

Hampton Walk

Planned Unit Development



GRAND
COMMUNITIES, LLC.
A Fischer Group Company



PRESENTED BY
STEVEN D. HARDIN, ESQ.

faegre
drinker

Town Council Approval | April 12, 2022

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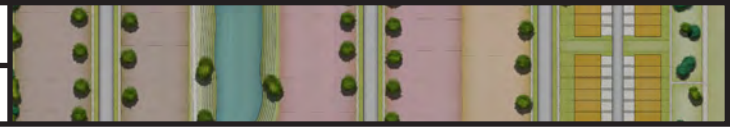


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Mark R. Leach, Land Use Planner

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).

Plan Commission Update.

On March 15, 2022, after reviewing the updated PUD ordinance and exhibits, the Plan Commission forwarded Fischer Homes’ request to the Town Council with a unanimous favorable recommendation.

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

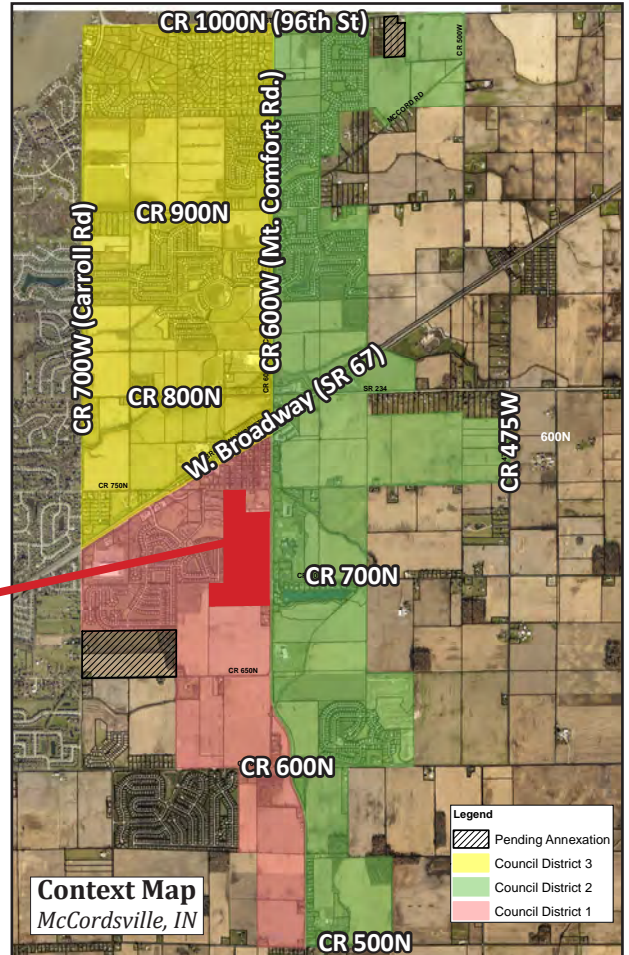
TAB 2

AERIAL LOCATION MAPS (+/- 94 ACRES)

HAMPTON WALK PUD



REAL ESTATE



AERIAL LOCATION MAPS (+/- 94 ACRES)

