## NOBLESVILLE ARCHITECTURAL REVIEW BOARD STAFF REPORT

MAY 15, 2014

## #14N-35-0703 ARCHITECTURAL REVIEW FOR SINGLE-FAMILY ELEVATIONS TO BE LOCATED IN THE CONNER CROSSING PLANNED DEVELOPMENT.

Applicant: Ryland Homes

Location: Conner Crossing on Little Chicago Road in the City of Noblesville

Current Zoning: R1/PD

Requested Action: Architectural Review of elevations for Conner Crossing Planned

Development

Application: #14N-35-0703 BluePrince: #14N-35-0102

The applicant has submitted elevations to be reviewed for Conner Crossing Planned Development, on the west side of Little Chicago Road just north of State Road 32. Conner Crossing PD was originally adopted in 2002. Shortly after adoption, Little Chicago Road was closed for infrastructure improvements for approximately 18 months, stalling construction within the planned development. Construction was further hindered several years later with the market crash.

The original intent of Conner Crossing was to be a planned development for custom home builders, and the adopted standards reflect this. The language within the standards is intentionally very vague and they do not give specific values, as to give the custom home builders the flexibility to get creative in their design. For this reason, the production home builders meet most of the standards in their submitted elevations.

The elevations submitted by Ryland Homes below are to be built in the Silver Lake and Cottage Grove sections. The builder has committed to using Hardi-Plank (or similar fibercement board) and providing at least one window on all facades.

*AUGUSTA- TWO STORY (Under Staff Comments – Areas highlighted in RED do not meet the adopted requirements)* 

ADOPTED REQUIREMENTS	PROPOSED BY RYLAND			STAFF COMMENTS
ELEVATIONS	A	В	С	
Materials- first floor brick.	Front- Brick/Hardi-Plank	Front- Brick/Hardi-	Front- Brick/Hardi-	Ι
Wood, brick, or composite	Sides: Brick/Hardi-Plank	Plank	Plank	
siding on second floor. Vinyl	Rear: Brick/Hardi-Plank	Sides: Brick/Hardi-	Sides: Brick/Hardi-	
and aluminum siding	Real: Blick/Harai Flank	Plank	Plank	
prohibited.		Rear: Brick/Hardi-	Rear: Brick/Hardi-	
P		Plank	Plank	
<b>Windows-</b> windows on all four sides	OK	OK	OK	Builder commits to one window per façade
<b>Overhangs-</b> at least 8", but a majority of the homes must be at least 12".	ОК	OK	OK	
Roof Pitch- 6/12 or greater	OK	OK	OK	
<b>Roofing-</b> architectural grade shingles, diversity of roof form encouraged.	OK	ОК	ОК	
<b>Ridgelines-</b> various lengths and heights encouraged	5-6	5-6	7-8	
Garage Doors- 9x7 encouraged, although 16' allowed	16' & 9x7, Front and side- load options available	16' & 9x7, Front and side-load options available	16' & 9x7, Front and side-load options available	
<b>Vents-</b> must match roofing, minimally visible	OK	OK	ОК	
Address Stone/ Dusk to Dawn Lights	OK/OK	OK/OK	OK/OK	

BROOKSTONE - TWO STORY (Under Staff Comments - Areas highlighted in RED do not meet the adopted requirements)

ADOPTED REQUIREMENTS | PROPOSED BY RYLAND | STAFF CO

ADOPTED REQUIREMENTS	PROPOSED BY RYLAND			STAFF COMMENTS
ELEVATIONS	A	В	С	
Materials- first floor brick.	Front- Brick or stone/Hardi-	Front- Brick or	Front- Brick or	Elevation A is only
Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited.	Plank Sides: Brick/Hardi-Plank Rear: Brick/Hardi-Plank	stone/Hardi-Plank Sides: Brick/Hardi- Plank Rear: Brick/Hardi- Plank	stone/Hardi-Plank Sides: Brick/Hardi- Plank Rear: Brick/Hardi- Plank	brick/stone wainscot on front and sides
<b>Windows-</b> windows on all four sides	OK	OK	ОК	Builder commits to one window per façade
<b>Overhangs-</b> at least 8", but a majority of the homes must be at least 12".	OK	OK	OK	
<b>Roof Pitch-</b> 6/12 or greater	OK	OK	OK	
<b>Roofing-</b> architectural grade shingles, diversity of roof form encouraged.	ОК	ОК	ОК	
<b>Ridgelines-</b> various lengths and heights encouraged	6-7	7-8	8-9	
<b>Garage Doors-</b> 9x7 encouraged, although 16' allowed	16' & 9x7, Front and side- load options available	16' & 9x7, Front and side-load options available	16' & 9x7, Front and side-load options available	
<b>Vents-</b> must match roofing, minimally visible	OK	OK	OK	
Address Stone/ Dusk to Dawn Lights	ок/ок	OK/OK	OK/OK	

