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ORDINANCE NO. 091823A

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, ADOPTING A TEXT AMENDMENT TO THE OFFICIAL ZONING MAP FOR A PROJECT KNOWN AS THE COVE AT THORPE CREEK PLANNED UNIT DEVELOPMENT DISTRICT.

WHEREAS, this is an ordinance to amend the Planned United Development (PUD) District otherwise known as The Cove at Thorpe Creek PUD, Ordinance No. 071921A, previously enacted by the Fisher's City Council.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. TA-23-5 as required by law in regard to the text amendment; and

WHEREAS, the Plan Commission at its November 1, 2023 meeting sent a favorable recommendation to the Common Council by a vote of seven (7) in favor and zero (0) opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. This text amendment shall apply to the entirety of the real estate of Ordinance No. 071921A, as described and shown in **Exhibit A**, attached.

SECTION 2. The specific zoning standards, concept plans, and illustrative architectural exhibits shall be amended as shown in **Exhibit B** and **Exhibit C**, attached, in order to: (a) allow for a maximum building height of 40 feet for primary structures in the Grand Estates District, (b) amend the Concept Plan, (c) add the Masterpiece Collection to the Illustrative Architectural Exhibit, (d) amend the Additional Architecture Exhibit, and (e) incorporate the Masterpiece Collection as permitted within the denoted Designer District.

SECTION 3. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 20th day of November, 2023.

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SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this 20th day of November, 2023.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY		NAY	ABSTAIN
(Signature)	John Weingardt, President		
(Signature)	Cecilia Coble, Vice President		
(Signature)	C. Pete Peterson, Member		
(Signature)	Brad DeReamer, Member		
(Signature)	Selina Stoller, Member		
(Signature)	Todd Zimmerman, Member		
(Signature)	Jocelyn Vare, Member		
(Signature)	Crystal Neumann, Member		
(Signature)	David Giffel, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 20th day of November, 2023, at 7:41 p.m.

ATTEST: (Signature)
Jennifer L. Kehl, Fishers City Clerk



(Signature)
Scott A. Fadness, Mayor

MAYOR'S APPROVAL

11/20/2023
DATE

(Signature)
Scott A. Fadness, Mayor

MAYOR'S VETO

DATE

This instrument prepared by: Mindy Westrick Brown, Counsel, Faegre Drinker Biddle & Reath, 300 North Meridian St., Suite 2500, Indianapolis, IN 46204

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Nick Weber

Exhibit A – Real Estate Description and Depiction

20 Acre Tract

20 acres off the North end of West Half of the Southeast Quarter of Section 31, Township 18 North, Range 6 East, of the Second Principal Meridian, Hamilton County, Indiana described as follows:

Beginning at the northwest Corner of said Southeast Quarter Section; thence along the thereof North 89 degrees 30 minutes 58 seconds East (bearings based on State Plane Coordinates) 1323.80 feet to the Northeast Corner of the West Half of said Quarter Section; thence along the East line of said Half-Quarter Section South 00 degrees 14 minutes 49 seconds East 658.11 feet; thence parallel with the North line of said Quarter Section South 89 degrees 30 minutes 58 seconds West 1324.17 feet to the West line of said Quarter section; thence along last said West line North 00 degrees 12 minutes 52 seconds West 658.11 feet to the Point of beginning of this described tract containing 20.00 acres, more or less, subject to all rights-of-way, easements and restrictions.

86.902 Acre Tract

Part of the Southwest Quarter of Section 31, Township 18 North, Range 6 East, of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana, described as follows:

Commencing at a stone marking the Northeast Corner of said quarter-section and thence running South 00 degrees 12 minutes 52 seconds East (bearings based on State Plane Coordinates) along the East line of said quarter-section 330.00 feet to the Point of Beginning of the tract described herein; thence continuing South 00 degrees 12 minutes 52 seconds East along the East line of said quarter-section 1427.25 feet; thence South 89 degrees 35 minutes 44 seconds West 2656.10 feet to an existing 3/8" rebar set on the west line of said quarter-section; thence North 00 degrees 05 minutes 15 seconds East along the West line of said quarter-section 1427.16 feet to a 1/2" rebar which lies 330.00 feet southerly from a stone marking the Northwest corner of said quarter-section; thence North 89 degrees 35 minutes 21 seconds East 1328.60 feet to a 1/2" rebar; thence North 89 degrees 35 minutes 46 seconds East parallel with the North line of said quarter-section 1320.63 feet to the Point of Beginning containing 86.902 acres, more or less, subject to all easements and rights-of-way and restrictions.

Prepared by Jeffrey D. Knarr, P.S. Projects Plus, 1257 Airport Parkway Suite A, Greenwood, IN. (317) 882-5003 ex 301.



 REAL ESTATE

2023

Exhibit B – Text Amendment for The Cove at Thorpe
Creek PUD



Planning & Zoning Department
City of Fishers
Ordinance: 091823A



A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

- a. Ordinance No. 091823A (this “Ordinance”)
- b. Adopted: November 20, 2023

2. Purpose and Intent

The Cove at Thorpe Creek Planned United Development (PUD) District Ordinance No. 071921A, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows. This text amendment shall apply to the entirety of the real estate of Ordinance No. 071921A, as described and shown in **Exhibit B.1**, attached.

- a. The Grand Estates District is hereby amended to allow for a maximum building height of 40 feet for primary structures, as shown below.
- b. The Concept Plan, **Exhibit B.2**, is hereby amended, as shown.
- c. The Illustrative Architectural Exhibit, **Exhibit B.3**, is hereby amended to add the Masterpiece Collection, as shown.
- d. The Additional Architecture Exhibit, **Exhibit B.4**, is hereby amended, as shown.
- e. The Masterpiece Collection, as shown in **Exhibit C**, is hereby incorporated as permitted within the denoted Designer District.

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and the previously approved Ordinance No. 071921A.

B. Standards

1. Zoning Districts

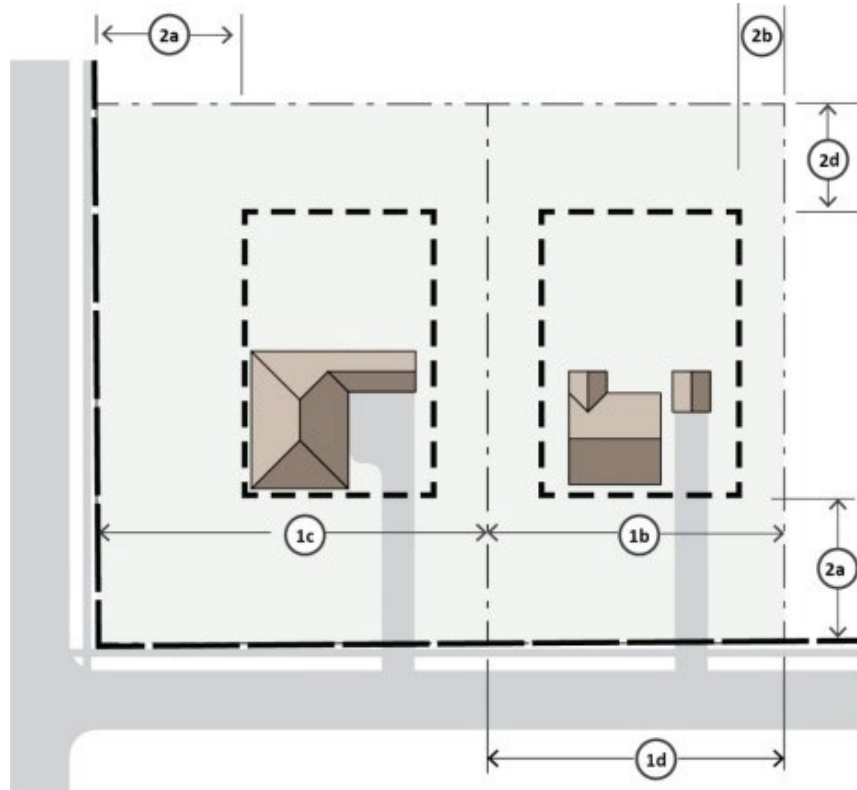
The following shall apply to the Grand Estates District:

Grand Estates District

1. Minimum Lot Dimensions	
1a. Lot area	12,000 sf
1b. Lot width at building line – standard	100'
1c. Lot width at building line – corner	100'
1d. Lot frontage	50'
2. Minimum Building Setbacks	
2a. Front - local street / other street type	25' / 25'
2b. Side, primary structure / dwelling with attached side-load or rear-load garage	10' / 10'
2c. Side, Aggregate	20'
2d. Rear, primary structure	20'
3. Maximum Building Height	
3a. Primary structure	40'
4. Square Feet Per Residential Unit	
4a. 1-story ranch (min)	2,000 sf
4b. multi-story (min)	2,400 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	45%

ORDINANCE NO. 091823A

5c. Alternative standards	<i>Sec. 8.4.7. Conservation Development</i>
5d. Total structures per lot	<i>Sec. 6.8.1.G. Structures Per Lot</i>
6. Maximum Lots Permitted	
6a. Maximum Number of Lots	15



(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

20 Acre Tract

20 acres off the North end of West Half of the Southeast Quarter of Section 31, Township 18 North, Range 6 East, of the Second Principal Meridian, Hamilton County, Indiana described as follows:

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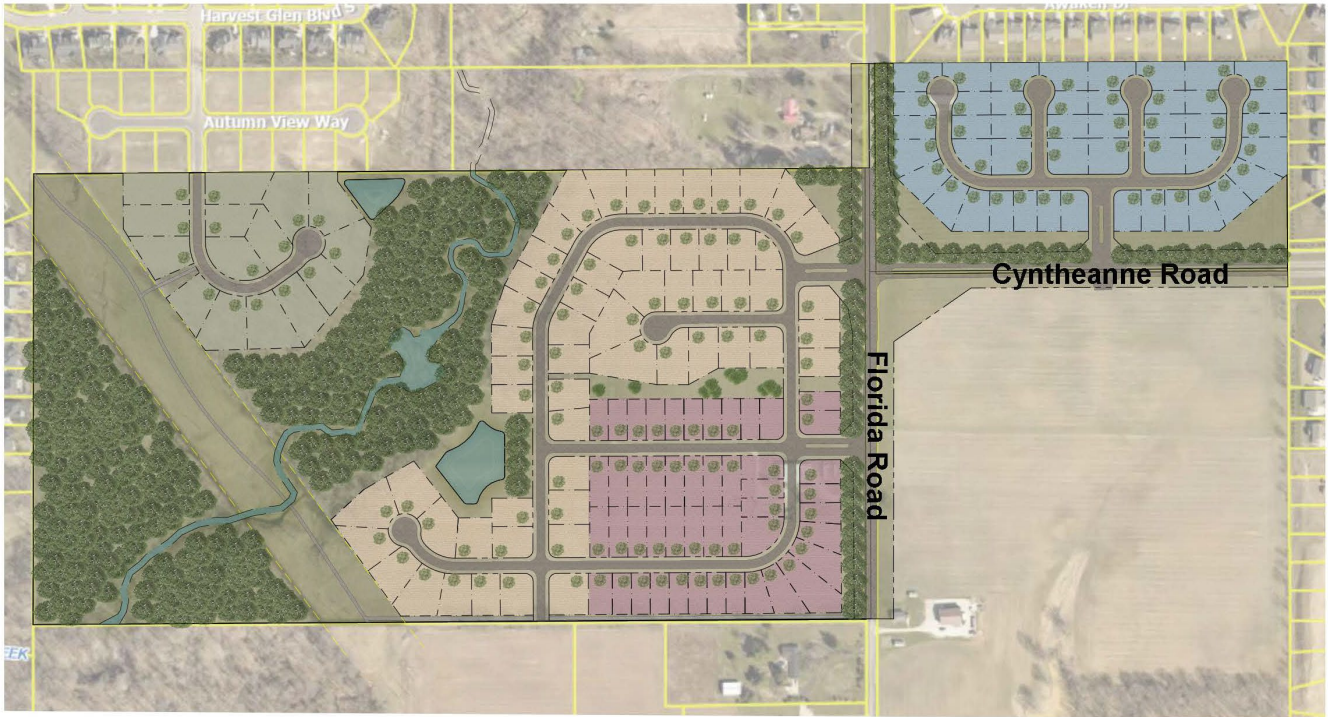
Commencing at a stone marking the Northeast Corner of said quarter-section and thence running South 00 degrees 12 minutes 52 seconds East (bearings based on State Plane Coordinates) along the East line of said quarter-section 330.00 feet to the Point of Beginning of the tract described herein; thence continuing South 00 degrees 12 minutes 52 seconds East along the East line of said quarter-section 1427.25 feet; thence South 89 degrees 35 minutes 44 seconds West 2656.10 feet to an existing 3/8" rebar set on the west line of said quarter-section; thence North 00 degrees 05 minutes 15 seconds East along the West line of said quarter-section 1427.16 feet to a 1/2" rebar which lies 330.00 feet southerly from a stone marking the Northwest corner of said quarter-section; thence North 89 degrees 35 minutes 21 seconds East 1328.60 feet to a 1/2" rebar; thence North 89 degrees 35 minutes 46 seconds East parallel with the North line of said quarter-section 1320.63 feet to the Point of Beginning containing 86.902 acres, more or less, subject to all easements and rights-of-way and restrictions.

Prepared by Jeffrey D. Knarr, P.S. Projects Plus, 1257 Airport Parkway Suite A, Greenwood, IN. (317) 882-5003 ex 301



 REAL ESTATE

Exhibit B.2 – Concept Plan



- Grand Estates
- Masterpiece or Designer
- Designer
- Patio

Exhibit B.3 – Illustrative Architectural Exhibit

MASTERPIECE COLLECTION



Exhibit B.3 – Illustrative Architectural Exhibit, cont.

MASTERPIECE COLLECTION

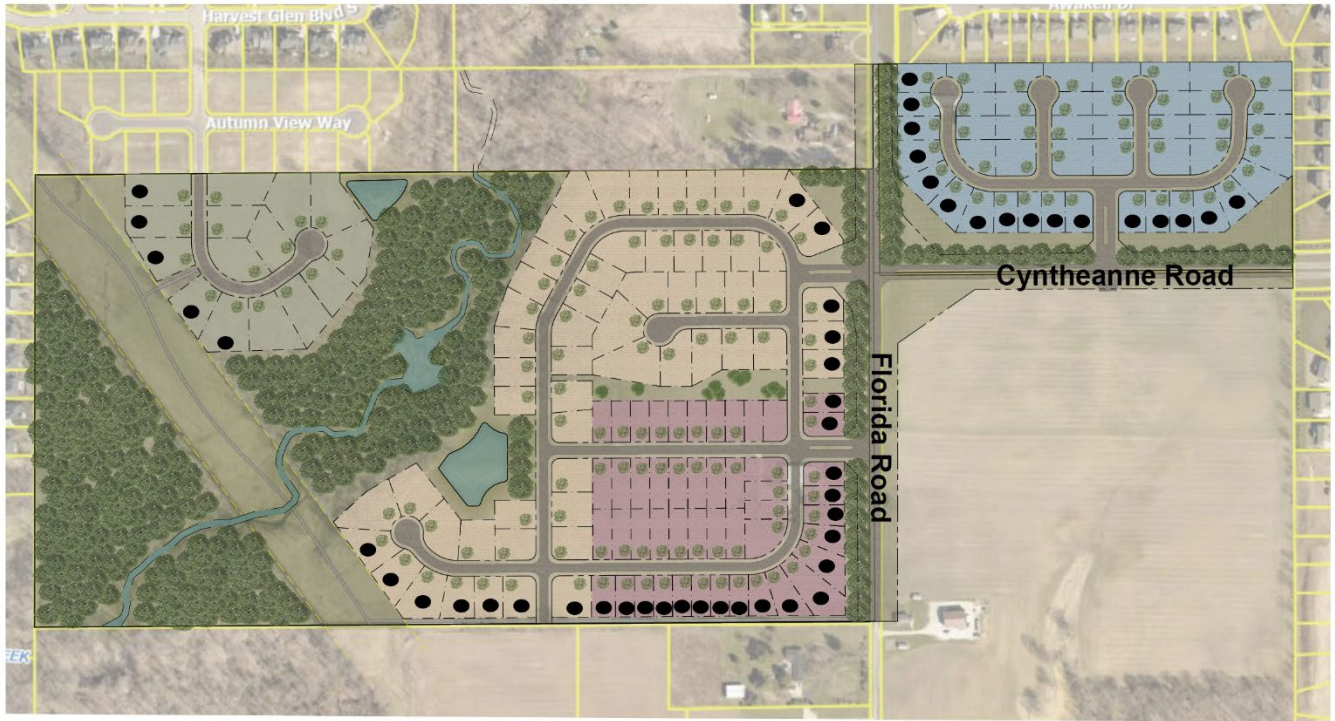


Exhibit B.3 – Illustrative Architectural Exhibit, cont.

MASTERPIECE COLLECTION



Exhibit B.4 – Additional Architecture Exhibit



- Additional Architecture
- Grand Estates
- Masterpiece or Designer
- Designer
- Patio

Exhibit C – Masterpiece Collection

Shown on Following Pages



THE BECKETT MASTERPIECE COLLECTION

3732+ SQFT

2 Story

4-5 Bedrooms

2.5-5.5 Baths



Photos, Options,
Virtual Tours
& More

Modern Farmhouse



American Classic



Coastal Cottage



English Elegance

VIEW FLOORPLANS ON FISCHERHOMES.COM



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RVSD
02/23

welcome home. Approximately 3029 sq ft and Up



FRENCH MANOR
 (WITH OPTIONAL ENTRY COURTYARD & CURVED BRICK WING WALL)

designed by: 



COASTAL CLASSIC
 (WITH WOOD TRELLIS WING WALL
 WITH STONE BASE)

designed by: 



CASA BELLA
 (WITH OPTIONAL LOW
 STONE WING WALL)

designed by: 

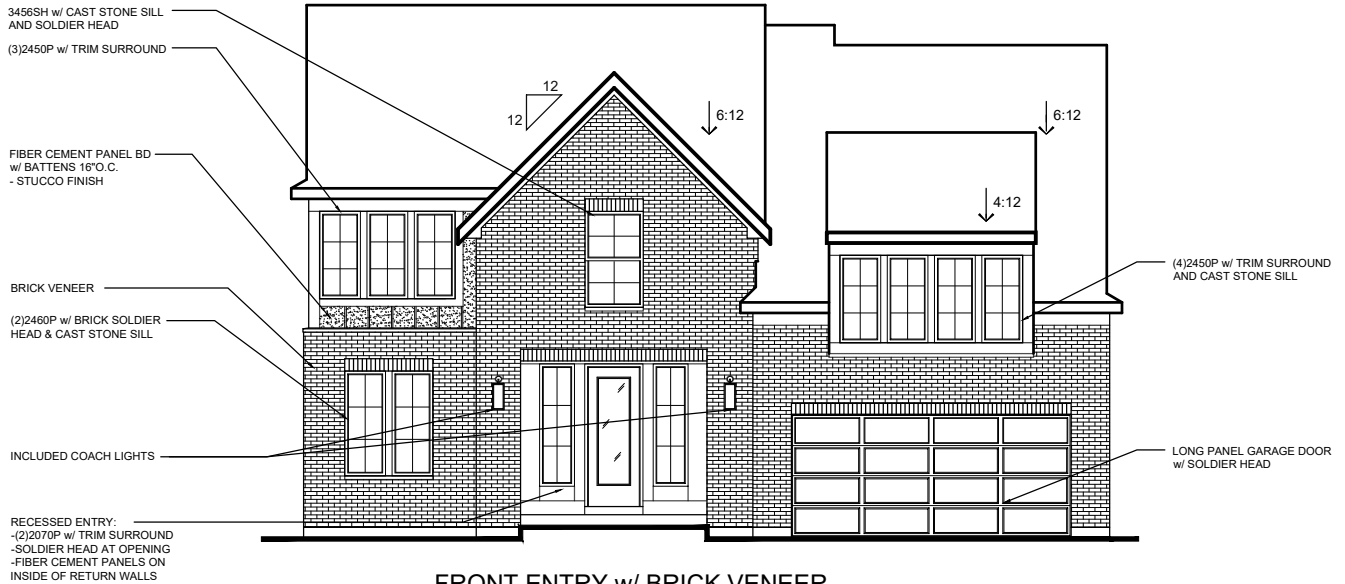


ENGLISH ELEGANCE
 (WITH OPTIONAL BRICK WALL
 EXTENSION)

designed by: 

Images & Options Available at fischerhomes.com

Our Plans Include You

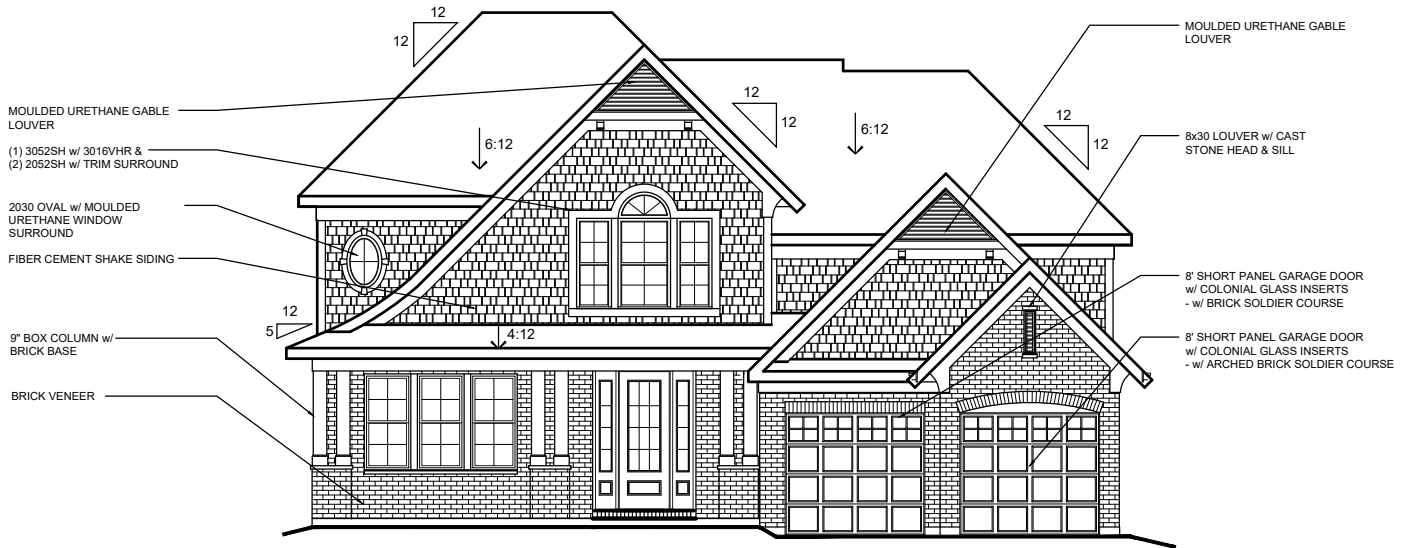


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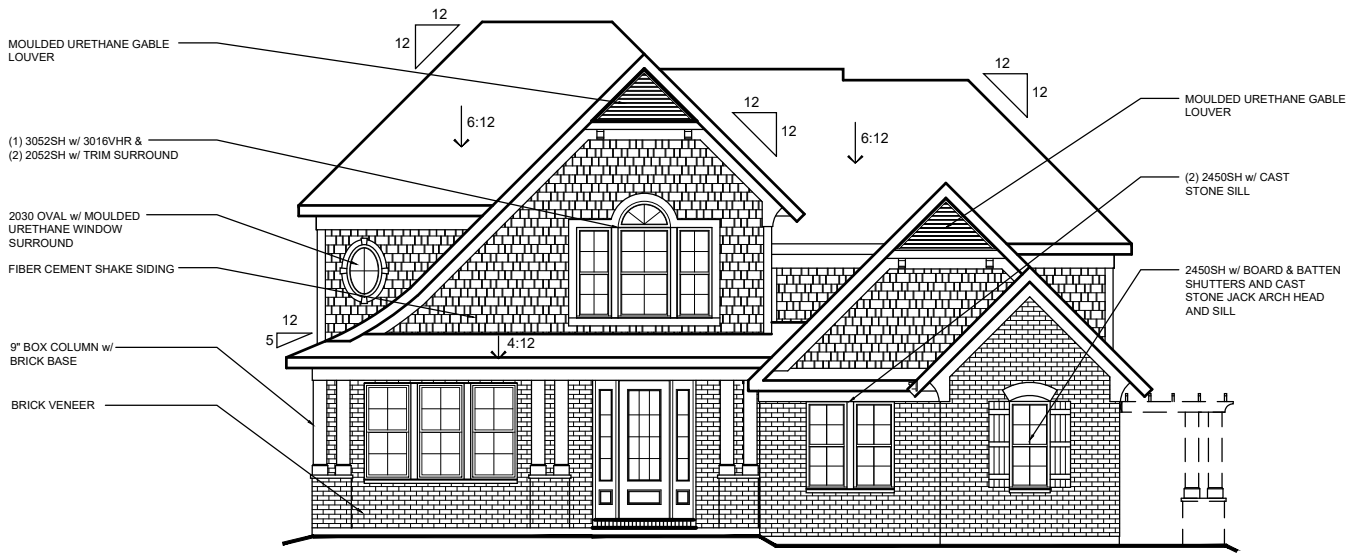


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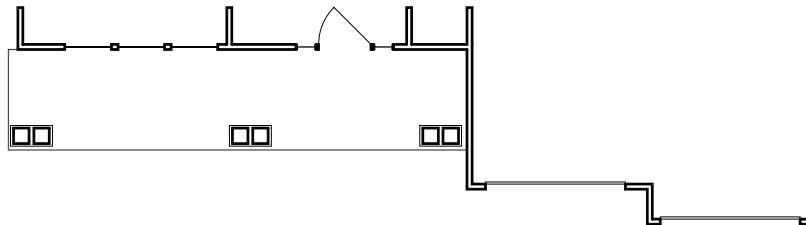
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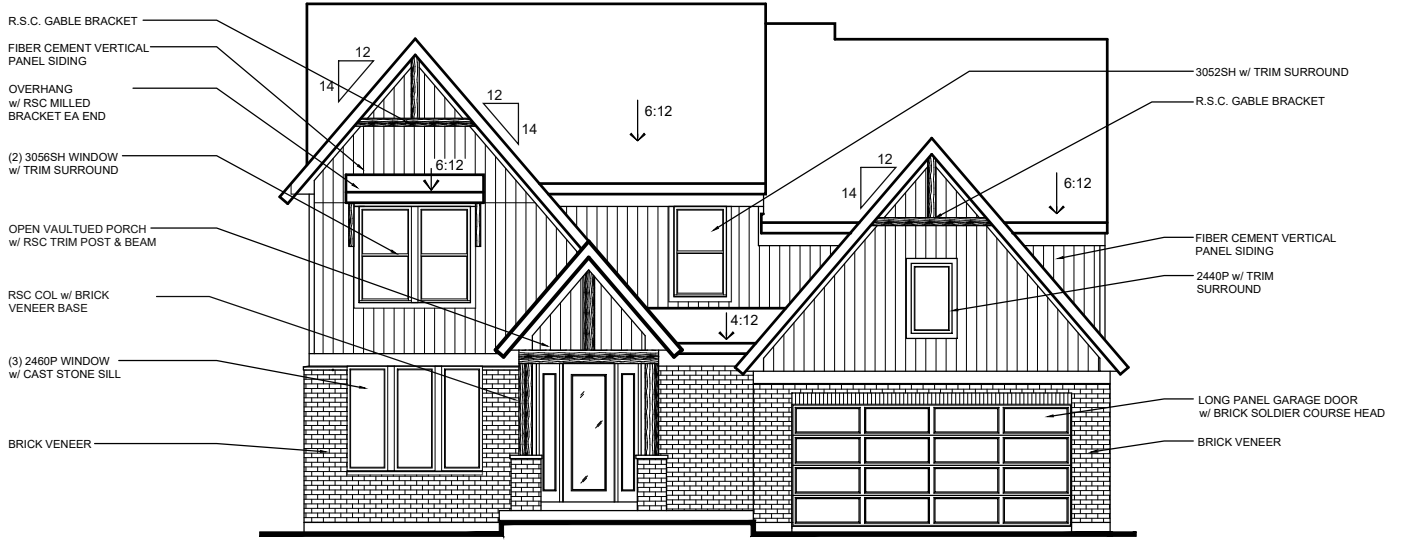


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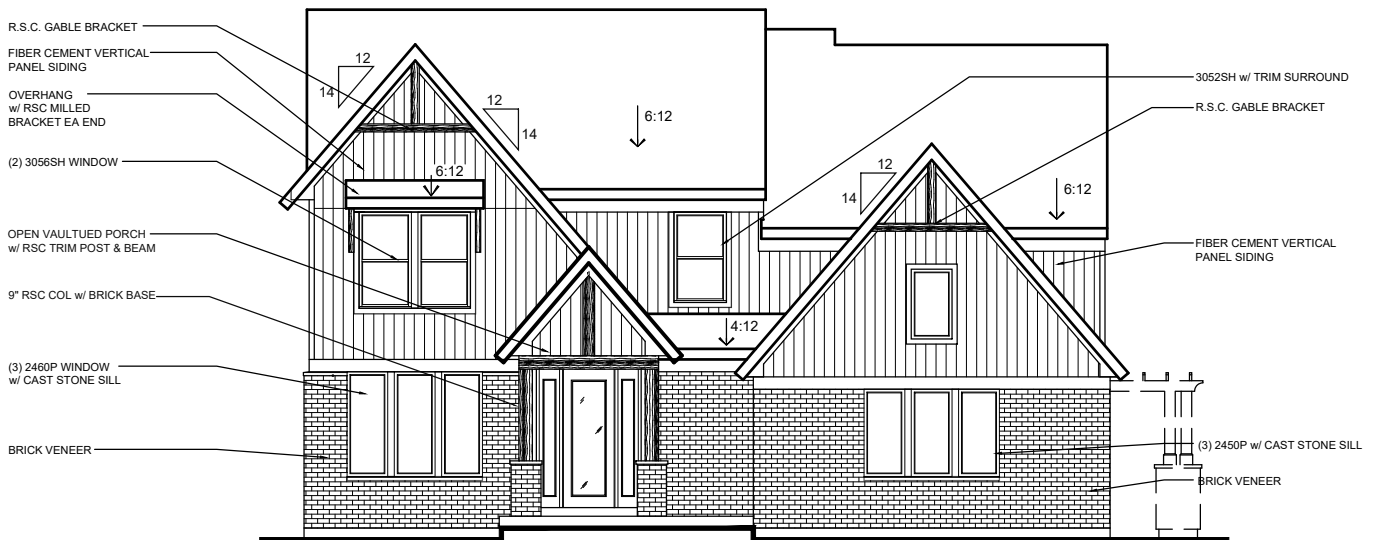


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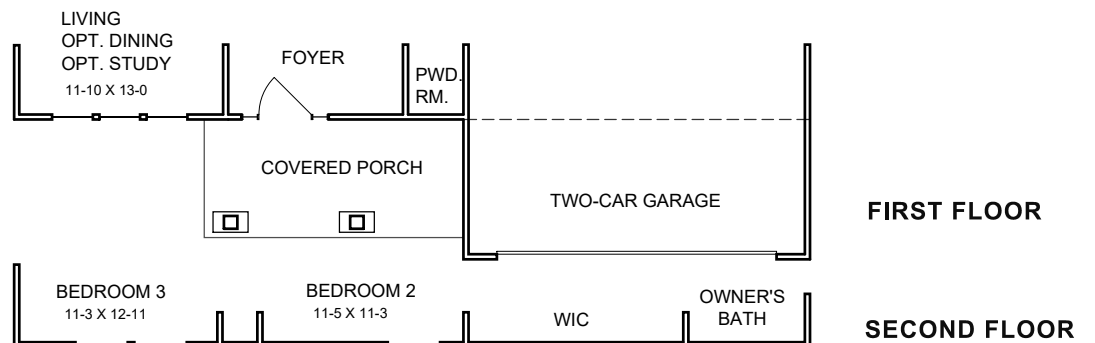


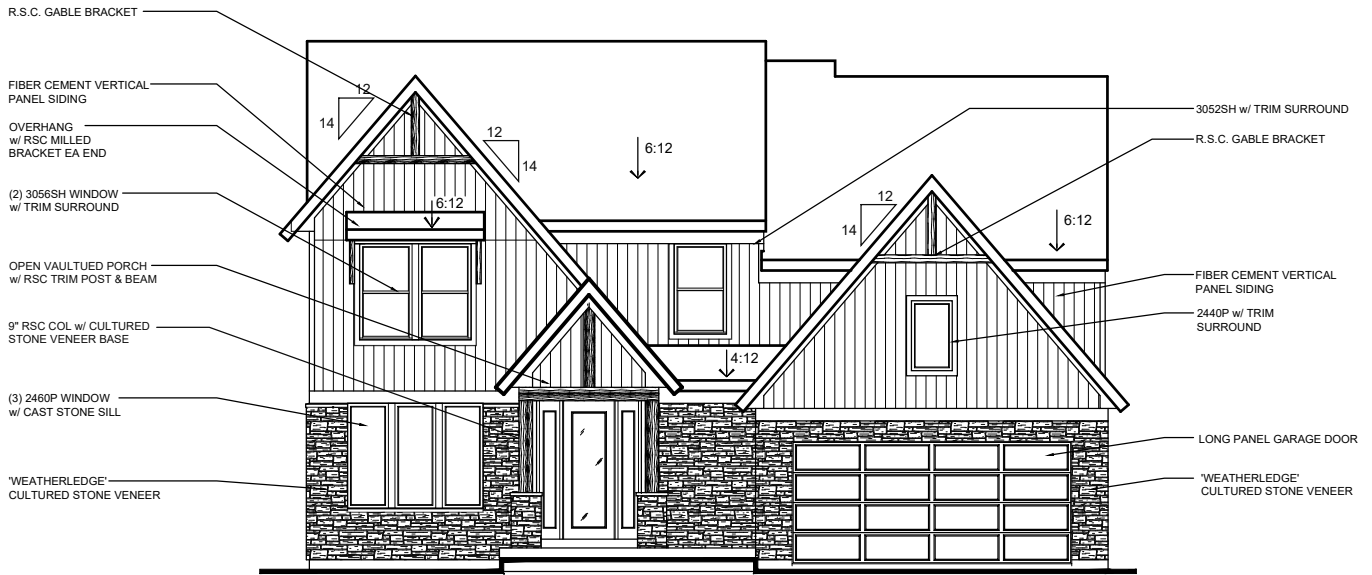


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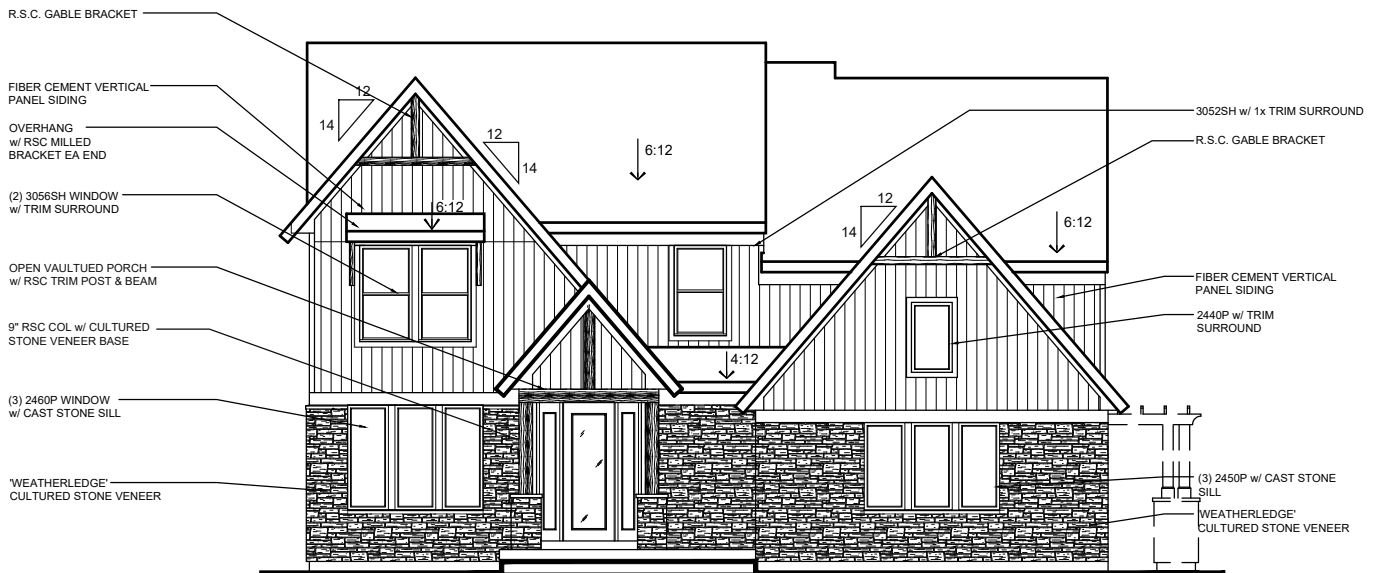


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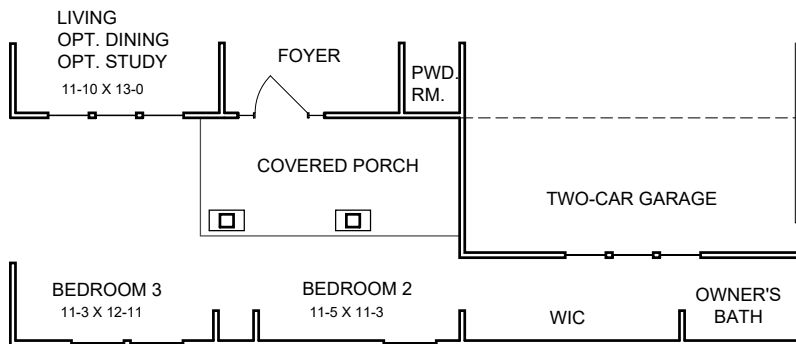




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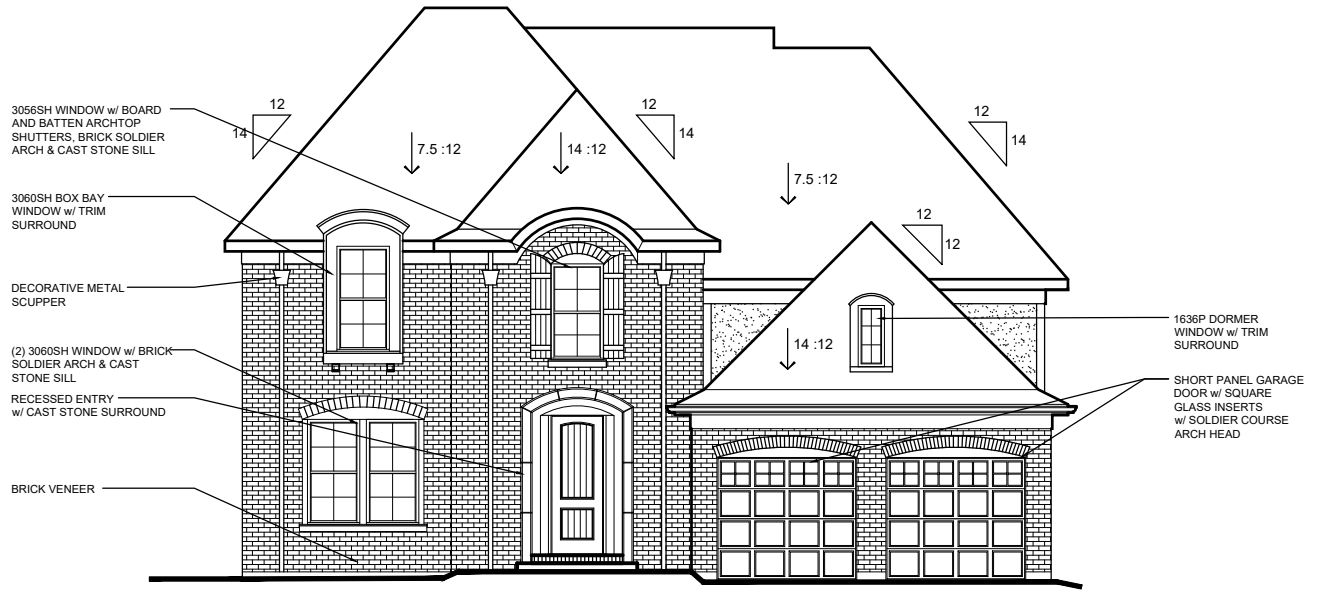


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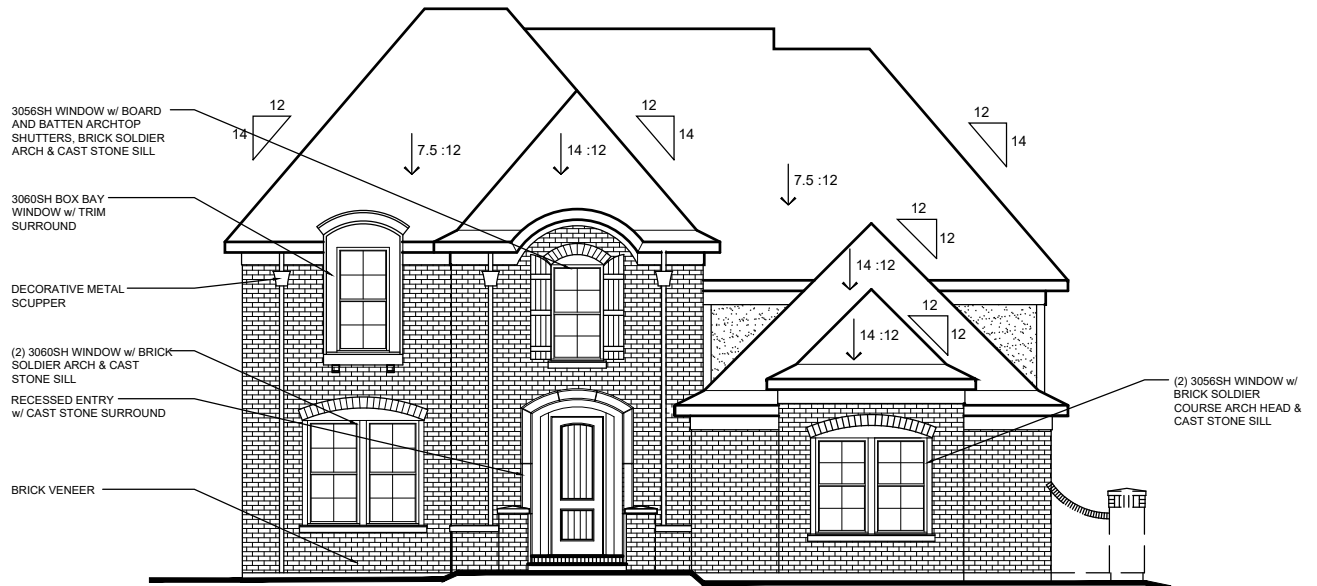


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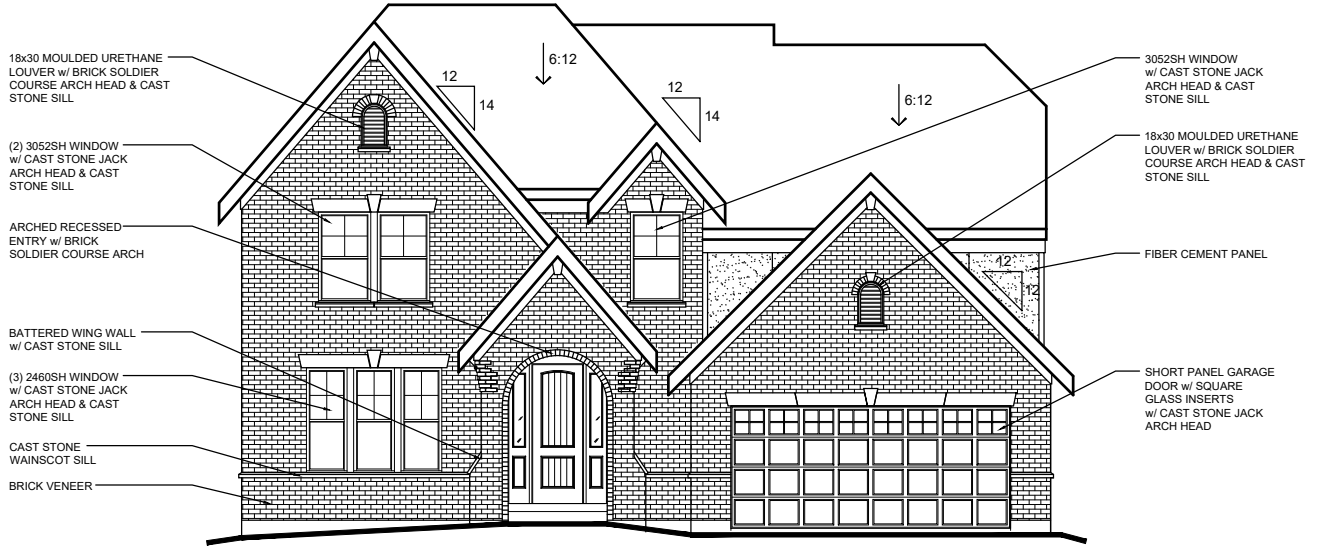
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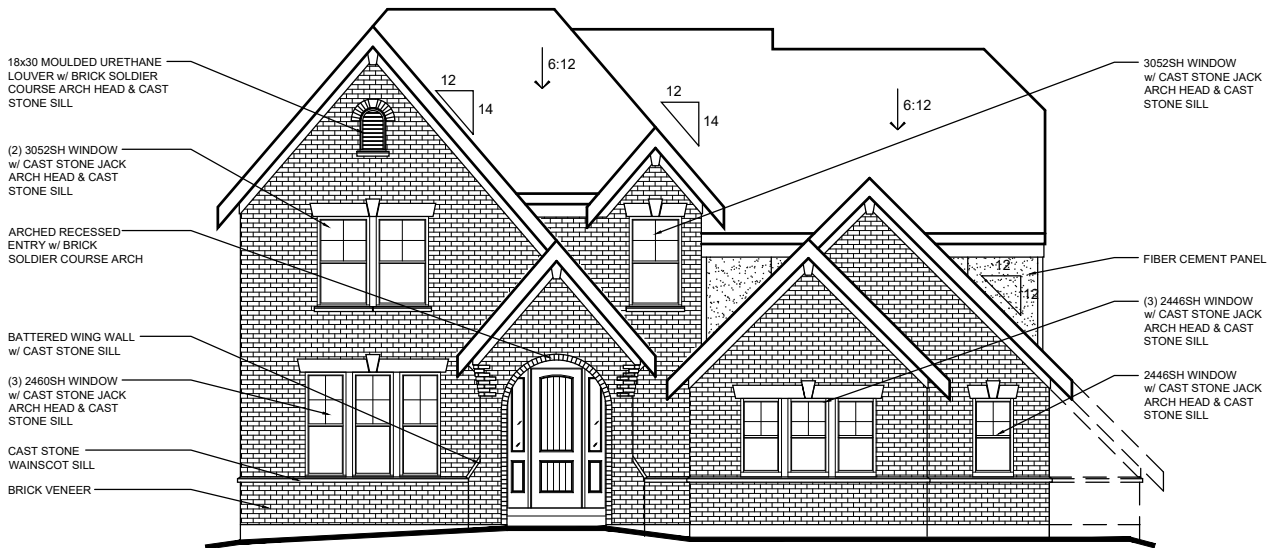
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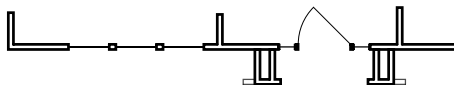
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w/ OPT. CURVED BRICK VENEER WING WALL



FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



SIDE ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR
w/ OPT. BRICK WING WALL



OPTIONAL LOFT AVAILABLE



AMERICAN HERITAGE

(WITH OPTIONAL STONE & BRICK VENEER & STONE WING WALL)

designed by:



AMERICAN CLASSIC

(WITH OPTIONAL BRICK WING WALL)

designed by:



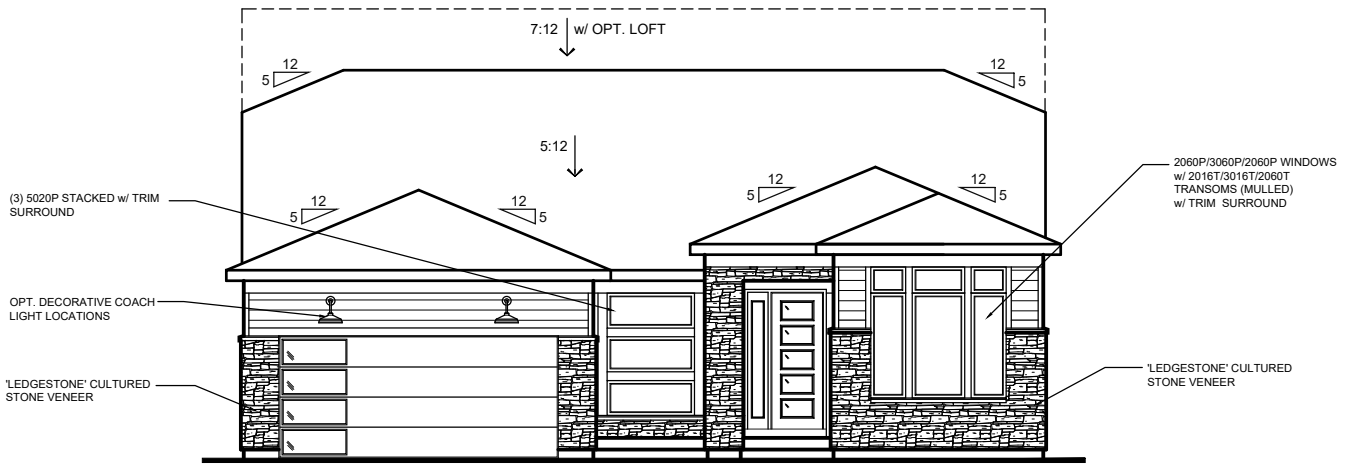
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(WITH OPTIONAL STONE VENEER & WOOD TRELIS WING WALL)

