

Hampton Walk

Planned Unit Development



GRAND
COMMUNITIES, LLC.
A Fischer Group Company



PRESENTED BY
STEVEN D. HARDIN, ESQ.

faegre
drinker

Plan Commission | March 15, 2022

TABLE OF CONTENTS

HAMPTON WALK PUD



TABLE OF CONTENTS

<u>Tab 1</u>	Executive Summary
<u>Tab 2</u>	Aerial Location Maps
<u>Tab 3</u>	Concept Plan / Subarea Plan
<u>Tab 4</u>	Illustrative Architectural Exhibits
<u>Tab 5</u>	Pedestrian Connectivity Exhibit
<u>Tab 6</u>	Illustrative Open Space Exhibit
<u>Tab 7</u>	Pool Cabana Concept Design Exhibit
<u>Tab 8</u>	Proposed Entry Monuments Exhibit

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TAB 1

EXECUTIVE SUMMARY

HAMPTON WALK PUD



Grand Communities, LLC and Fischer Single Family Homes II, L.L.C. (together “Fischer Homes”) are pleased to present their plans for Hampton Walk, a new 94 +/- acre residential neighborhood located south of CR 750N and west of CR 600W (Mt. Comfort Road), adjacent to the Gateway Crossing subdivision, and conveniently located within walking distance to the future higher-density, mixed-use McCordsville Town Center development (please see the Aerial Location Maps at Tab 2).

Hampton Walk will include a variety of housing options (six distinct home collections), consisting of detached single-family homes and attached paired-patio homes and townhomes, to meet the needs of the community (please see the Concept Plan and Subarea Plan at Tab 3). Rezoning the property to a PUD district allows Fischer Homes the flexibility to create a community with multiple housing types which adds diversity to the Town’s existing housing stock and provides potential home buyers with a variety of new-construction housing options. The mix of different housing options will create a diverse community attractive to residents at different stages in their lives – from first time homebuyers, to move-up buyers, to those looking for a low-maintenance lifestyle.

A Diverse Mix of Six Home Collections. The neighborhood will include the following (please see the Illustrative Architectural Exhibits at Tab 4):

- Masterpiece Collection homes. These home are expected to range between 2,100 and 4,075 square feet. The homes’ sales prices are expected to range from \$470,000 to \$620,000.
- Designer Collection homes. These homes are expected to range between 1,800 and 3,050 square feet, would range in sales price from \$372,650 to \$471,000, and will be attractive for move-up home buyers.
- Patio Collection homes. These homes are designed for an older demographic who are looking to move down from a traditional family home. These homes are expected to range between 1,700 and 1,975 square feet and range in sales prices from \$374,000 to \$399,000.
- Townhome Collection homes. These homes are expected to be a minimum of 2,000 square feet. The homes’ sales prices are expected to range from \$340,000 to \$400,000.
- Maple Street Collection homes. These homes are expected to range between 1,600 and 2,975 square feet. The homes’ sales prices are expected to range from \$293,350 to \$347,000.
- Paired-Patio Collection homes. These “Z-Lot” designed homes are expected to range between 1,200 and 2,050 square feet. The homes’ sales prices are expected to range from \$237,000 to \$251,000.
- In total, Hampton Walk will include a maximum of 345 homes (3.7/per acre) and maintain approximately 25.5 +/- acres (27.3%) of open space.

Hampton Walk will be located in close proximity to the future Town Center and will help support those new and existing local businesses and restaurants in the area. The proposed location of the townhomes along the community’s perimeter will give the community more of an urban character along the main thoroughfares, which will complement the future Town Center development. In addition, Hampton Walk will feature a private amenity space, useable open space, and numerous multi-purpose paths/trails to encourage walkability and healthy living (please see the Pedestrian Connectivity Exhibit at Tab 5, the Illustrative Open Space Exhibit at Tab 6, and the Pool Cabana Concept Design Exhibit at Tab 7).

If approved, then site development work is anticipated to begin this year. Thank you for your consideration.

TAB 2

W. Broadway (SR 67)

Town Center

W 750 N

W 700 N

N 600 W

1.519 ft

N

Context Map
McCordsville, IN

CR 1000N (96th St)
CR 900N
CR 800N
CR 700N (Carroll Rd)
CR 600N (Mt. Comfort Rd.)
W. Broadway (SR 67)
CR 475W
CR 500N
CR 600N
CR 700N
CR 800N
CR 900N
CR 1000N

Legend

- Pending Annexation
- Council District 3
- Council District 2
- Council District 1

AERIAL LOCATION MAPS (+/- 94 ACRES)

HAMPTON WALK PUD



REAL ESTATE

TAB 3

CONCEPT PLAN

HAMPTON WALK PUD



SUBAREA PLAN

HAMPTON WALK PUD



Subarea A

Townhome
Collection



Subarea B

Designer
Collection



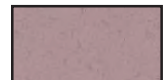
Subarea C

Maple Street
Collection



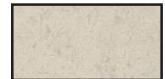
Subarea D

Patio
Collection



Subarea E

Paired-Patio
Collection



Subarea F

Masterpiece
Collection

