

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee Staff Report Meeting Date: March 18, 2024

PETITIONER: The Ridge Group (TRG)

PETITION: Kensington Gardens Apartments Product Approval

REQUEST: Petitioner requests approval of their multi-family apartment buildings for the remaining +/- 8 acres of multi-family zoned property in the Gateway Crossing development.

LOCATION: The subject property is along the eastside of Kensington Way, between the existing apartments and the single-family homes to the south.

STAFF REVIEW: A total of 128 apartment units, within 8 buildings are proposed (16 units per building). In addition, the project includes garages, a clubhouse/amenity area, and mail kiosk. All buildings will use the same color brick, and will stay within the overall color scheme, as proposed.

At the outset of the project, one of staff's requests was for the proposal to include buildings that provided some consistency with the existing apartment buildings, while also updating and upgrading some aspects. The petitioner has maintained consistency by keeping a similar building massing, height (2-stories), and architectural style, while making upgrades primarily in terms of the color scheme and using fiber cement siding instead of vinyl.

The Gateway Crossing PUD did include architectural standards, which are described in Exhibit B of this report. The Board of Zoning Appeals approved four (4) variances for the project, and various conditions of approval were applied. A summary of the BZA action items is attached as Exhibit C, as some of the conditions were architectural related and applied to our architectural review.

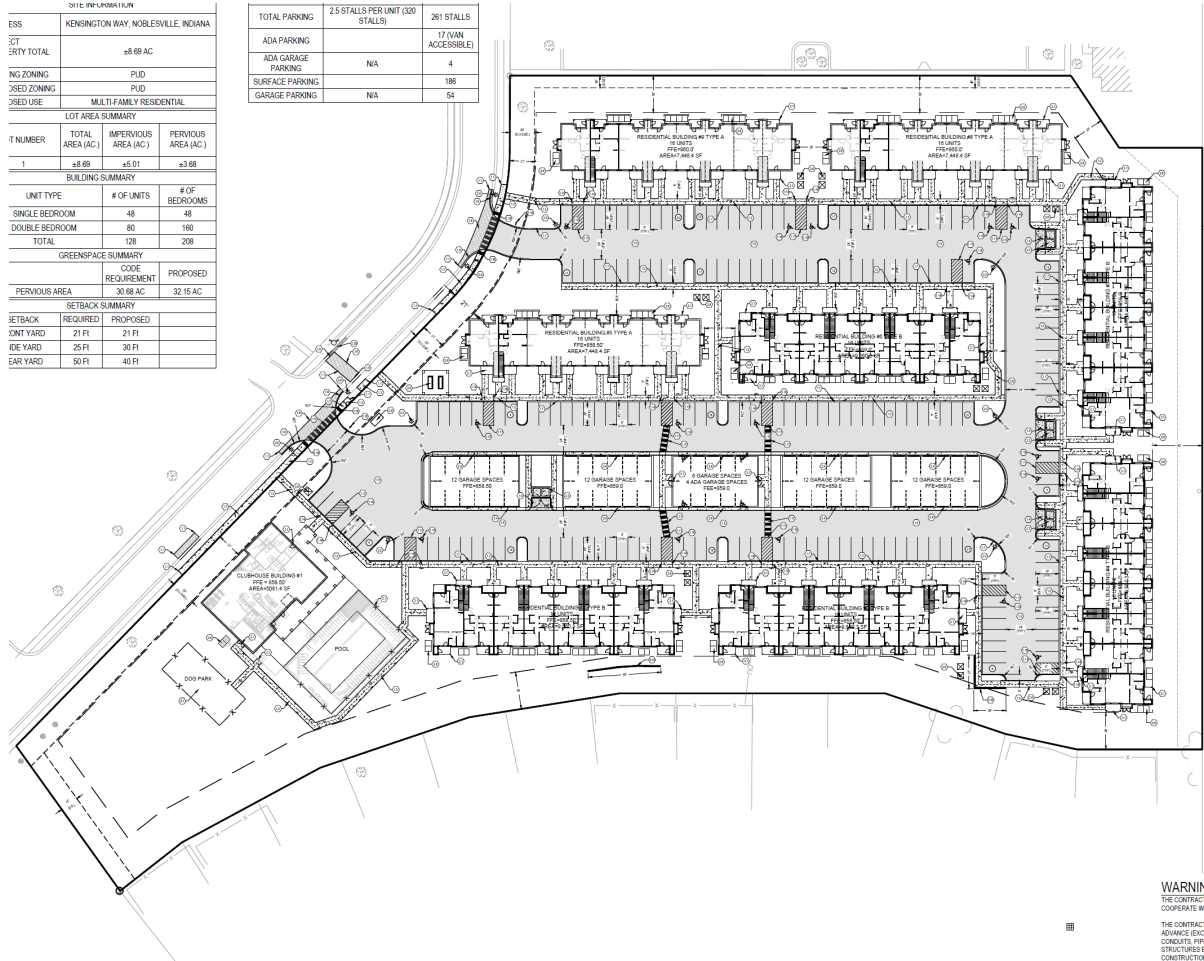
STAFF RECOMMENDATION:

Staff finds the proposal meets the applicable requirements and recommends approval of the petition.

