

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report

Meeting Date: July 17, 2025

PETITIONER: Fischer Homes

PETITION: Product additions to the line-up for Hampton Walk

REQUEST: Petitioner requests approval to add 19 elevations to their line-up of single-family homes in the Designer subarea for the Hampton Walk residential subdivision.

LOCATION: The subdivision is located along the westside of CR 600W between CR 750N and just south of CR 700N.

STAFF REVIEW: The petitioner is requesting to add the following products to the line-up:

- Carrington American Classic w/Brick
- Carrington American Classic w/Stone
- Carrington Coastal Classic w/Stone
- Carrington Modern Retreat w/Brick
- Carrington Modern Retreat w/Stone
- Carrington Pacific Craftsman w/Brick
- Carrington Pacific Craftsman w/Stone
- Emmett American Classic w/Brick
- Emmett Coastal Cottage w/Brick
- Emmett Coastal Cottage w/Stone
- Emmett English Elegance w/Brick
- Emmett Western Craftsman w/Brick
- Emmett Western Craftsman w/Stone
- Winston American Classic w/Brick
- Winston American Classic w/Stone
- Winston French Manor w/Brick
- Winston Modern Farmhouse w/Brick
- Winston Modern Retreat w/Brick
- Winston Modern Retreat w/Stone

Staff Comments:

- **Carrington American Classic with Stone** does not meet Architectural Standard #6, which requires that homes with less than 50% brick on the front elevation must include at least two siding colors or use two of the following materials on the front elevation: horizontal lap siding, vertical siding, board and batten, or shake.
- **Winston American Classic with Stone** may not meet Architectural Standard #6.

Requesting the petitioner, at the meeting, provide comment regarding the requirement on this elevation.

- **All elevations** in the Designer subarea are required to have one (1) two-foot or greater step back *and* either two (2) ridgelines, or one (1) gable. It is unclear on the submitted illustrative elevations if the two foot step back requirement is met. *Requesting the petitioner, at the meeting, provide comment regarding this requirement.*
- Front-loading garages shall contain a decorative garage door similar to those as detailed in Exhibit D-2 of the PUD.

Additional Staff Comments:

Seeking confirmation, at the meeting, from the petitioner that they understand the following applies:

- The primary roof pitch for the Designer Collection shall be 6:12 or greater, ancillary roofs may be less than 6:12
- Gable pitches shall be a minimum of 8:12
- Minimum overhangs of 11" when adjacent to siding and 8" when adjacent to brick/stone
- Vinyl siding is prohibited
- 75% of the Designer and Masterpiece Collections must have at least 50% brick or stone front elevations. Any home with less than 50% brick/stone shall have no less than a brick/stone wainscot and two other siding types on the front elevation. Any home with only a brick/stone wainscot on the front elevation, shall include a wainscot wrap on all elevations
- Front elevation returns shall feature the same material as the front elevation (as detailed in Exhibit D-3 of the PUD)
- Front elevation brick/stone shall wrap corners to a depth of 24"
- Front porch columns shall be a minimum of 5.5" x 5.5" or as approved by ARC
- All windows that face a street shall have shutters, mullions, or window grids
- Unless adjacent to brick/stone, all windows, doors, and corners shall have a minimum of 1 x 6 trim (the Modern Farmhouse elevation may be approved for 1 x 4 in select locations as determined by the ARC)
- Any home which abuts a street, open space, trail, or park along a side or rear elevation shall feature no less than a brick/stone wainscot wrap on all 4 elevations.
- Side & rear elevations of 1 and 1.5 story homes shall feature a minimum of 1 window, and any side elevation of 1 and 1.5 story homes facing a street shall feature a minimum of 2 windows
- Side & rear elevations of 2-story homes shall feature a minimum of 2 windows, and any side elevation of 2-story homes facing a street shall feature a minimum of 3 windows
- Various lot specific requirements, including, but not limited to Side/Rear High Impact Lots
- All garages in the Designer Collection must meet one of the following: min. 22' in width, or 3-car
- Any 3-car garage that faces a street, at least one of the bays must have a separate door and be recessed a minimum of 2-feet from the other bays
- Any side-load garage shall have a minimum of 2 windows in the front elevation of the garage
- Any 2-car front-loading garage doors shall not account for more than 50% of the width of the front elevation of the home. 3-car door bays shall not account for more than 60%
- Front-loading garages that protrude at least 8' shall include a window in the side elevation and additional landscaping. No FL garage shall protrude more than 16'
- No elevation shall be built on more than 10% of the lots in this Subarea.
- In Subarea B, a minimum of 10 homes shall feature a side-load garage
- Basements must be offered on all lots (where soils are suitable) in this Area
- There shall be a minimum of 3 roof colors offered in this Subarea

Staff is conducting an anti-monotony review. We will prepare an anti-monotony presentation for review at the meeting detailing the elevation combinations that are concerns.

