



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Plan Commission Meeting

DATE: 11/1/2023, at 6:00 PM

DIRECTIONS: Launch Fishers Theater , 12175 Visionary Way, Fishers, IN 46038

Members of the public can [submit comments to the board via form submittal](#) before 12pm on the day of the meeting.

Members of the public may [stream the live meeting](#) online.

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid (i.e. interpreters) and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should [email Kelly Lewark](#), Office Manager, no later than 48 hours before the scheduled event or call at (317) 595-3487.

1. **Call to Order**
2. **Pledge of Allegiance to The Flag of The United States**
3. **Roll Call**
4. **Approval of Previous Minutes**
 - a. 10-4-23
5. **Public Hearings**
 - a. **Cove at Thorpe Creek PUD**

Case: TA-23-5
Address: Generally located east and west of Florida Road and northwest of Thorpe Creek
Request: Consideration of a text amendment to the Cove at Thorpe Creek PUD to

request approval of new home elevations, an updated concept plan, and to increase the height of homes northwest of Thorpe Creek from 35 feet to 40 feet.

Petitioner: Nick Weber, Faegre Drinker, representative for Fischer Homes

Planner: Gabrielle Herin, hering@fishers.in.us

6. New Business

7. Staff Communication

a. 2024 Meeting Schedule:

- January 10, 2024
- February 7, 2024
- March 6, 2024
- April 10, 2024-
- May 1, 2024
- June 5, 2024
- July 10, 2024
- August 7, 2024
- September 4, 2024
- October 2, 2024
- November 6, 2024
- December 4, 2024

8. Summary of Council Action

9. Adjournment

**CITY OF FISHERS
ADVISORY PLAN COMMISSION MINUTES
October 4, 2023
LAUNCH FISHERS THEATER**

The meeting of the Advisory Plan Commission convened at 6:00 p.m.

Mr. Stevenson confirmed quorum and called the meeting to order.

A roll call was taken and those members present were: Rick Fain, Bill Stuart, Howard Stevenson, Katie Jackson, Bruce Molter, Todd Zimmerman. Kim Logan, Steve Richards, Selina Stoller, and Pete Peterson were not present. Others present: Rodney Retzner, Kay Prange, Ross Hilleary, Hatem Mekky, Spencer Heffron, Brian Lewis, Greg and Sara Wissler, Mr. and Mrs. Ardalan, Don Stuart, Larry Lannan.

Mr. Stevenson asked for a Motion to approve the Minutes from the 9-6-23 meeting. Mr. Zimmerman made a Motion to approve, seconded by Mr. Fain. The Minutes were approved, 6-0.

Public Hearings:

a. Flat Fork PUD

Case: RZ-23-3 **CONTINUED FROM SEPTEMBER MEETING**

Address: Multiple parcels on the north side of 96th Street, between Georgia and Cyntheanne Road

Request: Consideration of a rezone of 109 acres from R2 Residential to PUD-M. The Flat Fork PUD would include a maximum of 225 single-family homes on the north side of 96th Street, between Georgia and Cyntheanne Road, and a C2 Commercial area at the northeast corner of 96th & Georgia.

Petitioner: NVR, Inc. (d/b/a Ryan Homes)

Planner: Ross Hilleary hillearyr@fishers.in.us

Ross Hilleary presented the request from Ryan Homes. The PUD aligns with the Fishers 2040 plan. Hatem Mekky, Director of Engineering, and Ross Hilleary, Director of Planning and Zoning, have met with McCordsville regarding the 96th St. improvements. Annexation will be handled through City Council and Staff recommends sending a favorable recommendation to City Council.

Murray Clark of Faegre Drinker and Mike Lewis of Ryan Homes were available to answer questions. The West/Georgia Rd. parcel will contain 55 ranch homes for empty nesters. The East parcel will contain 130 2-story homes. Brad DeReamer, City Council spoke about side yard setbacks and passed out pictures from Britton Falls. He is content with the side-yard setbacks which have been increased in the East parcels and not increased in the West parcels. Only the largest square ft homes with 3-car garages will have a 5 ft setback. Mr. Clark stated that it may be back to the drawing board for home models due to the tough anti-monotony laws.

Mr. Zimmerman appreciated the discussion about 96th St. and McCordsville. Mr. Mekky explained that a traffic analysis has been done. Passing blisters are recommended, along with accel/decel lanes. The 96th and Cyntheanne roundabout will start in the end of 2024. Bill Stuart noted that 96th is multi-jurisdictional – an interlocal agreement was explained by Mr. Mekky. Mr. Stevenson likes the low-maintenance language.

Mr. Stevenson opened the Public Hearing.

Brad DeReamer, (13142 Oakford) - Mr. DeReamer summarized the 5-ft. setbacks as a disaster but the East homes will have 7.5 ft and the West will have at least 5.3 feet. He thinks it will work. Thanks to Scott Wallace and Mike Lewis. Steve Hunley (no address given)- he lives at 96th and Cyntheanne- why is a roundabout needed? Mr. Mekky explained it as a safety precaution due to all the accidents.

Ann Capella (no address given)- she lives at 96th and Georgia- how long for a roundabout. Mr. Mekky stated 3 years for the INDOT process. Mr. Stevenson confirmed that the two future developments south of 96th St. are being taken into consideration.

Mr. Stevenson closed the Public Hearing portion of the meeting.

Mr. Stevenson asked for a Motion. Mr. Zimmerman made a Motion to send a favorable recommendation to City Council, seconded by Mr. Molter. The Motion was approved, 6-0.

The Meeting was adjourned at 6:37 p.m.

Respectfully Submitted by:

Kay Prange, Recording Secretary

DRAFT

The Cove at Thorpe Creek

Text Amendment



PRESENTED BY
MINDY WESTRICK, ESQ.



Plan Commission | November 1, 2023

TABLE OF CONTENTS

THE COVE AT THORPE CREEK

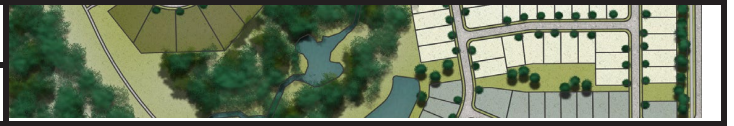


TABLE OF CONTENTS

Developer:

Hillary Laffin, Project Planner

Grand Communities, LLC
3940 Olympic Boulevard, Suite 400
Erlanger, KY 41018

Builder:

Amanda Deardorff,
Land Acquisition Manager

Fischer Single Family Homes II, L.L.C.
6602 E. 75th Street, Suite 400
Indianapolis, IN 46250

Attorney:

Mindy Westrick, Esq.
Mark R. Leach, Land Use Planner

Faegre Drinker Biddle & Reath LLP
600 E. 96th St., Suite 600
Indianapolis, IN 46240

Telephone: 317.569.9600
Fax: 317.569.4800

Tab 1

Executive Summary

Tab 2

Aerial Location Map

Tab 3

Concept Plan

Tab 4

Masterpiece Collection Architectural Exhibit

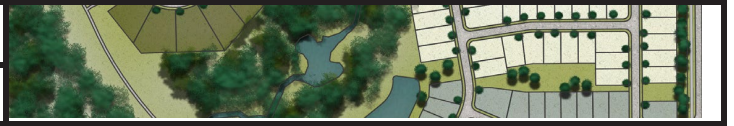
Tab 5

Proposed PUD Ordinance

TAB 1

EXECUTIVE SUMMARY

THE COVE AT THORPE CREEK TEXT AMENDMENT



Grand Communities, LLC and Fischer Single Family Homes II, L.L.C. (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:

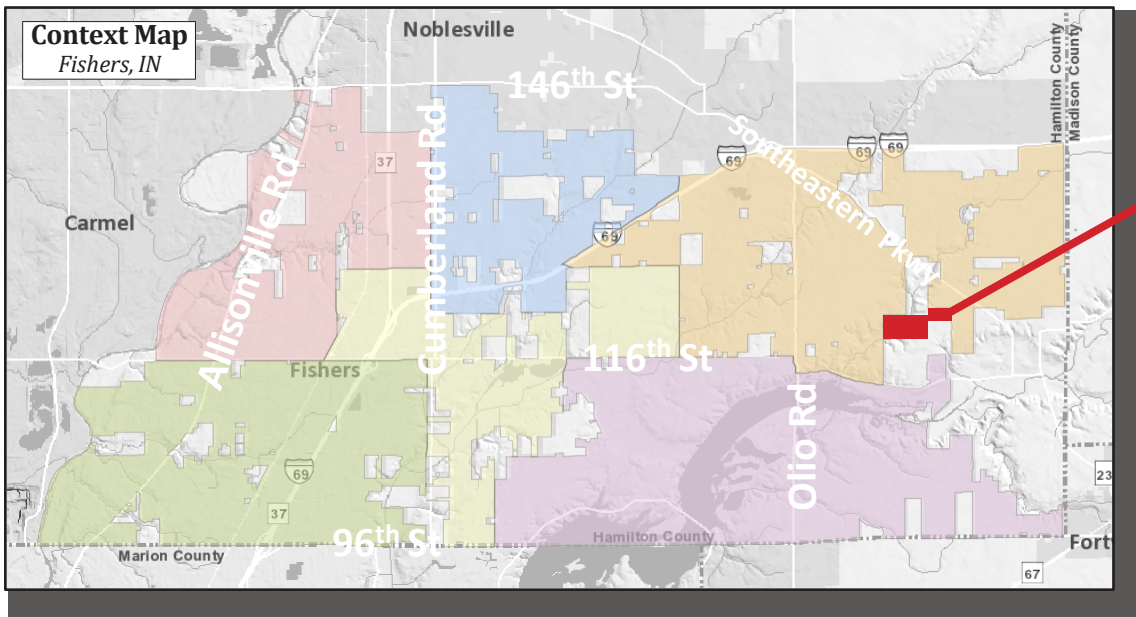
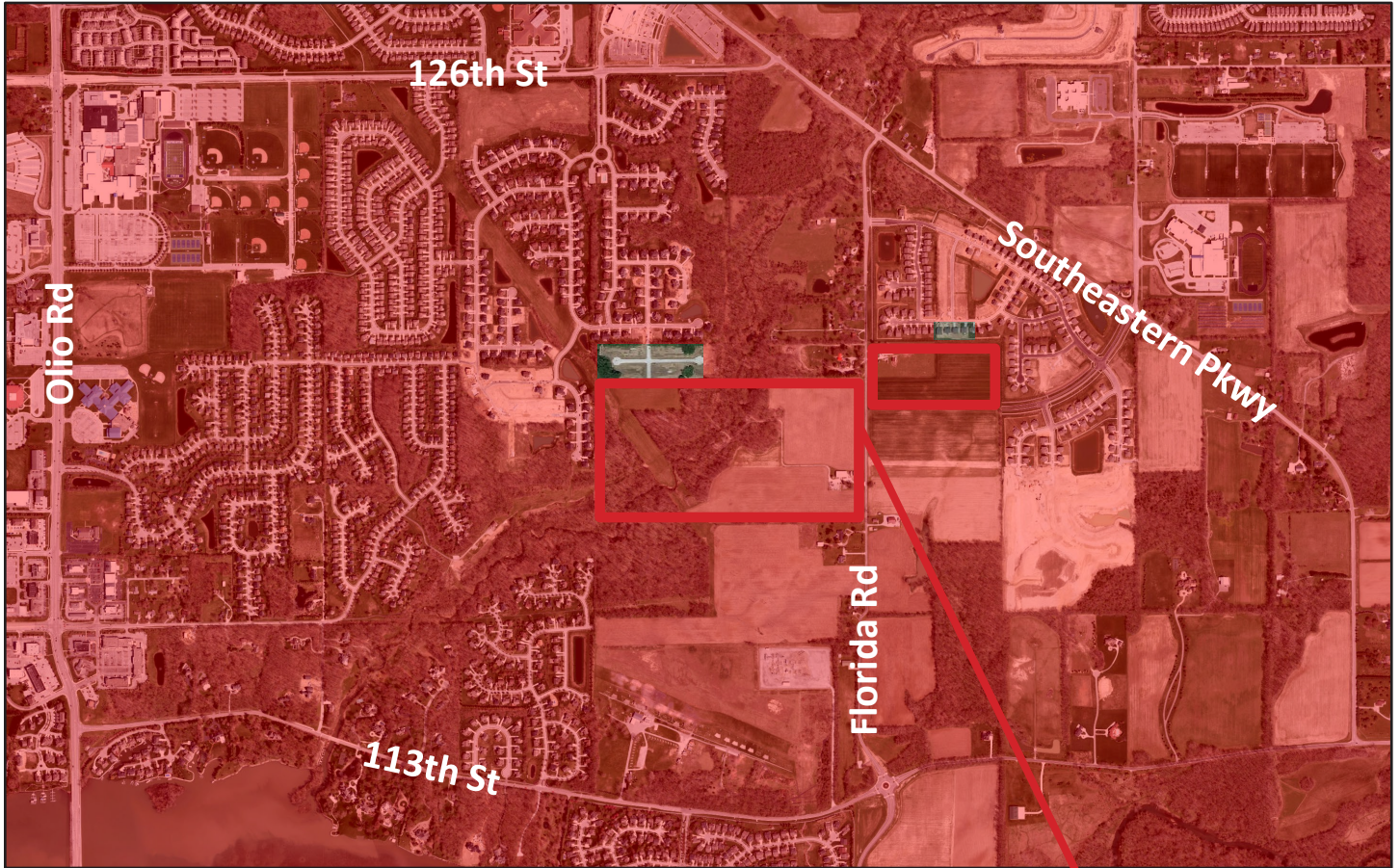
- Maximum building height within the Grand Estates District is increased to 40 feet.
- The Masterpiece Collection homes are added as allowed within the Designer District.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP (+/- 107 ACRES)

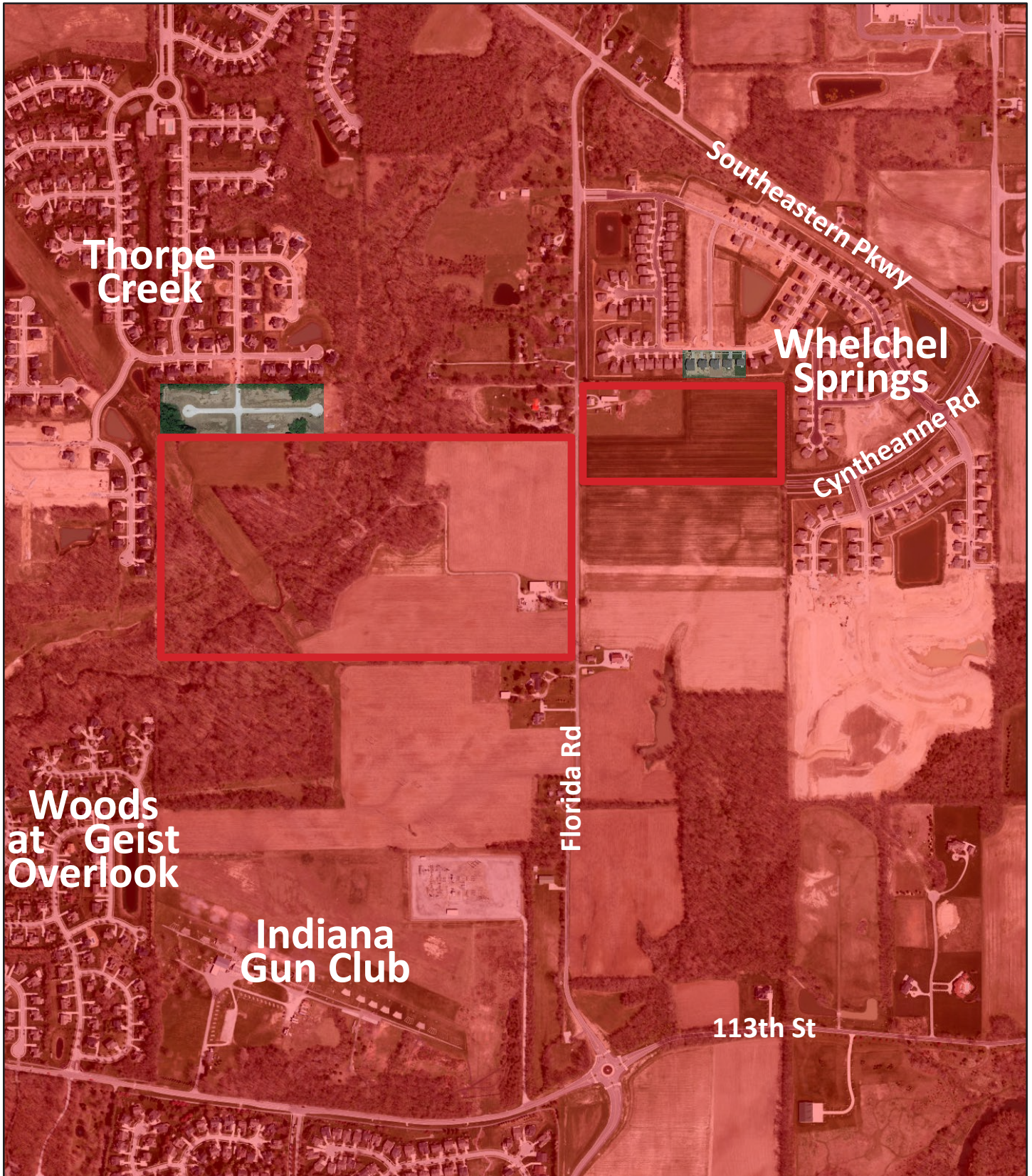
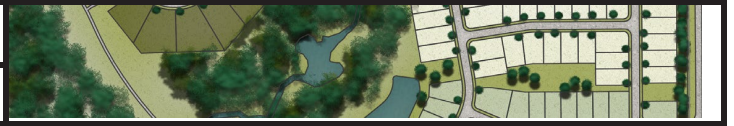
THE COVE AT THORPE CREEK



REAL ESTATE

AERIAL LOCATION MAP (+/- 107 ACRES)

THE COVE AT THORPE CREEK

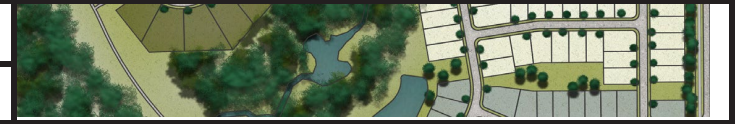


REAL ESTATE

TAB 3

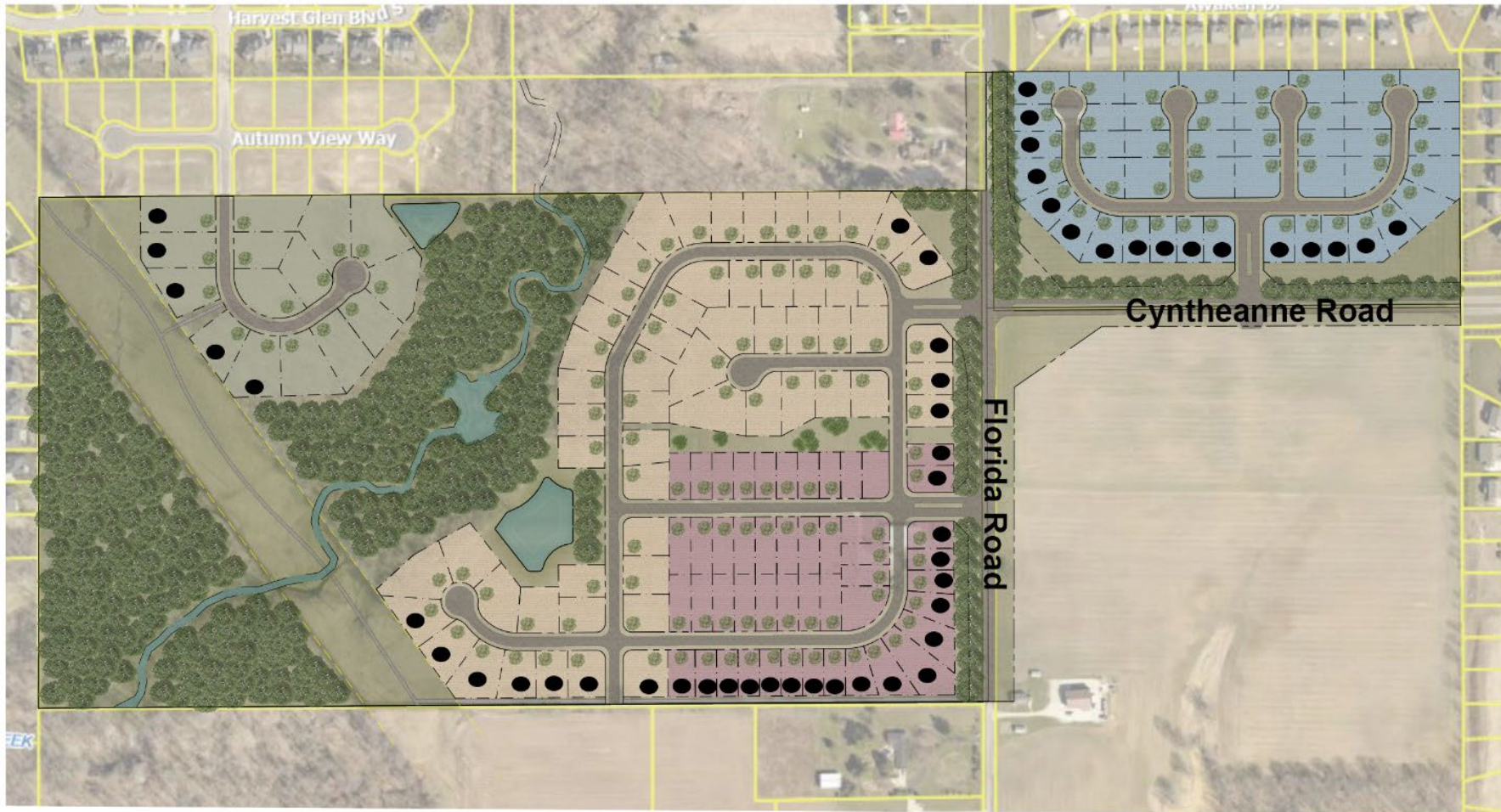
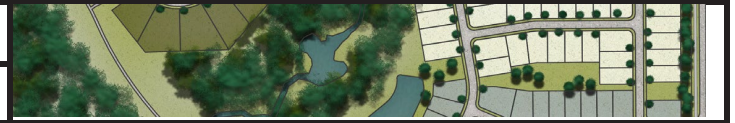
CONCEPT PLAN

THE COVE AT THORPE CREEK



CONCEPT PLAN

THE COVE AT THORPE CREEK



● Additional Architecture

- Grand Estates
- Masterpiece or Designer
- Designer
- Patio

TAB 4

ILLUSTRATIVE ARCHITECTURAL EXHIBIT

THE COVE AT THORPE CREEK



MASTERPIECE COLLECTION

The Cove Seaside Villa



The Emerald American Heritage



The Harbor Seaside Cottage



The Cove English Heritage



The Emerald American Cottage



The Harbor Seaside Villa



The Cove Seaside Quail



The Emerald Coastal Cottage



The Harbor Seaside Cottage



The Cove Seaside Cottage



The Emerald Seaside Villa



The Cove Seaside Manor



The Harbor Seaside Villa



The Emerald Seaside Cottage



The Emerald Seaside Villa



The Harbor Seaside Villa



The Emerald Seaside Villa



The Emerald Seaside Villa



ILLUSTRATIVE ARCHITECTURAL EXHIBIT

THE COVE AT THORPE CREEK



MASTERPIECE COLLECTION

The Keller Family Craftsmen



The Keller American Classic



The Laurel Coastal Classic with Stone



The Keller Villa Toscana



The Keller Rustic Red Retreat



The Laurel Modern Farmhouse with Brick



The Modern American Classic



The Keller Bella Vista



The Laurel Modern Farmhouse with Stone



The Laurel American Classic with Brick



The Marshall Windsor Craftsmen



The Marshall Windsor Craftsmen



The Laurel American Classic with Stone



The Marshall English Retreat



The Marshall American Classic



The Laurel Coastal Classic with Brick



The Marshall English Retreat



The Marshall Bella Vista



ILLUSTRATIVE ARCHITECTURAL EXHIBIT

THE COVE AT THORPE CREEK



MASTERPIECE COLLECTION



TAB 5

ORDINANCE NO. _____

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 Unit Development (PUD) otherwise known as The Cove at Thorpe Creek, 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. _____ as required by law in regard to the text amendment; and

WHEREAS, the Plan Commission at its November 1, 2023 meeting sent a _____ recommendation to the Common Council by a vote of ____ () in favor and ____ () 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. Section 3(b) Zoning Districts, is hereby amended to all for a maximum structure height of 40 feet in the Design Estates District.

SECTION 2. The Masterpiece Collection (Exhibit C.1) is hereby incorporated into the Cove at Thorpe Creek PUD within the denoted Design District area.

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 ____ day of _____, 2023.

ORDINANCE NO. _____

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

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

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2023, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Mindy Westrick, 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.



2023

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



Planning & Zoning Department
City of Fishers
Ordinance:



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

1. Declaration

- a. Ordinance No. _____ (this "Ordinance")
- b. Adopted: _____

2. Purpose and Intent

The Cove at Thorpe Cree Planned United Development (PUD) 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:

- 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.

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

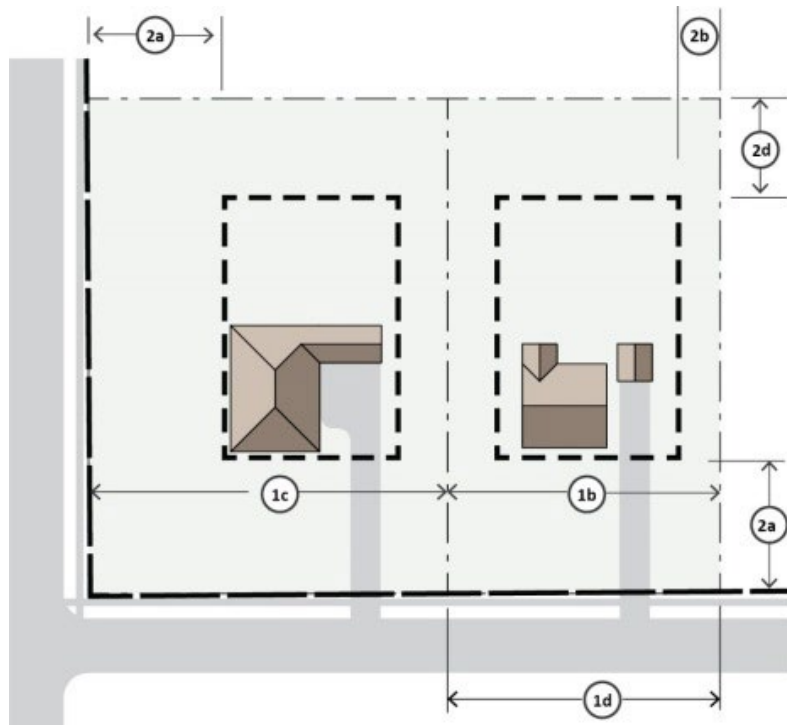
Article 3.2. Residential Districts: Shall apply, except as modified below:

- (1) *Sec. 3.2.4. R3 Residential District:* Shall not apply. Instead 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%
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:

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

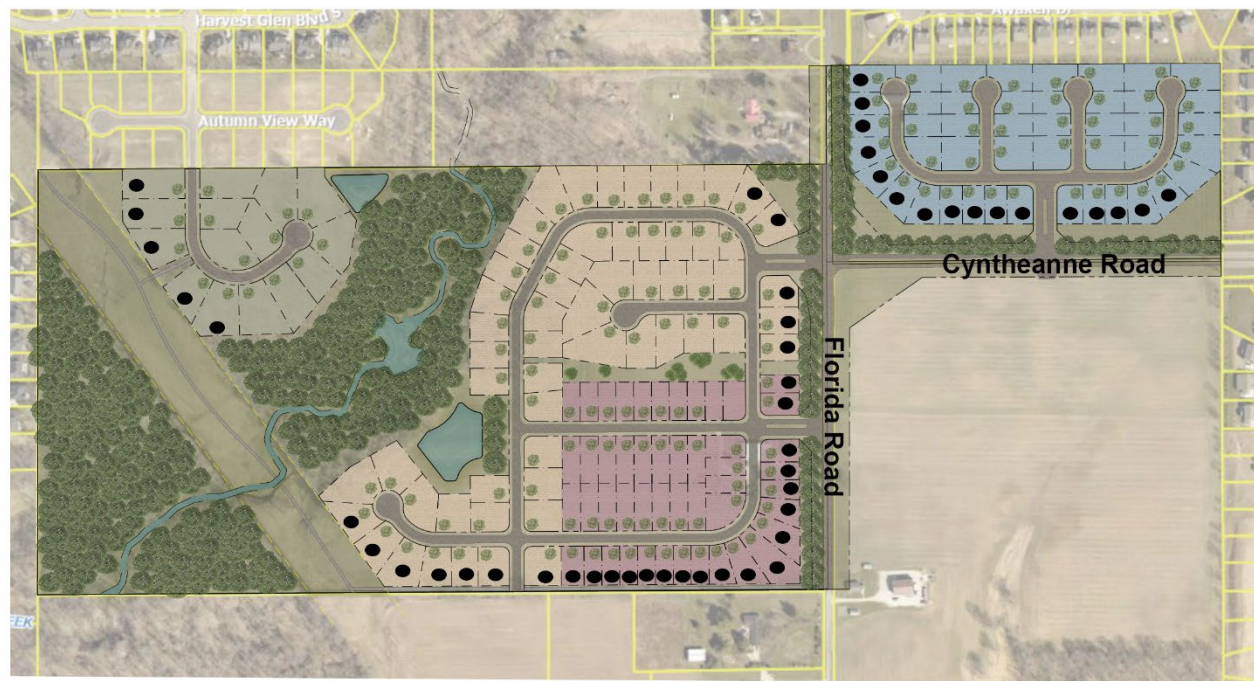
Part of the Southwest Quarter of Section 31, Township 18 North, Range 6 East, of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana, described as follows:

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



Exhibit B.2 – Concept Plan



● Additional Architecture

- Grand Estates
- Masterpiece or Designer
- Designer
- Patio

Exhibit B.3 – Illustrative Architectural Exhibit

MASTERPIECE COLLECTION



MASTERPIECE COLLECTION



MASTERPIECE COLLECTION

The Airfield Contemporary Cottage



The Modern Grande Villa



The Stanton American Classic



The Whitford American Classic



The Stanton Garden Cottages



The Whitford Coastal Classic



The Stanton English Cottage





Advisory Plan Commission Staff Report

Meeting Date: November 1, 2023

DEPARTMENT CONTACT:

Gabrielle Herin, Department of Planning & Zoning, hering@fishers.in.us

CASE NUMBER:

TA-23-5

PETITIONER:

Nick Weber, Faegre Drinker representative for Fischer Homes

PROPERTY ADDRESS/LOCATION:

Generally located east and west of Florida Road and northwest of Thorpe Creek

REQUEST:

Consideration of a text amendment to the Cove at Thorpe Creek PUD to request approval of new home elevations, an updated concept plan, and to increase the height of homes northwest of Thorpe Creek from 35 feet to 40 feet.

EXISTING ZONING:

Cove at Thorpe Creek PUD

PROPOSED ZONING:

Cove at Thorpe Creek PUD

FISHERS 2040:

Suburban Residential, Estate Residential, Open Space Overlay

LOT SIZE: Approximately 69 acres

LOCATION MAP



STAFF RECOMMENDATION

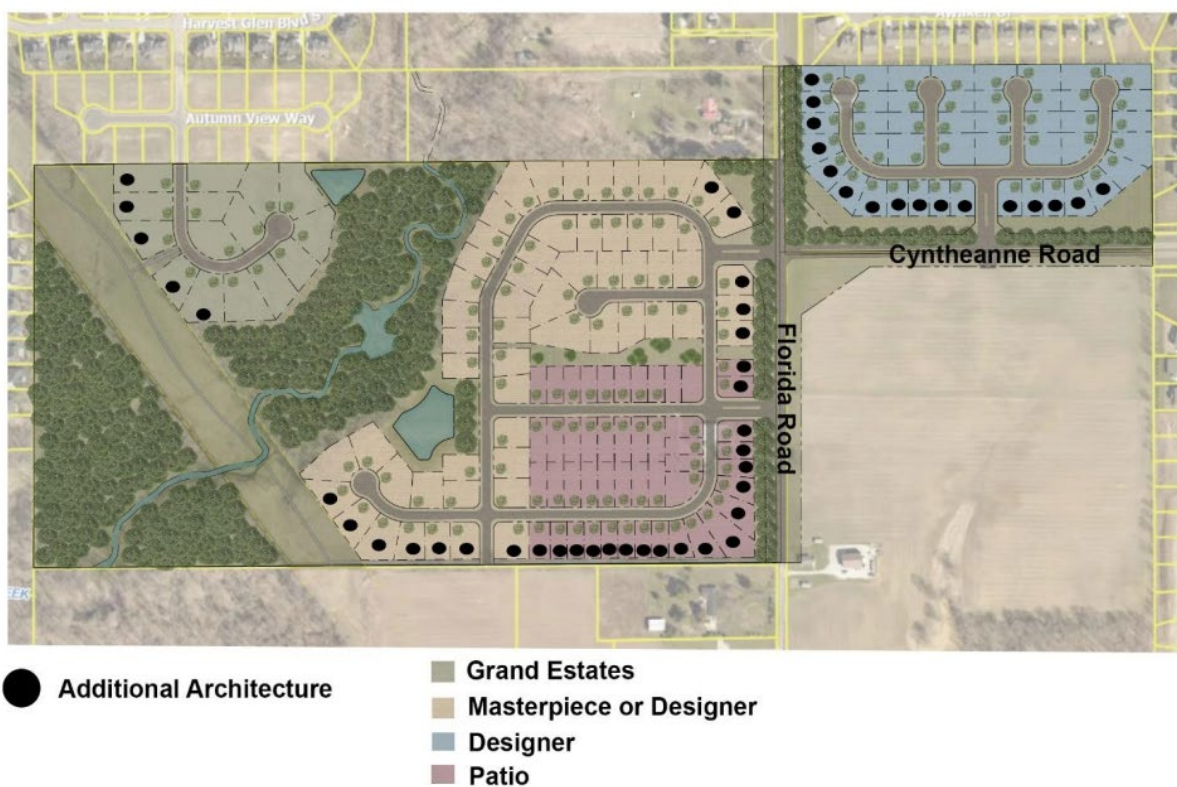
☐ Favorable Recommendation ☐ Unfavorable Recommendation ☒ No Recommendation

PETITION OVERVIEW:

Nick Weber, as representative for 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. The homes approved as of now do not exceed 35 feet in height. The additional home elevations mentioned above are primarily from the applicant's Masterpiece Collection (district shown in yellow).

