

# McCordsville

ESTD  1988

## INDIANA

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

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**PETITIONER:** Beazer Homes

**PETITION:** Product additions to the Line-up for Areas C & D of Colonnade

**REQUEST:** Petitioner requests approval of additional models/elevations to the line-up of single-family homes for Areas C and D of the Colonnade residential subdivision.

**LOCATION:** The subdivision is between CR 750 and CR 700N, approximately ¼ mile east of CR 600W. Areas C and D are the interior areas, adjacent to the legal drain which bisects the site.

**STAFF REVIEW:** Petitioner requests approval of additional models/elevations to the line-up of single-family homes for Areas C and D of the Colonnade residential subdivision. Area C consists of 83 lots, and Area D consists of 68 lots.

#### Area C

As proposed Beazer is presenting 3 new models, with 3 elevations each, for consideration by the ARC.

#### Area D

As proposed Beazer is presenting 4 new models, with varying number of elevations for consideration by the ARC.

Homes in both areas are required to comply with the architectural standards denoted in Exhibit A of this report. Staff has conducted its review and finds a few instances where certain models/elevations may not meet the architectural standards. Those are noted below, along with a few items that we would like to the petitioner to confirm:

#### Area C

- Requesting petitioner to confirm:
  - All window, door, and corner trim to be a minimum of 1x6.
  - Any wainscot will be a minimum height of 24"
  - Dimensional shingles will be used on all homes, and at least 3 shingle colors offered to buyers.
  - Dusk-to-dawn lights will be provided on all homes.

- Concerned the following do not meet a PUD requirement:
  - The Jefferson and Rushmore exceed the garage protrusion requirement if the garage façade is measured from the home's front façade. If the measurement is completed from the front porch, it would be in compliance. The ARC has been previously interpreted this measurement to be from the front porch, when said porch, is a full width porch, which these are. Staff is requesting ARC confirmation of applying this same interpretation. These models would require the window in the side elevation (or architectural feature in lieu of).

#### Area D

- Requesting petitioner to confirm:
  - All window, door, and corner trim to be a minimum of 1x6.
  - Any wainscot will be a minimum height of 24"
  - Dimensional shingles will be used on all homes, and at least 3 shingle colors offered to buyers.
  - Dusk-to-dawn lights will be provided on all homes.
- Concerned the following do not meet a PUD requirement:
  - Staff is concerned the front porch on the Lincoln Traditional and Arts & Craft may not meet the minimum 20 SF.
  - The Plymouth Traditional and Arts & Craft will require the window in the side of the garage (or architectural in lieu of) due to garage protrusion.

#### Additional Staff Comments:

- Staff is conducted 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.
- On previous projects, the ARC has expressed concern when the wainscot material on side and rear elevations does not match the wainscot material on the front elevation. We appear to have that issue present for this petition, and therefore, staff feels it needs to highlight that to the ARC. The PUD Ordinance does not specifically address this issue.
- Staff is concerned the new elevations proposed for Area D are not consistent with the character and quality of the elevations shown in Exhibit D-4 of the Colonnade PUD. The Hudson Traditional, Plymouth Traditional and Arts & Craft, and Washington Tradition elevations lack some of the detail shown in the exhibit, and the 3<sup>rd</sup> garage bay, on all of the proposed homes, is not integrated into the design of the home, as it is on the Exhibit D-4.

- 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.


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**STAFF RECOMMENDATION:**

Staff will provide a recommendation following conclusion of the discussion items above.

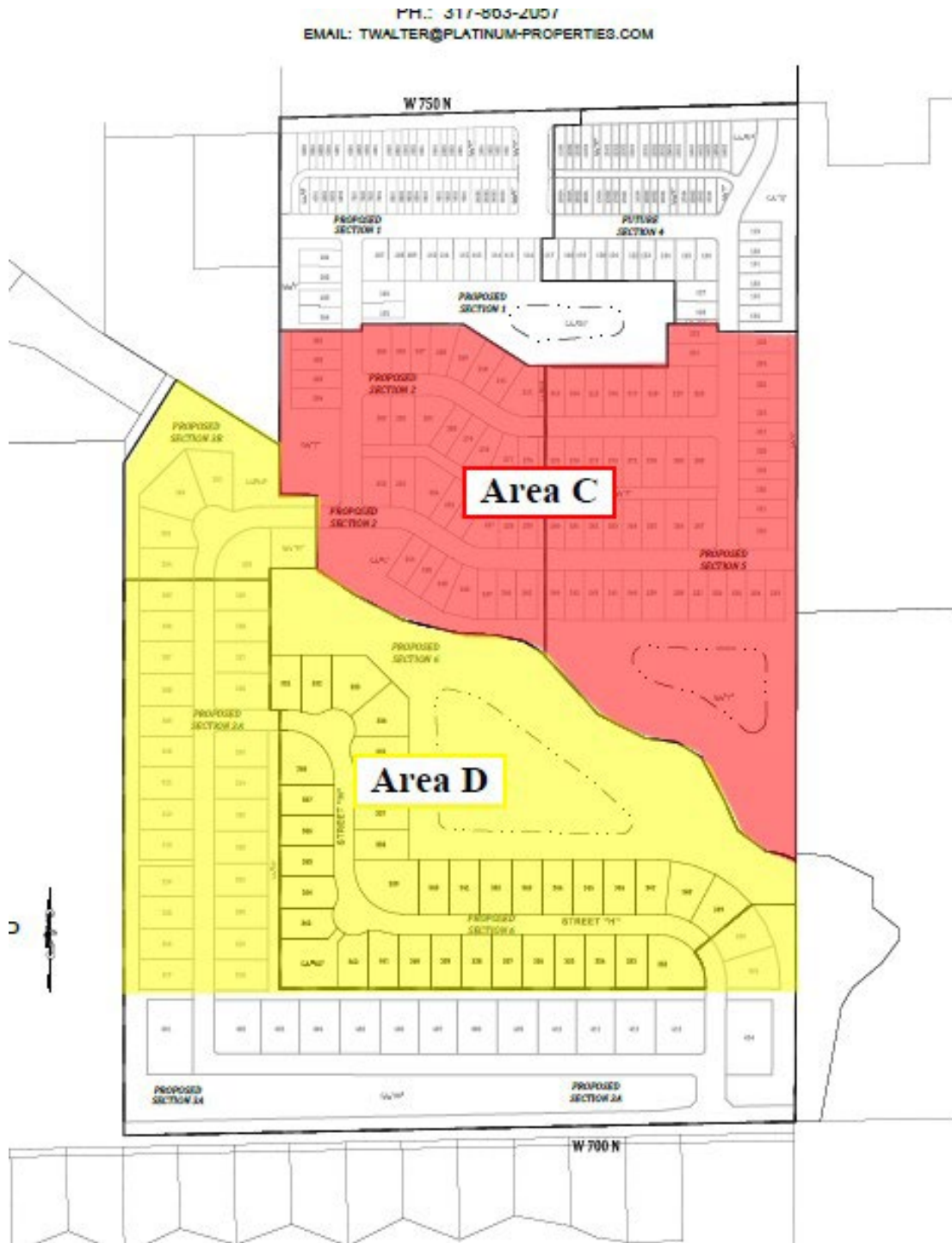
Existing  
Conditions



 Subject Property



Location of Areas C & D (within Colonnade)





## Exhibit A

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.

#### 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 in "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.

**Exhibit B (D-3 from Colonnade PUD)**







**Exhibit C (D-4 from Colonnade PUD)**