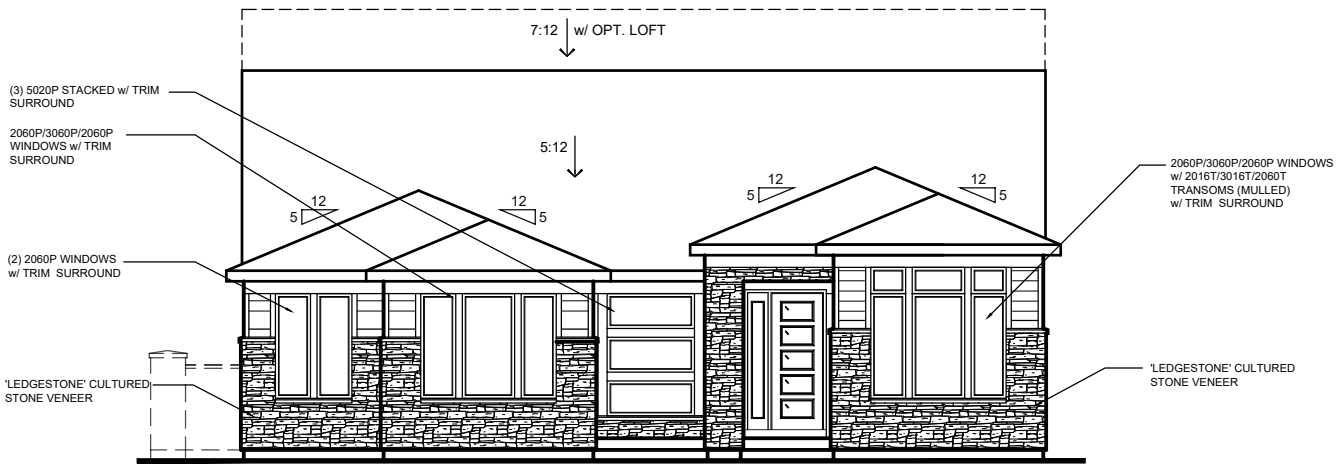
designed by:

Images & Options Available at fischerhomes.com

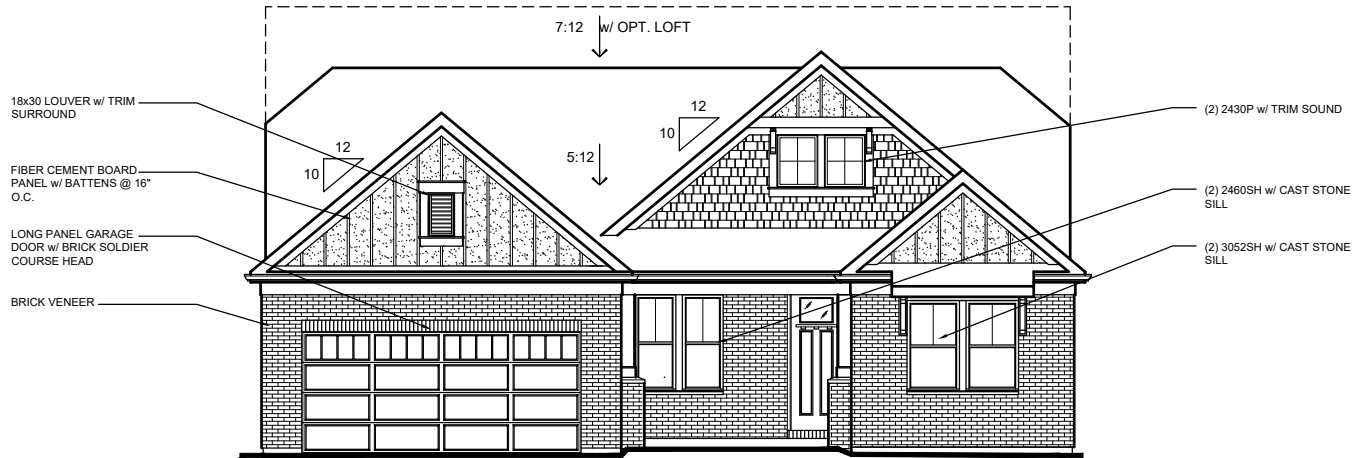
Our Plans Include You



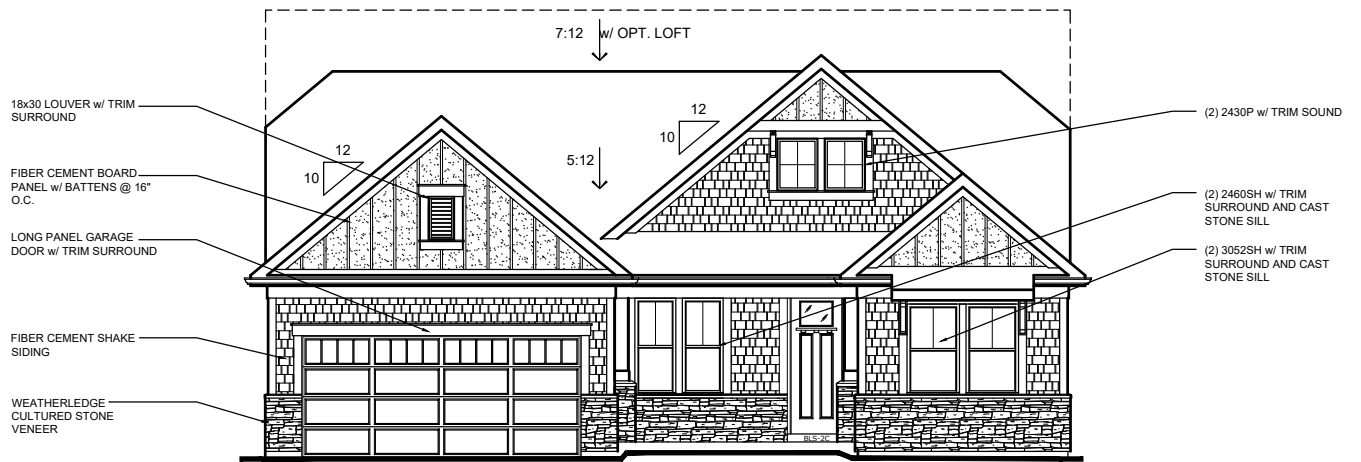
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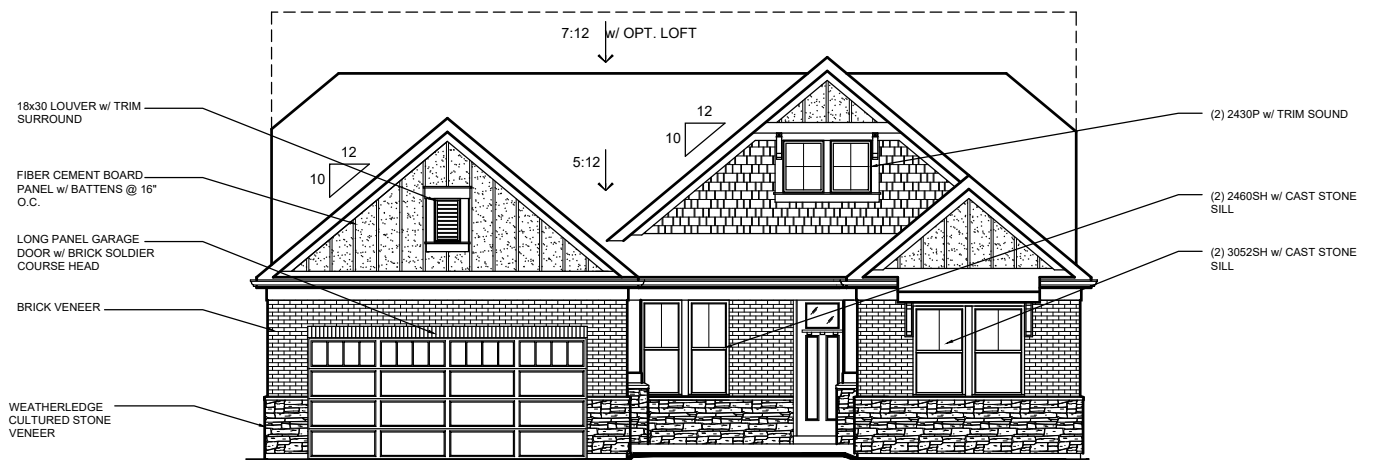
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w/ OPTIONAL STONE WING WALL



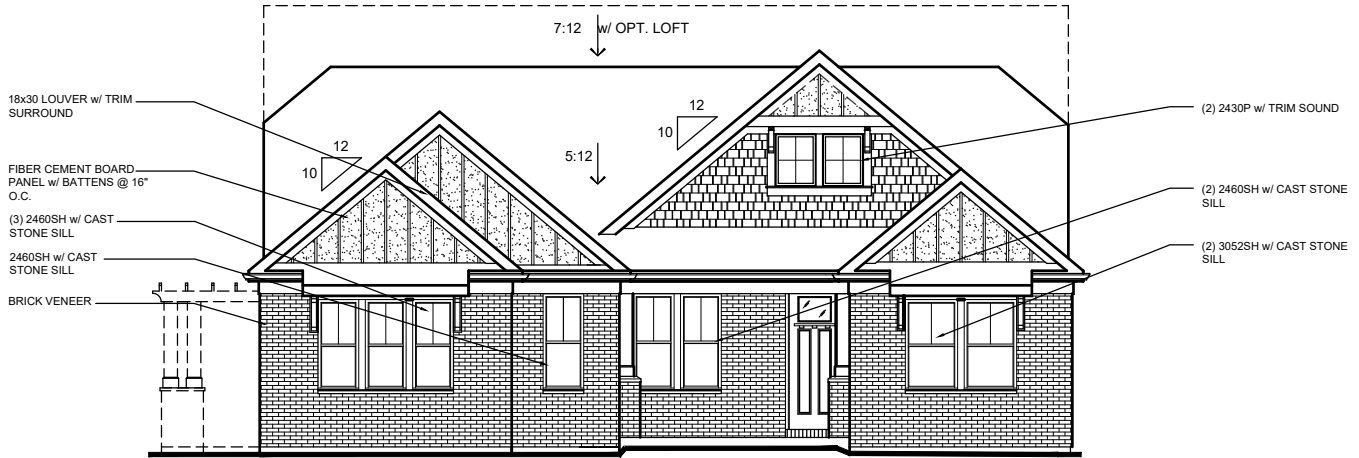
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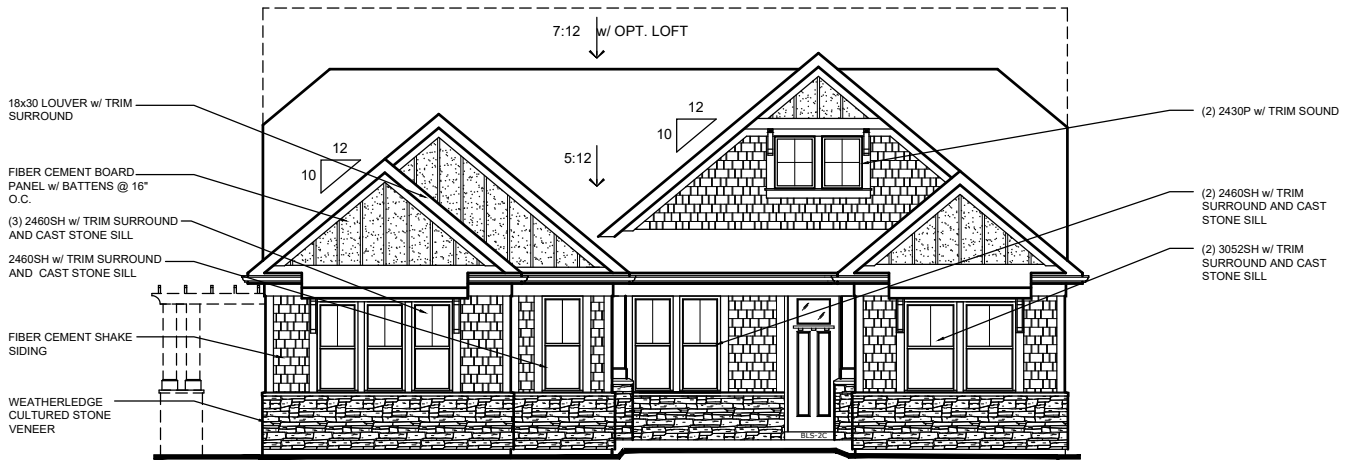
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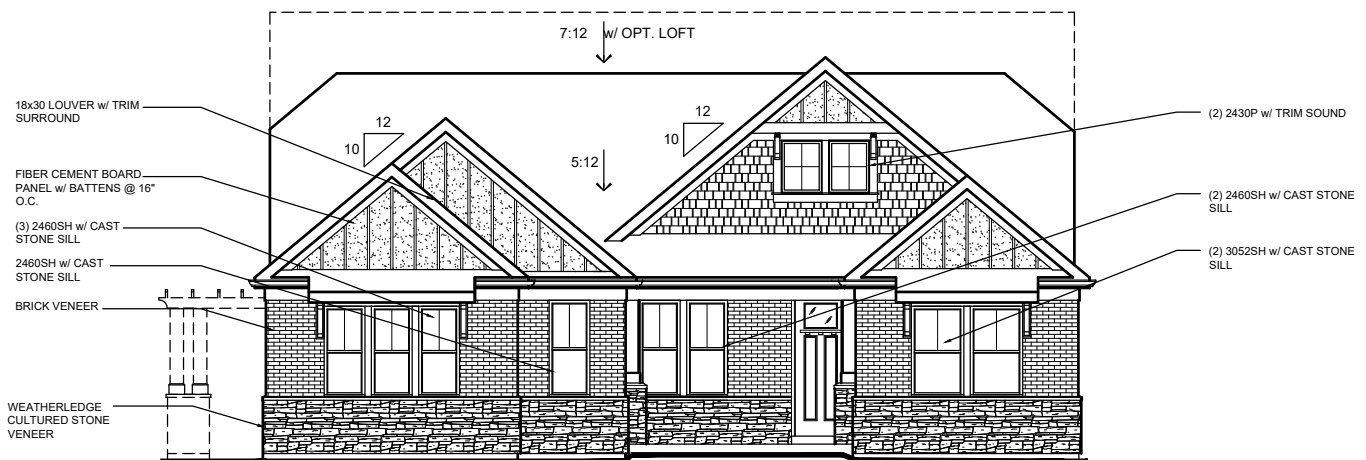
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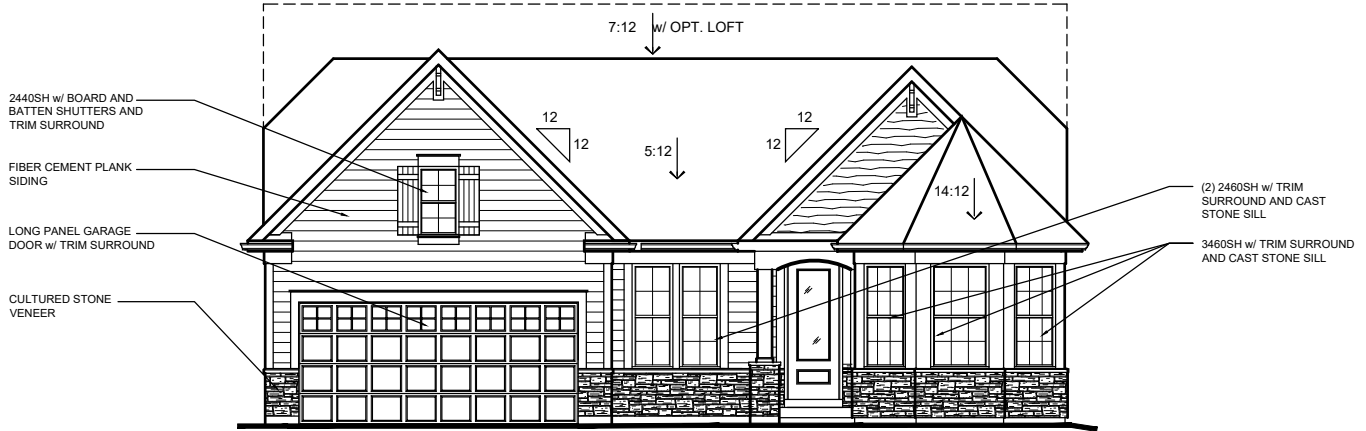
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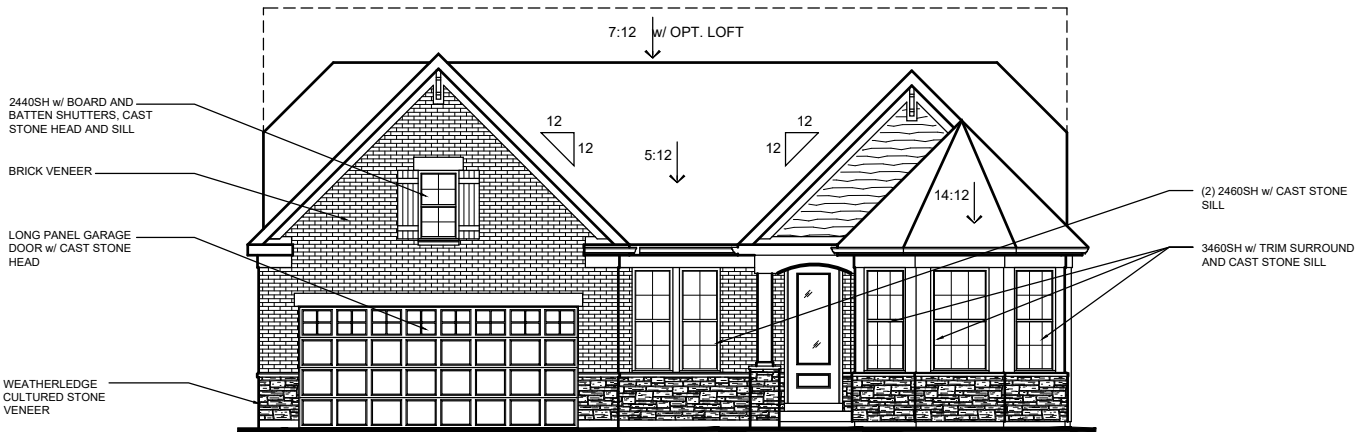
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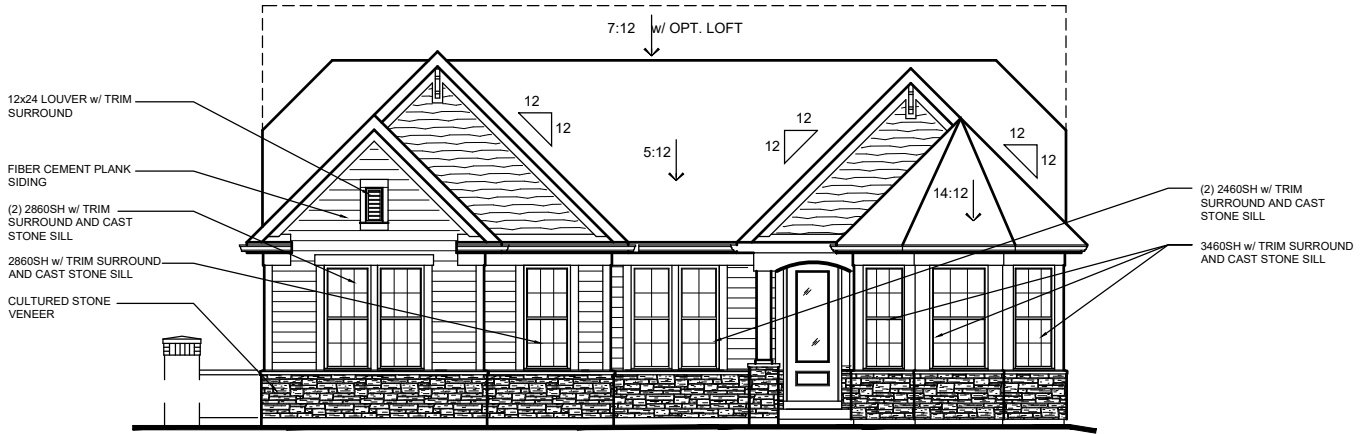
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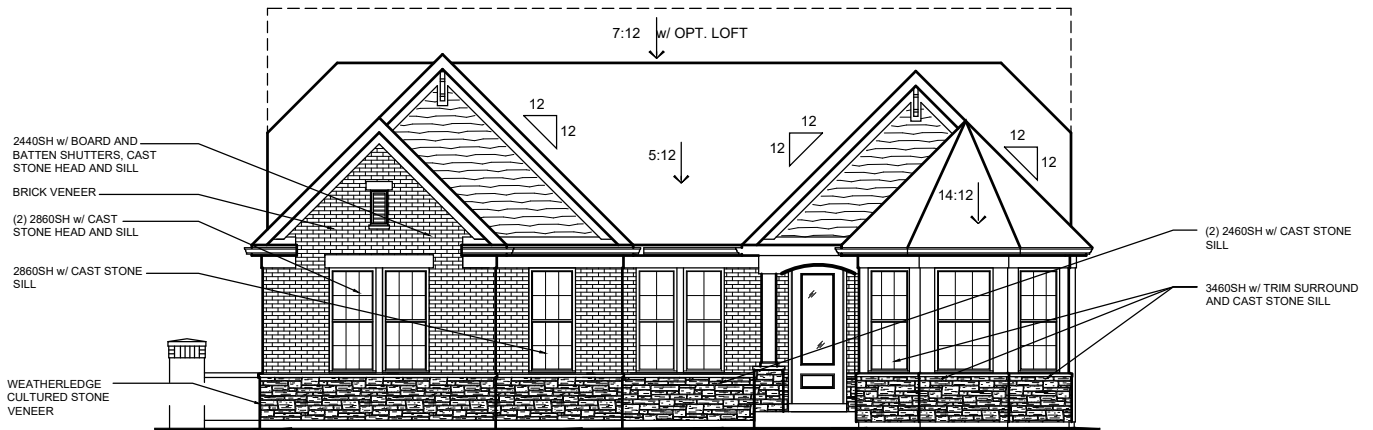
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FRONT ENTRY w/ BRICK AND CULTURED STONE VENEER
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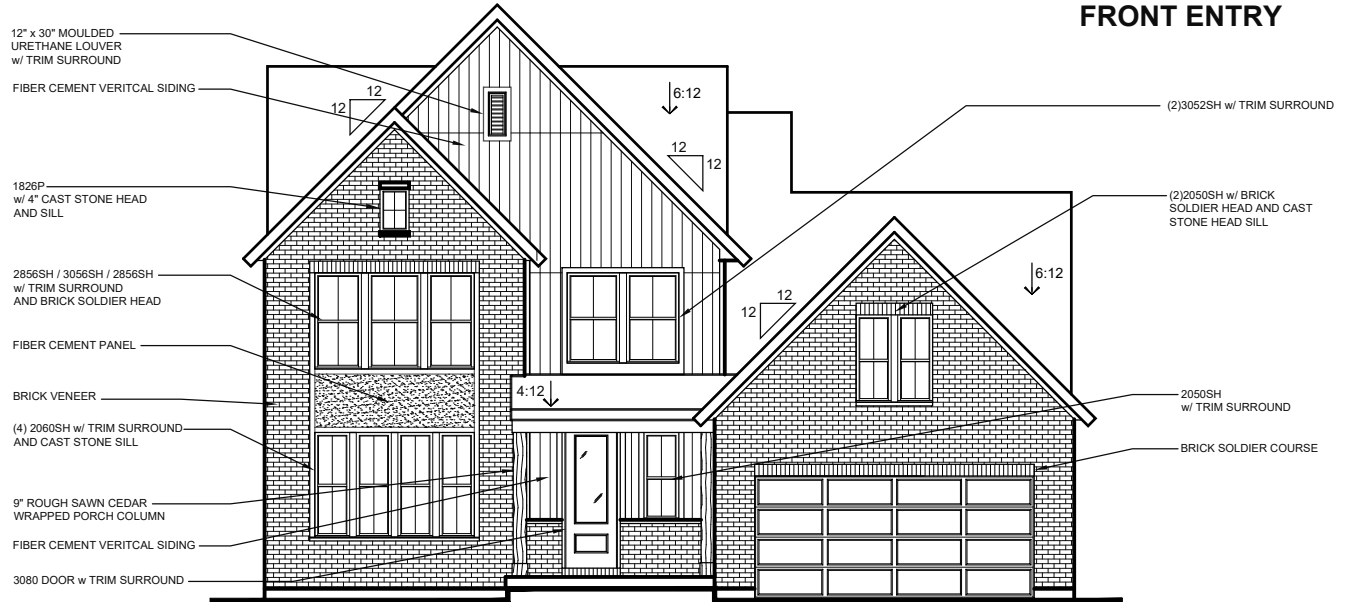


SIDE ENTRY w/ CULTURED STONE VENEER
 (AVAILABLE w/ LOW STONE SIDES AND REAR)
 w/ OPT. STONE WING WALL



SIDE ENTRY w/ BRICK AND CULTURED STONE VENEER
 (AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR)
 w/ OPT. STONE WING WALL

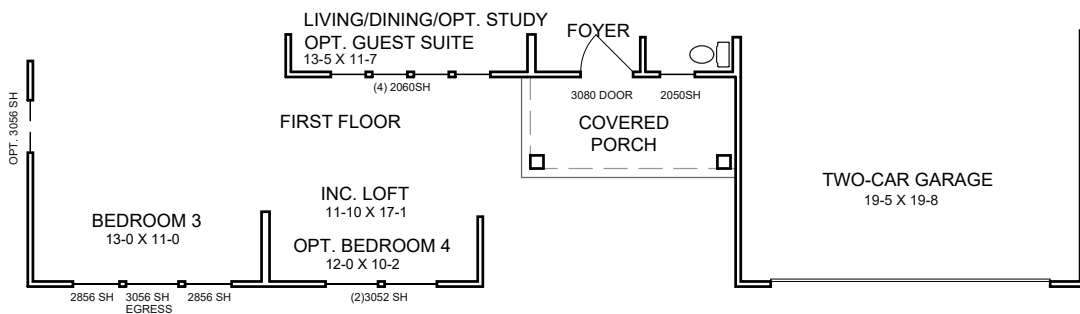
MODERN EUROPEAN EXTERIOR DESIGN
FRONT ENTRY



w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



SECOND FLOOR

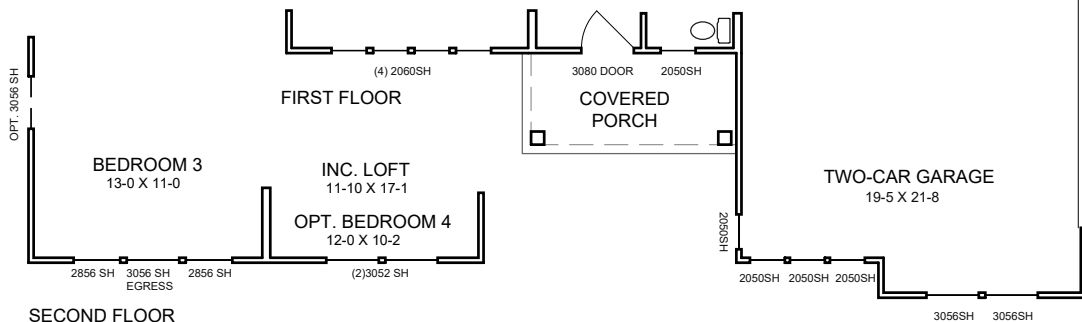
MODERN EUROPEAN EXTERIOR DESIGN
SIDE ENTRY



w/ BRICK VENEER
w/ OPT. RSC TRELLIS & BRICK BASE WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)

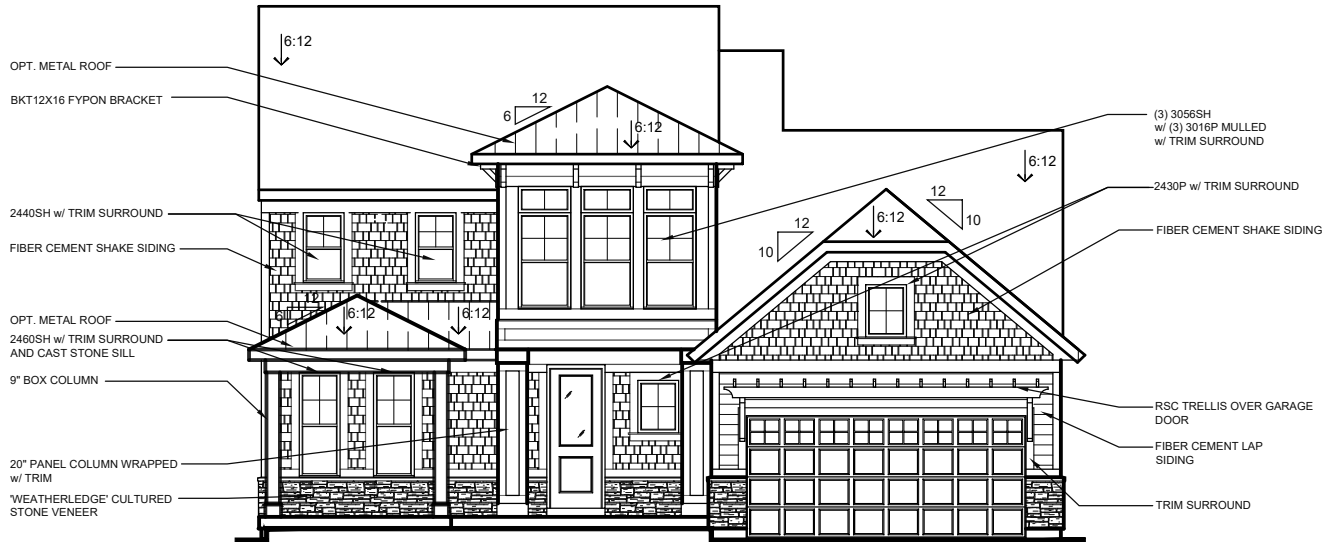


w/ CULTURED STONE VENEER
w/ OPT. RSC TRELLIS & CULTURED STONE BASE WING WALL
(AVAILABLE w/ LOW STONE SIDES)

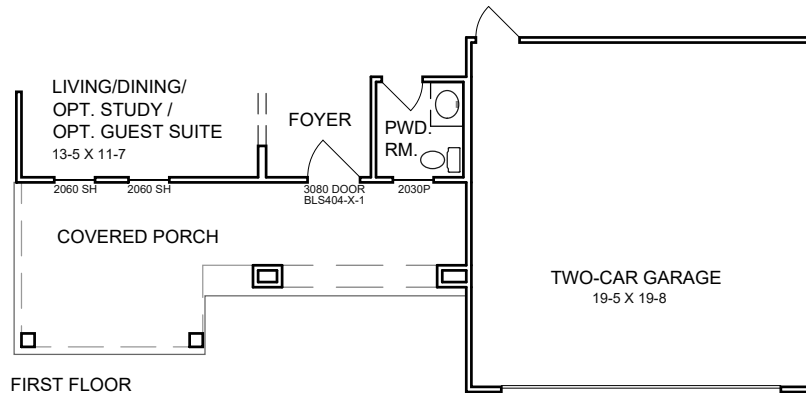


COASTAL CLASSIC EXTERIOR DESIGN

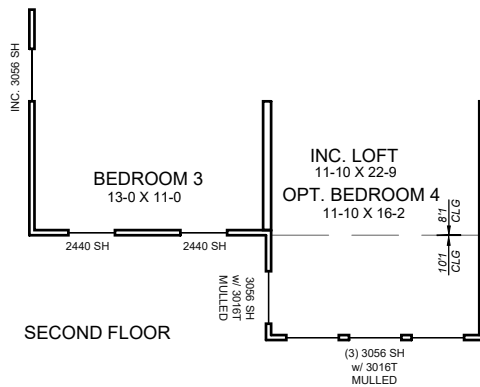
FRONT ENTRY
ADDS 75 NET SF



w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



FIRST FLOOR

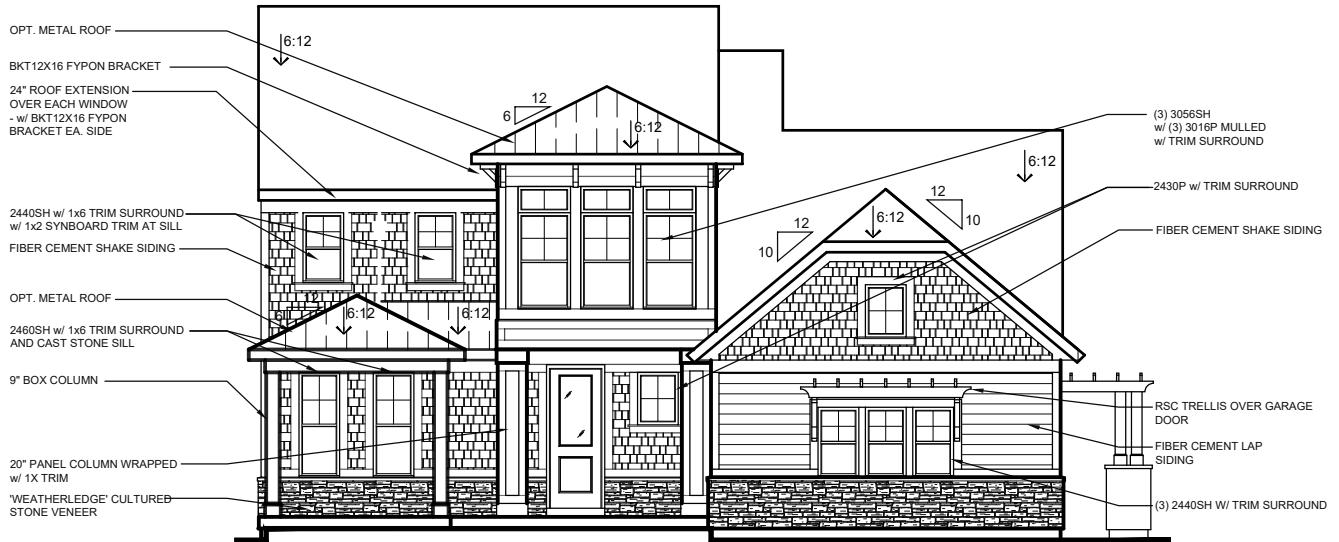


SECOND FLOOR

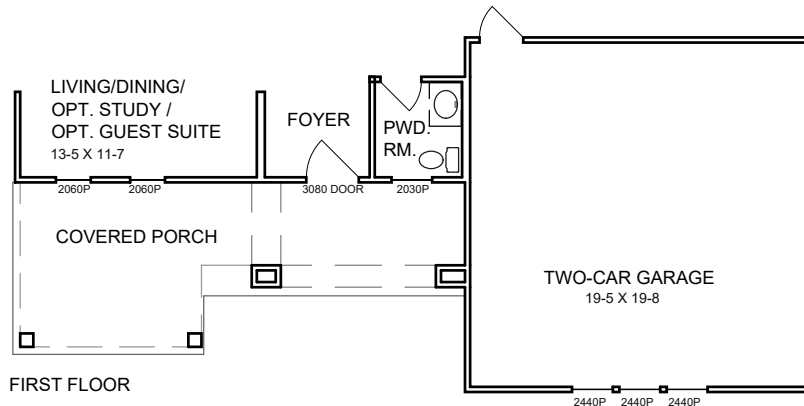
COASTAL CLASSIC EXTERIOR DESIGN

SIDE ENTRY

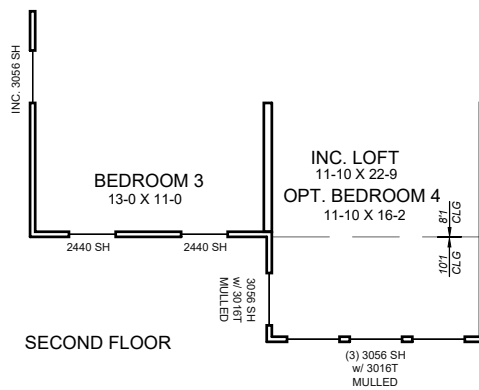
ADDS 75 NET SF



w/ CULTURED STONE VENEER
 w/ OPT. RSC TRELLIS & STONE BASE WING WALL
 (AVAILABLE w/ LOW STONE SIDES)



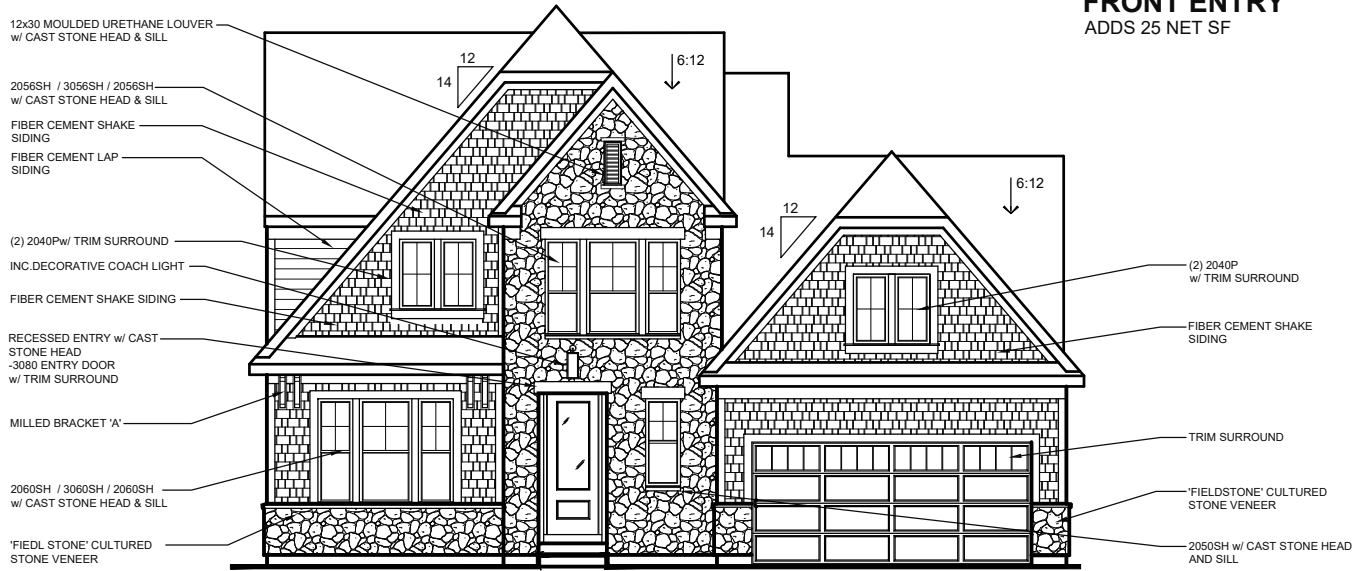
FIRST FLOOR



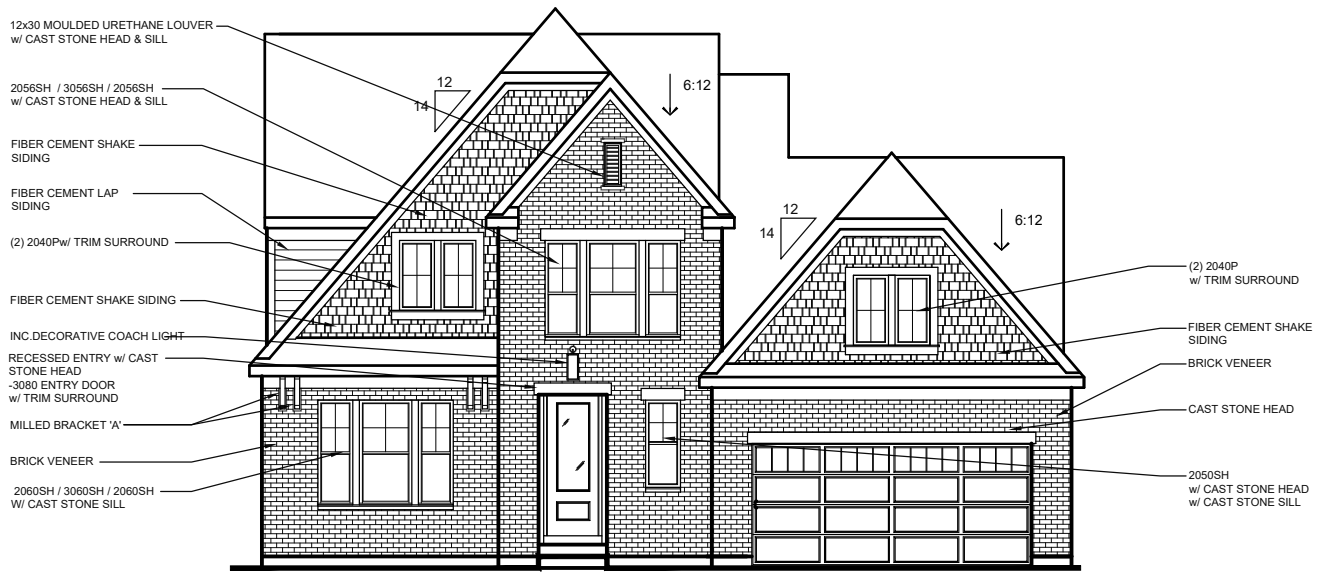
SECOND FLOOR

EUROPEAN ROMANTIC EXTERIOR DESIGN

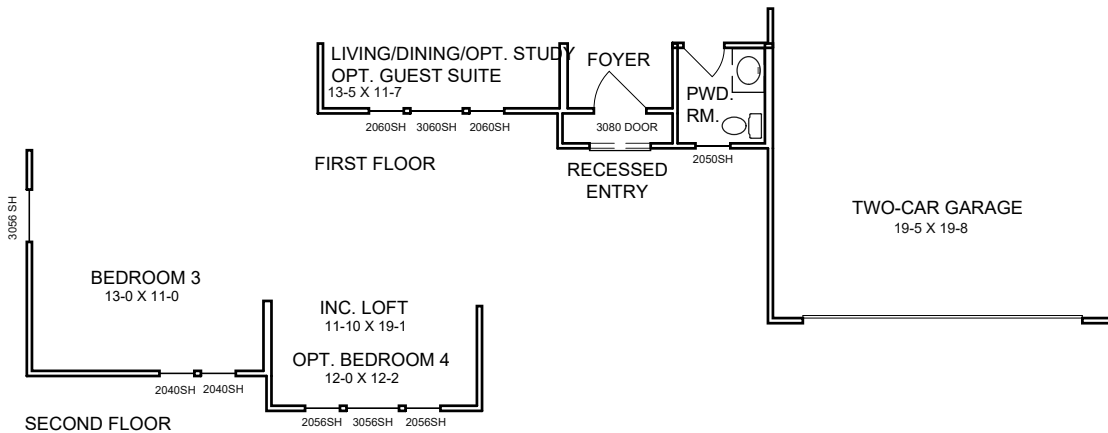
FRONT ENTRY
ADDS 25 NET SF



w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)

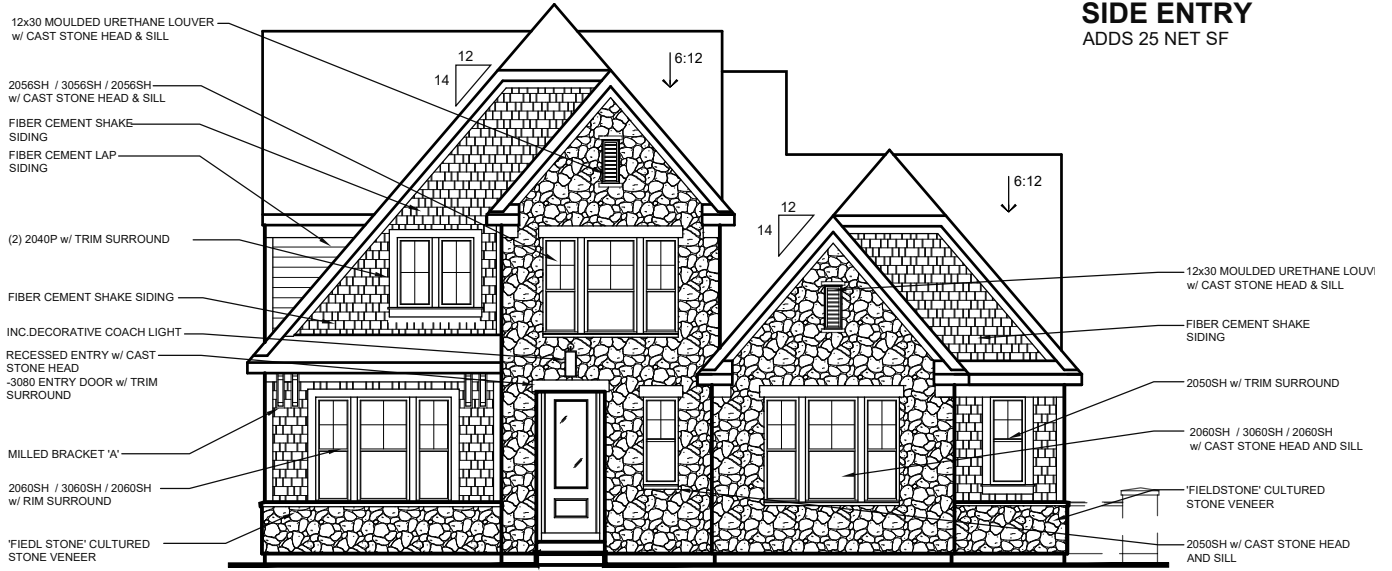


w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES)

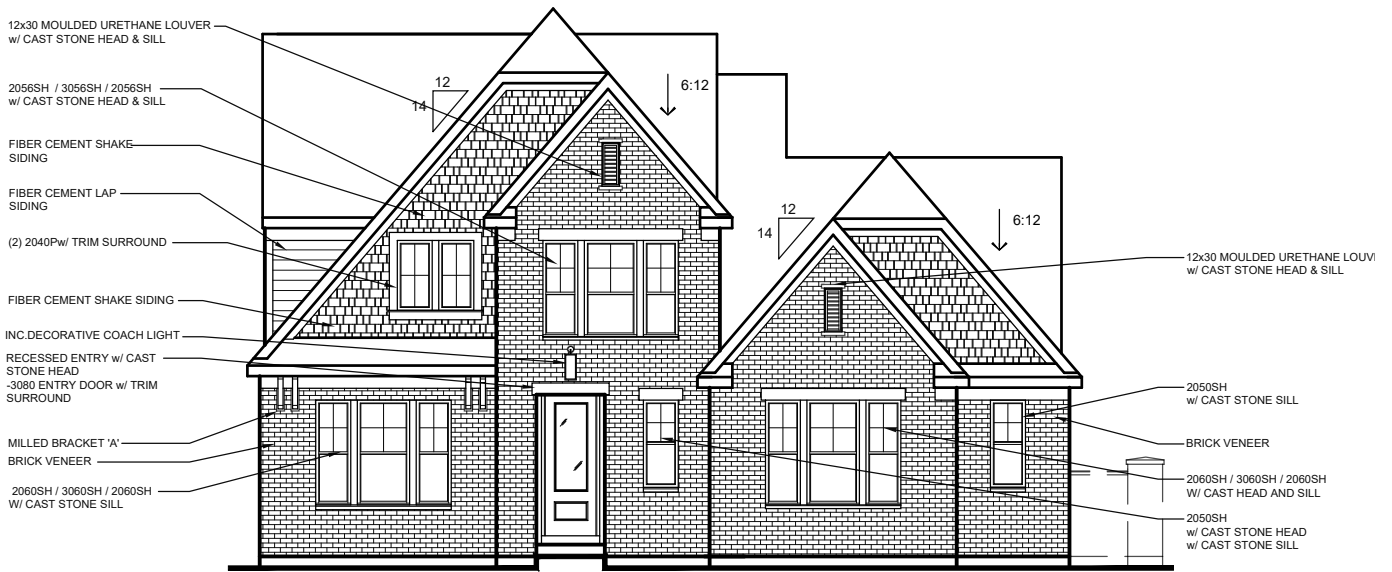


EUROPEAN ROMANTIC EXTERIOR DESIGN

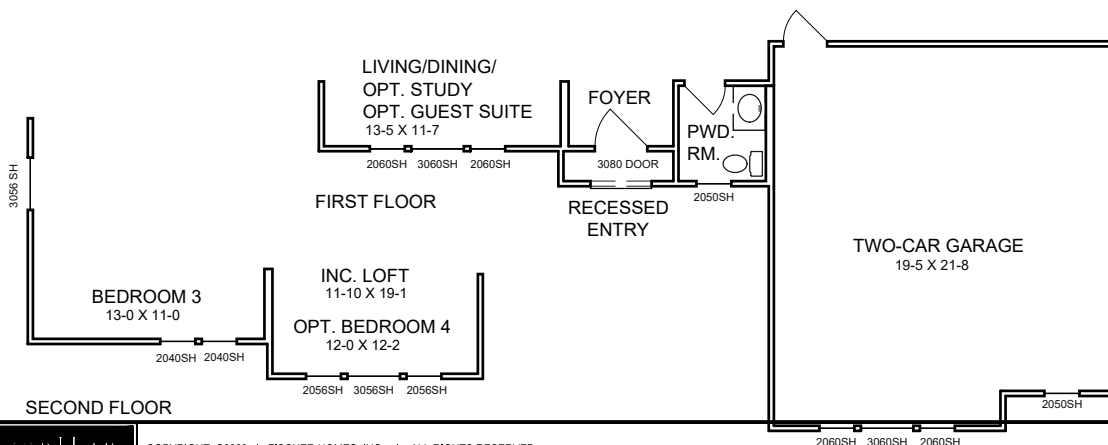
SIDE ENTRY
ADDS 25 NET SF



w/ CULTURED STONE VENEER
w/ OPT. CULTURED STONE BASE WING WALL
(AVAILABLE w/ LOW STONE SIDES)



w/ BRICK VENEER
w/ OPT. BRICK BASE WING WALL
(AVAILABLE w/ LOW or HIGH BRICK SIDES)



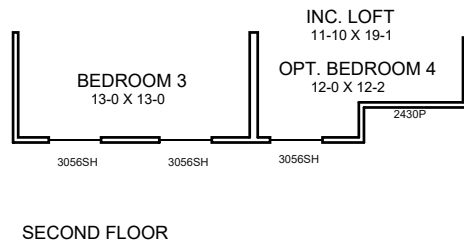
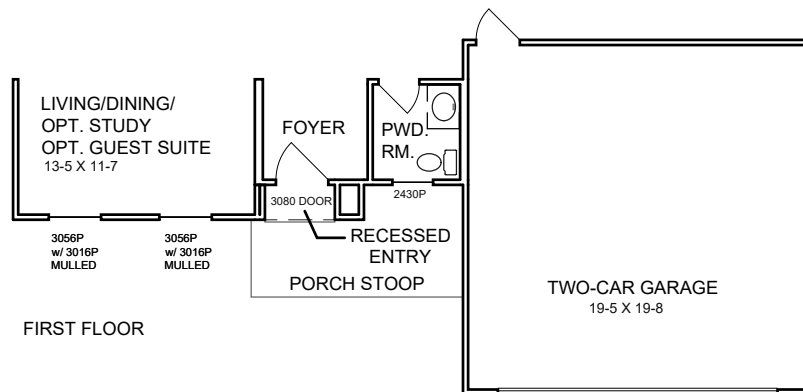
FRENCH MANOR EXTERIOR DESIGN