*CARRINGTON – ONE STORY (Under Staff Comments – Areas highlighted in RED do not meet the adopted requirements)* 

ADOPTED REQUIREMENTS	PROPOSED BY RYLAND			STAFF COMMENTS
ELEVATIONS	A	В	С	
Materials- first floor brick.	Front- Brick	Front- Brick /Hardi-	Front- Brick /Hardi-	
Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited.	Sides: Brick Rear: Brick	Plank Sides: Brick Rear: Brick	Plank Sides: Brick Rear: Brick	
Windows- windows on all four sides	ОК	ОК	OK	Builder commits to one window per façade
Overhangs- at least 8", but a majority of the homes must be at least 12".	OK	OK	OK	
Roof Pitch- 6/12 or greater	ОК	OK	OK	
Roofing- architectural grade shingles, diversity of roof form encouraged.	OK	ОК	ОК	
Ridgelines- various lengths and heights encouraged	7	7	8	
Garage Doors- 9x7 encouraged, although 16' allowed	16', Side-load	16', Side-load	16', Side-load	
<b>Vents-</b> must match roofing, minimally visible	OK	OK	OK	
Address Stone/ Dusk to Dawn Lights	OK/OK	OK/OK	OK/OK	

OAKMONT - ONE STORY (Under Staff Comments - Areas highlighted in RED do not meet the adopted requirements)

ADOPTED REQUIREMENTS	PROPOSED BY RYLAND	STAFF COMMENTS
ELEVATIONS	С	
Materials- first floor brick. Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited.	Front- Brick and/or stone Sides: Brick/ Hardi-Plank Rear: Brick/ Hardi-Plank	
Windows- windows on all four sides	ок	Builder commits to one window per façade
Overhangs- at least 8", but a majority of the homes must be at least 12".	ОК	
Roof Pitch- 6/12 or greater	ОК	
Roofing- architectural grade shingles, diversity of roof form encouraged.	ОК	
Ridgelines- various lengths and heights encouraged	5	
Garage Doors- 9x7 encouraged, although 16' allowed	16' & 9x7, Side-load	
Vents- must match roofing, minimally visible	OK	
Address Stone/ Dusk to Dawn Lights	NO/OK	No address stone shown

PENHURST – TWO STORY(Under Staff Comments – Areas highlighted in RED do not meet the adopted requirements)

ADOPTED REQUIREMENTS	PROPOSED BY RYLAND			STAFF COMMENTS
ELEVATIONS	A	В	С	
Materials- first floor brick.	Front Diele (Head: Dlead	Front Deal /Hand	Front Dod /Hard	Elevations A & B are
Wood, brick, or composite	Front- Brick /Hardi-Plank Sides: Brick/Hardi-Plank	Front- Brick /Hardi- Plank	Front- Brick /Hardi- Plank	only brick wainscot on
siding on second floor. Vinyl	Rear: Brick/Hardi-Plank	Sides: Brick/Hardi-	Sides: Brick/Hardi-	front and sides
and aluminum siding	Real : Blick/ Harur-Harik	Plank	Plank	none and sides
prohibited.		Rear: Brick/Hardi-	Rear: Brick/Hardi-	
P		Plank	Plank	
<b>Windows-</b> windows on all four sides	OK	OK	ОК	Builder commits to one window per façade
<b>Overhangs-</b> at least 8", but a majority of the homes must be at least 12".	ОК	OK	OK	
Roof Pitch- 6/12 or greater	OK	OK	OK	
<b>Roofing-</b> architectural grade shingles, diversity of roof form encouraged.	OK	ОК	ОК	
<b>Ridgelines-</b> various lengths and heights encouraged	5-6	5-6	7-8	
Garage Doors- 9x7 encouraged, although 16' allowed	16' & 9x7, Front and side- load options available	16' & 9x7, Front and side-load options available	16' & 9x7, Front and side-load options available	
<b>Vents-</b> must match roofing, minimally visible	OK	OK	ОК	
Address Stone/ Dusk to Dawn Lights	OK/OK	OK/OK	OK/OK	

