, which can be approved by the ARC
- Hilltop – CR2G, EC2G, EC2H, HR2G, HR2H, HR2I, HR3M, HR3S, NC2G, PR2M
 - CR2G – does not meet brick requirements
 - EC2H – does not meet brick requirements
 - HR2G – does not include 2 siding materials or colors
 - NC2G – does not meet brick requirements
 - PR2M – Staff cannot determine if meets brick requirements
 - PR2M – Staff feels the hipped gables meet the gable requirement, but would like ARC confirmation
 - PR2M – main roof pitch less than 6:12; however, the home leans into a prairie style home, which can be approved by the ARC
 - All – garage protrusion windows required
- Riverton – CR2G, EC2G, EC2H, HR2G, HR2M, HR3M, NC2G, PR2M
 - EC2H – does not meet brick requirements
 - HR2G – does not include 2 siding materials or colors
 - PR2M – does not include 2 siding materials or colors
 - PR2M – Staff feels the hipped gables meet the gable requirement, but would like ARC confirmation
 - CR2G – Roof pitch less than 6:12
 - PR2M – main roof pitch less than 6:12; however, the home leans into a prairie style home, which can be approved by the ARC
- Westchester – CR2G, EC2G, EC2H (x2), HR2G, HR3S, HR3T, NC2G, PR2M
 - Two elevations labeled EC2H
 - EC2H – does not meet brick requirements
 - NC2G – does not meet brick requirements
 - PR2M – does not meet brick requirements
 - EC2H – does not include 2 siding materials or colors
 - CR2G – Roof pitch less than 6:12
 - PR2M – main roof pitch less than 6:12; however, the home leans into a prairie style home, which can be approved by the ARC
 - PR2M – Staff feels the hipped gables meet the gable requirement, but would like ARC confirmation

In addition to the items denoted above, the PUD also includes a few standards that are lot specific or required on a percentage of the lots. Those standards cannot be reviewed at this stage, but staff felt it was important to denote these requirements. Staff will be tracking these requirements as building permits are issued.

- 75% of homes on the main east-west connector road shall have a front elevation of at least 50% brick or stone. A minimum of 50% of all other homes

(not located on the east-west connector road) shall have a front elevation of at least 50% brick or stone.

- Perimeter lots, identified with a blue dot on the Concept Plan, shall have a 30" brick or stone wainscot wrap.
- Perimeter lots, identified with a red dot on the Concept Plan, shall have a rear elevation enhancement.
- 75% of homes in Area B shall have a garage setback a min. of 4' from the front porch.
- All homes in Area C shall have a 3rd car garage or tandem garage for 3rd car interior storage.
- 50% of all homes in Area C shall have a side or courtyard load garage.
- All homes in Area C shall offer Basements. All basement-eligible homes in Area B shall offer basements. (subject to soil suitability)

STAFF RECOMMENDATION:

Staff seeks resolution of the issues noted above, prior to providing a recommendation. Additionally, staff requests the petitioner acknowledge that not all PUD requirements were reviewed for at this stage, ie. trim dimensions, decorative garage doors, etc. The standards are required and will be reviewed at the building permit stage, along with lot specific standards, such as but not limited to corner and perimeter lot enhancements.

Lastly, the PUD includes "illustrative character and quality language". The exact text is below. The ARC needs to determine if the proposed elevations meet the quality and character of the exhibits in the PUD (enclosed) prior to taking final action.

Illustrative architectural exhibits, attached hereto as "Exhibit C-1" for Area A, "Exhibit C-2" for Area B, and "Exhibit C-3" for Area C, are hereby incorporated to illustrate conceptually the elements, anticipated quality and character, and to establish a benchmark for the architecture and design of the residential dwellings within the various areas of the Jacobi Legacy Farms development. The final dwelling designs may vary from the illustrative architectural exhibits; however, the dwellings shall be substantially similar in quality and character to the dwellings shown. The Town's Architectural Review Committee (ARC) may approve elevations that do not meet the architectural requirements outline in "Exhibit C", if they find the proposed elevations are consistent with the quality and character of the attached Architectural Exhibits.