HAMPTON WALK PUD



REAL ESTATE

TAB 3

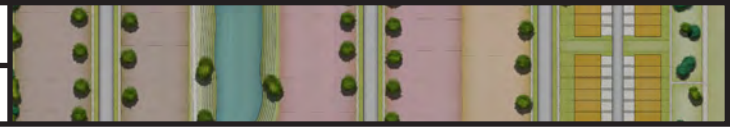
CONCEPT PLAN

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



TAB 4

ILLUSTRATIVE ARCHITECTURAL EXHIBITS

HAMPTON WALK PUD



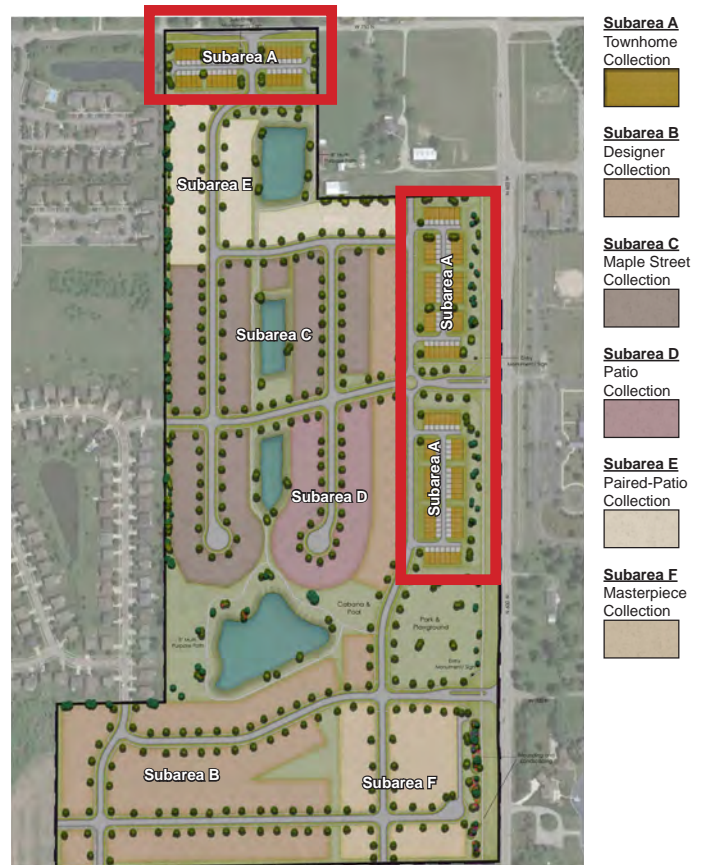
Subarea A - Townhome Collection



Traditional



Modern

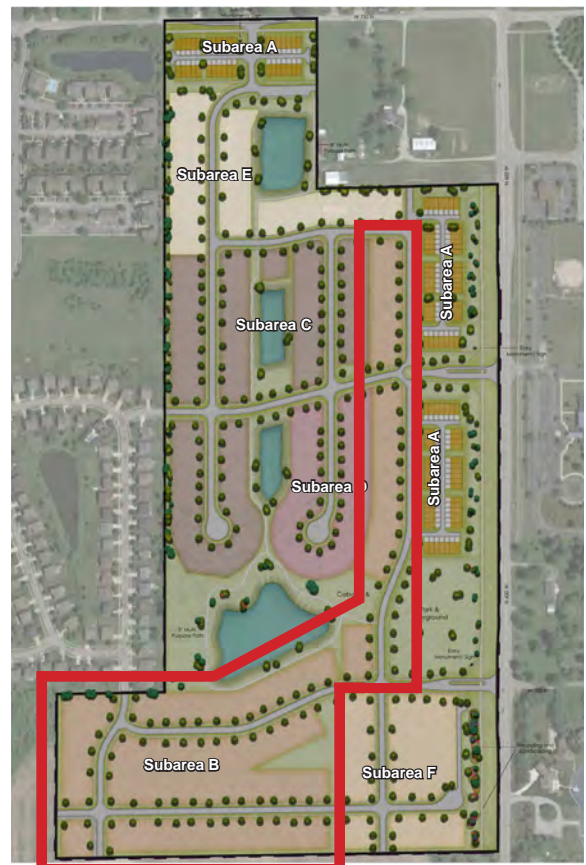


The Townhome Collection is expected to be a minimum of 2,000 square feet. The homes' sales prices are expected to range from \$340,000 to \$400,000.

ILLUSTRATIVE ARCHITECTURAL EXHIBITS

HAMPTON WALK PUD

Subarea B - Designer Collection (Minimum Lot Width - 65')



