

McCordsville

ESTD  1988

INDIANA

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

PETITIONER: LMS Investments & Pulte Group

PETITION: District A Product Recommendation

REQUEST: Petitioner requests a recommendation on their proposed product types and architectural style for District A of the Jacobi Farms PUD. This PUD is currently going through an Amendment process for this particular product.

LOCATION: District A is the southwest corner of the large Jacobi Farms PUD project. The larger project sits at the northwest corner of CR 750N and CR 500W.

STAFF REVIEW: The Jacobi Farms PUD was originally approved in 2021. The project has not started construction and staff and the petitioner began discussing potential changes to the project in 2023. Those changes involve a different product offering, product mix, and densities, among other items. This requires an Amendment to the PUD Ordinance, which is essentially the same process as a rezone. Therefore, in keeping with our procedures the proposed product must be presented to the ARC for review and recommendation prior to the Plan Commission's recommendation.

The petitioner is proposing a mix of townhome, duplex, and cottage product, as noted in their packet. The ARC's role, within the rezone process, is to provide a recommendation to the Plan Commission on the proposed product. The ARC's review should take into account the architecture and style of the product, exterior materials, building massing, height, positioning, and other aesthetic aspects of the proposed product. It is not the ARC's responsibility to review the proposal from a land use or density perspective. That is the role of the Plan Commission.

Staff will provide further description and commentary at the ARC meeting.

STAFF RECOMMENDATION:

Staff will provide a recommendation at the meeting.