There are a few architectural requirements which are lot specific and/or cannot be reviewed for at this time. That review will be conducted at the building permit stage.

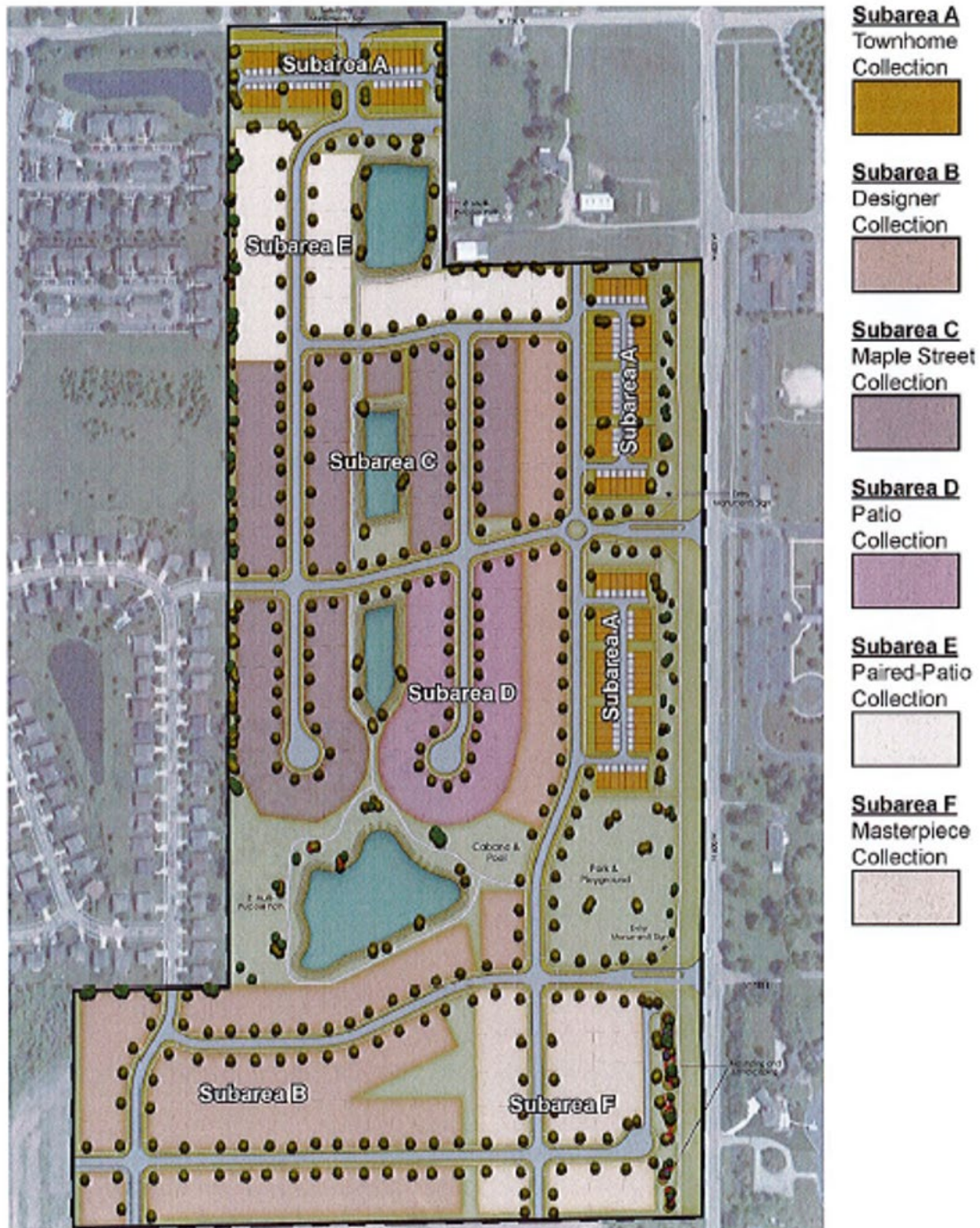
Staff has requested the petitioner provide drawings that show some of the dimensional requirements of the PUD, ie. width of garages, minimum square footage, etc.

Note: Staff does not review the various options available to buyers during the ARC review. If a buyer selects a specific option, that option and any resulting changes, will be reviewed for compliance during the building permit process.

STAFF RECOMMENDATION:

Following confirmations noted above, staff will recommend approval.