Subarea A
Townhome
Collection

Subarea B
Designer
Collection

Subarea C
Maple Street
Collection

Subarea D
Patio
Collection

Subarea E
Paired-Patio
Collection

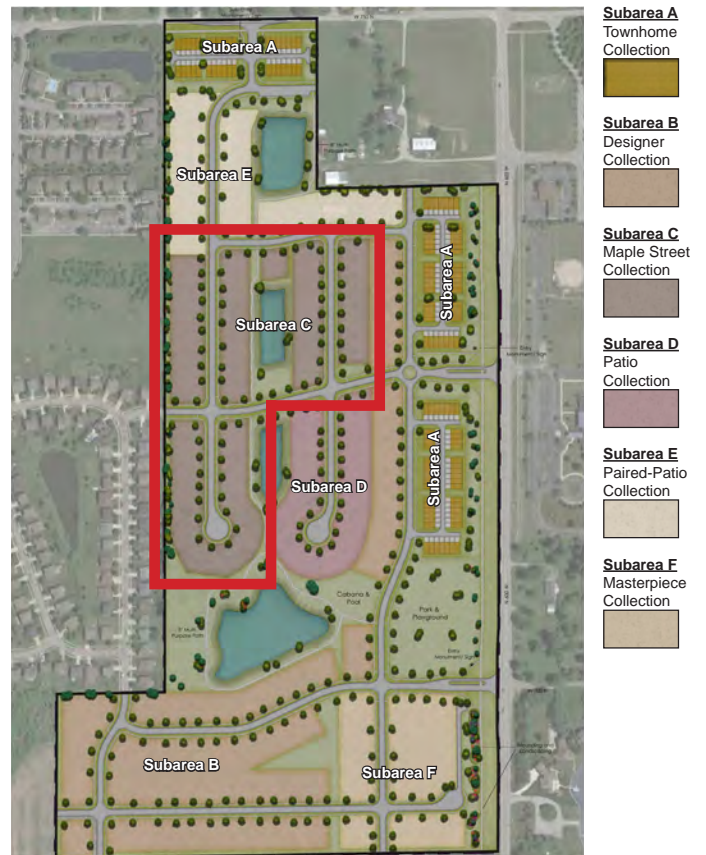
Subarea F
Masterpiece
Collection

The Designer Collection is expected to range between 1,800 square feet and 3,050 square feet. The homes' sales prices are expected to range from \$372,650 to \$471,000.

ILLUSTRATIVE ARCHITECTURAL EXHIBITS

HAMPTON WALK PUD

Subarea C - Maple Street Collection (Minimum Lot Width - 55')



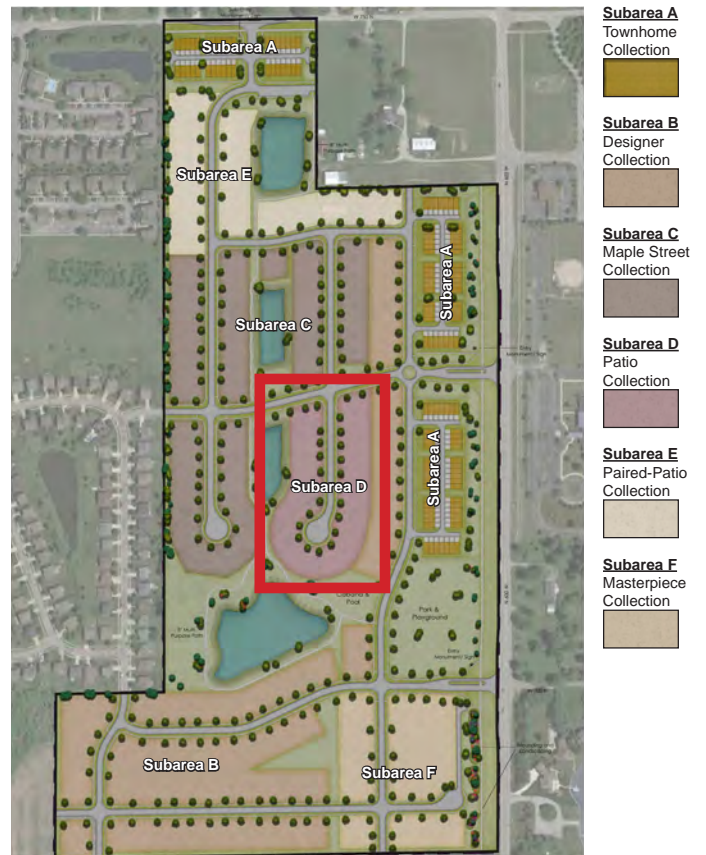
The Maple Street Collection is expected to range between 1,600 square feet and 2,975 square feet. The homes' sales prices are expected to range from \$293,350 to \$347,000.

ILLUSTRATIVE ARCHITECTURAL EXHIBITS

HAMPTON WALK PUD

Subarea D - Patio Collection

(Minimum Lot Width - 55')



The Patio Collection is expected to range between 1,700 square feet and 1,975 square feet. The homes' sales prices are expected to range from \$374,000 to \$399,000.