FRONT ENTRY

ADDS 68 NET SF



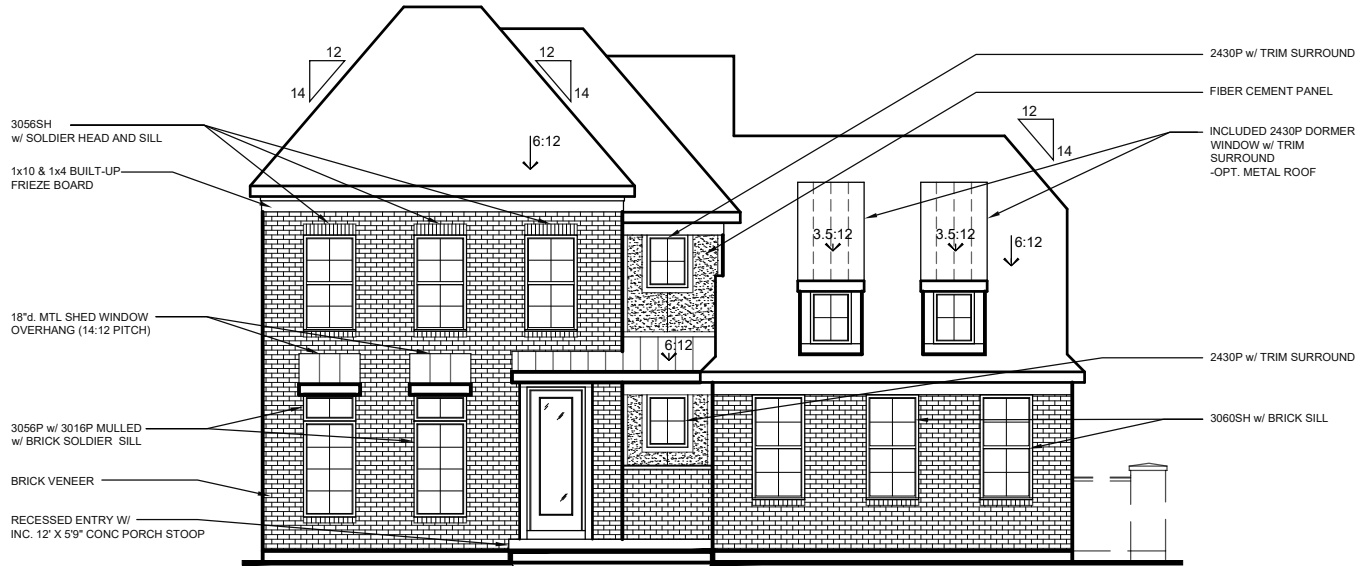
w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES)



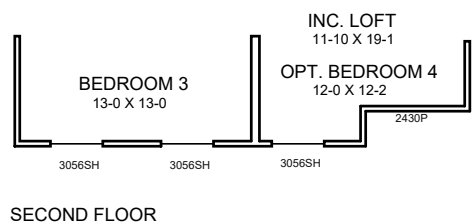
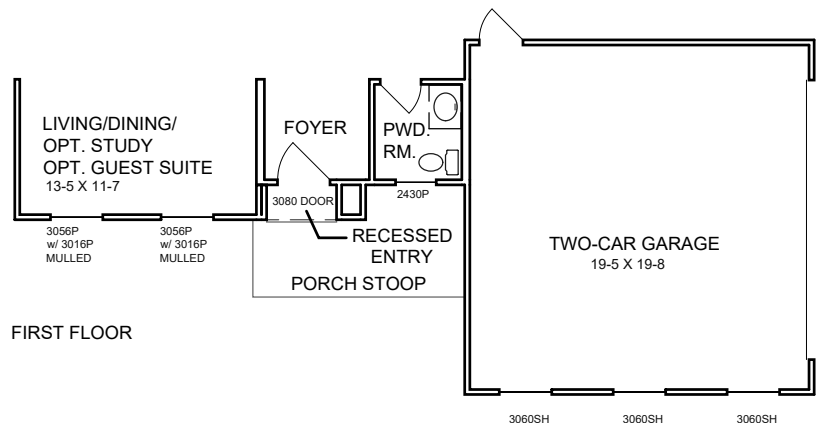
FRENCH MANOR EXTERIOR DESIGN

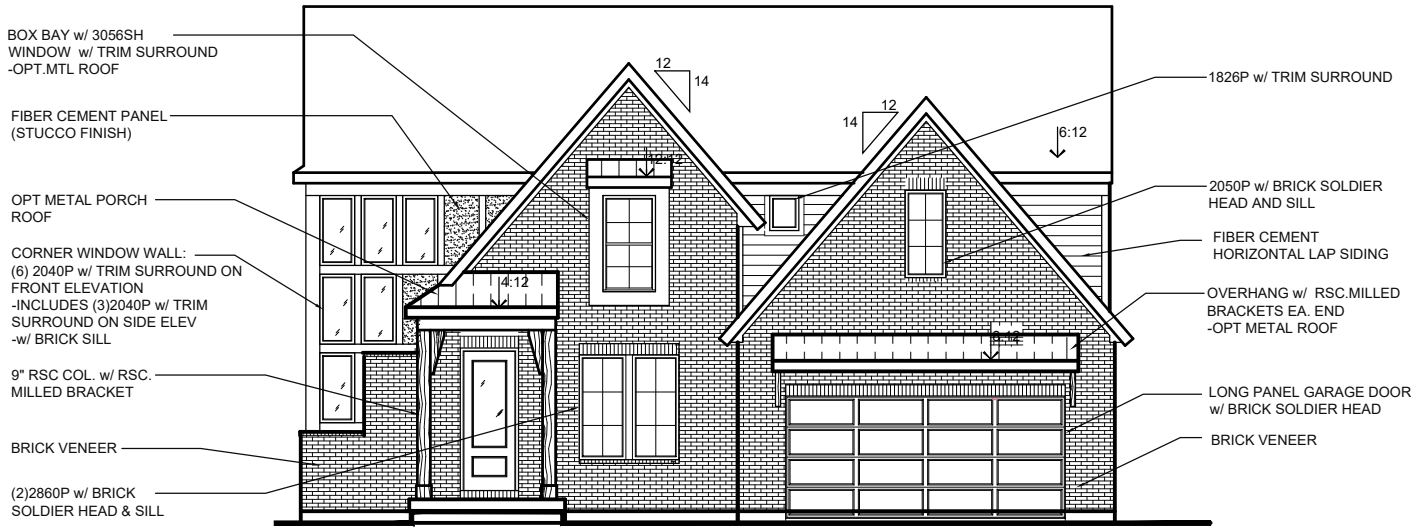
SIDE ENTRY

ADDS 68 NET SF

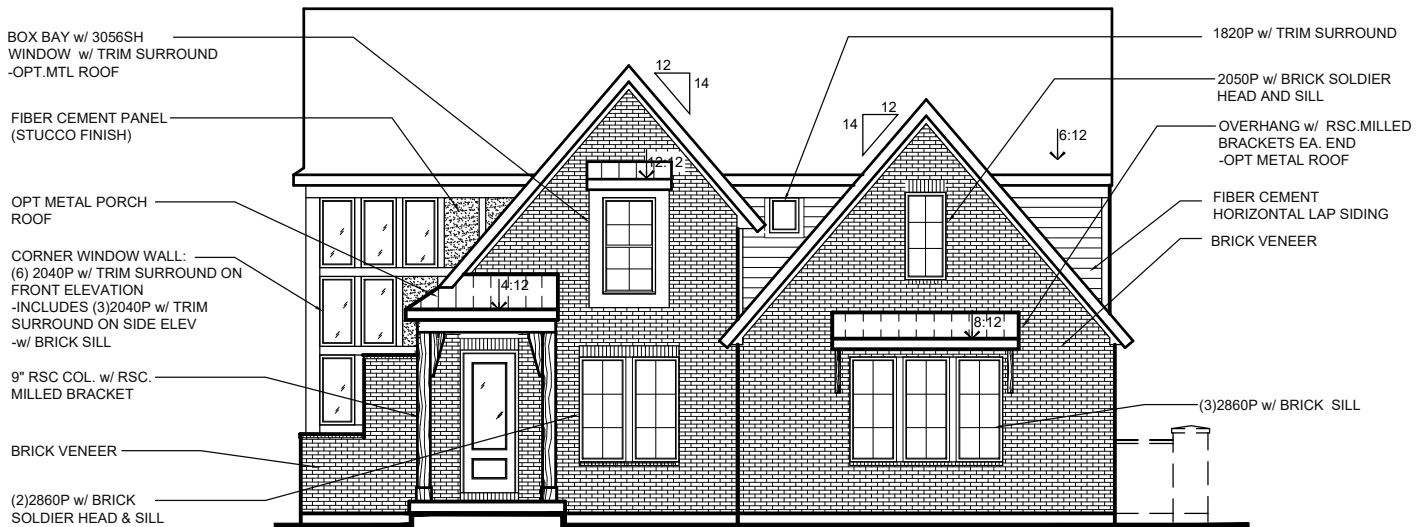


w/ BRICK VENEER
w/ OPT. BRICK BASE WING WALL
(AVAILABLE w/ LOW or HIGH BRICK SIDES)





FRONT ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



SIDE ENTRY w/ BRICK VENEER
w/ OPT. BRICK WING WALL
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)

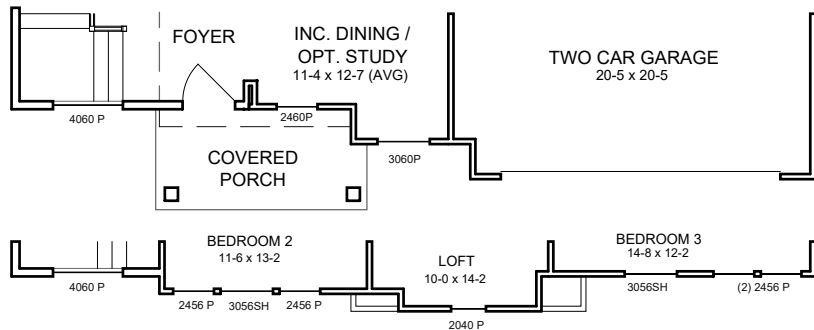
MODERN RETREAT w/ BRICK EXTERIOR DESIGN



FRONT ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



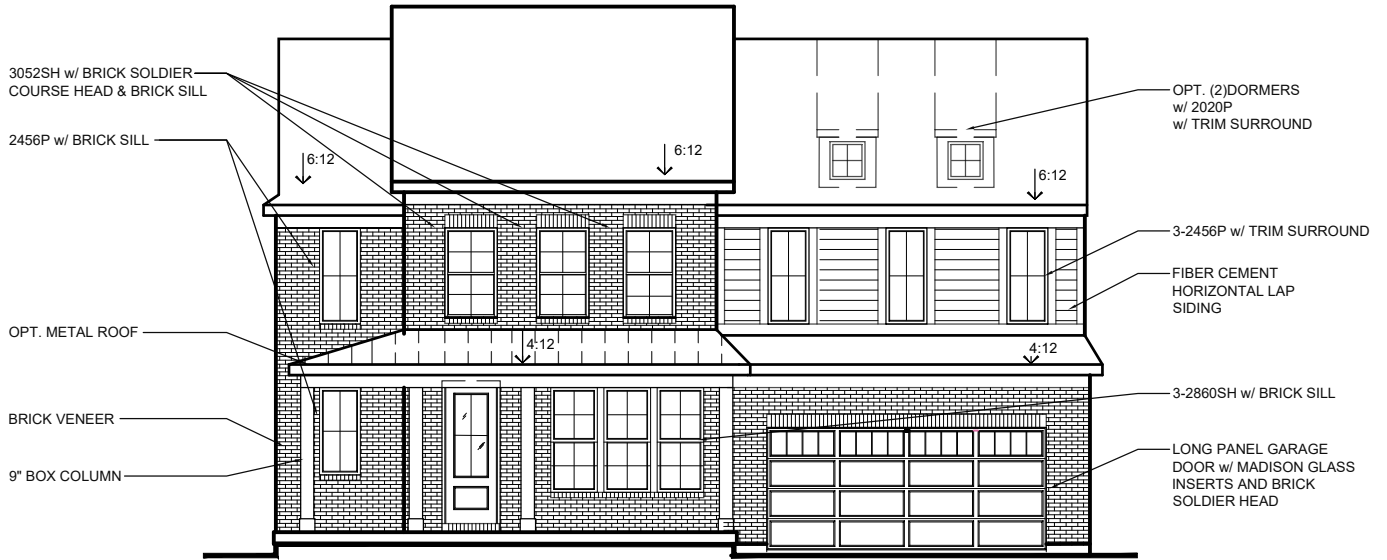
SIDE ENTRY w/ BRICK VENEER
w/ OPT. TRELLIS w/ BRICK BASE WING WALL
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



FIRST FLOOR
(ADDS 10 NET SF)

SECOND FLOOR
(ADDS 36 NET SF)

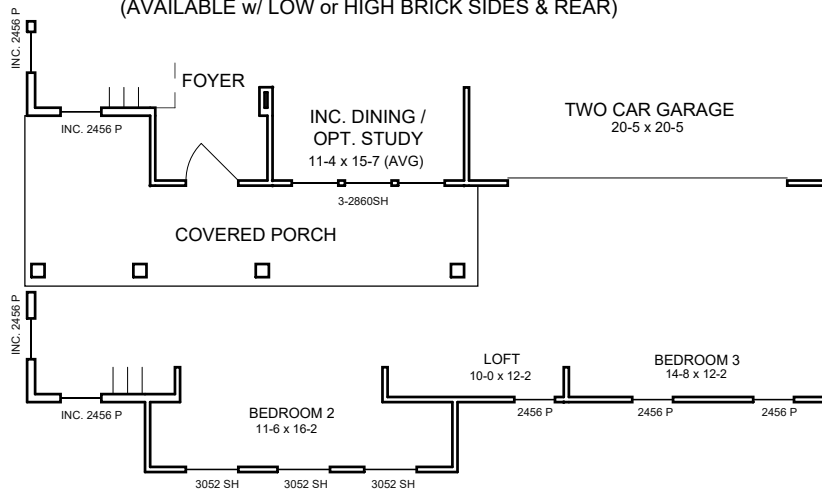
AMERICAN CLASSIC w/ BRICK EXTERIOR DESIGN



FRONT ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)

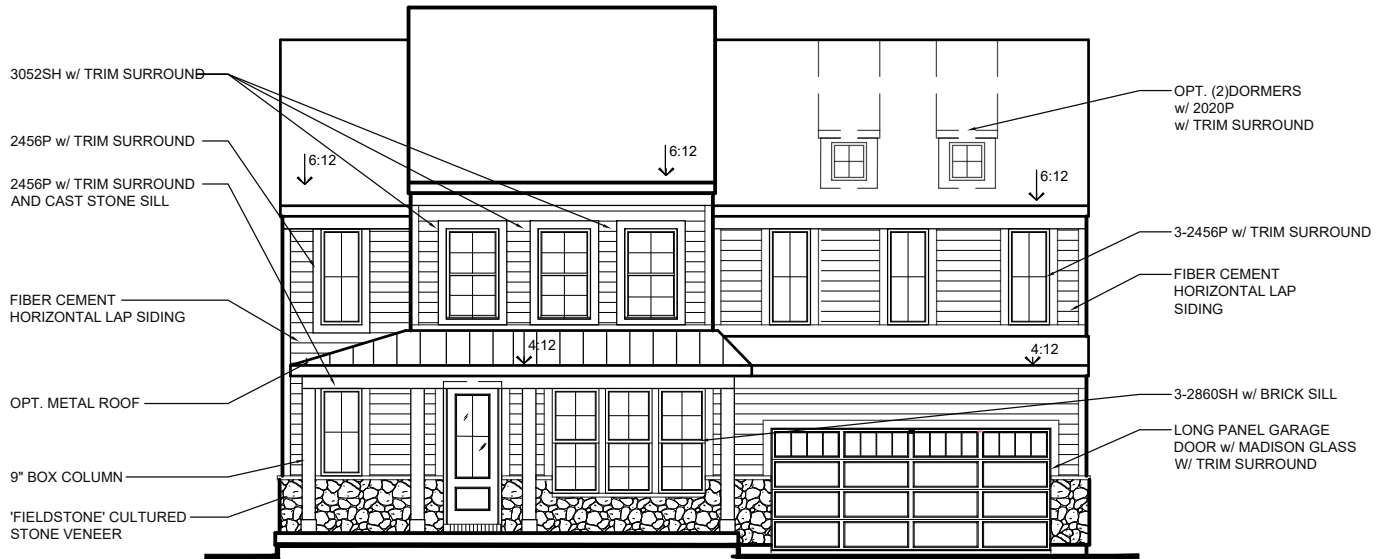


SIDE ENTRY w/ BRICK VENEER
w/ OPTIONAL WING WALL w/ BRICK BASE
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)

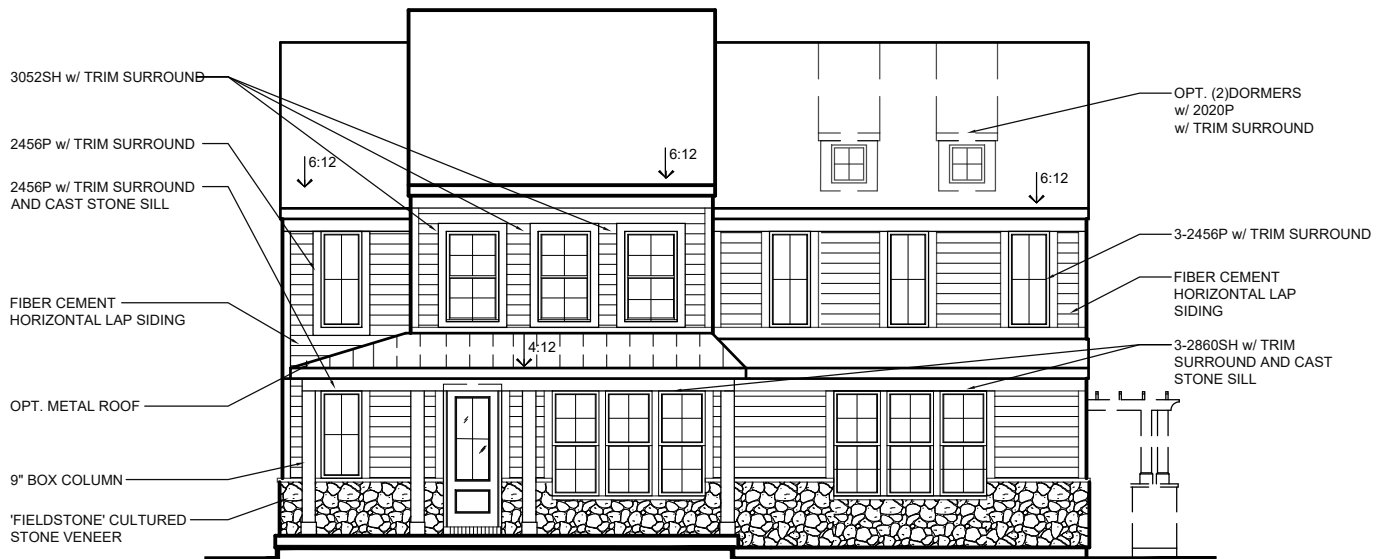


FIRST FLOOR
(ADDS 72 NET SF)

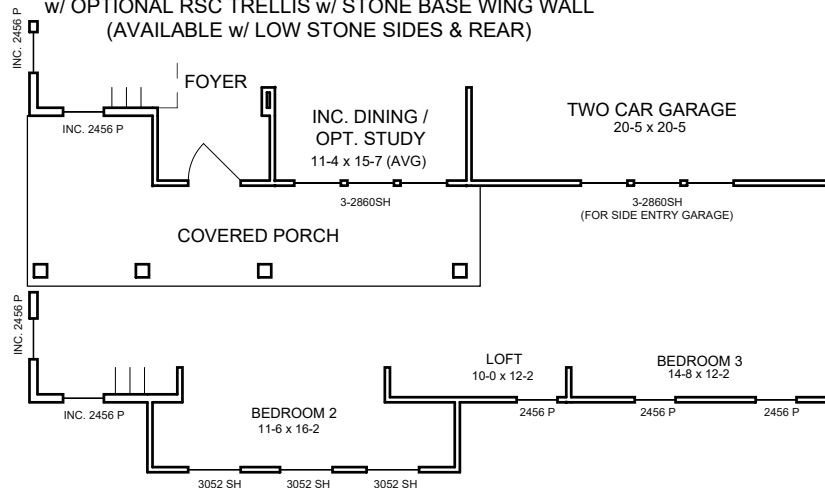
SECOND FLOOR
(ADDS 72 NET SF)



FRONT ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES & REAR)



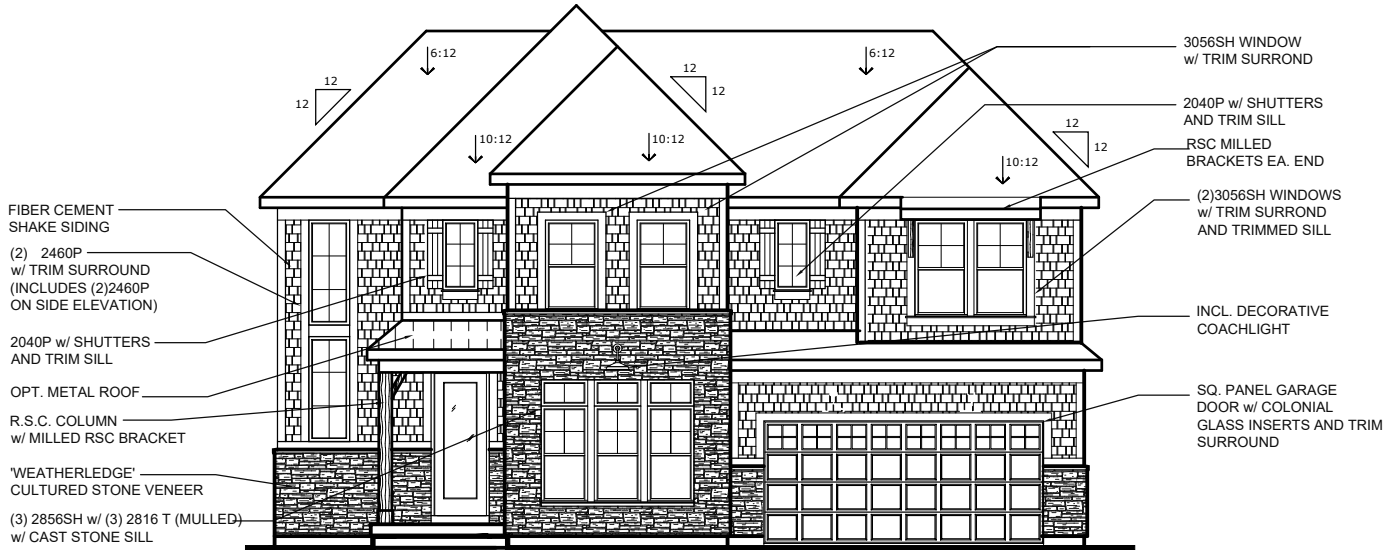
SIDE ENTRY w/ CULTURED STONE VENEER
w/ OPTIONAL RSC TRELLIS w/ STONE BASE WING WALL
(AVAILABLE w/ LOW STONE SIDES & REAR)



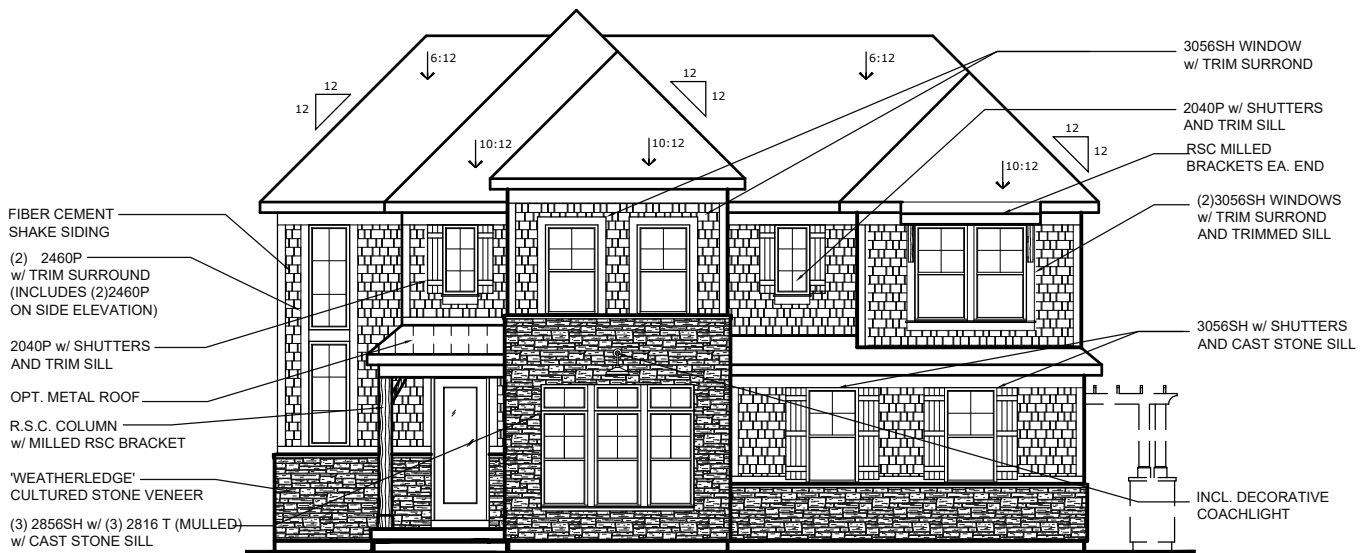
FIRST FLOOR
(ADDS 72 NET SF)

SECOND FLOOR
(ADDS 72 NET SF)

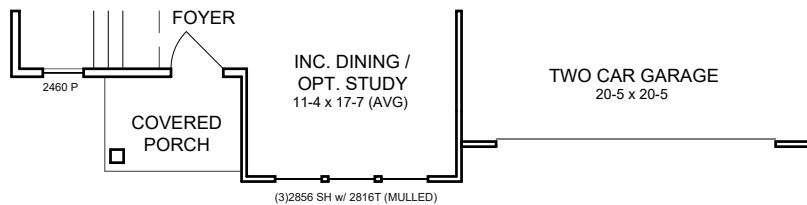
COASTAL COTTAGE w/ STONE EXTERIOR DESIGN



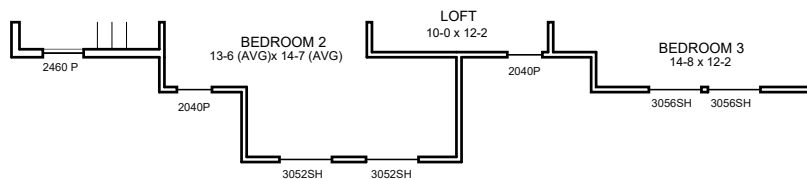
FRONT ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES & REAR)



SIDE ENTRY w/ CULTURED STONE VENEER
w/ OPTIONAL RSC TRELLIS w/ STONE BASE WING WALL
(AVAILABLE w/ LOW STONE SIDES & REAR)



FIRST FLOOR
(ADDS 75 NET SF)



SECOND FLOOR
(ADDS 100 NET SF)



THE HUXLEY MASTERPIECE COLLECTION

3114 SQFT

2 Story

4-5 Bedrooms

2.5-5.5 Baths



Photos, Options,
Virtual Tours
& More

Modern Farmhouse



French Manor



Coastal Cottage



English Elegance

VIEW FLOORPLANS ON FISCHERHOMES.COM



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RVSD
03/23



LELAND

Masterpiece Collection

welcome home. Approximately 3045 sq ft and Up



MODERN FARMHOUSE
(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by: *FH*



AMERICAN CLASSIC
(WITH BRICK VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by: *FH*



COASTAL CLASSIC
(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by: *FH*

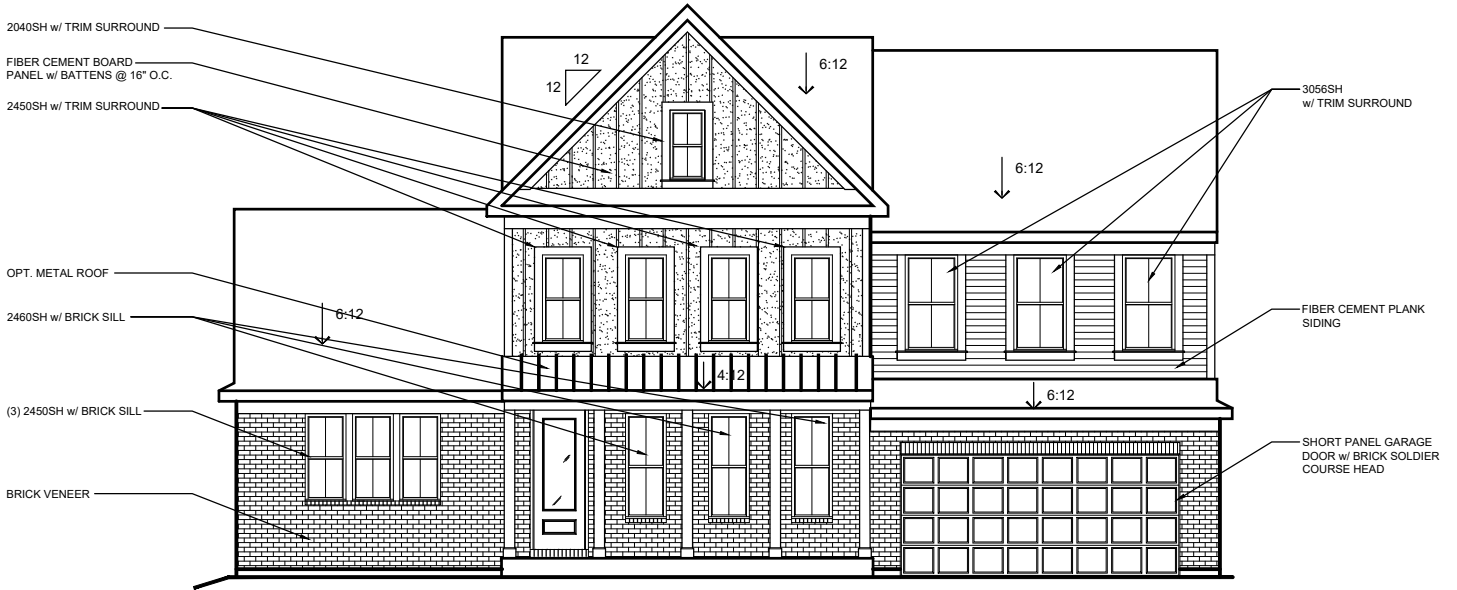


WESTERN CRAFTSMAN
(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

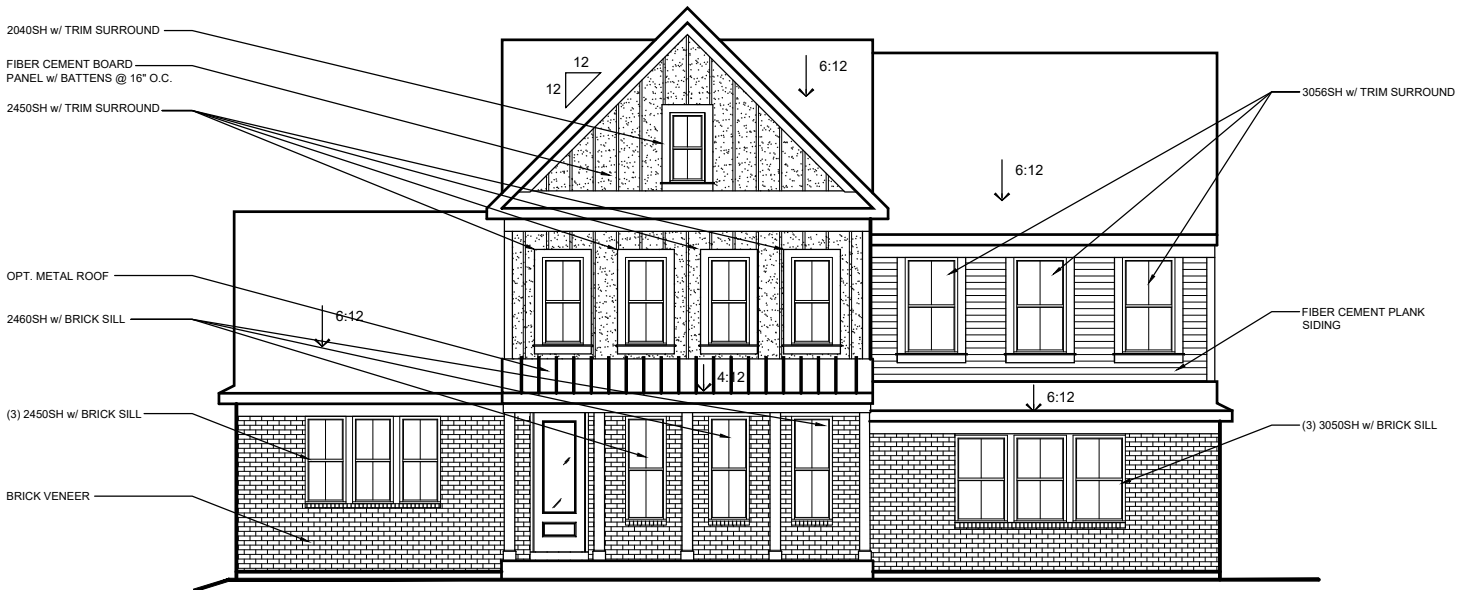
designed by: *FH*

Images & Options Available at fischerhomes.com

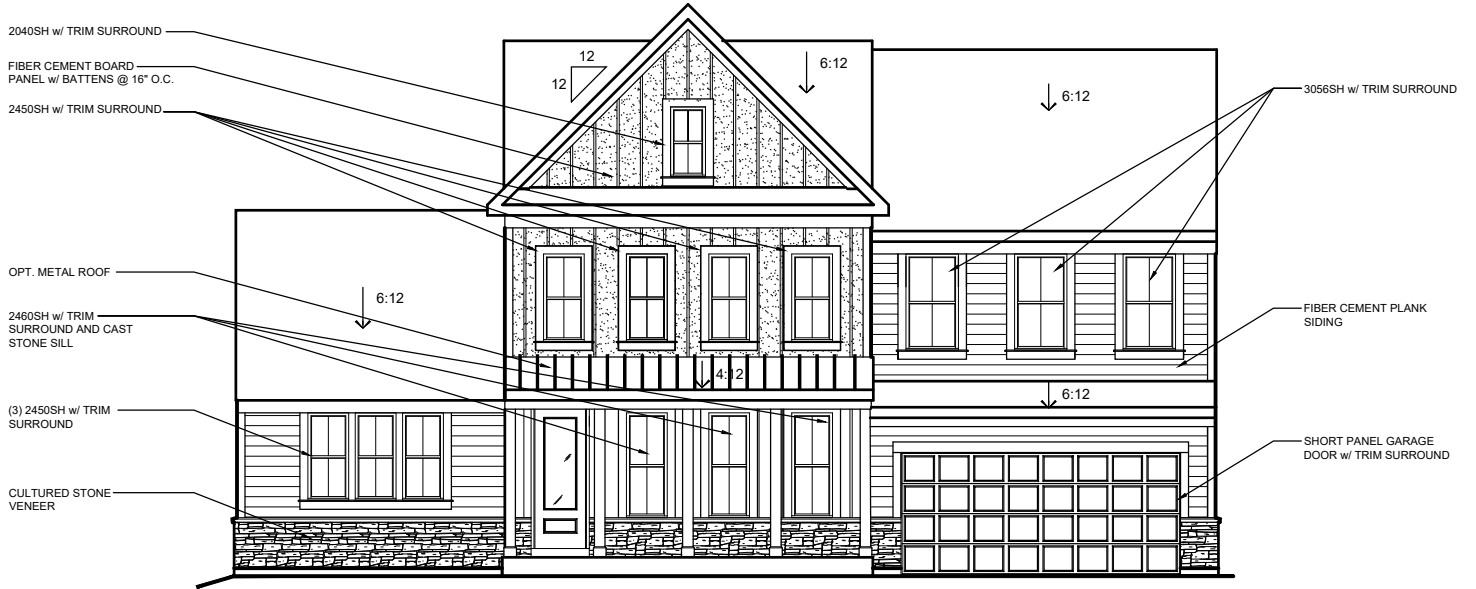
Our Plans Include You



FRONT ENTRY w/ BRICK VENEER
 AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



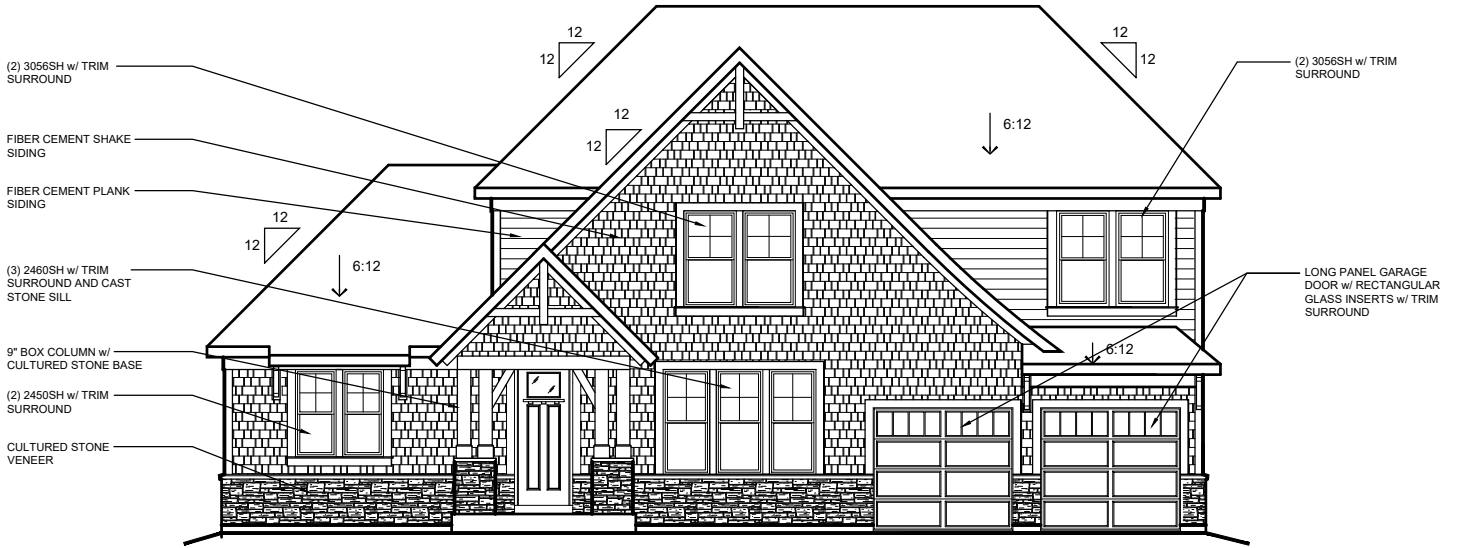
SIDE ENTRY w/ BRICK VENEER
 AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



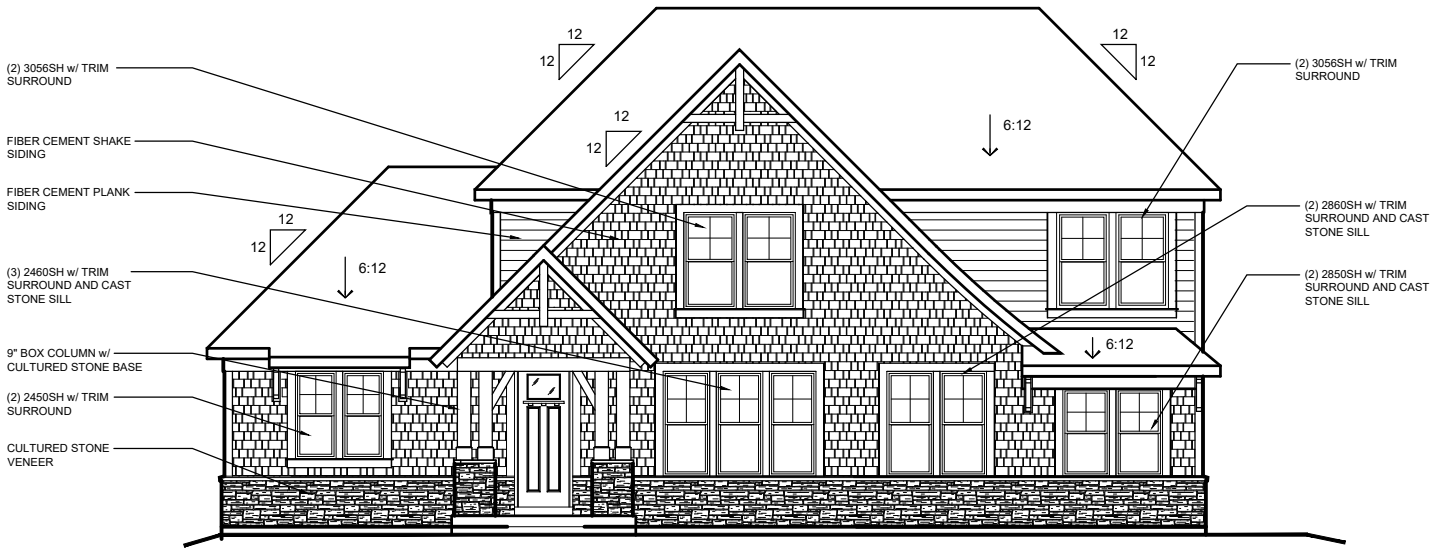
FRONT ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR



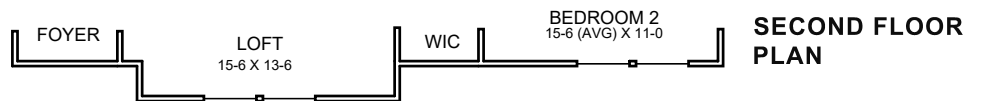
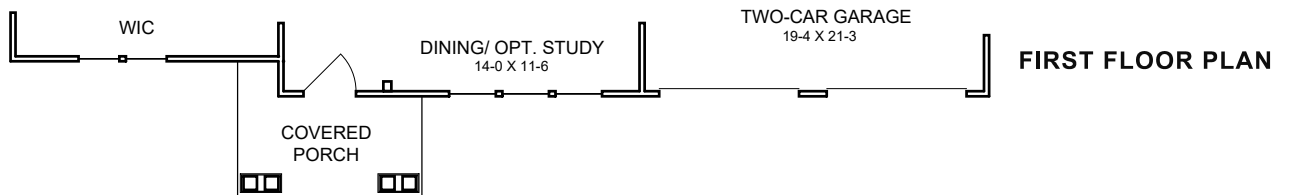
SIDE ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

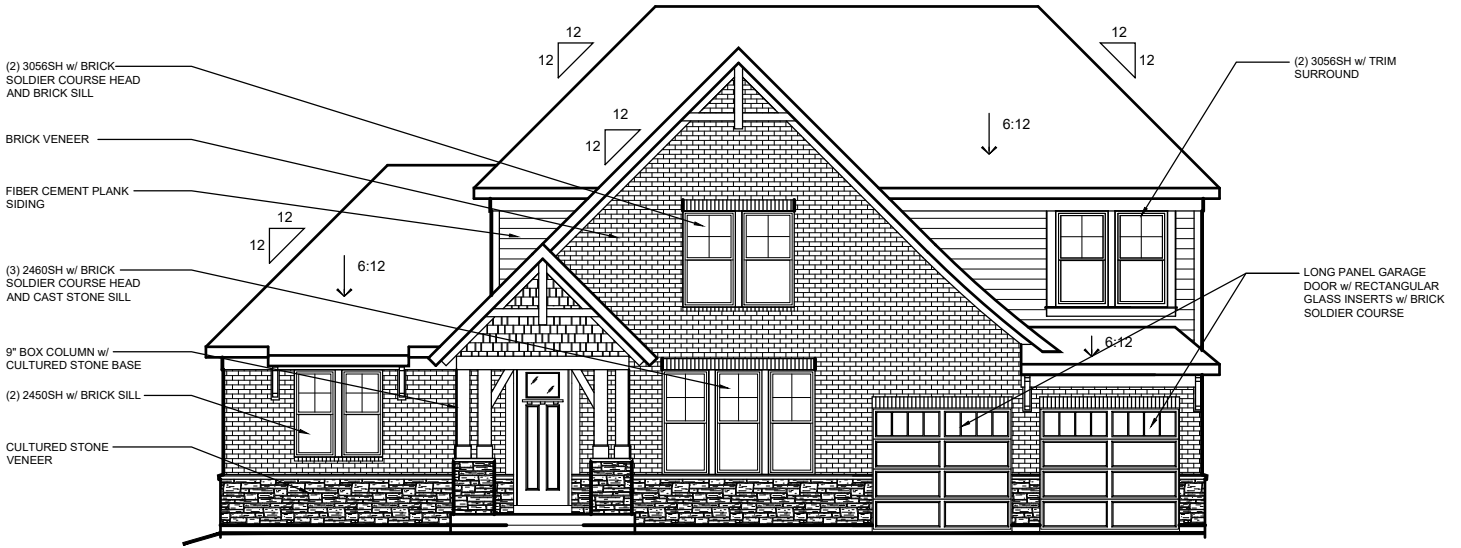


FRONT ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

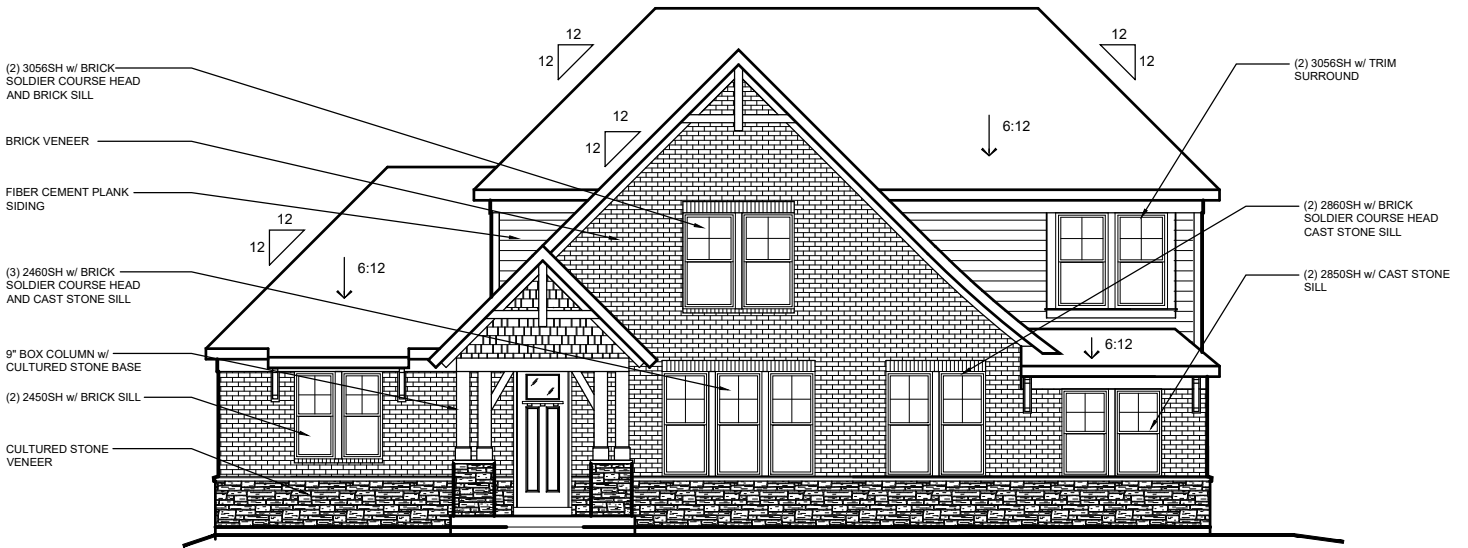


SIDE ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

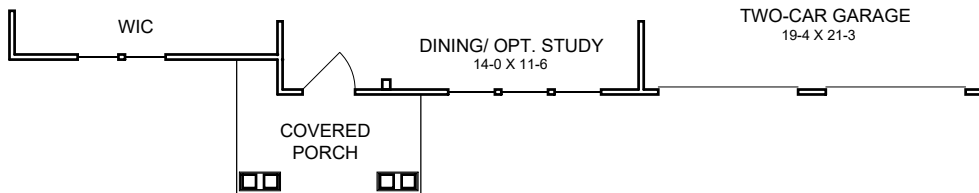




FRONT ENTRY w/ BRICK AND CULTURED STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



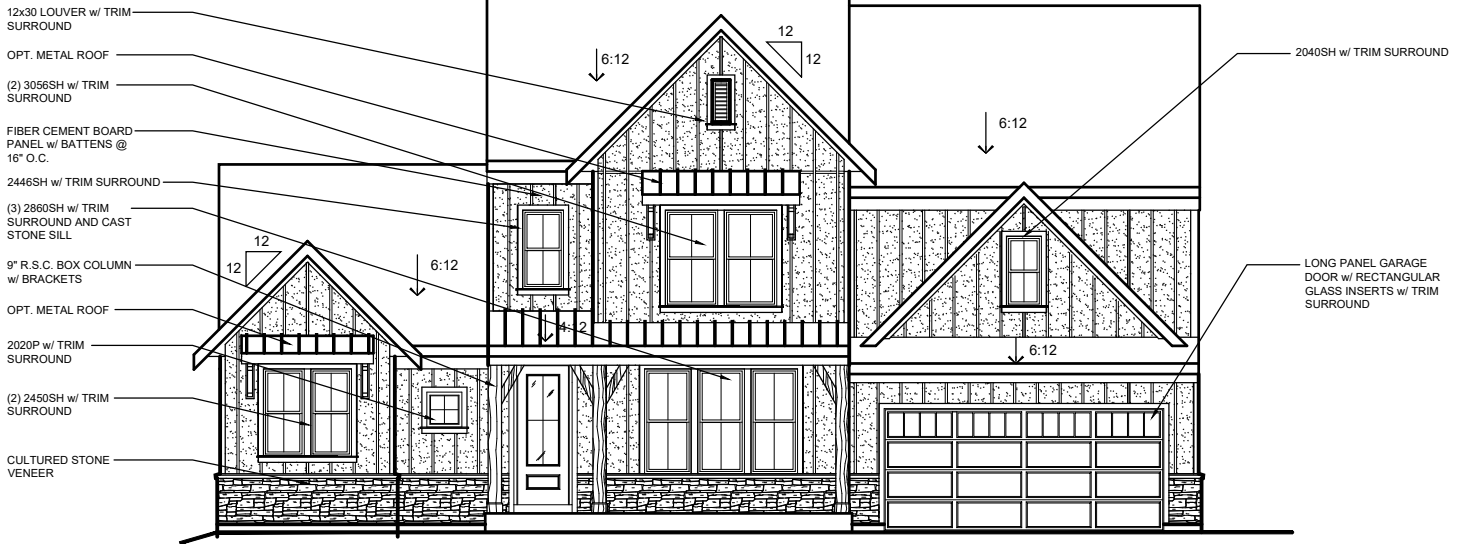
SIDE ENTRY w/ BRICK AND CULTURED STONE VENEER
AVAILABLE w/ HIGH OR LOW BRICK SIDES AND REAR



