

**NOBLESVILLE ARCHITECTURAL REVIEW BOARD  
STAFF REPORT**

**MAY 15, 2014**

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

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*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 fiber-cement 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)

| <b>ADOPTED REQUIREMENTS</b>  | <b>PROPOSED BY RYLAND</b>   |   |   | <b>STAFF COMMENTS</b>                    |
|--|---|---|---|--|
| <b>ELEVATIONS</b>  | <b>A</b>  | <b>B</b>  | <b>C</b>  |  |
| <b>Materials-</b> first floor brick. Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited. | Front- Brick/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-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".   | 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  | OK  | OK  |  |
| <b>Ridgelines-</b> various lengths and heights encouraged  | 5-6   | 5-6   | 7-8   |  |
| <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  |  |
| <b>Address Stone/ Dusk to Dawn Lights</b>  | OK/OK   | OK/OK   | OK/OK   |  |

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

| <b>ADOPTED REQUIREMENTS</b>  | <b>PROPOSED BY RYLAND</b>  |  |  | <b>STAFF COMMENTS</b>                                       |
|--|--|--|--|---|
| <b>ELEVATIONS</b>  | <b>A</b>   | <b>B</b>   | <b>C</b>   |   |
| <b>Materials-</b> first floor brick. Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited. | Front- Brick or stone/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick or stone/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick or stone/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Elevation A is only brick/stone wainscot on front and sides |
| <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".   | 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   | OK   | OK   |   |
| <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   |   |
| <b>Address Stone/ Dusk to Dawn Lights</b>  | OK/OK  | OK/OK  | OK/OK  |   |

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

| <b>ADOPTED REQUIREMENTS</b>  | <b>PROPOSED BY RYLAND</b>                   |  |  | <b>STAFF COMMENTS</b>                    |
|--|---|--|--|--|
| <b>ELEVATIONS</b>  | <b>A</b>                                    | <b>B</b>   | <b>C</b>   |  |
| <b>Materials-</b> first floor brick. Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited. | Front- Brick<br>Sides: Brick<br>Rear: Brick | Front- Brick /Hardi-Plank<br>Sides: Brick<br>Rear: Brick | Front- Brick /Hardi-Plank<br>Sides: Brick<br>Rear: Brick |  |
| <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”.   | 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  | OK   | OK   |  |
| <b>Ridgelines-</b> various lengths and heights encouraged  | 7   | 7  | 8  |  |
| <b>Garage Doors-</b> 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   |  |
| <b>Address Stone/ Dusk to Dawn Lights</b>  | OK/OK                                       | OK/OK  | OK/OK  |  |

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

| <b>ADOPTED REQUIREMENTS</b>  | <b>PROPOSED BY RYLAND</b>  |  |  | <b>STAFF COMMENTS</b>                    |
|--|--|--|--|--|
| <b>ELEVATIONS</b>  | <b>C</b>   |  |  |  |
| <b>Materials-</b> first floor brick. Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited. | Front- Brick and/or stone<br>Sides: Brick/ Hardi-Plank<br>Rear: Brick/ Hardi-Plank |  |  |  |
| <b>Windows-</b> windows on all four sides  | 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   |  |  |  |
| <b>Roof Pitch-</b> 6/12 or greater   | OK   |  |  |  |
| <b>Roofing-</b> architectural grade shingles, diversity of roof form encouraged.   | OK   |  |  |  |
| <b>Ridgelines-</b> various lengths and heights encouraged  | 5  |  |  |  |
| <b>Garage Doors-</b> 9x7 encouraged, although 16’ allowed  | 16’ & 9x7, Side-load   |  |  |  |
| <b>Vents-</b> must match roofing, minimally visible  | OK   |  |  |  |
| <b>Address Stone/ Dusk to Dawn Lights</b>  | NO/OK  |  |  | No address stone shown                   |

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

| <b>ADOPTED REQUIREMENTS</b>  | <b>PROPOSED BY RYLAND</b>  |  |  | <b>STAFF COMMENTS</b>                                       |
|--|--|--|--|---|
| <b>ELEVATIONS</b>  | <b>A</b>   | <b>B</b>   | <b>C</b>   |   |
| <b>Materials-</b> first floor brick. Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited. | Front- Brick /Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick /Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick /Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Elevations A & B are only brick wainscot on front and sides |
| <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".   | 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   | OK   | OK   |   |
| <b>Ridgelines-</b> various lengths and heights encouraged  | 5-6  | 5-6  | 7-8  |   |
| <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   |   |
| <b>Address Stone/ Dusk to Dawn Lights</b>  | OK/OK  | OK/OK  | OK/OK  |   |

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

| <b>ADOPTED REQUIREMENTS</b>  | <b>PROPOSED BY RYLAND</b>  |  |  | <b>STAFF COMMENTS</b>                                       |
|--|--|--|--|---|
| <b>ELEVATIONS</b>  | <b>A</b>   | <b>B</b>   | <b>C</b>   |   |
| <b>Materials-</b> first floor brick. Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited. | Front- Brick or stone/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick or stone/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick or stone/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Elevation A is only brick/stone wainscot on front and sides |
| <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".   | 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   | OK   | OK   |   |
| <b>Ridgelines-</b> various lengths and heights encouraged  | 8-9  | 7-8  | 9-10   |   |
| <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   |   |
| <b>Address Stone/ Dusk to Dawn Lights</b>  | 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  |
|--|--|--|---|---|
|  | A  | B  | C   |   |
| <b>ELEVATIONS</b>  |  |  |   |   |
| <b>Materials-</b> first floor brick. Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited. | Front- Brick or stone/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick or stone/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick or stone /Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Elevation A is only brick/stone wainscot on front and sides |
| <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”.   | 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   | OK   | OK  |   |
| <b>Ridgelines-</b> various lengths and heights encouraged  | 5-6  | 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  |   |
| <b>Address Stone/ Dusk to Dawn Lights</b>  | 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  |
|--|---|--|--|---|
|  | A   | B  | C  |   |
| <b>ELEVATIONS</b>  |   |  |  |   |
| <b>Materials-</b> first floor brick. Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited. | Front- Brick/Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick /Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick /Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Elevation A is only brick wainscot on front and sides |
| <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”.   | 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  | OK   | OK   |   |
| <b>Ridgelines-</b> various lengths and heights encouraged  | 7-8   | 5-6  | 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   |   |
| <b>Address Stone/ Dusk to Dawn Lights</b>  | 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   | B   | C   |  |
| <b>Materials-</b> first floor brick. Wood, brick, or composite siding on second floor. Vinyl and aluminum siding prohibited. | Front- Brick or stone /Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick or stone /Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-Plank | Front- Brick or stone /Hardi-Plank<br>Sides: Brick/Hardi-Plank<br>Rear: Brick/Hardi-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".   | 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  | OK  | OK  |  |
| <b>Ridgelines-</b> various lengths and heights encouraged  | 6-7   | 6-7   | 7-8   |  |
| <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  |  |
| <b>Address Stone/ Dusk to Dawn Lights</b>  | 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 required by 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