

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: Cityscape Residential

PETITION: Broadacre Apartments Product Approval

REQUEST: Petitioner requests approval of their multi-family apartment buildings.

LOCATION: The subject property is near the southwest corner of CR 600W and CR 600N.

STAFF REVIEW: A total of 256 apartment units, within 11 buildings are proposed. The buildings will be a mix of 4-story and 2-story buildings. In addition, the project includes a clubhouse/amenity area and wetlands conservation. All buildings will use the same color brick, and will stay within the overall color scheme, as proposed.

The petitioner has provided detailed black and white prints, in addition to colored elevations. Please note the staff's review is focused on the black and white prints, as they are representative of the more detailed design features intended to meet the architectural requirements. The colored elevations are conceptual and intended to depict the character and color scheme of the buildings. For any conflict between the black and white prints and color elevations, the black and white prints shall supersede.

This project is regulated by the Cityscape Residential PUD, and all standards applicable to District A-1 (of that PUD) apply. The full set of architectural standards are enclosed as Exhibit B. As part of those standards, the final elevations should be "substantially similar in quality and character" to the Illustrative Exhibit in the PUD, enclosed in this report as Exhibit C. Staff has completed its review of the elevations and has the following items to further discuss/clarify:

- All buildings
 - As a reminder all vents shall be placed in an organized manner and pattern on the buildings and shall be color matched to the exterior building material.
 - Confirm the 30-year architectural shingles are dimensional.
 - All window, door, and corner trim, not adjacent to masonry, shall be a minimum of 1" x 6"

- The minimum roof overhang is 12” and applies to all buildings and elevations.
- Two-Story Buildings
 - Building Type II has less gables, on front & rear elevations, than the Illustrative Exhibit in the PUD. The ARC will need to review and determine if the elevations are still substantially in character with the PUD’s Illustrative Architectural Exhibit.
 - Please confirm the side elevation of Building #1 facing the internal street does not have a wall mounted meter bank.
- Four-Story Buildings
 - The PUD includes some requirements for additional brick on elevations (of Buildings 10 & 11) facing 600W. The site plan has been tweaked some since the rezoning due to various site challenges. This was contemplated in the PUD, which gives the ARC some ability to interpret where this brick should be placed. We will discuss at the meeting.
 - Please confirm that the pitched roof height will completely screen the RTUs on Building Type IV.
- Clubhouse/Amenity Facility
 - No comments.

STAFF RECOMMENDATION:

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

Exhibit A (Site Plan)

