

# McCordsville

ESTD  1988

## INDIANA

**Plan Commission Staff Report**  
**Meeting Date: July 15, 2025**

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**PETITIONER:** MI Homes

**PETITION:** PC-25-019, Rockport PUD Amendment

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

**LOCATION:** The subject property is along the northside of CR 900N, between the Bay Creek and Vintner's Park subdivisions.

**ZONING:** The subject property is zoned Rockport PUD.

Zoning

North: R-1

South: Deer Crossing & Brookside PUDs

East: Bay Creek PUD

West: Vintner's Park PUD

Land Use

Single-family (Highland Springs)

Single-family & Retirement living

Single-family

Single-family

**STAFF REVIEW:** The Rockport PUD, adopted via Ordinance No. 101023, received a favorable recommendation from the Plan Commission on September 19, 2023, and was subsequently approved by the Town Council on November 14<sup>th</sup>, 2023. Rockport is a single-family residential subdivision consisting of a maximum of 129 lots across 80 acres. The first phase of development is now complete, with the model home nearing completion and the subdivision officially open for sales. As approved, the Rockport PUD includes a requirement for a 24-inch masonry wainscot on all four sides of each home.

Earlier this year, the petitioner appeared before the ARC to seek approval of their product line-up. During that review, staff outlined the applicable PUD standards, including the 24" brick/stone corner wrap requirement. The petitioner expressed concern about meeting this requirement, both generally and in developments such as Helm's Mill where it also applies. Staff advised that if the petitioner wished to omit the requirement, a formal amendment to the PUD Ordinance would be necessary. The petitioner has since filed that amendment and completed public notice. In June 2025, the Plan Commission forwarded a favorable recommendation to the Town Council for a similar amendment to the Helm's Mill PUD Ordinance.

The petitioner is seeking the removal of architectural standard No. 5(iv), in Exhibit C of the Rockport PUD Ordinance No. 101023. The standard states:

- *When a masonry material terminates at the corner of a building there shall be a minimum of 24-inch return around the corner of the building.*

No other changes are being sought. The petitioner has provided a statement of intent which denotes the reasoning for their concern over this standard. This petition was discussed at the June 17<sup>th</sup> ARC agenda, where a favorable recommendation was sent to the Plan Commission for tonight's hearing.

Staff have drafted a proposed PUD Amendment Ordinance for the Plan Commission's review. The full list of architectural standards in the existing PUD is enclosed in this report.

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#### **STAFF COMMENTS/RECOMMENDATION:**