Concept Plan:



The following table shows the revision proposed in this text amendment.

Grand Estates District		
Minimum Lot Dimensions		
	Original PUD	Proposed PUD
Lot area	12,000 sf	12,000 sf
Lot width at building line-standard	100 ft	100 ft
Lot width at building line-corner	100 ft	100 ft
Lot frontage	50 ft	50 ft
Minimum Building Setbacks		
	Original PUD	Proposed PUD
Front-local street/other street type	25 ft/25 ft	25 ft/25 ft
Side, primary structure/dwelling with attached side-load or rear-load garage	10 ft/10 ft	10 ft/10 ft
Side, aggregate	20 ft	20 ft
Rear, primary structure	20 ft	20 ft
Maximum Building Height		
	Original PUD	Proposed PUD
Primary structure	35 ft	40 ft
Square Feet Per Residential Unit		
	Original PUD	Proposed PUD
1-story ranch (min)	2,000 sf	2,000 sf
multi-story (min)	2,400 sf	2,400 sf
Other		
	Original PUD	Proposed PUD
Requires municipal water and sewer hookup		
Impervious area of lot (max)	45%	45%
Alternative standards	Sec. 8.4.7. Conservation Development	
Total structures per lot	Sec. 6.8.1.G. Structures Per Lot	
Maximum Lots Permitted		
	Original PUD	Proposed PUD
Maximum number of lots	15	15

Exhibit A shows the Masterpiece elevations requiring approval through this amendment.

SURROUNDING LAND USE & ZONING:

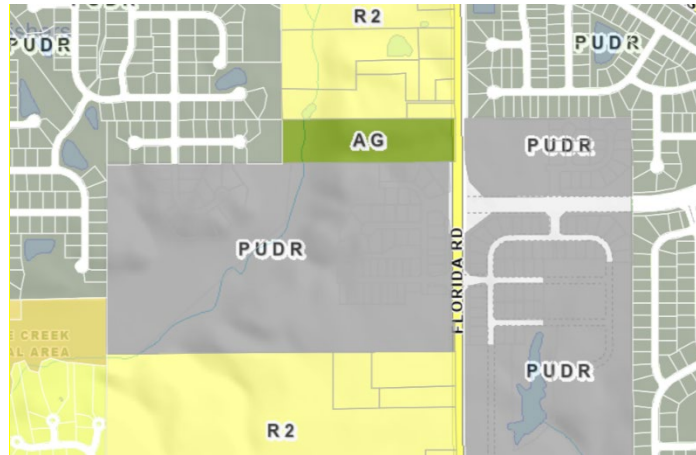
North: PUD-R Woods at Thorpe Creek PUD (Traditional Single Family)

East: PUD-R Cove at Thorpe Creek PUD (Traditional Single Family)

South: PUD-R Open Space

West: PUD-R Knoll at Thorpe Creek PUD (Traditional Single Family)

Zoning Map

**SUMMARY OF NEIGHBORHOOD MEETINGS AND PUBLIC COMMENTS:**

This text amendment was heard as a First Reading at City Council on September 18, 2023, and it was mentioned at the September 28, 2023 TAC meeting as an Item of Information.

At the time of writing this staff report we have received **one (1) written public comments:**

Robert Clamme (15337 Awaken Dr.) – Questions regarding the increase in height for some elevations from 35 feet to 40 feet.

STAFF RECOMMENDATION:

Staff has no recommendation to Plan Commission for this request to amend the concept plan, increase the heights of elevations in the Grand Estates District and introduce additional elevations within the new Designer/Masterpiece District of the Cove at Thorpe Creek PUD.

When making their decision, Plan Commission shall be reasonable regard to:

1. The Comprehensive Plan;

2. Current conditions and the character of structures and uses in ;
3. The most desirable use for which the land in each zoning district is adapted;
4. The conservation of property values throughout the jurisdiction; and
5. Responsible development and growth.

Staff has no recommendation to Plan Commission for this request to amend the concept plan, increase the heights of elevations in the Grand Estates District and introduce additional elevations within the Designer/Masterpiece District of the Cove at Thorpe Creek PUD.

Staff recommends No Recommendation. This item is anticipated to go to the City Council on November 20, 2023 for final reading.

STAFF RECOMMENDATION

☐ Favorable Recommendation ☐ Unfavorable Recommendation ☒ No Recommendation

Exhibit A:



The City English Village



The Emerald American Classic



The English Lane 40 Style



The City English Village



The Emerald American Classic



The English Lane 40 Style



The English Lane 40 Style



The Emerald American Classic



The English Lane 40 Style



The English Lane 40 Style



The Emerald American Classic



The English Lane 40 Style



The English Lane 40 Style



The Emerald American Classic



The English Lane 40 Style





ORDINANCE NO. _____

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 _____ recommendation to the Common Council by a vote of ____ () in favor and ____ () 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 ____ day of _____, 2023.

ORDINANCE NO. _____

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

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

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2023, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

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.



2023

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



Planning & Zoning Department
City of Fishers
Ordinance:



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

1. Declaration

- a. Ordinance No. _____ (this "Ordinance")
- b. Adopted: _____

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

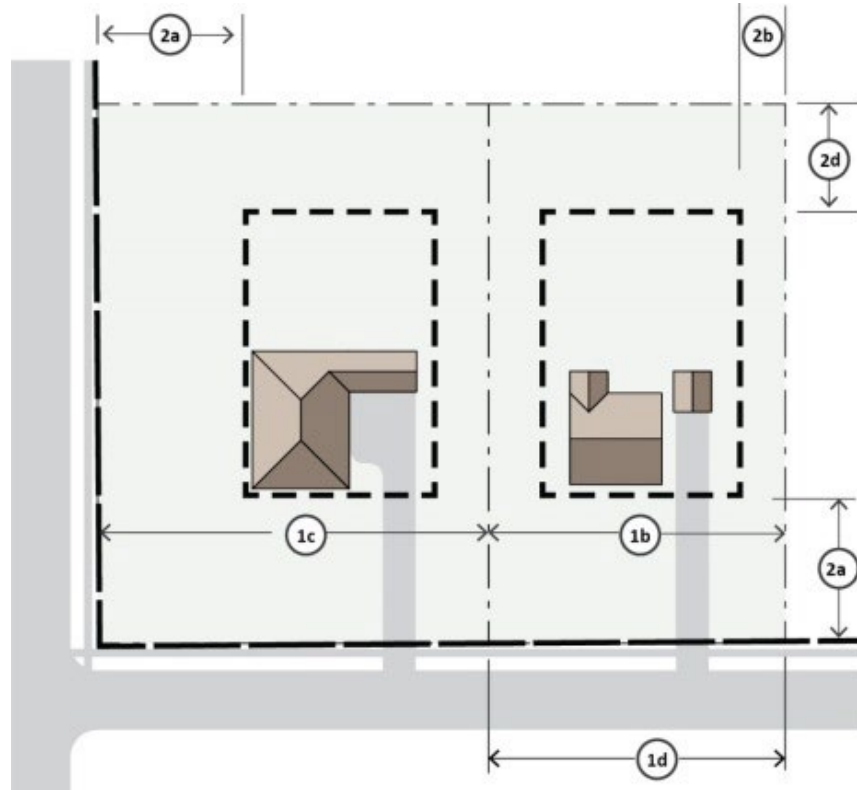
1. Zoning Districts

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%

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:

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

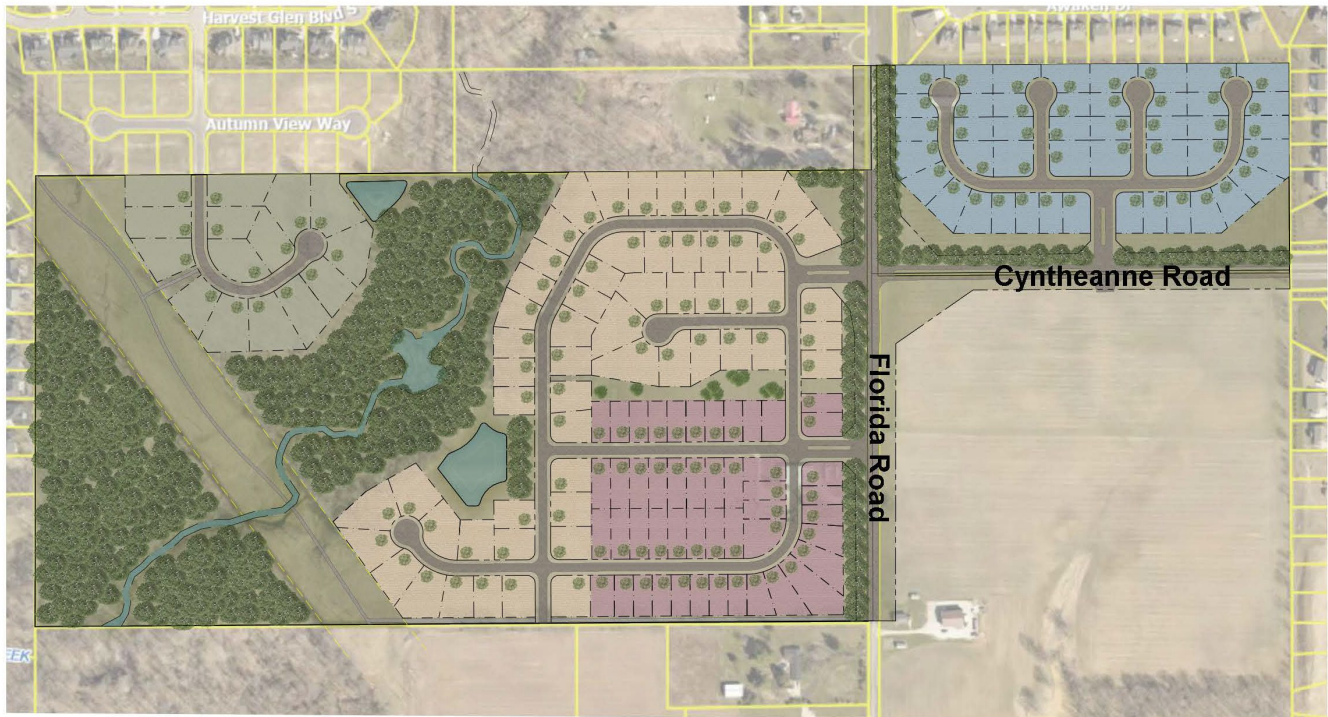
Part of the Southwest Quarter of Section 31, Township 18 North, Range 6 East, of the Second Principal Meridian, Fall Creek Township, Hamilton County, Indiana, described as follows:

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



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

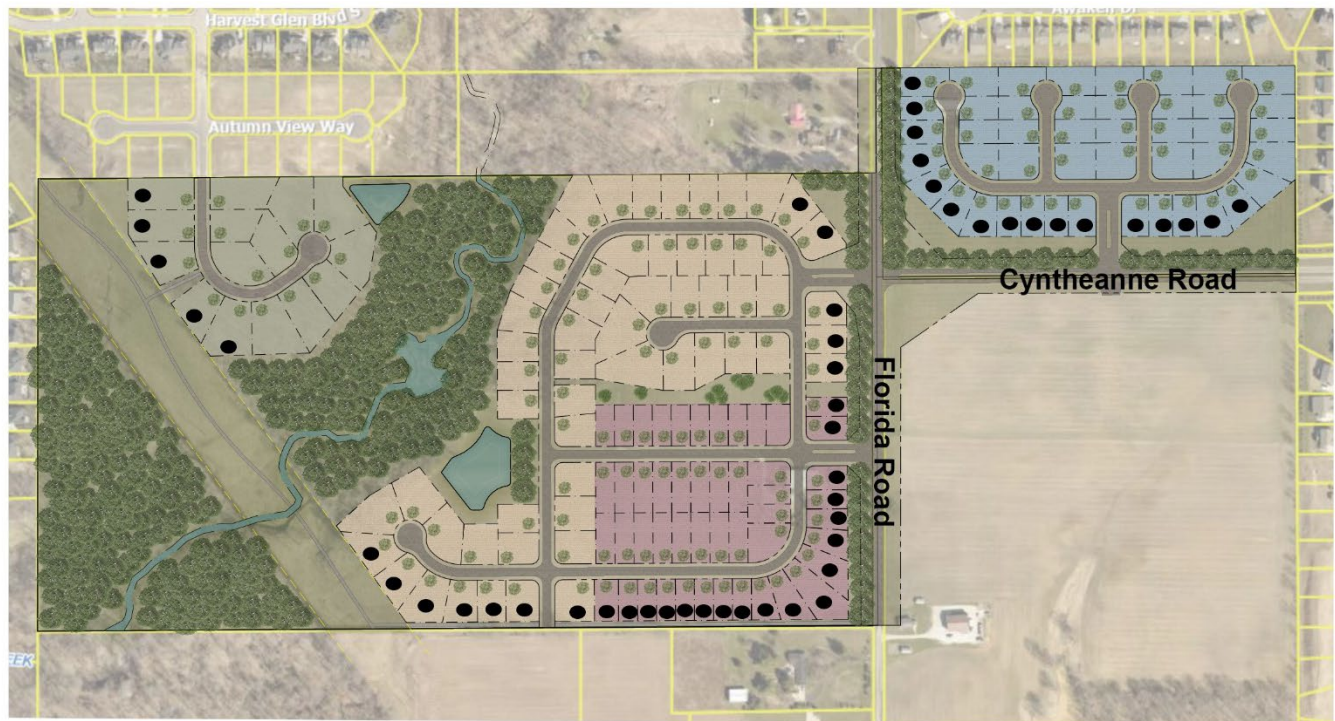


Exhibit B.3 – Illustrative Architectural Exhibit, cont.

MASTERPIECE COLLECTION



Exhibit B.4 – Additional Architecture Exhibit



Additional Architecture

Grand Estates

Masterpiece or Designer

Designer

Patio

ORDINANCE NO. _____

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



© 2023 Fischer Homes, Inc. Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information.

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

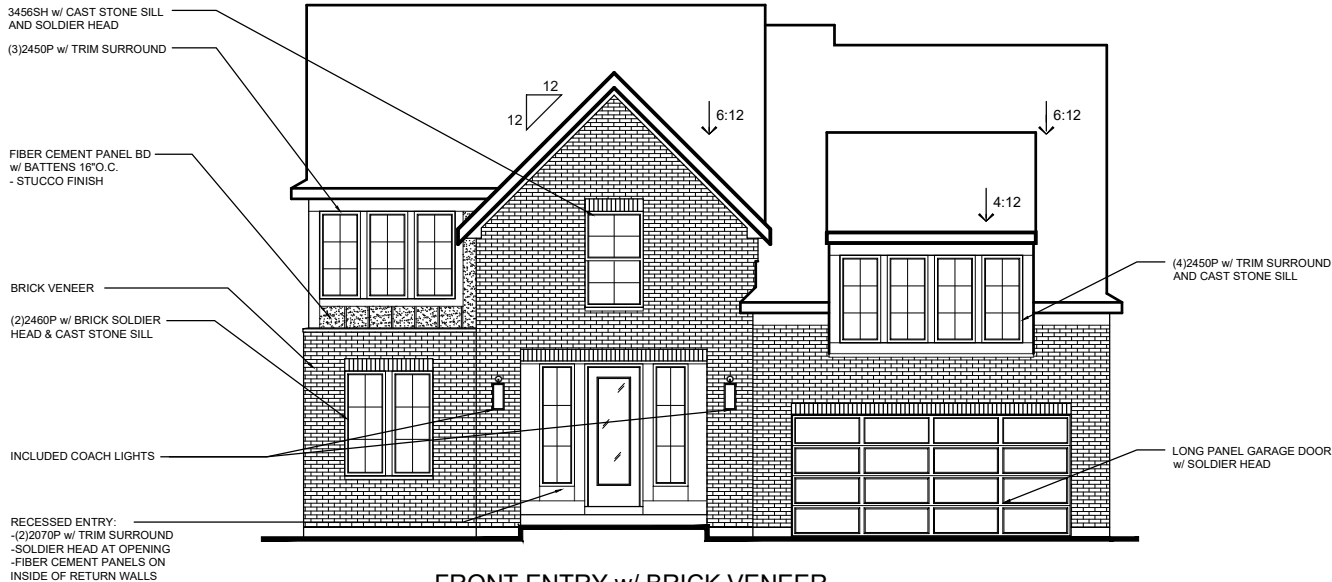
(WITH OPTIONAL BRICK WALL
EXTENSION)

designed by:

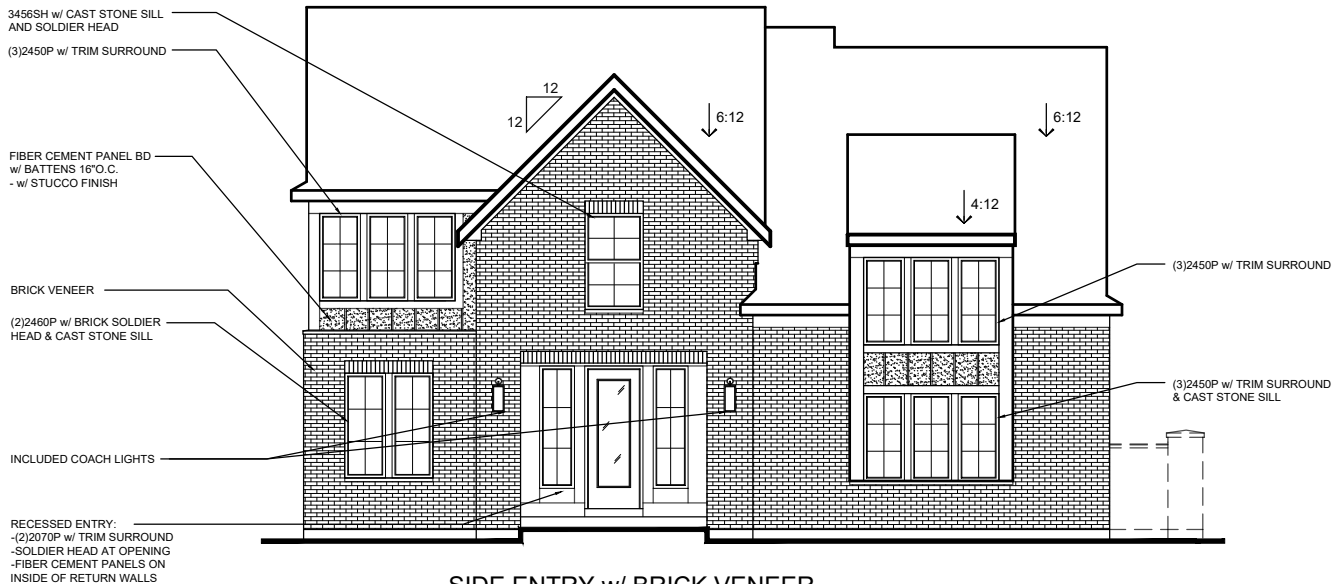
Images & Options Available at fischerhomes.com

Our Plans Include You

Page 58 of 152

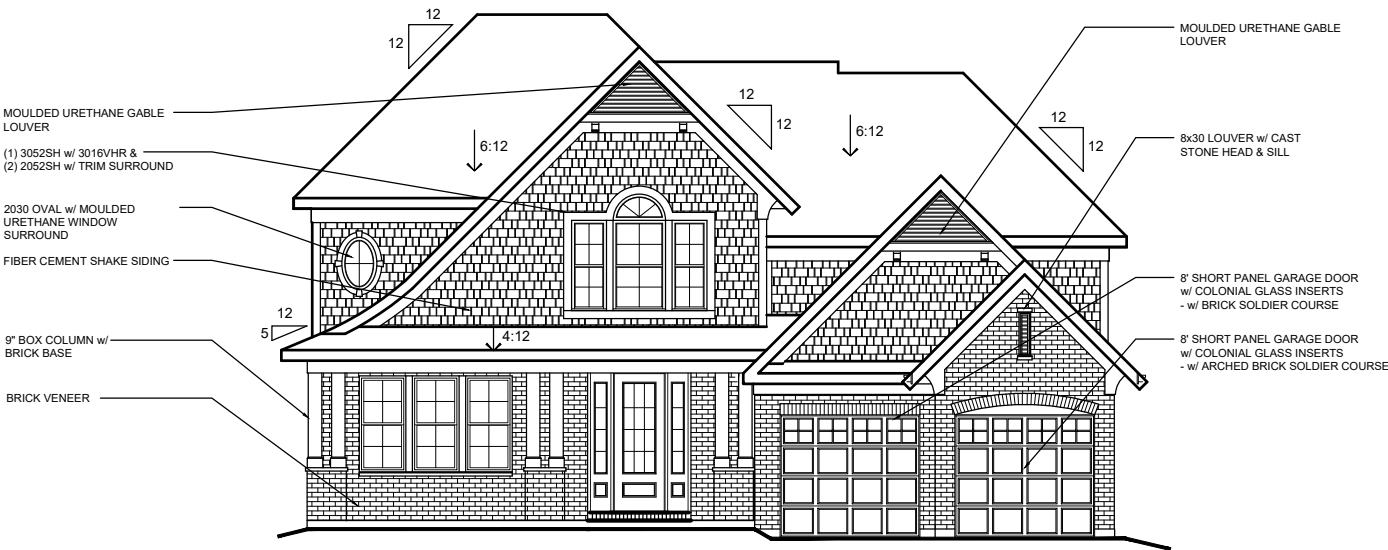


FRONT ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES AND REAR)

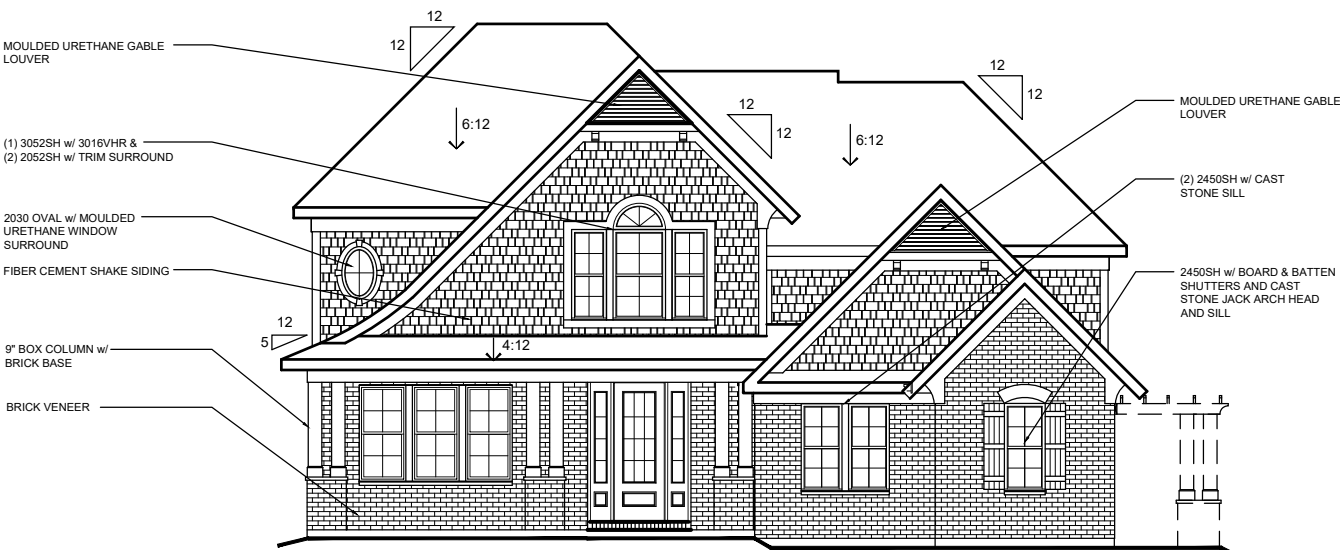


SIDE ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES AND REAR)
w/ OPT. BRICK WING WALL

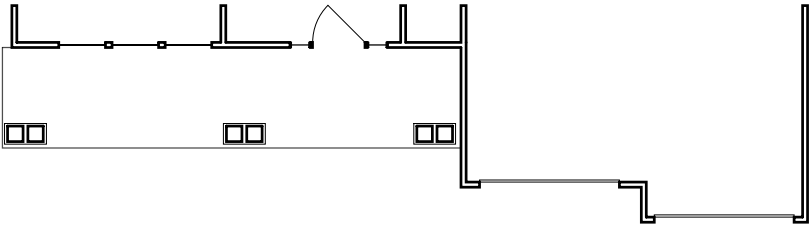
COASTAL CLASSIC EXTERIOR DESIGN

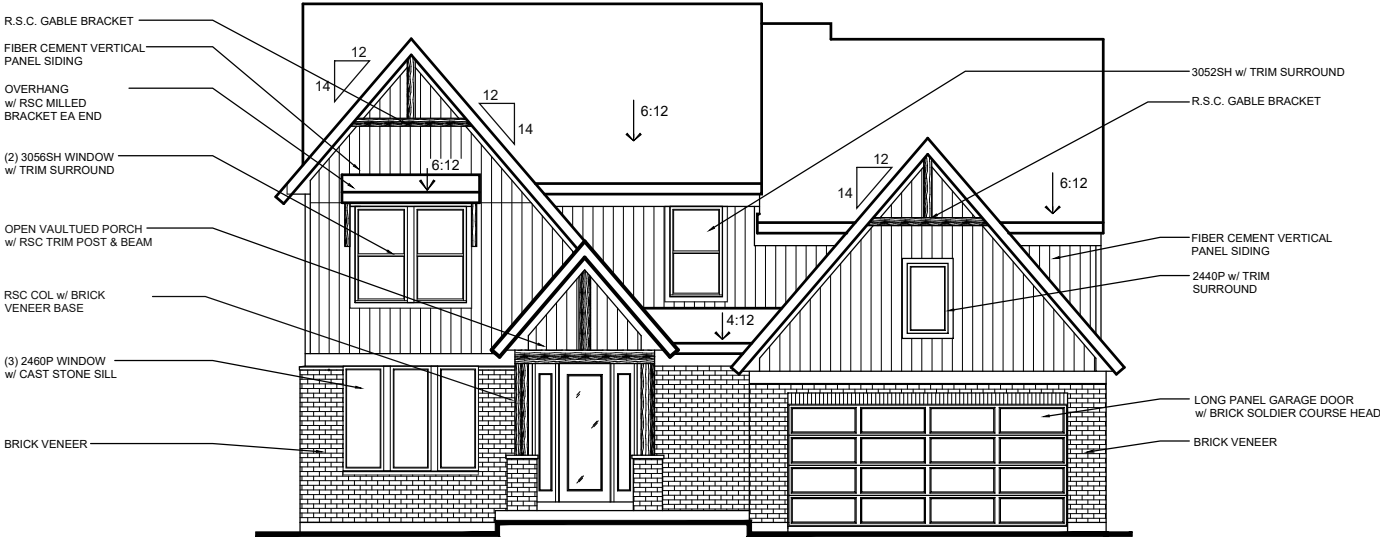


FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

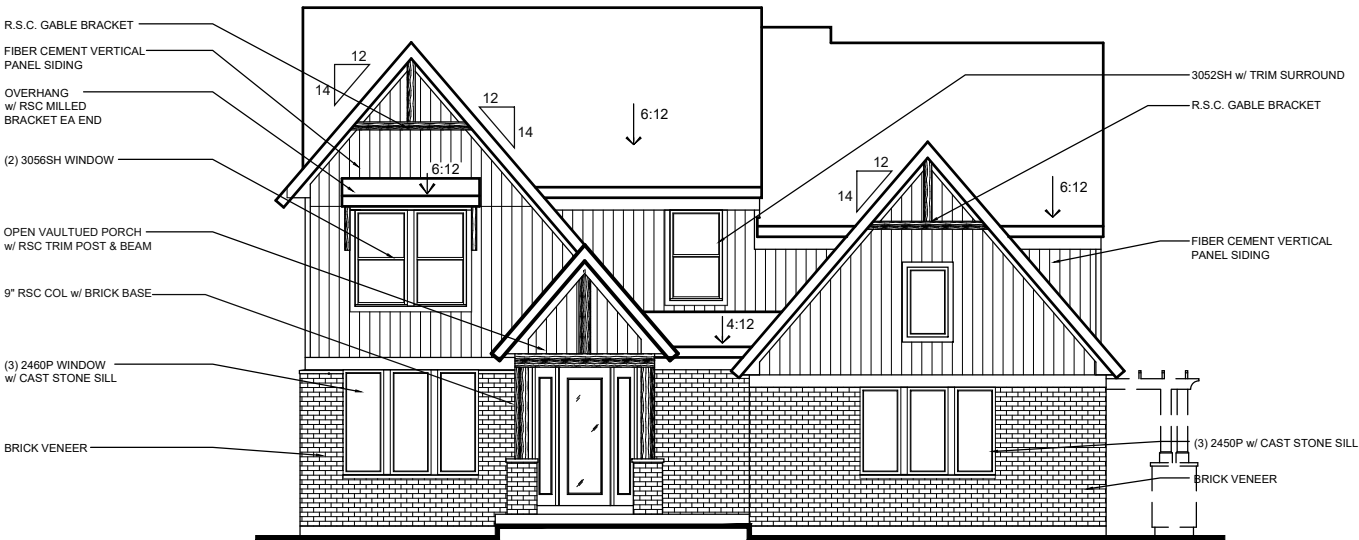


SIDE ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR
w/ OPT. TRELLIS WING WALL w/ BRICK BASE

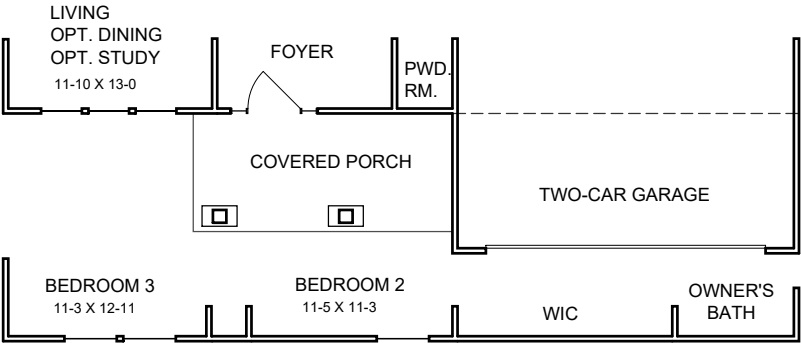




FRONT ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES AND REAR)



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



FIRST FLOOR

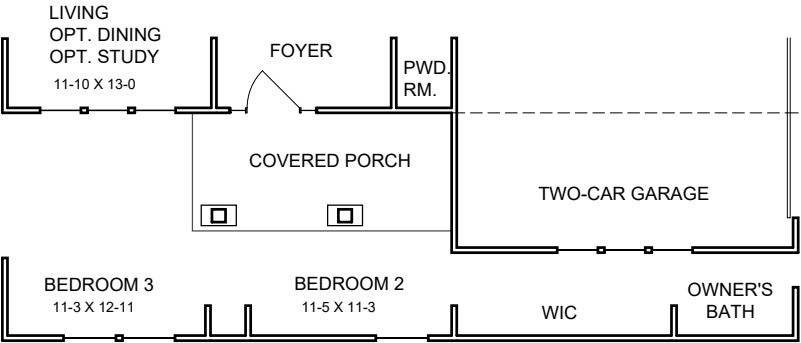
SECOND FLOOR



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



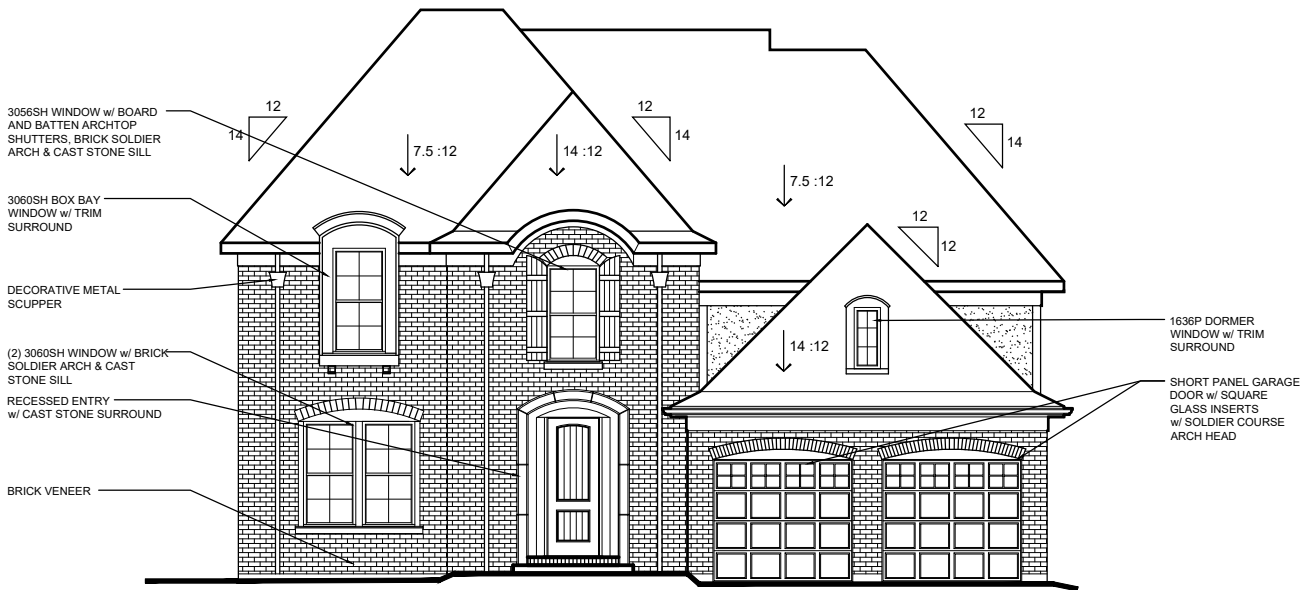
SIDE ENTRY w/ OPT. STONE VENEER
(AVAILABLE w/ LOW STONE SIDES AND REAR)
- w/ OPT. WOOD TRELLIS WING WALL w/ CULTURED STONE BASE