Location Map denoting Sub-Areas within Hampton Walk



Subarea B - Designer

Model - Carrington

Elevation - American Classic w/ Brick



Subarea B - Designer

Model - Carrington

Elevation - American Classic w/ Stone



Subarea B - Designer
Model - Carrington
Elevation - Coastal Classic w/ Stone



Subarea B - Designer
Model - Carrington
Elevation - Modern Retreat w/ Brick



Subarea B - Designer

Model - Carrington

Elevation - Modern Retreat w/ Stone



Subarea B - Designer

Model - Carrington

Elevation - Pacific Craftsman w/ Brick



Subarea B - Designer

Model - Carrington

Elevation - Pacific Craftsman w/ Stone



Subarea B - Designer

Model - Emmett

Elevation - American Classic w/ Brick



Subarea B - Designer

Model - Emmett

Elevation - Coastal Cottage w/ Brick



Subarea B - Designer

Model - Emmett

Elevation - Coastal Cottage w/ Stone



Subarea B - Designer
Model - Emmett
Elevation - English Elegance w/ Brick



Subarea B - Designer
Model - Emmett
Elevation - Western Craftsman w/ Brick



Subarea B - Designer

Model - Emmett

Elevation - Western Craftsman w/ Stone



Subarea B - Designer

Model - Winston

Elevation - American Classic w/ Brick



Subarea B - Designer
Model - Winston
Elevation - American Classic w/ Stone



Subarea B - Designer
Model - Winston
Elevation - French Manor w/ Brick



Subarea B - Designer

Model - Winston

Elevation - Modern Farmhouse w/ Brick



Subarea B - Designer

Model - Winston

Elevation - Modern Retreat w/ Brick



Subarea B - Designer

Model - Winston

Elevation - Modern Retreat w/ Stone



“Exhibit D”

ARCHITECTURAL STANDARDS

All homes constructed in the Hampton Walk PUD shall have the following minimum standards:

1. Architectural or dimensional shingles; metal accent roofs are allowed per approved plans.
2. The primary roof pitch for the Masterpiece, Maple Street, and Designer Collections shall be 6:12 or greater, ancillary roofs may be less than 6:12. For Patio, Paired-Patio, and Townhome Collections the primary roof pitch shall be 5:12 or greater.
3. Minimum roof overhang of eleven (11) inches on all sides of a structure as measured from the exterior wall framing to the fascia board; eight (8) inch gable overhang from the exterior wall where the side consists of brick.
4. All siding shall be brick, stone, wood, cement fiber board, or stucco.
5. Vinyl siding is prohibited.
6. A minimum of fifty percent (50%) of the homes (75% of the Designer and Masterpiece Collections), excluding the Townhomes, 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 brick or stone wainscot to the bottom of the first-floor windows 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, or shake. For the Paired-Patio and Townhome Collections, the masonry percentage requirements may vary from unit to unit but shall be achieved across the entire building or structure. Any home, within the Maple Street, Designer, Patio, or Masterpiece subareas that only features a brick or stone wainscot on the front elevation shall wrap said wainscot on all elevations. Additionally, the amount of brick or stone on any front elevation, in any Subarea, shall also be included on any front interior elevation returns, except for alcoves as illustratively shown on the Elevation Return Exhibit, attached hereto as **“Exhibit D-3”**. The front elevation brick or stone shall wrap the corner onto side elevations at least twenty-four inches (24”).
7. Townhomes shall have no less than fifty percent (50%) brick or stone on any front building elevation. No less than a 2nd floor brick or stone wrap shall be provided on any side elevation identified with a “T” on the High Impact Lot Exhibit, attached hereto as **“Exhibit D-1”**. All other side elevations and any rear elevation shall have a minimum of a 1st floor brick or stone wrap.
8. **Exhibit E** depicts several townhome building styles. The more traditional style shall be built along CR 750N, while the more modern style shall be built along CR 600W.
9. For all Subareas except for Subarea A (the Townhome Collection), the front elevation of all homes shall contain one (1) two-foot (2’) or greater step back and either two (2) ridgelines, or one (1) gable. In Subarea A, the front elevation of each building shall contain one (1) two-foot (2’) or greater step back and either two (2) ridgelines, or one (1) gable, as illustratively shown on the Approved Elevations.