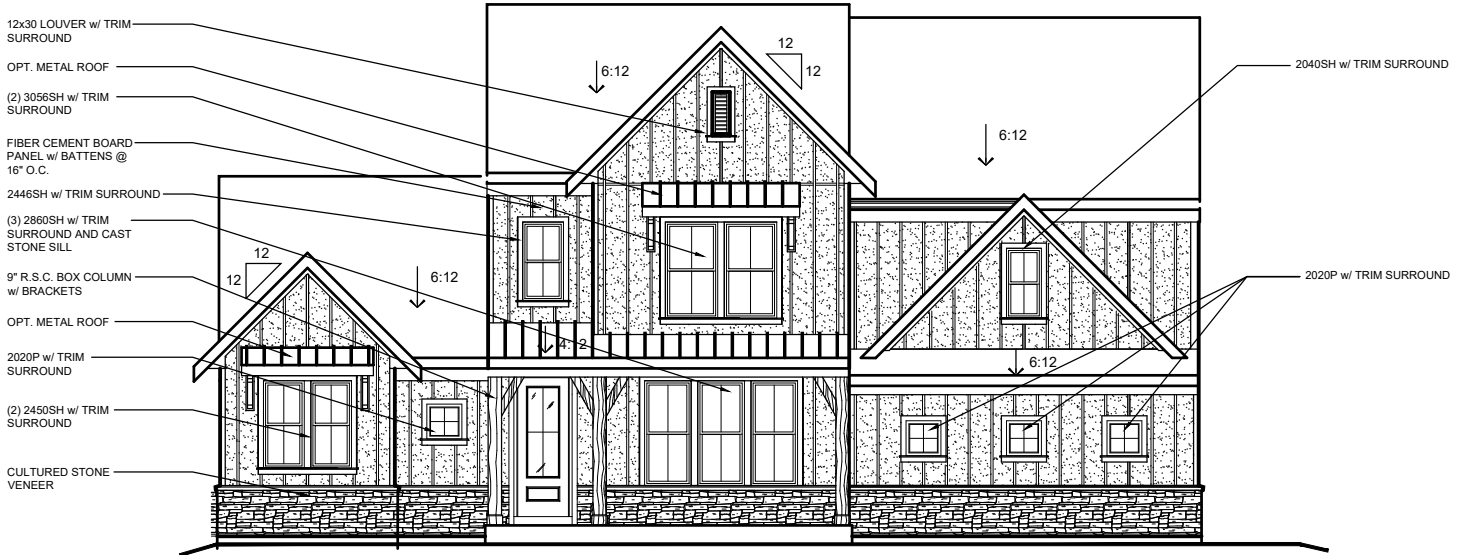
FIRST FLOOR PLAN



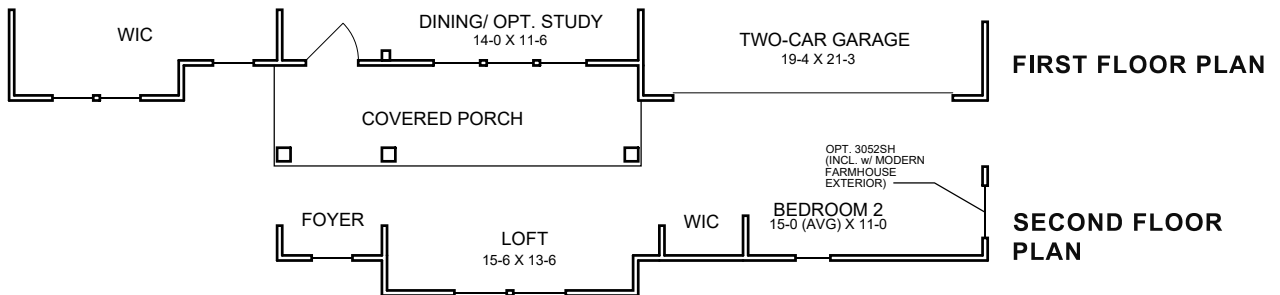
SECOND FLOOR PLAN

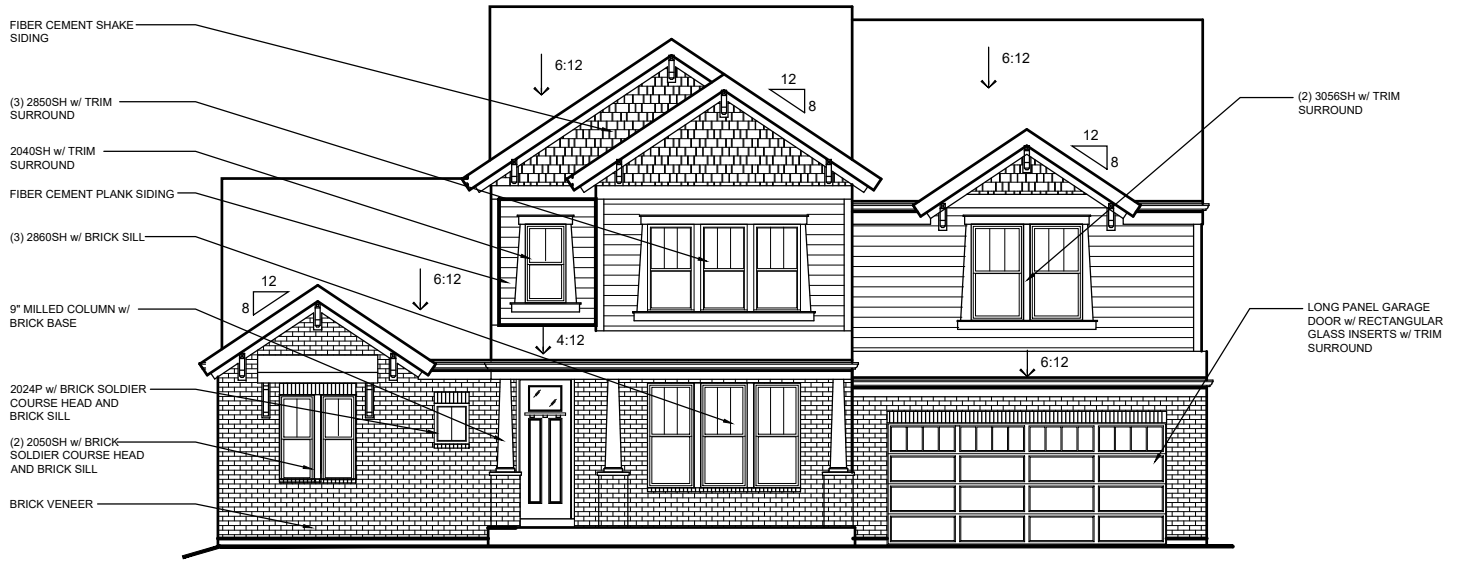


FRONT ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR



SIDE ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

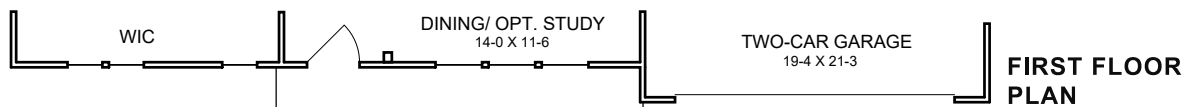




FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



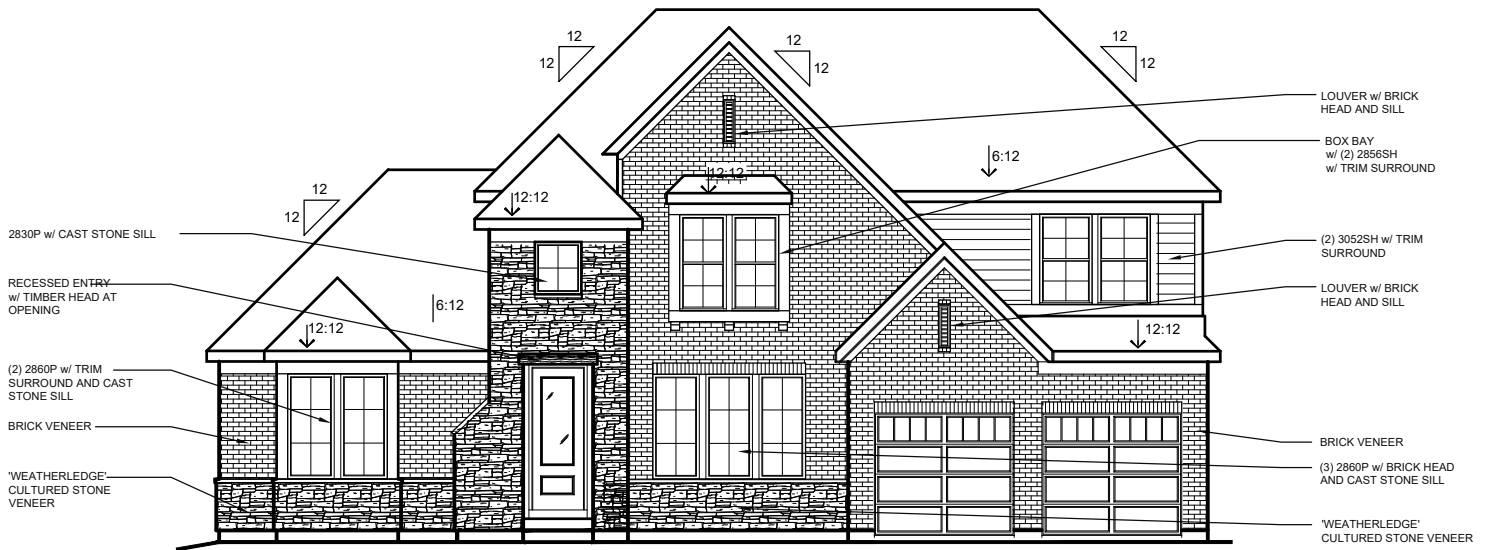
SIDE ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



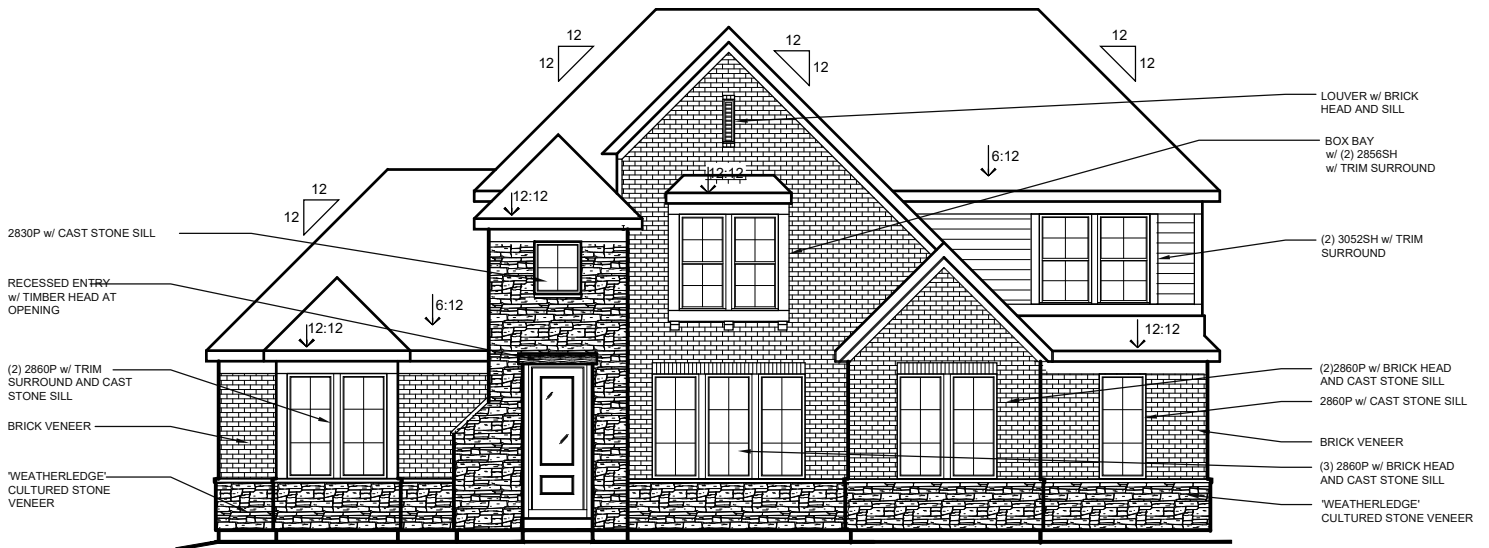
FIRST FLOOR PLAN



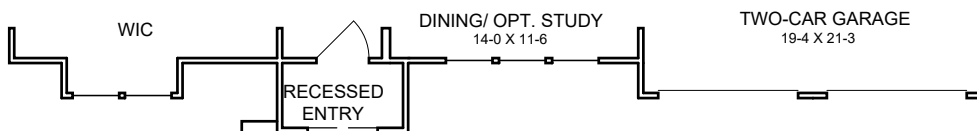
SECOND FLOOR PLAN



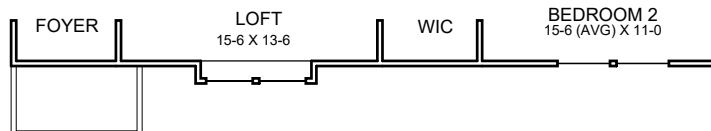
FRONT ENTRY w/ BRICK AND CULTURED STONE VENEER
 AVAILABLE w/ LOW OR HIGH BRICK SIDES



SIDE ENTRY w/ BRICK AND CULTURED STONE VENEER
 AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



FIRST FLOOR PLAN
 (ADDS 14 NET SF)



SECOND FLOOR PLAN

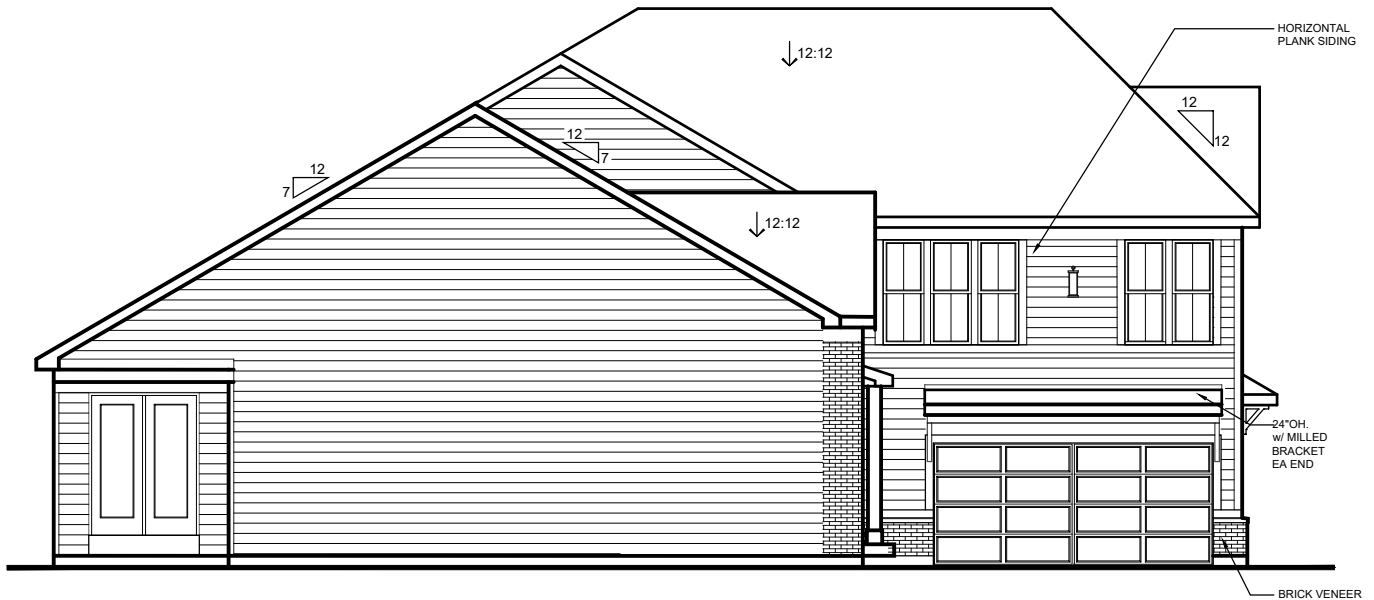
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN RETREAT

w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



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MA-2.1
02.24.2023

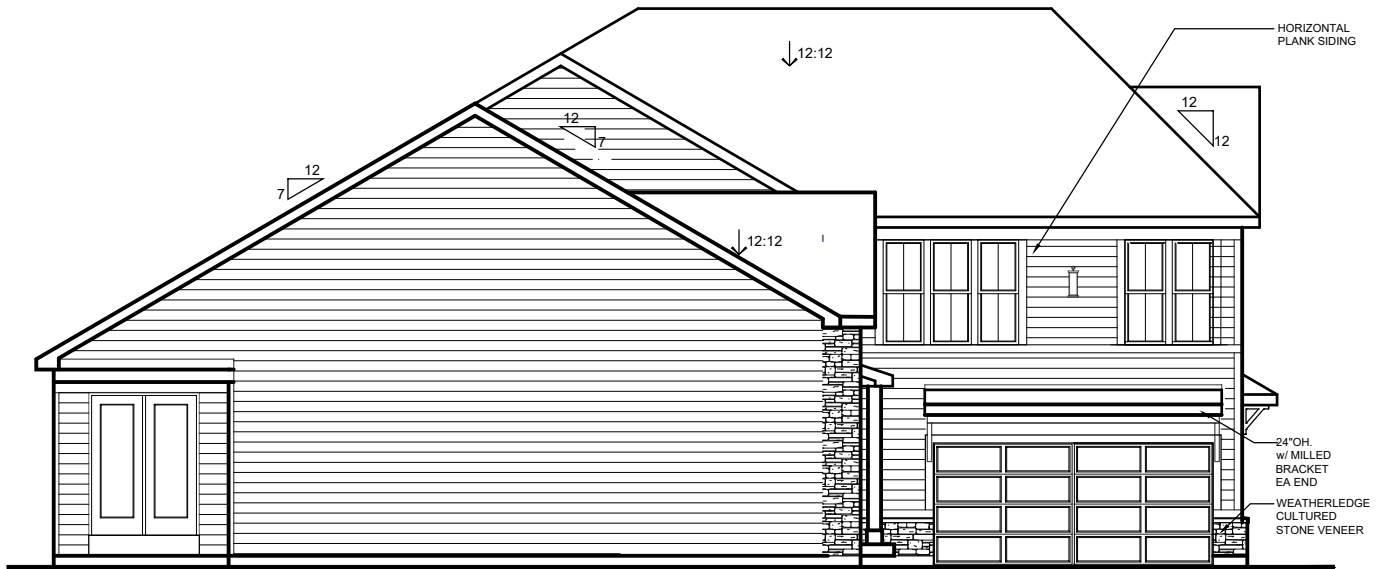
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN RETREAT

w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



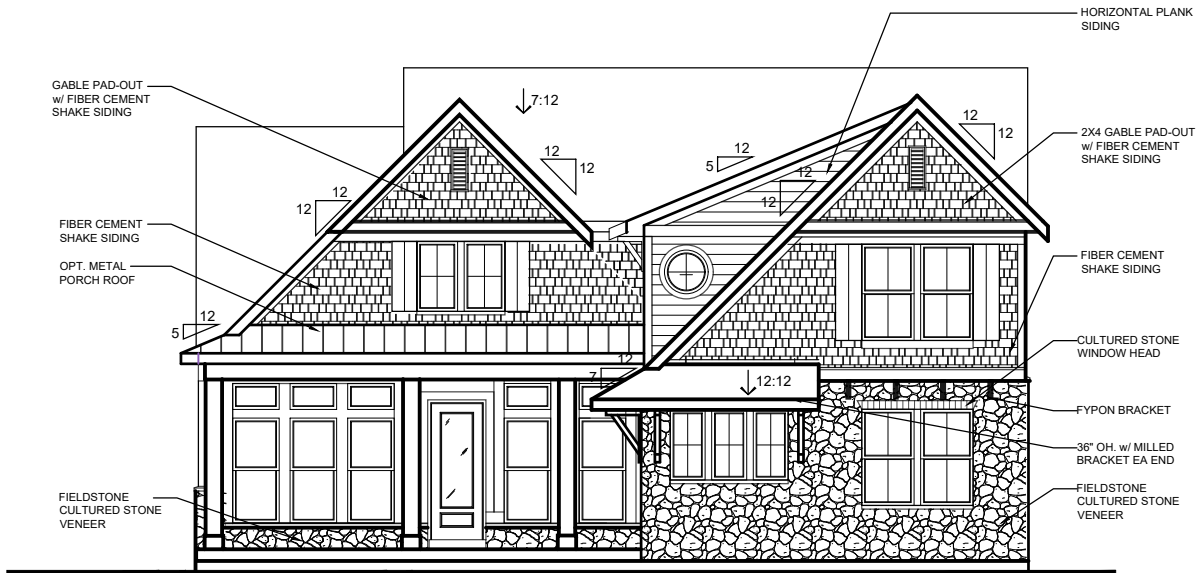
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02.24.2023

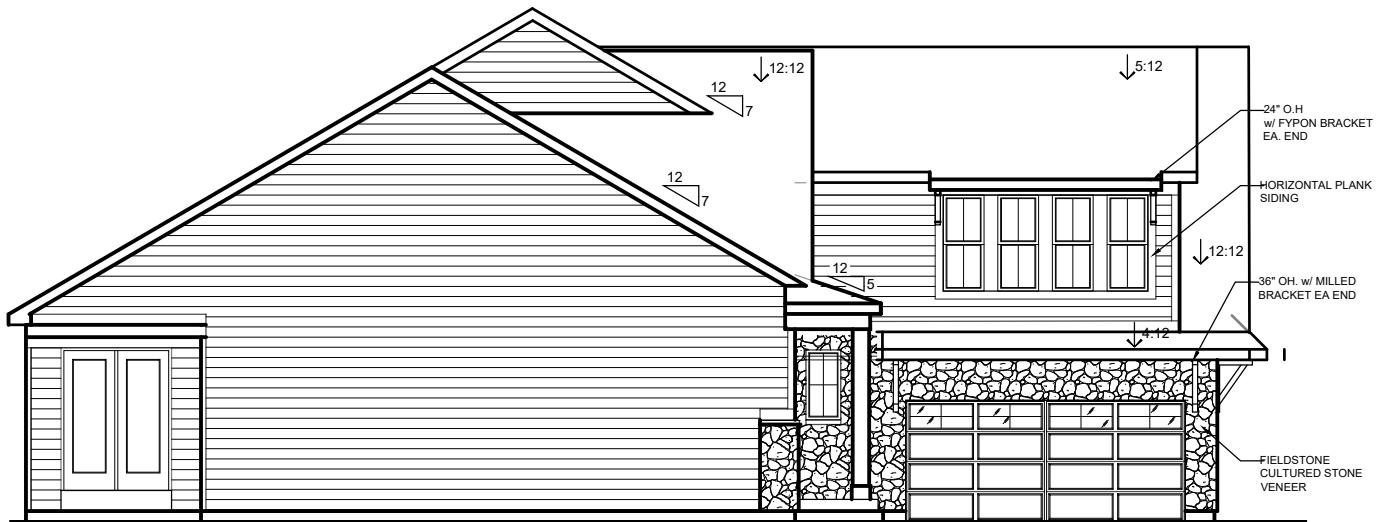
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

COASTAL CLASSIC

w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



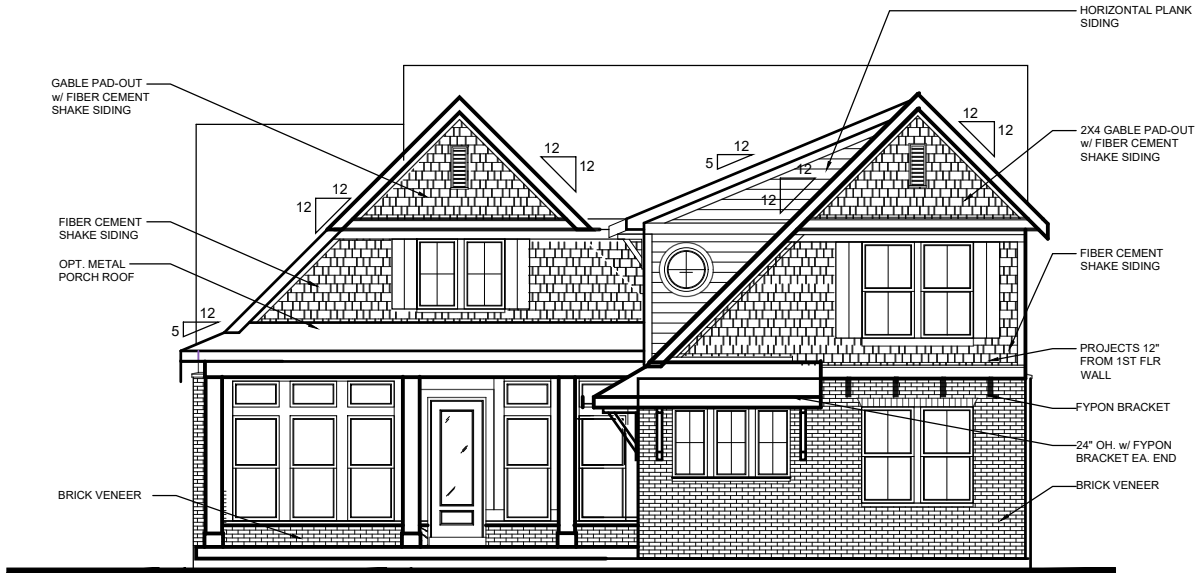
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MA-2.3
02.24.2023

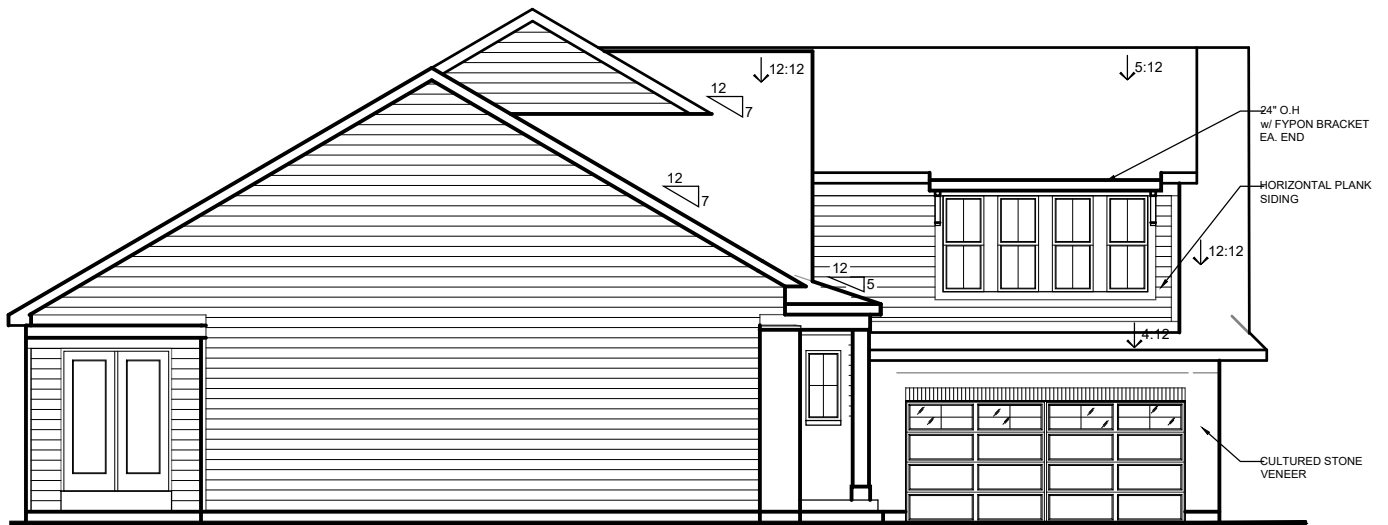
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

COASTAL CLASSIC

w/ BRICK VENEER

(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



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02.24.2023

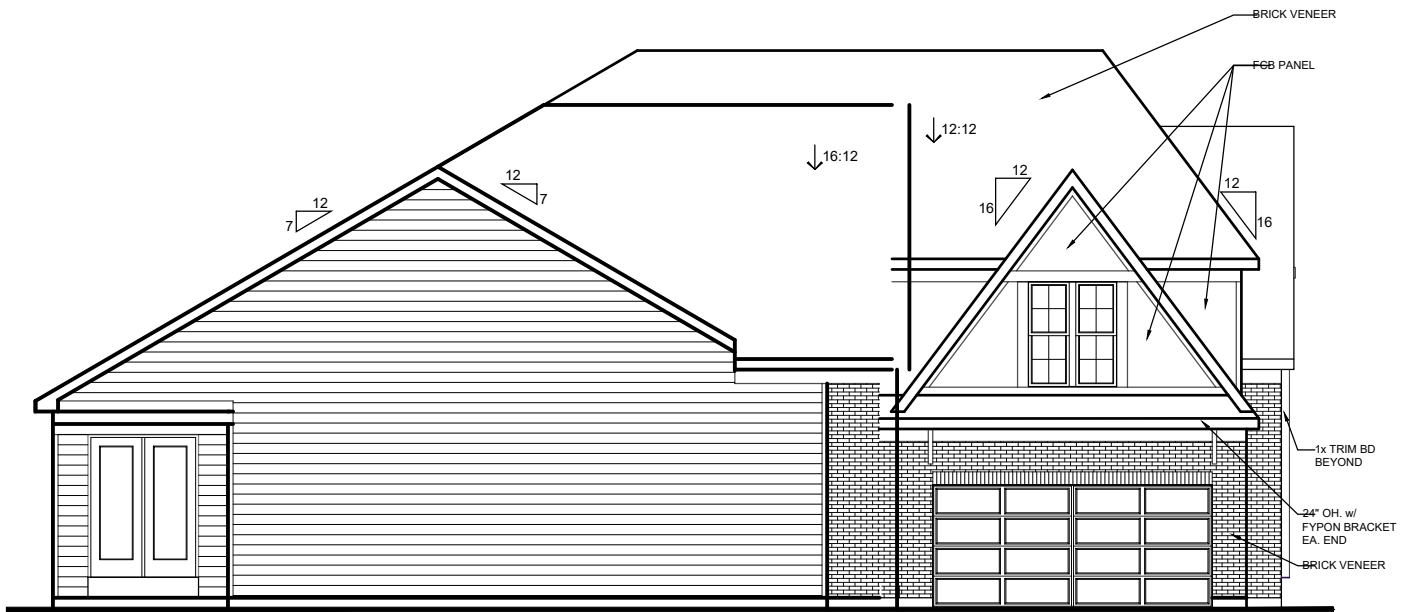
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN EUROPEAN
w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



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MA-2.5
02.24.2023

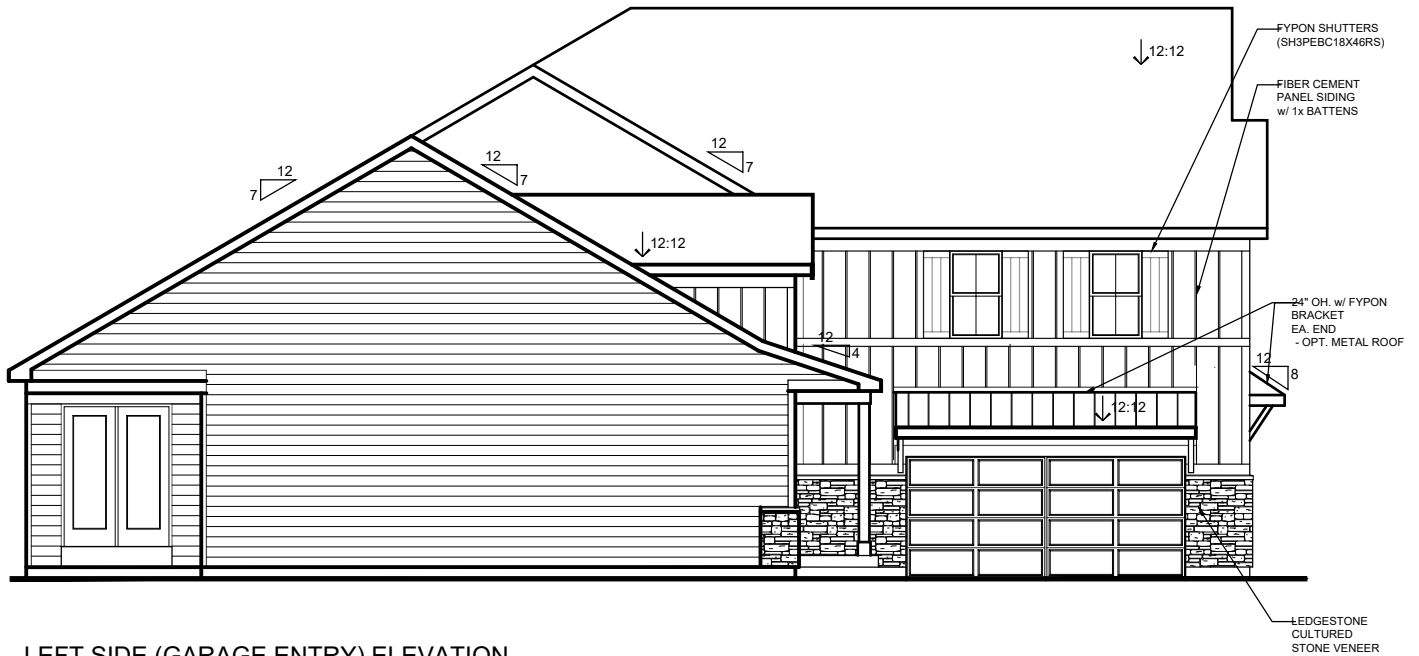
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN FARMHOUSE w/ CULTURED STONE VENEER (AVAILABLE w/ LOW STONE SIDES)



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MA-2.6
02.24.2023

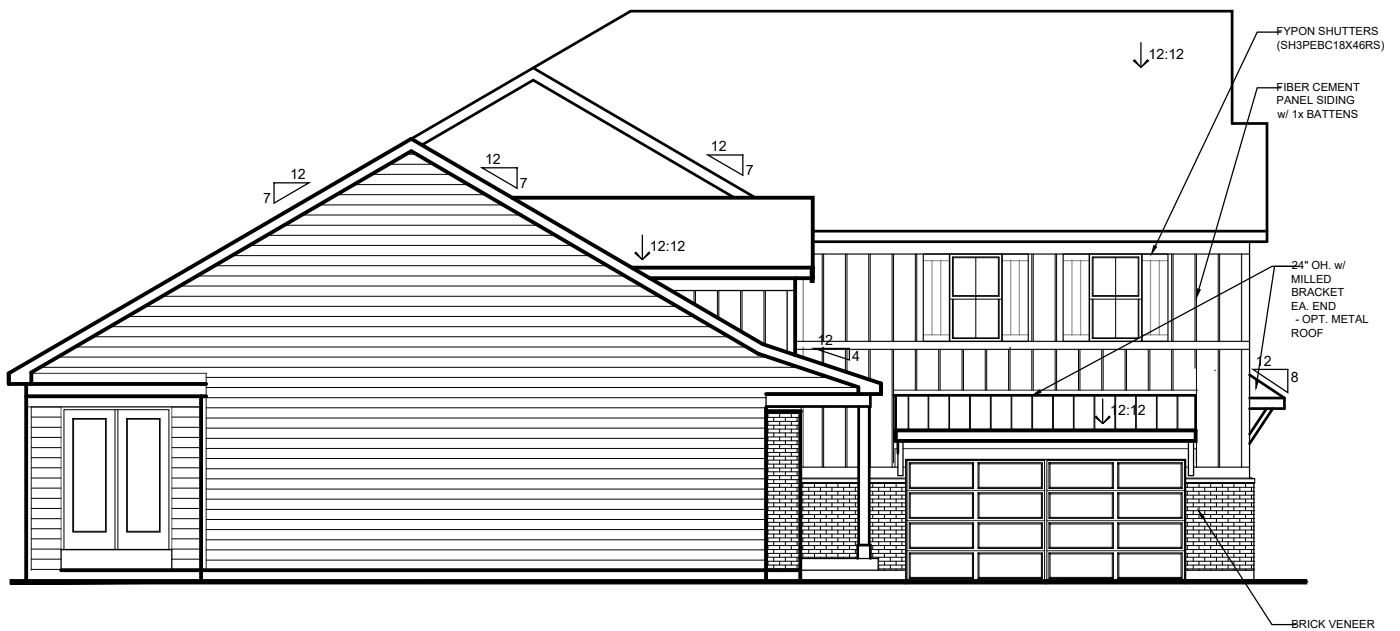
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN FARMHOUSE

w/ BRICK VENEER

(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



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To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

MA-2.7
02.24.2023



MITCHELL

Masterpiece Collection

welcome home.

Approximately 2711 sq ft and Up



WESTERN CRAFTSMAN

(WITH OPTIONAL STONE VENEER, WITH OPTIONAL SIDE ENTRY GARAGE, & OPTIONAL. WOOD TRELLIS WING WALL)

designed by: 



CAMBRIDGE COTTAGE

(WITH OPTIONAL STONE VENEER)

designed by: 



AMERICAN CLASSIC

(WITH STONE VENEER & WITH OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

designed by: 



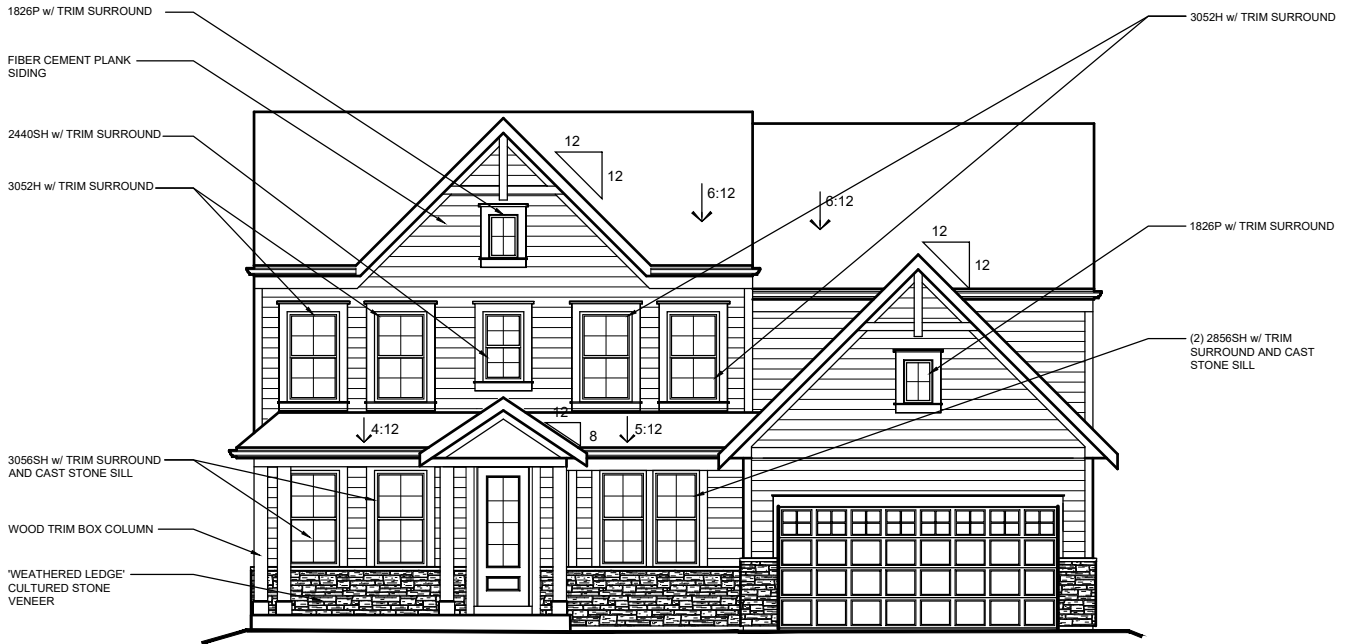
COASTAL CLASSIC

(WITH OPTIONAL THREE-CAR INTEGRATED FRONT ENTRY GARAGE)

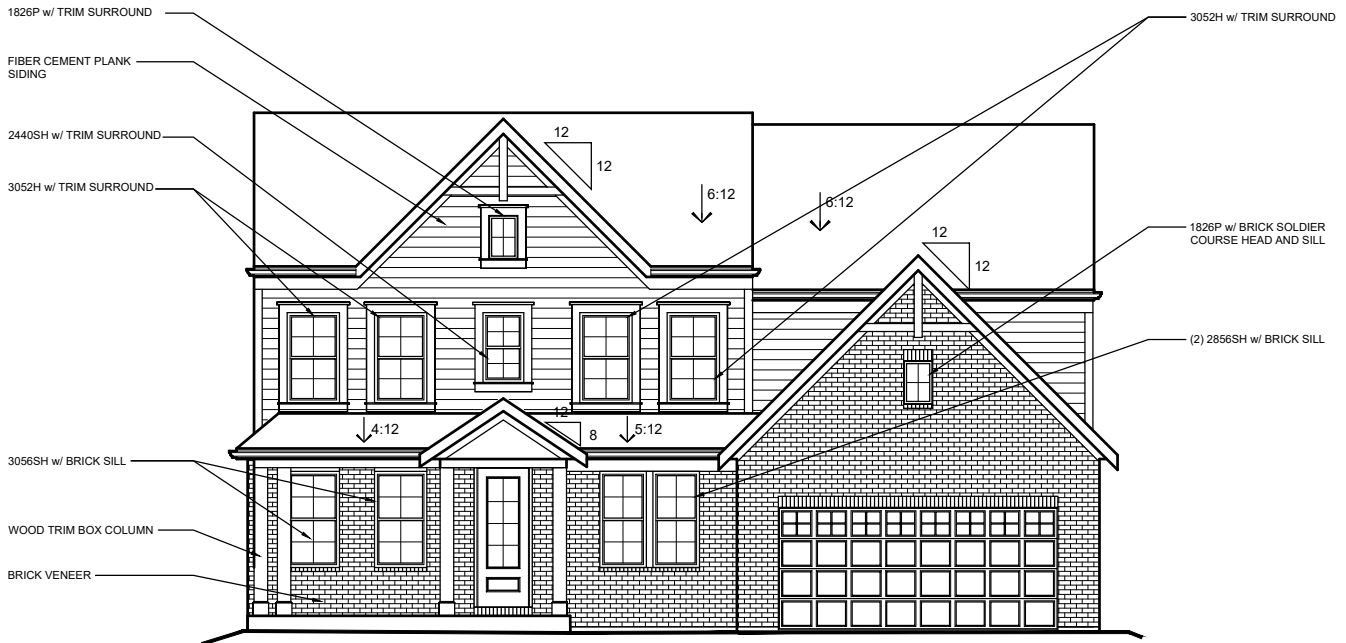
designed by: 

Images & Options Available at fischerhomes.com

Our Plans Include You



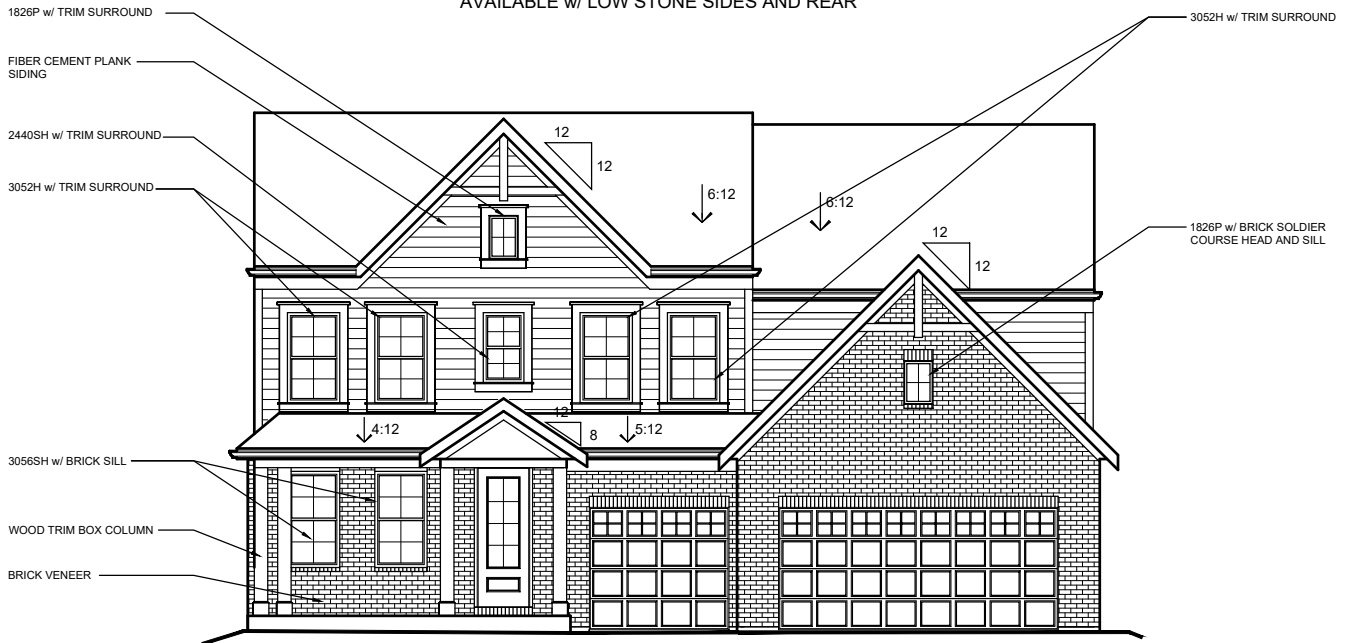
FRONT ENTRY w/ OPTIONAL CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR



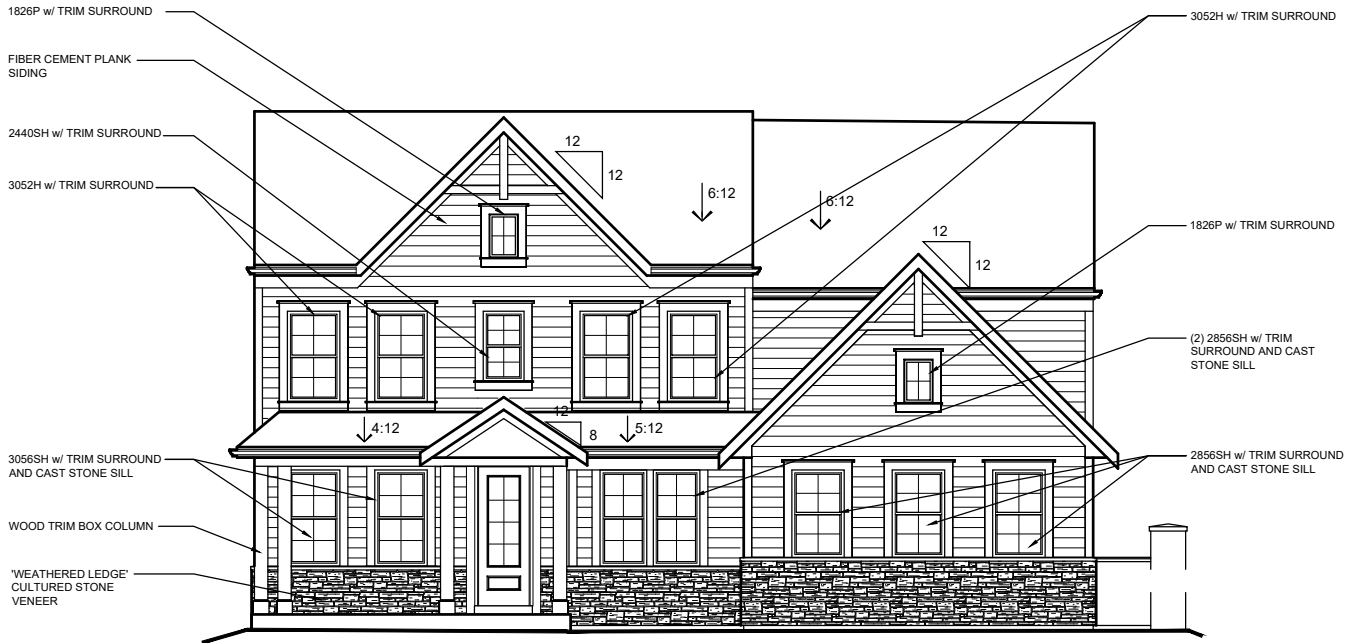
FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



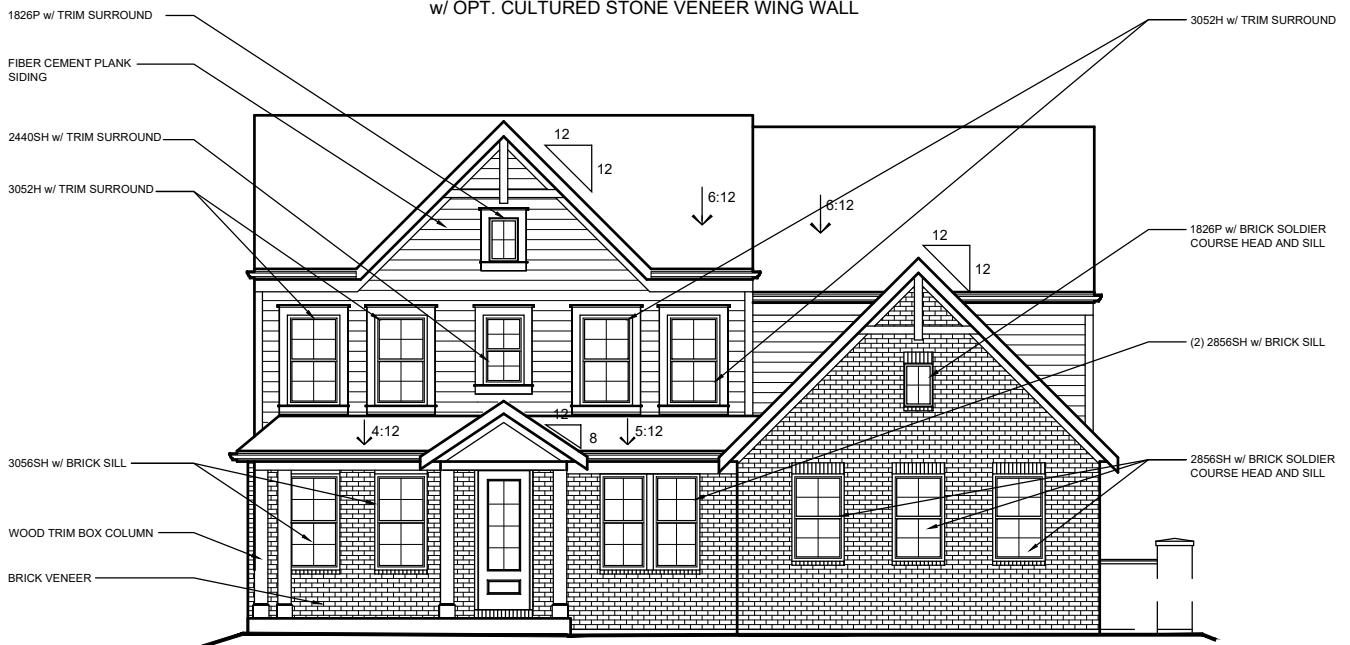
THREE-CAR FRONT ENTRY
w/ OPTIONAL CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR