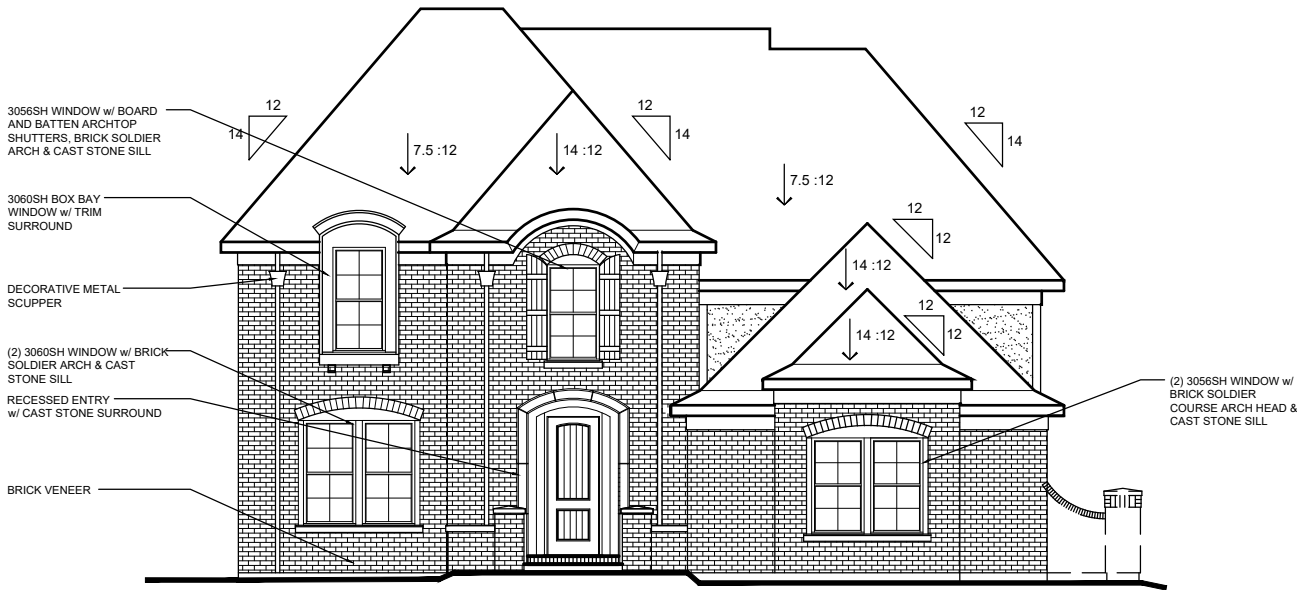
FIRST FLOOR

SECOND FLOOR

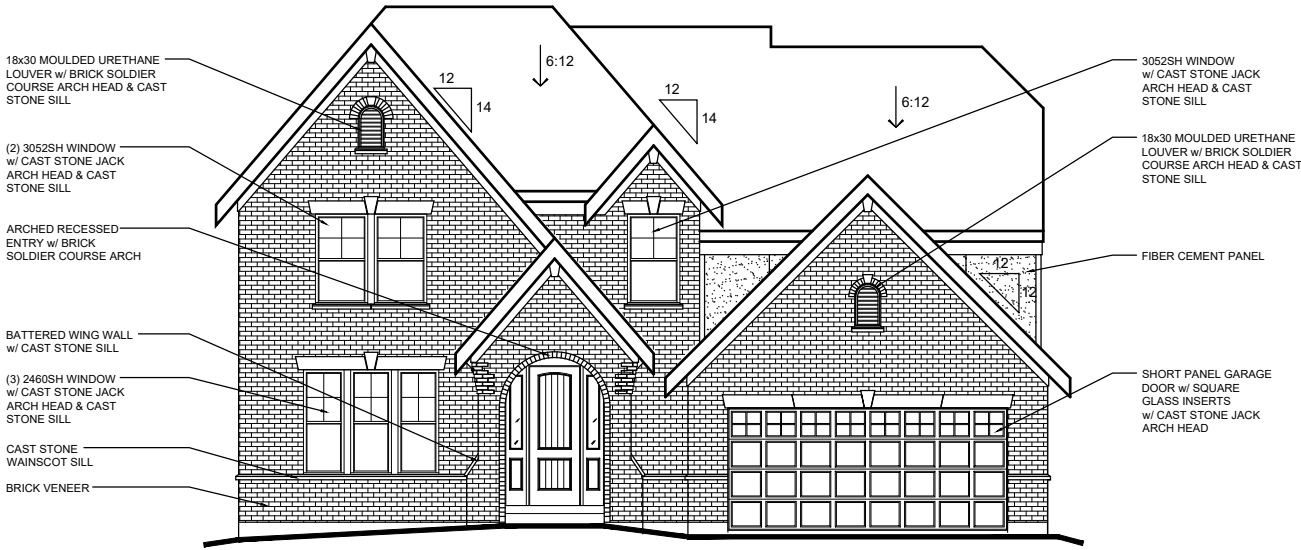
FRENCH MANOR EXTERIOR DESIGN



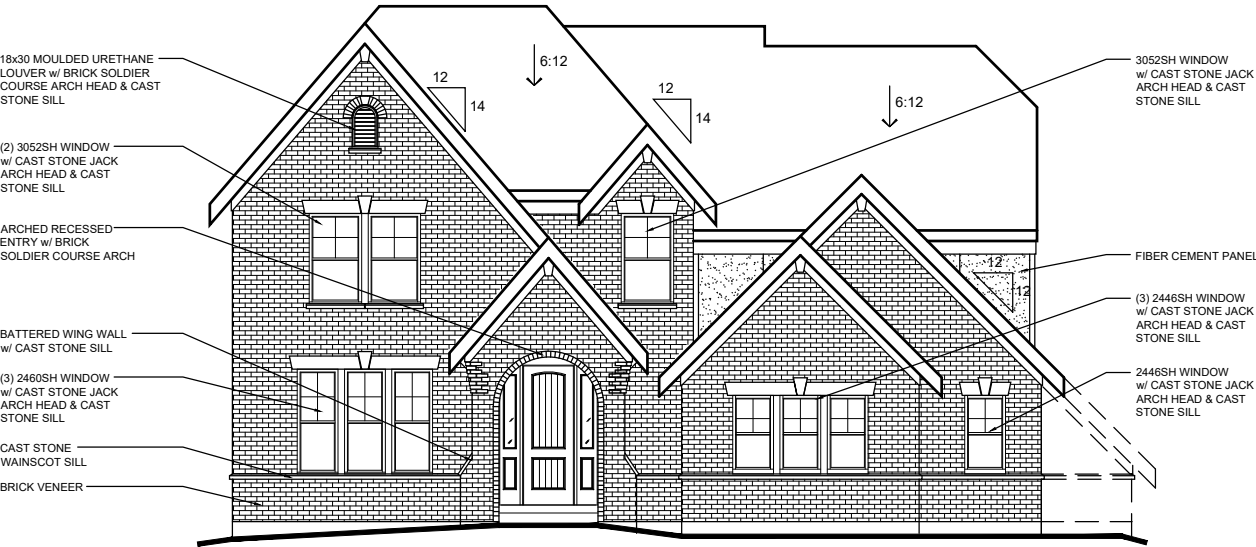
FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



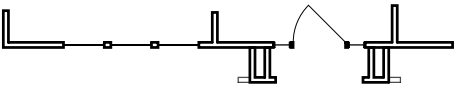
SIDE ENTRY w/ BRICK VENEER
(SHOWN w/ OPT. ENTRY COURTYARD)
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR
w/ OPT. CURVED BRICK VENEER WING WALL



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





AMERICAN HERITAGE

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

designed by:





AMERICAN CLASSIC

(WITH OPTIONAL BRICK WING WALL)

designed by:

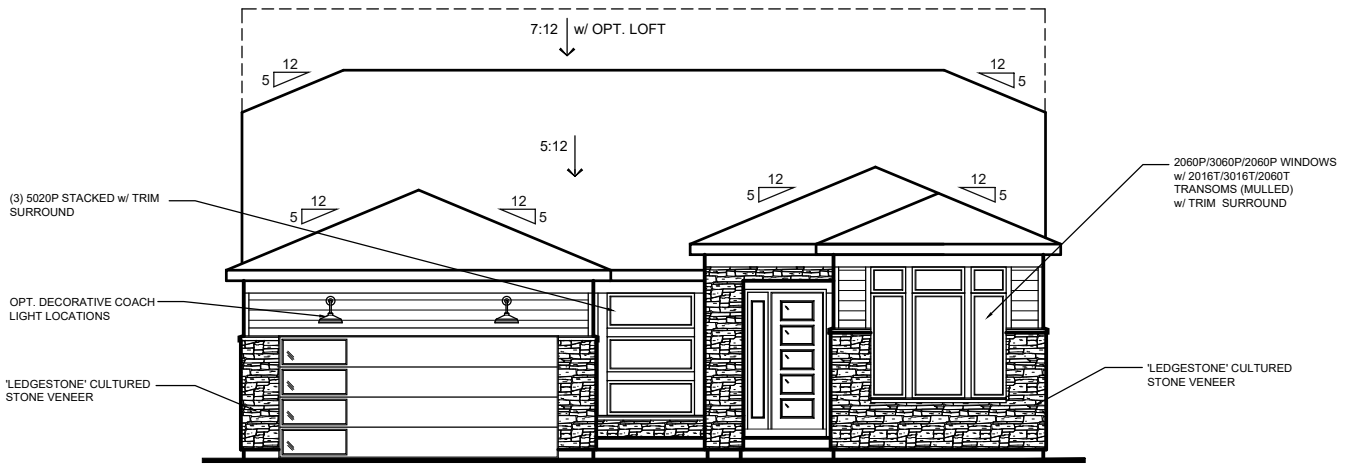



COASTAL CLASSIC

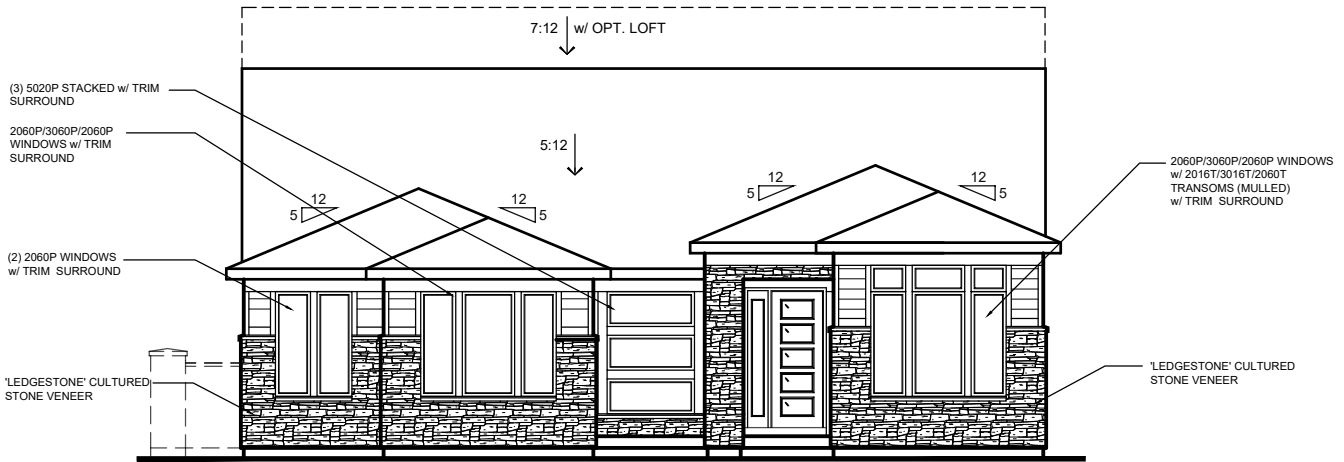
(WITH OPTIONAL STONE VENEER & WOOD TRELLIS WING WALL)

designed by:

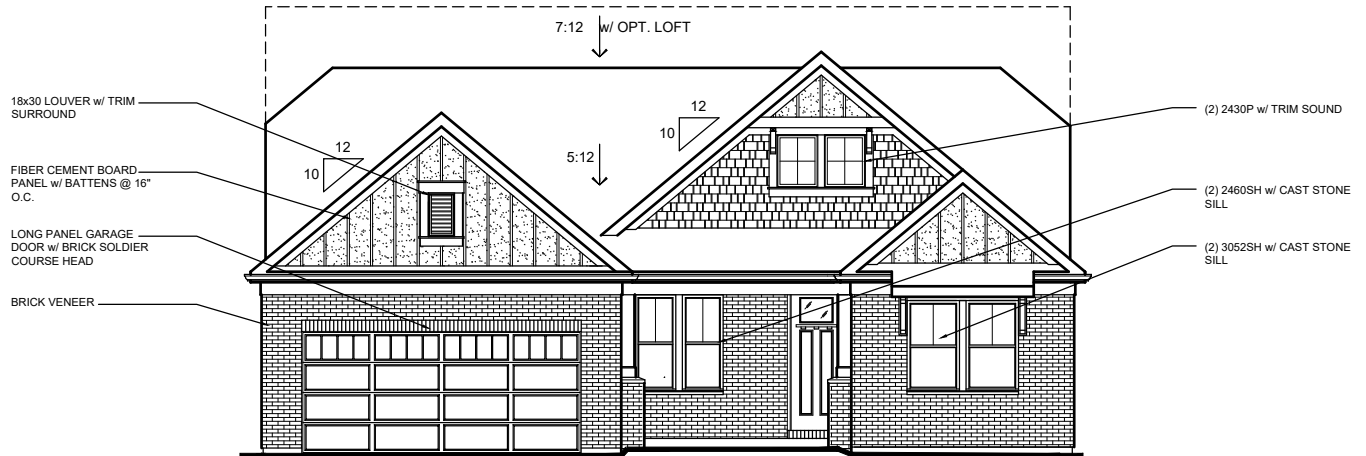




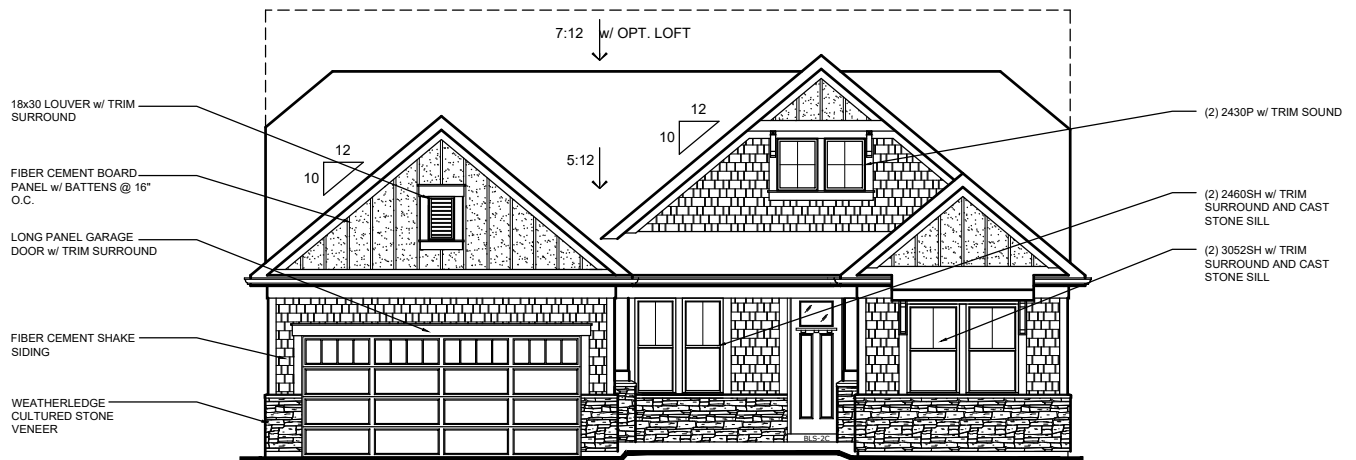
FRONT ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES AND REAR)



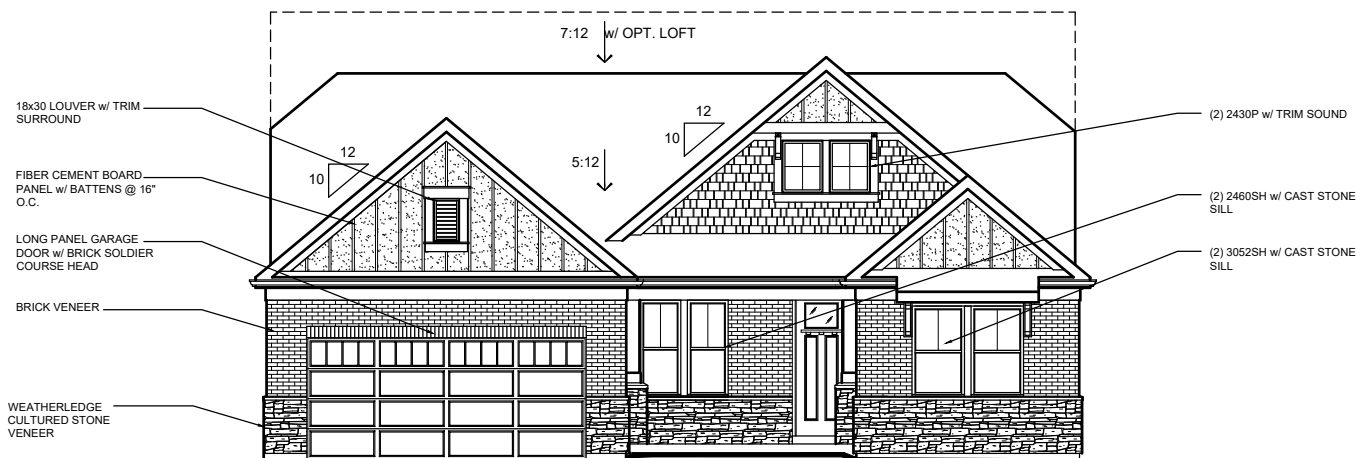
SIDE ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES AND REAR)
w/ OPTIONAL STONE WING WALL



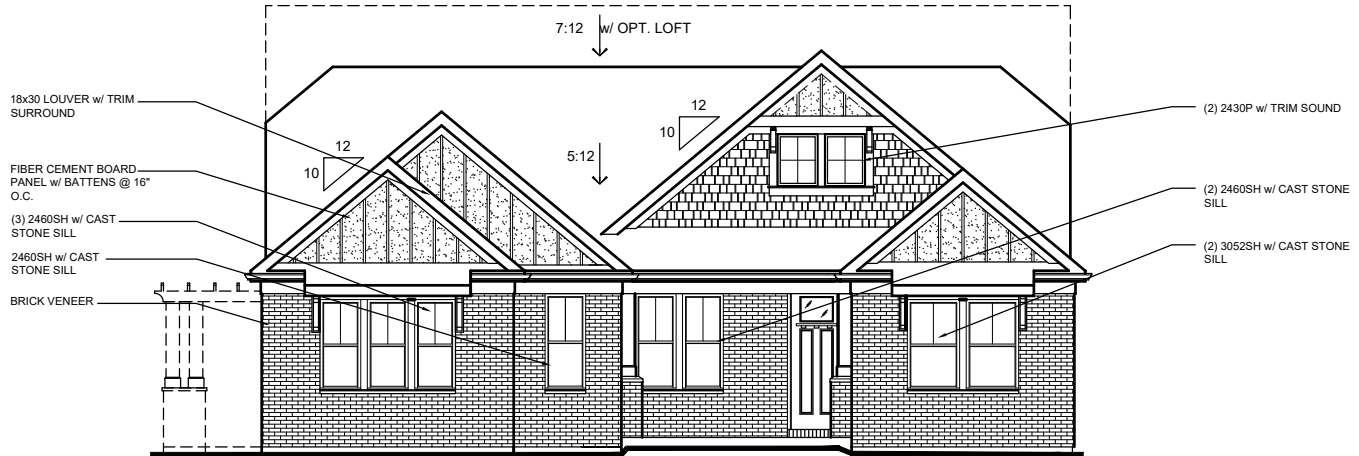
FRONT ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR)



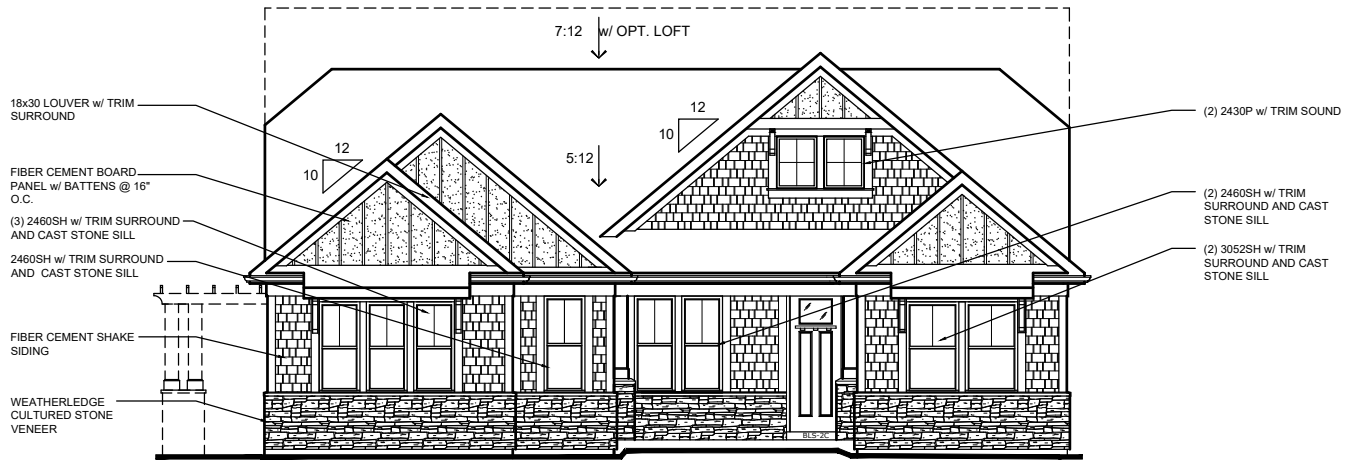
FRONT ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES AND REAR)



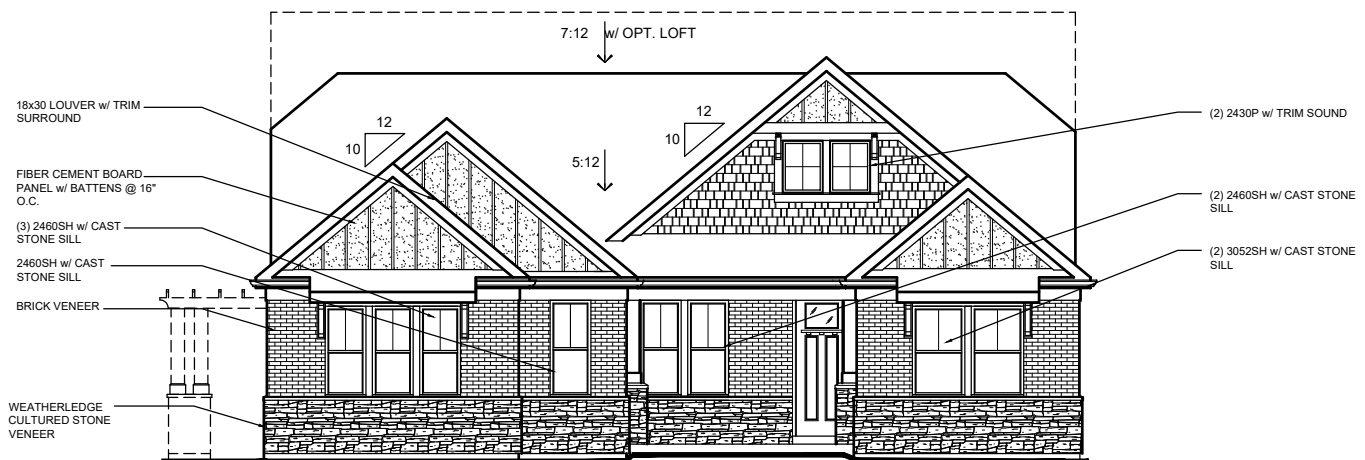
FRONT ENTRY w/ BRICK AND CULTURED STONE VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR)



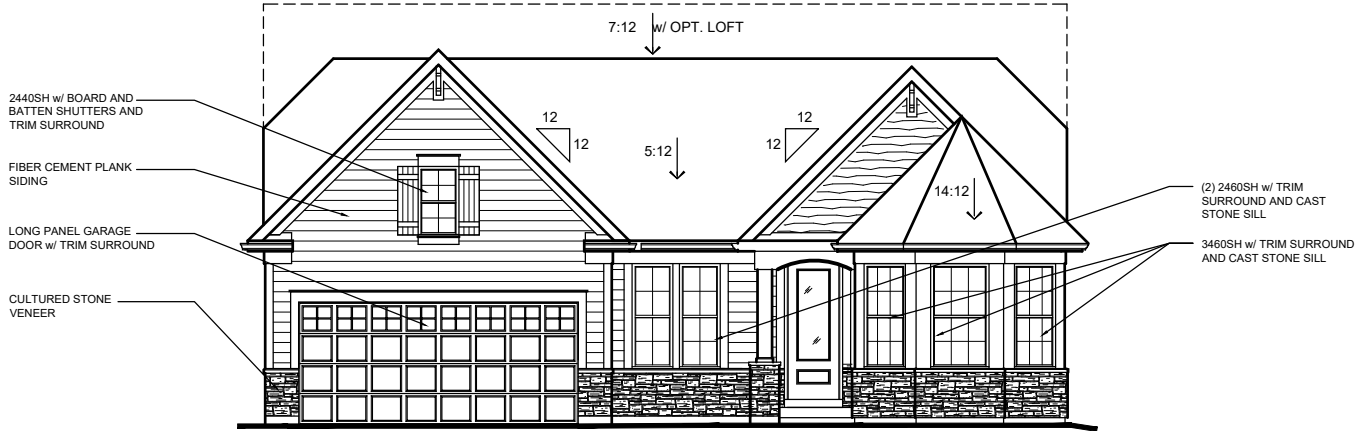
SIDE ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR)
w/ WOOD TRELLIS WING WALL WITH BRICK BASE



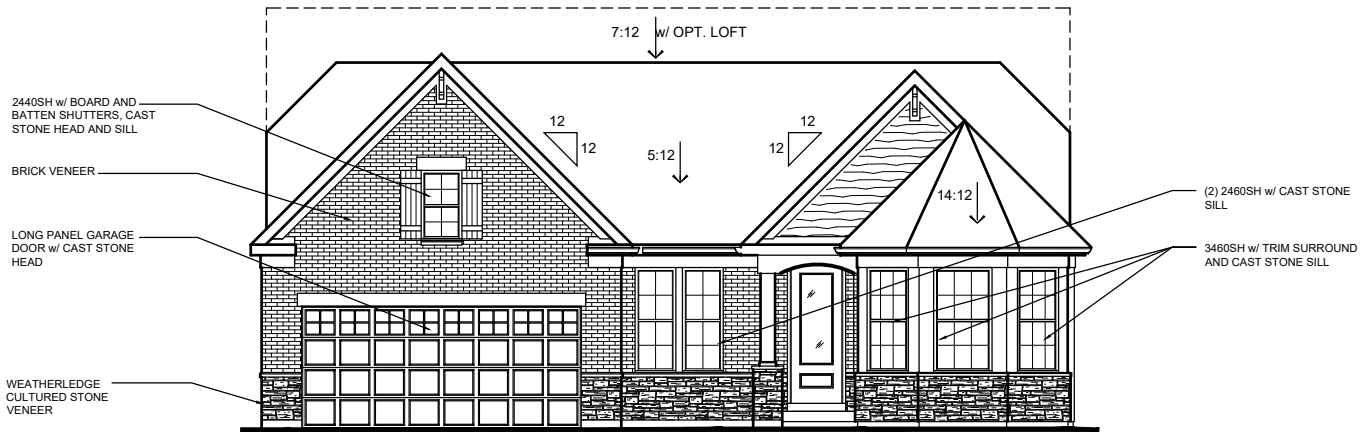
SIDE ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES AND REAR)
w/ OPT. TRELLIS WING WALL WITH STONE BASE



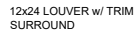
SIDE ENTRY w/ BRICK AND CULTURED STONE VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR)
w/ OPT. TRELLIS WING WALL w/ STONE BASE



FRONT 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)



FIBER CEMENT PLANK SIDING

(2) 2860SH w/ TRIM —
SURROUND AND CAST
STONE SILL

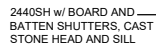
2860SH w/ TRIM SURROUND
AND CAST STONE SILL

CULTURED STONE —
VENEER

- (2) 2460SH w/ TRIM
SURROUND AND CAST
STONE SILL

3460SH w/ TRIM SURROUND
AND CAST STONE SILL

(AVAILABLE w/ LOW STONE SIDES AND REAR)
w/ OPT. STONE WING WALL



BRICK VENEER _____

(2) 2860SH w/ CAST —
STONE HEAD AND SILL

2860SH w/ CAST STONE
SILL

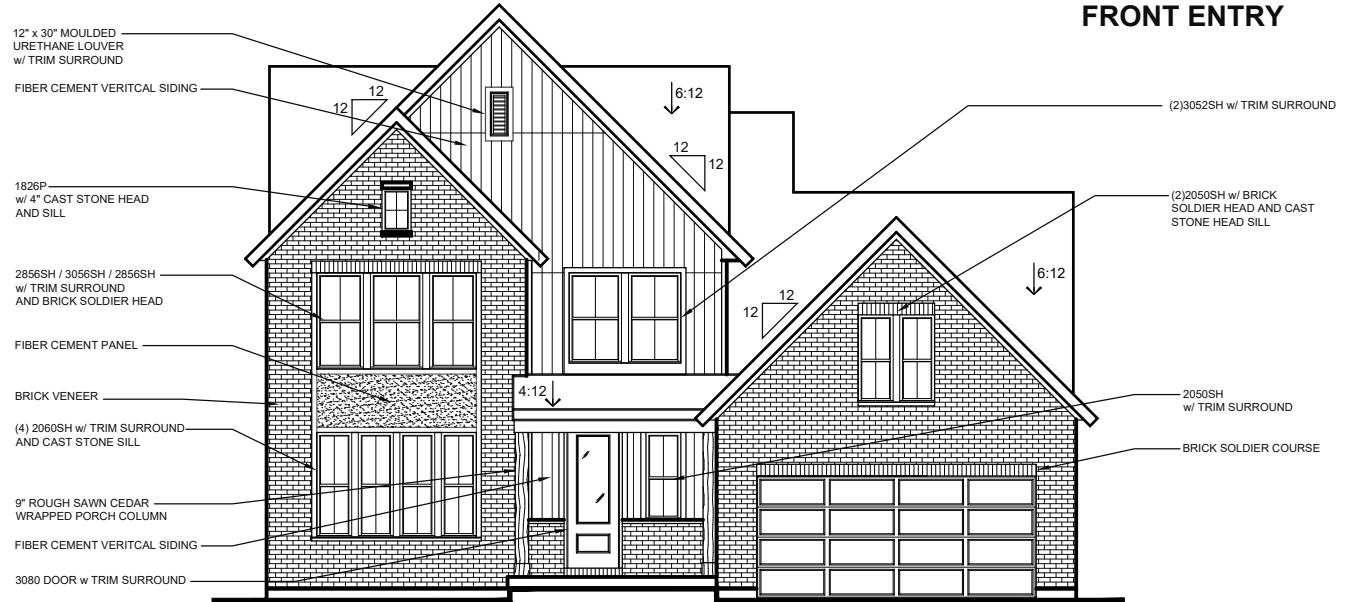
WEATHERLEDGE
CULTURED STONE
VENEER

— (2) 2460SH w/ CAST STONE
SILL

3460SH w/ TRIM SURROUND
AND CAST STONE SILL

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

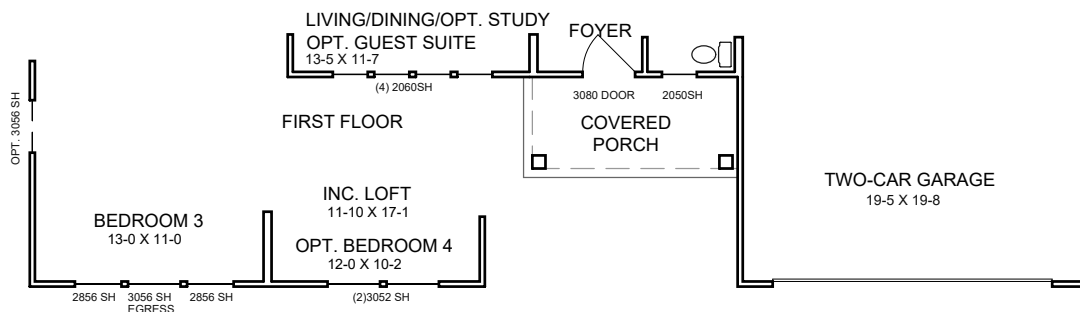
MODERN EUROPEAN EXTERIOR DESIGN
FRONT ENTRY



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



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



SECOND FLOOR

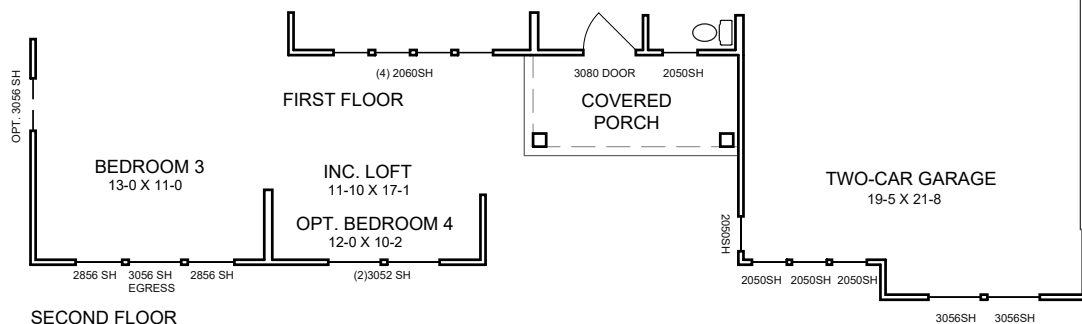
MODERN EUROPEAN EXTERIOR DESIGN SIDE ENTRY



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)