Concept Plan



Architectural Standards from the PUD

ARCHITECTURAL STANDARDS FOR AREAS B AND C

1. Shingles. Architectural or dimensional shingles shall be required on all dwellings/units.
2. Roof Pitch. The primary roof pitch for two (2) story homes shall be 6:12 or greater, ancillary roofs may be less than 6:12. For one (1) story or one and a half story (1.5) homes (includes loft), or townhouses, the primary roof pitch shall be a minimum of 5:12. No more than ten percent (10%) of the homes in Area B and Area C, each calculated individually per area, may have a lesser roof pitch, provided that the elevations are of the "Prairie" architectural style, as determined by the ARC. The ARC may approve a home with a lesser roof pitch.
3. Overhangs. The minimum roof overhang is eleven (11) inches on all sides of a structure as measured from the exterior wall framing to the outside face of the fascia board.
4. Vents. 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).
5. Siding. All siding shall be brick, stone, wood, cement fiber board or stucco.
 - a. Vinyl siding is prohibited.
 - b. All buildings shall have a minimum of three (3) materials, colors, or patterns on the front façade, one of which shall be brick or stone.
6. Masonry Requirements.
 - a. Area B: A minimum of seventy-five percent (75%) of the homes with frontage along the east/west connector road shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above the roof line. A minimum of fifty percent (50%) of the homes without frontage along the east/west connector road shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above the roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain a minimum of a 30" brick or stone wainscot and contain a minimum of two (2) siding colors or two (2) of the following materials on the front elevations: horizontal lap siding, vertical siding, board and batten, and shake.
 - b. Area C: All homes shall have a minimum of a 30" brick or stone wainscot on all four (4) sides of the home and contain a minimum of two (2) siding colors or two (2) of the following materials on the front elevations: horizontal lap siding, vertical siding, board and batten, and shake.
 - c. In all Areas, all return walls on front elevations shall include brick or stone consistent with the brick or stone height and application on the front

elevation. For example, a recessed front door creates return walls that should carry around the materials of the front elevation.

- d. When brick or stone terminates at the corner of a building, there shall be a minimum 24-inch corner return.
 - e. Brick or stone wainscot on the side and rear elevations shall complement the masonry material on the front elevation. If both brick and stone are used on the front elevation, then the side and rear masonry wainscot may be brick or stone, provided the color is similar and complimentary to the color of the masonry material on the front elevation.
7. Articulation. The front elevation of all homes shall contain one (1) two-foot or greater step back and either two (2) ridgelines or one (1) gable.
 8. High Visibility Enhancements. The homes identified with a blue dot on **Exhibit E-1** shall contain a minimum of a 30" brick or stone wainscot on all four (4) sides of the home/building.
 9. Rear Façade Articulation. Rear elevations of all homes on lots identified with a red dot on "**Exhibit E-2**" shall contain at least one (1) of the following as illustrated in **Exhibit F**: (i) four sides 1st floor brick wrap, (ii) four sides brick wainscot (min. 30") wrap, (iii) covered porch, (iv) screened-in porch, (v) 1st floor rear façade extension a min. of 4' (café, gathering room, morning room, three-season room, etc.), or other rear façade extension approved by the Architectural Review Committee.
 10. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
 11. Columns. Unless approved by the ARC, the front porch columns shall be a minimum of 6" by 6".
 12. Windows.
 - a. All one (1) story or one and a half story (1.5) homes (includes loft) shall contain a minimum of two (2) windows on the front façade, a minimum of one (1) window on all side facades, and a minimum of three (3) windows on the rear façade, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows. On a case-by-case basis, the ARC may approve a front door or garage service door with a window, set of 3 "bullet" windows a min. of 1' x 1' each, and/or a transom window a min. of 1' x 4', and/or a decorative garage door with windows to count as one (1) window.
 - b. All two-story homes shall contain a minimum of three (3) windows on the front façade, a minimum of two (2) windows on the side facades, and a minimum of three (3) windows on the rear façade, with the exception of a façade facing a public street which shall contain a minimum of three (3) windows. On a case-by-case basis, the ARC may approve a front door or garage service door with a window, set of 3 "bullet" windows a min. of 1' x 1'

each, a transom window a min. of 1' x 4', and/or a decorative garage door with windows to count as one (1) window.

