

McCordsville

ESTD  1988

INDIANA

Plan Commission Staff Report
Meeting Date: July 15, 2025

PETITIONER: Taylor Morrison

PETITION: PC-25-023, Colonnade PUD Amendment

REQUEST: Petitioner requests approval of an amendment to the Colonnade PUD Ordinance for the elimination of an architectural standard.

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

ZONING: The subject property is zoned Colonnade PUD.

Zoning

North: R-2

South: Champion Lake PUD

East: HCZO R2.5

West: R2, NC, R1

Land Use

Agricultural

Single-family

Agricultural

Single-family & Institutional

STAFF REVIEW: The Colonnade PUD (Ordinance No. 110921) received a favorable recommendation from the Plan Commission on August 17, 2021, and was approved by the Town Council on December 14, 2021. Colonnade is a residential subdivision consisting of four single-family districts and one townhome district. The maximum number of townhome units is 77, and the maximum number of single-family lots is 199, across approximately 100 acres.

The petitioner is seeking to amend Architectural Standard No. 2 to allow only two-story townhome units in Area A of Section 4. As currently written, the standard states:

- 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.

Earlier this month, the petitioner appeared before the ARC to request a recommendation on their proposed two-story architectural elevations. During that meeting, the petitioner noted that sales have struggled with the three-story units due to their increased square footage. At that size, buyers are opting instead for detached

single-family homes. The proposed two-story units would still offer two-and-three-bedroom options.

Additionally, the petitioner explained that two-and-three story buildings make sense from a massing perspective near the Town Center. However, Area A of Section 4 is located farther from the Town Center, and the reduced height aligns better with both buyer preferences and the surrounding development pattern.

The townhome units not yet constructed in Section 1 (located west of the main entrance) will continue to include both two-and-three-story options. The proposed amendment applies only to the units in Section 4, east of the main entrance.

During the ARC meeting, staff also requested feedback on Architectural Standards Nos. 3 and 10 for Area A, which currently reads as follows:

- 3. All townhome buildings shall feature a minimum of 50% 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 as 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.
- 10. All homes shall have a minimum of three (3) windows on the front façade and a minimum of three (3) windows on the rear façade.

The ARC determined that the proposed two-story elevations, including the brick/stone treatment on the front façade and the window allocation on the rear façade, met the architectural spirit and character of the PUD Ordinance. As such, the ARC voted to forward a favorable recommendation to the Plan Commission to approve the PUD Amendment, as presented.

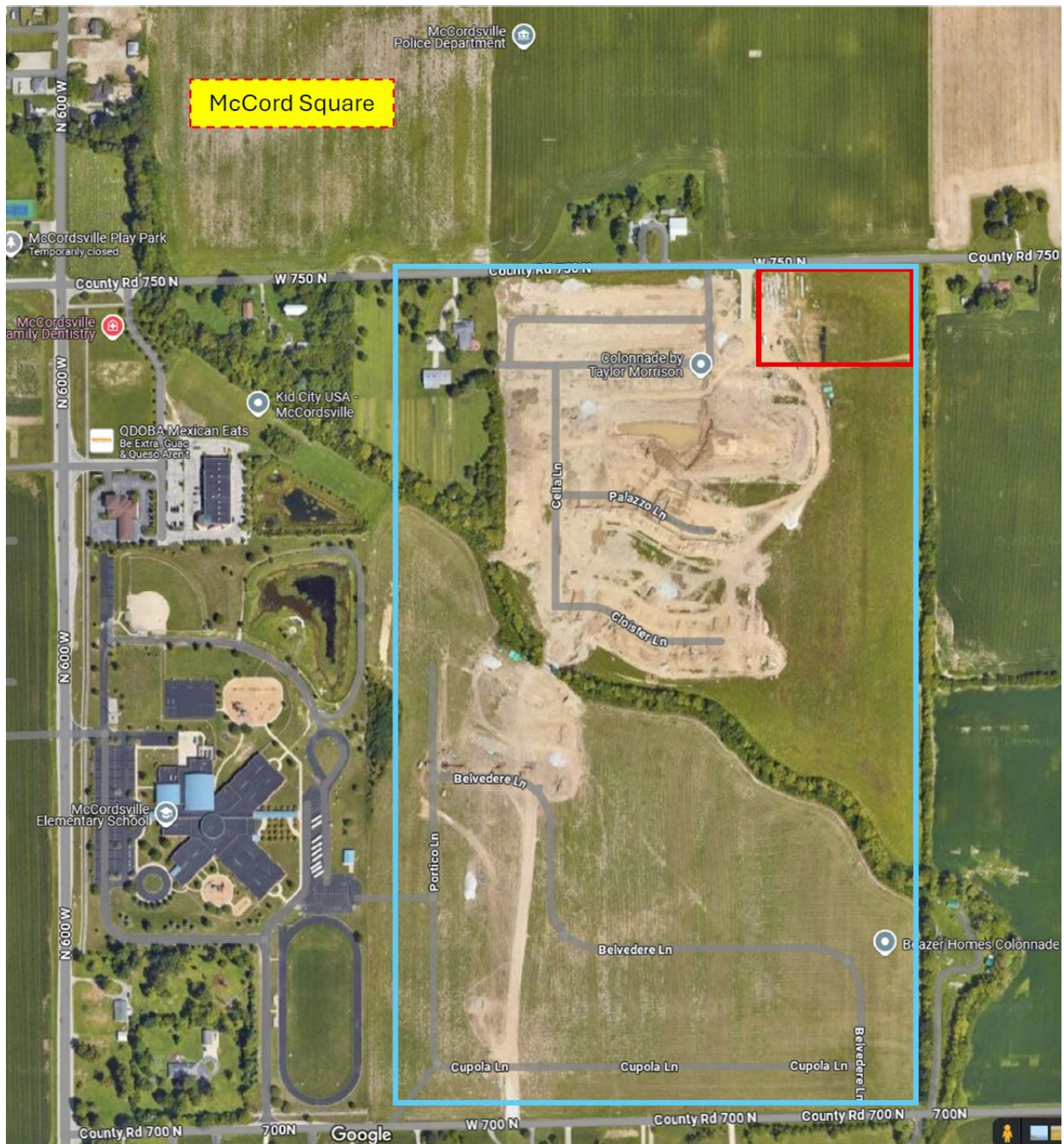
No other changes to the PUD Ordinance are being proposed at this time. The following items are included in this report for reference:

- A draft PUD Amendment Ordinance has been prepared by staff for the Plan Commission’s review.
- The submitted elevations presented to the ARC, along with the illustrative exhibit from the current PUD.
- A complete list of the architectural standards from the existing PUD.

STAFF COMMENTS/RECOMMENDATION:

Staff is in agreement with the ARC that the two-story units are consistent with the architectural spirit and character of the PUD Ordinance. It is important to note that the ARC's favorable recommendation is conditioned upon the elevations being constructed as presented. This ensures that the reduced front façade brick or stone coverage and the modified rear window allocation remain in alignment with the intent of the Ordinance.

The Plan Commission can provide a favorable recommendation, unfavorable recommendation, no recommendation, or continue the petition, following a public hearing on the petition.



= Existing PUD

= Requested Area for PUD Amendment

COLONNADE



Proposed Elevations as presented to the ARC



5-Unit 2-Story Townhome Design – Craftsman Elevation



4-Unit 2-Story Townhome Design – Craftsman Elevation



5-Unit 2-Story Townhome Design – Farmhouse Elevation



4-Unit 2-Story Townhome Design – Farmhouse Elevation

Illustrative Exhibit from Original PUD

“Exhibit D-1”
AREA A



Section 1 Townhome Design Example – Craftsman

Colonnade

Architectural Standards

All homes constructed in Colonnade shall have the following minimum standards:

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.
15. All homes in Areas B, C, D, & E shall have an individual mailbox, installed by the developer/builder, and shall be uniform in design. Mailboxes will be installed in accordance with the direction of the local United States Postal Service.
16. All front-load garages shall feature decorative garage doors.

In addition to the above standards, the following standards shall apply to the specific Areas as noted below:

Area A

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.

Area B

1. All homes shall feature a minimum 24 square foot porch at the front entry, except for the plan known as Berkeley, which shall feature a minimum of 20 square feet covered entry.
2. All roofs shall have a minimum roof pitch of 6:12 for the primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and 3rd car garages with separate roof structures) shall not be considered primary roof for the purpose of this requirement. 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.
3. 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.
4. Architectural styles utilizing cladding materials not specifically permitted by this PUD may be approved by the ARC on a case-by-case basis if they are found to be consistent with the architectural style of the home.
5. All homes shall feature a minimum 16" tall brick or stone wainscot on the front façade. This shall also apply to secondary front facades of corner lots, or lots noted with an X on Exhibit E.
6. Roofing material shall be limited to dimensional or architectural grade shingles. A minimum of three roof colors shall be provided and dispersed throughout the area in order to reduce monotony.
7. All homes shall include at least 1 front-yard tree, which shall be a minimum of 2" caliper at time of planting, and 12 shrubs or grasses in the front foundation planting bed. All shrubs or grasses shall be at least 18" at time of planting. Corner lots or lots noted with an X on the Exhibit E shall feature an additional 2 trees and 12 shrubs/grasses, each sized as noted above, in the secondary front yard. Said additional trees and shrubs/grasses for secondary front yard may be planted in a common area adjacent to the side of the home.
8. All homes shall contain a minimum of three (3) windows on elevations facing a street and on rear elevations, and-two (2) windows on all side elevations. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen

square feet or more per window requirement; however, the total number of windows, regardless of size, cannot be less than two (2).

9. The front elevation of any home shall contain a minimum of one (1) two-foot or greater step back, or a second-floor cantilever of one-foot or greater and shall contain one (1) gable or hip. Front facing gables shall feature some type of architectural detailing consistent with the architectural style of the home.
10. 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.
11. All garages shall be two-car and be a minimum of 20 feet in at least one direction and a total of 410 square feet.
12. All homes in this Area are limited to the Cornerstone Series by Finecraft Builders with elevations that are consistent with the character and quality of the elevations shown on **“Exhibit D-2”**.