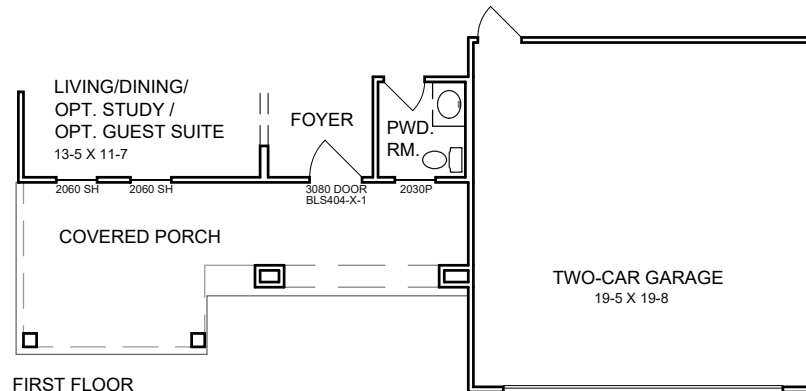


COASTAL CLASSIC EXTERIOR DESIGN

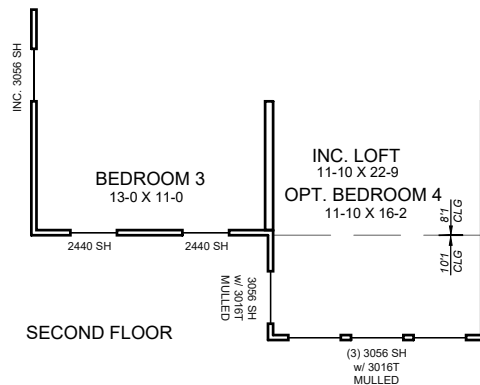
FRONT ENTRY ADDS 75 NET SF



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



FIRST FLOOR

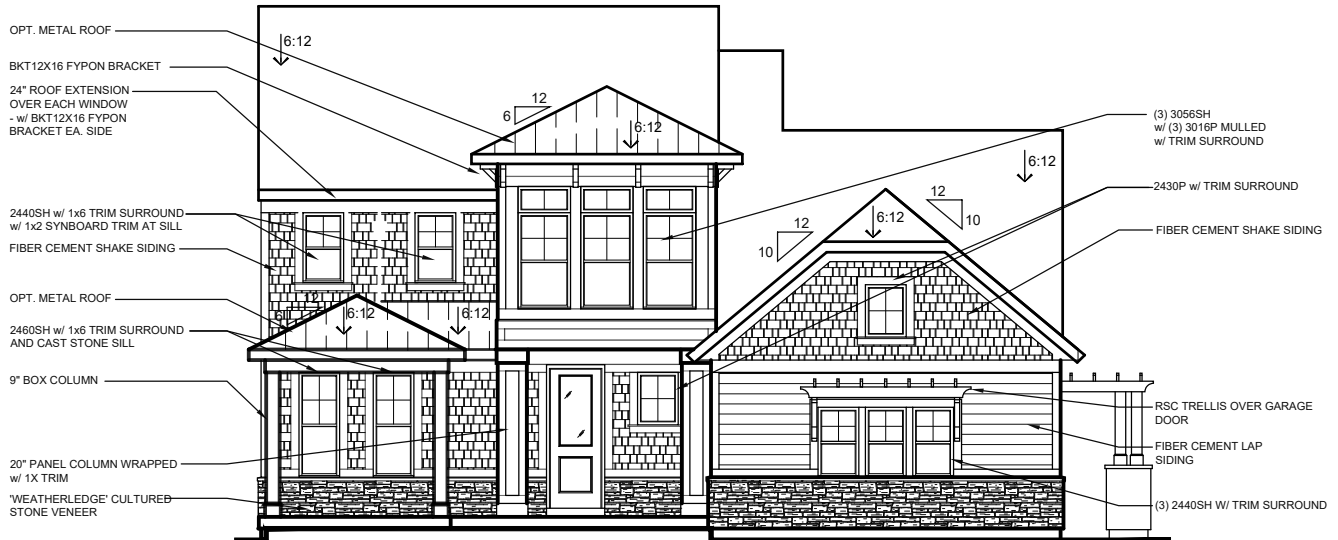


SECOND FLOOR

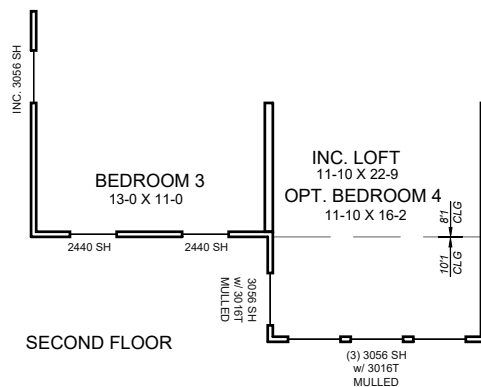
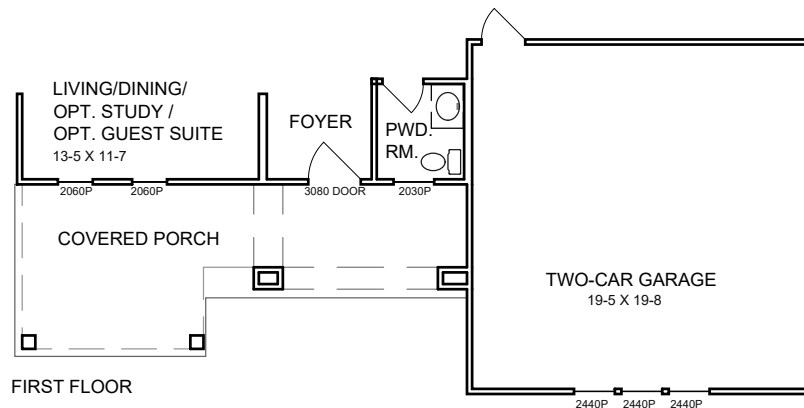
COASTAL CLASSIC EXTERIOR DESIGN

SIDE ENTRY

ADDS 75 NET SF

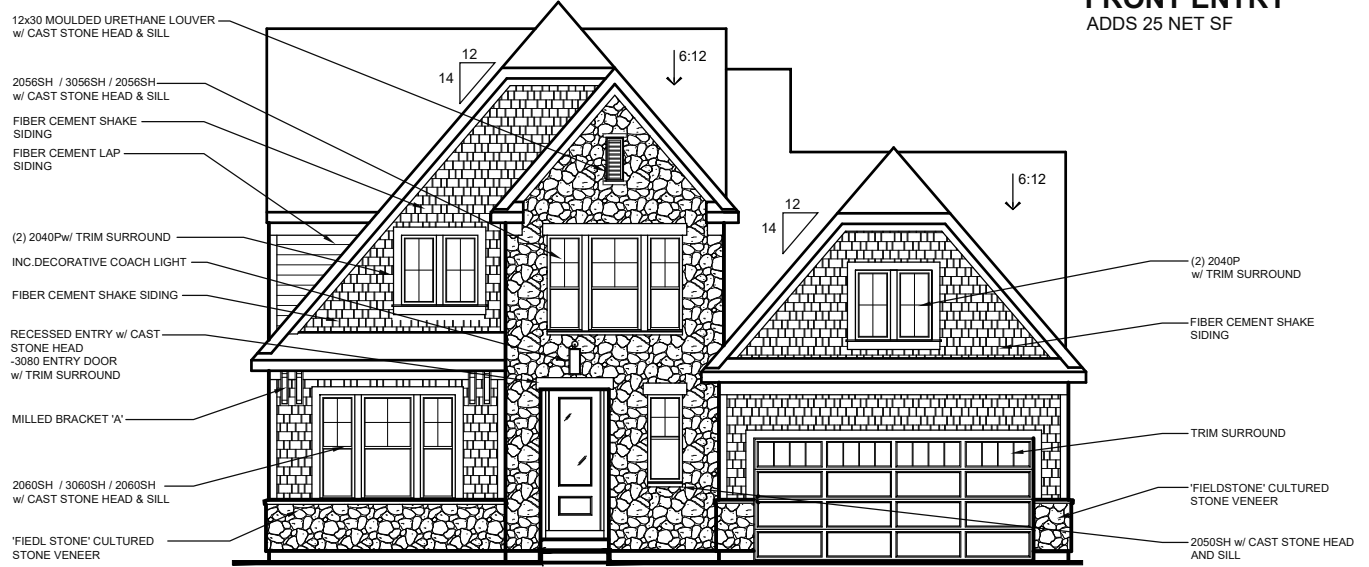


w/ CULTURED STONE VENEER
w/ OPT. RSC TRELLIS & STONE BASE WING WALL
(AVAILABLE w/ LOW STONE SIDES)



EUROPEAN ROMANTIC EXTERIOR DESIGN

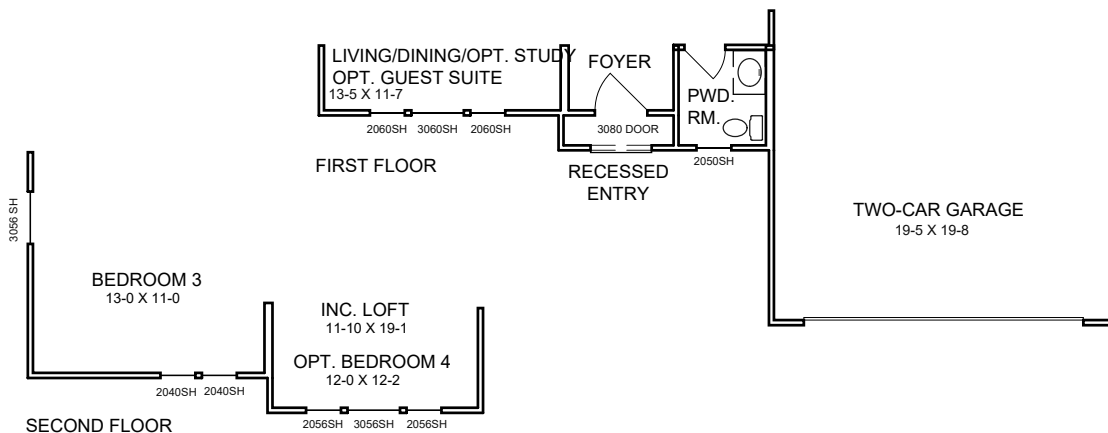
FRONT ENTRY ADDS 25 NET SF



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



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



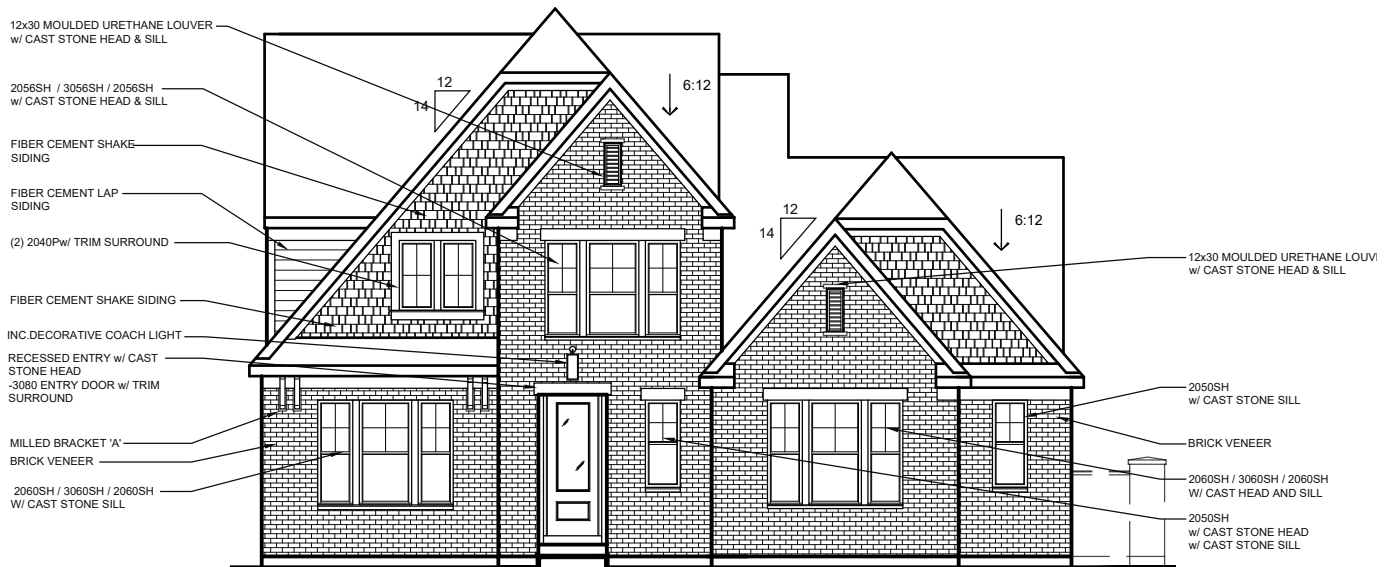
EUROPEAN ROMANTIC EXTERIOR DESIGN

SIDE ENTRY

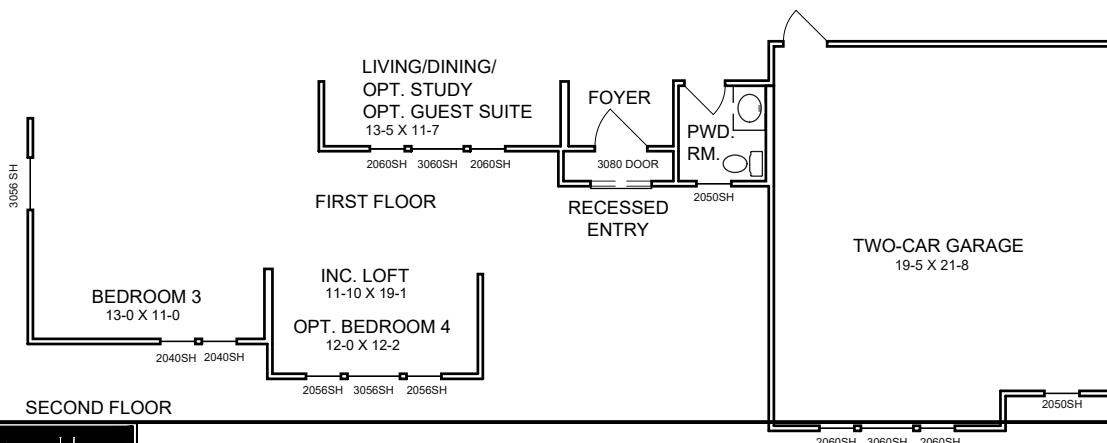
ADDS 25 NET SF



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



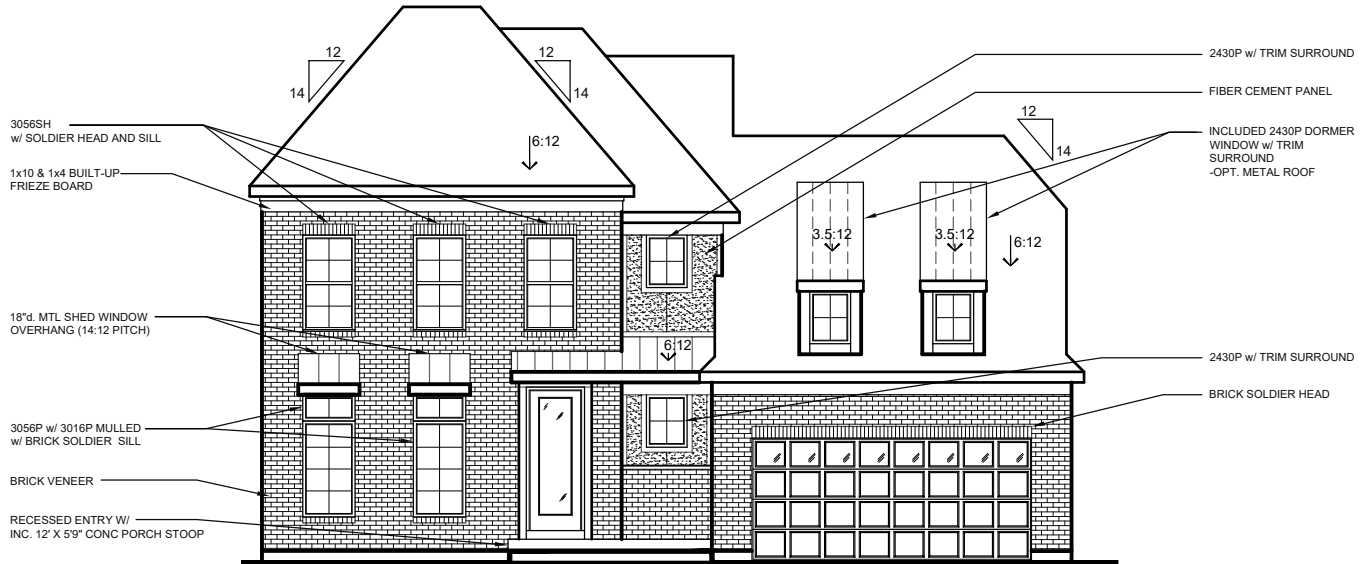
w/ BRICK VENEER
w/ OPT. BRICK BASE WING WALL
(AVAILABLE w/ LOW or HIGH BRICK SIDES)



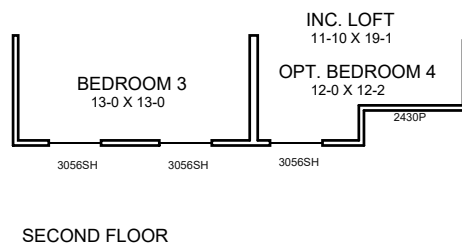
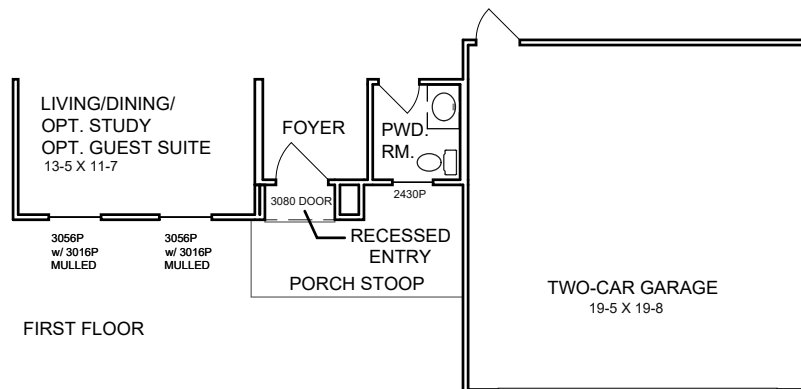
FRENCH MANOR EXTERIOR DESIGN

FRONT ENTRY

ADDS 68 NET SF



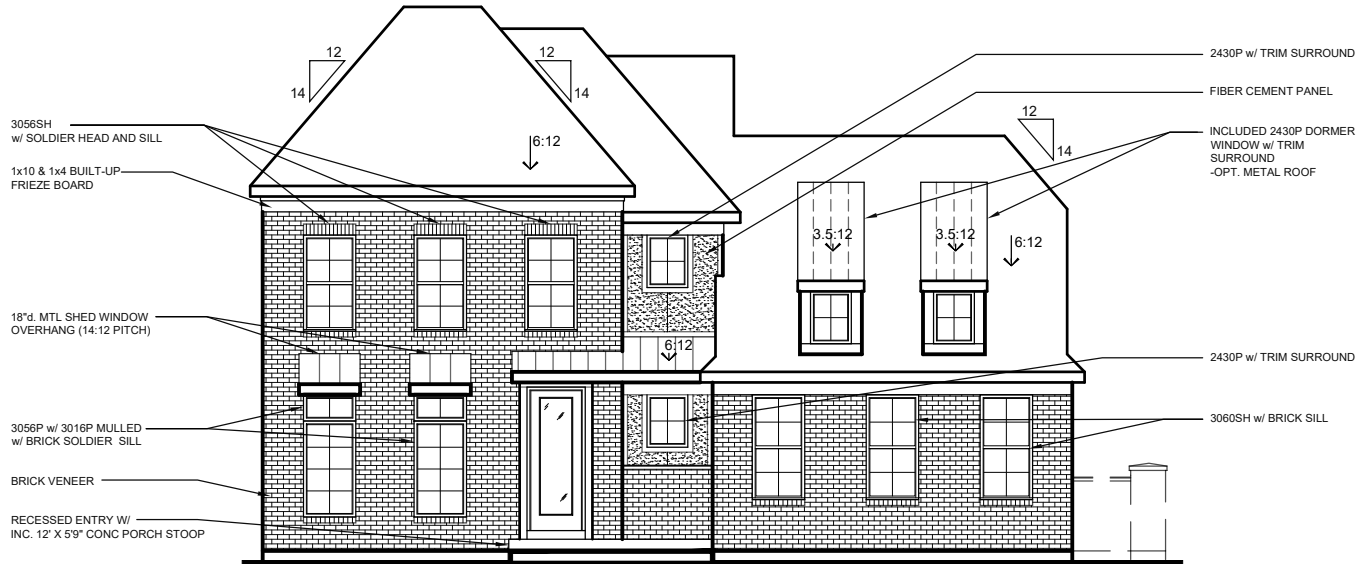
w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES)



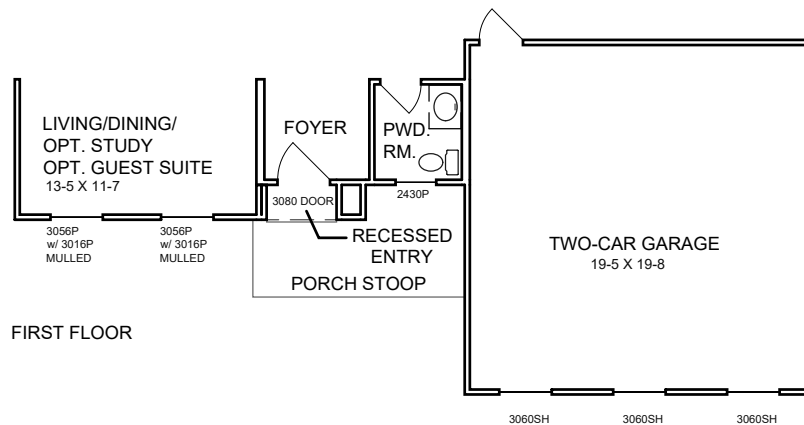
FRENCH MANOR EXTERIOR DESIGN

SIDE ENTRY

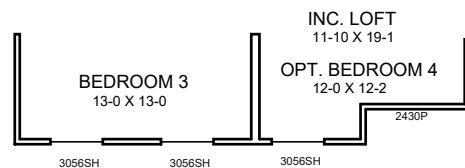
ADDS 68 NET SF



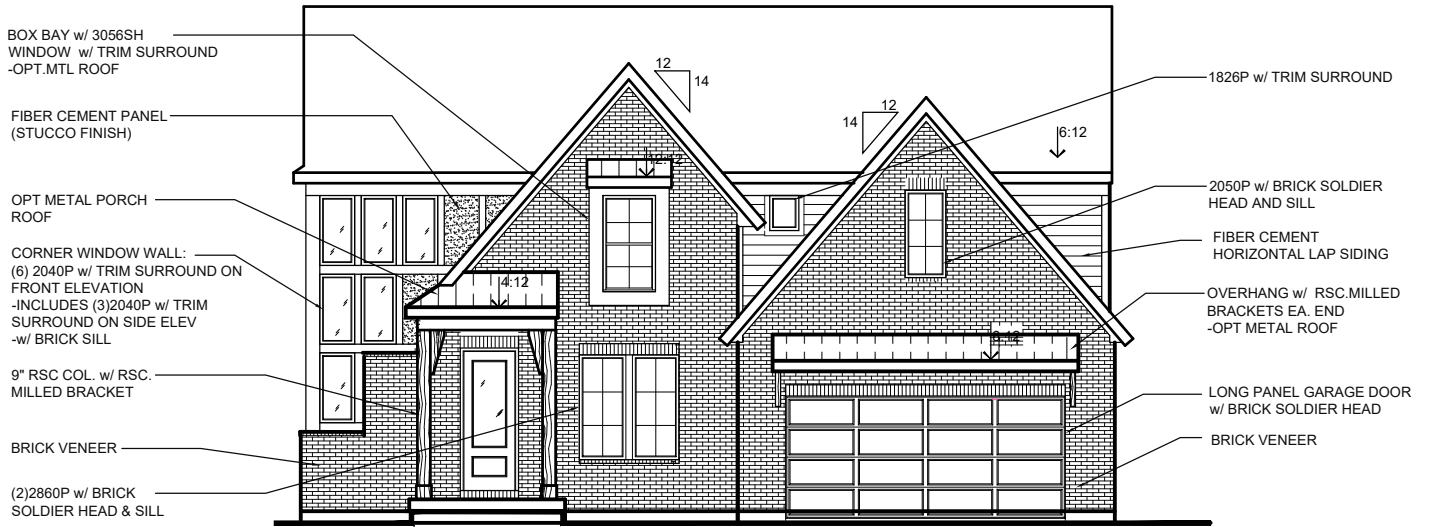
w/ BRICK VENEER
w/ OPT. BRICK BASE WING WALL
(AVAILABLE w/ LOW or HIGH BRICK SIDES)



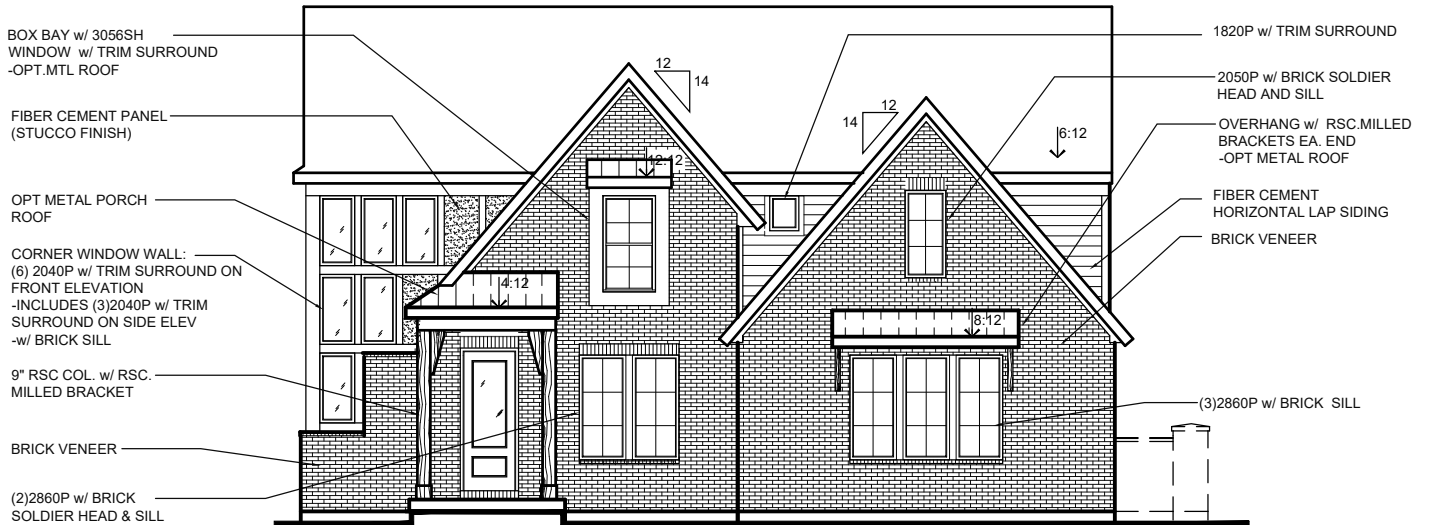
FIRST FLOOR



SECOND FLOOR



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)

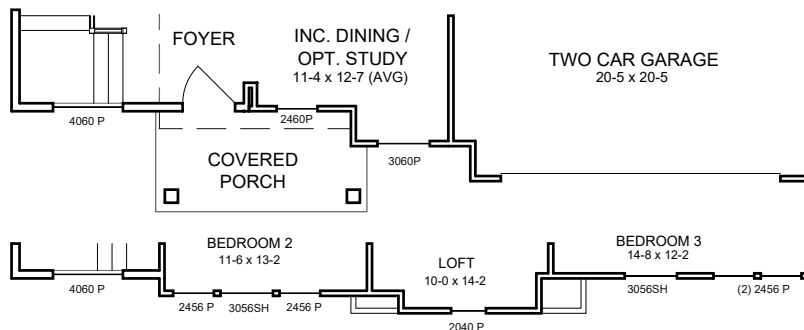
MODERN RETREAT w/ BRICK EXTERIOR DESIGN



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

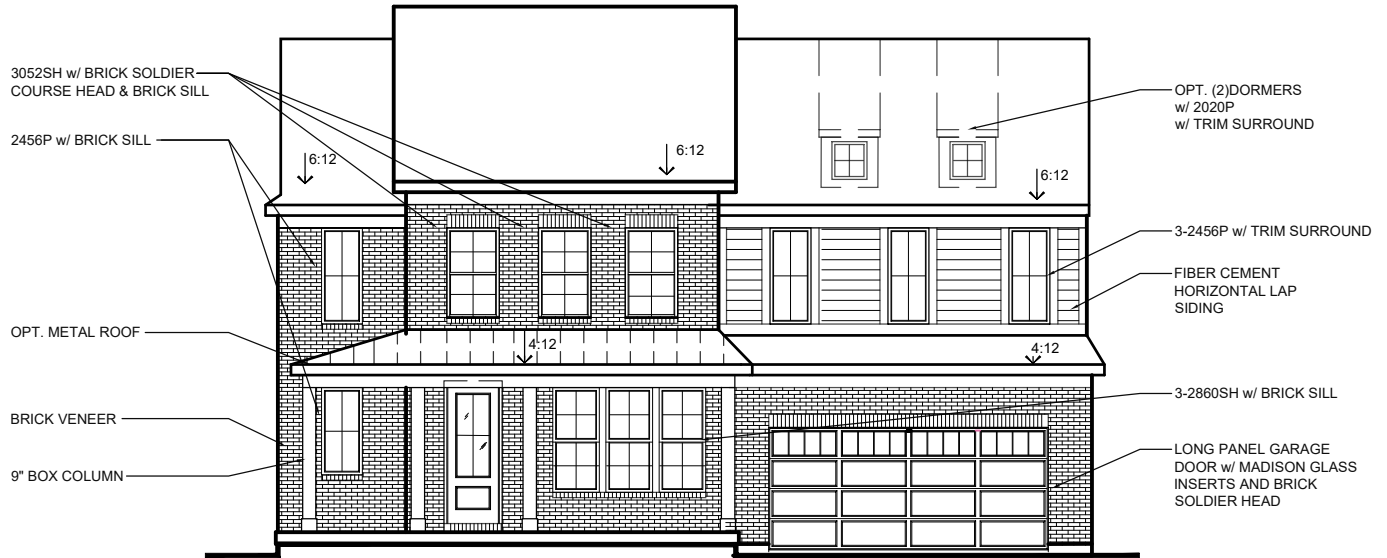


SIDE ENTRY w/ BRICK VENEER
w/ OPT. TRELLIS w/ BRICK BASE WING WALL
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



FIRST FLOOR
(ADDS 10 NET SF)

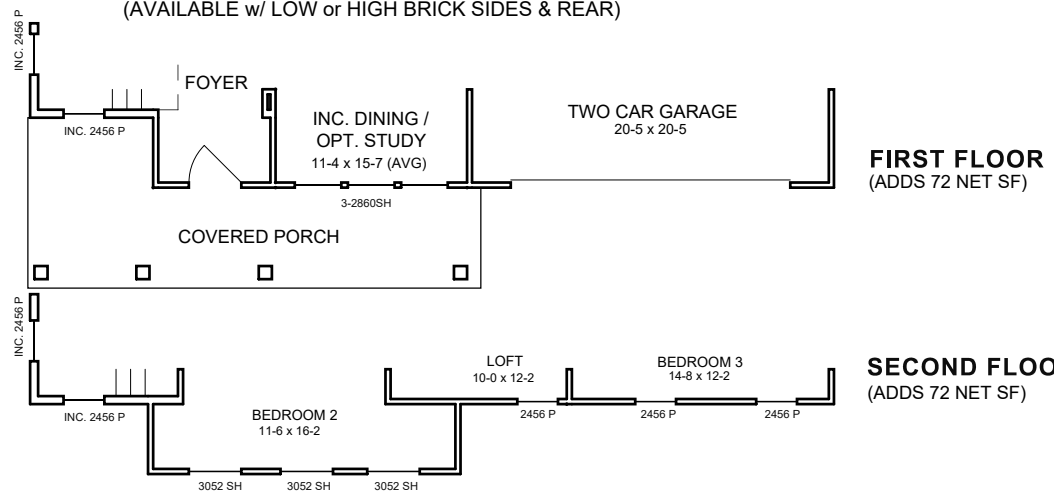
SECOND FLOOR
(ADDS 36 NET SF)

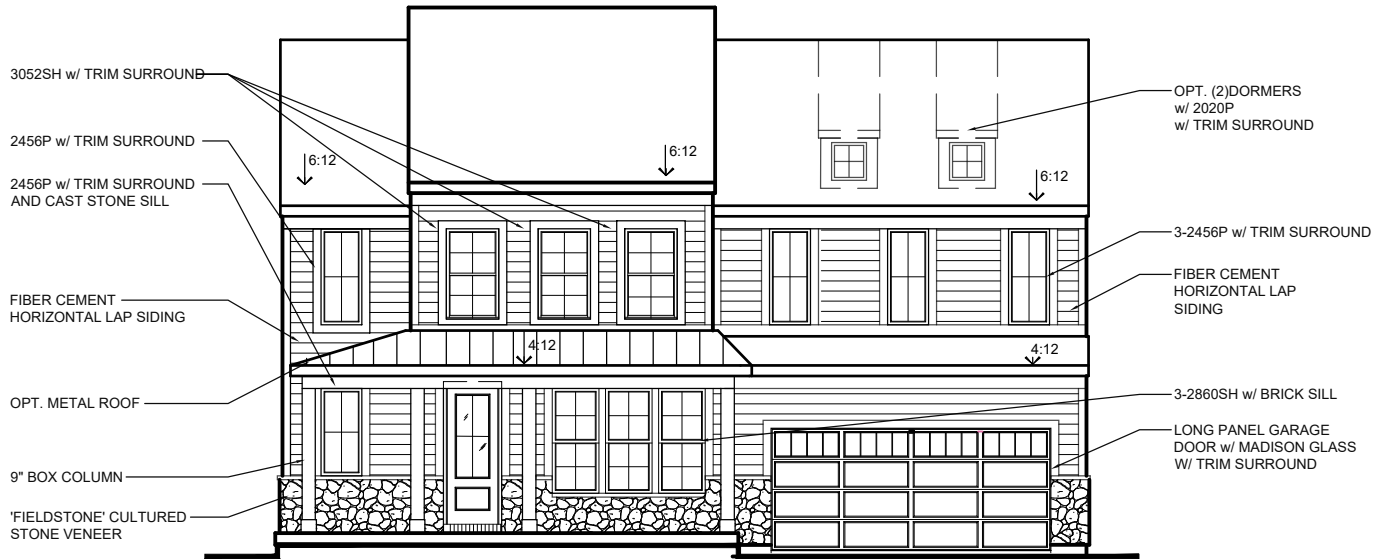


FRONT ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)