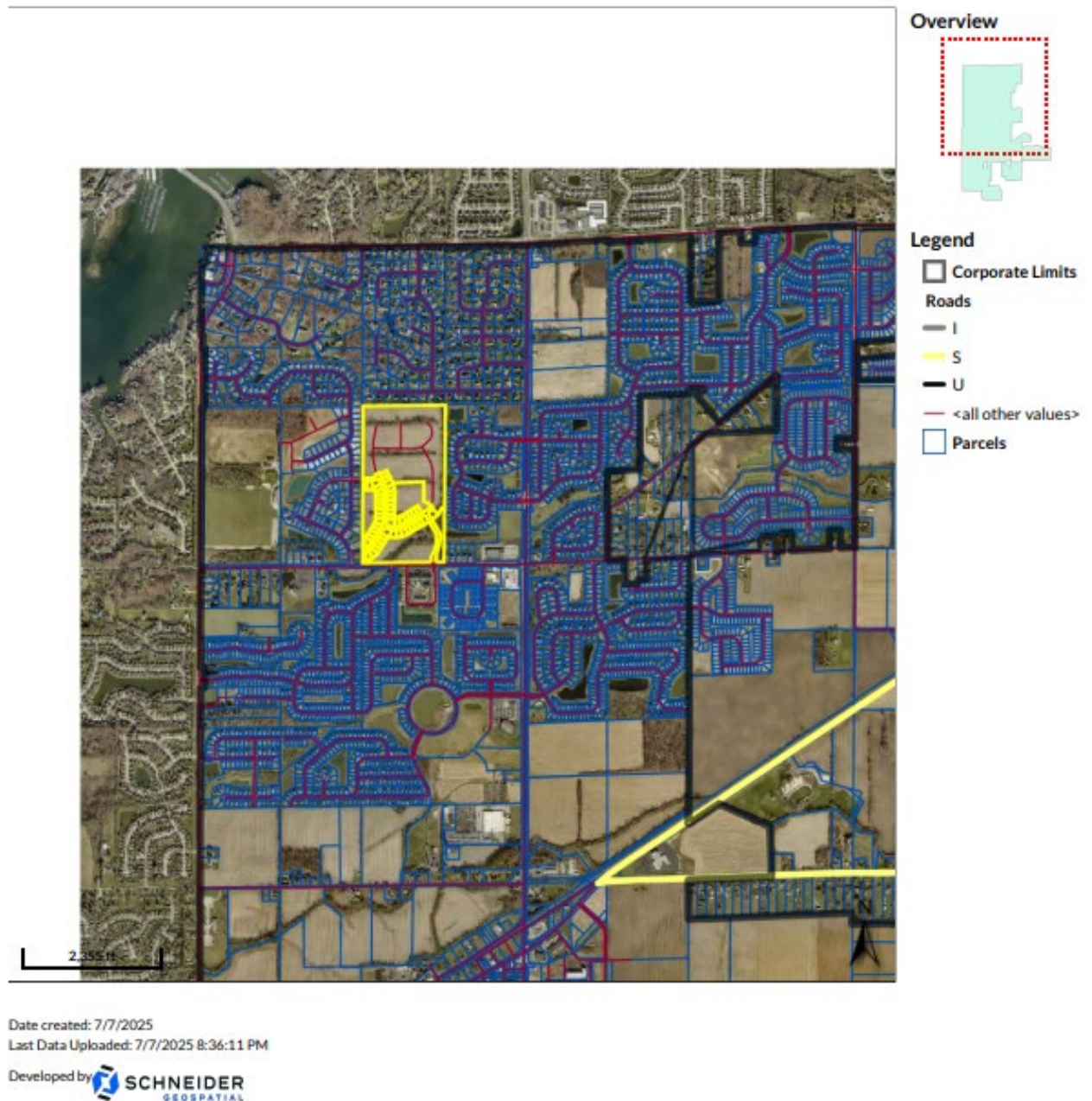
Staff participated in a call with multiple builders and the Builders Association of Greater Indianapolis (BAGI) on Monday, June 16th to discuss this matter. The proposed ordinance language included in the draft reflects the most recent conversations.

However, staff has concerns that the proposed architectural design "pick list" may not fully align with the architectural spirit of the PUD or the Town's expectations. In some instances, the suggested pick list items are already required by the existing PUD standards and therefore do not represent additional enhancements.