- c. For purposes of these window standards, a façade facing a public street shall include the side elevation that faces a street and is separated only by common area.

13. Window Treatment. 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. For purposes of these window treatment standards, a façade facing a public street shall include the side elevation that faces a street and is separated only by common area.

14. Trim. Unless adjacent to brick or stone wrap, all windows, doors, and corners shall have a minimum nominal one inch by six-inch (1" x 6") wood or vinyl surround, shutters, decorative trim, or headers.

15. Garages. All homes shall contain a minimum of a two (2) car garage with a minimum width or depth of 20' or shall incorporate additional interior garage storage space a minimum of 4' x 4', for a total to be no less than 415 SF.

- a. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on each 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.
- b. Any side-load, rear-load, or courtyard garage shall contain a minimum of two (2) windows in the garage façade facing a street.
- c. Front-loading garages shall contain a decorative garage door similar to those depicted on "**Exhibit G.**" Decorative shall mean the inclusion of hardware, windows, or both.
- d. For any three (3) car garage that faces a street, at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
- e. For the front-loading garages, the garage doors shall not comprise greater than fifty percent (50%) of the width of the front elevation for a two (2) car garage and sixty percent (60%) for a three (3) car garage. This standard shall not apply to Townhouses or rear loaded garages.
- f. Seventy-Five percent (75%) of the homes in Area B shall have a garage setback a min. of four feet (4') from the front porch.

- g. All homes in Area C shall have a 3rd car garage or tandem garage for 3rd car interior storage.
 - h. Fifty percent (50%) of all homes in Area C shall have a side-load or courtyard garage. For the purpose of this standard, a home with a two-car side-load and a 1-car front-load garage shall count towards this requirement.
 - i. For purposes of these garage standards, a façade facing a public street shall include the side elevation that faces a street and is separated only by common area.
- 16. Mailboxes. All homes shall include individual mailboxes with uniform design, unless otherwise required by USPS.
- 17. Lot Landscaping.
 - a. All homes shall be landscaped with a minimum of (1) deciduous tree, two (2) ornamental trees and twelve (12) shrubs. The shrubs shall be planted along the front foundation of the primary structure. A minimum of one (1) trees shall be located in the Front Yard.
 - b. All homes on corner lots shall also include a minimum of one (1) deciduous tree and one (1) ornamental tree planted in the secondary Front Yard, and eight (8) shrubs planted along the foundation of the side elevation of the structure. For purposes of this standard, a lot shall be deemed a corner lot with street frontage on two (2) sides, OR lots where the side elevation faces a street and is separated only by common area. Corner lot trees required in the secondary Front Yard may be planted in the adjacent common area.
 - c. All homes shall have sod installed in the Front Yard, and the rest of the yard shall be seed & blanket. Corner Lots shall also have sod in both Front Yards.
- 18. Driveways. All driveways shall be concrete.
- 19. Basements.
 - a. All basement-eligible homes in Area B shall offer basements as an option, subject to soil suitability. The model home in Area B shall have a full basement, subject to soil suitability.
 - b. All homes in Area C shall offer basements as an option, subject to soil suitability. The model home in Area C shall have a full basement, subject to soil suitability.

Illustrative Architectural Exhibit from the PUD

ILLUSTRATIVE ARCHITECTURAL EXHIBIT (AREA B)



ILLUSTRATIVE ARCHITECTURAL EXHIBIT (AREA C)