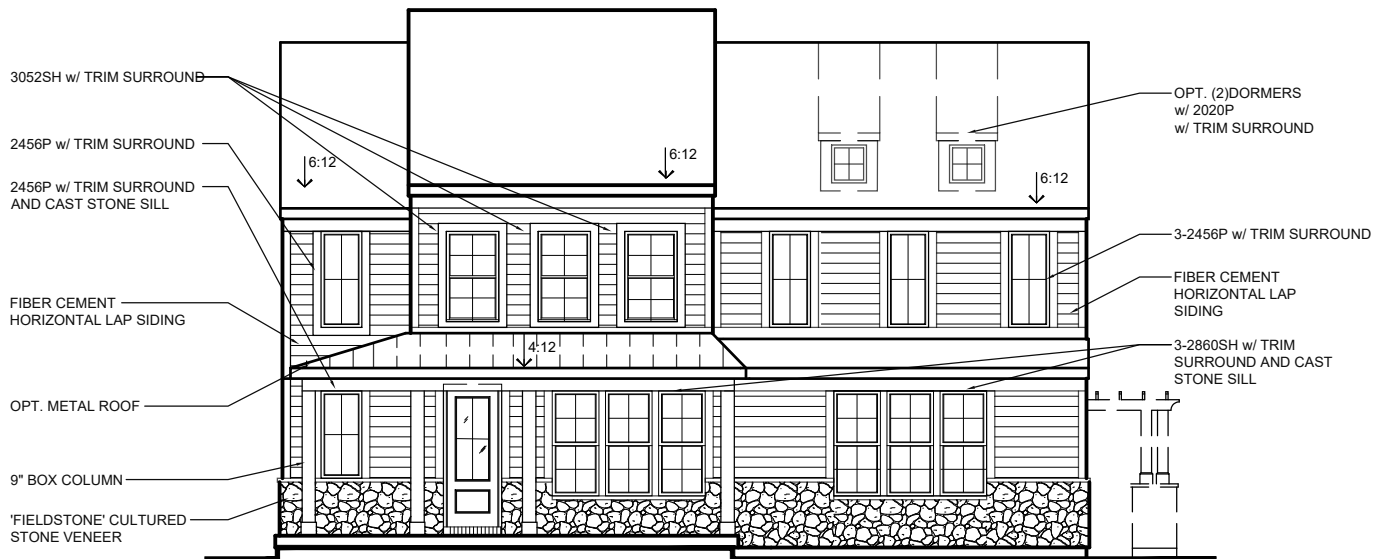


SIDE ENTRY w/ BRICK VENEER
w/ OPTIONAL WING WALL w/ BRICK BASE
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)

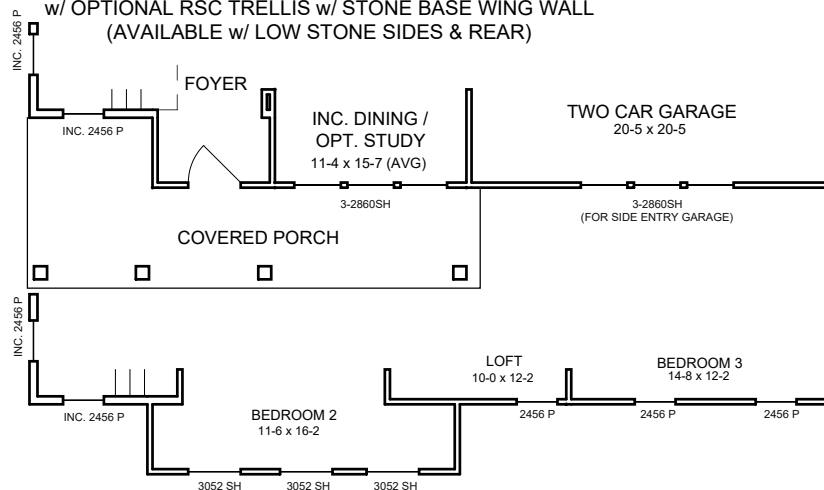




FRONT ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES & REAR)



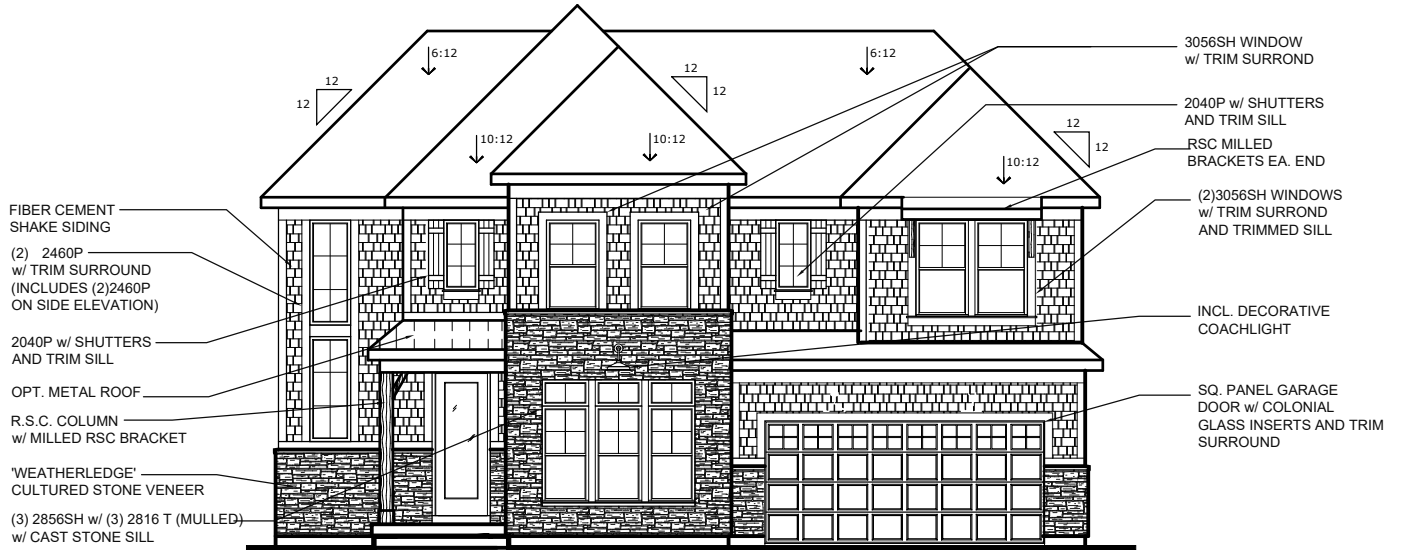
SIDE ENTRY w/ CULTURED STONE VENEER
w/ OPTIONAL RSC TRELLIS w/ STONE BASE WING WALL
(AVAILABLE w/ LOW STONE SIDES & REAR)



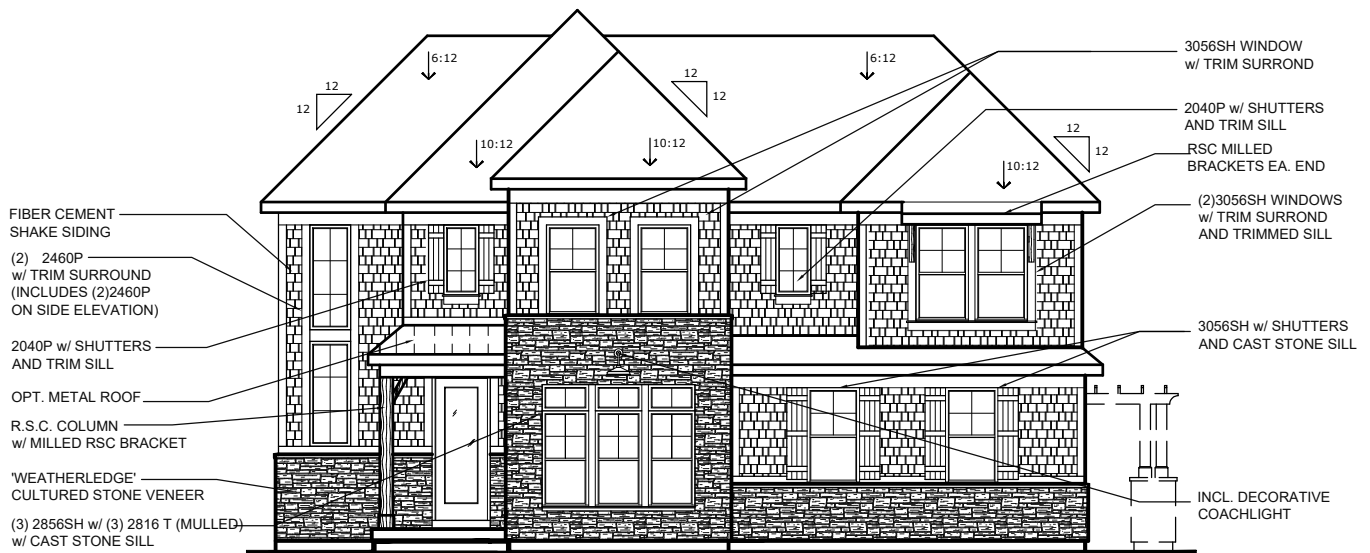
FIRST FLOOR
(ADDS 72 NET SF)

SECOND FLOOR
(ADDS 72 NET SF)

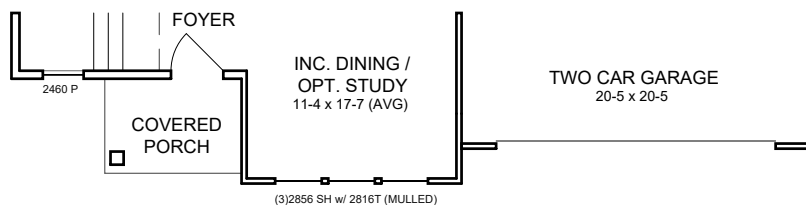
COASTAL COTTAGE w/ STONE EXTERIOR DESIGN



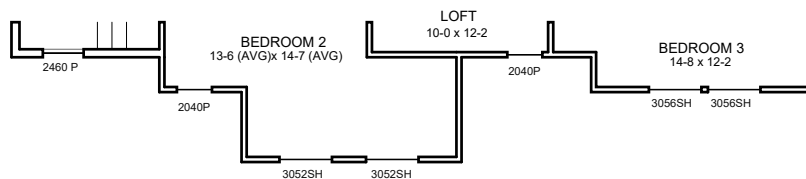
FRONT ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES & REAR)



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



© 2023 Fischer Homes, Inc. Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information.

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*



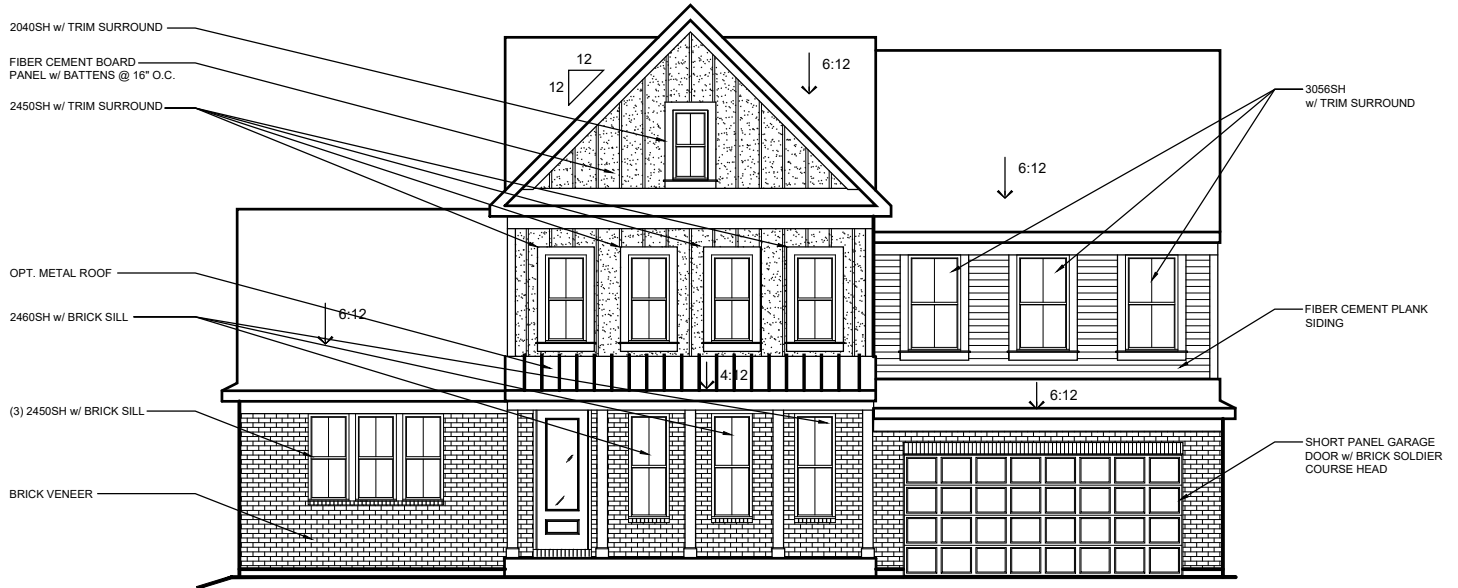
WESTERN CRAFTSMAN
(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by: *FH*

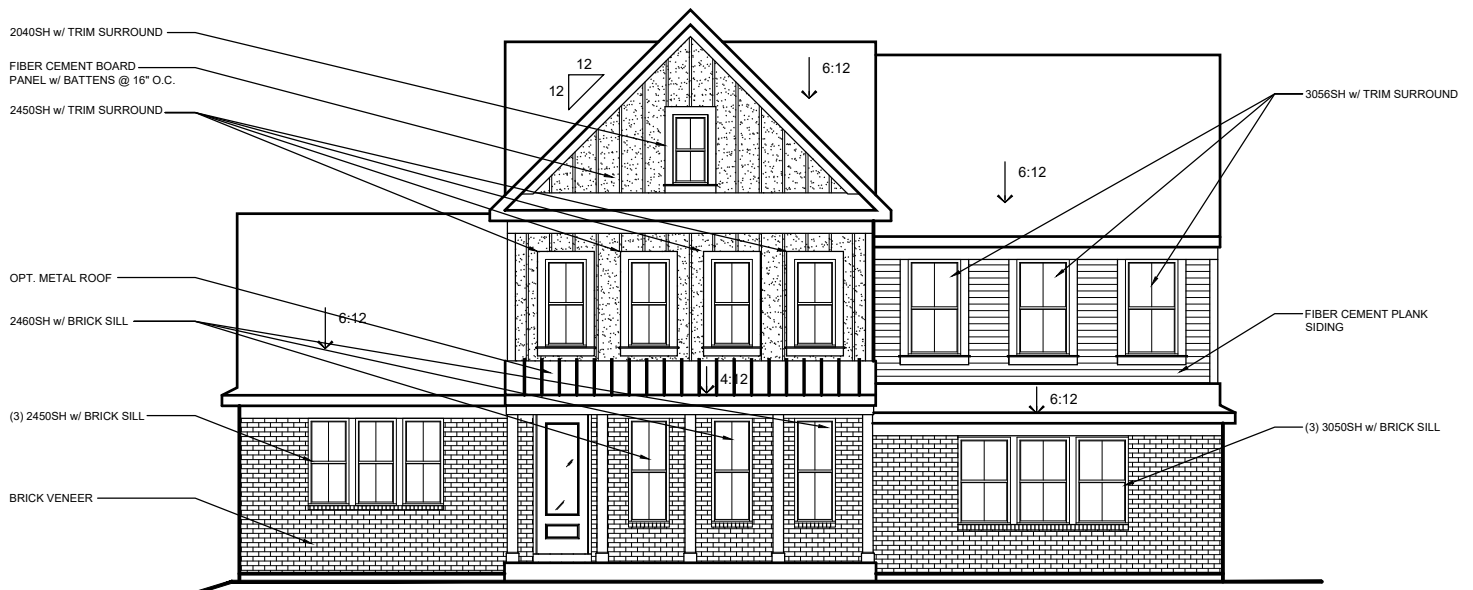
Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

Our Plans Include You

Page 85 of 152



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



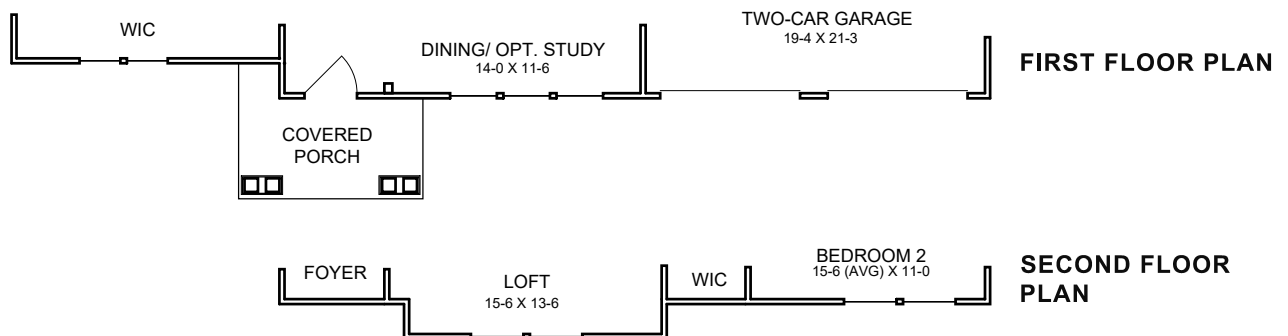
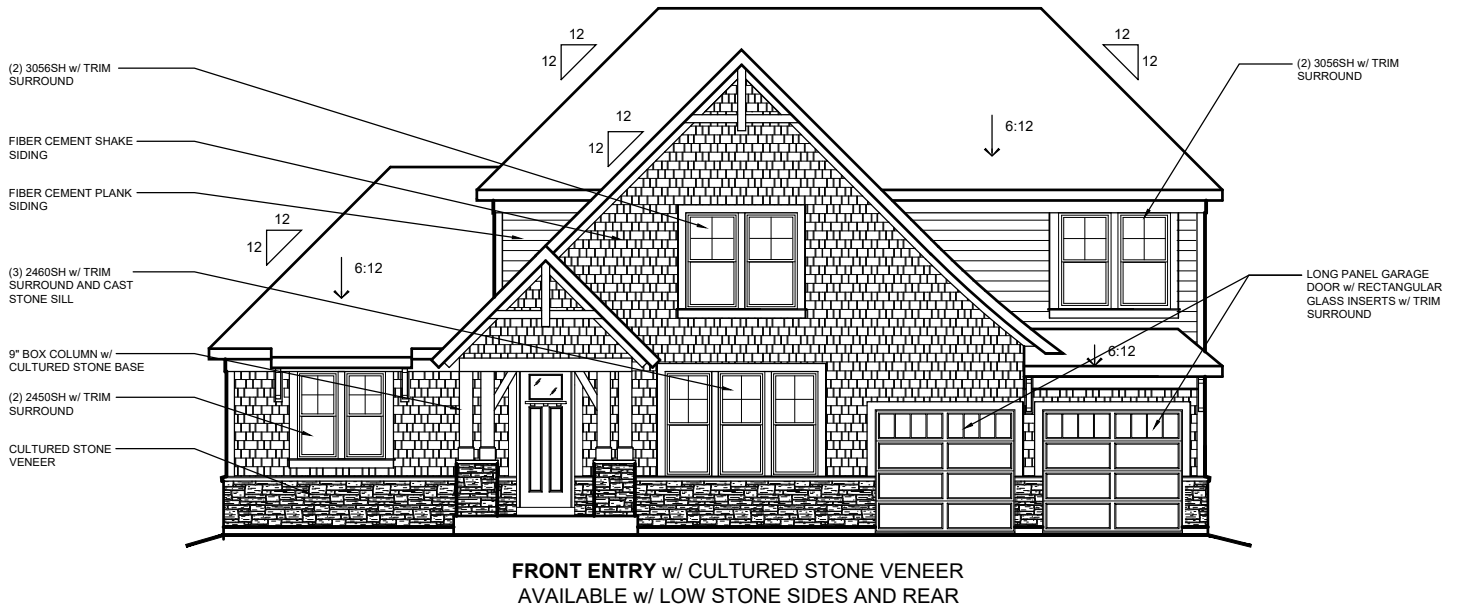
SIDE ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

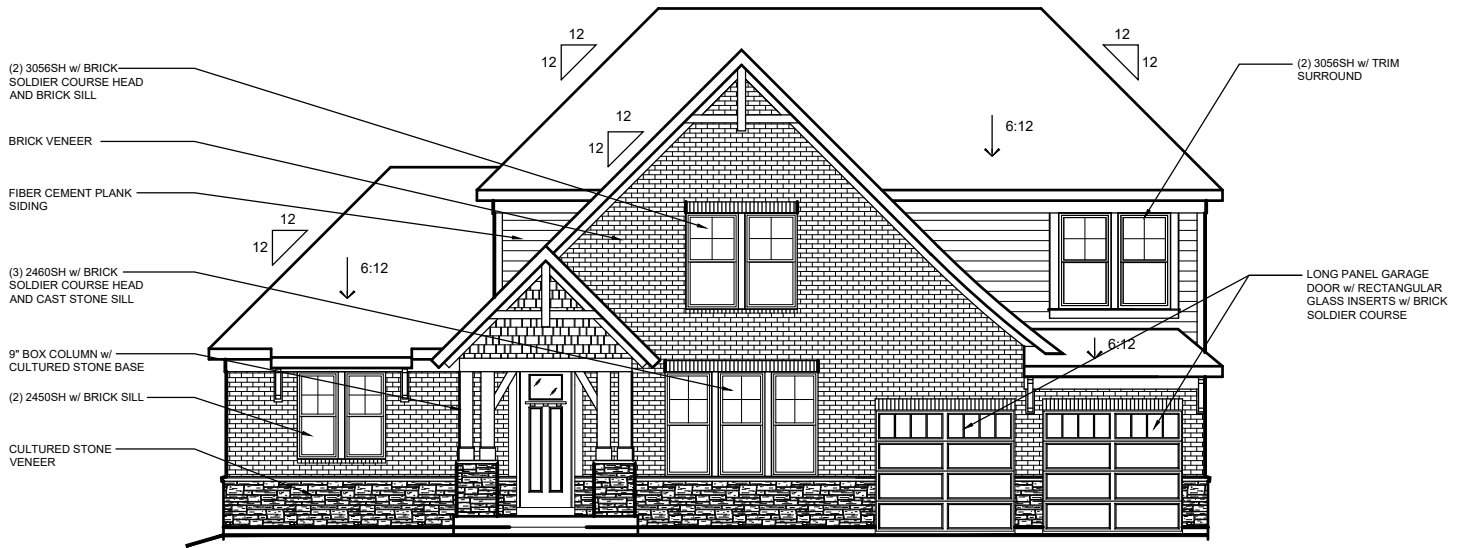


FRONT ENTRY w/ CULTURED STONE VENEER
 AVAILABLE w/ LOW STONE SIDES AND REAR

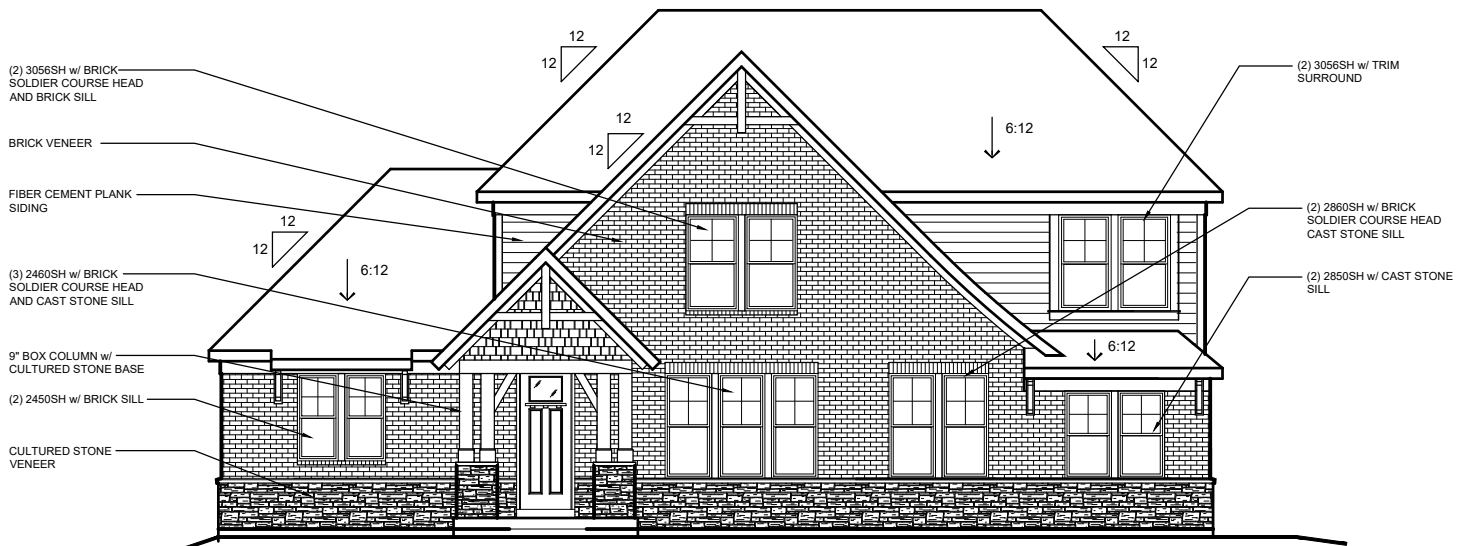


SIDE ENTRY w/ CULTURED STONE VENEER
 AVAILABLE w/ LOW STONE SIDES AND REAR

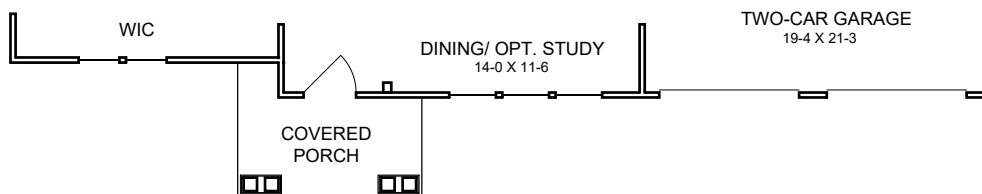




FRONT ENTRY w/ BRICK AND CULTURED STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