10. All side elevations of Townhome buildings shall feature either: (a) two-story brick or stone; or (b) a minimum of three (3) materials or (3) colors (excluding trim color), or in the case of a hip roof, a minimum of two (2) materials or (2) colors (excluding trim color).
11. For all Subareas except for Subarea A (the Townhome Collection) and Subarea E (the Paired-Patio Collection), a single front elevation shall not be repeated unless it is separated by at least three different front elevations along either side of the same street frontage. In Subarea A, a single unit front elevation shall not be repeated unless it is separated by at least one different unit front elevation along either side of the same street frontage. In Subarea E, a single building front elevation shall not be repeated unless it is separated by at least one different building front elevation along either side of the same street frontage.
12. The side and rear elevations of residences that abut a street, open space, trail, or park, shall have a brick or stone wainscot on all four (4) sides of the structure. The exterior elevations of all single-story residences 1,200 square feet or less in livable floor area shall be masonry. This requirement shall include all sides of the structure, exclusive of windows, doorways, and bays.
13. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
14. The front porch columns shall be a minimum of 5.5" by 5.5" or as approved by the ARC.
15. All one (1) story or one and a half story (1.5) homes (includes loft) shall contain a minimum of one (1) window on all four (4) sides with the exception of a façade facing a public street which shall contain a minimum of two (2) windows. A service door with a window, set of three (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 may count as one (1) window.
16. All two-story homes shall contain a minimum of two (2) windows on all four (4) sides with the exception of a façade facing a public street which shall contain a minimum of three (3) windows. A service door with a window, set of three (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 may count as one (1) window.
17. Townhome buildings shall have no less than four (4) windows on any side elevation. Any side elevation that faces a street, alley, or open space shall have a minimum of six (6) windows.
18. 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.
19. 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. However, elements of Urban Modern and Modern Farmhouse elevations may have a minimum nominal one-inch by four-inch (1" x 4") wood or vinyl surround, shutters, decorative trim, or headers if appropriate for the architectural style as determined by the ARC.
20. All of the rear elevations of homes on lots identified with an "R" on the High Impact Lot Exhibit, attached hereto as "Exhibit D-1", shall contain a rear-facing gable and at least one (1) of the following: (i) first floor brick wrap, (ii) brick wainscot wrap (to sill of first floor window), (iii) covered porch, (iv) first floor rear façade extension a minimum of four feet (4') in depth and ten feet (10') in length, or (v) other rear feature as approved by the Architectural Review Committee.

21. Corner Lots (including those with a secondary elevation facing a street but separated with common area), and lots identified with an "S" on the High Impact Lot Exhibit shall feature an additional window and at least a brick/stone wainscot wrap.
22. Front-loading garages shall contain a decorative garage door similar to those depicted on the Decorative Garage Doors Exhibit, attached hereto as "**Exhibit D-2**".
23. The Townhome Collection shall have garages a minimum of 440 square feet. The Paired-Patio Collection shall have garages a minimum of 435 square feet. The Patio Collection shall have garages either: (i) a minimum of 460 square feet; or (ii) a minimum of 22' in width; or (iii) at least a three-car garage. The Designer, Maple Street, and Masterpiece Collections shall have garages a minimum of 22' in width or at least a three-car garage.
24. 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.
25. 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 the Paired-Patio or Townhome Collections.
26. The Townhome Collection shall have rear-loaded garages.
27. Any side-load or courtyard garage shall feature a minimum of two (2) windows facing the street.
28. Gable pitches shall be a minimum of 8:12.
29. There shall be a minimum of two (2) model homes at any given time during construction, except that when only one (1) product type is available for sale then there shall be a minimum of one (1) model home. All model homes shall include a basement, except the Townhome and Paired-Patio Collections.
30. Basements will be offered on detached homes as long as soils are suitable.
31. All townhome building sides facing 600 West shall feature the following: a minimum of four (4) deciduous trees, three (3) dwarf standard ornamental trees, three (3) evergreen shrubs, six (6) dwarf deciduous shrubs, and four (4) ornamental grass plantings.
32. The maximum percentage of elevation per subarea shall be 10% for the Designer, Patio, and Masterpiece Collections. The maximum percentage of elevations per subarea shall be 20% for the Maple Street Collection. The maximum percentage of elevations per subarea shall be 50% for the Paired-Patio Collection.
33. 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).
34. All townhome units shall have a concrete walk from the front door to the perimeter sidewalk or path.
35. All townhome units shall have a minimum driveway depth of twenty feet (20').
36. All driveways shall be concrete.
37. Front-load garages that protrude at eight feet (8') or greater in front of the front elevation shall feature at least one (1) window on one of the garage's side elevations. The maximum protrusion for a front-load garage shall be sixteen feet (16') from the front elevation. Garage protrusion shall be measured from the widest part of the front elevation, which may be the front porch. The maximum protrusion does not apply to courtyard or side-load garages, nor front-load garages in the Paired-Patio subarea. For all front-load garages that

protrude eight feet (8') or more landscaping of a minimum of eight (shrubs) shall be added to the side elevation, nearest the side-lot line, of said garage.

38. There shall be a minimum of three (3) roof colors offered in Subareas B, C, D, and F.
39. In Subarea B, a minimum of 10 homes shall feature a side-load garage. In Subarea F, a minimum of 50% of homes shall feature a side-load, court-yard load or rear-load garage.