



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

**December 15, 2020**

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**Project:** McCord Pointe

**Petitioner:** Lennar Homes

**Request:** The petitioner is seeking approval of a new model they would like to introduce into McCord Point, the Spencer (elevations B-E).

**Staff Review:** The petitioner received approval of their initial offering (12 models) in November of 2017. They have added additional models throughout the lifetime of the project.

McCord Pointe consists of two sub-areas, A and B. Area A is exclusively for ranch models and will be a low-maintenance community. Area B is exclusively for two-story homes and will be a traditional community. The Spencer, a two-story, will only be built in Area B and thus this report only covers those standards applicable to Area B.

As noted above the PUD does include architectural standards. A complete list of applicable architectural standards is below. All models and elevations have been reviewed for compliance, and are marked as follows:

- ✓ Indicates compliance
- Indicates non-compliance
- Indicates a need for further discussion or a lot specific requirement

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- ✓ Dimensional shingles;
  - ✓ Main roof pitch of 6:12 or greater, ancillary roofs may be less;
  - ✓ All siding shall be brick, stone, wood, cement fiber board, or stucco;
  - ✓ Vinyl siding is prohibited;
  - ✓ In Area B, a minimum of 75% of the homes shall have a front elevation of at least 50% brick or stone, exclusive of windows, doors, garage doors, and areas above the roof line. The remaining homes may have less than 50% brick or stone provided they contain a minimum 30" brick or stone wainscot;
  - ✓ The front elevation of any two-story home shall contain one 2' or greater step back and one gable;

- ✓ Minimum roof overhang of 11” on all sides of a house as measured from the exterior wall material to the fascia board;
- The rear elevations of homes on lots identified on Exhibit 1 shall contain one 2’ of greater step back and one gable;
- The rear elevation of homes on lots identified on Exhibit 1 shall contain at least one of the following: (i) four-sided 1<sup>st</sup> floor brick wrap, (ii) four-sided 1<sup>st</sup> floor brick wainscot wrap, (iii) screened-in porch, (iv) three season room, (v) morning room, or (vi) covered porch;
- There shall be no more than 10% of the same front elevation in the subdivision;
- 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;
- Exterior chimneys for fireplaces shall be made entirely of brick or stone;
- ✓ Unless approved by the ARC, the front porch columns shall be a minimum of 6” x 6”;
- ✓ All two-story homes shall contain a minimum of two (2) windows on all four sides with the exception of a façade facing a public street which shall contain a minimum of three (3) windows;
- ✓ With the exception of 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;
- ✓ Unless adjacent to brick or stone wrap, all windows, doors, and corners shall have a minimum nominal 1” x 6” wood or vinyl surround, shutters, decorative trim, or headers;
- ✓ All homes shall contain a minimum of a two-car garage with a minimum width of depth of 22’;
- ✓ Front-loading garages shall contain a decorative garage door similar to those depicted on Exhibit 2;
- ✓ Front-loading garages shall be offset from the front elevation of the home a minimum of 2’ feet;
- ✓ For any 3-car garage that faces a street, at least one of the bays shall have a separate door and be recessed a minimum of 2’ from the other bays;
- ✓ For front-loading garages the garage doors shall not compromise greater than 45% of the width of the front elevation for a 2-car garage and 50% for a 3-car garage;

**Staff Comments:**

Staff is still conducting its anti-monotony review and will provide that review at the meeting.

Staff has no further comments, as the architectural design of the home, along with the written confirmation of standards provided by the petitioner meets all of the design standards of the McCord Pointe PUD.

# McCord Pointe

McCordsville, Indiana

**Site Data**  
site - 139ac±  
open space - 37ac± (27%)

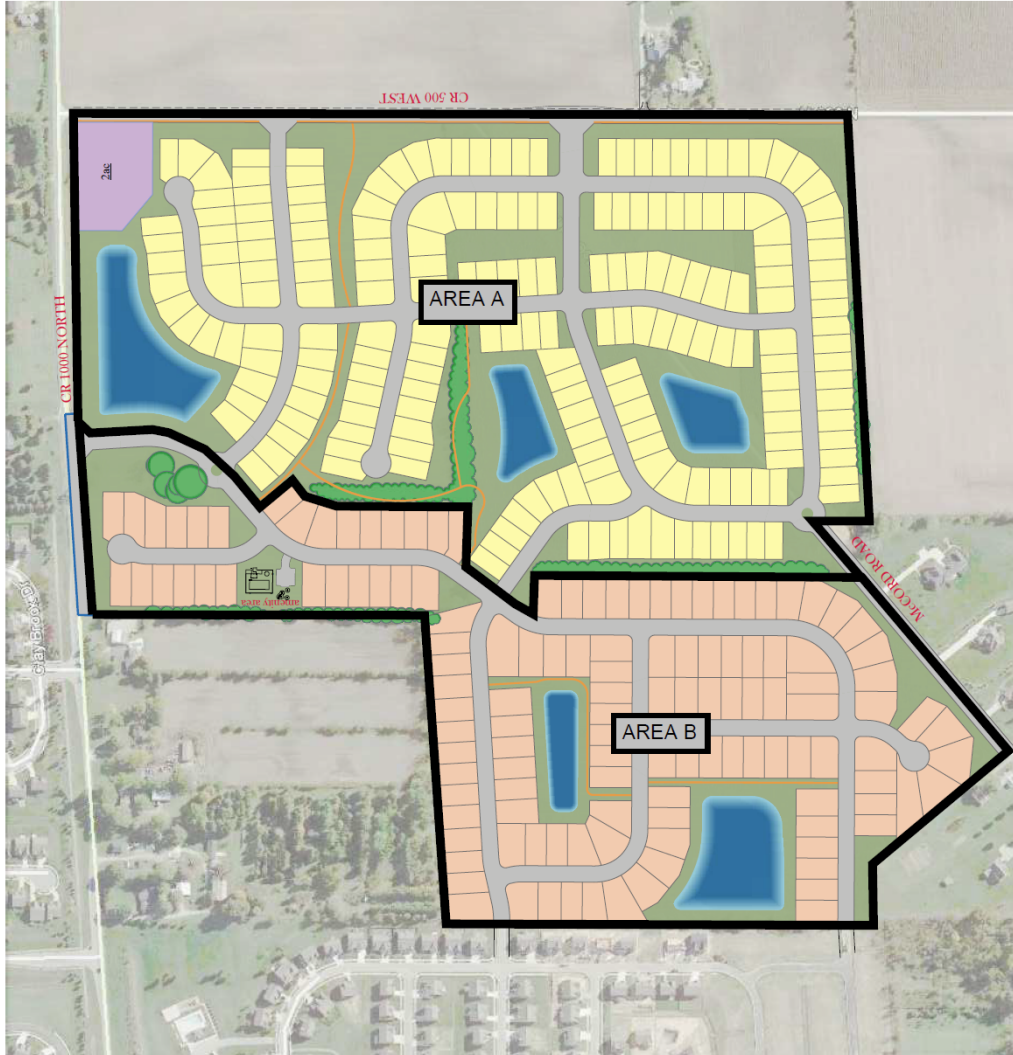
60x125  
197 lots

70x140  
135 lots

"EXHIBIT B"



STOEPPELWERTH



Concept Plan  
August 29, 2017



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