

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report

Meeting Date: July 2, 2025

PETITIONER: Taylor Morrison

PETITION: Product Architectural Change Recommendation

REQUEST: Petitioner requests a recommendation on changes to the previously approved architectural product types for Colonnade Section 4, in advance of a proposed PUD Amendment.

LOCATION: The subdivision is between CR 750N and CR 700N, approximately ¼ mile east of CR 600W.

STAFF REVIEW: The petitioner requests a PUD Amendment to revise the townhome units in Area A of Section 4 to allow for two-story only buildings. This petition is anticipated to be heard at the July 15th Plan Commission.

The site plan shows the affected portion of Area A, which fronts CR 750N. Four (4) elevations are proposed:

- Four-Unit Craftsman
- Five-Unit Craftsman
- Four-Unit Farmhouse
- Five-Unit Farmhouse

In 2023, the ARC approved elevations for two- and three-story townhomes in this area. The current proposal responds to homebuyer preferences and aims to maintain architectural continuity with Section 1.

Staff has reviewed the submitted elevations and would like to highlight two areas where ARC guidance may be warranted:

- **Brick Requirement:** The front elevations do not appear to meet the PUD's 50% brick requirement. However, the ARC may approve

alternative treatments if they are found to be architecturally consistent with the overall style.

- **Rear Window Requirement:** The rear elevations do not appear to meet the PUD requirement of three windows per unit.

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.

STAFF RECOMMENDATION:

Staff and the petitioner are currently working on edits to the PUD Amendment. Pending staff's review, the amendment is anticipated to be ready for Plan Commission in July. A full recommendation will be provided to the Plan Commission when the amendment is scheduled for hearing.

Location Map – Aerial



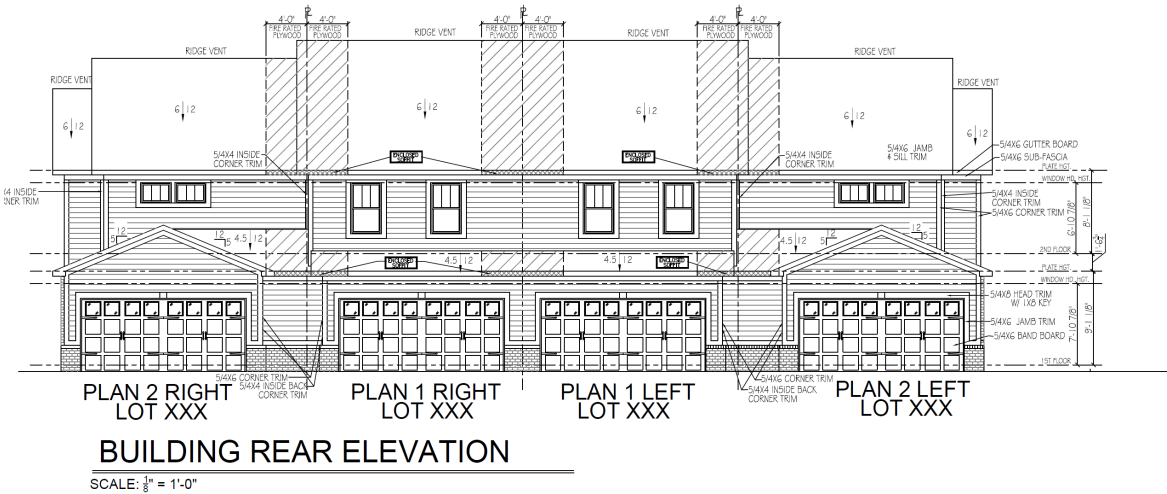
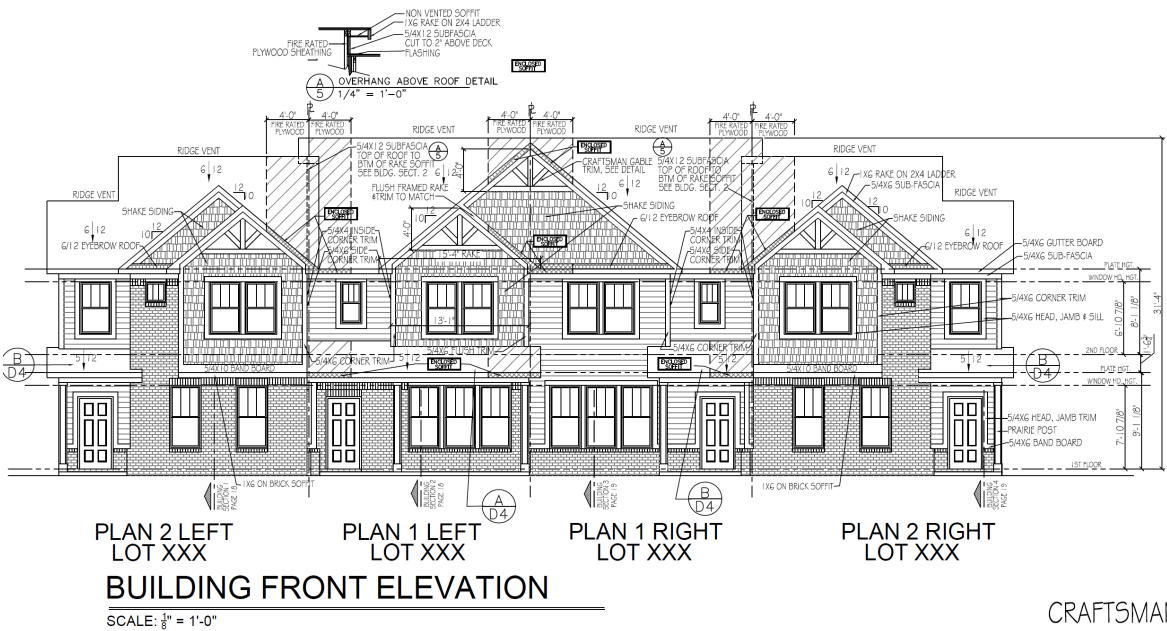
 = Existing PUD