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



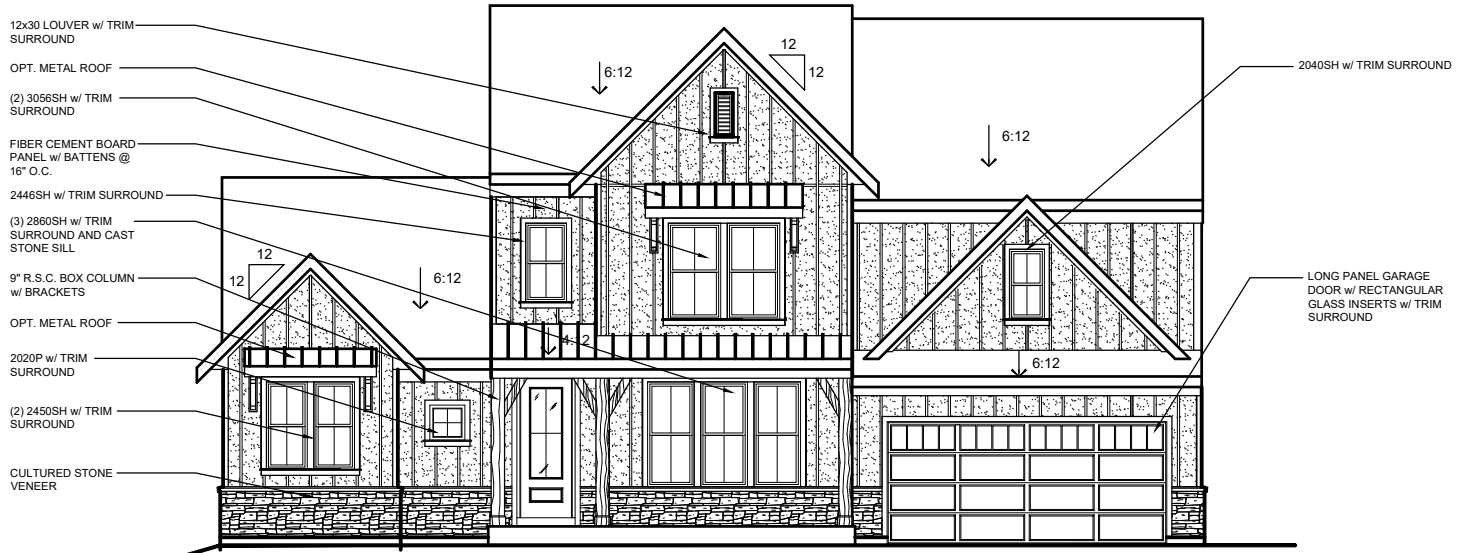
FIRST FLOOR PLAN



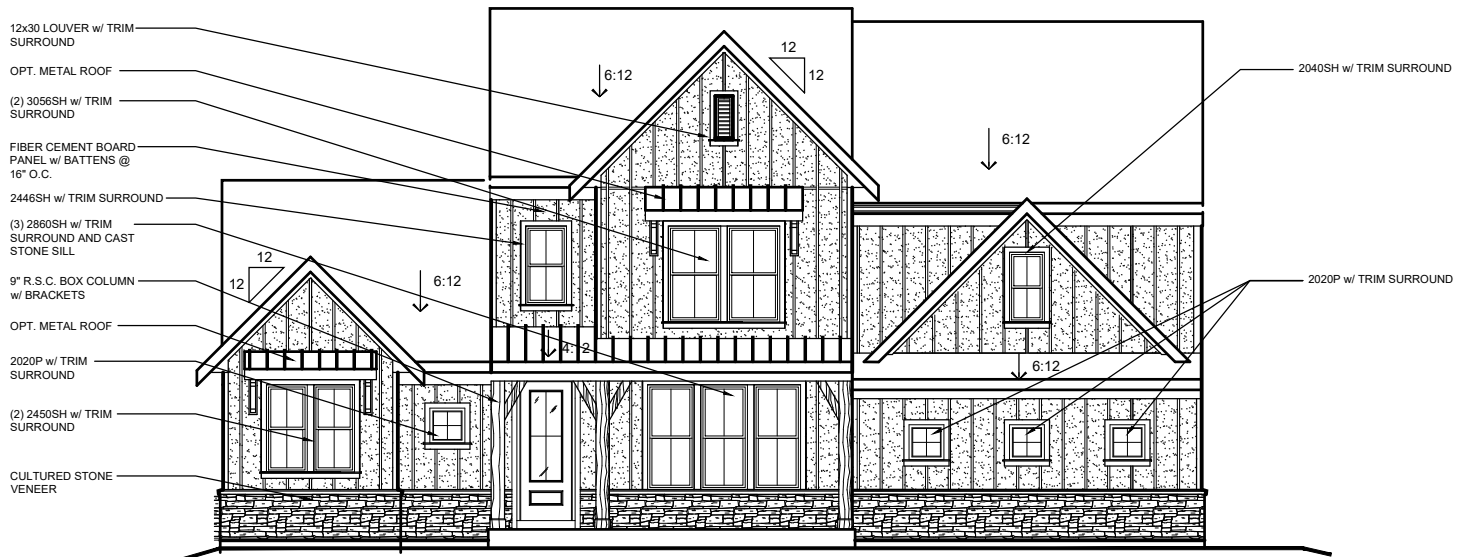
SECOND FLOOR PLAN

57-442 LELAND | MASTERPIECE COLLECTION

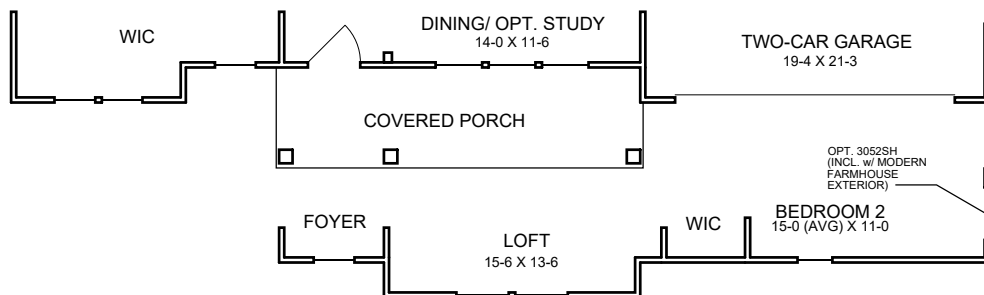
MODERN FARMHOUSE EXTERIOR DESIGN

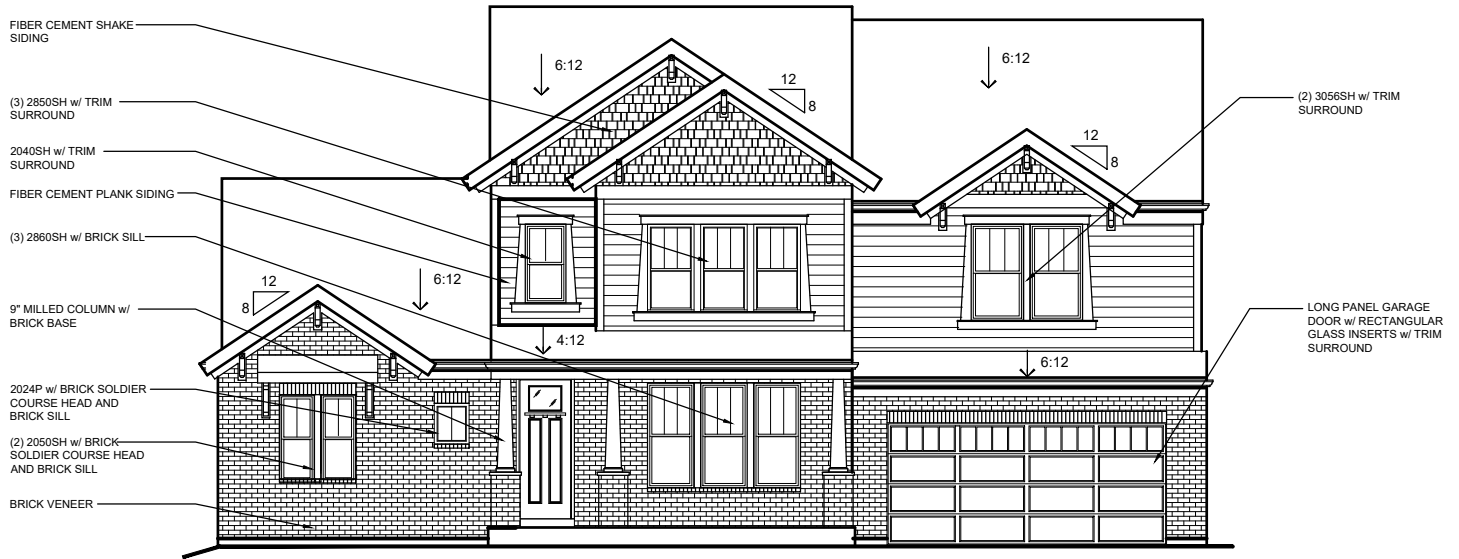


FRONT ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

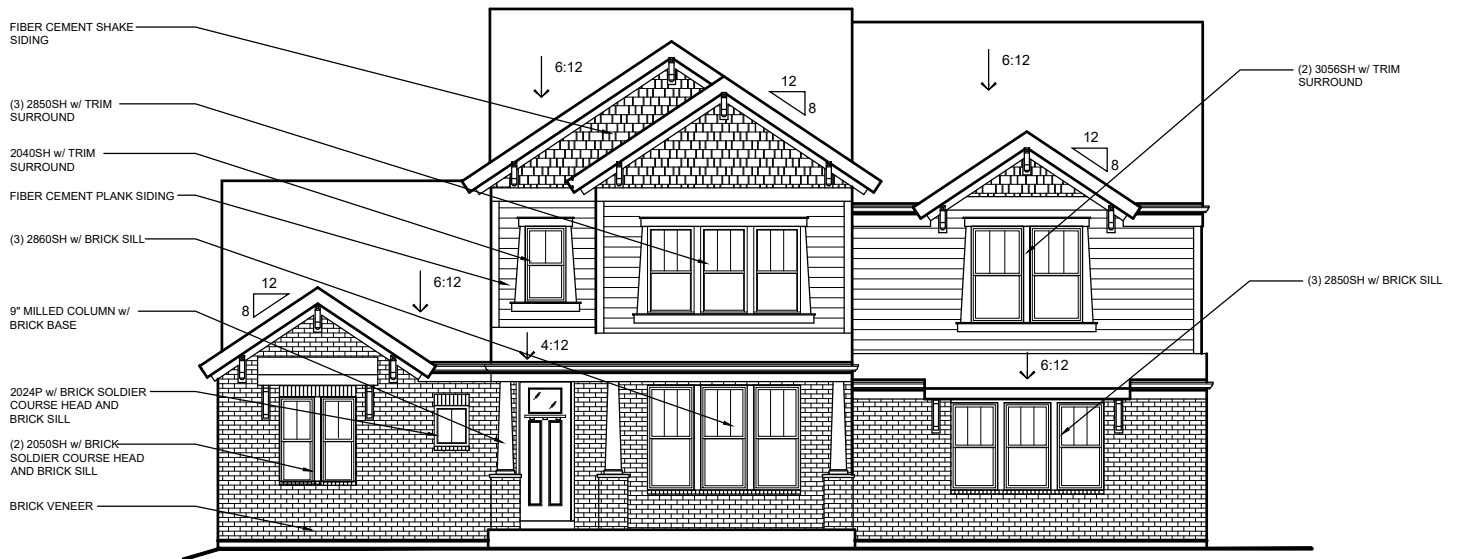


SIDE ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

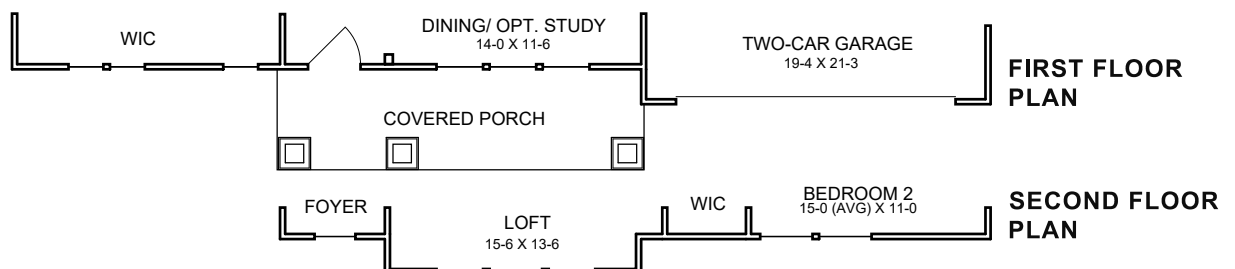


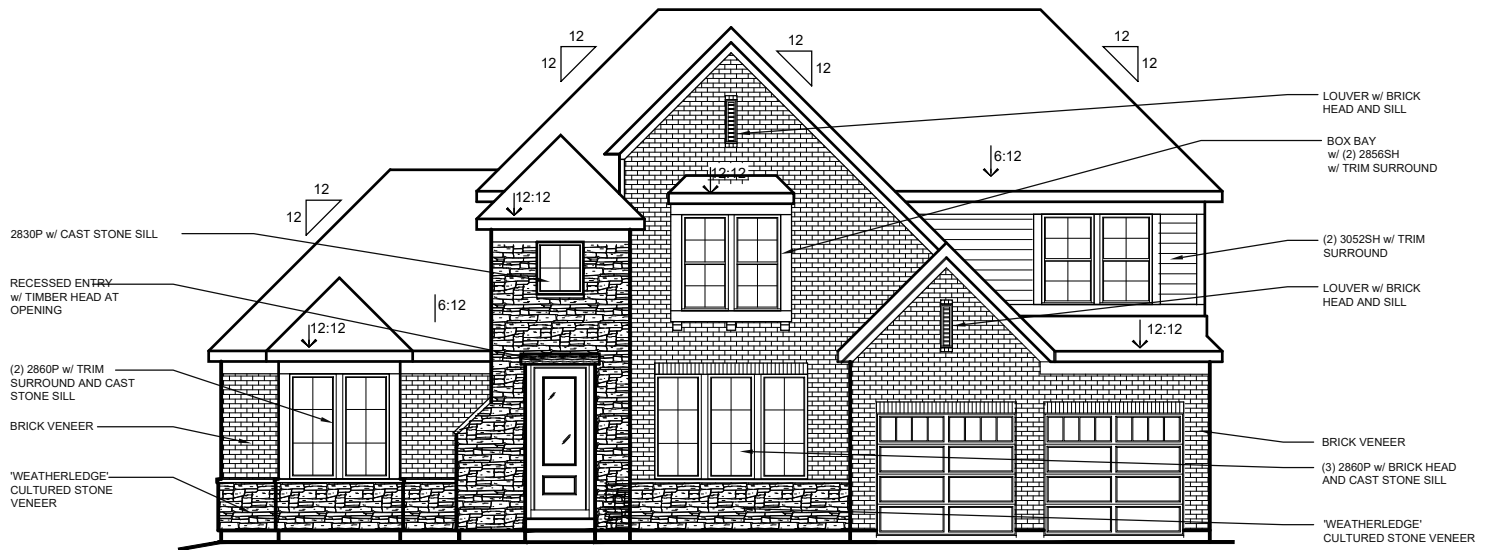


FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

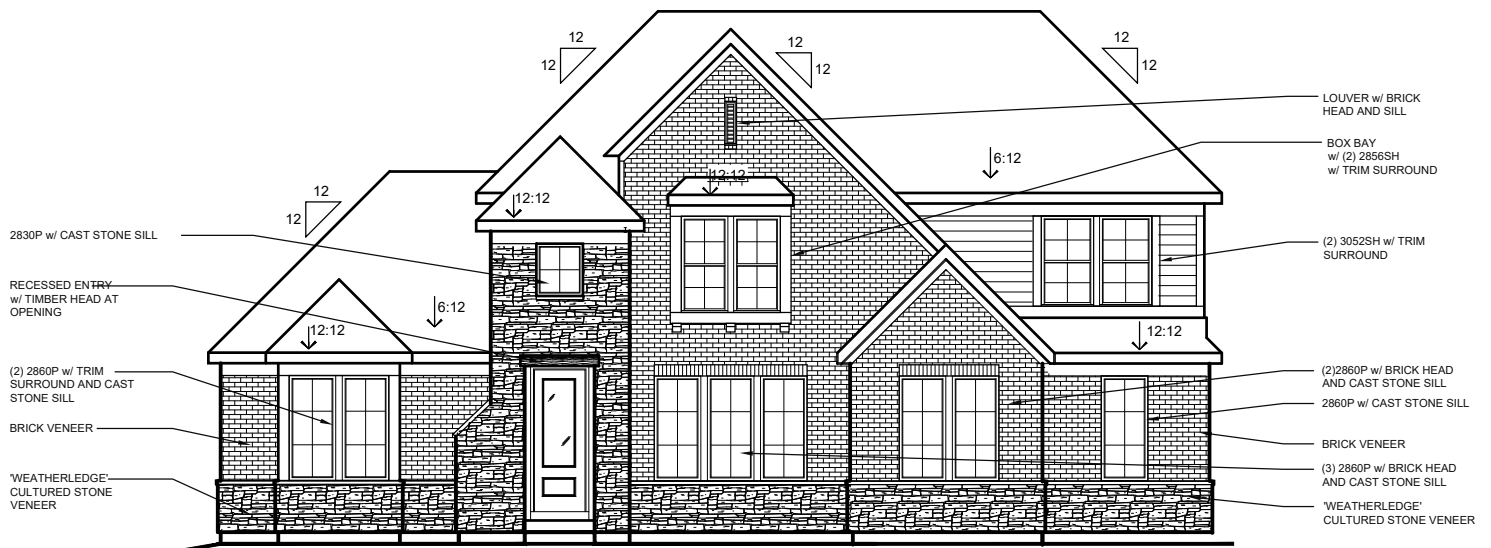


SIDE ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

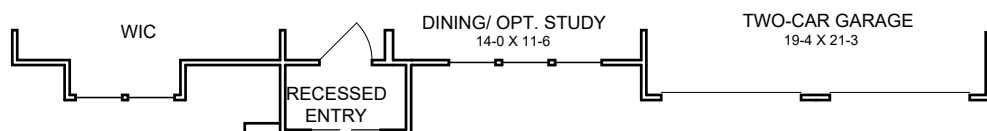




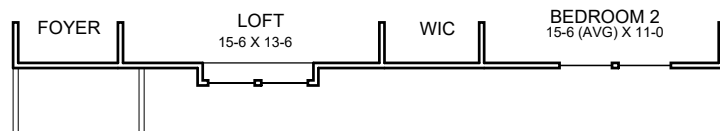
FRONT ENTRY w/ BRICK AND CULTURED STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES



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

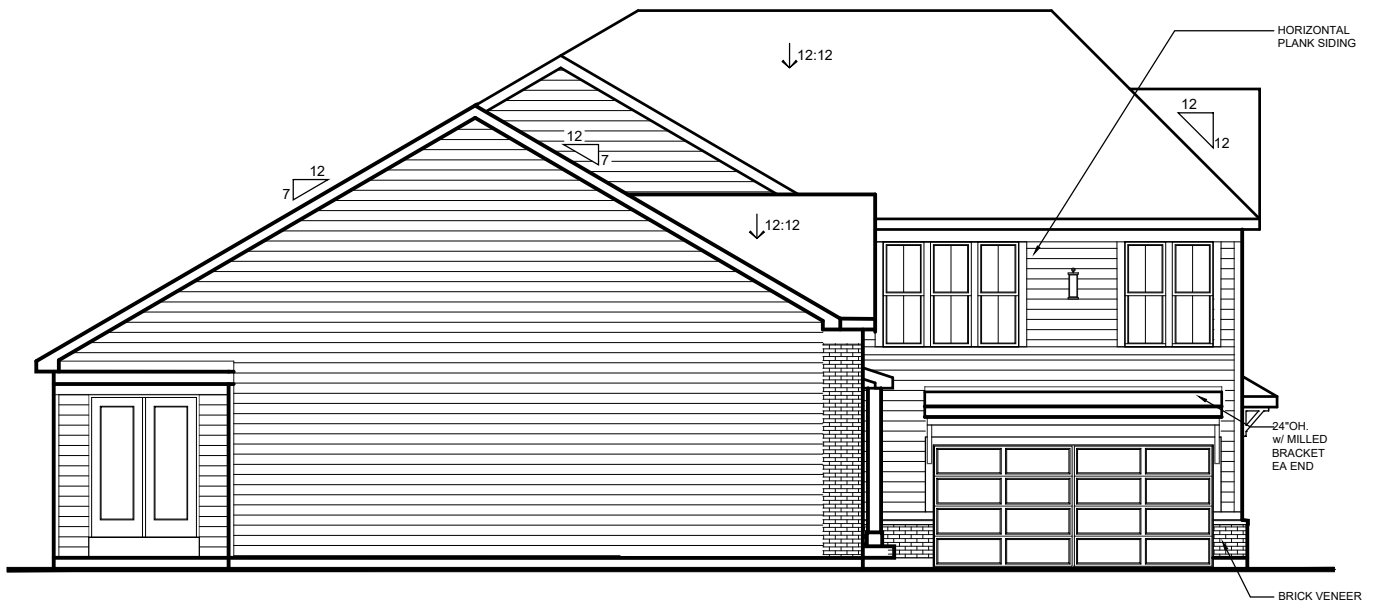
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN RETREAT

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



COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

MA-2.1
02.24.2023

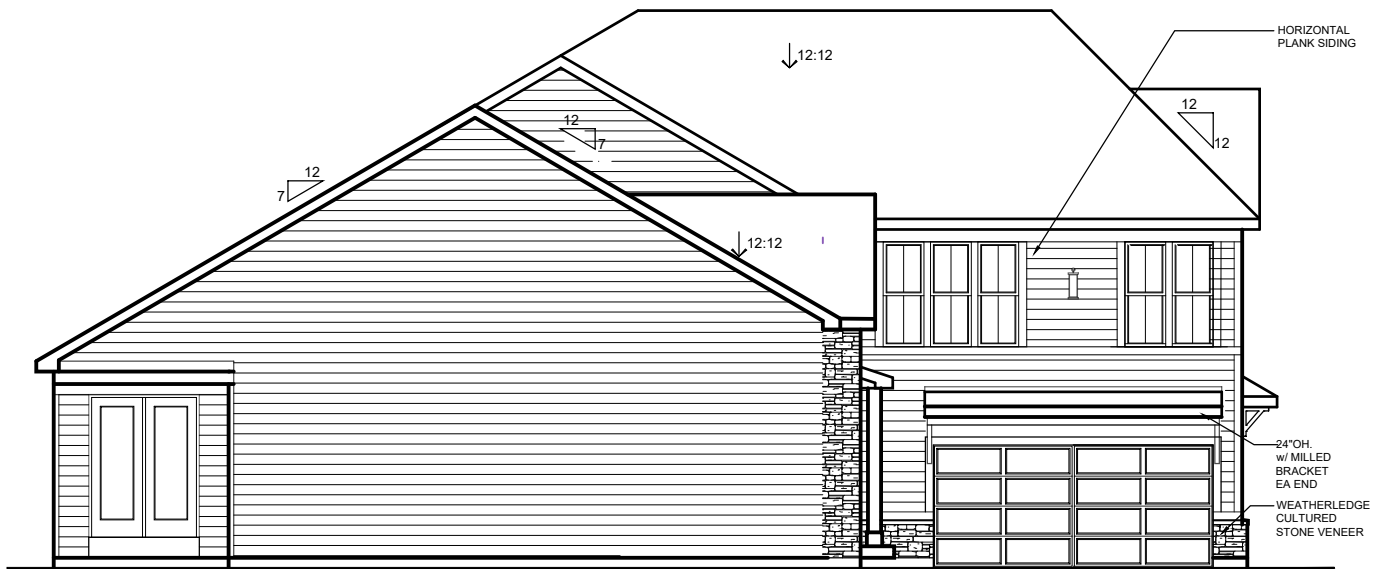
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN RETREAT

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



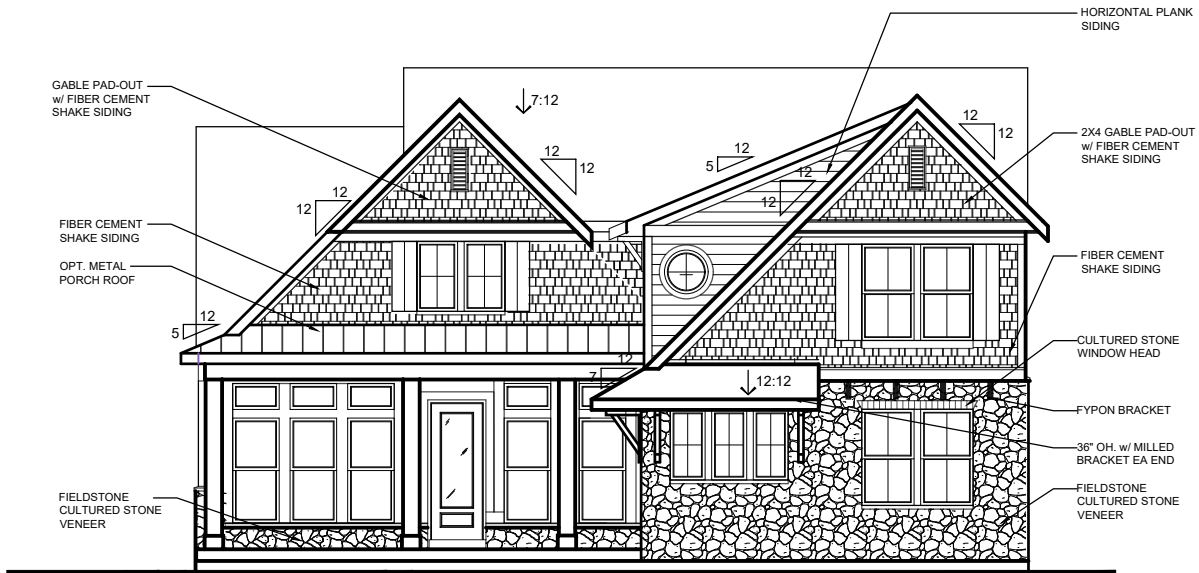
COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

MA-2.2
02.24.2023

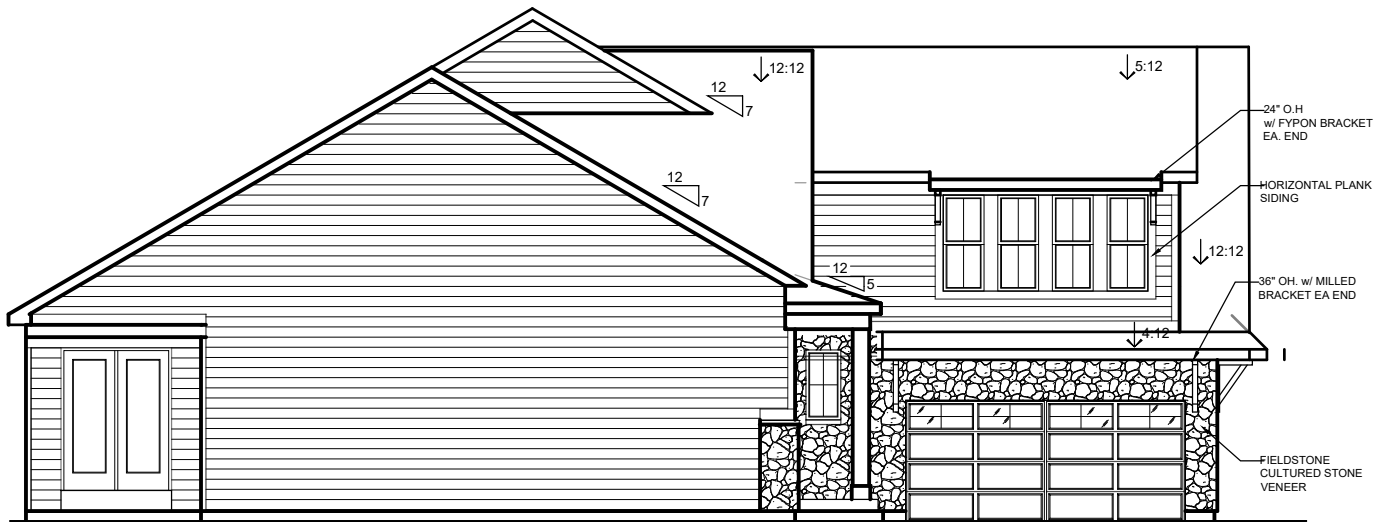
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

COASTAL CLASSIC

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



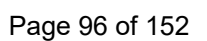
COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

MA-2.3
02.24.2023

49-750
MASTERPIECE COLLECTION



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



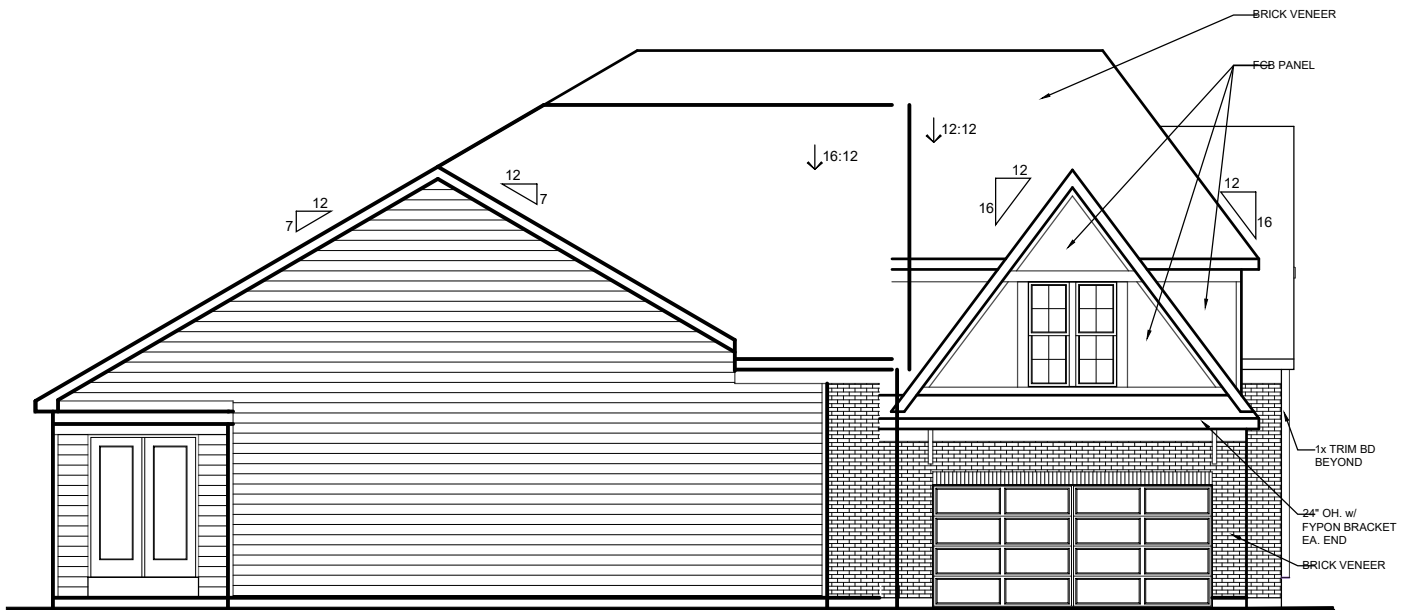
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN EUROPEAN

w/ BRICK VENEER

(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

MA-2.5
02.24.2023

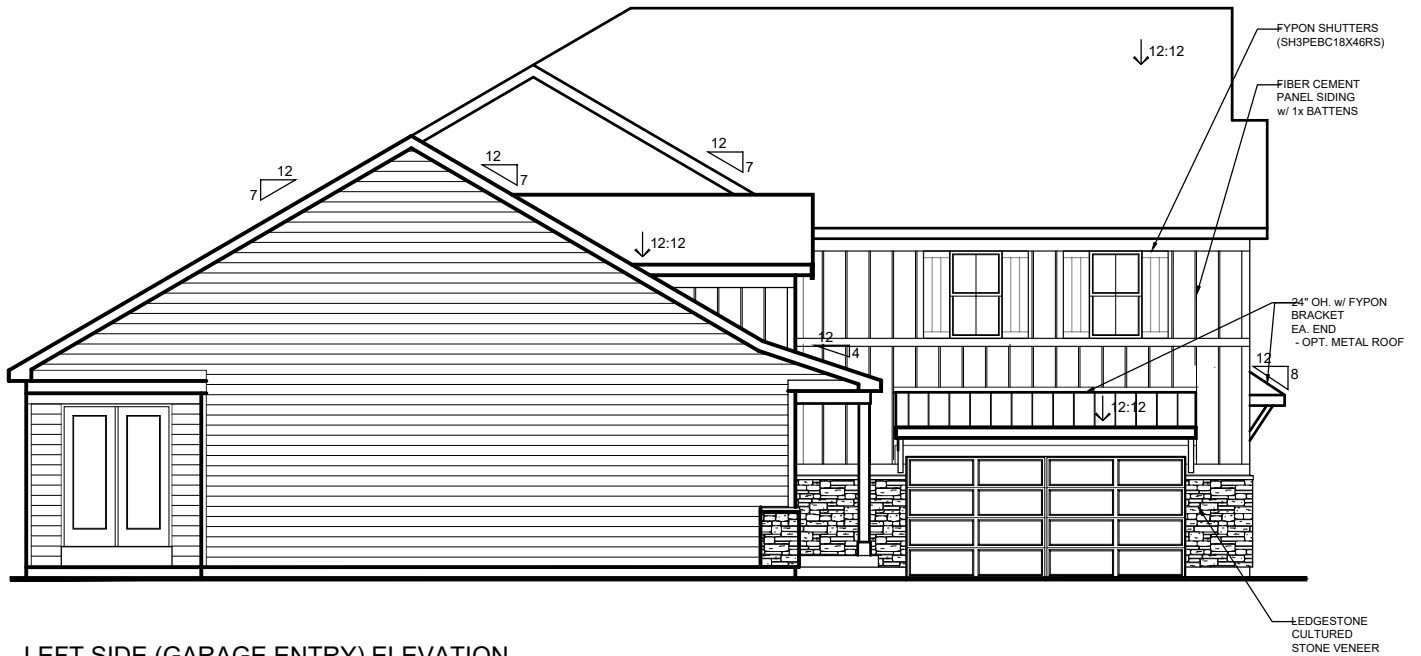
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN FARMHOUSE

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



COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

MA-2.6
02.24.2023

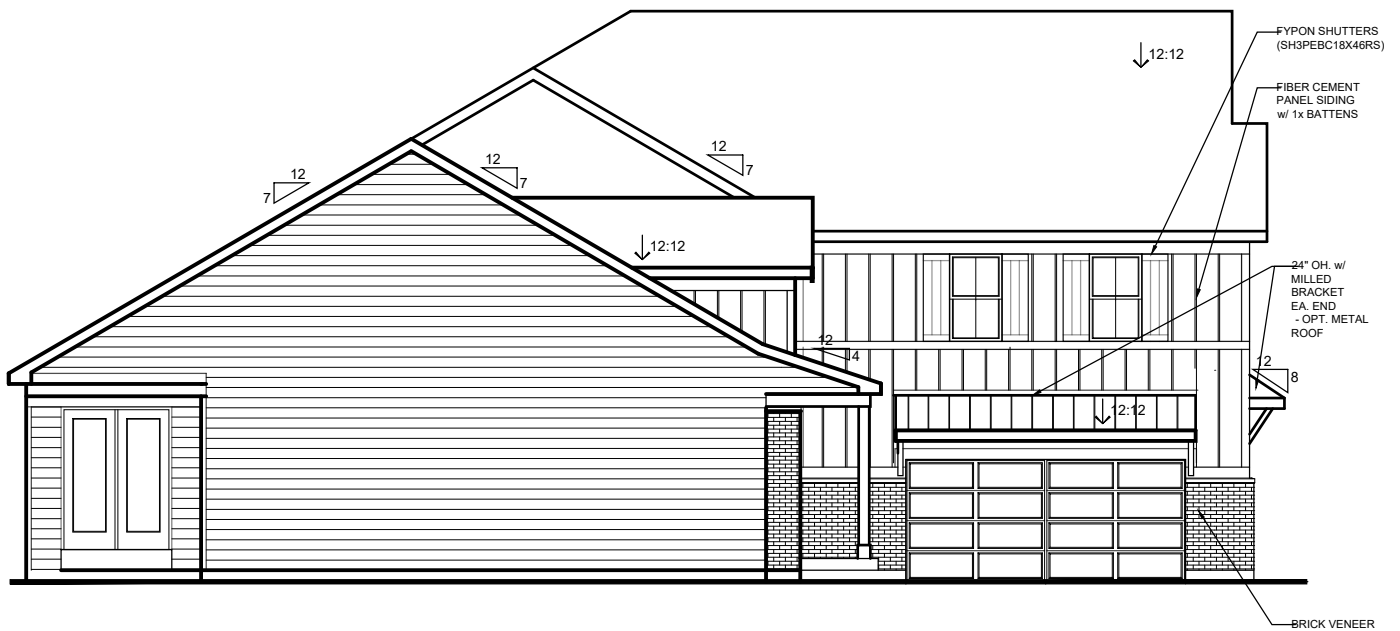
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN FARMHOUSE

w/ BRICK VENEER

(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
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)

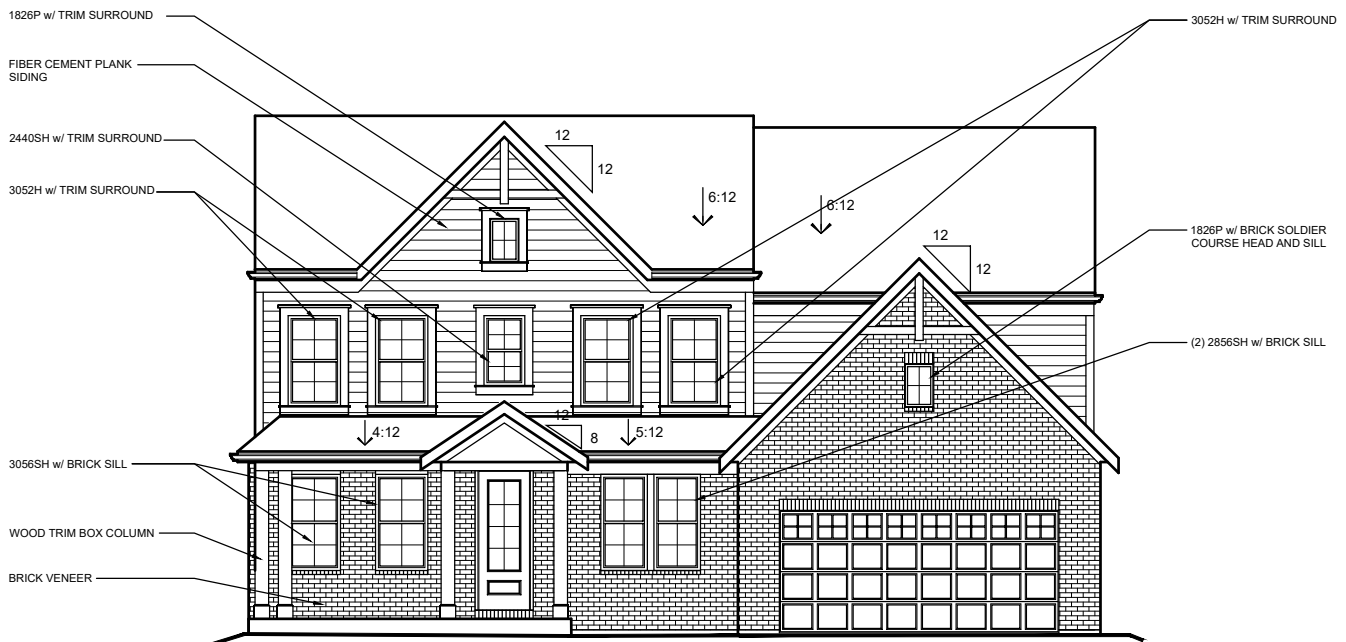
designed by: 

Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

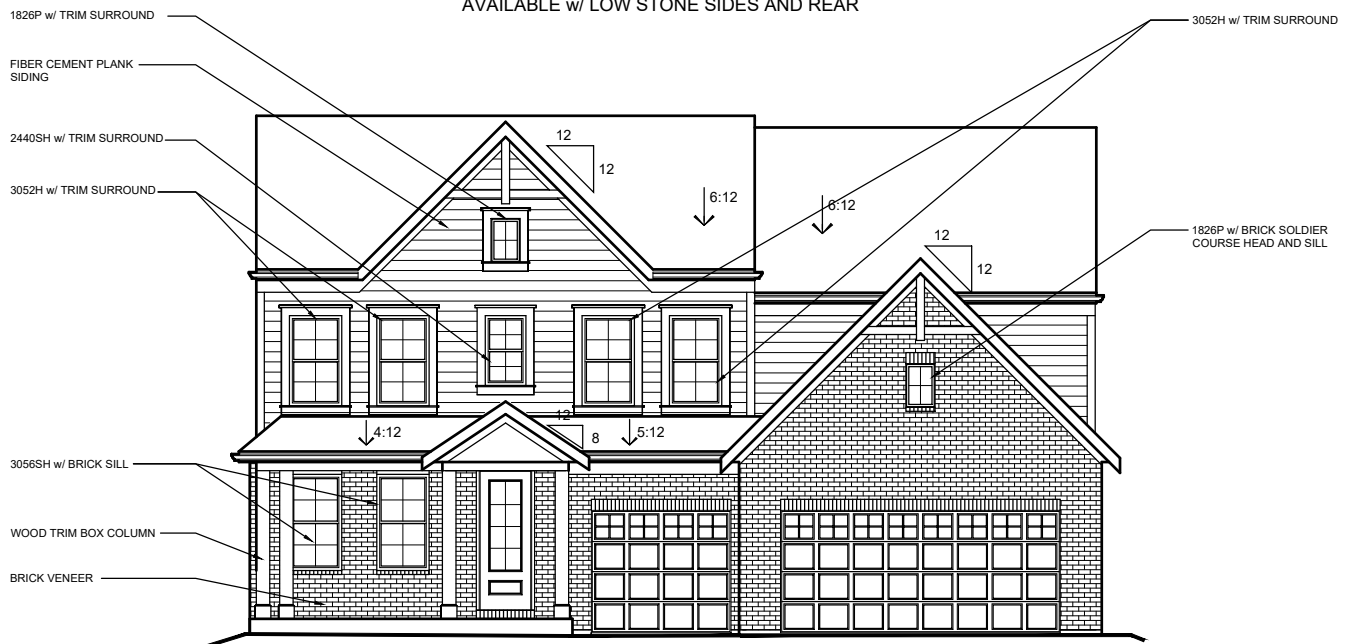
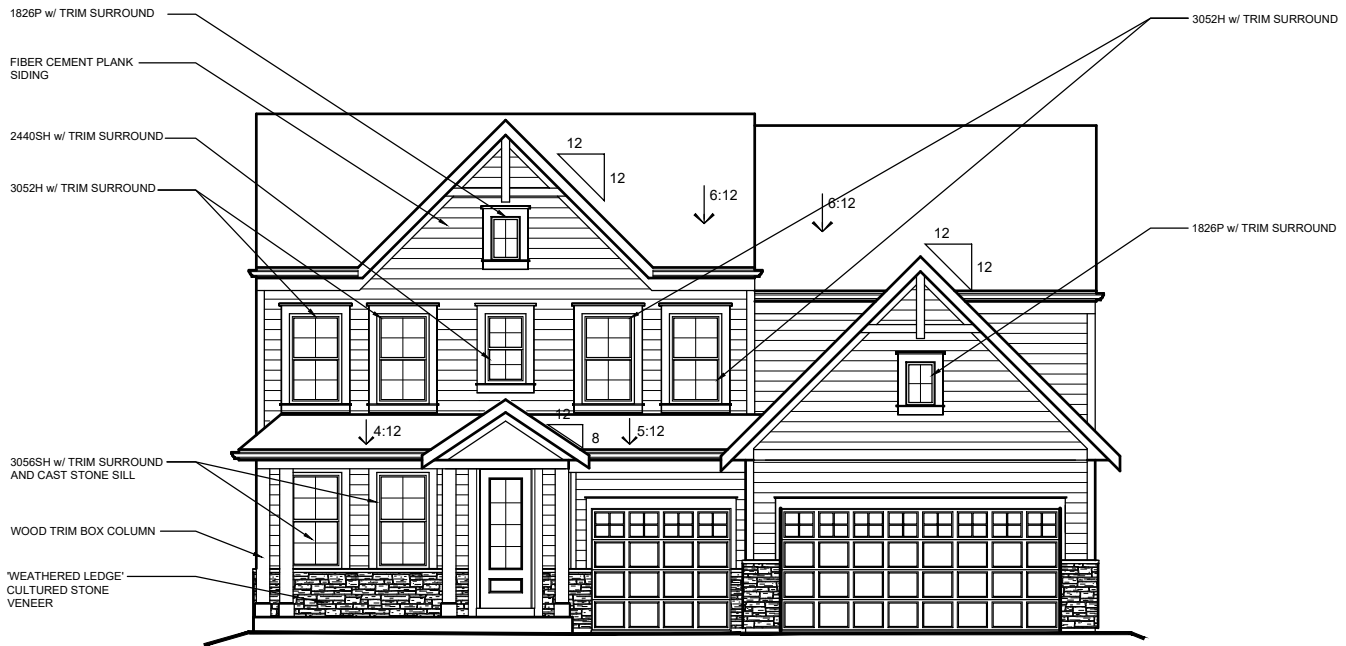
Our Plans Include You

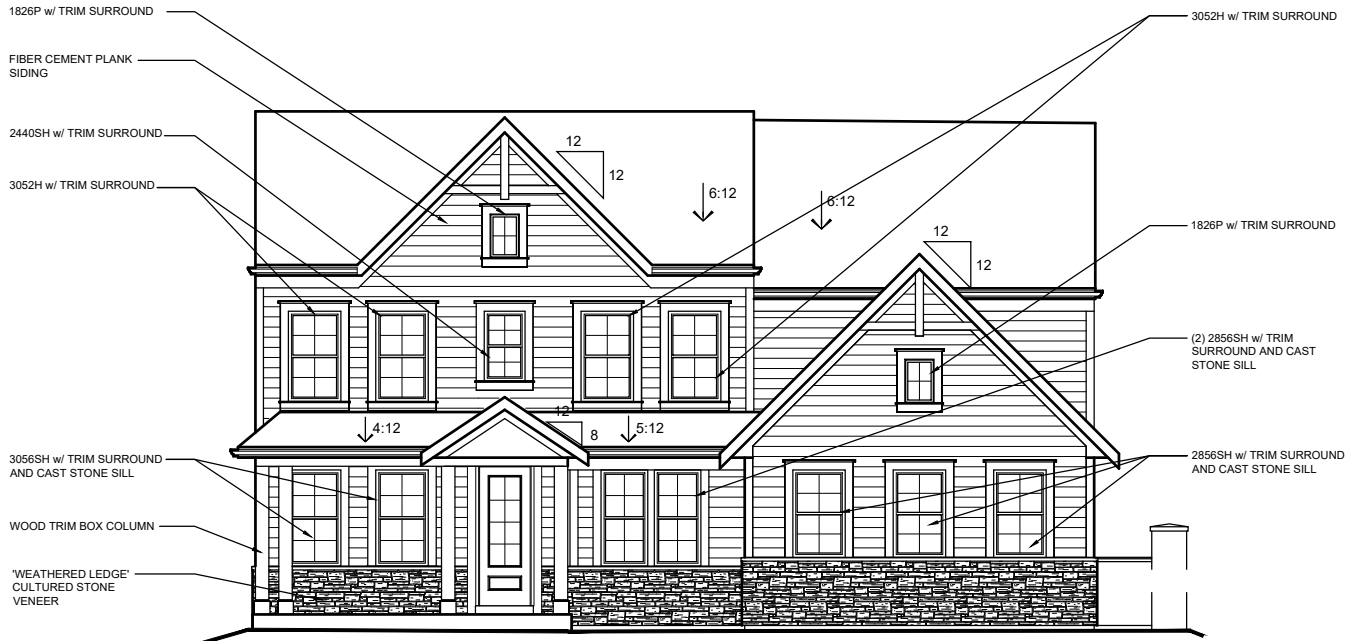


FRONT ENTRY w/ OPTIONAL CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

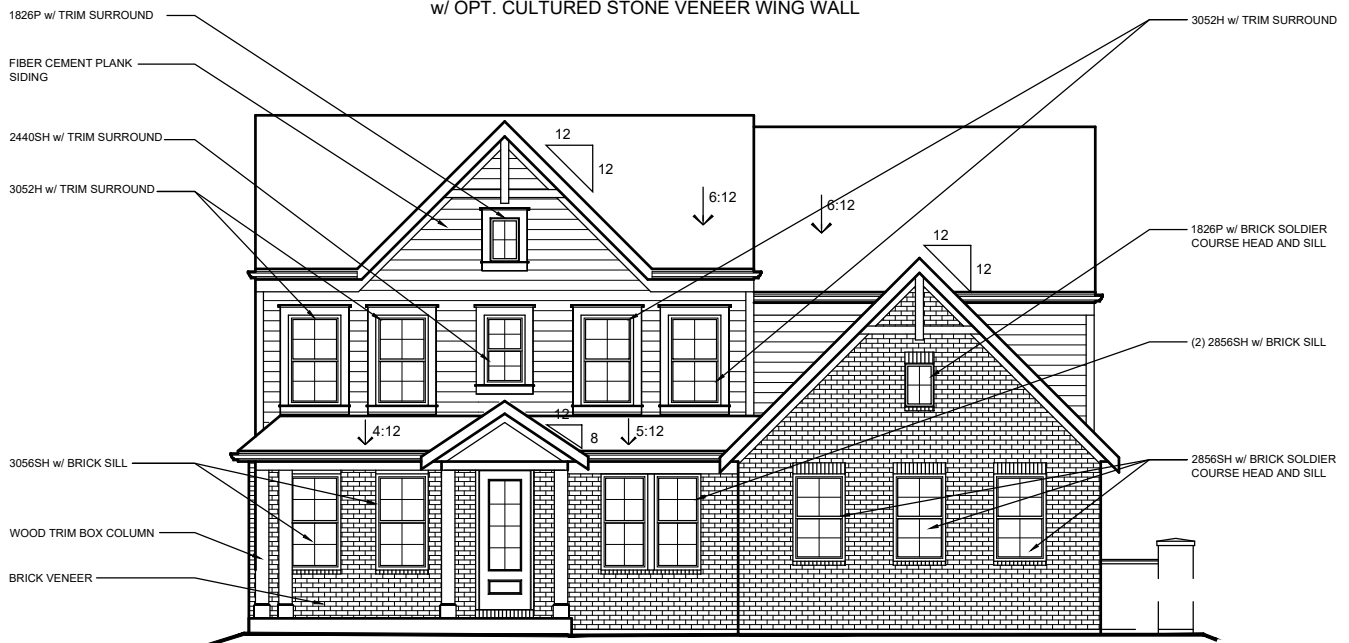


FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



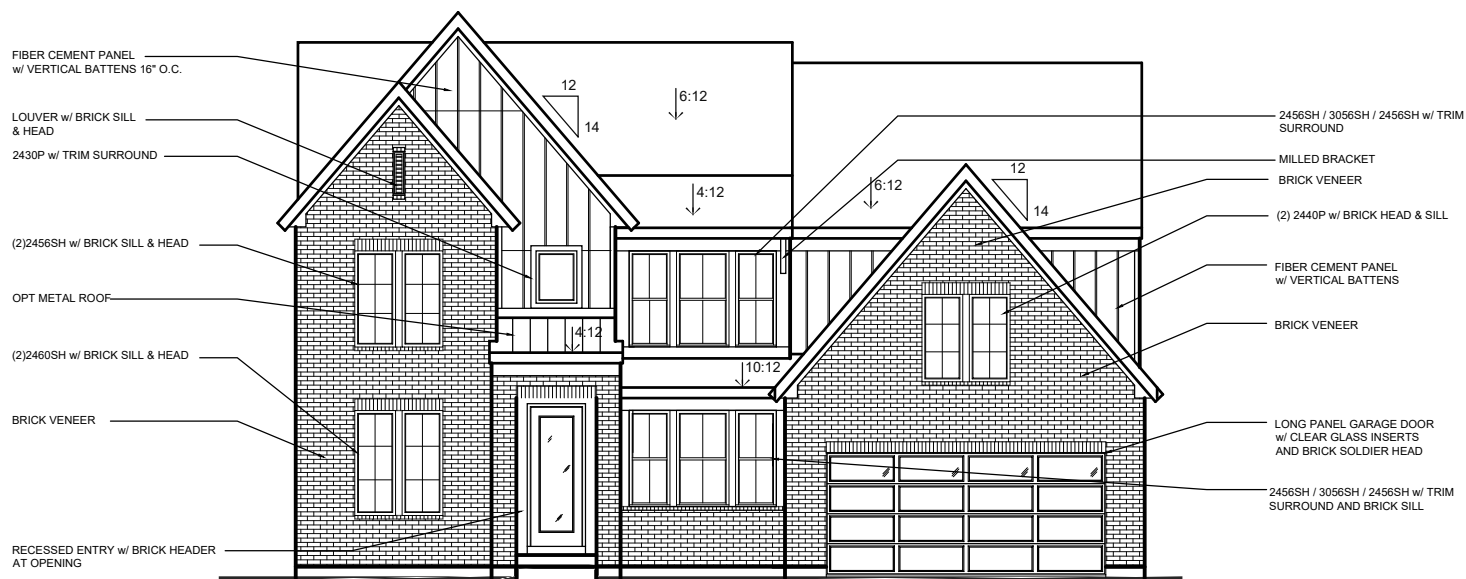


SIDE ENTRY w/ OPTIONAL CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR
w/ OPT. CULTURED STONE VENEER WING WALL

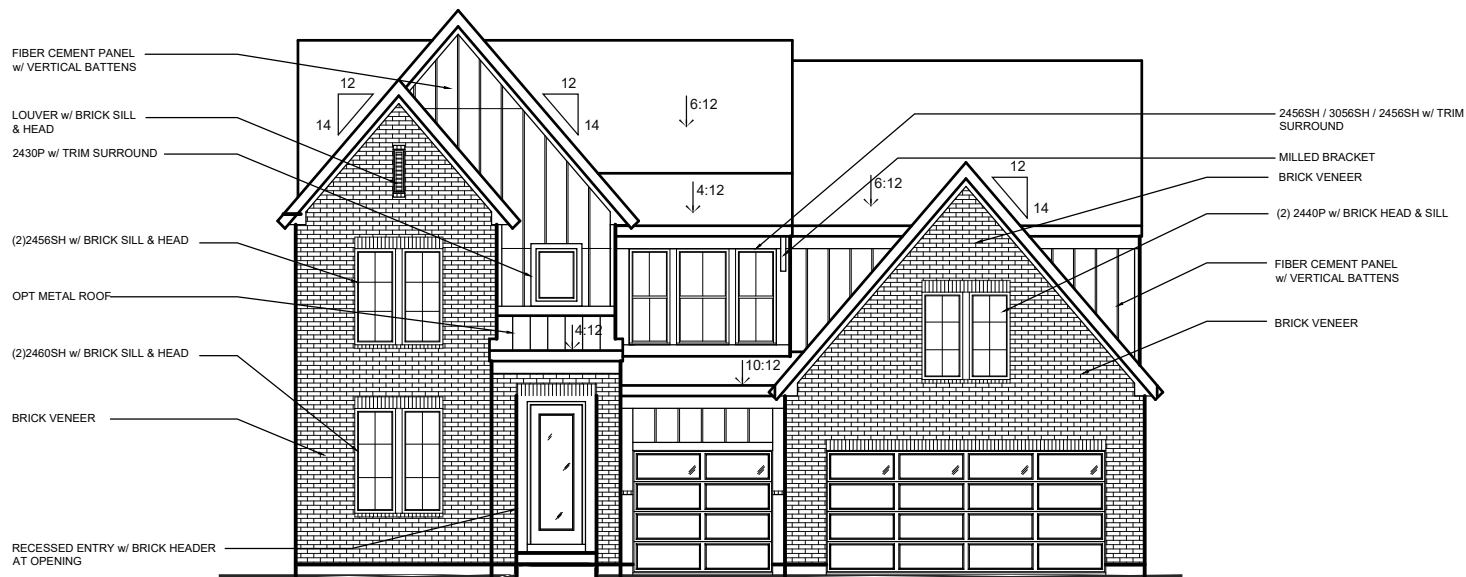


SIDE ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR
w/ OPT. BRICK VENEER WING WALL

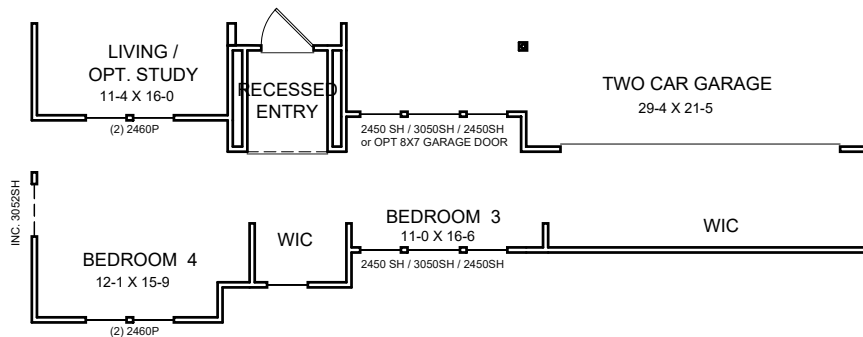
MODERN EUROPEAN w/ BRICK EXTERIOR DESIGN



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



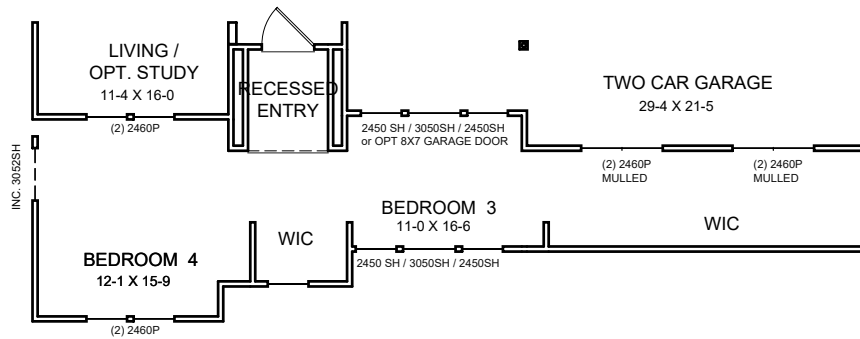
FRONT ENTRY w/ 3RD CAR FRONT GARAGE
w/ BRICK VENEER (AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



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)

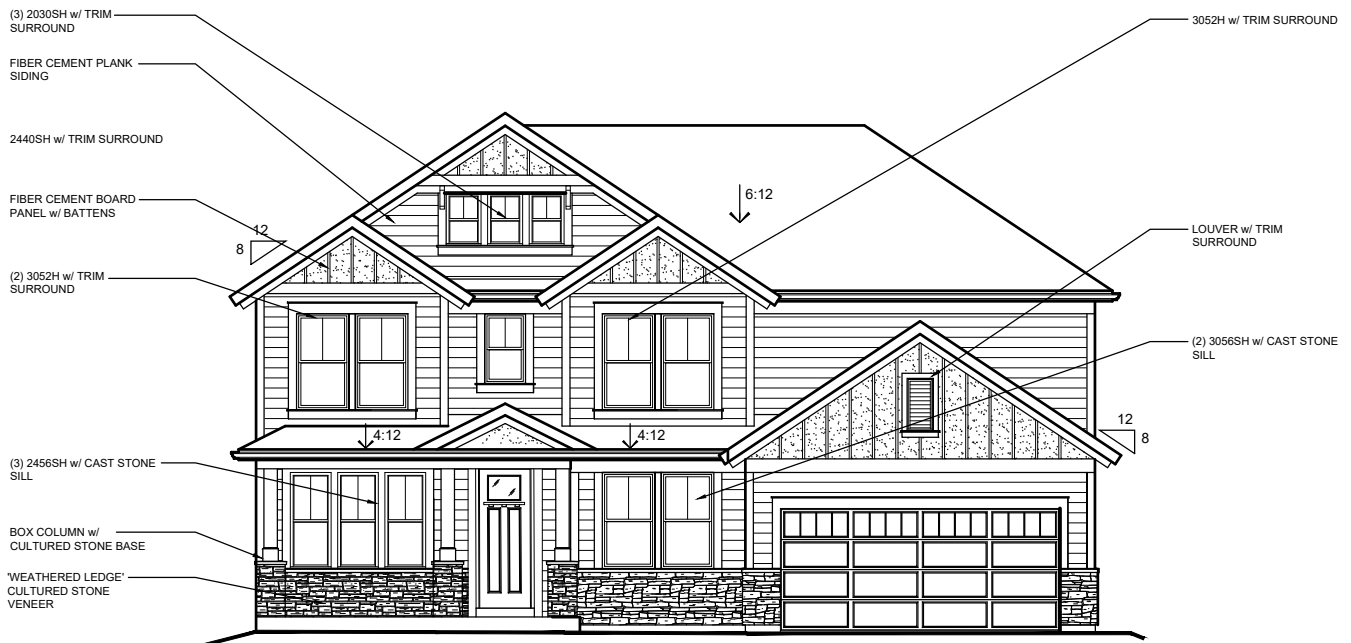


FIRST FLOOR
(ADDS 46 NET SF)

SECOND FLOOR
(ADDS 144 NET SF)



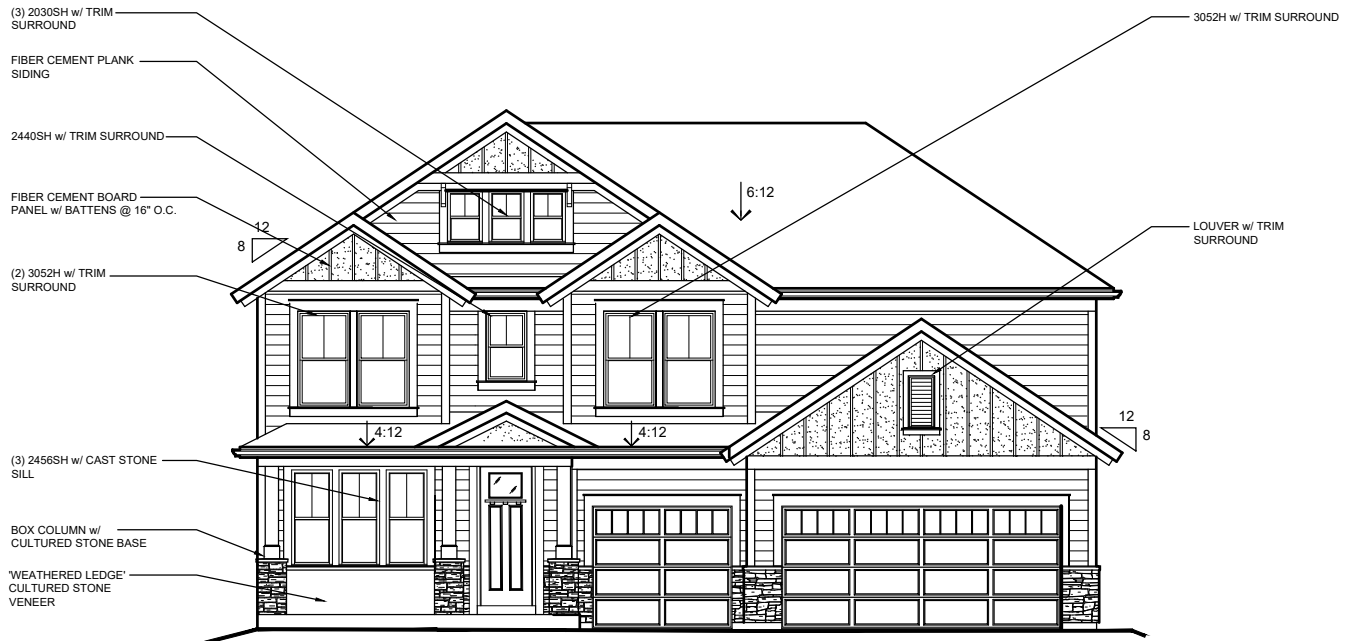
FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



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



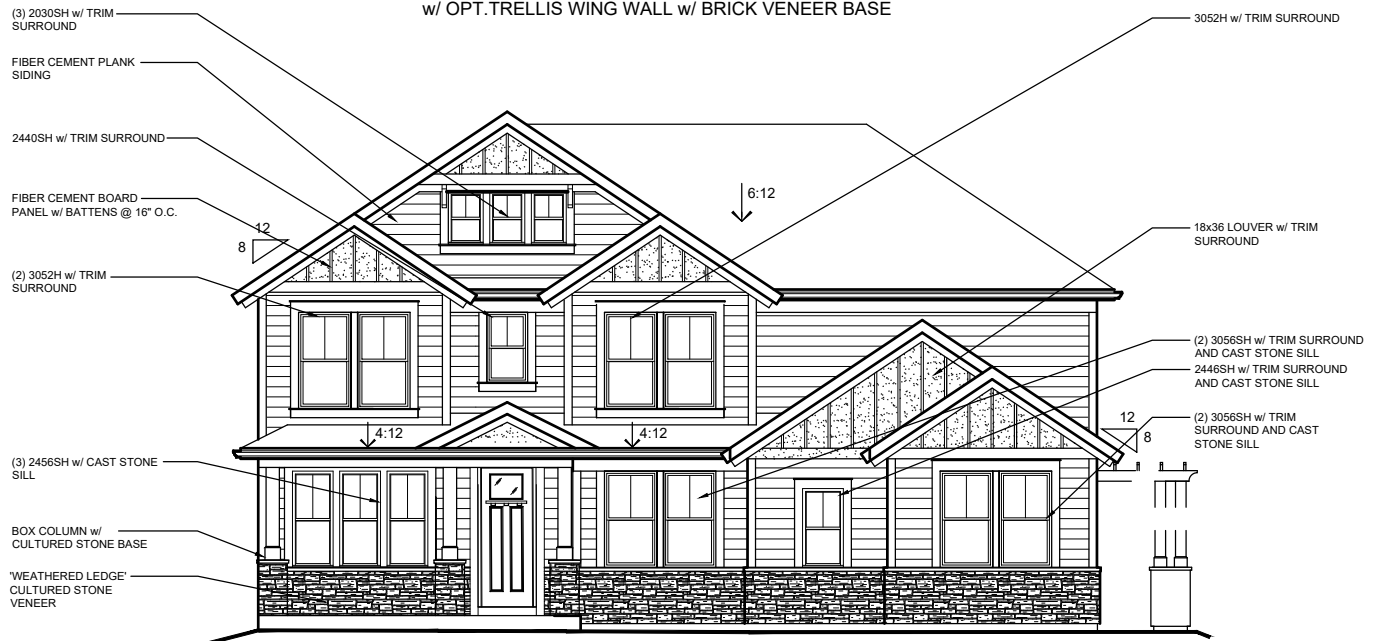
THREE-CAR FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES



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

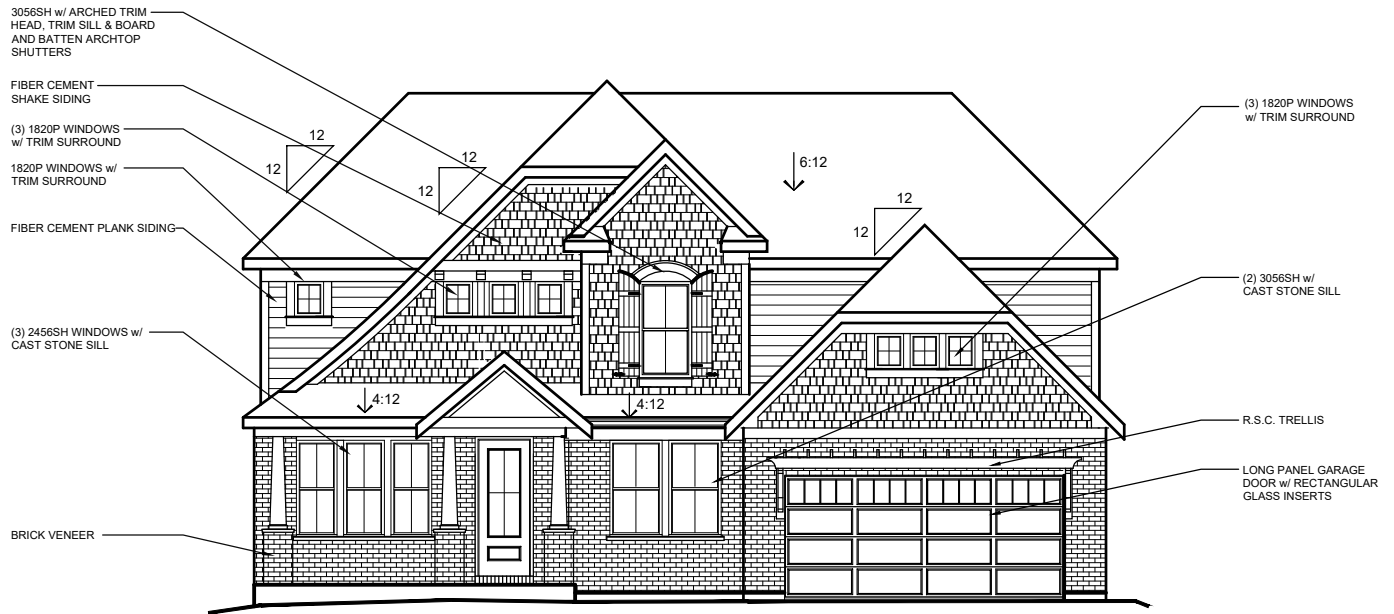


SIDE ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR
w/ OPT. TRELLIS WING WALL w/ BRICK VENEER BASE

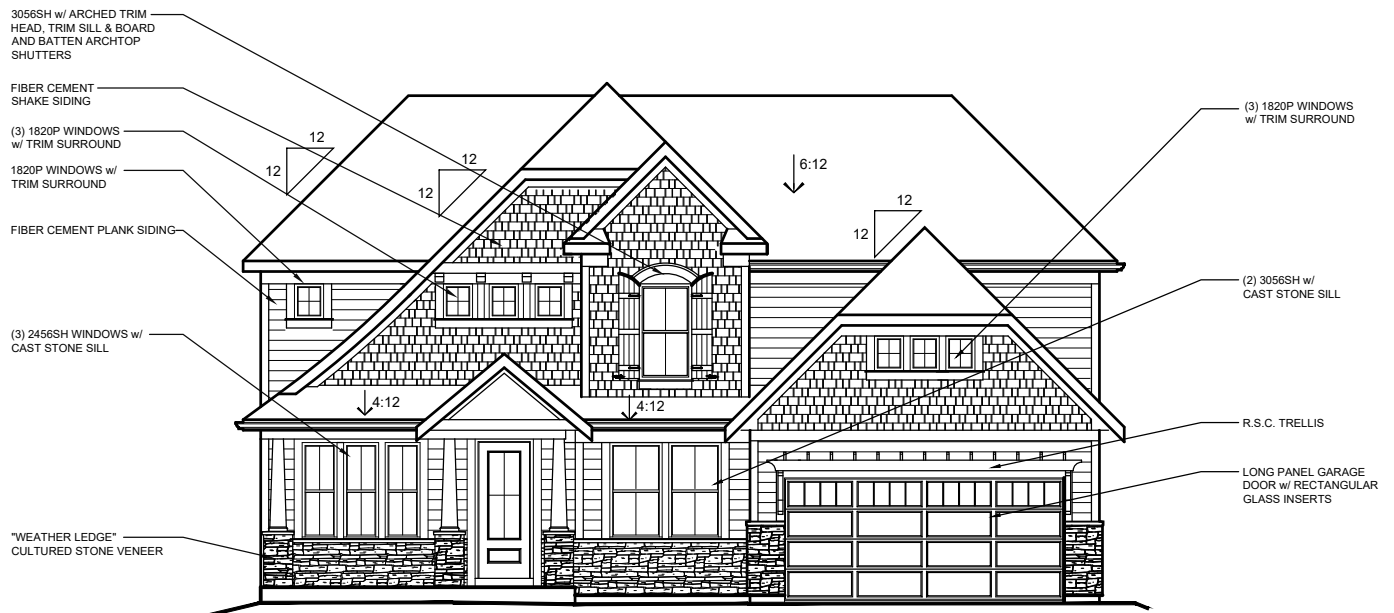


SIDE ENTRY w/ OPTIONAL CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR
w/ OPTIONAL TRELLIS WING WALL w/ STONE VENEER BASE

COASTAL CLASSIC EXTERIOR DESIGN

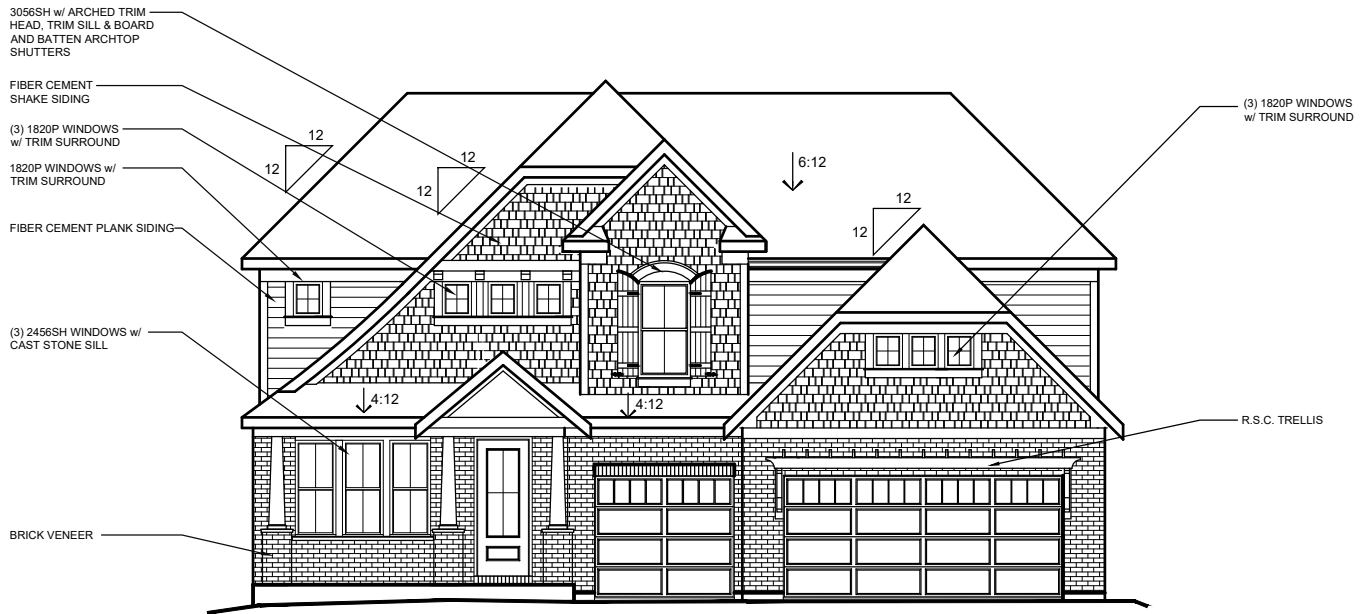


FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES

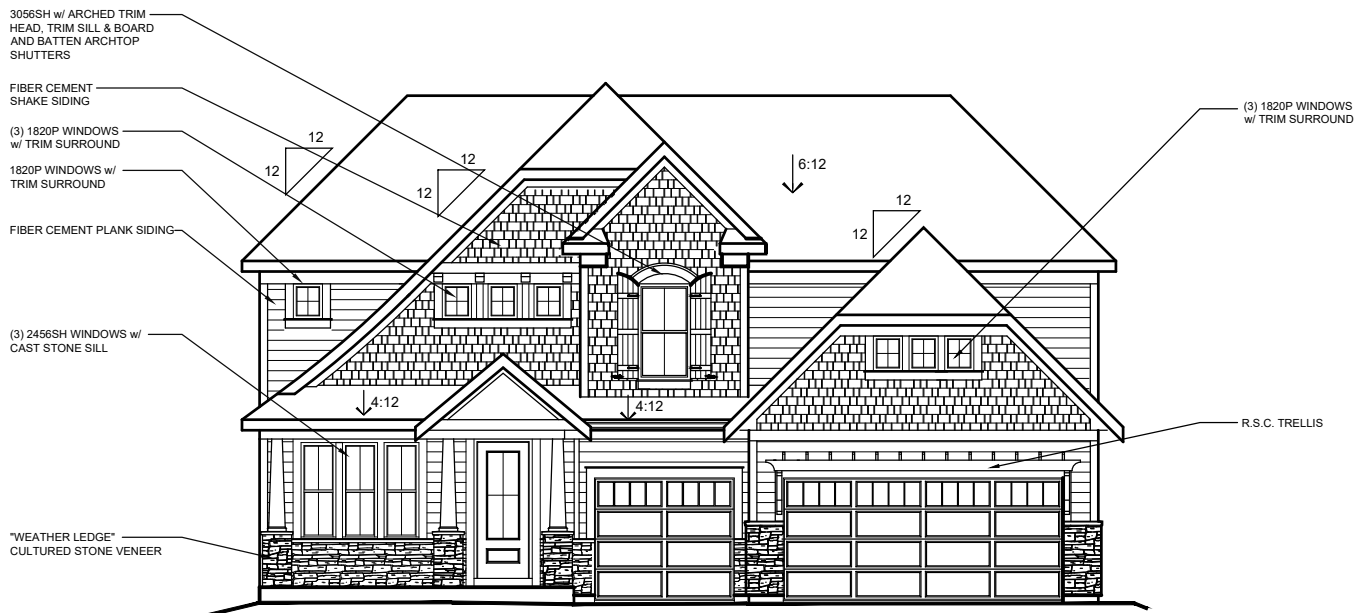


FRONT ENTRY w/ OPT. CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES

COASTAL CLASSIC EXTERIOR DESIGN

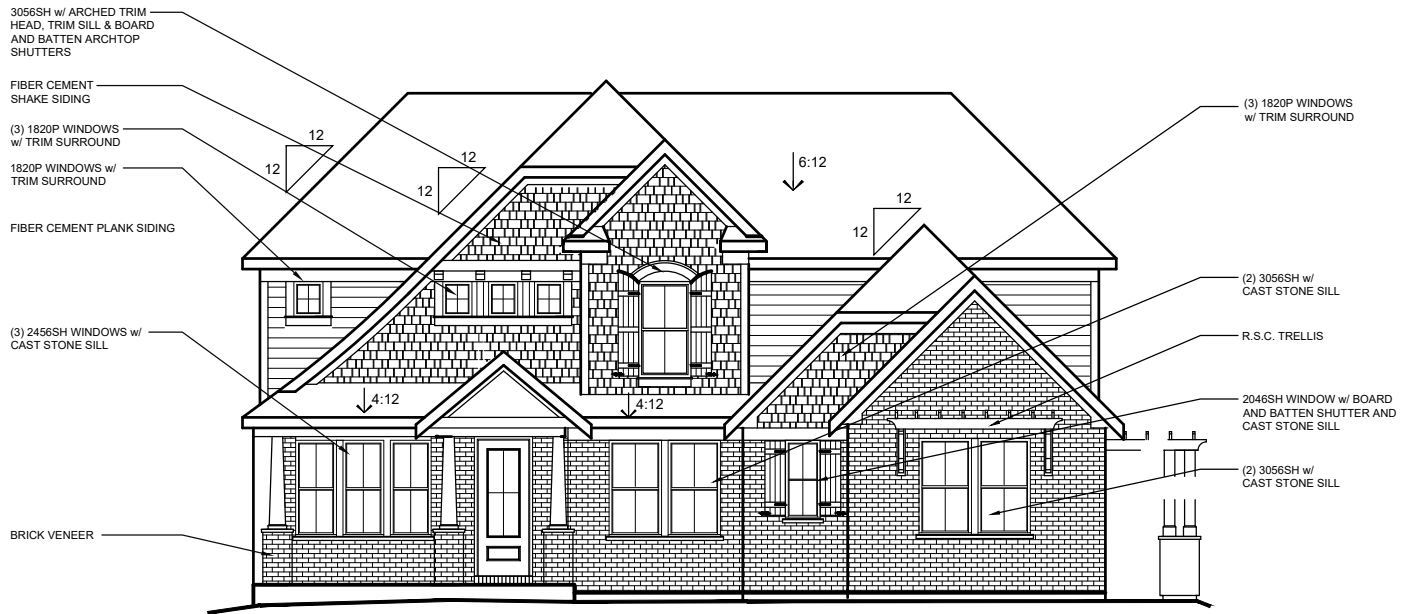


THREE-CAR INTEGRATED FRONT ENTRY GARAGE w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES

