

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: Lennar Homes

PETITION: Product Additions to the Line-up for Summerton

REQUEST: Petitioner requests approval of two (2) additional floorplans, with multiple elevations, to their product line-up in the Summerton subdivision.

LOCATION: The subject property is at the northwest corner of CR 900N and CR 500W.

STAFF REVIEW: Summerton features a total of 287 lots, divided into two (2) districts. The ARC has previously approved six (6) floorplans, with varying number of elevations. With this petition, the petitioner seeks approval of the Alan and Clarence floorplans to add to the offerings available to buyers. Staff has the following items which we are seeking additional information or clarification:

- Staff has requested clarification on how the masonry calculations were prepared. Based upon that information, we will be able to provide more definitive commentary on which elevations meet the 50% masonry requirement. Homes are permitted to have less than 50%, but then must provide a 2nd siding material in addition to a masonry wainscot. We have requested this calculation on all elevations.
- Confirmation that dimensional shingles will be used on all homes.
- It appears some of the rear elevations do not come standard with an overhang. All overhangs, regardless of location or elevation, are required to be a minimum of 11".
- Confirm all window, door, and corner trim will be a min. of 1" x 6" (unless adjacent to masonry).
- None of proposed floorplans/elevations meet the required garage size of 22' in width or depth.
- For homes that do not meet the minimum 50% masonry requirement, the masonry wainscot shall be present along all points of the front façade. It appears this would apply to versions of the Alan. Again, staff has requested clarification on the masonry calculations.

- All front elevation returns shall match the materials on the front elevation. This is regardless of whether the home has 50% masonry or not.

Additional Staff Comments:

- Staff is conducting 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. That review will be conducted at the building permit stage.
- 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.

STAFF RECOMMENDATION:

Staff will provide a recommendation following resolution of the issues noted above.

Exhibit A (Concept Plan)



Exhibit B (Architectural Standards from the PUD)

Summerton Architectural Standards

All homes shall include the following at a minimum:

1. Dimensional shingles;
2. Main roof pitch of 6:12 or greater, ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the home design warrants a change;
3. All siding shall be brick, stone, wood, cement fiber board or stucco;
4. Vinyl siding is prohibited;
5. A minimum of fifty percent (50%) of the homes constructed in Area A shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above a roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain a minimum of a 30" high brick or stone wainscot and contain a minimum of two (2) of the following siding materials on the front elevation; horizontal lap siding, vertical siding, board and batten and/or shake.
6. A minimum of seventy-five percent (75%) of the homes constructed in Area B shall have a front elevation of at least fifty percent (50%) brick or stone, exclusive of windows, doors, garage doors and areas above a roof line. The remaining homes may have less than fifty percent (50%) brick or stone provided they contain a minimum of a 30" high brick or stone wainscot.
7. All front elevation returns shall be required to match the front elevation masonry in style and height.
8. Unless approved by the ARC, the front elevation of any ranch home shall contain at least one (1) gable;
9. The front elevation of any two-story home shall contain one (1) two-foot or greater step back and one (1) gable;
10. Minimum roof overhang of eleven inches on all sides of a house as measured from the exterior wall material to the fascia board;
11. The rear elevation of homes on lots identified on Exhibit 1 as "Rear Façade Treatment" shall contain one (1) two-foot or greater step back and one (1) gable;
12. The rear elevation of homes on lots identified on Exhibit 1 as "Rear Façade Treatment" shall contain at least one (1) of the following (i) four sided 1st floor brick wrap, (ii) four sided brick wainscot wrap, (iii) screened-in porch, (iv) three season room, (v) morning room or (vi) covered porch (porch columns to have decorative trim at top and bottom providing a minimum of 8" by 8" outside dimensions).
13. There shall be no more than 10 percent of the same front elevation in the subdivision;
14. The same front elevation shall not be repeated unless it is separated by 3 homes on either side of the subject home and three immediately across the street from the subject home;
15. Exterior chimneys for fireplaces shall be made entirely of brick or stone;
16. Unless approved by the ARC, the front porch columns shall be a minimum of six inches by six inches;

17. All ranch homes shall contain a minimum of one (1) window on all four sides with the exception of a corner lot which shall contain a minimum of two (2) windows on the street facing side façade. A grouping of multiple accent windows shall count as one (1) window;
18. All two-story homes shall contain a minimum of two (2) windows on all four sides with the exception of a corner lot which shall contain a minimum of three (3) windows on the street facing side façade. A grouping of multiple accent windows shall count as one (1) window;
19. With the exception of large picture windows, casement windows and small accent windows which do not open, all windows on the front façade and the street facing façade of a corner lot, shall have shutters, mullions or window grids;
20. Unless adjacent to brick or stone wrap, all windows, doors and corners shall have a minimum nominal one inch by six inch wood or vinyl surround, shutters, decorative trim, or headers;
21. All homes shall contain a minimum of a two car garage with a minimum width or depth of twenty-two (22) feet;
22. Front-loading garages shall contain a decorative garage door similar to those depicted on Exhibit 2;
23. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet;
24. For any 3 car garage that faces a street, at least one of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays;
25. For front-loading garages the garage doors shall not comprise greater than 45 percent of the width of the front elevation for a two (2) car garage and 50 percent for a three (3) car garage;
26. Any front-loading garage that protrudes eight (8) feet or more forward of the front façade (including a front covered porch) shall contain at least one window on the front door side of the garage. This window shall not count towards any other window requirement. Unless approved by the ARC, no front-loading garage shall protrude more than ten (10) feet forward of the front façade (including a front covered porch).
27. At least 10% of all lots within Area B on Exhibit 3 shall contain non front-loading garages;
28. All homes shall include mailboxes with uniform design;
29. All homes shall be landscaped with a minimum of one (1) deciduous tree, two (2) ornamental trees and twelve (12) shrubs planted along the front foundation of the primary structure and sod in the front yard;
30. All homes on corner lots shall also include a minimum of one (1) deciduous tree, one (1) ornamental tree, twelve (12) shrubs planted along the foundation of the primary structure and sod in the side yard facing the side street;
31. All homes on corner lots and homes on Lots 1, 84, 172, 242, 210 and 211 shall include a minimum 30" high masonry wainscot on all four sides of the home;
32. All fencing within Area A and Area B shall be black wrought iron or black wrought iron in appearance. Provided, however, wood fencing shall be allowed to screen smaller areas, such as patios or hot tubs;
33. All fencing within Area A shall be limited to the rear yard of the lot and no fence shall be forward of the rear corners of the home;