THREE-CAR FRONT ENTRY
w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

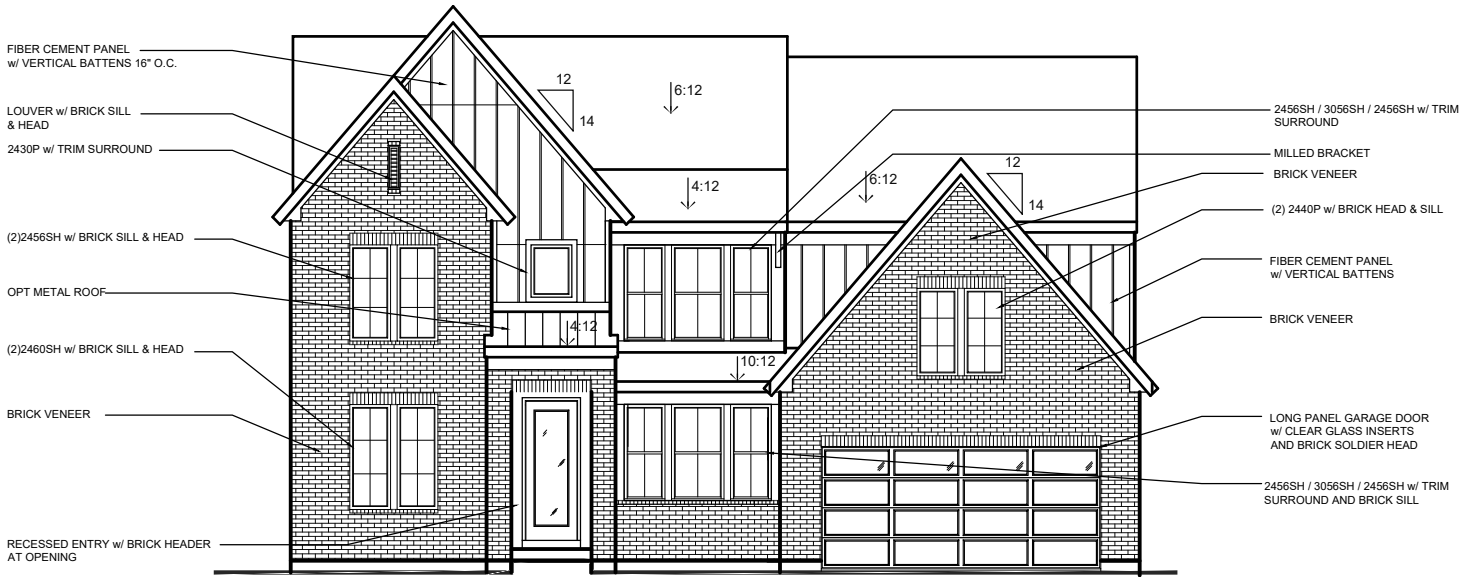


SIDE ENTRY w/ OPTIONAL CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR
w/ OPT. CULTURED STONE VENEER WING WALL

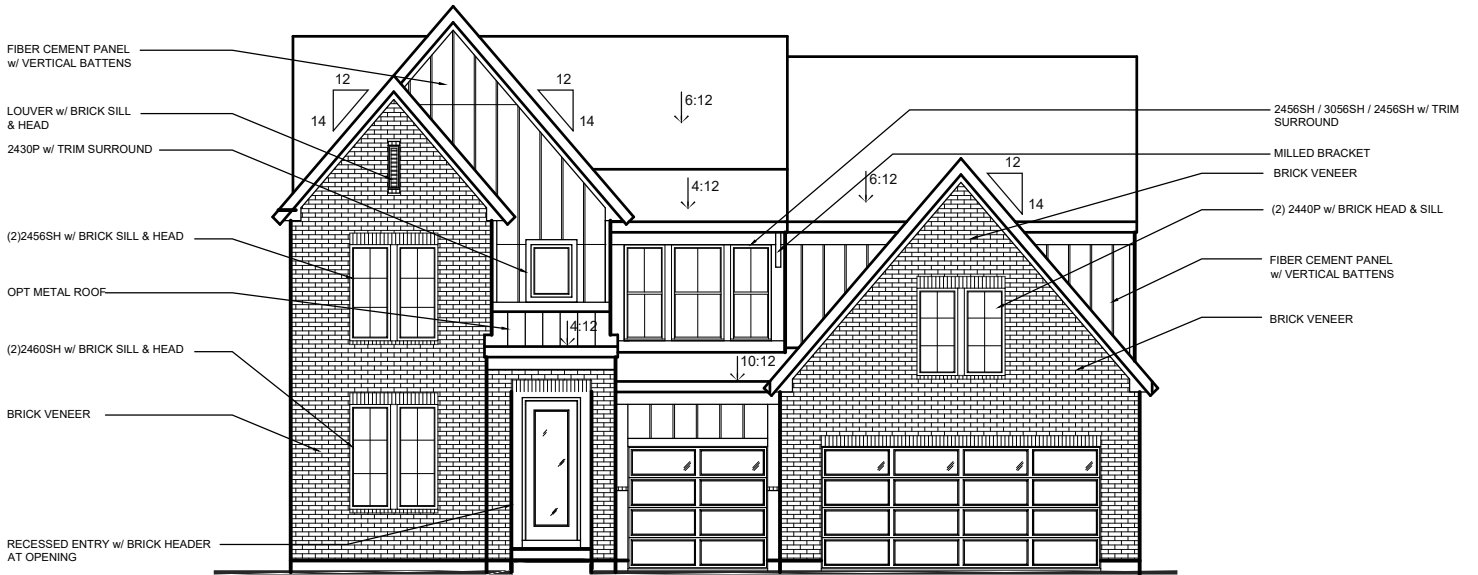


SIDE ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR
w/ OPT. BRICK VENEER WING WALL

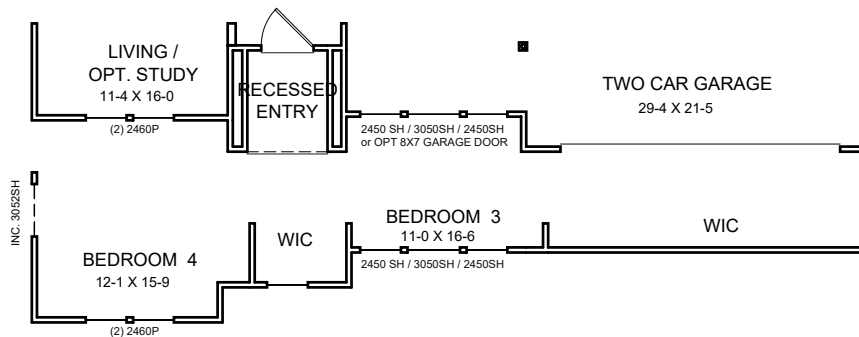
MODERN EUROPEAN w/ BRICK EXTERIOR DESIGN



FRONT ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



FRONT ENTRY w/ 3RD CAR FRONT GARAGE
w/ BRICK VENEER (AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



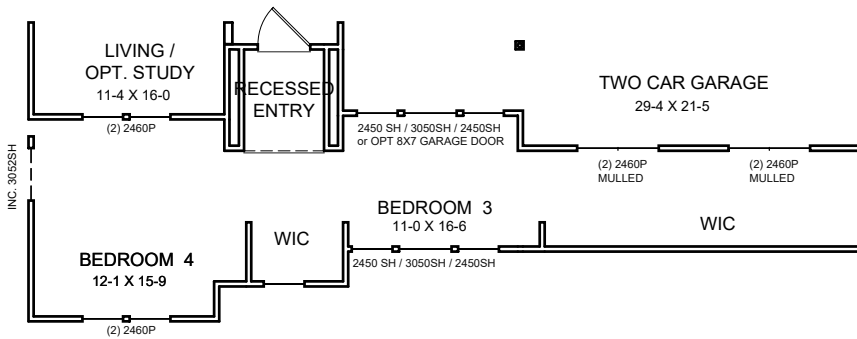
FIRST FLOOR
(ADDS 46 NET SF)

SECOND FLOOR
(ADDS 144 NET SF)

MODERN EUROPEAN w/ BRICK EXTERIOR DESIGN



SIDE ENTRY w/ BRICK VENEER
 w/ OPT. WING WALL w/ BRICK BASE
 (AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)

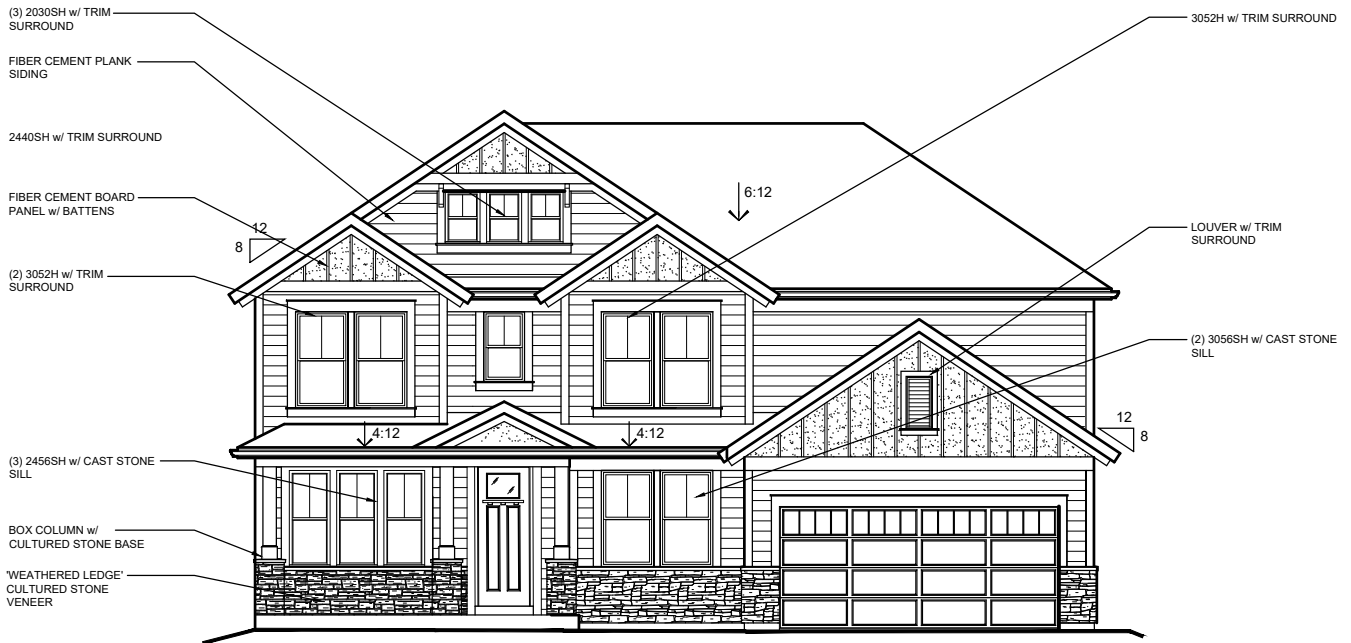


FIRST FLOOR
 (ADDS 46 NET SF)

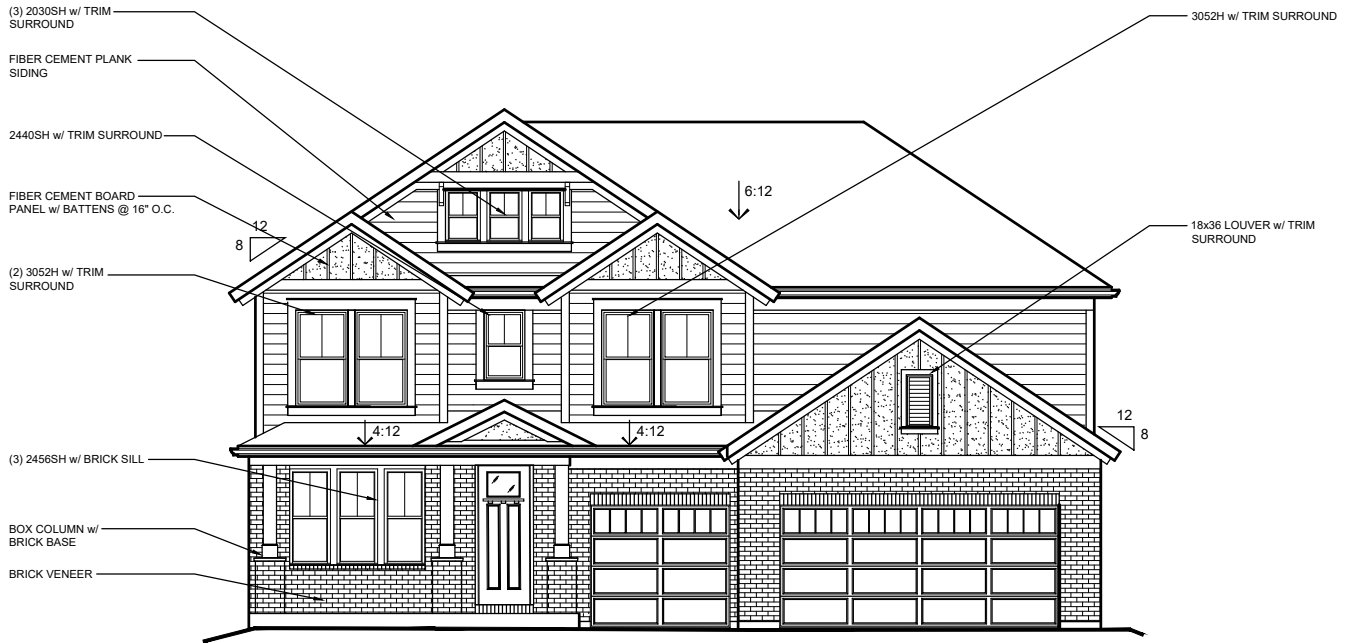
SECOND FLOOR
 (ADDS 144 NET SF)



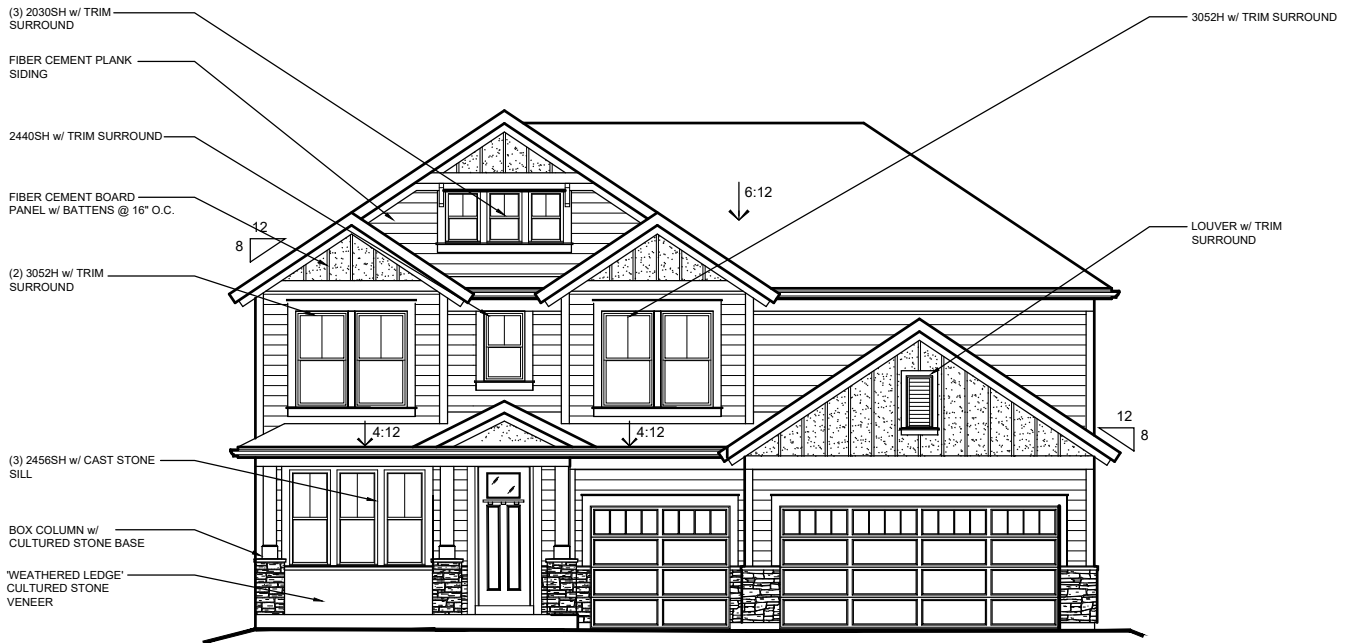
FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



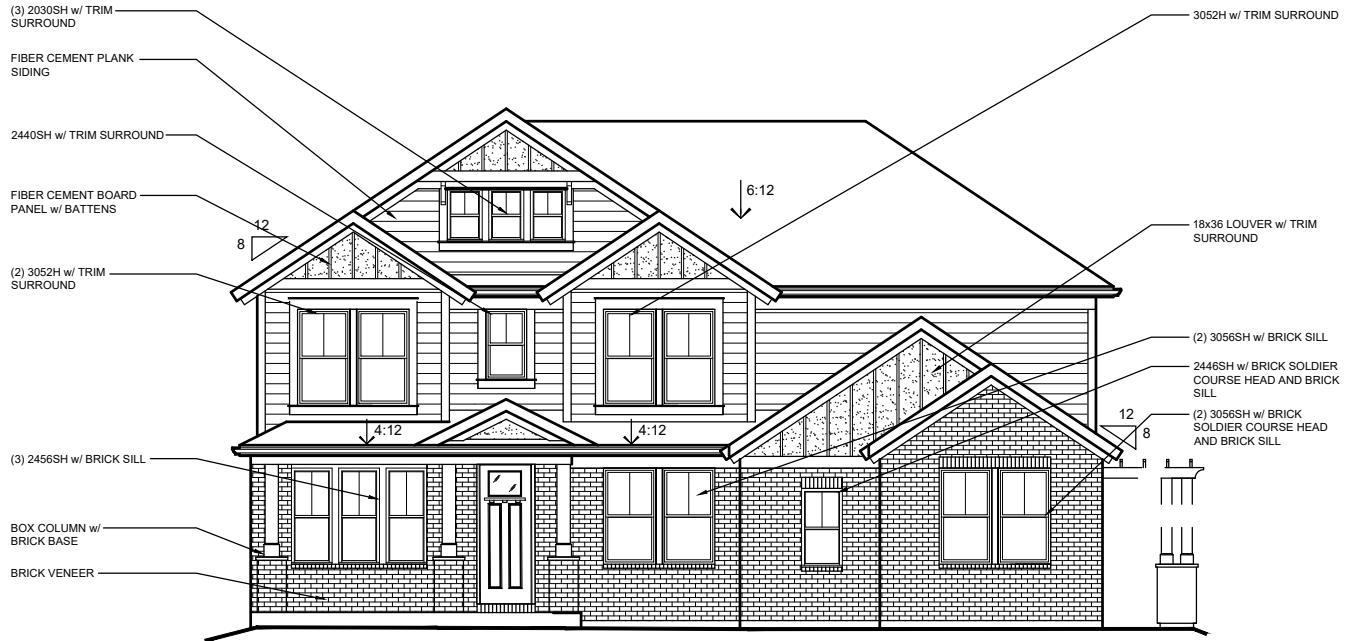
FRONT ENTRY w/ OPTIONAL CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR



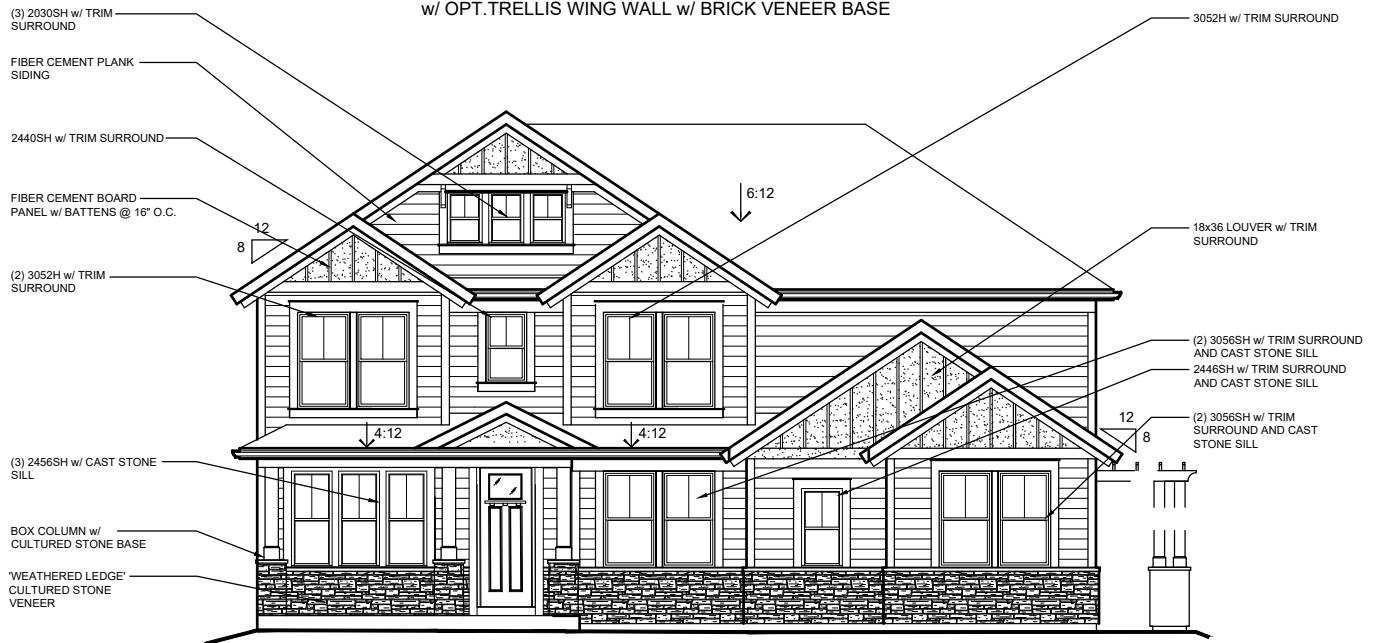
THREE-CAR FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES



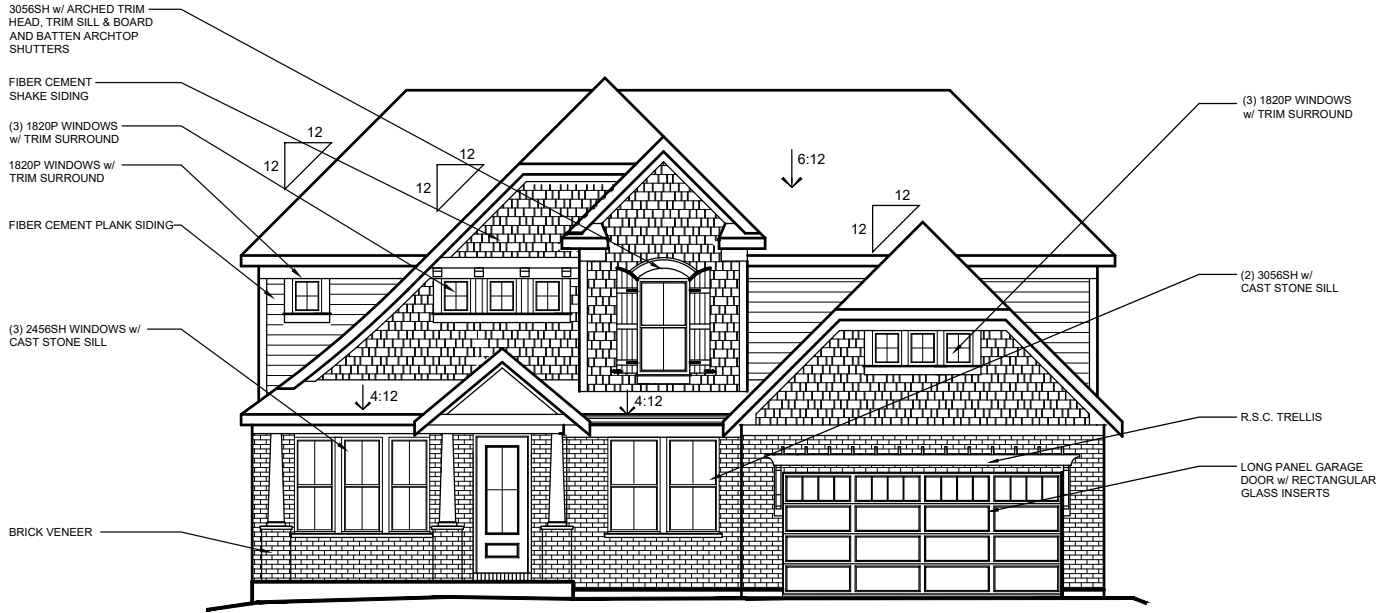
THREE-CAR FRONT ENTRY w/ OPTIONAL CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR



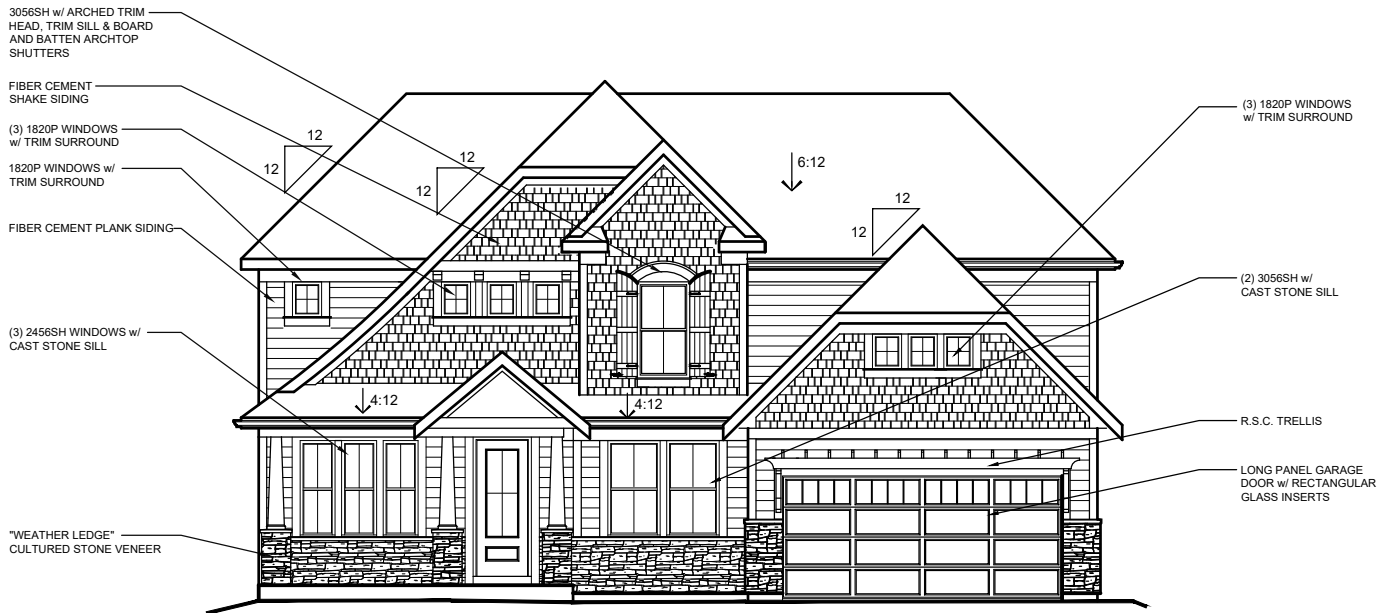
SIDE ENTRY w/ BRICK VENEER
 AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR
 w/ OPT.TRELLIS WING WALL w/ BRICK VENEER BASE



SIDE ENTRY w/ OPTIONAL CULTURED STONE VENEER
 AVAILABLE w/ LOW STONE SIDES AND REAR
 w/ OPTIONAL TRELLIS WING WALL w/ STONE VENEER BASE



FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES



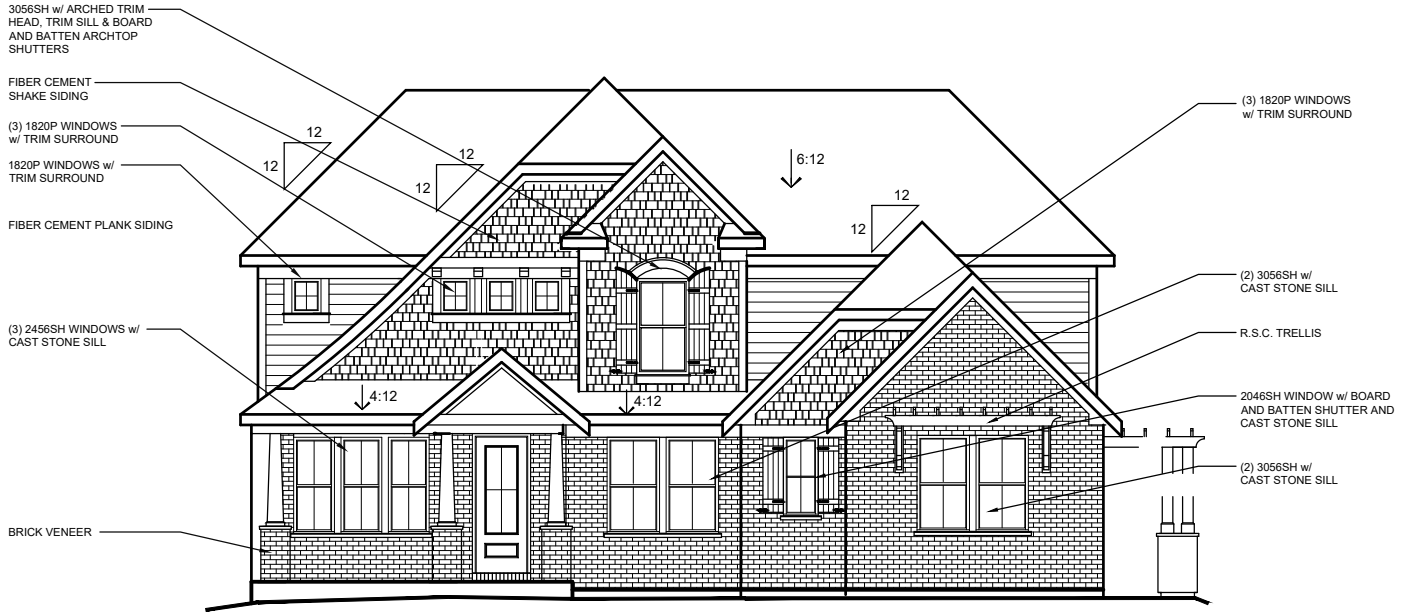
FRONT ENTRY w/ OPT. CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES



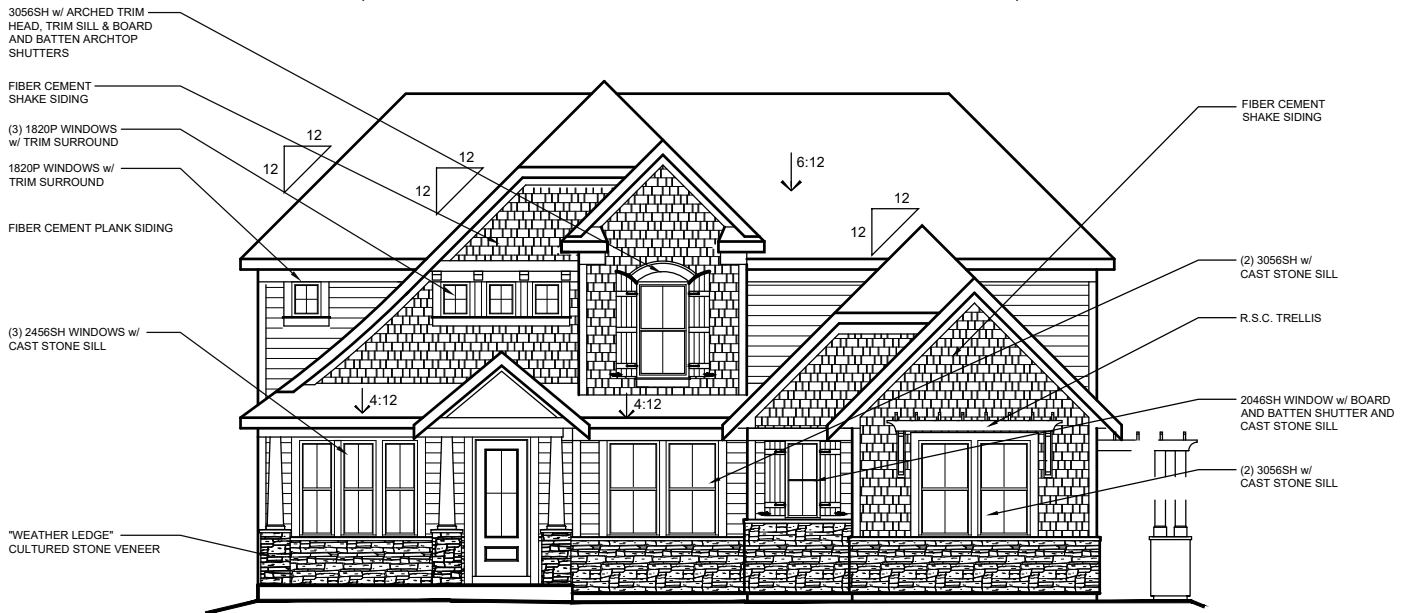
THREE-CAR INTEGRATED FRONT ENTRY GARAGE w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES



THREE-CAR INTEGRATED FRONT ENTRY GARAGE
w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES



SIDE ENTRY w/ BRICK VENEER
 AVAILABLE w/ LOW OR HIGH BRICK SIDES
 (w/ OPT. WOOD TRELLIS WING WALL w/ CULTURED STONE VENEER BASE)



SIDE ENTRY OPT. CULTURED STONE VENEER
 AVAILABLE w/ LOW STONE SIDES
 (w/ OPT. WOOD TRELLIS WING WALL w/
 CULTURED STONE VENEER BASE)



PAXTON

Masterpiece Collection

welcome home.

Approximately 4069 sq ft and Up



ENGLISH ELEGANCE

designed by: *FH*



AMERICAN CLASSIC
(WITH OPTIONAL PORCH)

designed by: *FH*



COASTAL CLASSIC

designed by: *FH*



FRENCH MANOR

designed by: *FH*

Images & Options Available at fischerhomes.com

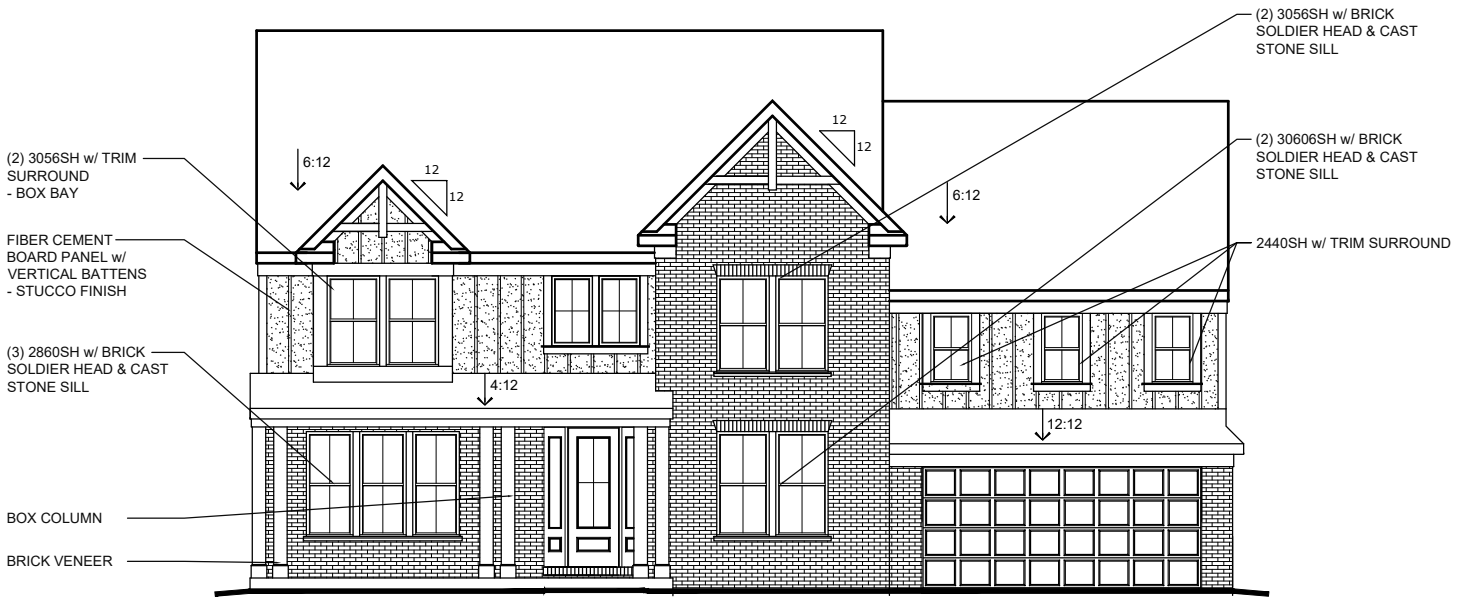
Our Plans Include You



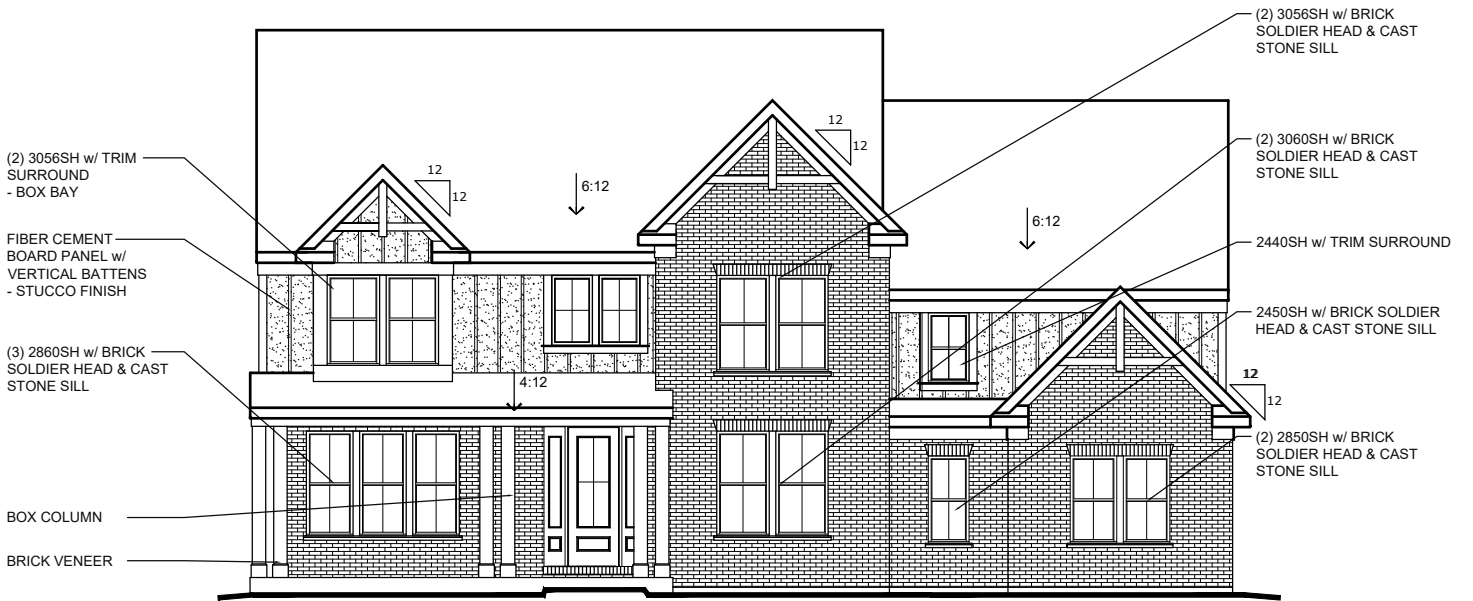
FRONT ENTRY w/ BRICK VENEER
w/ INCLUDED FRONT PORCH
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



SIDE ENTRY w/ BRICK VENEER
w/ INCLUDED FRONT PORCH
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

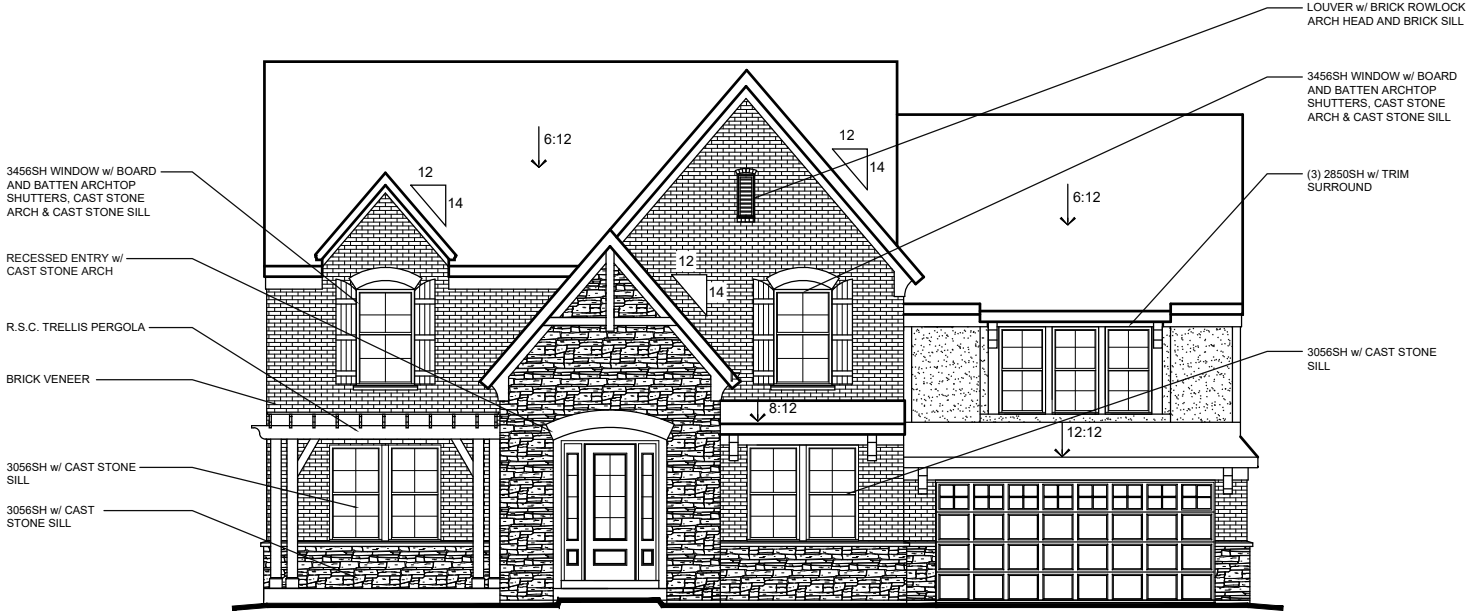


FRONT ENTRY w/ BRICK VENEER
w/ OPT. EXTENDED FRONT PORCH
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

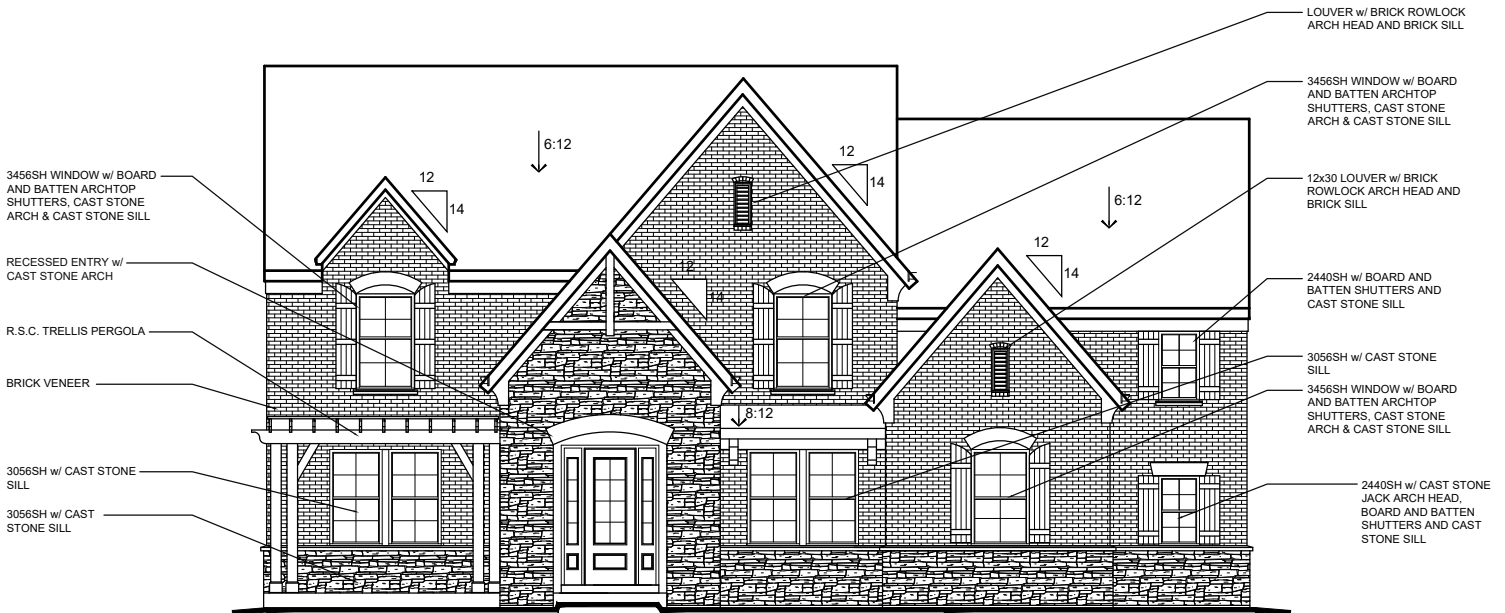


SIDE ENTRY w/ BRICK VENEER
w/ OPT. EXTENDED FRONT PORCH
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

ENGLISH ELEGANCE EXTERIOR DESIGN



FRONT ENTRY w/ BRICK AND STONE VENEER
w/ INCLUDED COVERED ENTRY
AND INCLUDED PERGOLA
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



SIDE ENTRY w/ BRICK AND STONE VENEER
w/ INCLUDED COVERED ENTRY
AND INCLUDED PERGOLA
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

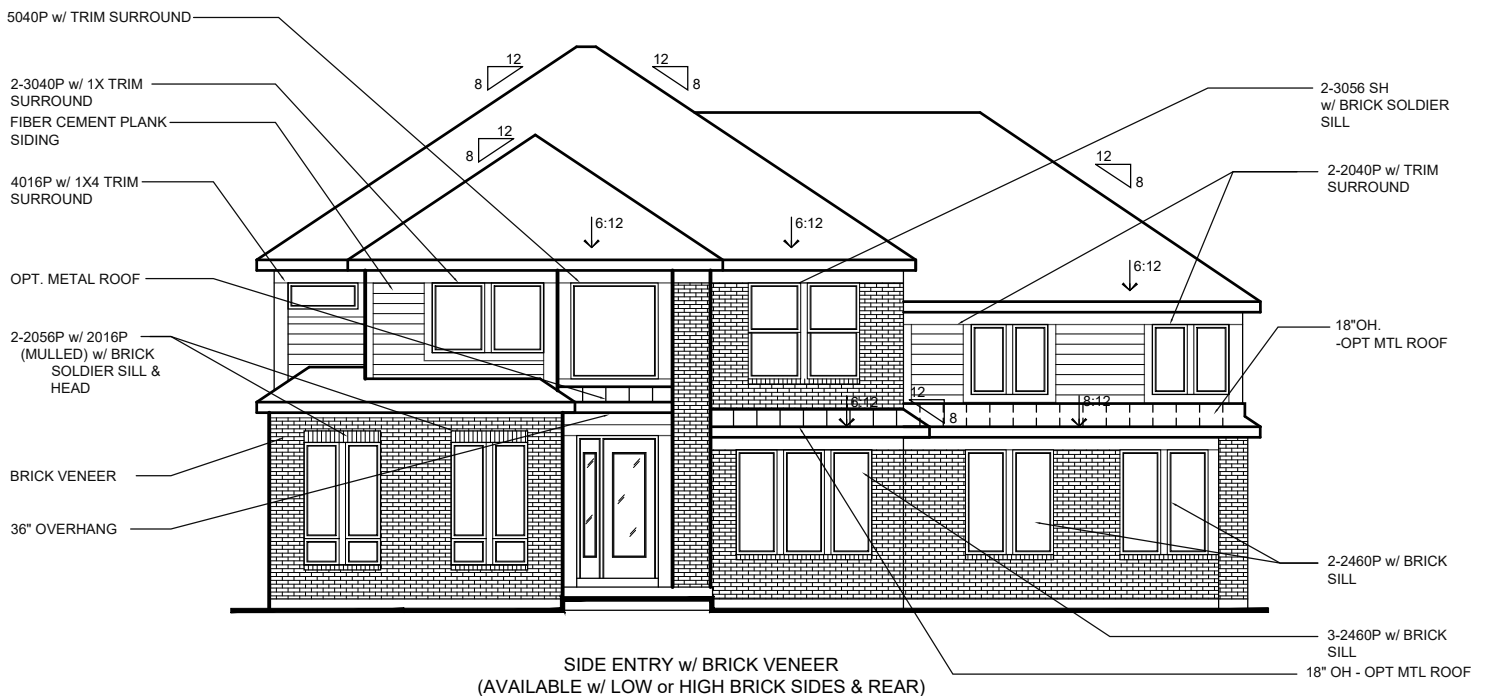
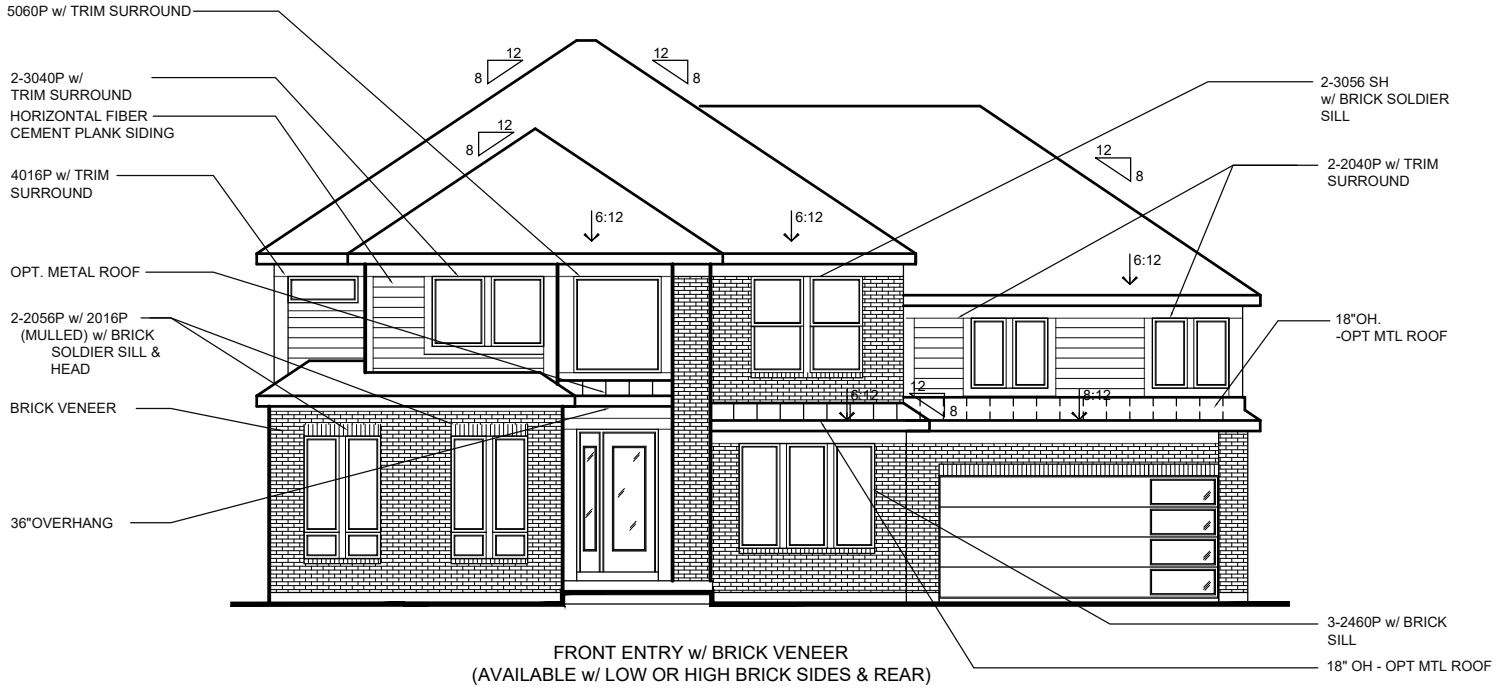
MODERN RETREAT EXTERIOR DESIGN

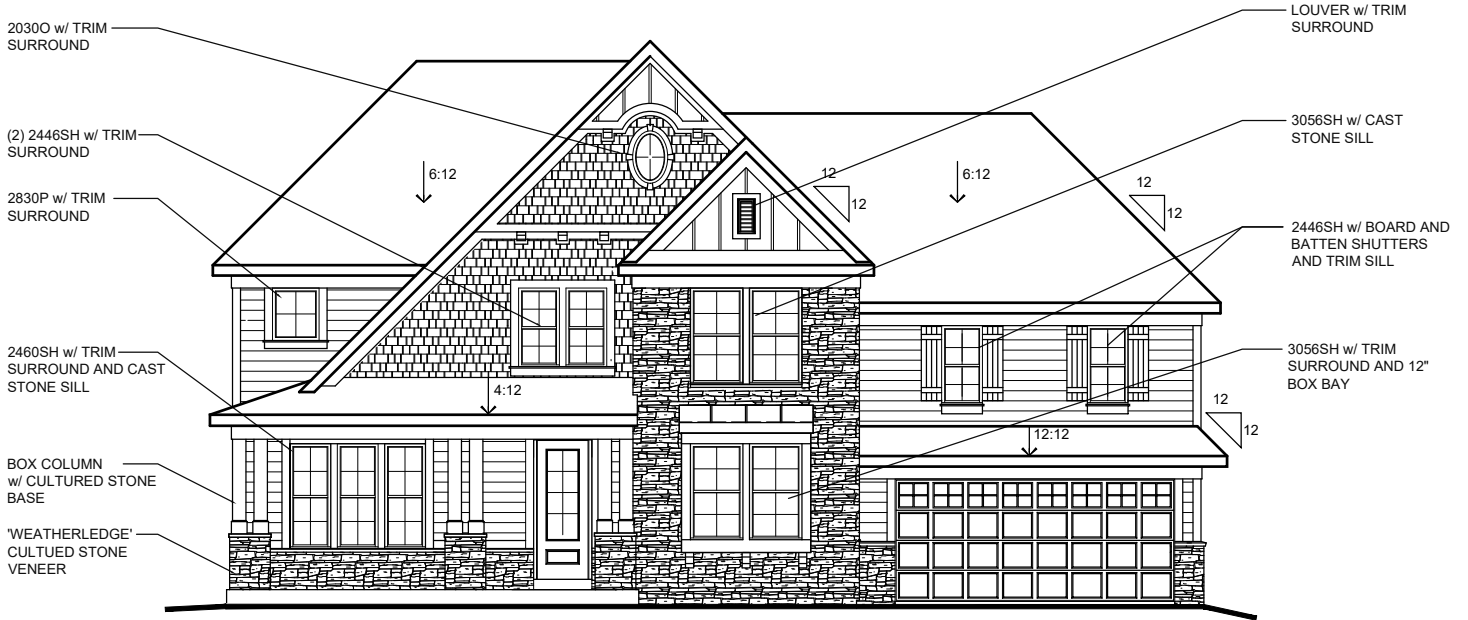
ADDS 72 TOTAL NET SQ.FT.



