

# McCordsville

ESTD  1988

## INDIANA

### McCordsville Architectural Review Committee Meeting Minutes March 19<sup>th</sup>, 2024

**Members Present:** Bethany Frost, Dr. Bryan Burney, Tom Strayer, Mark Nelson

**Members Absent:** Shirley Jacobi

**Other members present:** Ryan Crum, Allyson Hamlin

#### Approval of Minutes

**Dr. Burney moved to approve February minutes, Mr. Strayer seconded, board vote is 3/0. Mr. Nelson abstained from voting.**

#### Old Business

N/A

#### New Business

*Beazer Homes' request for approval of the Hendricks model to their product line-up in Area D of Colonnade*

Chris Miller presented for Beazer Homes. He confirmed that the Hendricks will comply to the PUD requirements. The houses backing up to the school would have special architectural requirements.

Dr. Burney asked for a description on what the brick requirement would be.

Mr. Miller stated the requirement is 24" brick wrap, but it's ultimately up to the home buyer if they request more.

Mr. Strayer asked what the requirement was for brick?

Mr. Crum stated that the requirement is 24".

**Dr. Burney moved to approve as presented, Mr. Strayer seconded. 4/0 board vote.**

#### Anti-monotony

Hendricks Arts and Crafts and Hendricks Farmhouse there was a tie on the board and could not reach a vote.

Beazer stated that Hendrick Arts and Crafts and Hendricks Farmhouse are too similar, and they would not build them next to each other.

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### *Davis Homes' request for approval of architectural design for Lot 10 in Enclave at Deer Crossing*

Don Chesney, CEO of Davis Homes, presented the Woodford elevation.

Staff stated they did resubmit and can verify the amendments have been added to what staff requested.

**Dr. Burney moved to approve the elevation as presented, Mr. Strayer seconded, the board voted 4/0.**

### *Pulte Group's request for recommendation on a product addition to the Jacobi Farms PUD*

Mr. Crum stated as a reminder that this was not a product approval.

Rex Rampage presented the product for Pulte homes.

Discussion took place on location, parking, and garages.

Mr. Crum stated it could be worked into the PUD about pastel colors not being apart of the elevations.

Mr. Strayer and Ms. Frost stated they like it. Dr. Burney questioned these followed the zoning ordinance, express worry about massing and density.

Pulte presented that it may not be any different than apartment complexes, massing wise.

### *TRG's request for approval of architectural design for a multi-family residential project in Gateway Crossing*

Adam Canolo presented for TRG, stated that everything would be compliant with the PUD.

Dr. Burney asked about the deck material that would be used.

TRG stated it would be trex, stated railing would be black powder coated.

Mr. Strayer stated these are similar to the existing apartments.

Staff stated that they requested that from TRG and they fulfilled those requirements, to match the current apartments.

Staff did not have any concerns at this time.

**Dr. Burney made a motion to approve Kennsington Gardens elevations, Mr. Strayer seconded. The board voted 3/0, Mr. Nelson abstained from voting.**

Mr. Crum explained about standards and that these do meet the standards even though it may not be aesthetically pleasing.

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Mr. Strayer stated the PUD is limited since it is so old.

**The standing board vote is 3/1. Mr. Nelson voted in opposition.**

*Lennar Homes' request for approval of architectural design for a new addition to their product line-up in Summerton*

Tony Bagato with Lennar presented the elevation, also stated they would comply with the PUD standards.

Mr. Strayer stated it is difficult to approve without the elevations available, as what would be approved is different than what was being shown.

Discussion on the square footage of the front stoop.

Staff stated that Lennar did provide a letter stating they would comply with the PUD, but there would also need to be an internal permitting approval on each permit submitted.

Dr. Burney requested that he would like to see more of the ones that were already approved.

Mr. Crum stated the board cannot change the antimontony standard in the PUD, the board can reconsider the ones that they have considered like models.

Mr. Crum stated the Alan model can meet the requirements as long as they have address the masonry and garage requirements, the board is bound to approve this model tonight.

Mr. Strayer stated he wouldn't be opposed to approving Alan C.

Mr. Crum stated details about the PUD requirements for Summerton. Stated that B is not required to approve, but elevations A and C do meet the ARC requirements, and would be bound to be approved.

**Mr. Strayer moved to approve elevations A and C of the Alan model, Dr. Burney seconded. 4/0 board vote.**

*They did not hold an antimontony because the Alan B elevation was not approved.*

*Cityscape Residential's request for approval of architectural design for the multi-family product near the southwest corner of CR 600W & CR 600N (commonly known as Broadacre)*

Jennifer Sewell presented for Cityscape, stated that they are already fixing all the staff comments.

Discussion took place about the masonry on the buildings, the gables and the overhangs needed above entrances.

**Mr. Strayer moved to approve as presented, Dr. Burney seconded, the board voted 4/0.**

Next Meeting would be April 16<sup>th</sup>, if needed.

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Mr. Strayer motioned to adjourn the meeting, Dr. Burney seconded to adjourn meeting 4/0