ILLUSTRATIVE ARCHITECTURAL EXHIBITS

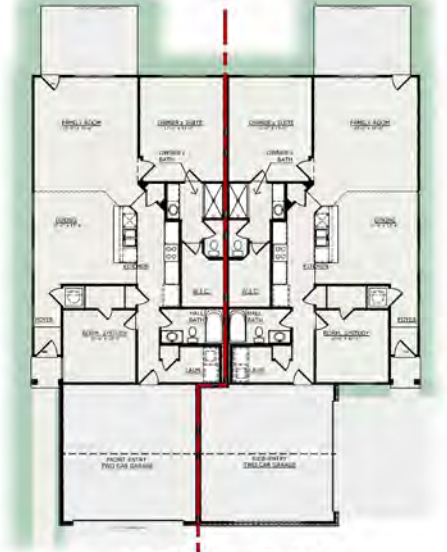
HAMPTON WALK PUD

Subarea E - Paired-Patio Collection

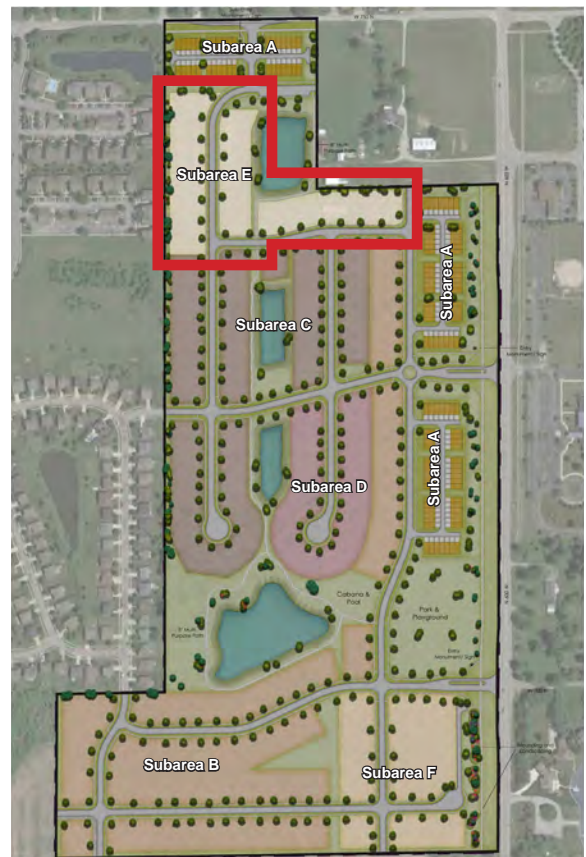
(Minimum Lot Width - 30' each, 60' total)



Z-LOT PAIRED PATIO PLAN



PAIRED PATIO Z-LOT DESIGN
FLOORPLAN SCHEMATIC



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

The Paired-Patio Collection is expected to range between 1,200 square feet and 2,050 square feet. The homes' sales prices are expected to range from \$237,000 to \$251,000.

ILLUSTRATIVE ARCHITECTURAL EXHIBITS

HAMPTON WALK PUD

Subarea F - Masterpiece Collection (Minimum Lot Width - 80')



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

The Masterpiece Collection is expected to range between 2,100 square feet and 4,075 square feet. The homes' sales prices are expected to range from \$470,000 to \$620,000.

TAB 5

PEDESTRIAN CONNECTIVITY EXHIBIT

HAMPTON WALK PUD



TAB 6

ILLUSTRATIVE OPEN SPACE EXHIBIT

HAMPTON WALK PUD



TAB 7

POOL CABANA CONCEPT DESIGN EXHIBIT

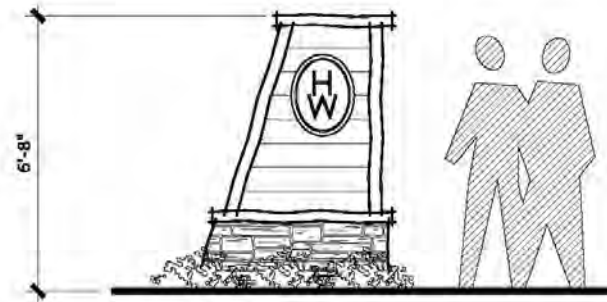
HAMPTON WALK PUD



TAB 8

PROPOSED ENTRY MONUMENTS EXHIBIT

HAMPTON WALK PUD



Sub-Entry Monument



Main Entry Monument



HAMPTON WALK
Proposed Entry Monuments

SCALE: $\frac{1}{4}" = 1'-0"$ 10.15.21