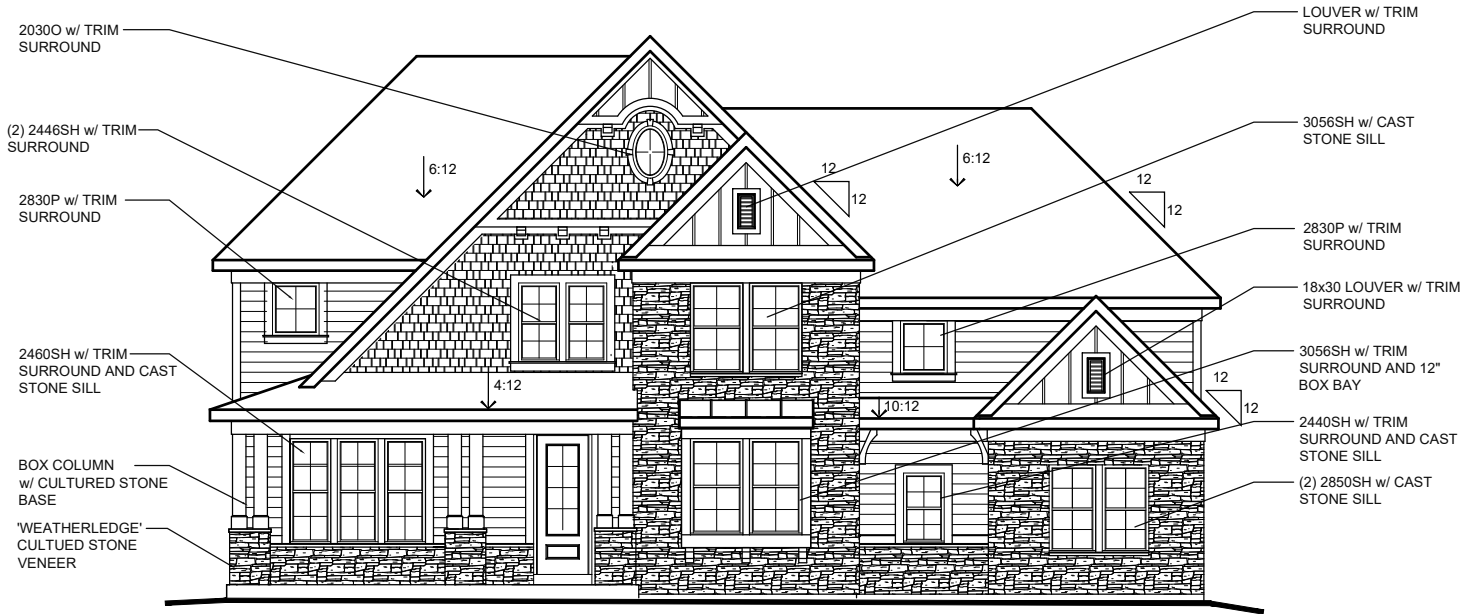
MODERN PRAIRIE EXTERIOR DESIGN

ADDS 62 TOTAL NET SQ.FT.





FRONT ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

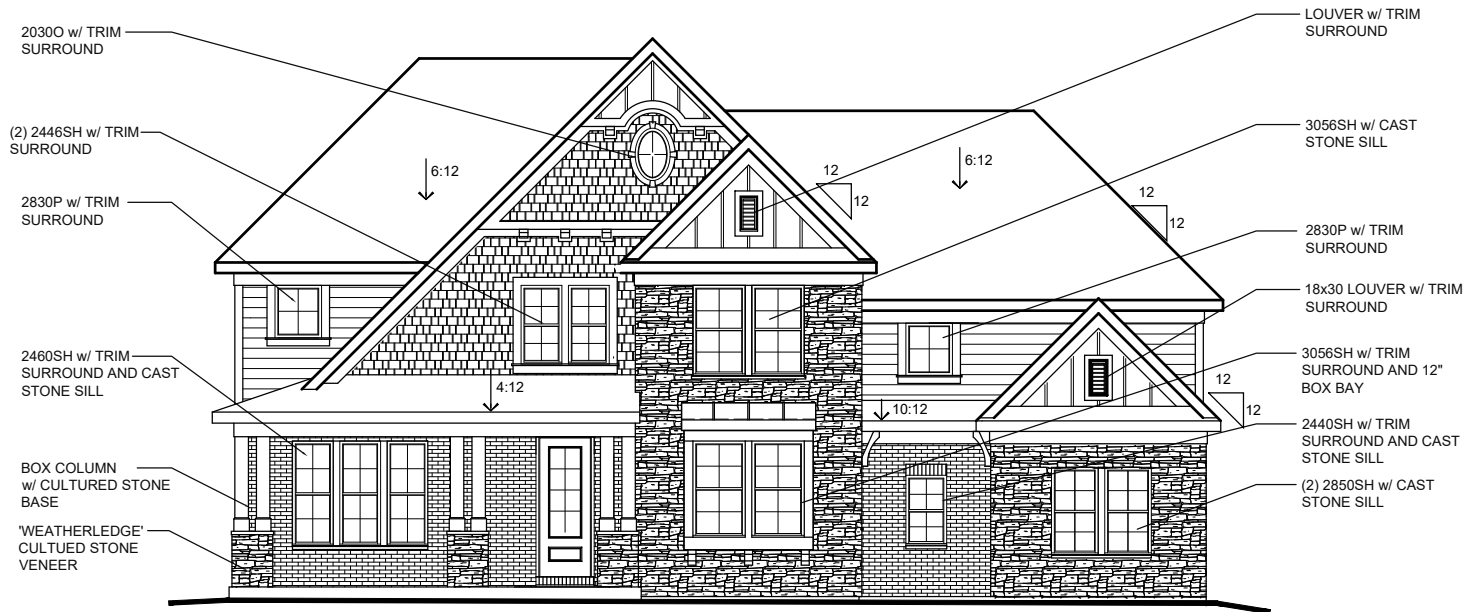


SIDE ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW OR STONE SIDES AND REAR

COASTAL CLASSIC EXTERIOR DESIGN



FRONT ENTRY w/ BRICK AND CULTURED STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



SIDE ENTRY w/ BRICK AND CULTURED STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



THE PEARSON MASTERPIECE COLLECTION

3529+ SQFT

2 Story

4-5 Bedrooms

2.5-5.5 Baths



Photos, Options,
Virtual Tours
& More

Modern Farmhouse



American Classic



Coastal Cottage



English Elegance

VIEW FLOORPLANS ON FISCHERHOMES.COM



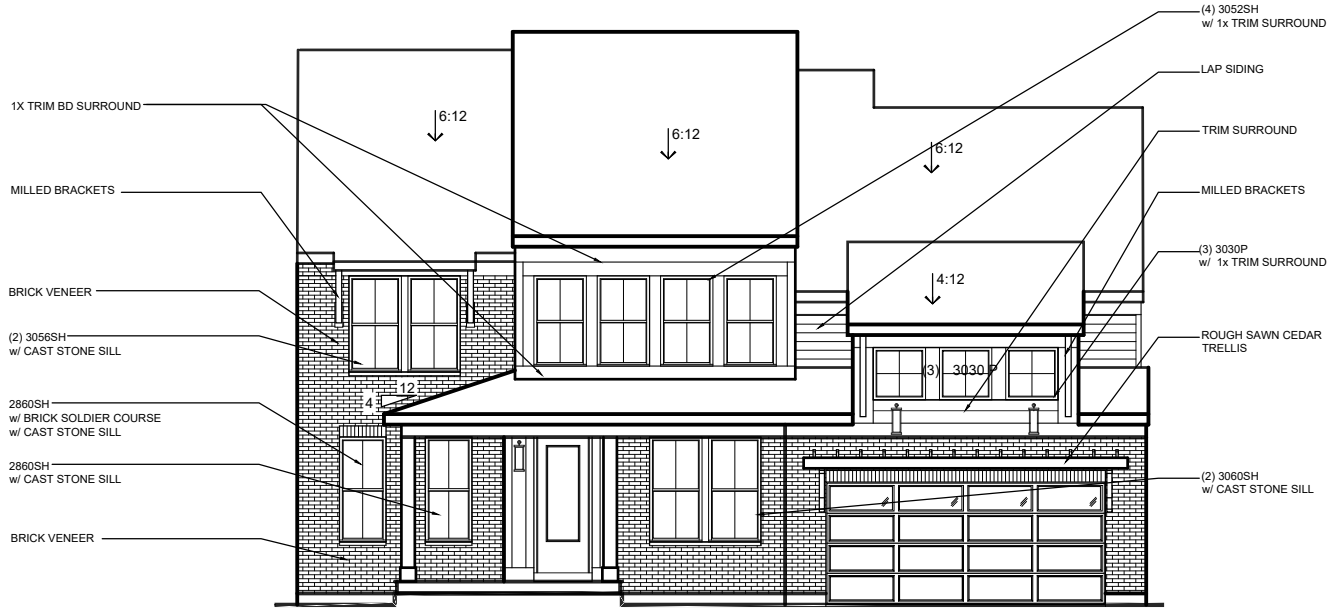
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RVSD
03/23

RHODES

49-740

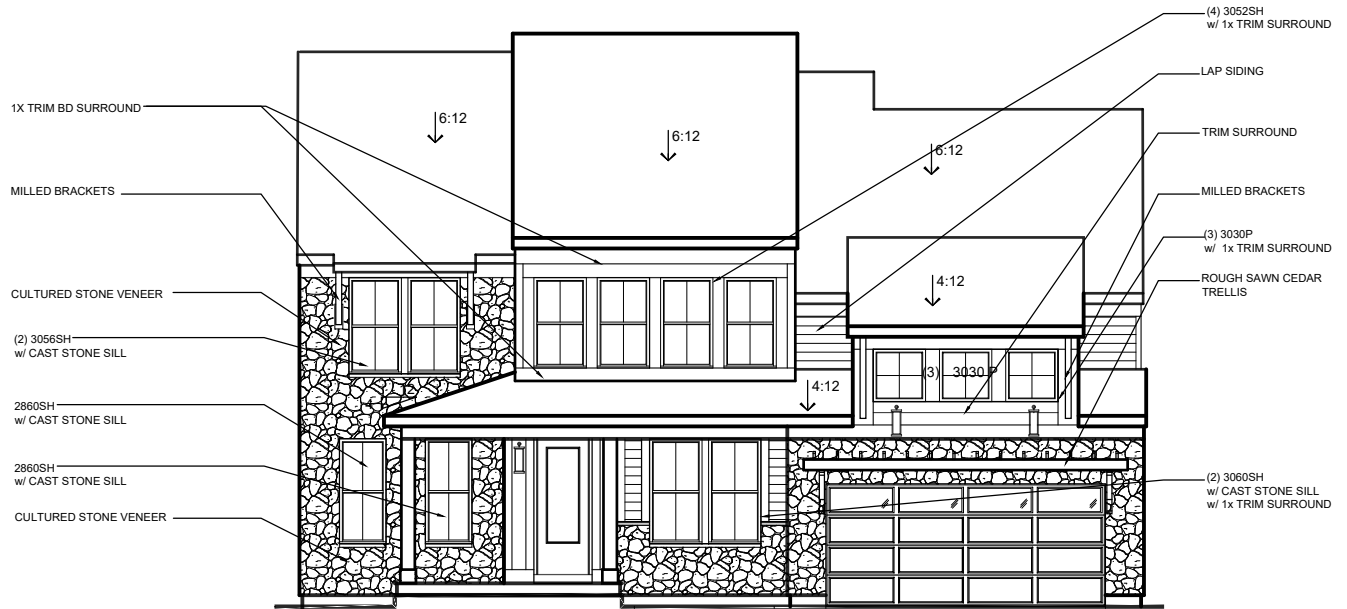
MASTERPIECE COLLECTION



MODERN RETREAT

w/ BRICK VENEER

(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



MODERN RETREAT

w/ CULTURED STONE VENEER

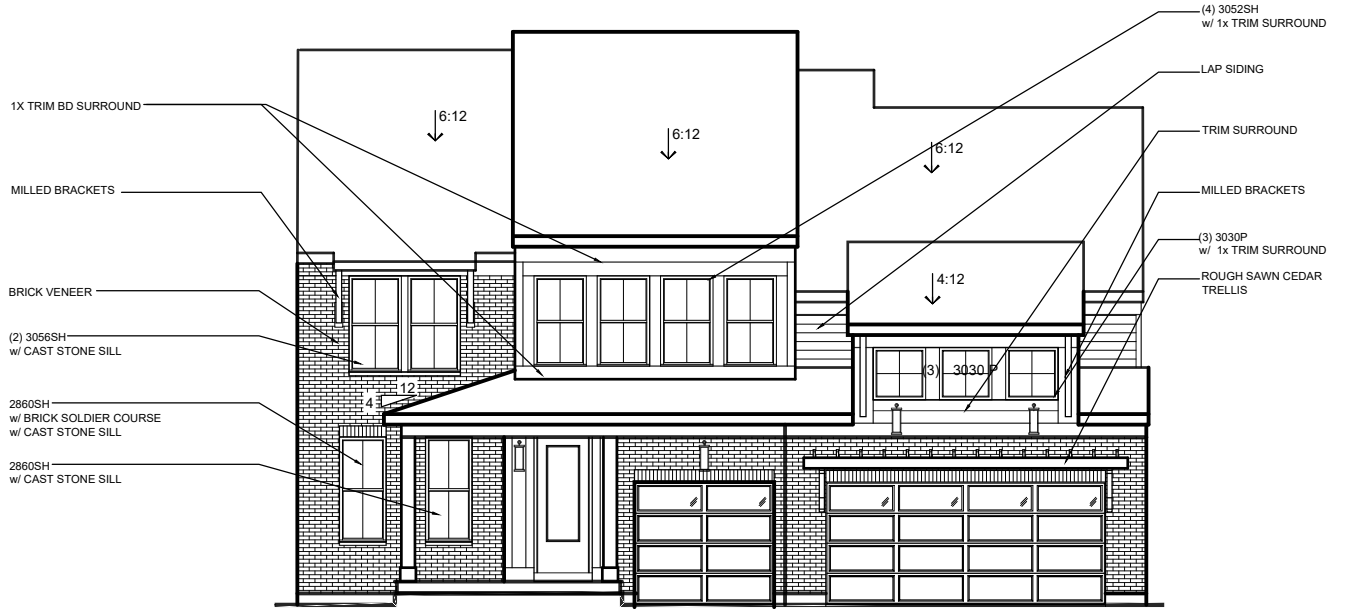
(AVAILABLE w/ LOW STONE SIDES)



RHODES

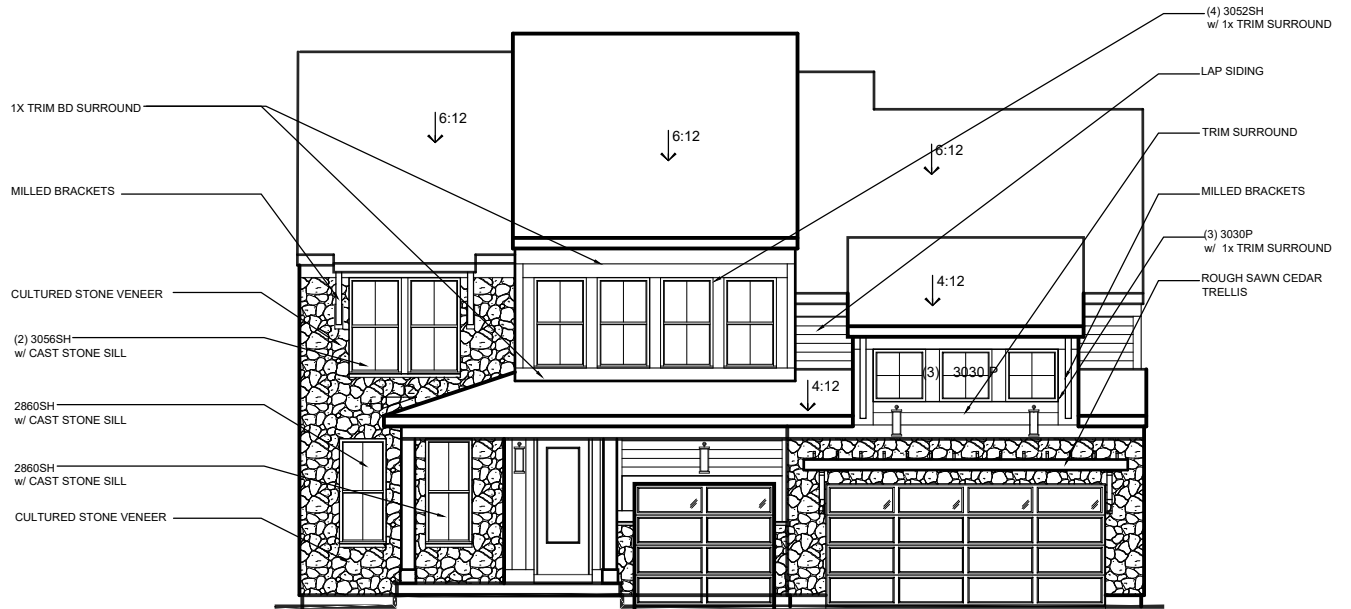
49-740

MASTERPIECE COLLECTION



MODERN RETREAT

w/ OPT. THREE-CAR INTEGRATED GARAGE
w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



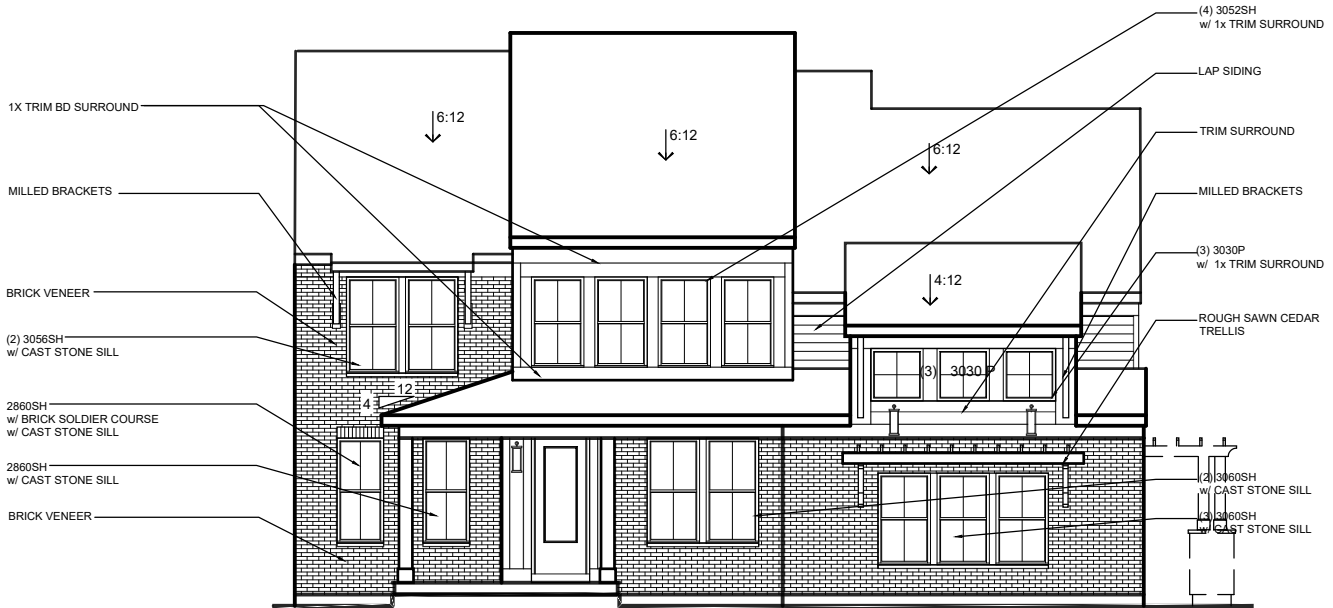
MODERN RETREAT

w/ OPT. THREE-CAR INTEGRATED GARAGE
w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)

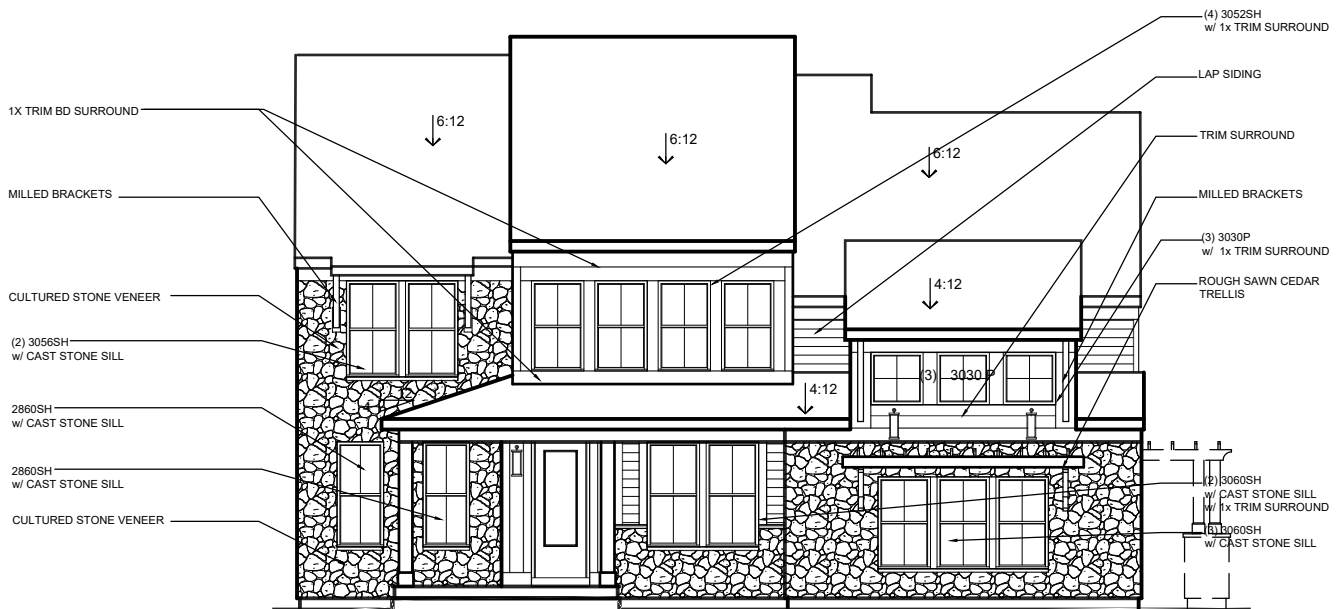
RHODES

49-740

MASTERPIECE COLLECTION



MODERN RETREAT
 w/ OPT. SIDE ENTRY GARAGE
 w/ BRICK VENEER
 w/ OPTIONAL BRICK VENEER WING WALL
 (AVAILABLE w/ LOW OR HIGH BRICK SIDES)



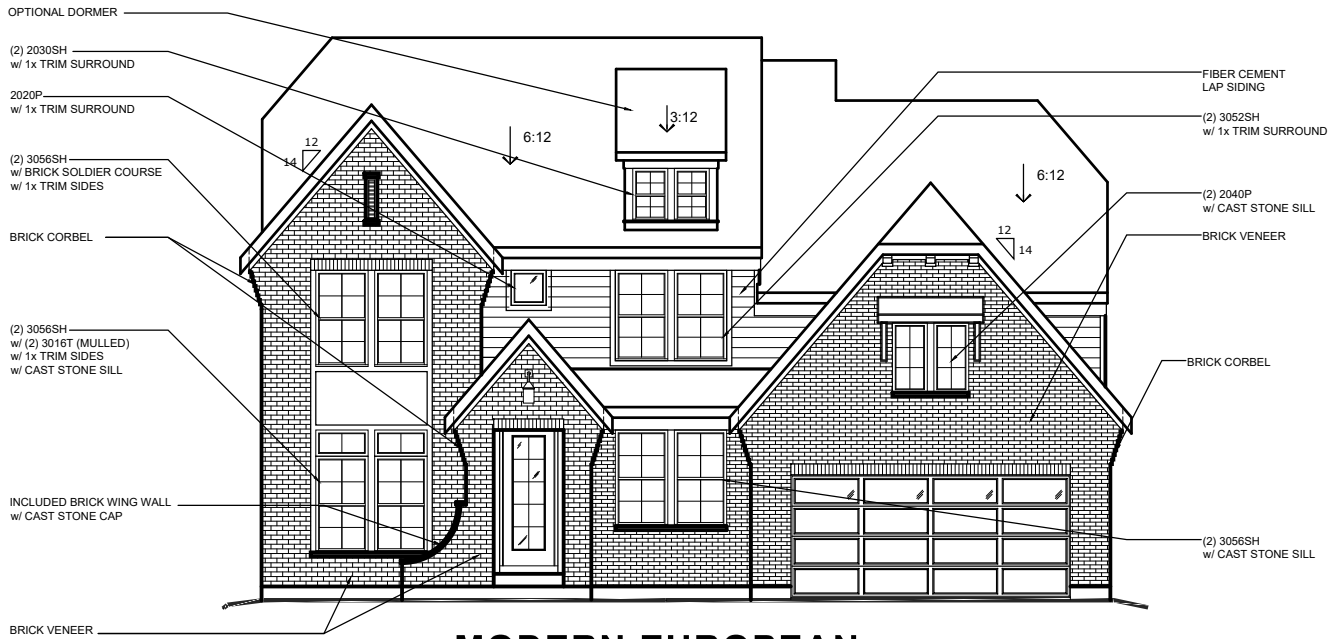
MODERN RETREAT
 w/ OPT. SIDE ENTRY GARAGE
 w/ CULTURED STONE VENEER
 w/ OPT. STONE VENEER WING WALL
 (AVAILABLE w/ LOW STONE SIDES)



RHODES

49-740

MASTERPIECE COLLECTION



MODERN EUROPEAN

w/ BRICK VENEER

(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



MODERN EUROPEAN

w/ BRICK & CULTURED STONE VENEER

(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



RHODES

49-740

MASTERPIECE COLLECTION



MODERN EUROPEAN

w/ OPTIONAL THREE-CAR INTEGRATED GARAGE
w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



MODERN EUROPEAN

w/ OPTIONAL THREE-CAR INTEGRATED GARAGE
w/ BRICK & CULTURED STONE VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



RHODES

49-740

MASTERPIECE COLLECTION

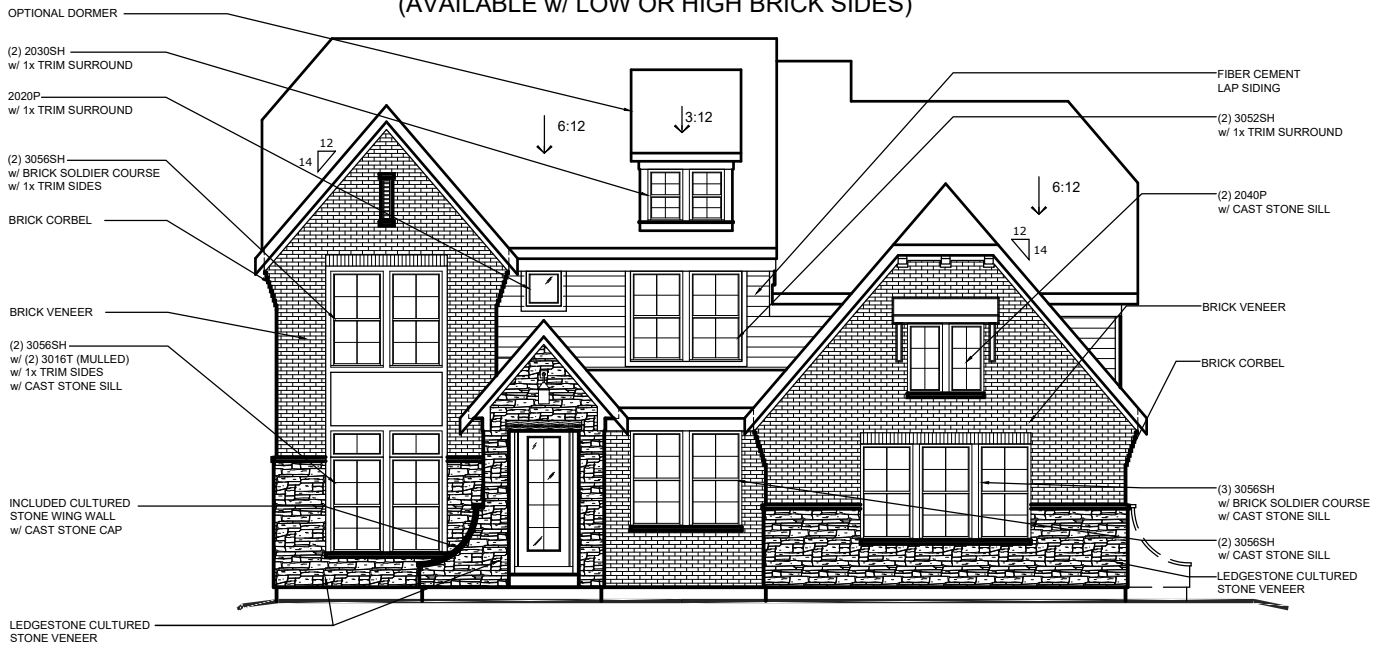


MODERN EUROPEAN

w/ OPT. SIDE ENTRY GARAGE

w/ BRICK VENEER

w/ OPTIONAL BRICK VENEER WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



MODERN EUROPEAN

w/ OPT. SIDE ENTRY GARAGE

w/ BRICK & CULTURED STONE VENEER

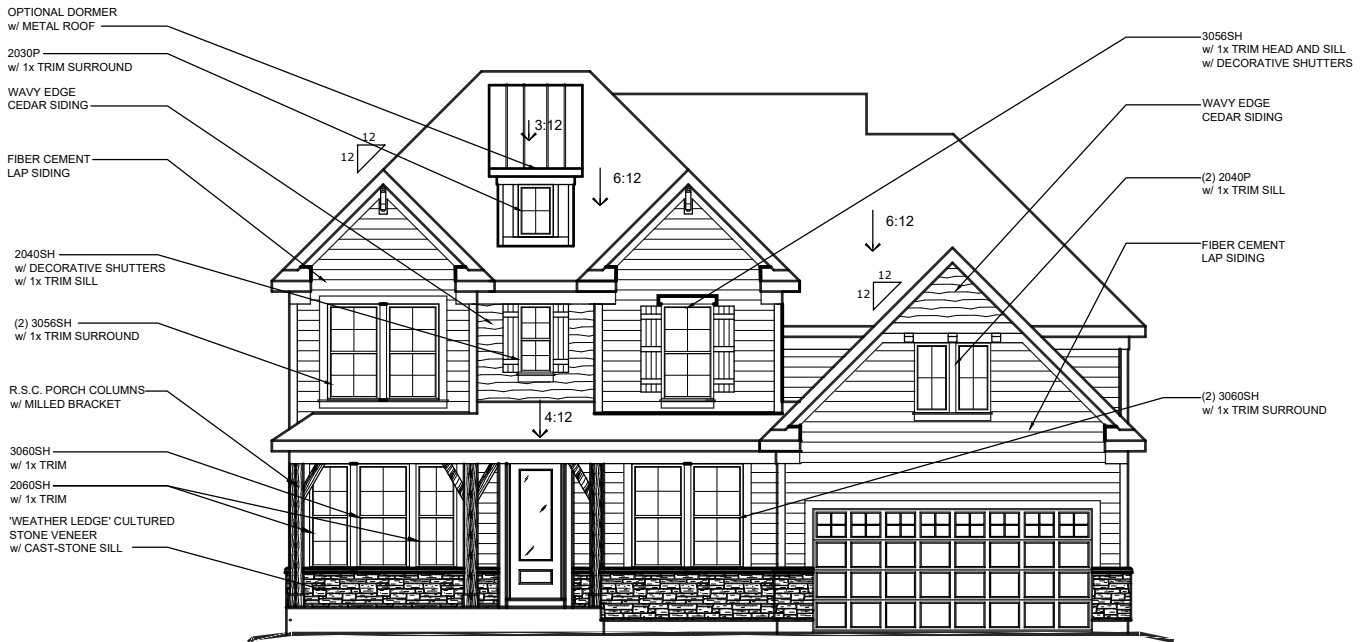
w/ OPTIONAL STONE VENEER WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



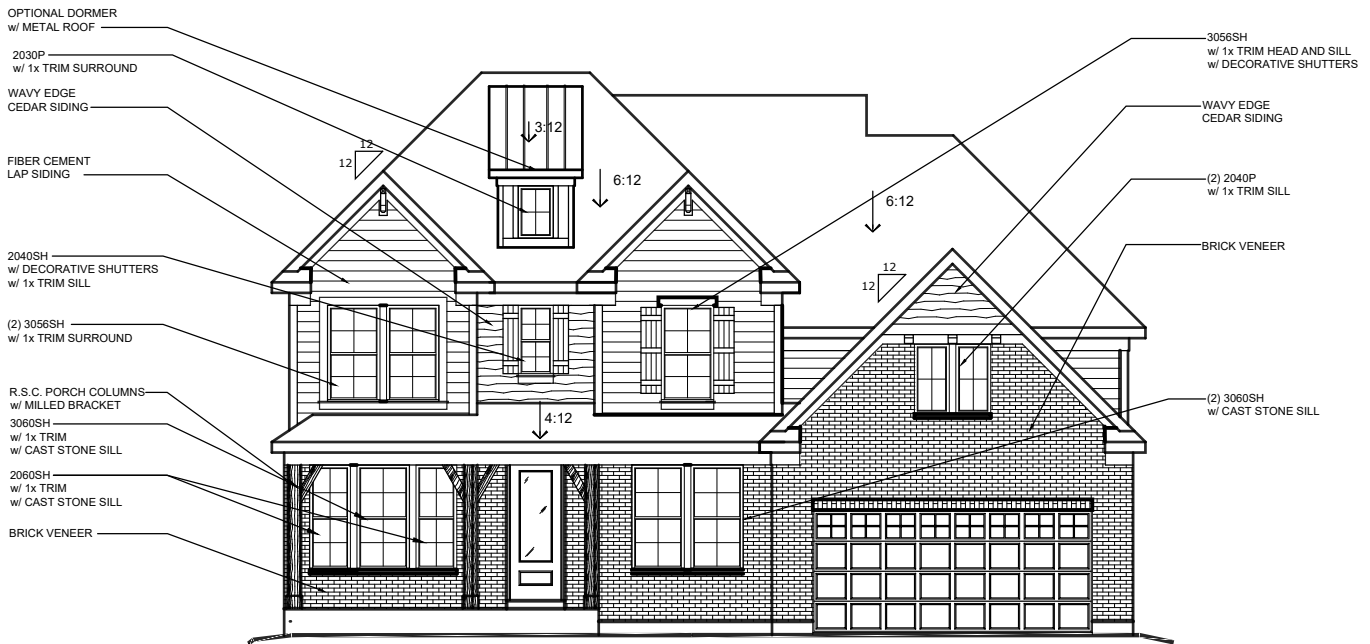
RHODES

49-740

MASTERPIECE COLLECTION



AMERICAN CLASSIC w/ OPTIONAL CULTURED STONE VENEER (AVAILABLE w/ LOW STONE SIDES)



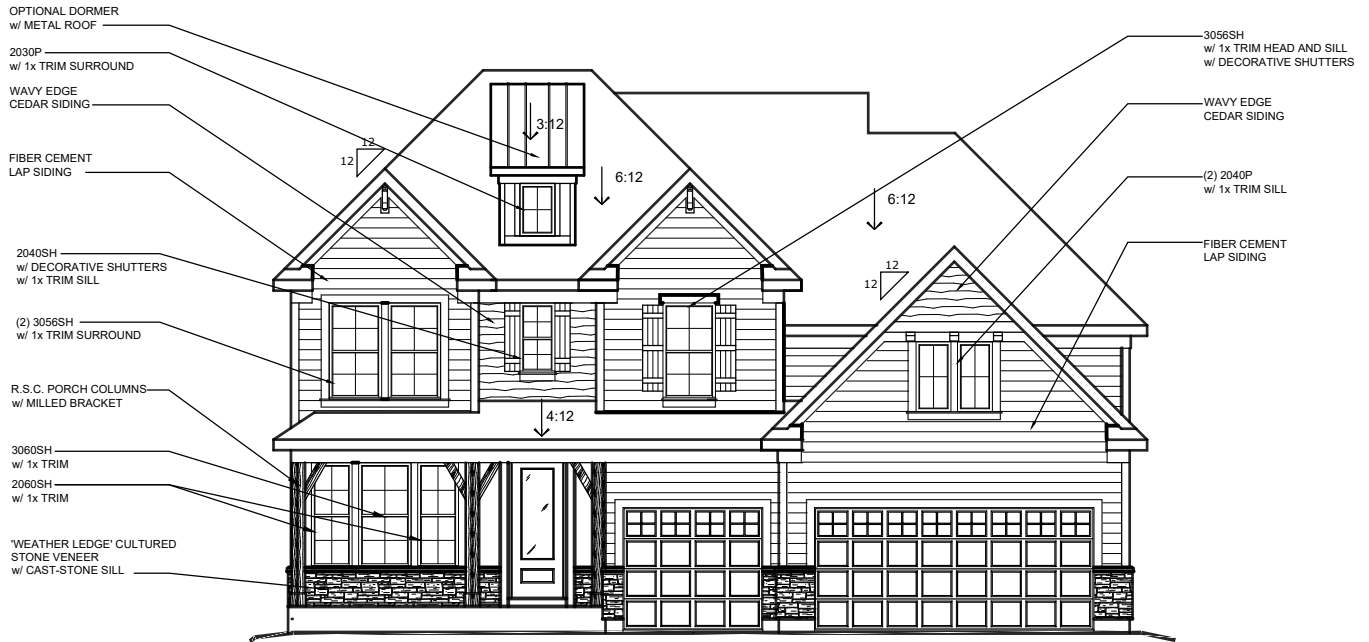
AMERICAN CLASSIC w/ BRICK VENEER (AVAILABLE w/ LOW OR HIGH BRICK SIDES)



RHODES

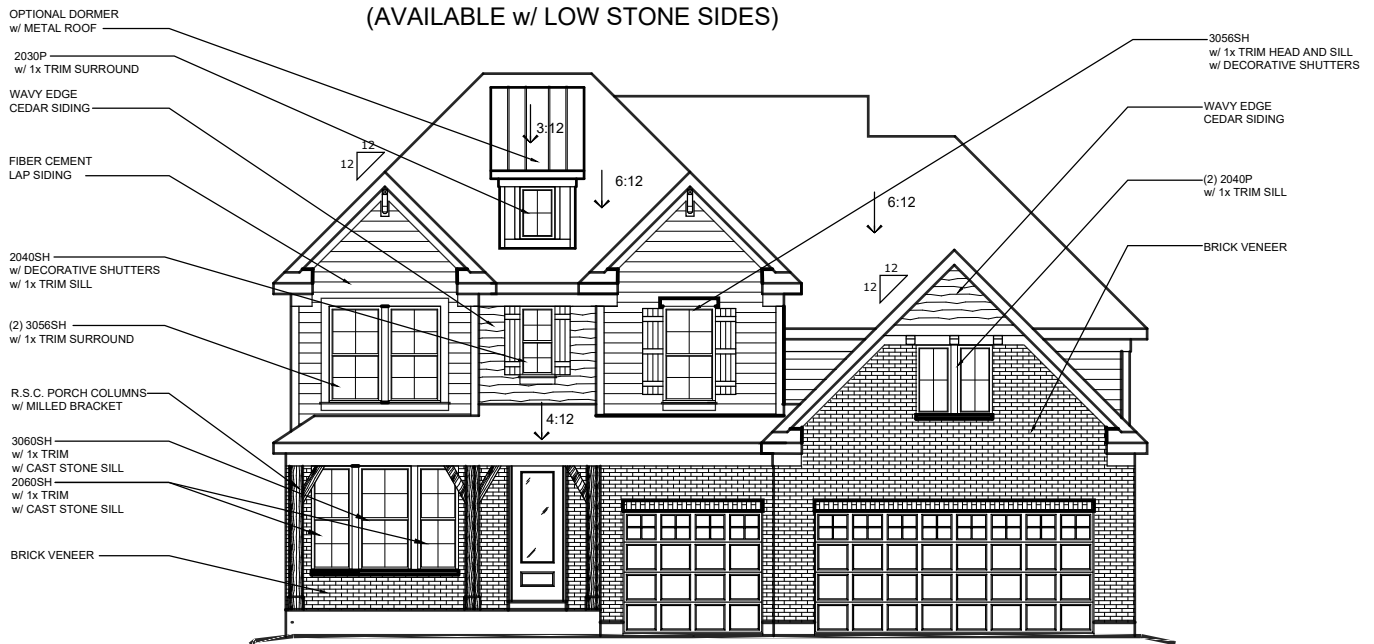
49-740

MASTERPIECE COLLECTION



AMERICAN CLASSIC

w/ OPTIONAL THREE-CAR INTEGRATED GARAGE
w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



AMERICAN CLASSIC

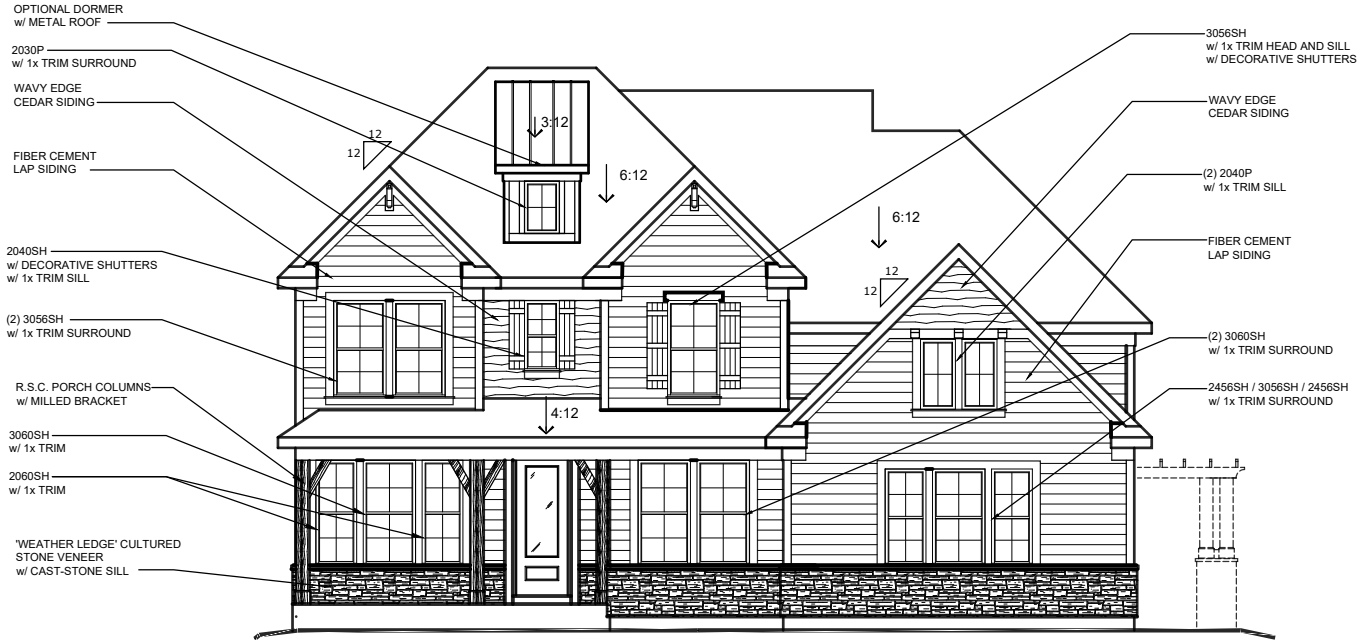
w/ OPTIONAL THREE-CAR INTEGRATED GARAGE
w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



RHODES

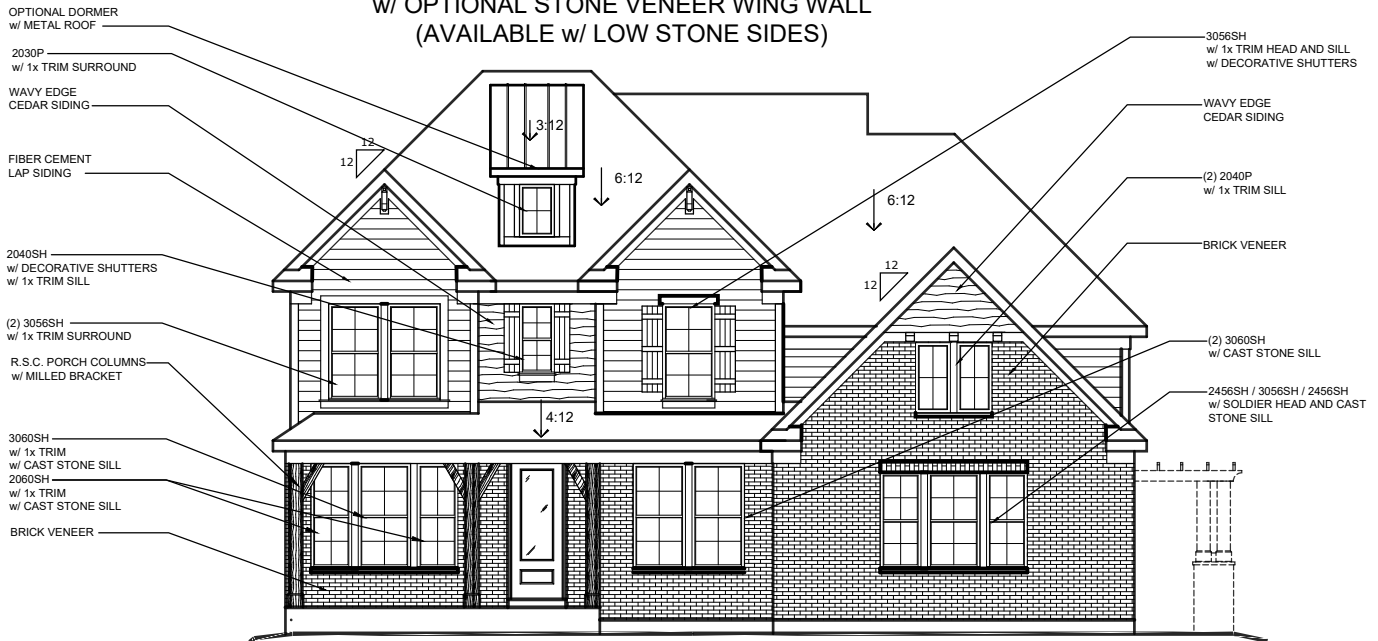
49-740

MASTERPIECE COLLECTION



AMERICAN CLASSIC

w/ OPT. SIDE ENTRY GARAGE
w/ OPTIONAL CULTURED STONE VENEER
w/ OPTIONAL STONE VENEER WING WALL
(AVAILABLE w/ LOW STONE SIDES)



AMERICAN CLASSIC

w/ OPT. SIDE ENTRY GARAGE
w/ BRICK VENEER
w/ OPTIONAL BRICK VENEER WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



RHODES

49-740

MASTERPIECE COLLECTION



MODERN FARMHOUSE

w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



MODERN FARMHOUSE

w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



RHODES

49-740

MASTERPIECE COLLECTION



MODERN FARMHOUSE

w/ OPTIONAL THREE-CAR INTEGRATED GARAGE
w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



MODERN FARMHOUSE

w/ OPTIONAL THREE-CAR INTEGRATED GARAGE
w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



RHODES

49-740

MASTERPIECE COLLECTION



MODERN FARMHOUSE

w/ OPT. SIDE ENTRY GARAGE
w/ CULTURED STONE VENEER
w/ OPTIONAL STONE VENEER WING WALL
(AVAILABLE w/ LOW STONE SIDES)



MODERN FARMHOUSE

w/ OPT. SIDE ENTRY GARAGE
w/ BRICK VENEER
w/ OPTIONAL BRICK VENEER WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)





STANTON

Masterpiece Collection

welcome home.