 = Requested Area for PUD Amendment

Proposed Elevation: Four-Unit Craftsman



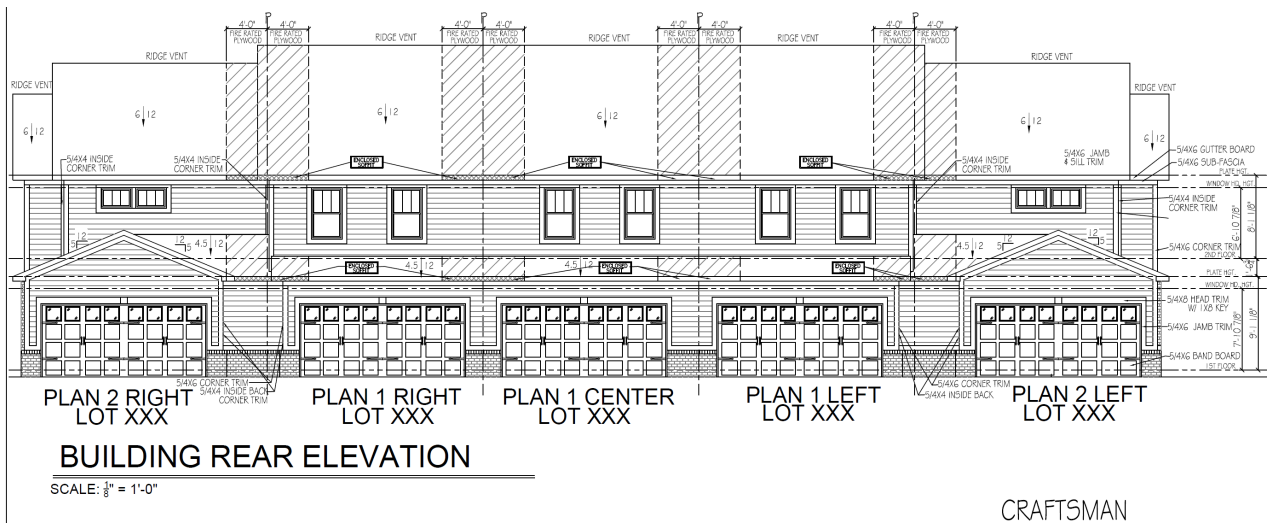
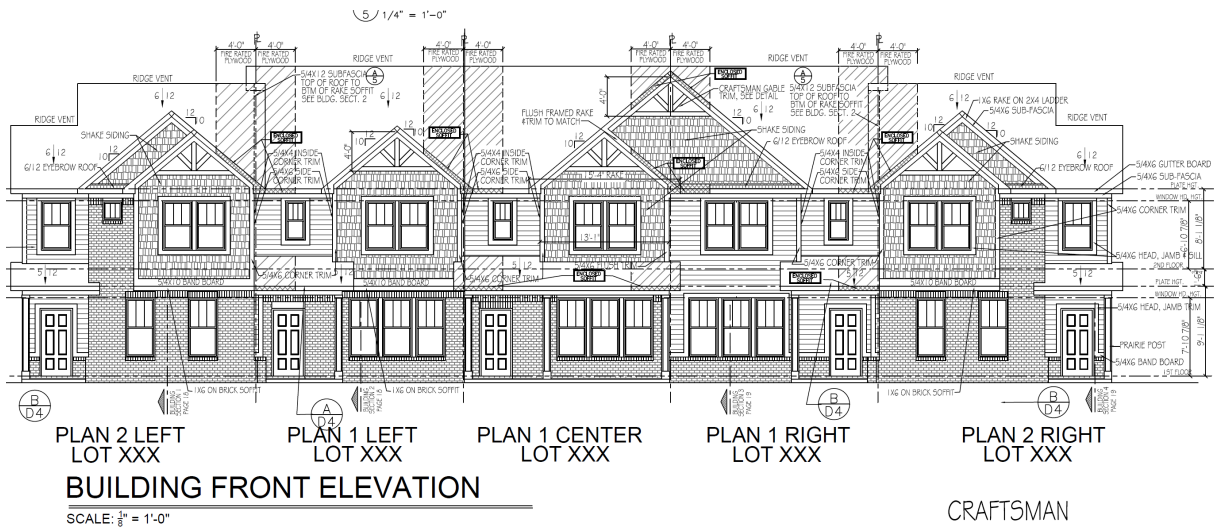
4-Unit 2-Story Townhome Design – Craftsman Elevation



