



**Architectural Review Committee Staff Report
Department of Planning and Building
Town of McCordsville**

November 17, 2020

- Project:** Woodhaven
- Petitioner:** Fischer Homes
- Request:** The petitioner is seeking approval of the addition of model/elevations to their current line-up in Woodhaven.
- Staff Review:** The petitioner would like to introduce 1 new model with three elevations to their Maple Street Series (R3 & R4 Areas of Woodhaven).

Maple Street Series

- Jenson – American Classic, Coastal Classic, & Modern Farmhouse
**The American Classic elevation includes an option for buyers to select from two porch packages. For the purposes of anti-monotony, staff will consider all versions of the same elevation (ie. American Classic & American Classic w/ porch) one in the same.*

Staff has conducted an architectural review of all of the submittal elevations based upon the Woodhaven Zoning Ordinance, and the commitment letter attached as Exhibit A of this report. The list below denotes the basic requirements and indicates whether or not the submittal is in compliance:

- ✓ Indicates compliance
 - Indicates non-compliance
 - Indicates further discussion needed or a building permit review requirement
-

R3 & R4 Areas

- All homes shall have a minimum 9" overhangs on all sides of the home
- ✓ At least 50% of the homes shall have at least 50% brick on the front elevation (excluding windows, doors, garage doors, gables, and areas above first floor roofs)
- Minimum roof pitch shall be 6:12
- ✓ The min. size of ranch homes shall be 1,400 SF and min. size for two-story homes shall be 1,800 SF

- Unless adjacent to masonry wrap, all windows, doors, and corners shall have a 1"x6" wood or vinyl surround, or shutters or decorative trim or decorative window header

Lot Specific Requirements: To be reviewed for by staff on individual building permits, noted in this report for the petitioner's reference:

- Exterior fireplace chimneys shall be masonry unless placed on the rear façade
- Half chimneys and direct vent gas fireplaces shall have a framed chase with a gable roof and vent on the side
- Certain lots are required to have a minimum of 2 architectural features on the rear elevation, as denoted on Exhibit E of the Woodhaven zoning.
- Homes on adjoining lots as well as one house most directly across the street shall not be constructed with the same front elevation or color.
- A maximum of 2 ranch homes can be placed adjacent to each other.
- No more than 10% of the homes shall have the same floor plan with the exact same front elevation.

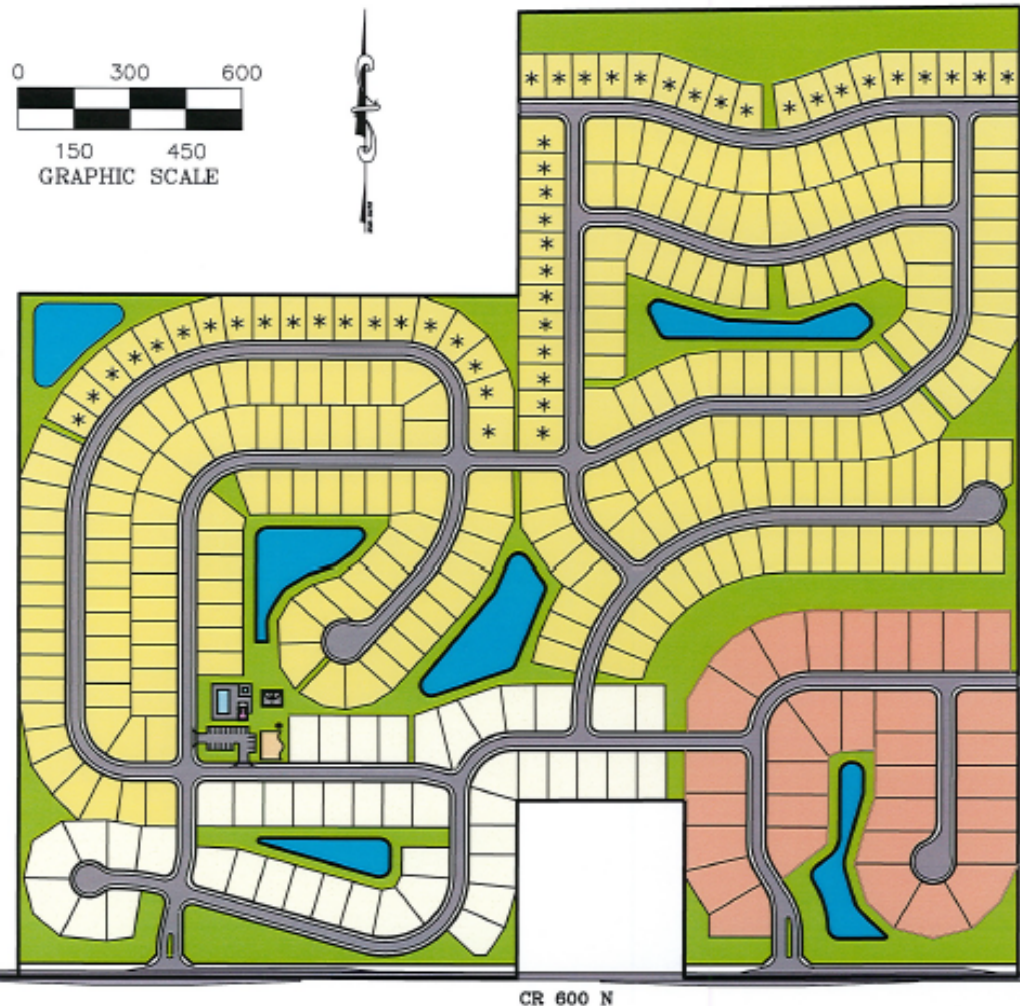
Staff Comments:

Staff has denoted a few concerns and we have relayed those to the petitioner. Once we hear back, we will update this staff report. Furthermore, we have requested side and rear elevations of this model. Staff is still working on the anti-monotony review and will provide that prior to the meeting.

Date: March 15, 2006

WoodHaven

Conceptual Site Development Plan



	R-4 Zoning	231 Lots	65' Min. Width	8,000 SF
	* R-4 Zoning	49 Lots	65' Min. Width	8,000 SF (Act. 72'x125')
	R-3 Zoning	46 Lots	72' Min. Width	10,000 SF (Act. 80'x130')
	R-2 Zoning	33 Lots	85' Min. Width	15,000 SF (Act. 90'x167')
		358 Lots		
		± 133.229 Ac		
		2.69 Units/Ac		

NOTE: THIS DRAWING IS A PRELIMINARY SITE DEVELOPMENT PLAN. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE PLAN AT THEIR DISCRETION WITHOUT NOTICE.

PRECEDENT
 Residential Development, LLC
 (317) 805-1280

CR 600 N
 Custom
 Sect. 1 - 16 Lots
 Sect. 2 - 17 Lots

Production
 Sect. 1 - 67 Lots
 Sect. 2 - 47 Lots
 Sect. 3 - 17 Lots
 Sect. 4 - 60 Lots
 Sect. 5 - 68 Lots
 Sect. 6 - 66 Lots

falcon
 ENGINEERING, INC.
 13110 Promiss Road, Noblesville, IN 46060
 Phone: (317) 941-2461 Fax: (317) 941-9821