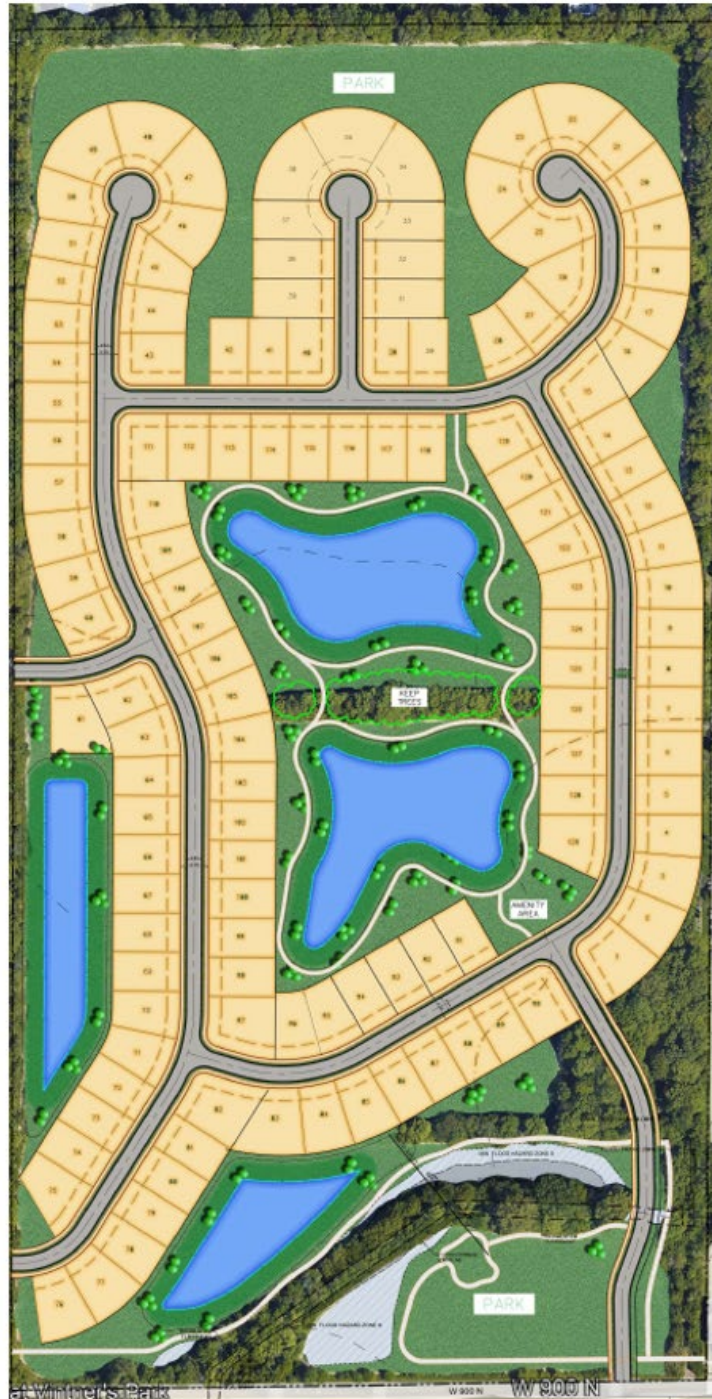
To ensure the elevations remain architecturally appealing, it is important that any pick list item serves as a true enhancement – not a substitute for existing requirements – and is appropriate as a replacement for the previously required 24-inch brick or stone corner wrap return.

Staff will provide a formal recommendation at the Plan Commission meeting.

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



**“Exhibit B” Concept Plan**





## Architectural Standards (from the PUD)

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

1. The permitted roofing materials are dimensional shingles, copper, slate, and stone. High quality standing seam metal may be used as an accent roofing material as determined by the ARC. A variety of shingle colors will be offered to Buyers.
2. Main Roof pitch of 6:12 or greater shall be required, ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser main roof pitch if warranted by the home design/styling.
3. 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).
4. Exterior siding materials are limited to brick, stone, glass, wood, and fiber cement. Vinyl siding is prohibited.
5. Minimum brick/stone requirements shall be as follows:
  - i. A minimum of 50% of homes shall have 50% brick or stone on the front elevation. Any front elevation which features less than 50% masonry shall have a minimum of two (2) additional siding material patterns (horizontal siding, shake, board and batten, etc.) or two (2) siding colors on the front elevation, not counting brick or stone color.
  - ii. All homes shall have a masonry wainscot on all four (4) sides of the home, a minimum of twenty-four (24) inches in height or placed to the bottom of the first-floor windows, reviewed by the Zoning Administrator at the time of building permit.
  - iii. Any side or rear elevation that faces a perimeter street, perimeter property, internal street, open space, trail, or other common area which features less than 50% brick or stone shall have at least two (2) other siding materials on said elevation, provided said elevation has a gable which makes architectural sense to add a 2<sup>nd</sup> material.
  - iv. When a masonry material terminates at the corner of a building there shall be a minimum of 24-inch return around the corner of the building.
6. Return walls along the front elevation shall include brick or stone consistent with the brick on the front elevation. For example, a recessed front door creates return walls that should carry around the materials on the front elevation.
7. Satellite dishes shall not be visible from the front elevation of the home and must conform to the HOA covenants and restrictions.
8. Window A/C units and the like are prohibited.
9. The heavier material shall always be used below a lighter material.
10. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
11. Masonry 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.
12. Overhangs are required along all facades. No overhang shall extend less than eleven