Proposed Elevation: Five-Unit Craftsman



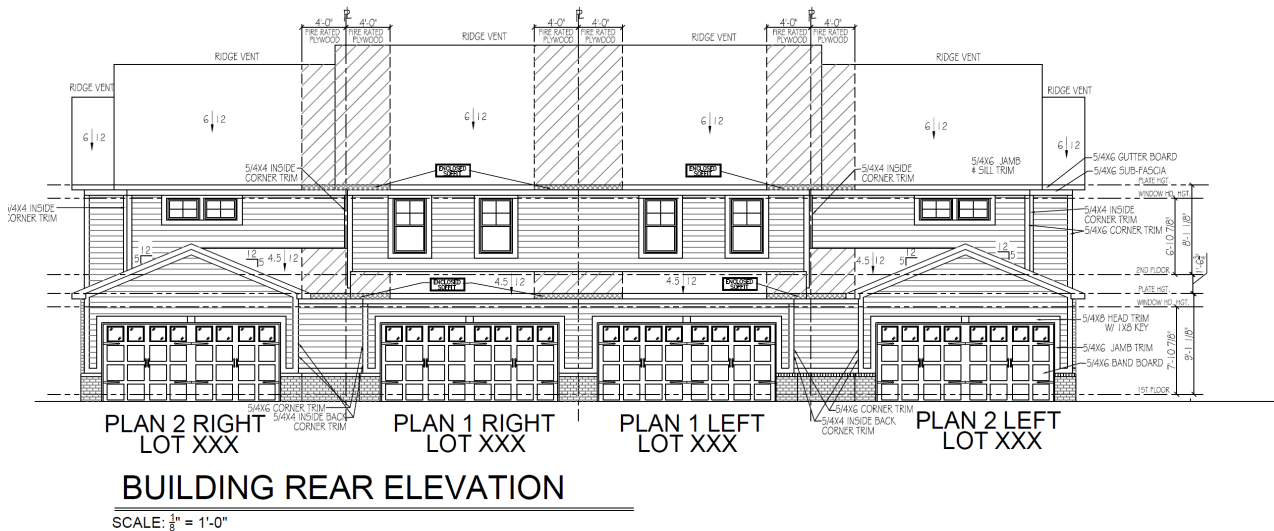
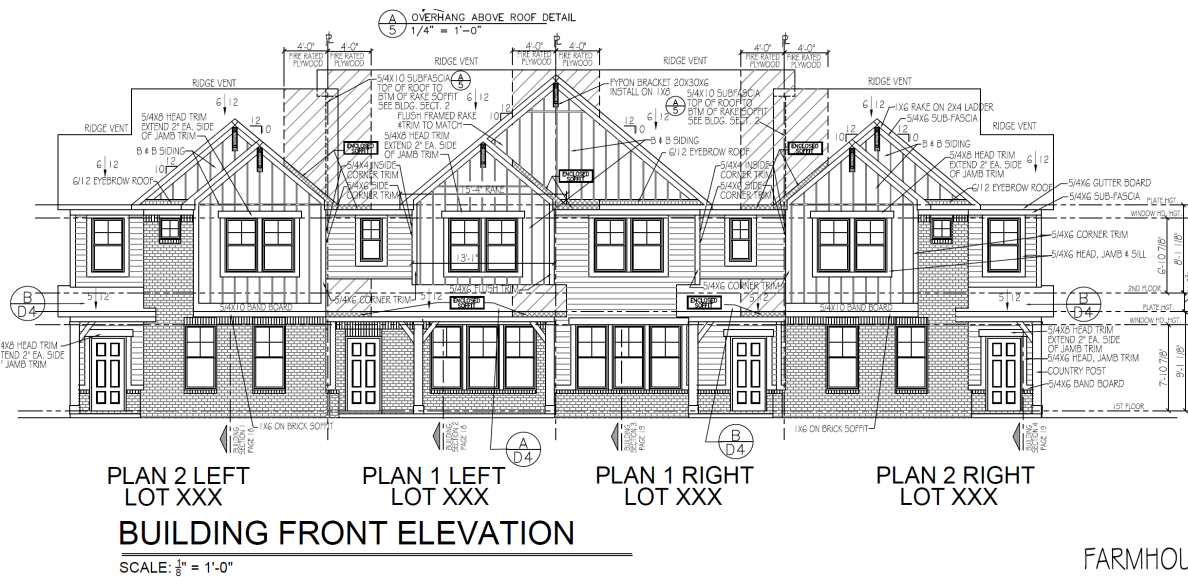
5-Unit 2-Story Townhome Design – Craftsman Elevation