Areas C & D

1. All homes shall feature a minimum 20 square foot porch at the front entry.
2. All roofs shall have a minimum roof pitch of 6:12 for the primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and 3rd car garages with separate roof structures) shall not be considered primary roof for the purpose of this requirement. 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.
3. 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.
4. Architectural styles utilizing cladding materials not specifically permitted by this PUD may be approved by the ARC on a case-by-case basis if they are found to be consistent with the architectural style of the home.
5. 75% of the homes in Area C shall feature 50% masonry on the front elevation of the home. Masonry is not required above roof lines, in openings of doors, garage doors, or any other opening. On the remaining homes, a minimum brick or stone wainscot on the front façade up to the bottom of the first-floor windows. In no case shall this wainscot be less than 24 inches tall (above grade). This shall also apply to secondary front facades of corner lots, or lots noted with an X on Exhibit E.
6. Homes in Area D will feature a wainscot wrap on four sides of the home. In no case shall the wainscot be less than 24 inches tall (above grade).

7. Roofing material shall be limited to dimensional or architectural grade shingles. A minimum of three (3) shingle colors will be offered.
8. All homes shall include at least 1 front-yard tree, which shall be a minimum of 2" caliper at time of planting, and 12 shrubs or grasses in the front foundation planting bed. All shrubs or grasses shall be at least 18" at time of planting. Corner lots or lots noted with an X or L on Exhibit E shall feature an additional 2 trees and 12 shrubs/grasses, each sized as noted above, in the secondary front yard.
9. All homes shall contain a minimum of three (3) windows on elevations facing a street, three windows on the rear elevation, and two (2) windows on all side elevations. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement; however, the total number of windows, regardless of size, cannot be less than two (2).
10. The front elevation of any home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable.
11. 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.
12. All homes in Area D will feature a 3rd car garage with a separate bay from the 2 car garage.
13. Garage doors in Area C shall not exceed 50% of the width of the front elevation.
14. All homes in Area C should feature garages a minimum 22' in width or depth. At least 10 lots in Area C will feature an additional garage storage bump at least 4' in width or depth within the garage.
15. Garage doors in Area D should not exceed 50% of the width of the front elevation.
16. Elevations built in Areas C & D are consistent with the character and quality of the elevations shown n "Exhibit D-3" and "Exhibit D-4".
17. All homes denoted with an R on Exhibit E shall include a rear elevation featuring a gable and at least one of the following elements:
 - a. Enclosed sunroom
 - b. Screened-in porch
 - c. Roof covered patio/porch with a minimum 8" x 8" columns
 - d. Wall plane bump-out of at least 10' in width and 4' in depth
 - e. First floor brick wrap
18. Basements will be offered on all lots, subject to soil suitability.
19. All model homes must feature a full basement.
20. The model home in Area C may be built next to the model home in Area D. to create a "model park". These models may share a model parking lot.

Area E

1. All lots shall feature side-load, rear-load, or court-yard load garages.
2. All homes shall feature a minimum 24 square foot porch at the front entry.
3. All roofs shall have a minimum roof pitch of 6:12 for the primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and 3rd car garages with separate roof structures) shall not be considered primary roof for the purpose of this requirement. 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.
4. 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.
5. Architectural styles utilizing cladding materials not specifically permitted by this PUD may be approved by the ARC on a case-by-case basis if they are found to be consistent with the architectural style of the home.
6. All homes shall feature a minimum brick or stone first floor on all sides. The Architectural Review Committee (ARC) may approve exceptions if the ARC finds the style/architecture of the home lends itself to less brick or stone. In no instance shall a home have less than a brick or stone wainscot on all sides.
7. Roofing material shall be limited to dimensional or architectural grade shingles. A minimum of three roof colors shall be provided and dispersed throughout the area in order to reduce monotony.
8. All homes shall include at least 1 front-yard tree, which shall be a minimum of 2" caliper at time of planting, and 12 shrubs or grasses in the front foundation planting bed. All shrubs or grasses shall be at least 18" at time of planting. Corner lots or lots noted with an Lon Exhibit E shall feature an additional 2 trees and 12 shrubs/grasses, each sized as noted above, in the secondary front yard.
9. All homes shall contain a minimum of three (3) windows on elevations facing a street, three windows on the rear elevation, and-two (2) windows on all side elevations. For the purpose of meeting the window count standard on the side elevations each window requirement will be considered achieved if the total window area on the side elevation is fifteen square feet or more per window requirement; however, the total number of windows, regardless of size, cannot be less than two (2).
10. The front elevation of any home shall contain a minimum of one (1) two-foot or greater step back and one (1) gable. Said gable shall feature some type of architectural detailing consistent with the architectural style of the home. All front facades shall feature a minimum of three (3) roof planes visible from the street.

11. 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.
12. Basements shall be an option for all lots in Area E as long as soil conditions permit basements.
13. Examples of homes to be constructed in Area E are shown in **“Exhibit D-5”**.
14. All model homes must feature a full basement.
15. In addition to the standard anti-monotony regulations, Area E shall feature no more than 4 homes with the same architectural style as determined by the Architectural Review Committee.