Approximately 3343 sq ft and Up



ENGLISH ELEGANCE

designed by: 



AMERICAN CLASSIC
(WITH OPTIONAL DORMERS)

designed by: 



WESTERN CRAFTSMAN

designed by: 



GRANDE VISTA
(WITH OPTIONAL DORMER)

designed by: 

Images & Options Available at fischerhomes.com

Our Plans Include You



FRONT ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR)



SIDE ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR)



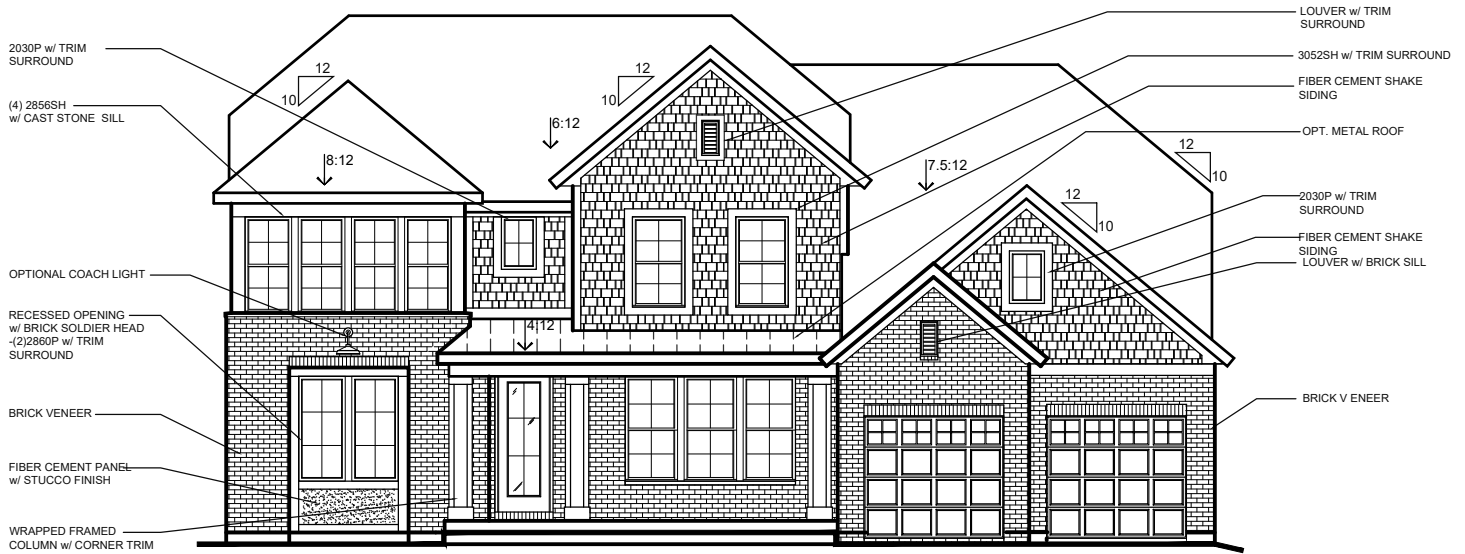
FRONT ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES AND REAR)



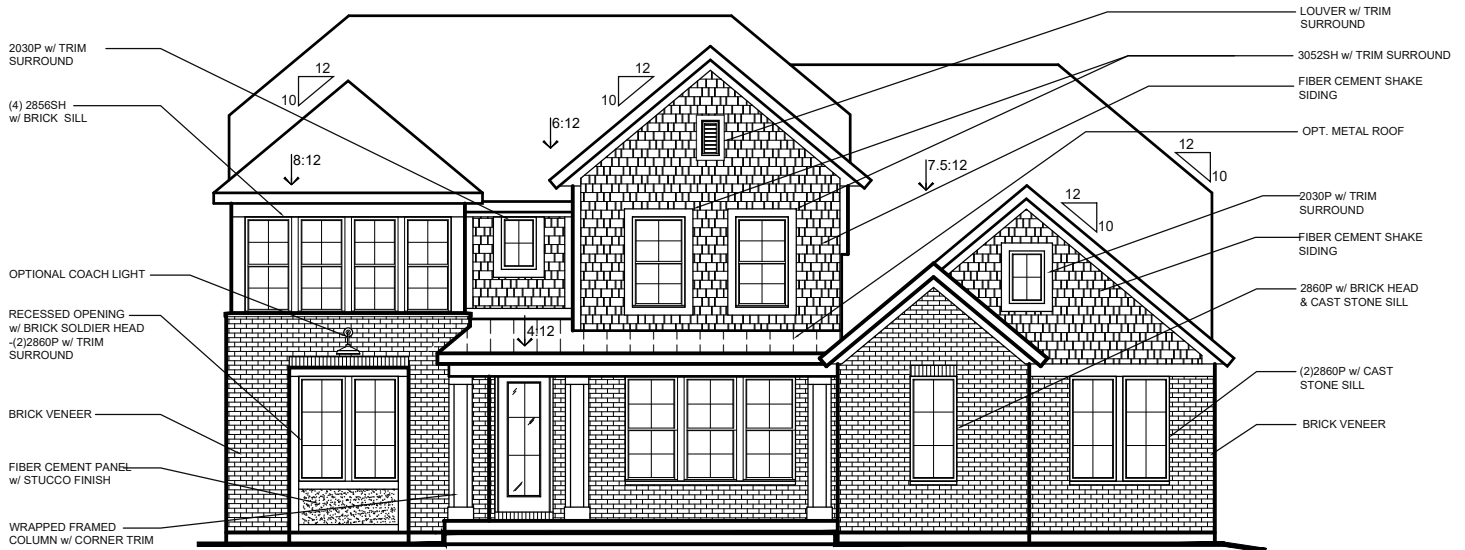
SIDE ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES AND REAR)

COASTAL CLASSIC EXTERIOR DESIGN

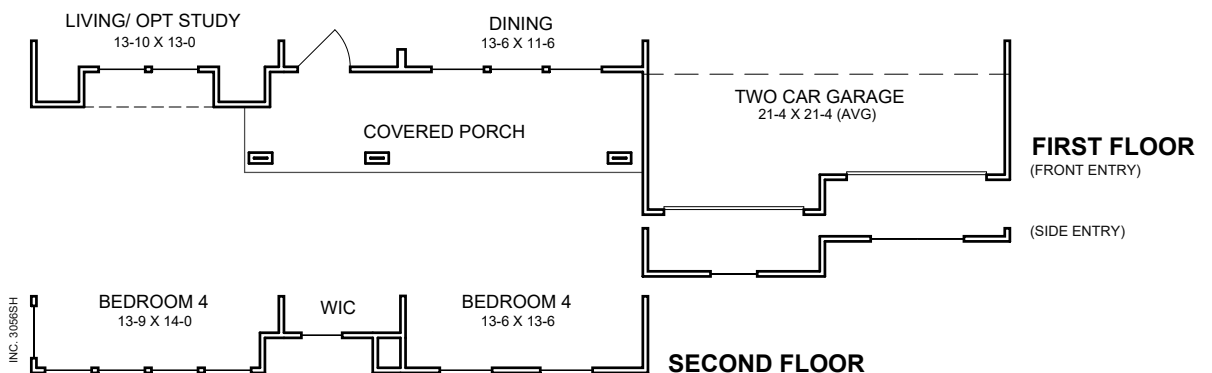
(ADDS 81 TOTAL NET SF)

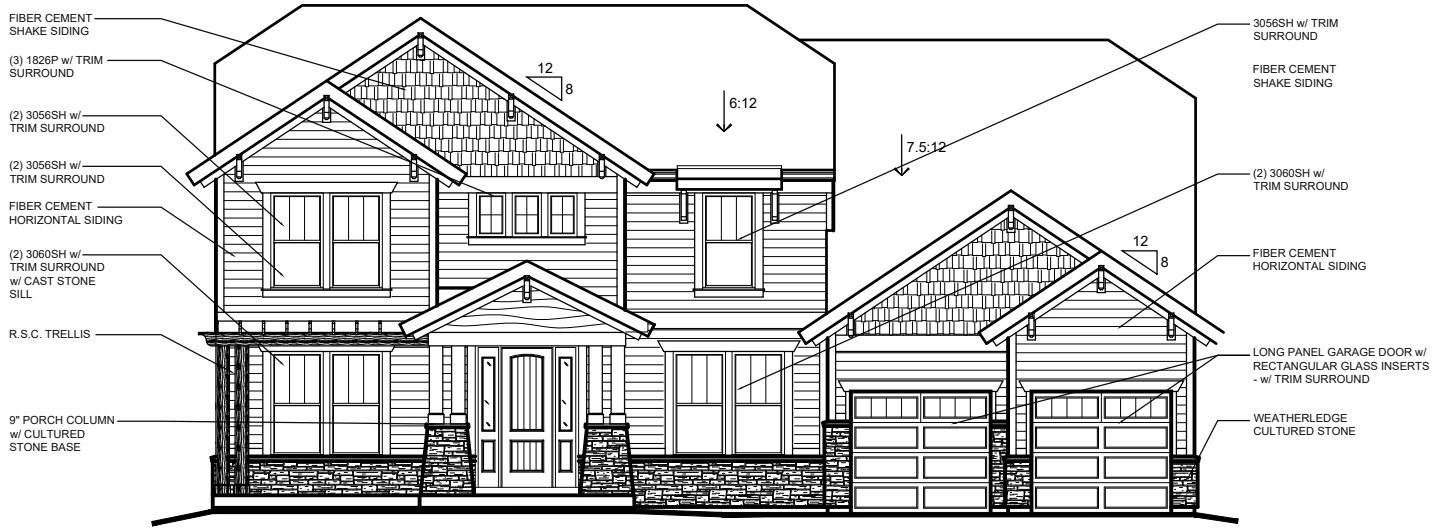


FRONT ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR)

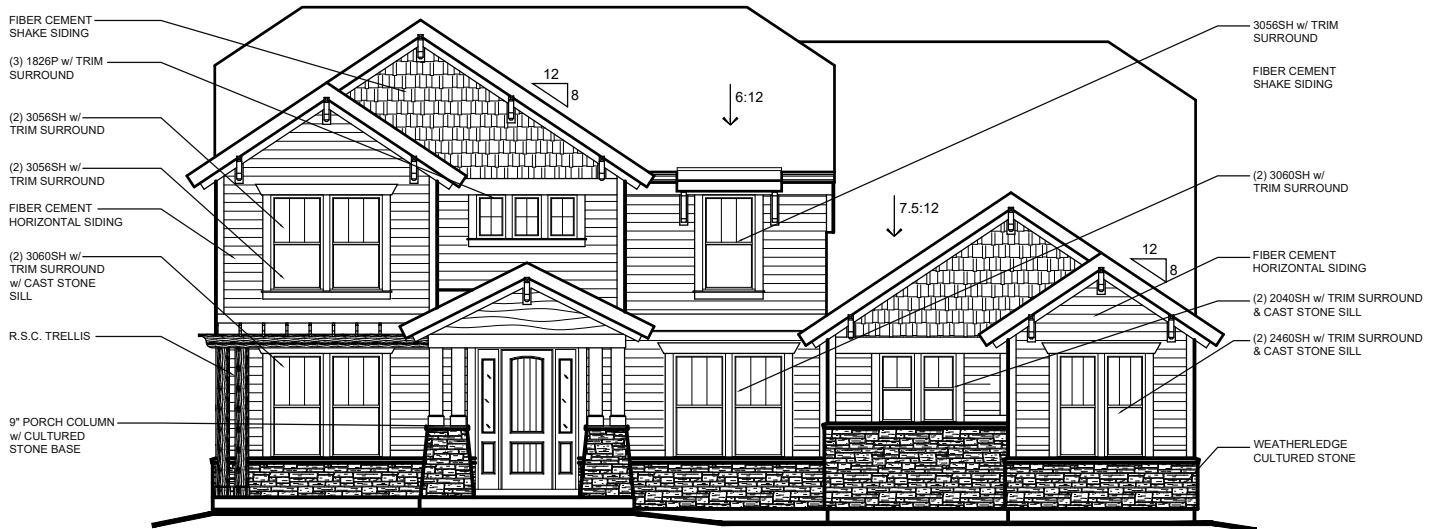


SIDE ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR)

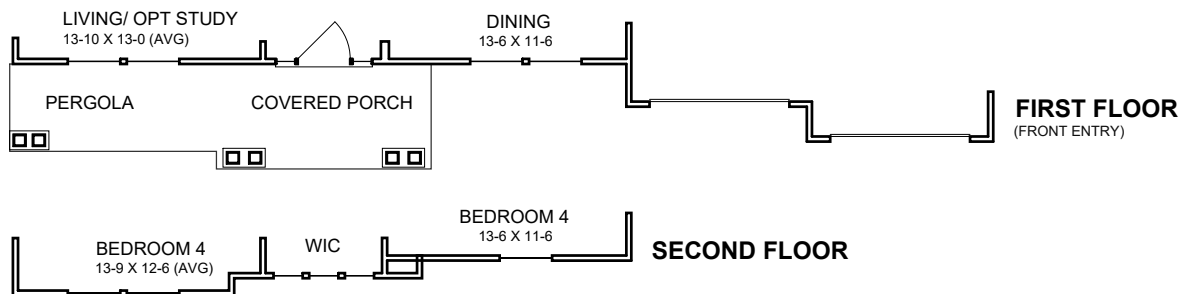


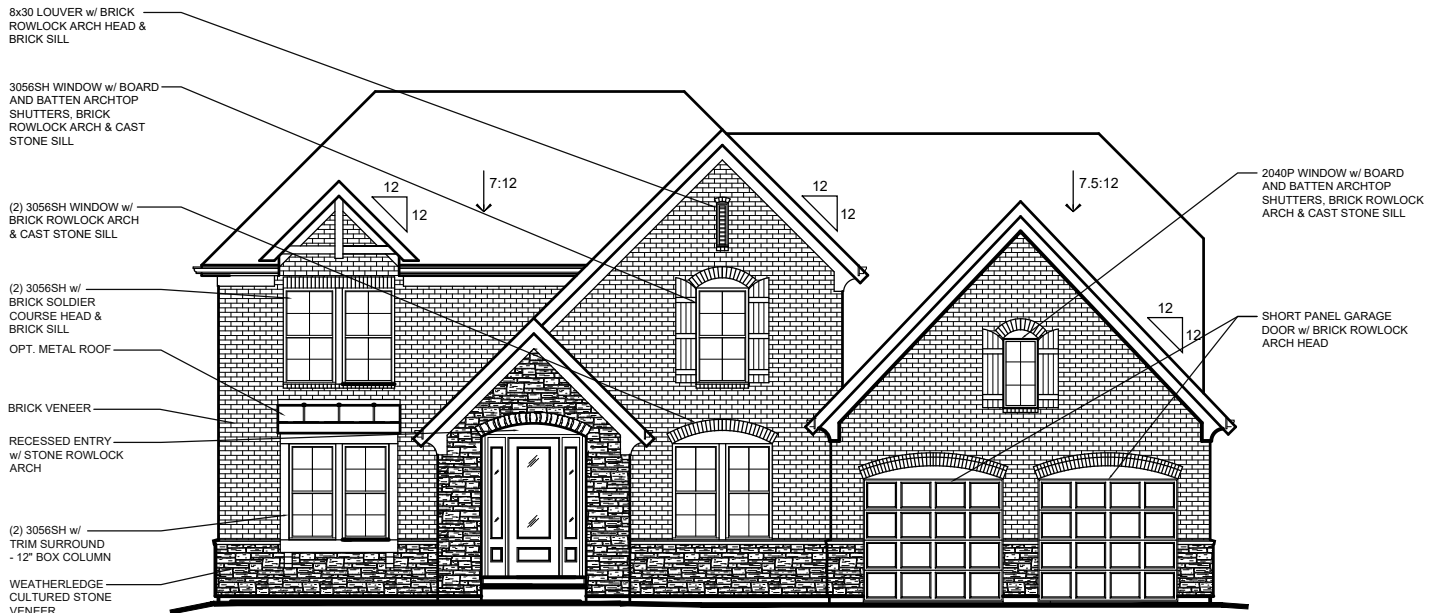


FRONT ENTRY w/ OPT. CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

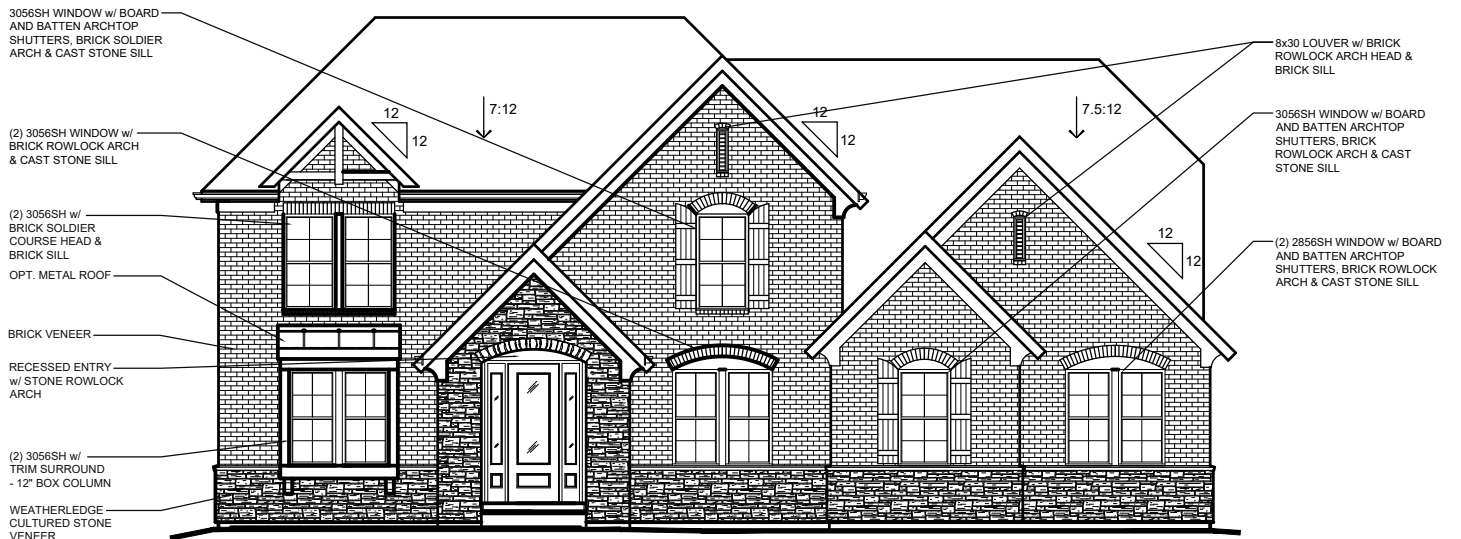


SIDE ENTRY w/ OPT. CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

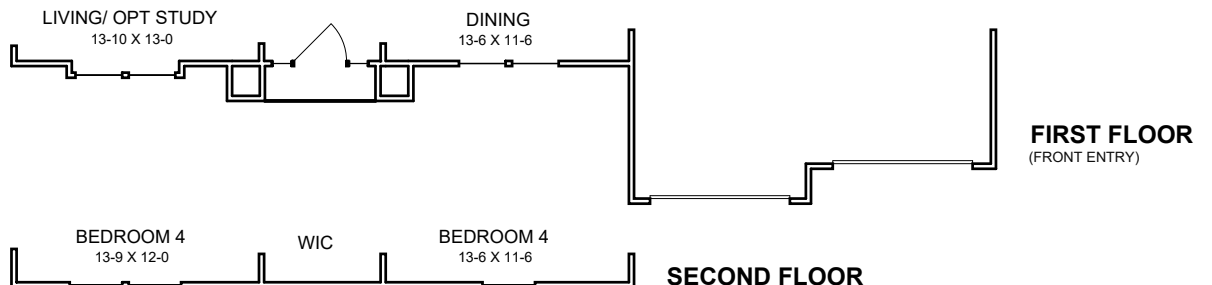




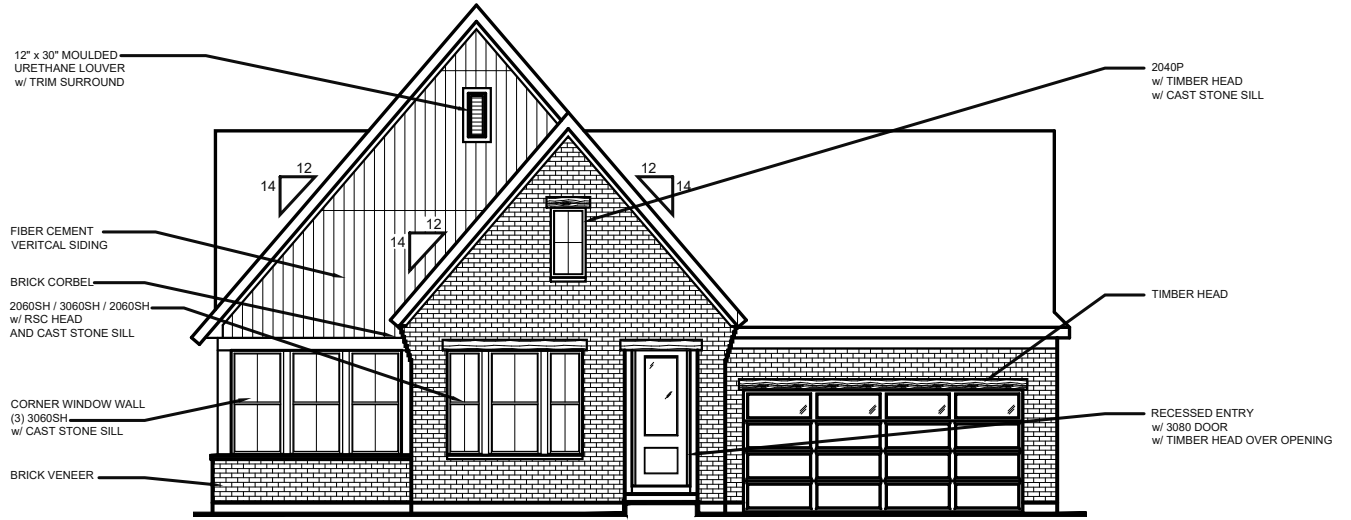
SIDE ENTRY w/ BRICK AND STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



SIDE ENTRY w/ BRICK AND STONE
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



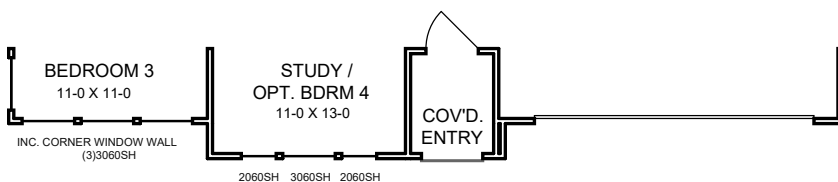
MODERN EUROPEAN EXTERIOR DESIGN
FRONT ENTRY



w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES & REAR)



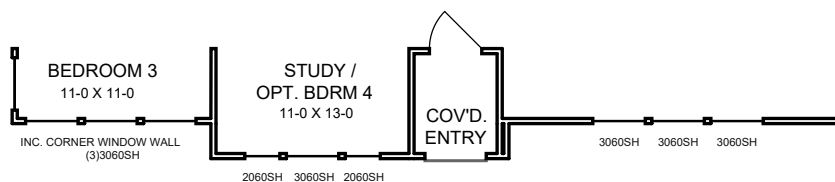
MODERN EUROPEAN EXTERIOR DESIGN
SIDE ENTRY



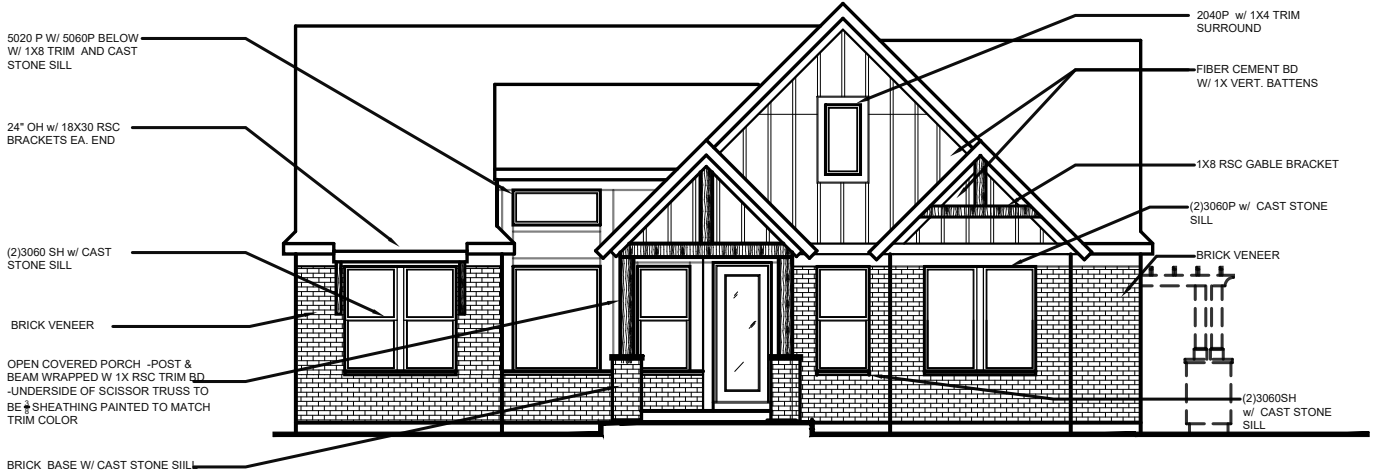
w/ BRICK VENEER
-OPTIONAL BRICK VENEER WING WALL
(AVAILABLE w/ LOW BRICK SIDES)



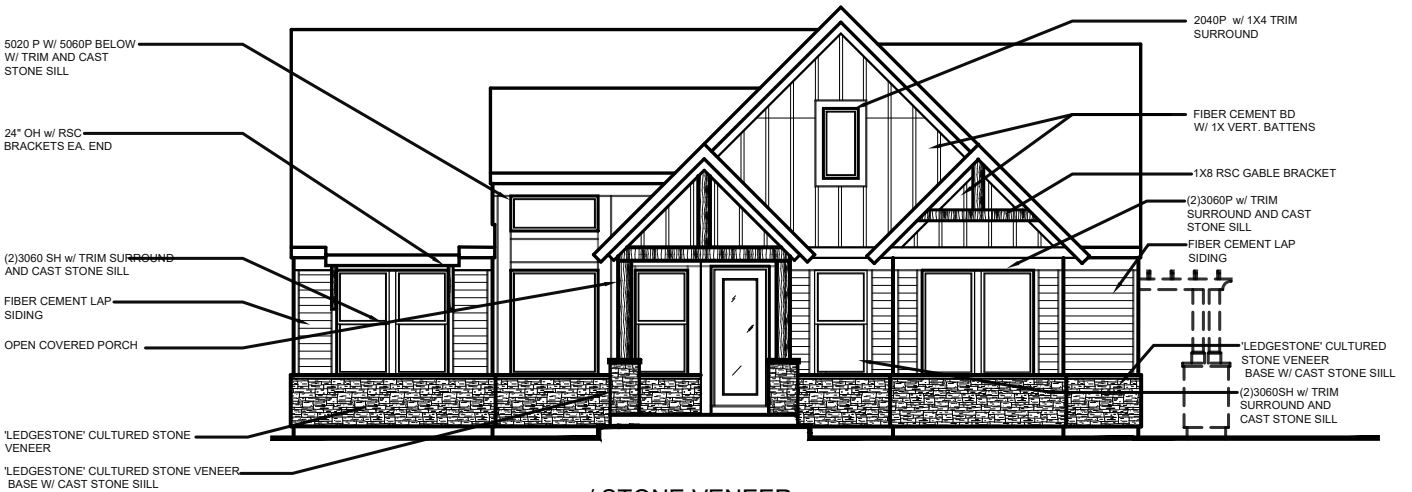
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-OPTIONAL CULTURED STONE VENEER WING WALL
(AVAILABLE w/ LOW STONE SIDES & REAR)



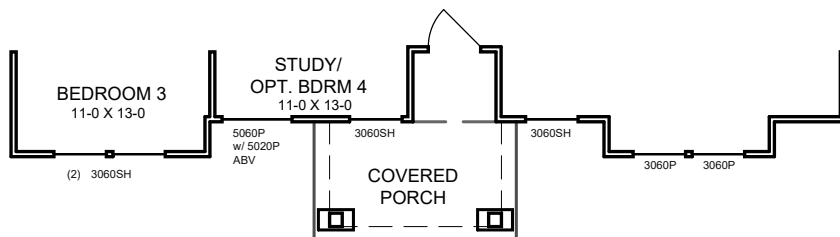
MODERN RETREAT EXTERIOR DESIGN
SIDE ENTRY
 (DECREASES 2 NET SF)



w/ BRICK VENEER
 -OPTIONAL RSC TRELLIS w/ BRICK BASE WING WALL
 (AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



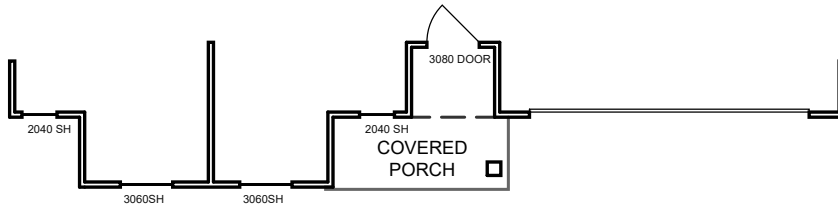
w/ STONE VENEER
 -OPTIONAL RSC TRELLIS w/ STONE BASE WING WALL
 (AVAILABLE w/ LOW STONE SIDES & REAR)



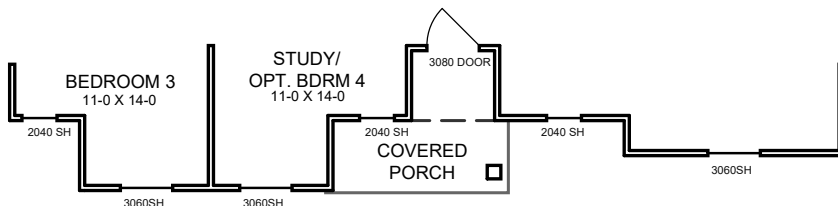
AMERICAN CLASSIC EXTERIOR DESIGN
FRONT ENTRY & SIDE ENTRY
(ADDS 34 NET SF)



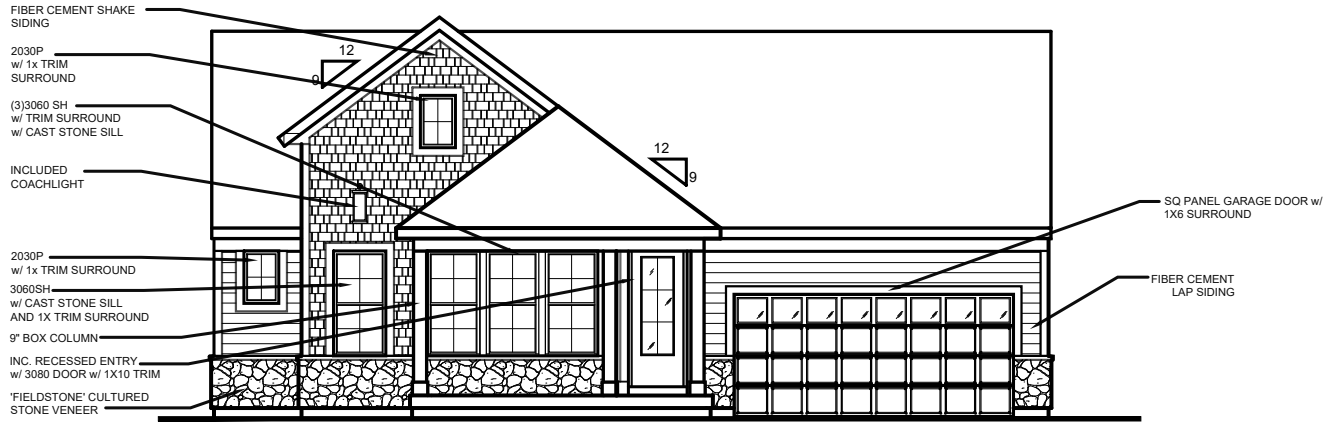
w/ BRICK & STONE VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES & REAR)



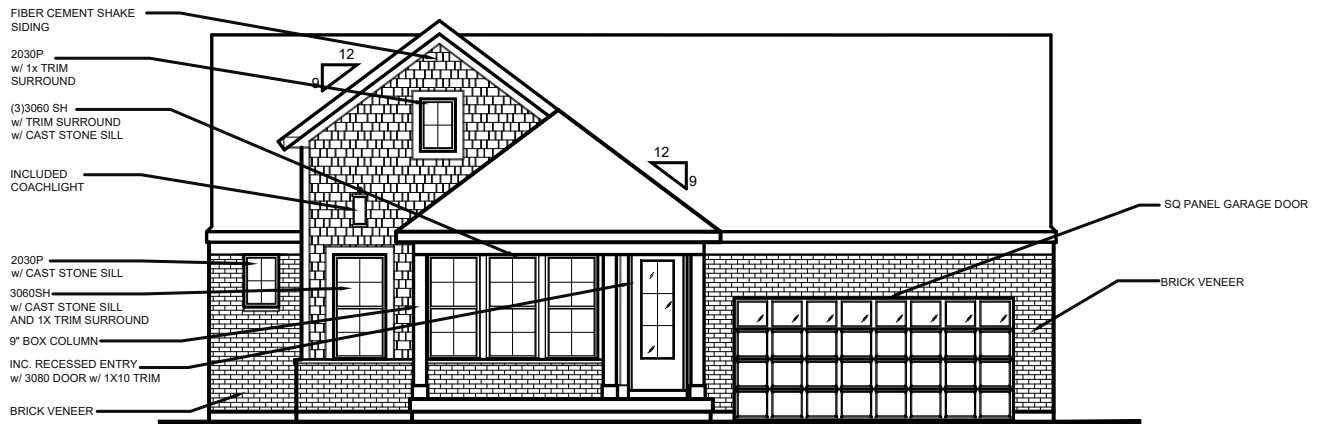
w/ BRICK & STONE VENEER
-OPTIONAL STONE VENEER WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES & REAR)



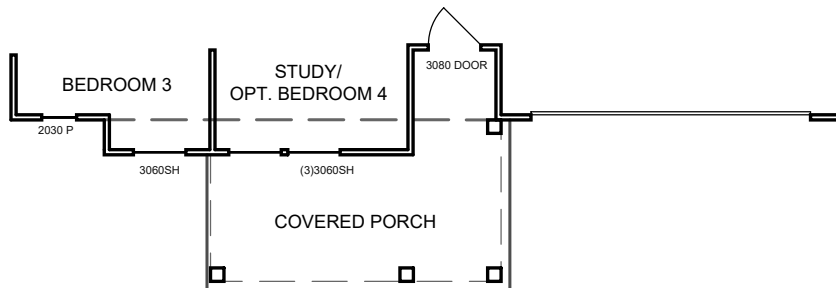
**COASTAL CLASSIC EXTERIOR DESIGN
FRONT ENTRY
(ADDS 11 NET SF)**



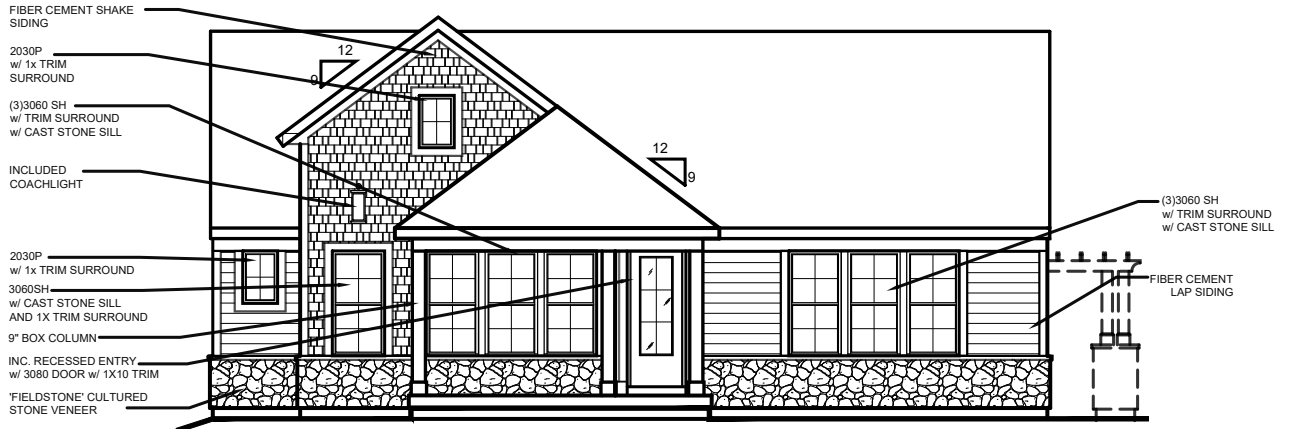
w/ STONE VENEER
(AVAILABLE w/ LOW STONE SIDES & REAR)



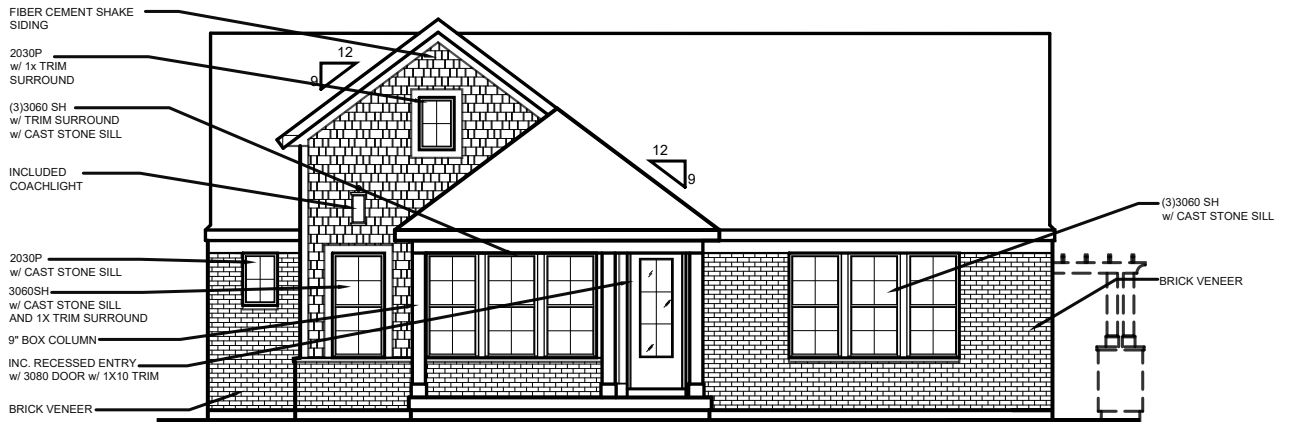
w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



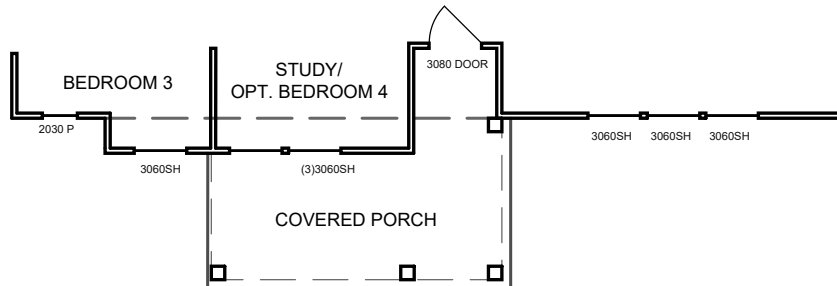
COASTAL CLASSIC EXTERIOR DESIGN
SIDE ENTRY
 (ADDS 11 NET SF)



w/ CULTURED STONE VENEER
 w/ OPT. RSC TRELLIS w/ CULTURED STONE BASE
 (AVAILABLE w/ LOW STONE SIDES & REAR)



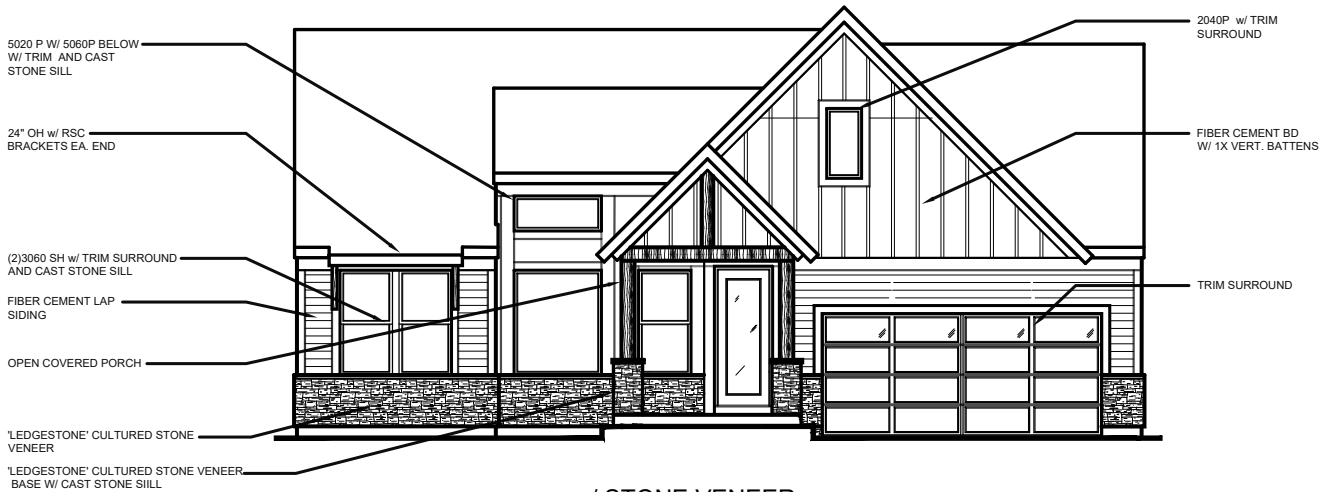
w/ BRICK VENEER
 w/ OPT. RSC TRELLIS w/ BRICK BASE
 (AVAILABLE w/ LOW OR HIGH BRICK SIDES & REAR)



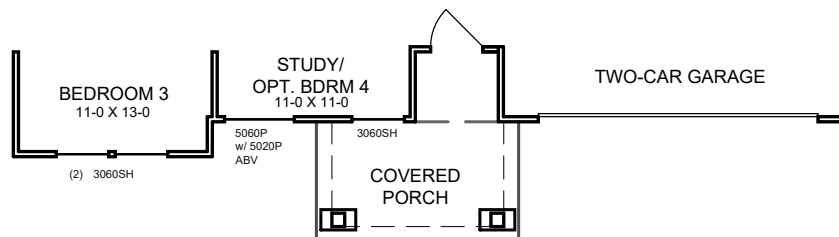
**MODERN RETREAT EXTERIOR DESIGN
FRONT ENTRY
(DECREASES 2 NET SF)**



w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



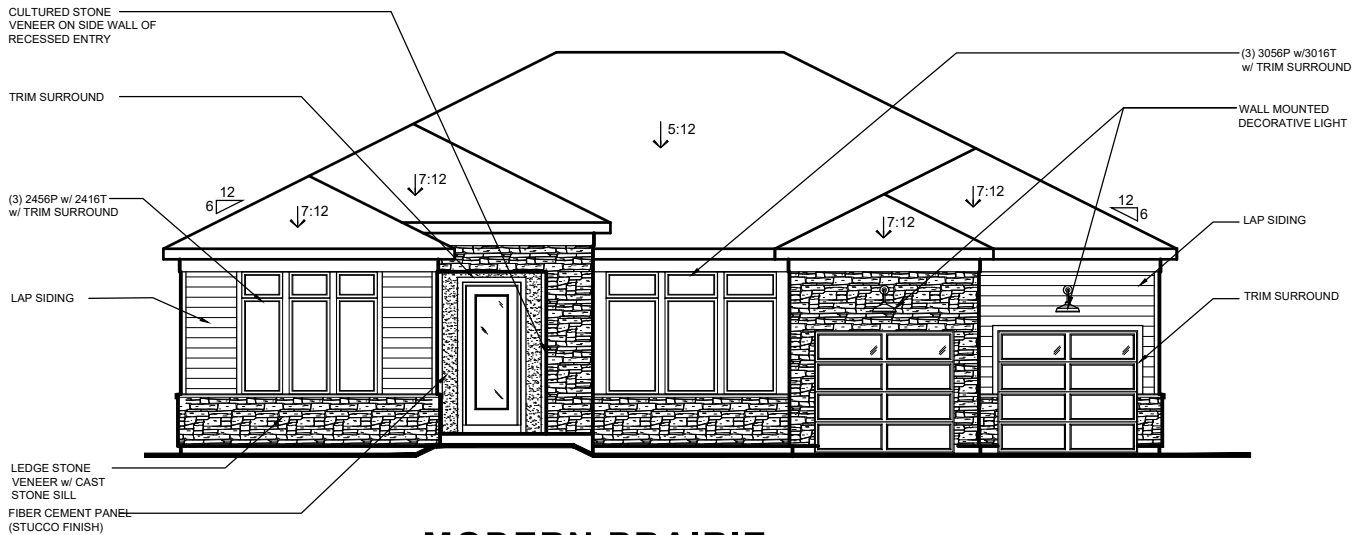
w/ STONE VENEER
(AVAILABLE w/ LOW STONE SIDES & REAR)



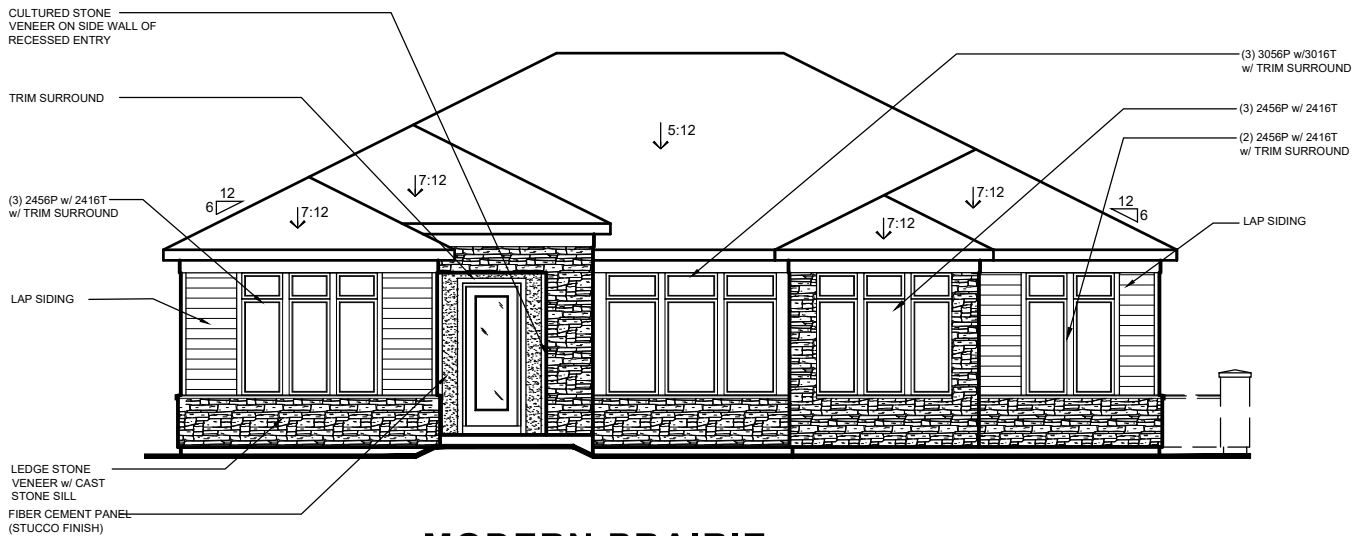
WINSLOW

57-760

MASTERPIECE COLLECTION



MODERN PRAIRIE w/ STONE VENEER (AVAILABLE w/ LOW STONE SIDES)