Proposed Elevations: Four-Unit Farmhouse



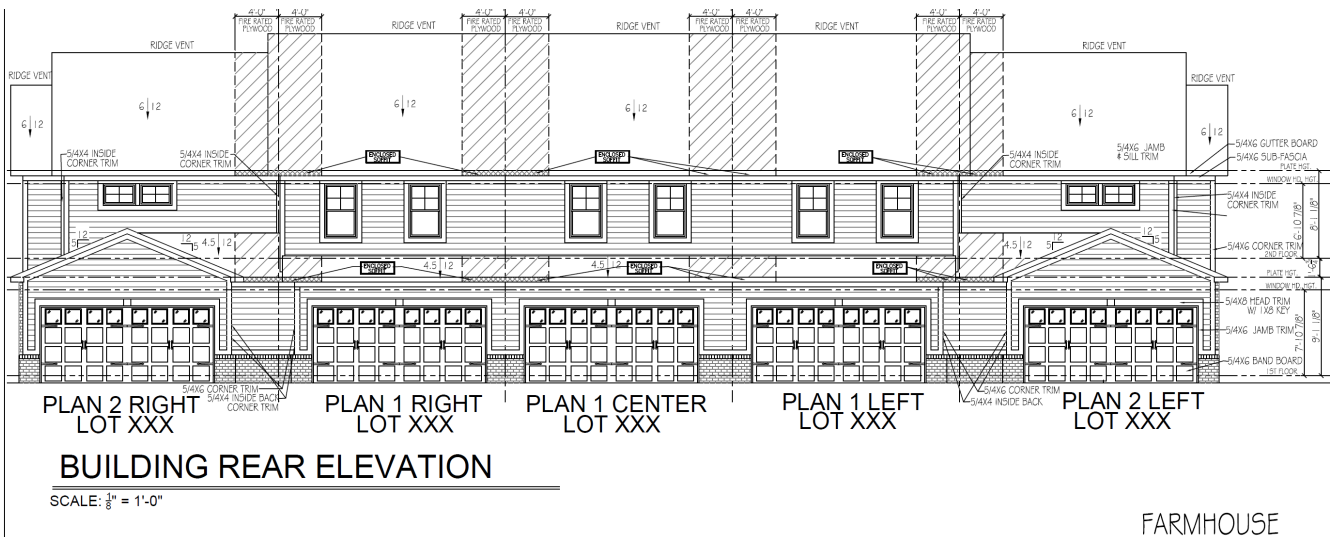
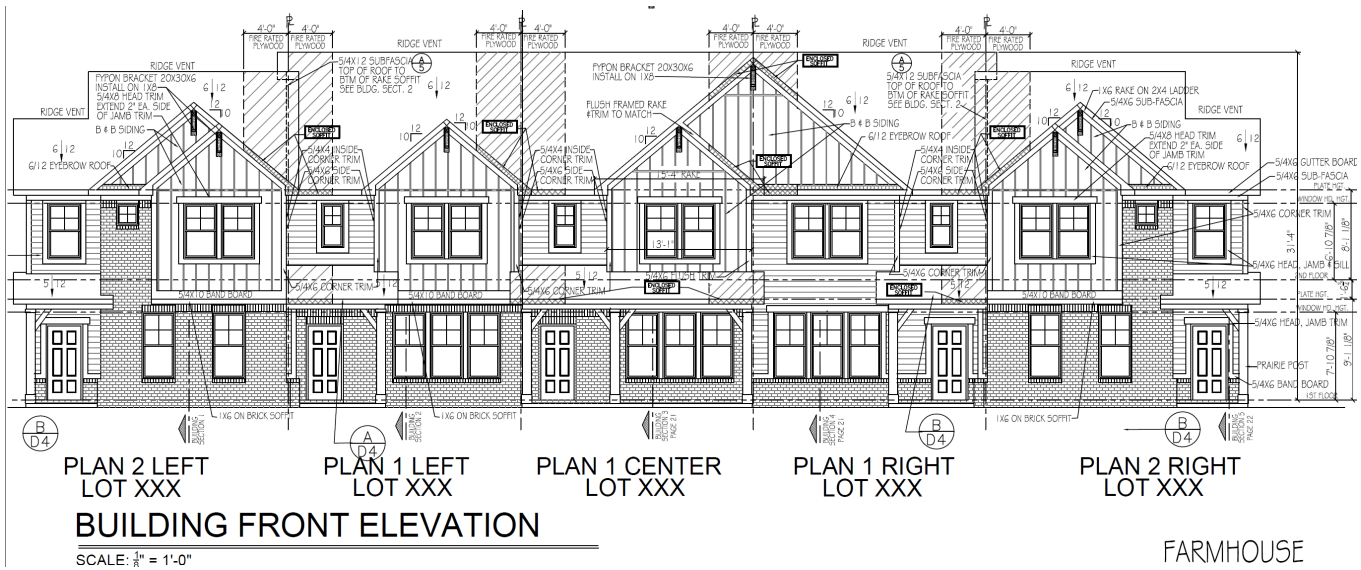
4-Unit 2-Story Townhome Design – Farmhouse Elevation



Proposed Elevations: Five-Unit Farmhouse



5-Unit 2-Story Townhome Design – Farmhouse Elevation



Architectural Standards from the PUD (All Areas)

1. 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).
2. The rear elevation of any home, noted on the Concept Plan with an "R" shall feature a gable and a projection on the rear façade consisting of a covered porch, screened-in porch, three-season room, or room extension of at least 4 feet in depth and 8 feet in width.
3. There shall be not more than 10 percent of the same front elevation in any Area of the subdivision. This shall not apply to Area A.
4. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
5. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches.
6. 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.
7. For any front-loading three-car garage at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.
8. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall feature at least one window on the house 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.
9. Any side-load, rear-load, or court-yard load garage shall feature a minimum of two windows in the garage façade facing a street.
10. Front-loading 3-car garage doors shall not exceed 50% of the width of front elevation.
11. All determinations regarding standards that allow for variation due to architectural style shall be the authority of the ARC.
12. All homes shall feature, dusk to dawn controlled, light fixtures flanking the garage door(s) with the exception of Area D. Area D will feature a total of 2 dusk to dawn controlled light fixtures. All Areas will feature a minimum of one front porch light fixture.
13. Permitted exterior materials shall be brick, stone, wood, fiber cement, stucco, shake, board & batten, and EIFS. Vinyl is prohibited.
14. All driveways shall be concrete.

