

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: July 18, 2023

PETITIONER: BridgeNorth Homes

PETITION: Product addition to the line-up for Preserve at Brookside

REQUEST: Petitioner requests approval to add a new elevation of the McKinley to their line- up of single-family homes for the Preserve at Brookside residential subdivision.

LOCATION: The subdivision is located along the southside of CR 900N approximately 1/8 of a mile west of CR 600W. The site is between Traditions at Brookside and the new fire station.

STAFF REVIEW: The PUD for the Preserve includes architectural standards tailored to a quadruplex product. Those standards are included herein as Exhibit A. Staff has conducted its review and finds one item which is not in compliance with the PUD, and/or need discussion:

- A minimum of 3 siding materials is required for any façade which features less than full first-floor brick/stone. *It appears some of the elevations may not feature 3 materials.*
- A minimum of 4 windows on any façade facing a street or driveway. *It appears some of the side elevations may not feature 4 windows.*
- Any elevation facing a street or driveway shall have at least 2 gables and 2 points of wall plane articulation. *Staff is unclear if all the side elevations meet this requirement.*

STAFF RECOMMENDATION:

Following resolution on the items above, staff will provide a recommendation.



Exhibit A

4. Minimum Architectural Standards

- a. Section 6.04(A) shall apply to all residential buildings constructed within the Real Estate except as noted below:
 - i. Exterior materials are limited to brick, stone (not CMU), EIFS, stucco, and fiber cement.
 - ii. Brick and/or stone shall be provided on all building elevations. The min. height for such material shall be to the bottom of windowsills. In no instance shall this height be less than twenty (20) inches.
 - iii. Any elevation featuring less than full first floor brick wrap/stone shall feature a minimum of three (3) siding materials. Material transitions shall feature a board, sill, cap, or other similar feature. Example: Brick, horizontal fiber cement, and shake fiber cement.
 - iv. Any elevation featuring less than full first floor brick/stone wrap shall feature a minimum of three (3) siding colors.
 - v. A minimum of four (4) windows per building elevation facing a street or driveway shall be provided.

- vi. Any building elevation facing a street or driveway shall feature at least two (2) gables and two (2) changes (projection or recess) in the wall plane of at least two (2) feet in depth.
- vii. All units shall feature a front porch. Porch columns shall be a minimum size of 8" x 8" (nominal).
- viii. All windows facing a street or driveway shall feature window grids.
- ix. All window, door, and corner trim shall be a minimum size of 1" x 6" (nominal).
- x. The main roof pitch of all buildings shall be a minimum 6:12. Ancillary roof pitches may be less.
- xi. The minimum roof overhang shall be eight (8) inches, measured from exterior of siding material to fascia board.
- xii. Roof materials shall be limited three-dimensional asphalt/fiberglass shingles, tile, stone, or slate. High quality standing seam metal roofing may be used as a roof covering on ancillary roofs only.
- xiii. Residential units and buildings shall be assembled and organized in patterns that reduce monotony. The exact same building elevation (facing a street) shall not be directly across the street or next to the exact same building elevation (facing the same street). Notwithstanding the other requirements noted herein, adjacent buildings shall utilize different color palettes.
- xiv. The above noted architectural standards shall also apply to the clubhouse, with the following exceptions:
 - 1. The north building elevation shall feature a minimum of two (2) windows. The east and west building elevations shall each feature a minimum of three (3) windows.
 - 2. Any building elevation facing a street, driveway, or parking lot shall feature at least one (1) gable and one (1) change (projection or recess) in the wall plane of at least two (2) feet in depth.