*SOUTHILL* – TWO STORY (Under Staff Comments – Areas highlighted in RED do not meet the adopted requirements)

ADOPTED REQUIREMENTS	PROPOSED BY RYLAND			STAFF COMMENTS
ELEVATIONS	A	В	С	
		_	1	
<b>Materials-</b> first floor brick.	Front- Brick or stone/Hardi-	Front- Brick or	Front- Brick or	Elevation A is only
Wood, brick, or composite	Plank	stone/Hardi-Plank	stone/Hardi-Plank	brick/stone wainscot on
siding on second floor. Vinyl	Sides: Brick/Hardi-Plank	Sides: Brick/Hardi-	Sides: Brick/Hardi-	front and sides
and aluminum siding	Rear: Brick/Hardi-Plank	Plank	Plank	
prohibited.		Rear: Brick/Hardi-	Rear: Brick/Hardi-	
Windows- windows on all	OV	Plank	Plank	D 111
	OK	OK	OK	Builder commits to one
four sides	OK	OK	OK	window per façade
<b>Overhangs-</b> at least 8", but a majority of the homes must	UK	OK	UK	
be at least 12".				
Roof Pitch- 6/12 or greater	OK	OK	OK	
NOOT I ICH O/ 12 of greater	OK	OK	OK	
Roofing- architectural grade				
shingles, diversity of roof	OK	OK	OK	
form encouraged.				
Didgelines verieus lengths	8-9	7-8	9-10	
<b>Ridgelines-</b> various lengths and heights encouraged	0-9	7-0	9-10	
Garage Doors- 9x7	16' & 9x7, Front and side-	16' & 9x7, Front and	16' & 9x7, Front and	
encouraged, although 16'	load options available	side-load options	side-load options	
allowed	OV	available	available	
<b>Vents-</b> must match roofing, minimally visible	ОК	ОК	OK	
Address Stone/ Dusk to Dawn Lights	OK/OK	OK/OK	OK/OK	

ST. ANDREWS – TWO STORY (Under Staff Comments – Areas highlighted in RED do not meet the adopted requirements)

ADOPTED REQUIREMENTS	PROPOSED BY RYLAND			STAFF COMMENTS
ELEVATIONS	A	В	С	
	T		1	
<b>Materials-</b> first floor brick.	Front- Brick or stone/Hardi-	Front- Brick or	Front- Brick or stone	Elevation A is only
Wood, brick, or composite	Plank	stone/Hardi-Plank	/Hardi-Plank	brick/stone wainscot on
siding on second floor. Vinyl	Sides: Brick/Hardi-Plank	Sides: Brick/Hardi- Plank	Sides: Brick/Hardi-	front and sides
and aluminum siding	Rear: Brick/Hardi-Plank		Plank	
prohibited.		Rear: Brick/Hardi- Plank	Rear: Brick/Hardi- Plank	
Windows- windows on all	OK	OK	OK	Builder commits to one
four sides	OK	OK	OK	window per façade
Overhangs- at least 8", but a	OK	OK	OK	willdow per laçade
majority of the homes must	OK .	ON	OI.	
be at least 12".				
Roof Pitch- 6/12 or greater	OK	OK	ОК	
Roofing- architectural grade				
shingles, diversity of roof form encouraged.	OK	OK	OK	
ioi iii eiicourageu.				
Ridgelines- various lengths	5-6	7-8	8-9	
and heights encouraged				
Garage Doors- 9x7	16' & 9x7, Front and side-	16' & 9x7, Front and	16' & 9x7, Front and	
encouraged, although 16'	load options available	side-load options	side-load options	
allowed		available	available	
<b>Vents-</b> must match roofing, minimally visible	ОК	ОК	OK	
Address Stone/ Dusk to Dawn Lights	OK/OK	OK/OK	OK/OK	

ST. MICHAELS – TWO STORY (Under Staff Comments – Areas highlighted in RED do not meet the adopted requirements)