Area A – Townhomes (Colonnade PUD):

1. All townhome buildings shall have a minimum of three (3) materials, colors, or patterns on the front façade, one of which shall be brick or stone.
2. All townhome buildings shall be two (2) or three (3) stories and at least two (2) units in each building shall contain a third floor.
3. All townhome buildings shall feature a minimum of 50% of brick or stone on any façade facing a street (not including an alley). Buildings may have less than 50% brick or stone on such façade if the elevation is consistent with the character and quality of the elevations shown on "Exhibit D-1". The ARC may also approve townhome buildings to have less than 50% depending on the architectural style of the building. In no case shall a building have less than a brick or stone wainscot on such façade.
4. Each townhome building front elevation shall include multiple offsets, roof planes, and architectural features that are consistent with the quality, detail and design illustrated in "Exhibit D-1." Each townhome building side elevation shall include at least one offset and shall have architectural features that are consistent with the quality, detail and design illustrated in "Exhibit D-1."
5. The style, color, and texture of the roofing material must be appropriate to the building style and should vary among structure of the same style. Roof pitches must be consistent with the style of the structure.

6. Generally, roofs should be simply and symmetrically pitched and only in the configuration of gables, hips, and clipped hips. Townhome buildings shall include multiple roof planes in combination with gables, hips, dormers and other features consistent with the style of the structure.
7. The minimum roof pitch is 6:12; however, gable, dormer, and porch pitches may vary to achieve various architectural styles. Shed roofs (which pitch in one direction) are permitted to accent main roof elevations and the pitch of the shed roof shall be a minimum of 4:12. Flat roofs, if necessary to the historic style of the structure, are permitted if edged by a railing or parapet. The railing pattern must be consistent with the style of the structure. The ARC may approve homes with a lower pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g. craftsman, prairie, etc.), as identified by A Field Guide to American Houses.
8. Roofs shall be clad in dimensional or architectural singles or high-quality standing seam metal roof, as appropriate to the style, and should have an architecturally correct overhang, as appropriate to the style.
9. All homes shall have a minimum of 12" overhangs where the façade consist of siding at the eaves, and a minimum of 8" overhangs where the façade consist of brick or stone at the eaves. This measurement does not include the gutter system and shall be measured from the rough framing materials.
10. All homes shall have a minimum of 3 windows on the front façade and a minimum of 3 windows on the rear façade.
11. Renderings of proposed homes within the Townhome Series are attached as "**Exhibit D-1**". These renderings are incorporated in this submittal as a representation of the elevations and character of the homes that will be constructed in the PUD. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do establish a benchmark for the appearance of the homes that will be built. It is not the intent to limit the architectural styles or elevations to those shown in Exhibit D-1, but to encourage diversity in architectural styles of homes within the PUD.
12. Each side façade that faces a public street or is noted with an X on Exhibit E shall include a minimum of 2 windows per floor. A service door with a window or transom window, or a window in the bathroom or storage area shall count as one window for the purpose of this requirement so long as the window is a minimum aggregate of 4 square feet.
13. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six-inch wood or fiber surround or shutters, decorative trim or headers.
14. All garages shall be two-car rear-load garages facing an alley, be a minimum of 20 feet in at least one direction and a total of 380 square feet.
15. All driveways shall have a minimum depth from the alley of 20 feet.
16. All homes shall have a concrete sidewalk connection from the front door to the sidewalk along the street or along the perimeter of a common area walk.
17. All homes shall include at least 1 front-yard tree, which shall be a minimum of 2" caliper at time of planting, and 8 shrubs or grasses in the front foundation planting bed. All shrubs or grasses shall be at least 18" at time of planting. Side facades of buildings facing a street or noted with an X on Exhibit E shall feature an additional 2 trees and 8 shrubs/grasses, each sized as noted above, in side-yard. Said additional trees and shrubs/grasses for side facades may be planted in a common area adjacent to the side of the building.