Exhibit A (Site Plan)

SITE INFORMATION			
ESS	KENSINGTON WAY, NOBLESVILLE, INDIANA		
CT	CITY TOTAL		
	±8.89 AC		
NG ZONING	PUD		
DEED ZONING	PUD		
DEED USE	MULTIFAMILY RESIDENTIAL		
LOT AREA SUMMARY			
1 NUMBER	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)
1	±8.89	±5.01	±3.68
BUILDING SUMMARY			
UNIT TYPE	# OF UNITS	# OF BEDROOMS	
SINGLE BEDROOM	48	48	
DOUBLE BEDROOM	80	160	
TOTAL	128	208	
GREENSPACE SUMMARY			
	CODE REQUIREMENT	PROPOSED	
PERVIOUS AREA	30.68 AC	32.15 AC	
SETBACK SUMMARY			
SETBACK	REQUIRED	PROPOSED	
FRONT YARD	21 FT	21 FT	
SIDE YARD	25 FT	30 FT	
REAR YARD	50 FT	40 FT	

TOTAL PARKING	2.5 STALLS PER UNIT (320 STALLS)	261 STALLS
ADA PARKING		17 (VAN ACCESSIBLE)
ADA GARAGE PARKING	N/A	4
SURFACE PARKING		186
GARAGE PARKING	N/A	54



WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COOPERATING WITH ALL UTILITY COMPANIES TO LOCATE AND MARK ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE CITY OF NOBLESVILLE FOR A COPY OF THE UTILITY MAPS AND RECORDS. THE CONTRACTOR SHALL ADVANCE EXISTING HOLDINGS, CONDUITS, PIPES, MANHOLES, VA STRUCTURES BEFORE BEGINNING CONSTRUCTION AT NO COST TO THE CITY.

Exhibit B (Architectural Standards from the PUD)

6. The multifamily residential buildings shall:
- a. Be a maximum of two stories tall.
 - b. Contain a maximum of 16 units per building.
 - c. Enclosed garages shall be provided for at least 25 percent of the units.
 - d. 100 percent of the exterior wall surface of the first floor shall be masonry, exclusive of windows, doorways, and bays.
 - e. If used, vinyl siding shall be premium grade vinyl siding. Colors and quality shall be subject to the approval of the Town of McCordsville Zoning Committee. Such approval shall not be unreasonably withheld. The siding shall be at least 0.050 inches in thickness unless otherwise agreed to by the Town of McCordsville.
 - f. Exterior chimneys shall be finished in masonry or stucco.
7. The multifamily housing will not involve Section 8 or Section 42 housing.

Emily Elwood
JUN -7 PM 12:13
JOCK COUNTY RECORDER

Exhibit C (Variance Summary from BZA Staff Report)

Summary of Variance Requests:

1. Rear-yard Setback reduction from fifty (50) feet to forty (40) feet.
2. Parking quantity reduction from 2.5 spaces per unit to no less than 2 spaces per unit.
3. Seeking relief from the 100% first floor masonry requirement for apartment buildings (per the Gateway Crossing PUD).
4. Seeking relief from the 50% brick/stone requirement for elevations facing another property on the clubhouse building.

Staff Suggested Conditions of Approval:

1. Exterior materials shall be limited to brick, stone, and fiber cement siding.
2. Any projecting storage/utility closets, located on a side elevation facing Kensington Way shall be 100% masonry, excluding doors and gables.
3. All corner, window, and door trim, not adjacent to brick or stone, shall be a minimum of 1" x 6" (nominal).
4. All porch columns shall be a minimum of 8" x 8" (nominal), with decorative trim elements at the top and base.
5. All windows on a front elevation, or a side elevation facing Kensington Way shall feature shutters or grids.
6. A brick wainscot, to the bottom of the windows, shall be provided along the east and south elevations of the clubhouse.
7. The entry areas on both building styles shall include transoms above the doors, as shown on the updated elevations. Additionally, the projecting entries shall feature either a brick wainscot or other architectural feature, as determined by the ARC.
8. Streetlights shall be installed along Kensington Way. These streetlights shall be consistent with the style installed along the perimeter of the existing apartments but shall be black in color and may utilize a metal pole. Spacing shall also be consistent with the spacing utilized for the existing apartments. These streetlights are not required to meet the BUG ratings adopted by the Town due to the need to match the existing lights.
9. The minimum mound height for the buffer-yard along the south property line shall be four (4) feet.
10. The general layout of the site shall be as shown on the site plan.
11. The general architectural design, character, and aesthetic shall be as shown on the building elevations, including, but not limited to thicker porch columns and transom windows on front entries.
12. All fencing around the pool area shall be black, decorative wrought-iron, aluminum, or similar material.