

McCordsville

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McCordsville Architectural Review Committee

Meeting Minutes

June 17th, 2025

5:30 PM

Members Present: Bethany Frost, Tom Strayer, Jordan Adams, Dr. Bryan Burney, Jenna Bentley

Members Absent:

Other members present: Ryan Crum, Hollie Kinker, Allyson Hamlin

Approval of Minutes

Ms. Jordan motioned to approve the May minutes, Dr. Burney seconded. Motion passed, unanimously.

Old Business

Fischer Homes' request for a recommendation on Product Line-up for Lain Farms at Hampton Walk - THIS PETITION IS CONTINUED TO THE JULY 15TH MEETING

New Business

Discussion took place about a special meeting in July. Tentatively spoke on July 1st for the special meeting.

MAP McCord, LLC request for approval of exterior design for Starbucks located at 6078 W Broadway

Staff shared variances that have been approved through the Board of Zoning Appeals and shared staff's findings on this petition.

Dr. Burney asked about signage. Staff presented that signs have not been reviewed, but standards will need to be met and they will have the signs will have their own review and permitting process.

Petitioner stated that Starbuck is responsible for submitting for signage permits.

Dr. Burney moved to approve MAP McCord, LLC request for approval of exterior design for Starbucks located at 6078 W Broadway as submitted, Ms. Bentley seconded, motion passed unanimously.

MI Homes' request for a recommendation on changes to architectural design standards for the Helm's Mill PUD & for the Rockport PUD

Mr. Isaacs shared his presentation for the request to remove the requirement for a 24" inch brick wrap on the corners.

Dr. Burney suggested possibly having an articulation with the brick and stone at the corners instead of wrapping around the corner.

Mr. Isaacs is requesting that they come up with the definition of the trim requirement. He requested maybe extra windows on high visible lots.

Discussion took place about other architectural feature suggestions that could replace that brick wrap to bring more interest to the sides of the homes.

Mr. Isaacs mentioned not having to do that extra brick since they already have the brick wainscot on every home.

Staff is supporting of this request, but it is important that this decision is as consistent as possible. Staff shared that there will be an ordinance to cover all of the neighborhoods that have this requirement. It was suggested to create a pick list for the builders and present to the Town Council.

Motion to support PUD amendments to eliminate the 24" corner wrap in lieu of a corner trim detail and a pick list to be worked through for side home treatment with builders and staff as this progresses towards an eventual action by Town Council to present to Town Council, Dr. Burney seconded, Ms. Bentley motion passed. This motion covers current and future requests.

Discussion took place on whether Hampton Walk would have changes or not to their neighborhood requirements.

Davis Homes' request for approval of exterior elevation in Enclave at Deer Crossing, Lot 11

No one appeared to be present for the meeting. Staff stated that they are recommending approval as this is a semi-custom home.

One exception would be to add window details to the left elevation, staff is in support with the amended changes.

Ms. Bentley motioned to approve as long as they meet the 3-window requirement of the PUD, Dr. Burney seconded, motion passed unanimously.

Town of McCordsville's request for approval of exterior elevations for the McCordsville Community Center

Staff presented the changes to the exterior changes that would be made to the community center and the changes that will be made to the historic sign.

Dr. Burney made a motion to approve the Town of McCordsville of exterior elevations of the community center with the exception that the roof will stay the same, Ms. Jordan seconded, motion passed.

Fischer Homes' request for approval on additional elevations to Hampton Walk - THIS PETITION IS CONTINUED TO THE JULY 15TH MEETING

Pulte Homes' request for a recommendation on Product Line-up for Jacobi Farms

Mr. Ramage presented for Pulte Homes, he stated that they would meet the required standards in the PUD.

Staff stated that we do not review all the smaller details, mainly the costly changes that would be expensive to change.

Ms. Bentley asked about the garage requirements. Staff stated there was one home that is exactly at the requirement that would possibly cause an issue.

M. Crum stated that there is a model that is really close to that protrusion limit where it would require windows on the garage.

Mr. Ramage stated that if its determined at a later date that it would cause an issue Pulte would not build that model.

Mr. Crum stated that this PUD consists of a lot of percentage language on what material on what street, etc. Staff mentioned we will work alongside Pulte to figure out how best to track this so they don't get to the last section and all of the homes have to be brick, Pulte agreed.

Staff clarified the site plan on the screen, a mixture of Landings and Crossings in the darker yellow only Crossings for a future product in the lighter yellow.

Confirmation of character and quality should be continued to the special meeting.

Discussed the special meeting for July 1st at 5:30. **Dr. Burney moved to approve a special meeting to July 1st, Ms. Bently seconded, motion passed unanimously.**

Taylor Morrison's request for a recommendation on changes to Product Line-up for Colonnade Section 4. ITEM CONTINUED TO SPECIAL JULY ARC MEETING.

Special Meeting : July 1st @ 5:30

Meeting was adjourned.