ADOPTED REQUIREMENTS	PROPOSED BY RYLAND			STAFF COMMENTS
ELEVATIONS	A	В	С	
Materials- first floor brick. Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited.	Front- Brick /Hardi-Plank Sides: Brick/Hardi-Plank Rear: Brick/Hardi-Plank	Front- Brick /Hardi- Plank Sides: Brick/Hardi- Plank Rear: Brick/Hardi-Plank	Front- Brick /Hardi- Plank Sides: Brick/Hardi- Plank Rear: Brick/Hardi-Plank	Elevation A is only brick wainscot on front and sides
<b>Windows-</b> windows on all four sides	OK	ОК	OK	Builder commits to one window per façade
<b>Overhangs-</b> at least 8", but a majority of the homes must be at least 12".	OK	OK	OK	
Roof Pitch- 6/12 or greater	OK	OK	OK	
<b>Roofing-</b> architectural grade shingles, diversity of roof form encouraged.	ОК	ОК	ОК	
<b>Ridgelines-</b> various lengths and heights encouraged	7-8	5-6	8-9	
Garage Doors- 9x7 encouraged, although 16' allowed	16' & 9x7, Front and side- load options available	16' & 9x7, Front and side-load options available	16' & 9x7, Front and side-load options available	
<b>Vents-</b> must match roofing, minimally visible	ОК	OK	OK	
Address Stone/ Dusk to Dawn Lights	OK/OK	OK/OK	OK/OK	

WESTCHESTER – TWO STORY (Under Staff Comments – Areas highlighted in RED do not meet the adopted requirements)

ADOPTED REQUIREMENTS	PROPOSED BY RYLAND			STAFF COMMENTS
ELEVATIONS	A	В	С	
Materials- first floor brick.	Event Priek en etene /Handi	Front- Brick or stone	Front- Brick or stone	
Wood, brick, or composite	Front- Brick or stone /Hardi- Plank	/Hardi-Plank	/Hardi-Plank	
siding on second floor. Vinyl	Sides: Brick/Hardi-Plank	Sides: Brick/Hardi-	Sides: Brick/Hardi-	
and aluminum siding	Rear: Brick/Hardi-Plank	Plank	Plank	
prohibited.	Real. Blick/Harui-Halik	Rear: Brick/Hardi-	Rear: Brick/Hardi-	
promoteu.		Plank	Plank	
Windows- windows on all four sides	OK	OK	OK	Builder commits to one window per façade
<b>Overhangs-</b> at least 8", but a majority of the homes must be at least 12".	OK	OK	OK	
<b>Roof Pitch-</b> 6/12 or greater	OK	OK	OK	
<b>Roofing-</b> architectural grade shingles, diversity of roof form encouraged.	OK	ОК	ОК	
<b>Ridgelines-</b> various lengths and heights encouraged	6-7	6-7	7-8	
Garage Doors- 9x7	16' & 9x7, Front and side-	16' & 9x7, Front and	16' & 9x7, Front and	
encouraged, although 16' allowed	load options available	side-load options available	side-load options available	
<b>Vents-</b> must match roofing, minimally visible	OK	OK	ОК	
Address Stone/ Dusk to Dawn Lights	OK/OK	OK/OK	OK/OK	

The Board must determine if these proposed models meet the intent of the Ordinance and/or present sufficient detail to warrant approval by the Architectural Review Board.

The following are your choices for motions:

## MOTION

I move to approve the home elevation for "Conner Crossing submitted by Ryland Homes for the (BE SPECIFIC ABOUT THE MODEL AND ELEVATIONS, MODIFICATIONS, ETC.) IE. St. Michaels, Elevations A, B, C as submitted waiving the requirements not met or as per any modifications requiredby the ARB.

OR

I move to deny the submitted **Model** (be specific) Elevations (be specific)

OR

I move to continue the application until (fill in the blank) and (noting what items are to be addressed). (BE SPECIFIC)

## **ATTACHMENTS**

SITE LOCATION MAP CONNER CROSSING CHARACTER AREAS TWO STORY ELEVATIONS

> AUGUSTA ST. ANDREWS BROOKSTONE ST. MICHAELS PENHURST WESTCHESTER

SOUTHILL

SINGLE STORY ELEVATIONS

CARRINGTON OAKMONT