

NOBLESVILLE ARCHITECTURAL REVIEW BOARD

STAFF REPORT

September 18, 2019

1. LEGP-0104-2019	
Architectural review of single-family detached house plans in the proposed Evergreen of Noblesville planned development.	
LOCATION:	3500 - 5000 Block of SR 32
APPLICANT:	Westport Homes; Boomerang Development; Faegre Baker Daniels
ITEMS FOR CONSIDERATION:	One-Story
	<ol style="list-style-type: none"> 1. Ascott (Premier, Craftsman, Gallery, Carriage, Estate) 2. Fairmont (Premier, Craftsman, Gallery, Carriage, Estate) 3. Grandover (Premier, Craftsman, Gallery, Carriage, Estate) 4. Grandover II (Premier, Craftsman, Gallery, Carriage, Estate) 5. Hawthorne (Premier, Craftsman, Gallery, Carriage, Estate) 6. Heyden (Premier, Craftsman, Gallery, Carriage, Estate) 7. Hollister (Premier, Craftsman) 8. Lafayette (Premier, Craftsman, Gallery)
	Two-Story
	<ol style="list-style-type: none"> 1. Bristol (Premier, Craftsman, Gallery) 2. Campton (Premier, Craftsman, Gallery, Carriage, Estate) 3. Denali (Premier, Craftsman, Gallery, Carriage, Estate) 4. Fairfield (Premier, Craftsman, Gallery, Carriage, Estate) 5. McKinley (Premier, Craftsman, Gallery, Carriage, Estate) 6. Monterey (Premier, Craftsman) 7. Newport (Premier, Craftsman, Gallery, Carriage, Estate) 8. West Haven (Premier, Craftsman, Gallery, Carriage, Estate)

Westport Homes, the applicant in the new Evergreen of Noblesville subdivision, submitted *single-family detached* residential house plans for review by the Architectural Review Board (ARB) (Exhibits 5 and 6). Evergreen of Noblesville is a proposed development comprised of areas for a variety of uses: single family detached, single family attached (age-restricted), multi-family (age-restricted), commercial, and industrial. This development is north of State Road 32/38 between Presley Drive and Promise Road (Exhibit 2).

The area for single-family detached houses is proposed to be zoned R2 and to be comprised of 126 lots, each lot being a minimum 60-ft-wide. The proposed planned development ordinance contains architectural standards for single family detached houses (Exhibit 4), but they are still under review and are not final. The review of the submitted plans was conducted using the City of Noblesville Architectural Design Guidelines (Exhibit 3). However, some of the proposed architectural standards were also added to the matrices for comparison.

EXHIBIT 1 – STAFF REPORT

Some of the proposed architectural standards are lower than the standards required by the Architectural Design Guidelines. Due to that, a lot of house plans do not meet our design guidelines, most commonly:

1. **Corner Breaks.** The corner breaks appear to be called “projections/setback”, but are not defined, so it is not clear what counts as a projection. On the front elevation, most one-story plans meet our corner break guideline, and about half of the two-story plans meet it. However, the side and rear elevations rarely, if ever, meet it. Note, that the proposed architectural standard asks for one projection at the rear, but out of 16 plans, only one has a bump out at the back.
2. **Masonry.** The total amount of masonry is lower than 50 %. The proposed standard is 50 % minimum on the front elevation only. As a result, none of the proposed plans meet our minimum 50% total masonry requirement because no masonry is shown on the sides or rear.
3. **Vinyl Siding.** The minimum proposed vinyl siding thickness is 0.046” instead of our minimum required 0.048”.
4. **Number of windows.** The proposed minimum number of windows is 2 per any elevation, whereas our guidelines require minimum 3 windows per elevation on one-story houses and 4 on multiple-level houses. Our guidelines are most often not met on the side elevations. Our guideline on the front elevation is most commonly not met on the one-story plans.
5. **Window Trim.** The window trim on sides and rear is not required by the proposed standards, whereas our guidelines require it on all windows. The plans appear to not show the trim on the side and rear. However, the print is too small to know for sure.
6. **Missing standards.** For a few items, the standards were not proposed:
 - a. A minimum number of roof ridge lines. This guideline is not met on the two-story plans more often than on the one-story plans.
 - b. A minimum garage door percentage as a % of the elevation. This guideline is not met only in cases where a 3-car garage is displayed.
 - c. Porch depth. This guideline is met most of the time.

Additional standards proposed are:

1. A maximum garage door width in relation to the house width (50 %).
2. A minimum number of colors used on the front elevation: 2.

The most common proposed standards that are not met:

1. No projections on the rear elevation.
2. Not enough windows on the sides.
3. Not enough masonry on the front.

ATTACHED EXHIBITS:

1. Staff report.
2. Evergreen of Noblesville proposed development map.
3. Review matrices.
4. Proposed architectural standards for single family detached houses.
5. Examples of house elevations in color.
6. House plans.

EXHIBIT 1 – STAFF REPORT

The Board must determine if the proposed residential plans and/or architectural standards 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 [HOUSE PLAN NAME] for [SUBDIVISION NAME] submitted by [APPLICANT NAME] (include any commitments/conditions)

OR

MOTION I move to **DENY** the [HOUSE PLAN NAME] for [SUBDIVISION NAME] submitted by [APPLICANT NAME]

OR

MOTION I move to **CONTINUE** the application until (fill in the blank) and (noting what items are to be addressed).