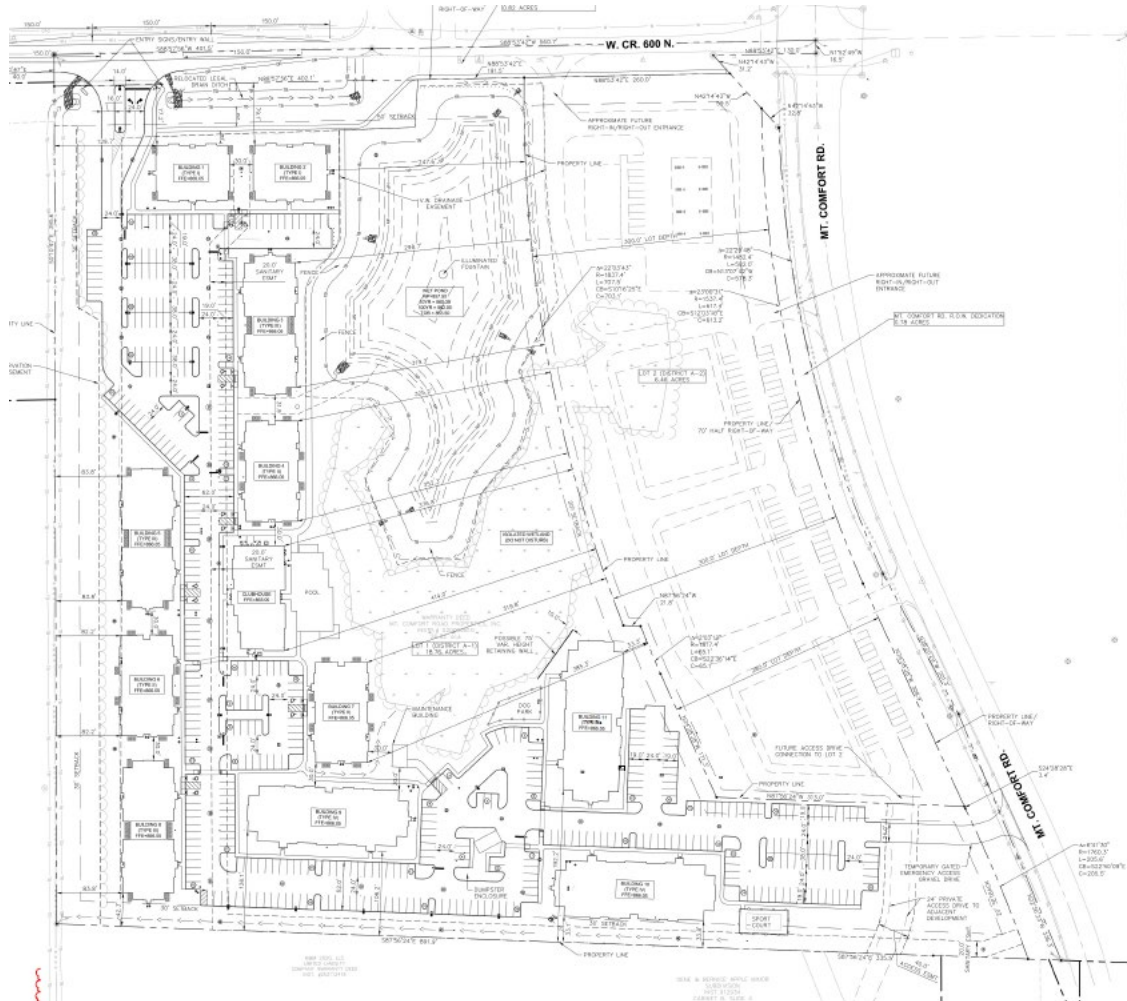


Exhibit B (Architectural Standards from the PUD)

District A-1 – Apartments

1. Each front elevation on a 2-story residential building must contain a minimum of 35% brick or stone, each front elevation on a 4-story residential building must contain a minimum of 25% brick or stone, and shall be substantially similar in quality and character to the renderings in Exhibit J. Each front elevation of an accessory building must contain a minimum of 40% brick or stone.
2. The east façade of buildings 10 and 11 on the Concept Plan shall have brick or stone up to at least the second story on the center exterior wall plane facing Mt. Comfort Road. In the event the site plan or building layout changes, the ARC shall make any interpretations of this standard.
3. All building facades shall feature at least three (colors) including trim color(s) unless the façade features at least 75% brick or stone.
4. All building entrances (excluding entrances to individual units) shall feature a weather covering, in the form of an awning, canopy, overhang, or the like, as determined by the ARC.
5. Architectural detailing, horizontal/vertical off-sets, window details and other features shall be provided on all sides of the building to avoid blank walls.
6. All buildings, regardless of size or number of stories, shall use scale and design elements, such as but not limited to special lighting, awnings, trees, and other elements, to visually relate the building to the pedestrian scale and visually anchor the building to the ground/street level, consistent with the conceptual elevations attached as Exhibit H. Exceptions may be granted by the ARC for buildings featuring architectural styles which lend themselves to less variation. Exhaust vents shall be placed on the building in an organized pattern and color matched to exterior building material.

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7. Exterior chimneys for fireplaces shall be made entirely of brick or stone.
 8. Concrete masonry units (CMU), as an exterior material, are prohibited.
 9. Exterior materials are limited to brick, stone, fiber cement, glass, wood, and stucco. Decorative metal, commercial grade vinyl, pre-cast panels above the roofline in the gables, may be permitted by the ARC if they are found to be consistent with the architectural style of the structure and are only used as an accent.
 10. All structures shall incorporate a minimum of four (4) of the features noted in *Section 6.04(B)(5)* of the Zoning Ordinance on front elevations. Side and rear elevations shall feature at least one such feature.
 11. Flat roofs shall feature articulation that coincides with the wall plane articulation, and a three-dimensional cornice.
 12. Roof access shall be located within the interior space of the building.
 13. All sloped roofs shall be covered in one of the following materials: 30-year dimensional shingles, copper, or slate. High quality standing seam metal may be used as an accent roofing material as determined by the ARC.
 14. The minimum roof pitch is 4:12; however, gable, dormer, and porch pitches may vary to achieve various architectural styles as determined by the ARC. The ARC may approve buildings with a lower pitch if compatible with certain architectural or historical styles on a case-by-case basis (e.g. craftsman, prairie, etc.).
 15. Overhangs are required along all façades. No overhang shall extend less than twelve (12) inches from the exterior siding material.
 16. A minimum of two roof planes (excluding a roof plane for a gable) shall be visible from all building elevations.
 17. Each façade over seventy (70) feet in length shall feature a minimum of two (2) gables.
 18. 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.
 19. 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.
 20. Windows shall be provided consistent with that shown in Exhibit H.
 21. All garage doors shall be decorative garage doors.
 22. Mechanical screening shall be provided. All ground mounted equipment shall be screened with landscaping. Wall mounted equipment is prohibited from being located in front of or along a front façade. Roof-top mechanical units shall be screened in accordance with the Zoning Ordinance's standards for commercial roof-top units.
 23. The Illustrative Architectural Exhibit, attached hereto as "Exhibit H", is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the buildings on the Real Estate. The final designs may vary from the Illustrative Architectural Exhibit; however, the buildings shall be substantially similar in quality and character to the buildings shown in the Illustrative Architectural Exhibit.
 24. Accessory structures, such as pool-houses, clubhouses and the like shall be required to comply with the architectural standards noted above, and shall have a similar design, theme, materials, and compatible architecture as the multi-family structures.

Exhibit C (Illustrative Architectural Exhibit from the PUD)





1. EAST ELEVATION (SEE SECTION 1-1)



2. SOUTH ELEVATION (SEE SECTION 1-1)



3. WEST ELEVATION (SEE SECTION 1-1)