- (11) inches from the exterior façade where the façade consists of siding at the eaves, and a minimum of eight (8) inches from the exterior façade where the façade consists of brick or stone at the eaves. This measurement does not include the gutter system.
- 13.
14. Unless adjacent to brick/stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six-inch wood or fiber-cement surround or shutters, decorative trim or headers.
15. Except for 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.
16. Minimum window quantities shall be required as noted below
- a. All one-story homes shall contain a minimum of the following:
    - i. Three (3) windows on the front façade
    - ii. One (1) window on all side facades with the exception of a side façade facing a public street which shall contain a minimum of two (2) windows
    - iii. Three (3) windows on the rear facade with the exception of a Rear façade facing a public street or common area which shall contain a minimum of five (5) windows
  - b. All two-story homes shall contain a minimum the following:
    - i. Five (5) windows on the front façade. Double windows count as two windows.
    - ii. A minimum of two (2) windows on the side facades with the exception of a side façade facing a public street which shall contain a minimum of three (3) windows.
    - iii. A minimum of three (3) windows on the rear façade, with the exception of a rear façade facing a public street which shall contain a minimum of five (5) windows.
  - c. All homes shall have a front door containing a window, a transom window above the door, or a sidelight.
17. The front elevation of all homes must have at least one point of wall plane articulation of at least two (2) feet in depth and a gable/front facing hip roof.
18. The front-facing façade of a side-load or courtyard garage shall feature a minimum of two (2) windows. These windows shall not count towards other window requirements.
19. The minimum garage size shall be four hundred (440) square feet or twenty-two (22) feet in length or depth.
20. No garage shall protrude more than twelve (12) feet in front of the front elevation, except in the instance of a 3rd car side load garage. Garage protrusion shall be measured by determining the distance from the farthest protruding front façade of the garage and the widest portion of the front façade of the front elevation. Any garage which protrudes eight (8) feet or more in front of the widest portion of the front elevation shall be required to install eight (8) additional shrubs, as well as a window on one side elevation.
21. Front-loading garages shall contain a decorative garage door(s) similar to those depicted on Exhibit C-2.
22. 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.
23. For front-loading garages, the garage doors shall not comprise greater than 50 percent of the width of the front elevation for a two (2) car garage. A 3<sup>rd</sup> car garage can be added if the home meets the 50% requirement prior to adding the 3<sup>rd</sup> bay garage.
24. All porch columns shall be a minimum of eight (8) inches by eight (8) inches (nominal), unless otherwise approved by the ARC.

25. All homes shall feature a covered entry. Front porches are required to be a minimum of four (4) feet in depth.
26. All homes shall feature dusk to dawn controlled light fixtures flanking the garage door(s). A front porch light may also be added as a coach light or can light in the ceiling.
27. All homes shall have sod installed for the Front Yard to the corner of the front Elevation. Homes built on corner lots shall have sod installed on sides having street frontage to the corner of the street side elevation.
28. Lots 76 and 77 as shown on the concept plan back up to CR 900N and shall add a minimum of one of the following:
  - i. A covered rear patio,
  - ii. A three-season room or morning room
  - iii. A breakfast nook consisting of no less than 2 feet in depth by 6 feet in width
29. A minimum of 50% of the homes in Rockport PUD shall have more than a 2-car garage.
30. Elevation Approval: The Town's Architectural Review Committee ("ARC") reviewed and approved a set of home plan elevations that are on file with the Town's Planning and Building Department (the "Approved Elevations"). A sampling of the Approved Elevations are hereby incorporated as Exhibit E, and while they must meet the standards of the PUD, are approved by the ARC. Homes in the "Approved Elevations" do not need further review by the ARC except for anti-monotony purposes.
  - a. All homes not included in the "Approved Elevations" shall comply with the standards set forth in Exhibit C of this Ordinance and shall be substantially similar in quality and character to the homes in the "Approved Elevations". The Director of Planning and Building ("Director"), including his or her designees, shall review home elevations at the time of filing for a building permit for compliance.
  - b. Any home elevation submitted which either is not on the Approved Elevations or does not comply with Exhibit C of this Ordinance may be submitted for review by the ARC. The ARC may approve an elevation if it is determined the elevation is similar in quality and character to the homes in the "Approved Elevations" and is consistent with the spirit and intent of the PUD, as determined by the ARC. The ARC may also deny elevations in which they feel are not substantially similar in quality and character.
  - c. All home elevations shall be submitted to the ARC with no less than a color front elevation, black-n-white side and rear elevations, material call-outs, dimensioned or scaled elevations and floorplans, and any other material determined necessary for review by the Administrative Officer.
31. Lot and foundation plantings: A minimum of 12 shrubs and 2 front yard trees shall be required for each home.
32. All homes shall include mailboxes of uniform design.