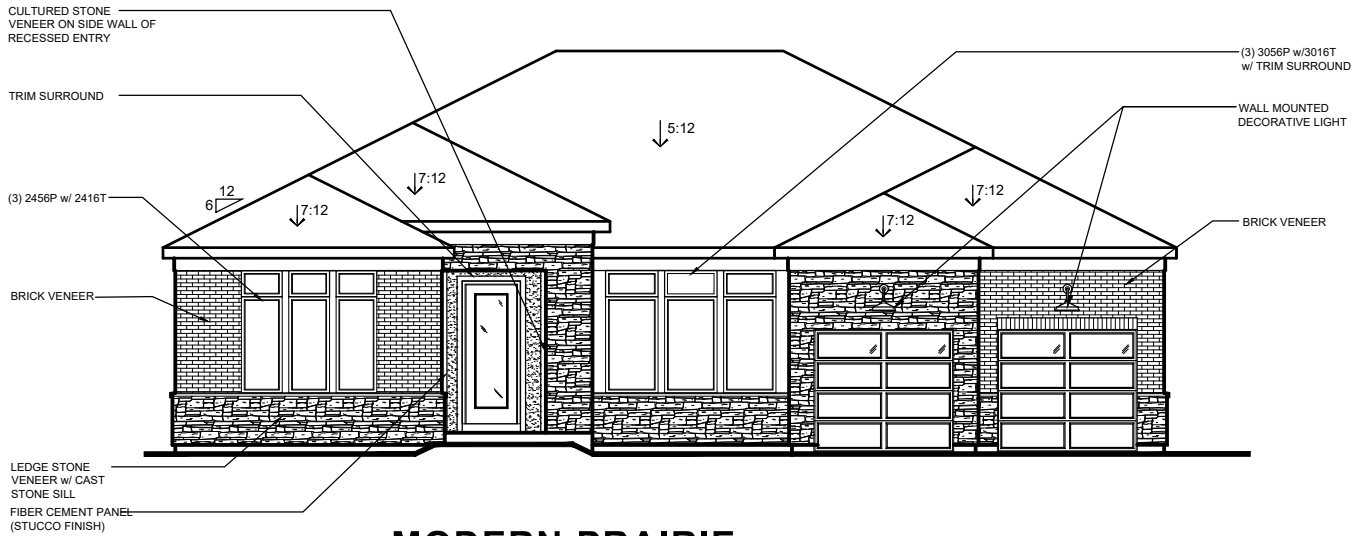
MODERN PRAIRIE w/ OPT. SIDE ENTRY GARAGE w/ STONE VENEER w/ OPTIONAL STONE VENEER WING WALL (AVAILABLE w/ LOW STONE SIDES)



WINSLOW

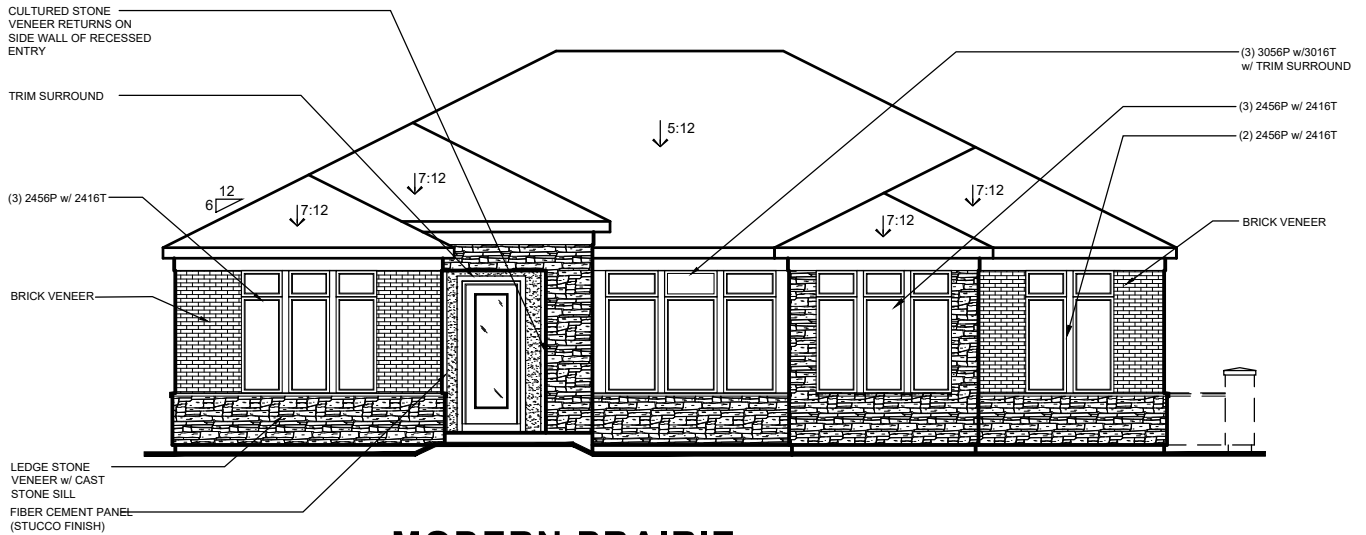
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MASTERPIECE COLLECTION



MODERN PRAIRIE

w/ BRICK & STONE VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)
w/ OPTIONAL STONE WING WALL



MODERN PRAIRIE

w. OPT. SIDE ENTRY GARAGE
w/ BRICK & STONE VENEER
w/ OPTIONAL STONE VENEER WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



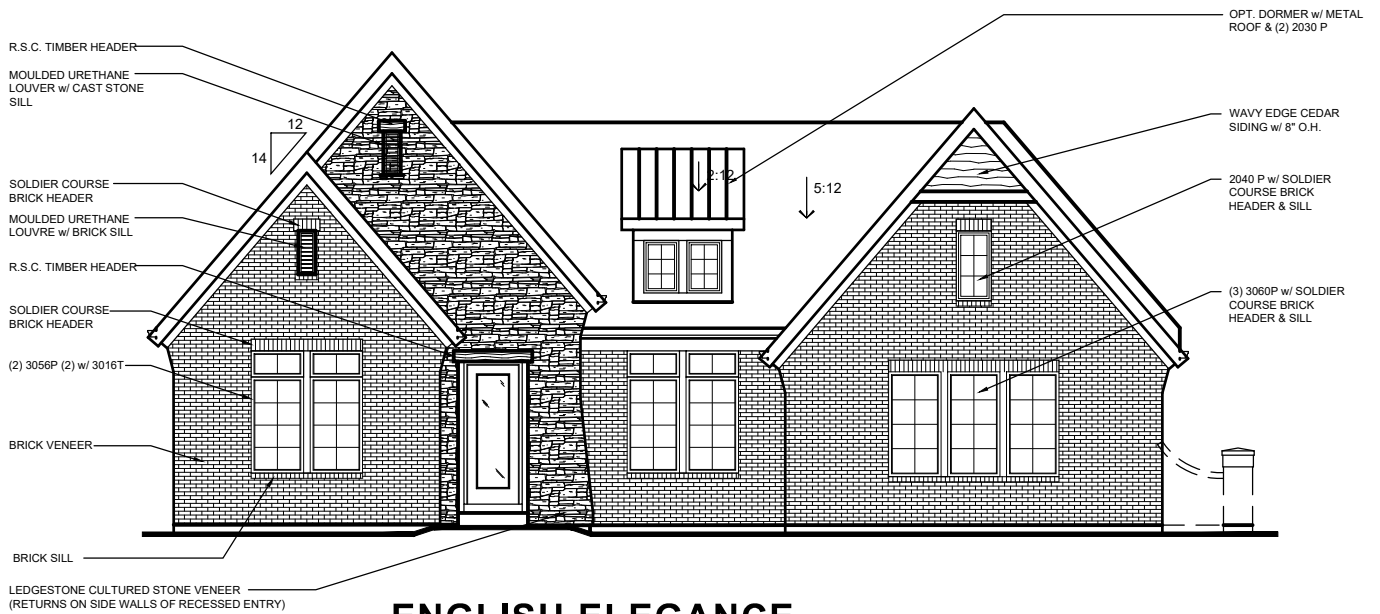
WINSLOW

57-760

MASTERPIECE COLLECTION



ENGLISH ELEGANCE
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)

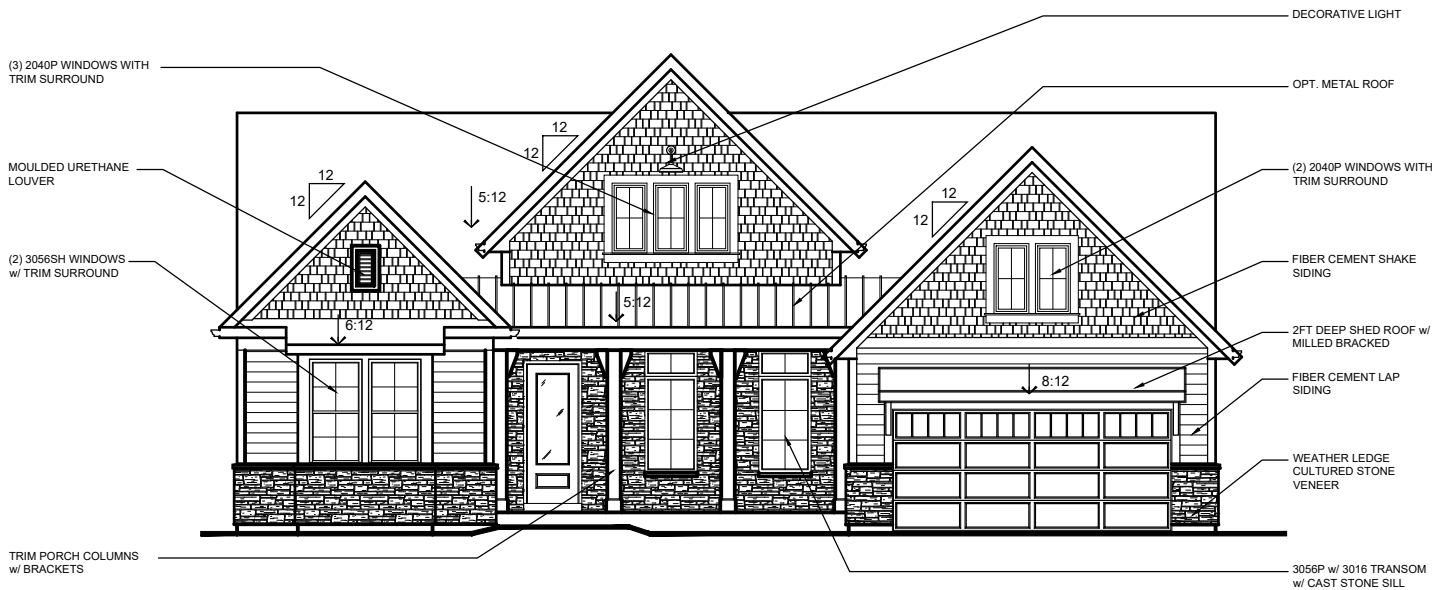


ENGLISH ELEGANCE
w/ OPT SIDE ENTRY GARAGE
w/ OPTIONAL BRICK VENEER WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)

WINSLOW

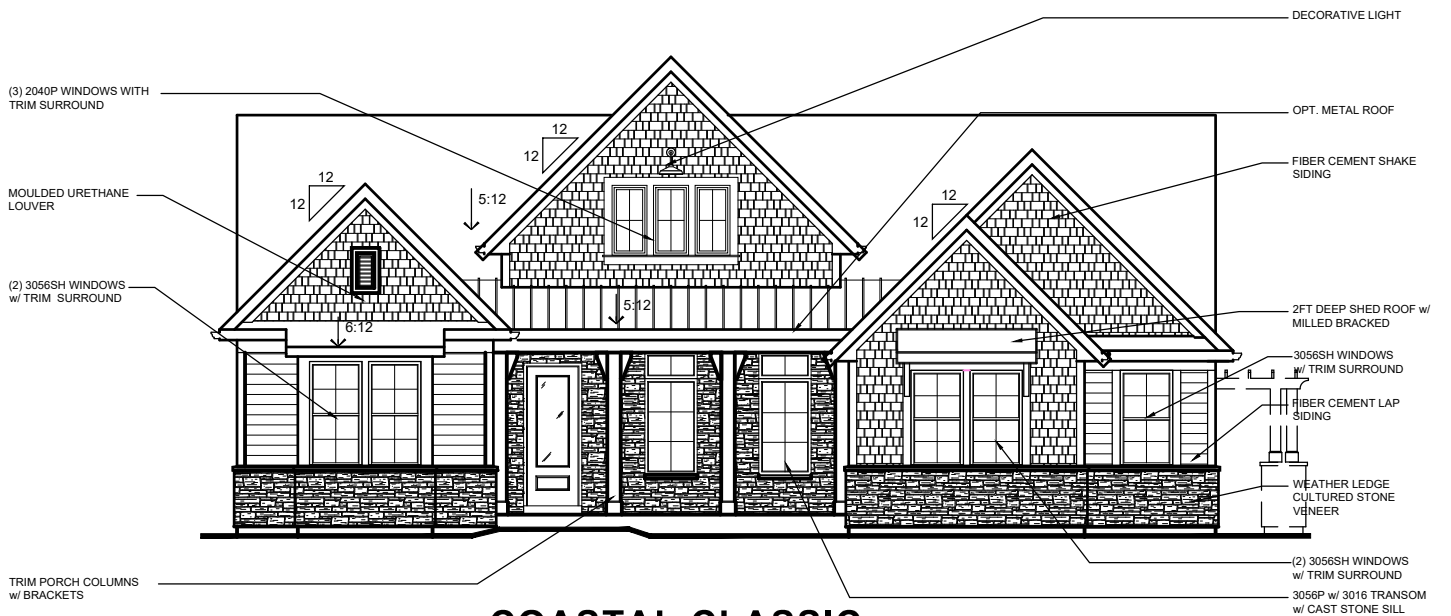
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MASTERPIECE COLLECTION



COASTAL CLASSIC

w/ STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



COASTAL CLASSIC

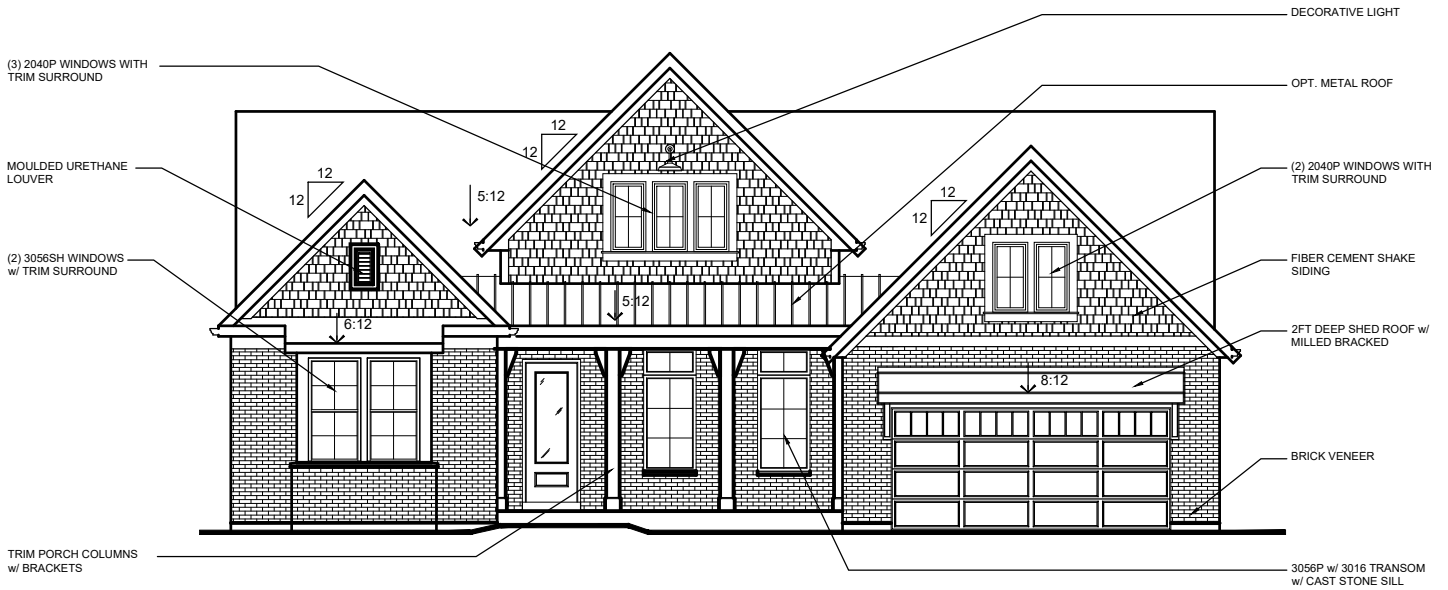
w/ OPT. SIDE ENTRY GARAGE
w/ STONE VENEER
w/ OPTIONAL STONE VENEER WING WALL
(AVAILABLE w/ LOW STONE SIDES)



WINSLOW

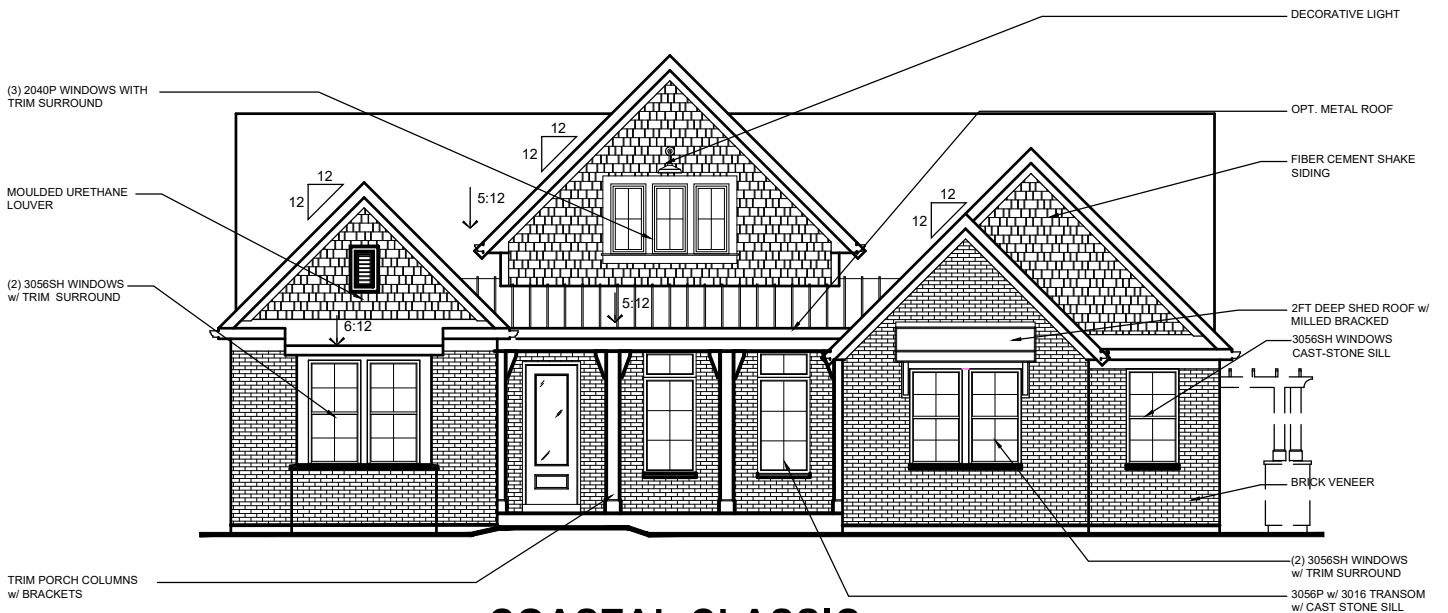
57-760

MASTERPIECE COLLECTION



COASTAL CLASSIC

w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



COASTAL CLASSIC

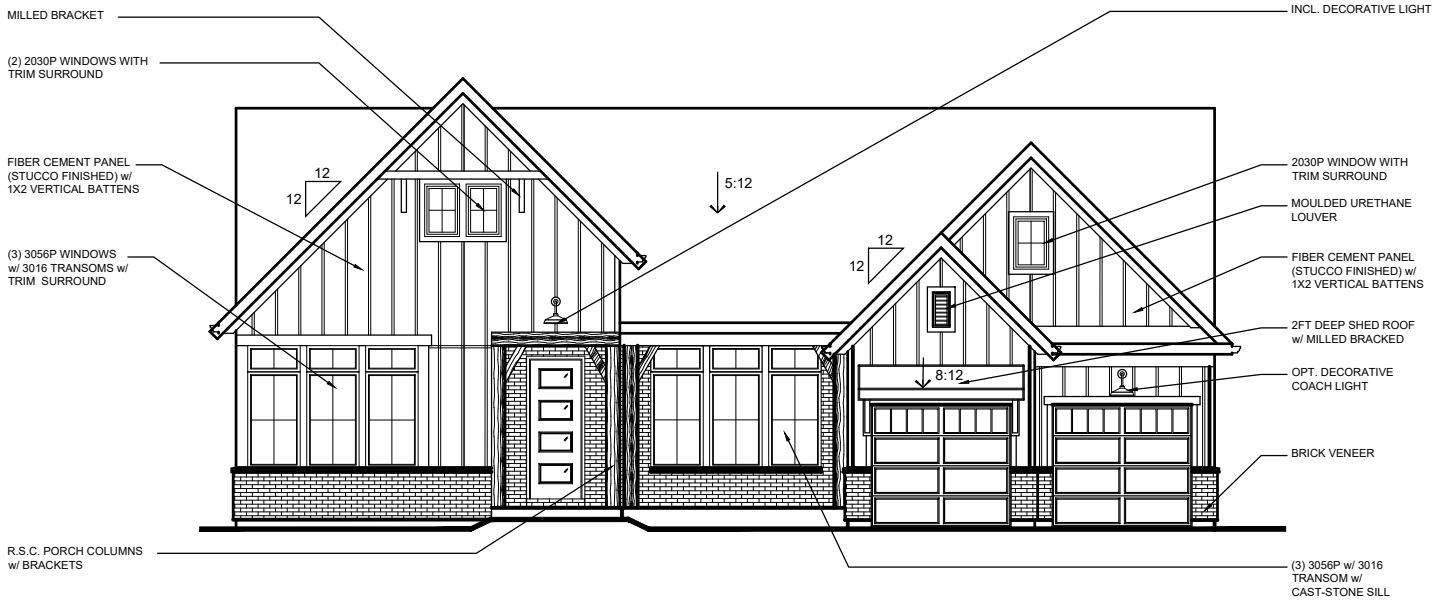
w/ OPT. SIDE ENTRY GARAGE
w/ BRICK VENEER
w/ OPTIONAL BRICK VENEER WING WALL
(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



WINSLOW

57-760

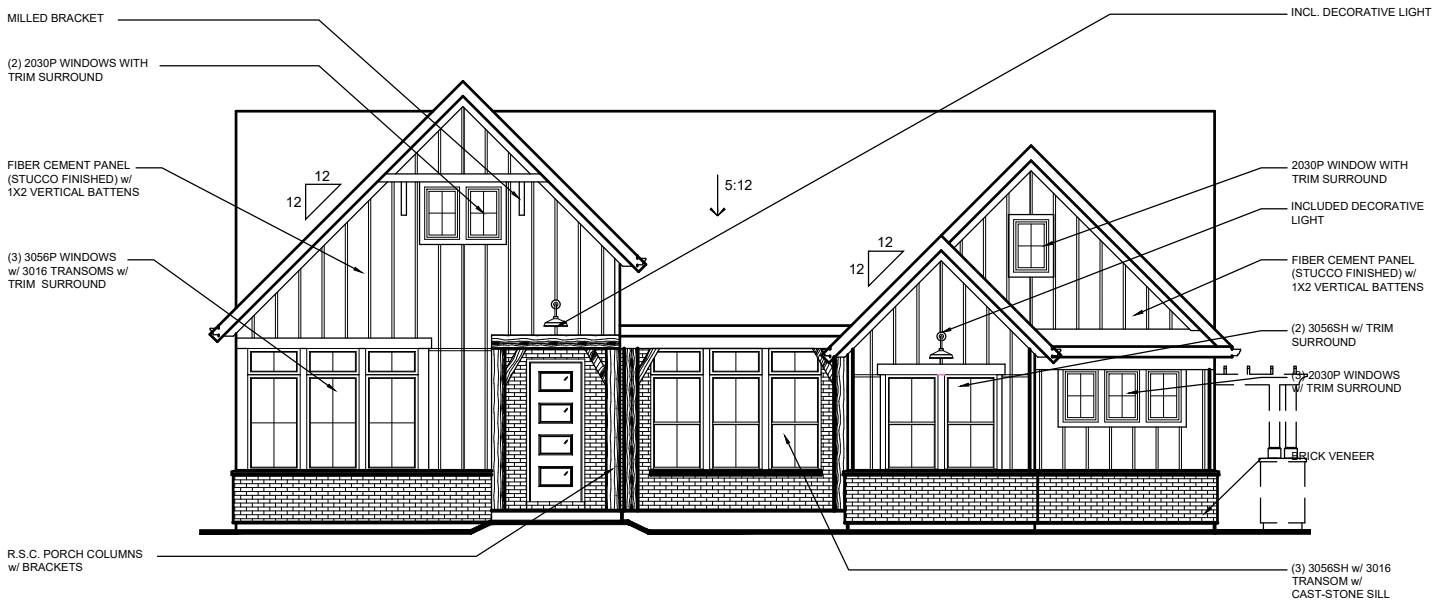
MASTERPIECE COLLECTION



MODERN FARMHOUSE

w/ BRICK VENEER

(AVAILABLE w/ LOW BRICK SIDES)



MODERN FARMHOUSE

w/ OPT. SIDE ENTRY GARAGE

w/ BRICK VENEER

w/ OPTIONAL BRICK VENEER WING WALL

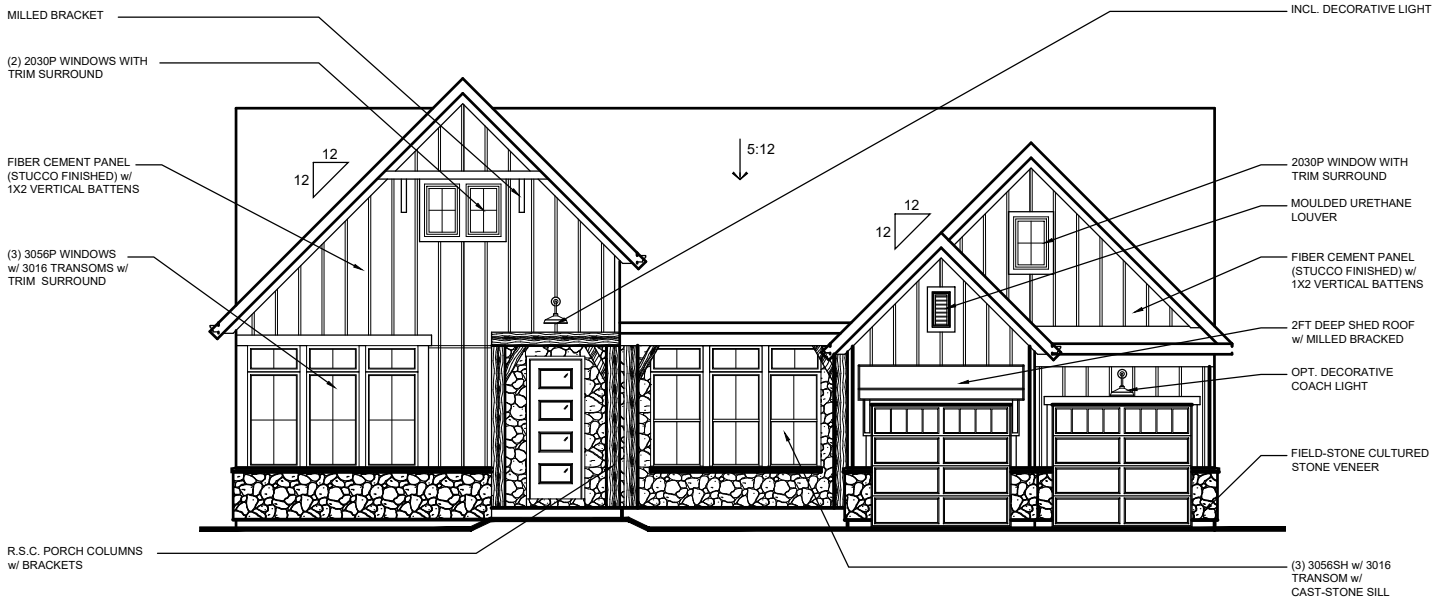
(AVAILABLE w/ LOW BRICK SIDES)



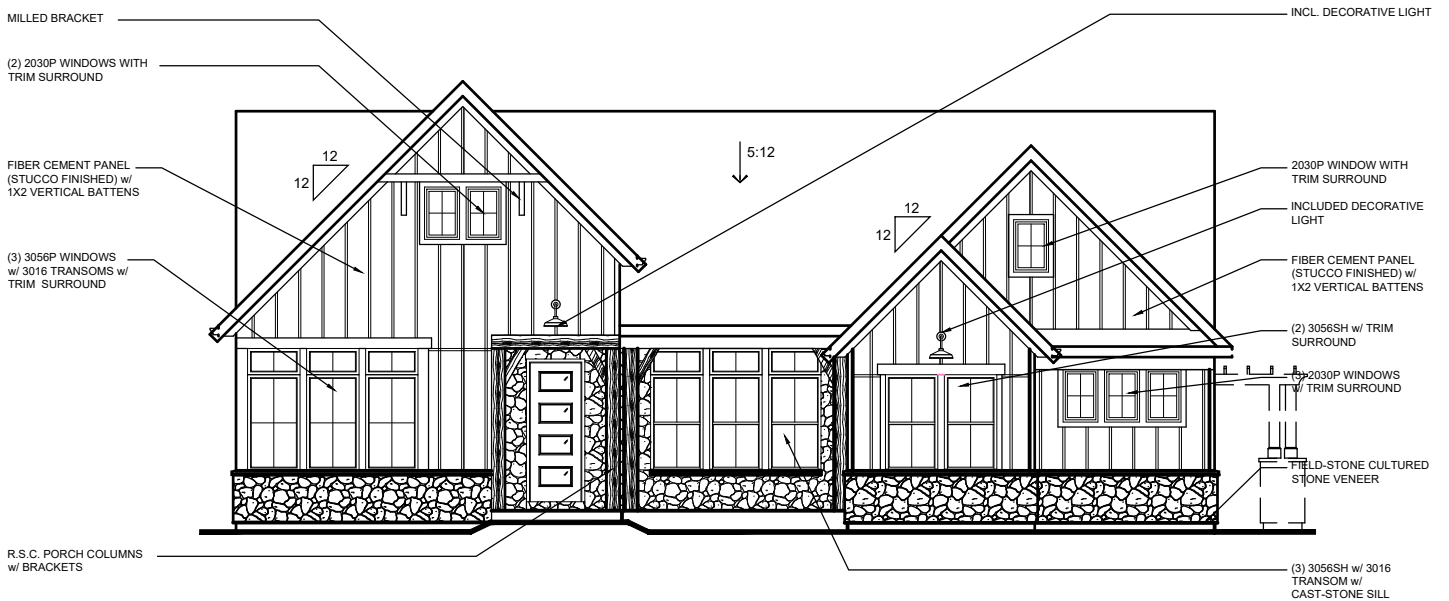
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MASTERPIECE COLLECTION



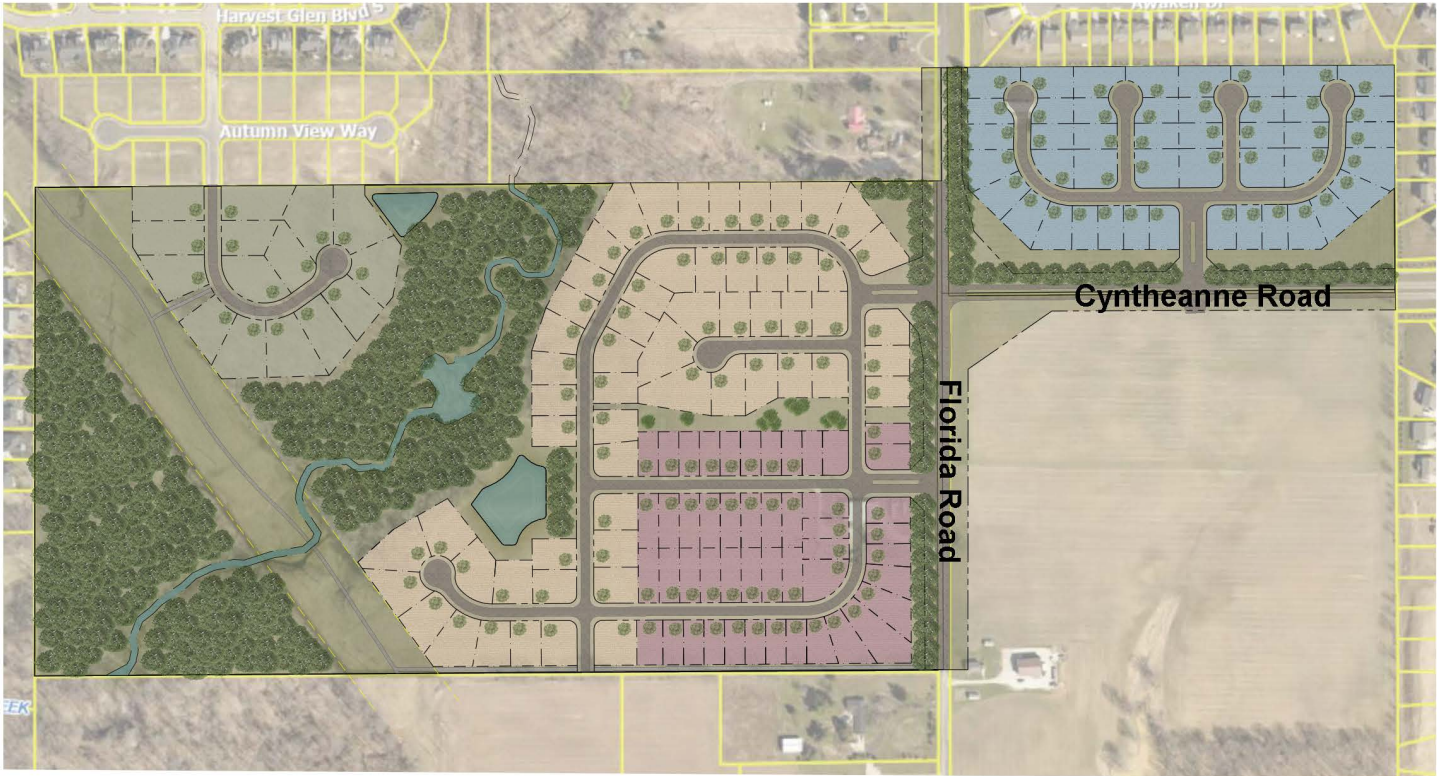
MODERN FARMHOUSE
w/ STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



MODERN FARMHOUSE
w/ OPT. SIDE ENTRY GARAGE
w/ STONE VENEER
w/ OPTIONAL STONE VENEER WING WALL
(AVAILABLE w/ LOW STONE SIDES)

The Cove at Thorpe Creek

Text Amendment



- Grand Estates
- Masterpiece or Designer
- Designer
- Patio



PRESENTED BY
MINDY WESTRICK, ESQ.



City Council Final Reading | November 20, 2023

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THE COVE AT THORPE CREEK	

Developer:
Grand Communities, LLC
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Erlander, KY 41018

Builder:
Amanda Deardorff,
Land Acquisition Manager

Fischer Homes Indianapolis II, LLC
6602 E. 75th Street, Suite 400
Indianapolis, IN 46250

Attorney:
Mindy Westrick Brown, Esq.
Mark R. Leach, Land Use Planner

Faegre Drinker Biddle & Reath LLP
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Telephone: 317.569.9600
Fax: 317.569.4800

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Tab 2	Aerial Location Map
Tab 3	Concept Plans
Tab 4	Masterpiece Collection Architectural Exhibit
Tab 5	Proposed PUD Ordinance

TAB 1

EXECUTIVE SUMMARY	
THE COVE AT THORPE CREEK	

Grand Communities, LLC and Fischer Homes Indianapolis II, LLC (together “Fischer Homes”) are requesting a modest text amendment to the previously approved plans for The Cove at Thorpe Creek, a 107 +/- acre residential neighborhood located south of Southeastern Parkway on both sides of Florida Road and adjacent to the existing Thorpe Creek and Whelchel Springs neighborhoods (please see the Aerial Location Map at Tab 2). The development is adjacent to two primary arterial roadways and the planned Geist Greenway trail, and it is near five significant parks planned for the area.

The Text Amendment. The requested changes are:

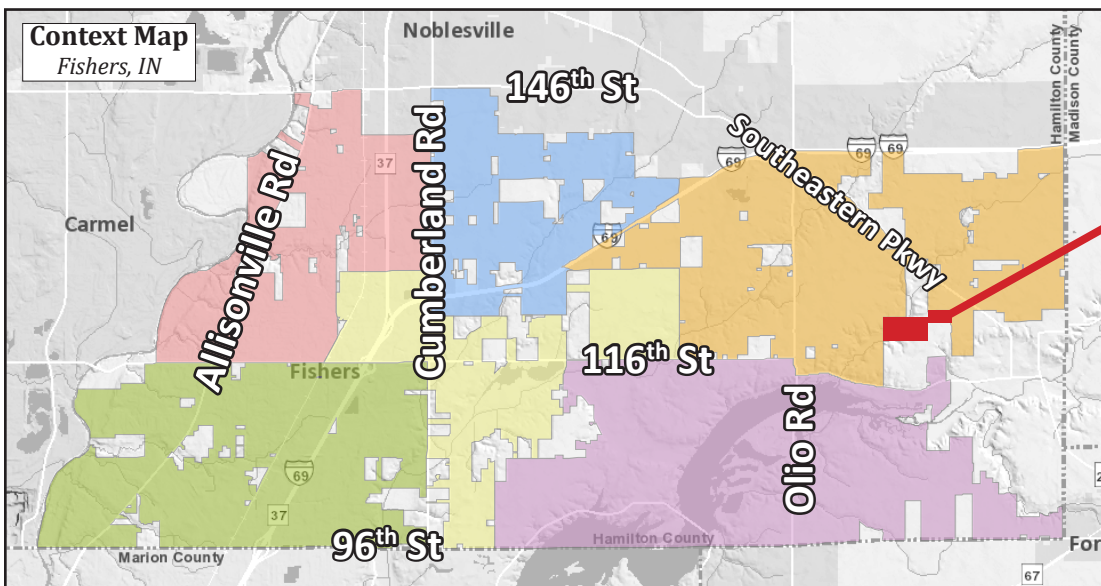
- Maximum building height within the Grand Estates District is increased to 40 feet.
- The Masterpiece Collection homes are added as allowed within the Designer District.
- Updated concept plan.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP (+/- 107 ACRES)

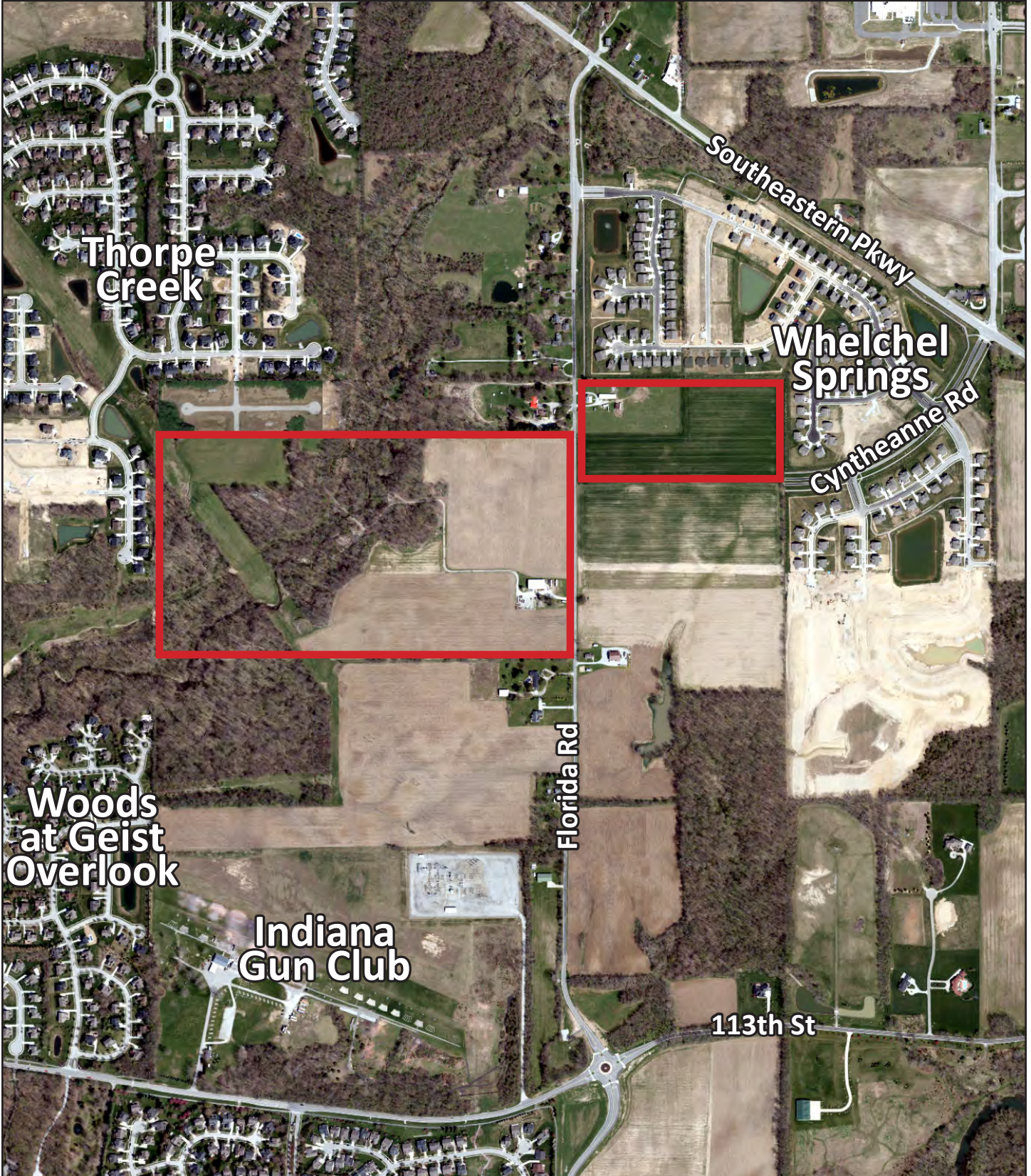
THE COVE AT THORPE CREEK



REAL ESTATE

AERIAL LOCATION MAP (+/- 107 ACRES)

THE COVE AT THORPE CREEK



 REAL ESTATE

TAB 3

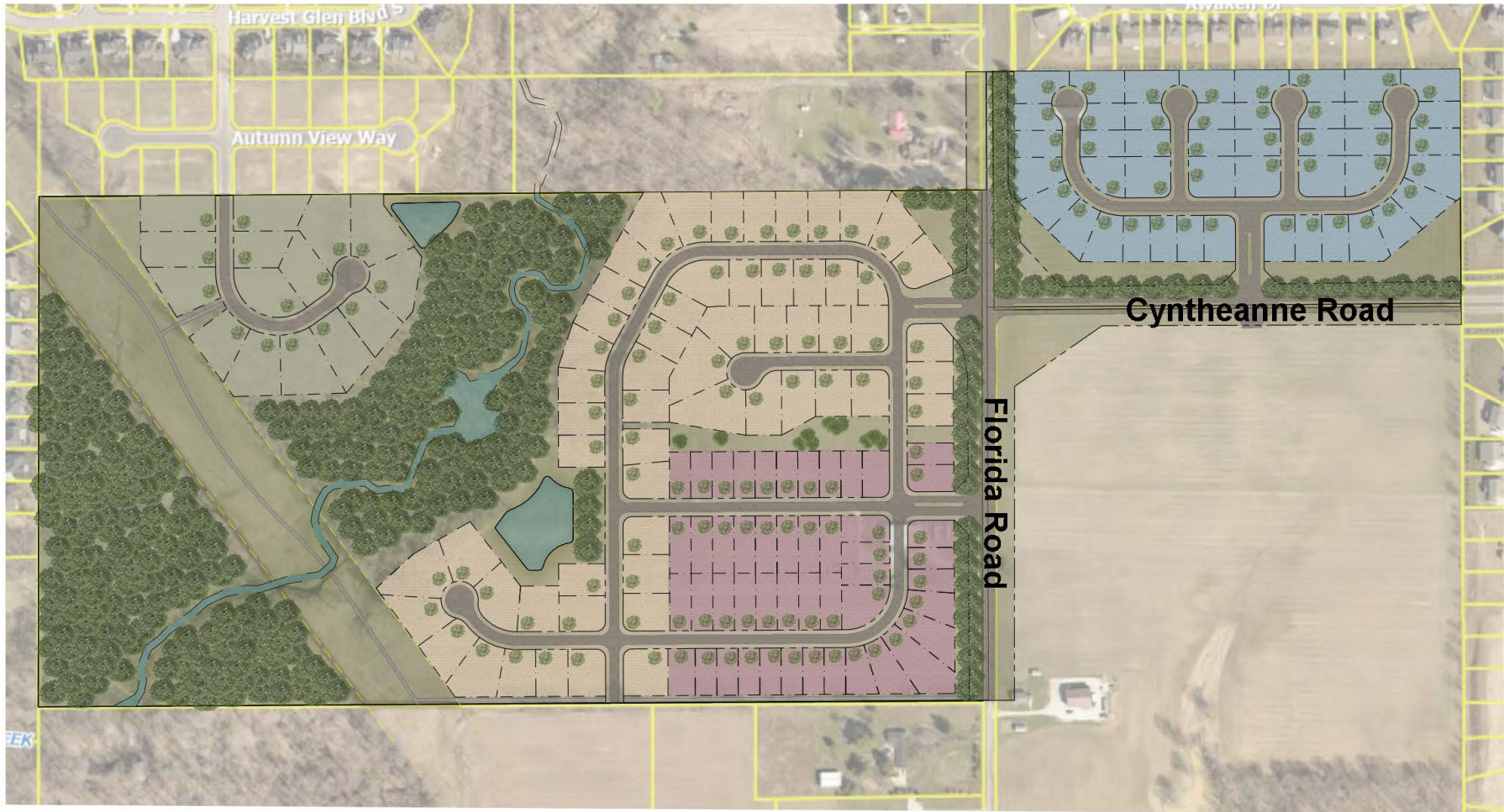
PREVIOUS CONCEPT PLAN

THE COVE AT THORPE CREEK



REVISED CONCEPT PLAN

THE COVE AT THORPE CREEK



- Grand Estates
- Masterpiece or Designer
- Designer
- Patio

TAB 4

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

THE COVE AT THORPE CREEK

MASTERPIECE COLLECTION

The Cove Berk Vale



The Everett American Heritage



The Hybler Carriage Cottage



The Cove English Elegance



The Everett American Classic



The Hybler Oak Hill Vista



The Cove South Oaks



The Everett Coastal Classic



The Hybler Victorian Charm



The Cove Phoenix Colonial



The Hybler Charleston



The Cove French Manor



The Hybler Vermont Fairway



The Hybler Historic Charm



The Hybler American Classic



The Hybler Sheffield Valley



The Hybler Cross Oaks



The Hybler Villa Toscana



ILLUSTRATIVE ARCHITECTURAL EXHIBIT

THE COVE AT THORPE CREEK

MASTERPIECE COLLECTION

The Keller Pacific Craftsmen



The Keller American Cross



The Laurel Coastal Classic with Stone



The Keller Villa Tuscan



The Keller Renaissance Retreat



The Laurel Modern Farmhouse with Brick



The Hudson American Classic



The Keller Bella Vita



The Laurel Modern Farmhouse with Stone



The Laurel American Classic with Stone



The Essential Windsor Craftsmen



The Winfield Greenway Craftsmen



The Laurel American Classic with Stone



The Winfield English Elegance



The Winfield American Classic



The Laurel Coastal Classic with Stone



The Winfield French Influence



The Winfield Bella Vita



ILLUSTRATIVE ARCHITECTURAL EXHIBIT

THE COVE AT THORPE CREEK

MASTERPIECE COLLECTION



TAB 5



Council Action Form

MEETING DATE	November 20, 2023			
TITLE	Consideration of a text amendment to the Cove at Thorpe Creek PUD to allow for maximum height of 40' in Grand Estate District, add Masterpeice Collection homes to Designer District and update Illustrative Architectural Exhibit with Masterpiece Collection (TA-23-5).			
SUBMITTED BY	Name & Title: Ross Hilleary, Director of Planning & Zoning			
	Department:			
MEETING TYPE	<input type="checkbox"/> Work Session	<input checked="" type="checkbox"/> Regular	<input type="checkbox"/> Special	<input type="checkbox"/> Retreat
	<input type="checkbox"/> Executive			
AGENDA CLASSIFICATION	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	<input type="checkbox"/> 1 st Reading	<input type="checkbox"/> 2 nd Reading	<input type="checkbox"/> Public Hearing	<input type="checkbox"/> 3 rd Reading
				<input checked="" type="checkbox"/> Final Reading
	Ordinance #: 091823A		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	<input type="checkbox"/> Contract required for this item		<input type="checkbox"/> Signed copy of contract attached	
	<input type="checkbox"/> Seeking award or other scenario & will provide contract at a later date		<input checked="" type="checkbox"/> No contract for this item	
	<input type="checkbox"/> Contract over \$50,000 Please mark the box in the other column that pertains to this contract.		<input type="checkbox"/> Services <input type="checkbox"/> Capital Outlay <input type="checkbox"/> Debt Services	
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	<input checked="" type="checkbox"/> Document must be recorded with the County Recorder's Office <input type="checkbox"/> Wait 31 days prior to filing with the County Recorders' Office		<input type="checkbox"/> Document does not need recorded with the County Recorder's Office	

APPROVALS/REVIEWS	<input type="checkbox"/> Assistant/Deputy Department Head	<input type="checkbox"/> Controller's Office
	<input checked="" type="checkbox"/> Department Head	<input type="checkbox"/> Finance Committee
	<input type="checkbox"/> Deputy Mayor	<input type="checkbox"/> Technical Advisory Committee
	<input type="checkbox"/> Mayor	<input type="checkbox"/> Other:
	<input type="checkbox"/> Legal Counsel – <i>Name of Reviewer:</i>	
BACKGROUND (Includes description, background, and justification)	<p>Fischer Homes requests a text amendment to the Cove at Thorpe Creek PUD for approval of new home elevations, an updated concept plan and to increase the height of homes in the Grand Estates District from 35 feet to 40 feet. Currently, only Fischer Homes's Grand Estates, Designer and Patio Collection homes are allowed in the PUD.</p> <p>Elevations were reviewed at the November 1, 2023 PUD Review Committee with a vote of 3-0. A Public Hearing was held at the November 1, 2023 Plan Commission Meeting, and Plan Commission sends a favorable recommendation of 7 - 0.</p> <p>See Petitioner's Packet for concept plan and architectural renderings illustrating the intended development for this property. See Staff Report for additional background.</p>	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	N/A
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading
	2.	Continue
	3.	Deny
	4.	Take no action
PROJECT TIMELINE	<p>September 18, 2023 - 1st Reading - City Council November 1, 2023 - Elevation Approval - PUD Committee November 1, 2023 - Public Hearing - Plan Commission November 20, 2023 - Proposed Final Reading - City Council</p>	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that Council hold Final Reading and approved as presented.	
SUPPLEMENTAL INFORMATION (List all attached documents)	<p>1. Staff Report 2. Petitioner's Packet 3. Ordinance</p>	