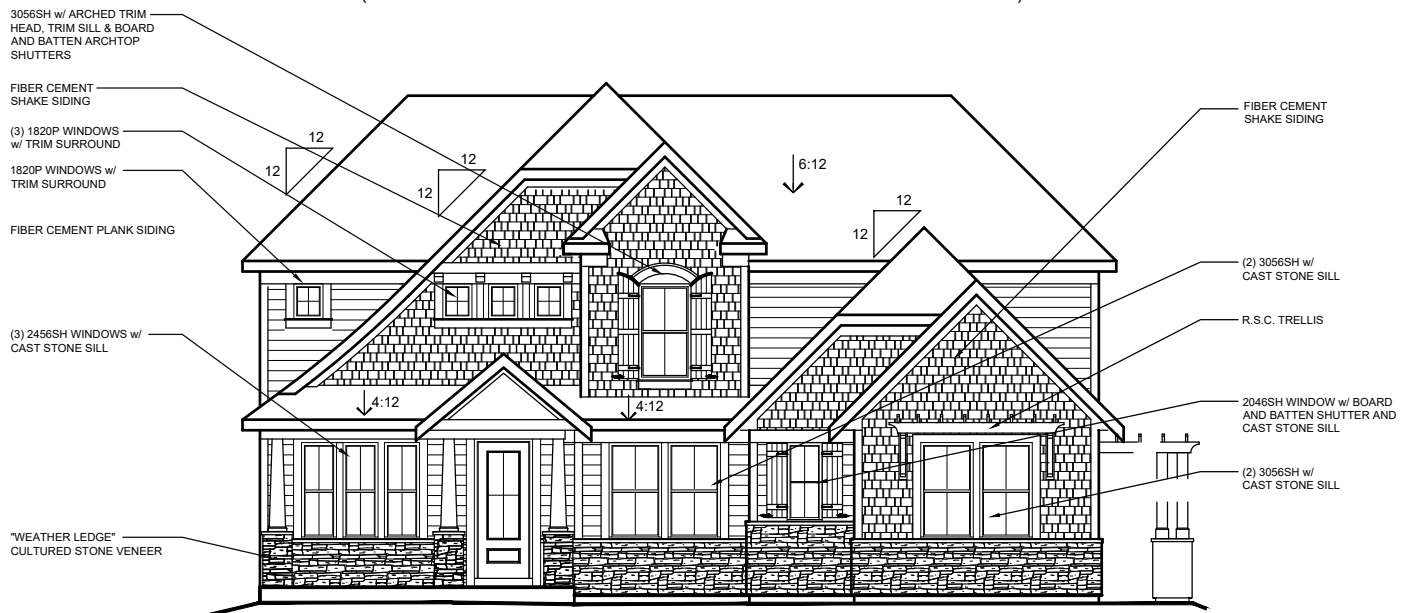


THREE-CAR INTEGRATED FRONT ENTRY GARAGE
w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES

COASTAL CLASSIC EXTERIOR DESIGN



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

Page 112 of 152



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

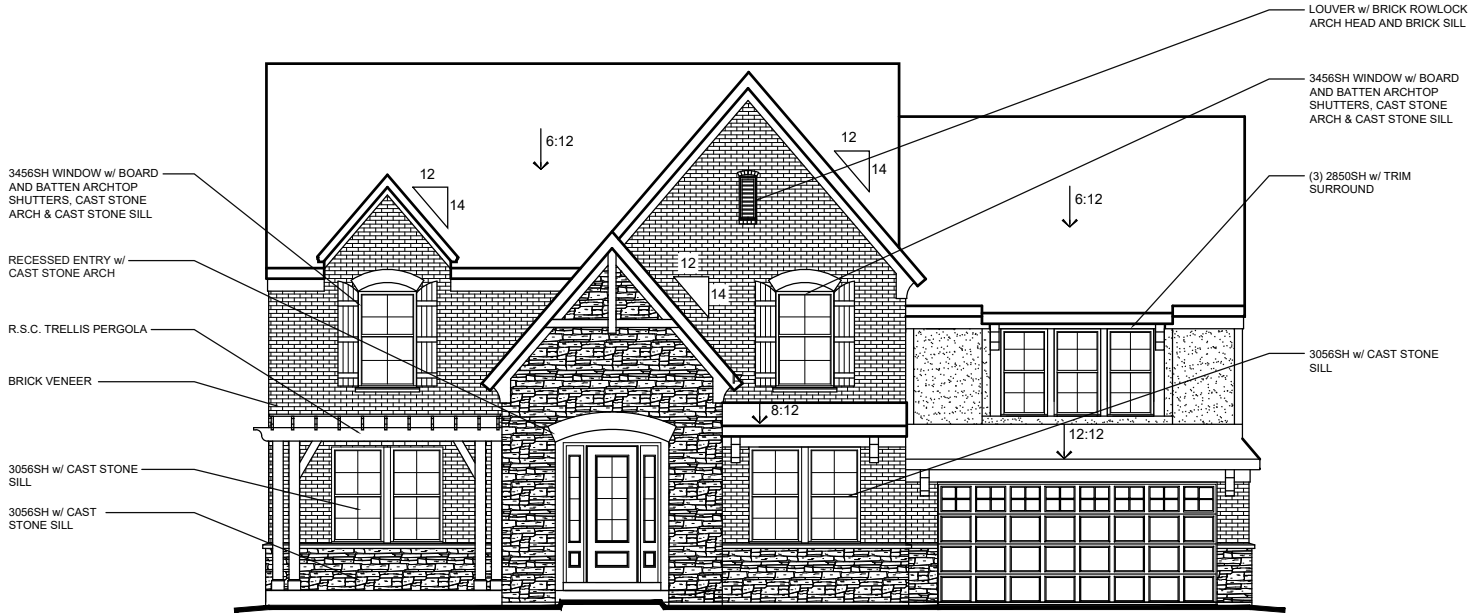


FRONT ENTRY w/ BRICK VENEER
w/ OPT. EXTENDED FRONT PORCH
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

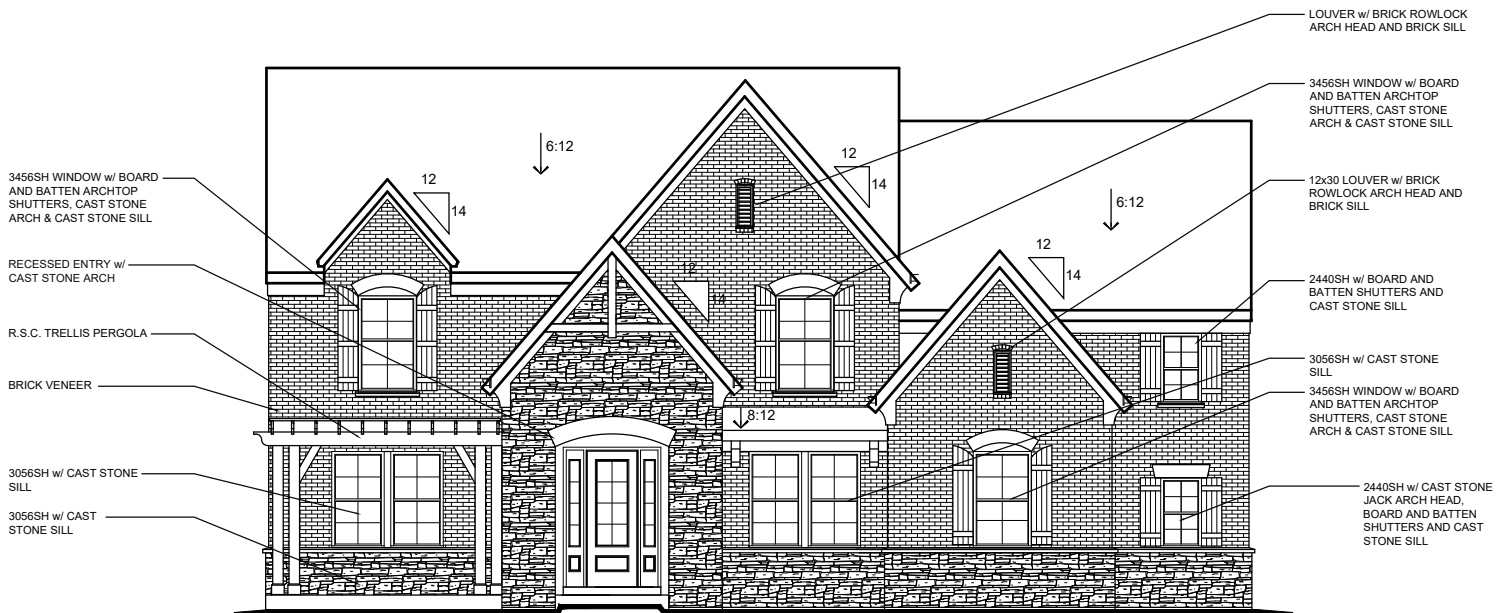


SIDE ENTRY w/ BRICK VENEER
w/ OPT. EXTENDED FRONT PORCH
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

ENGLISH ELEGANCE EXTERIOR DESIGN



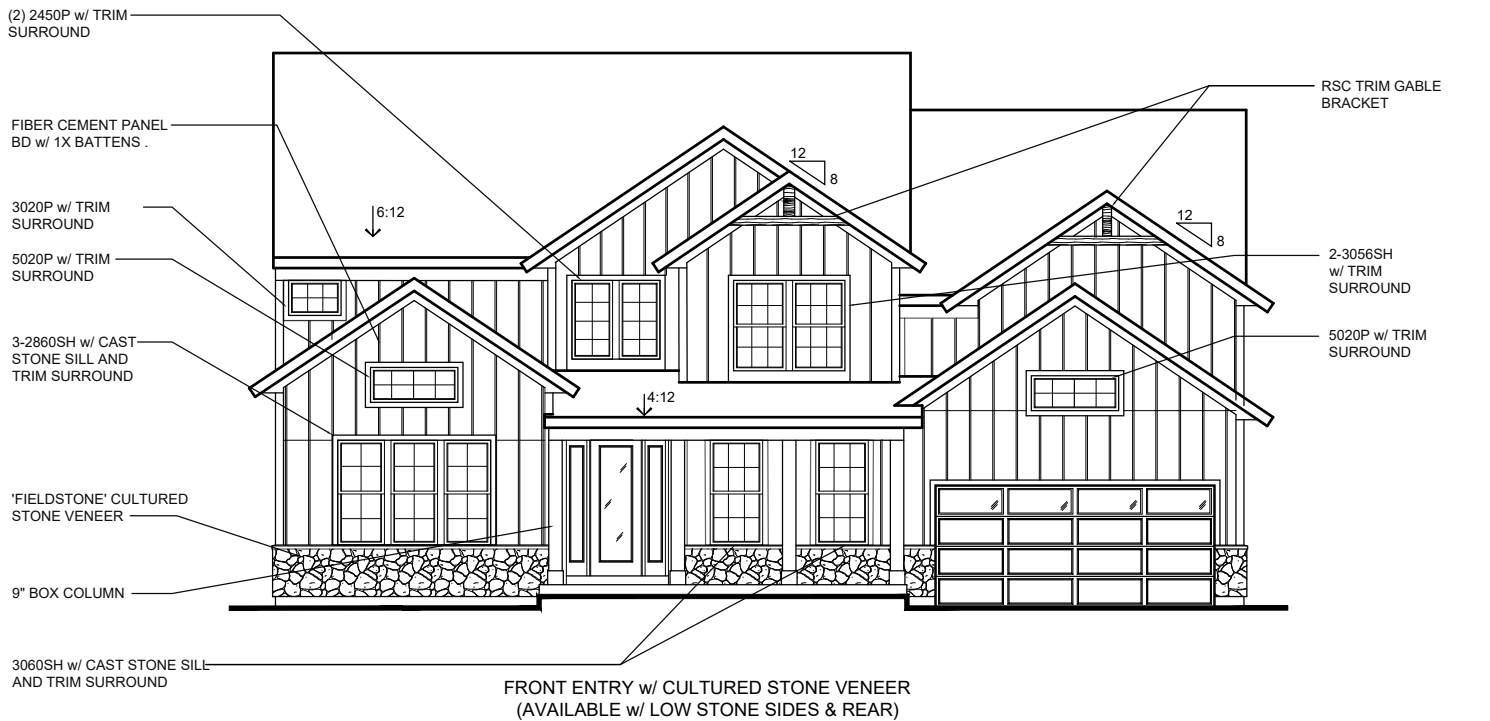
FRONT ENTRY w/ BRICK AND STONE VENEER
w/ INCLUDED COVERED ENTRY
AND INCLUDED PERGOLA
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



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

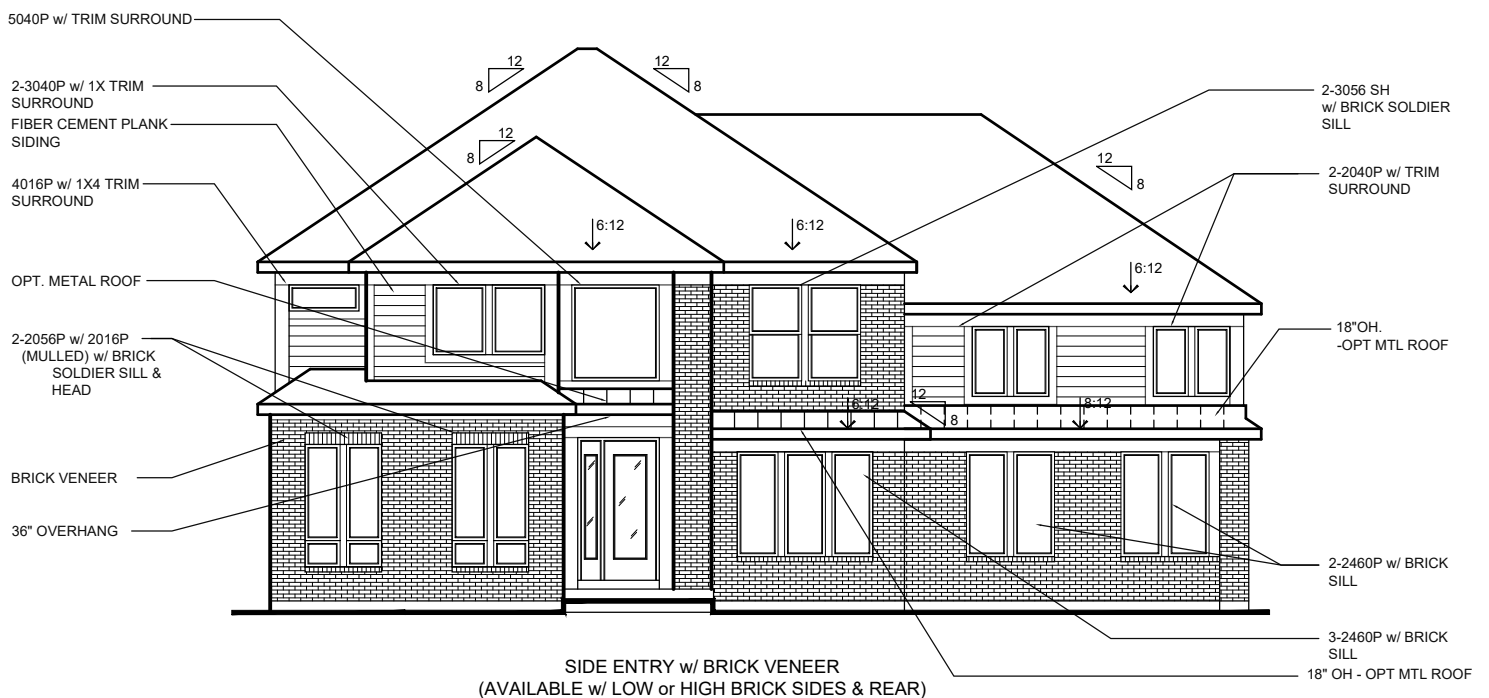
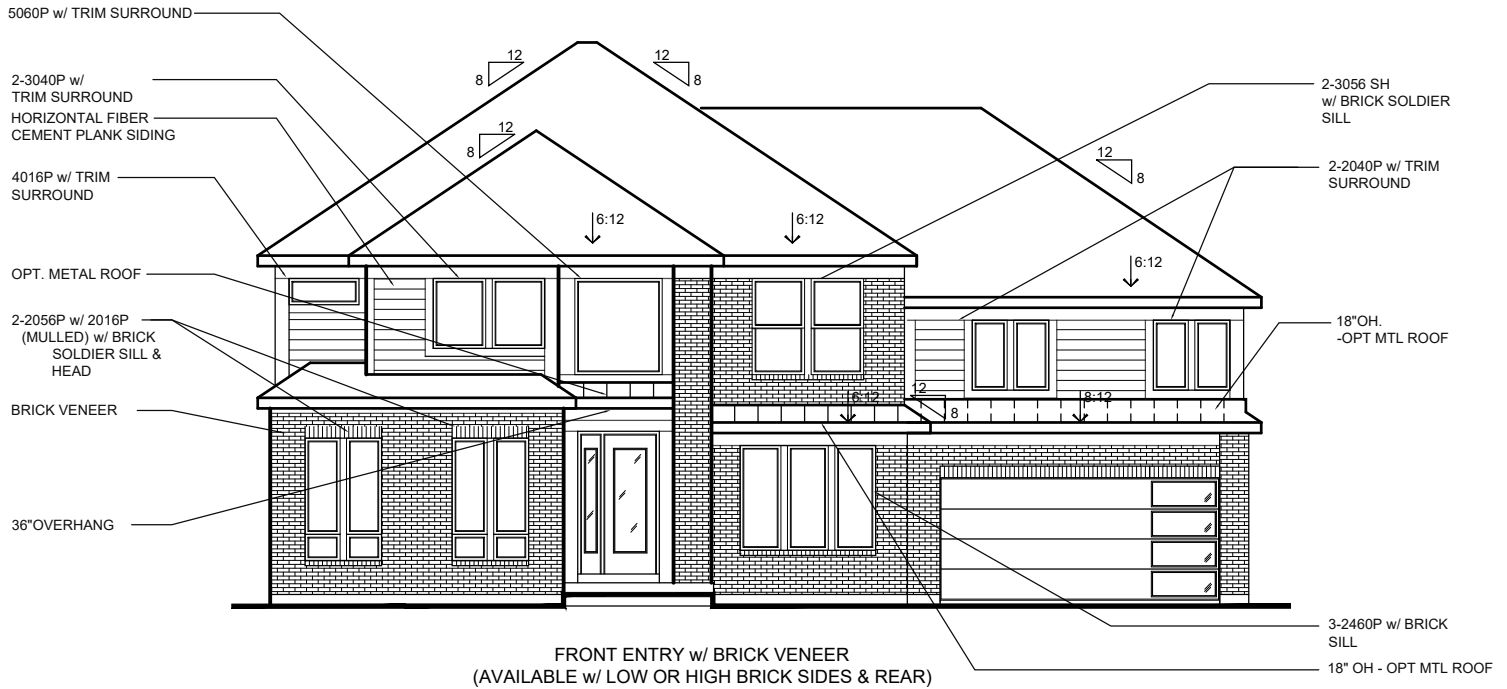
MODERN RETREAT EXTERIOR DESIGN

ADDS 72 TOTAL NET SQ.FT.



MODERN PRAIRIE EXTERIOR DESIGN

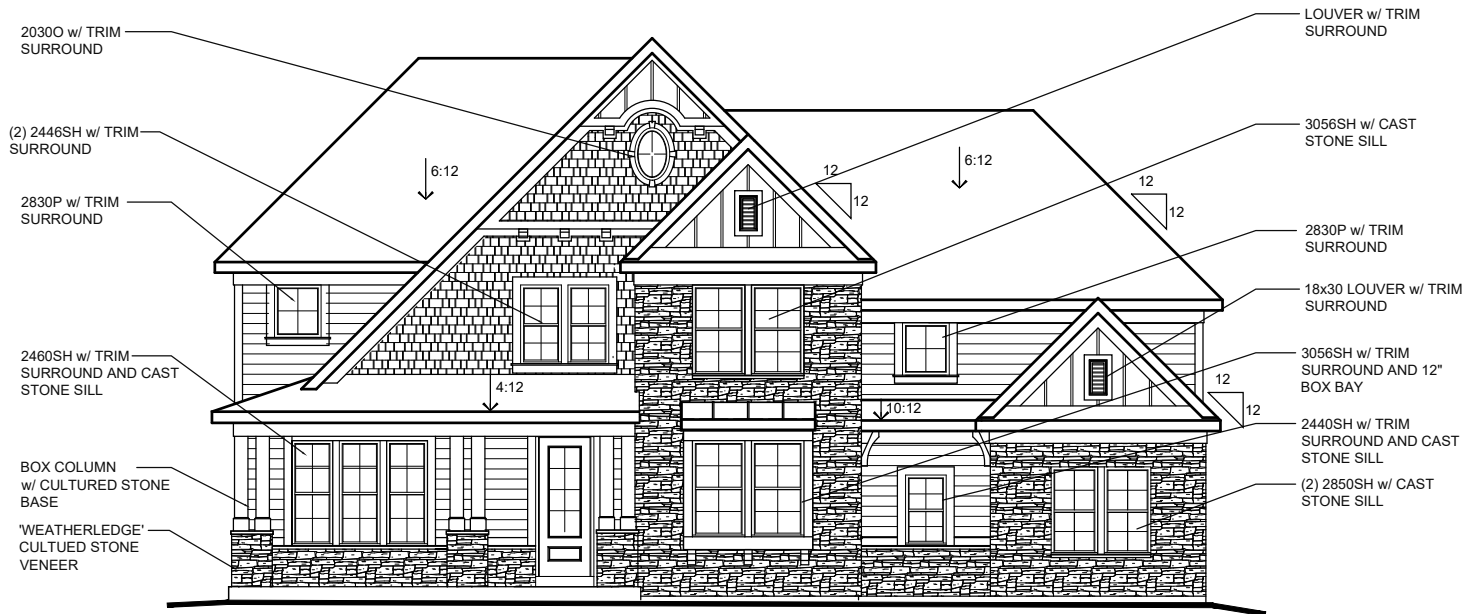
ADDS 62 TOTAL NET SQ.FT.



COASTAL CLASSIC EXTERIOR DESIGN



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

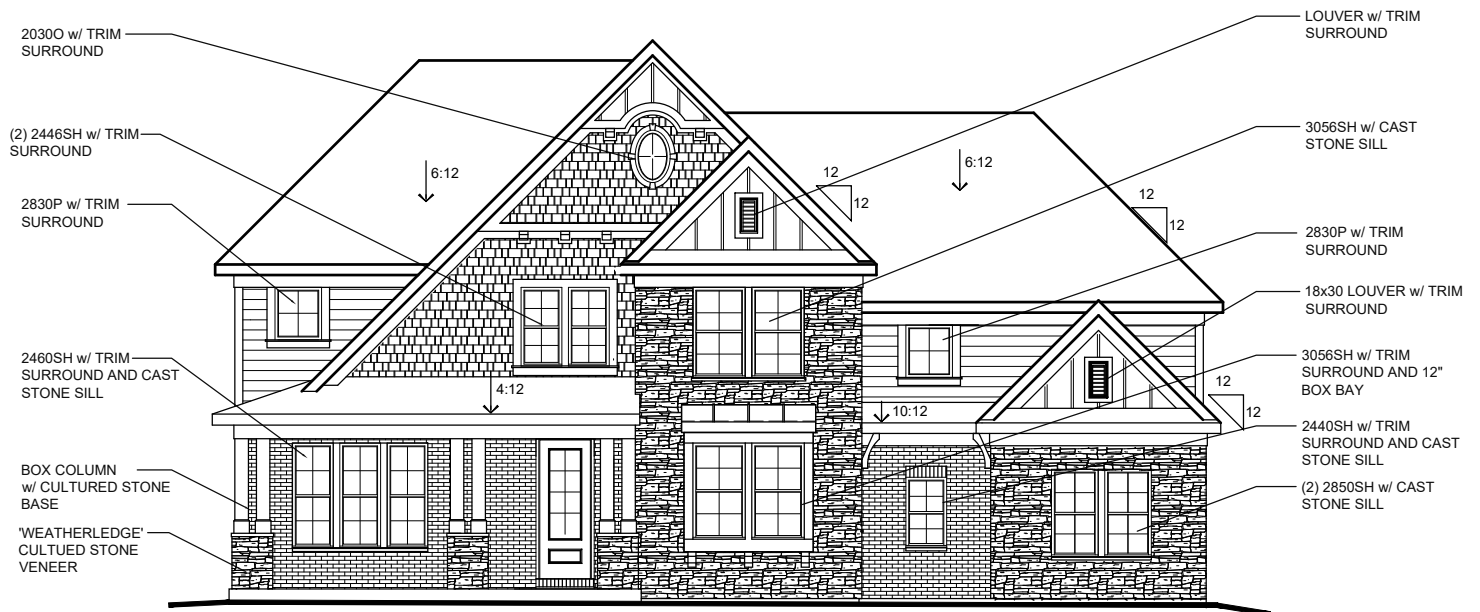


SIDE ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW OR STONE SIDES AND REAR

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



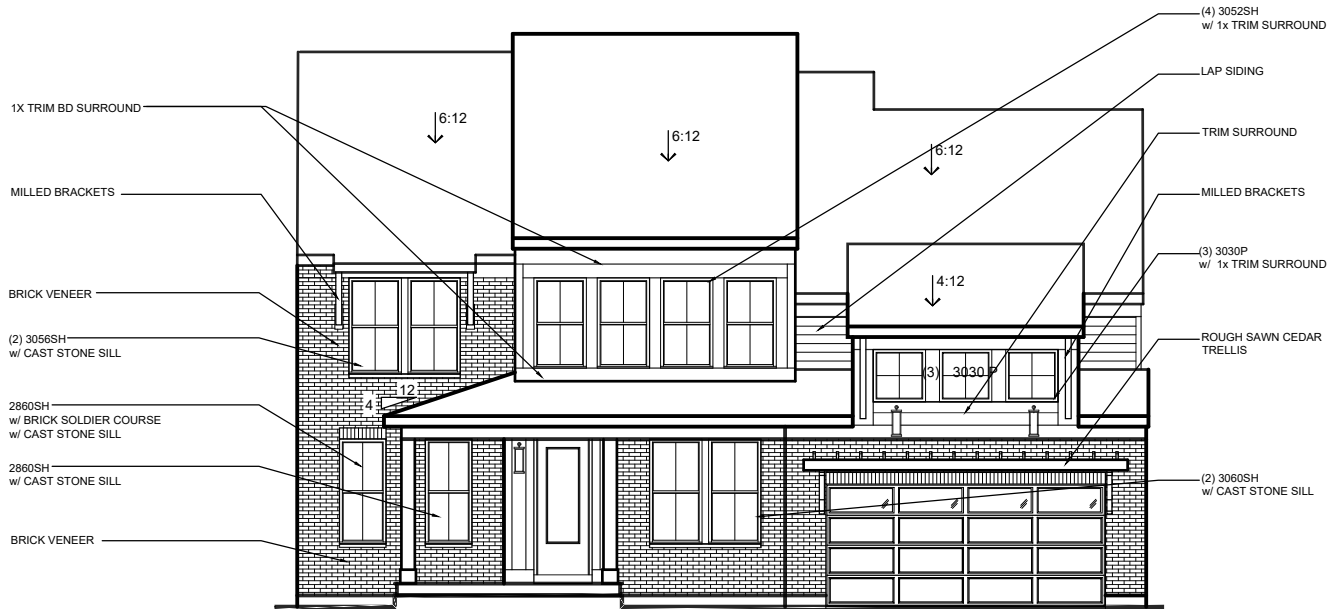
© 2023 Fischer Homes, Inc. Because we are constantly improving our product, we reserve the right to change features, brand names, dimensions, architectural details and designs. This brochure is for illustrative purposes only and not part of a legal contract. Windows, doors, and ceilings may vary on options and elevations selected. Not all features nor options are shown. Please ask our sales counselor for complete information.

RVSD
03/23

RHODES

49-740

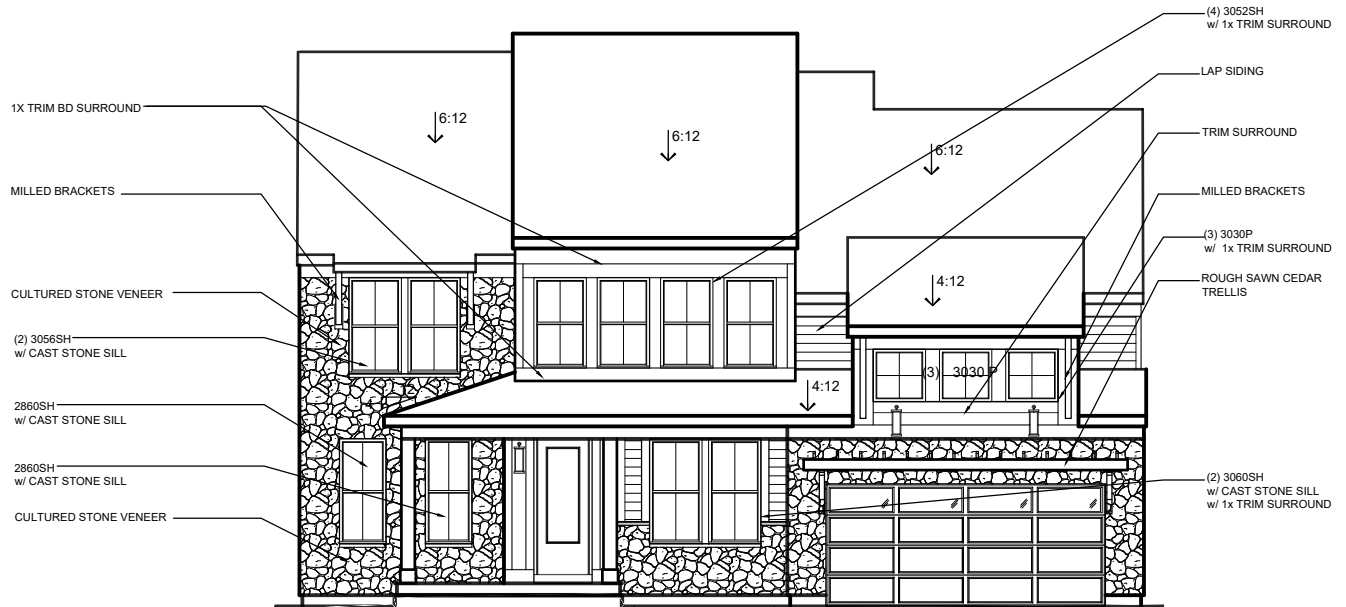
MASTERPIECE COLLECTION



MODERN RETREAT

w/ BRICK VENEER

(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



MODERN RETREAT

w/ CULTURED STONE VENEER

(AVAILABLE w/ LOW STONE SIDES)



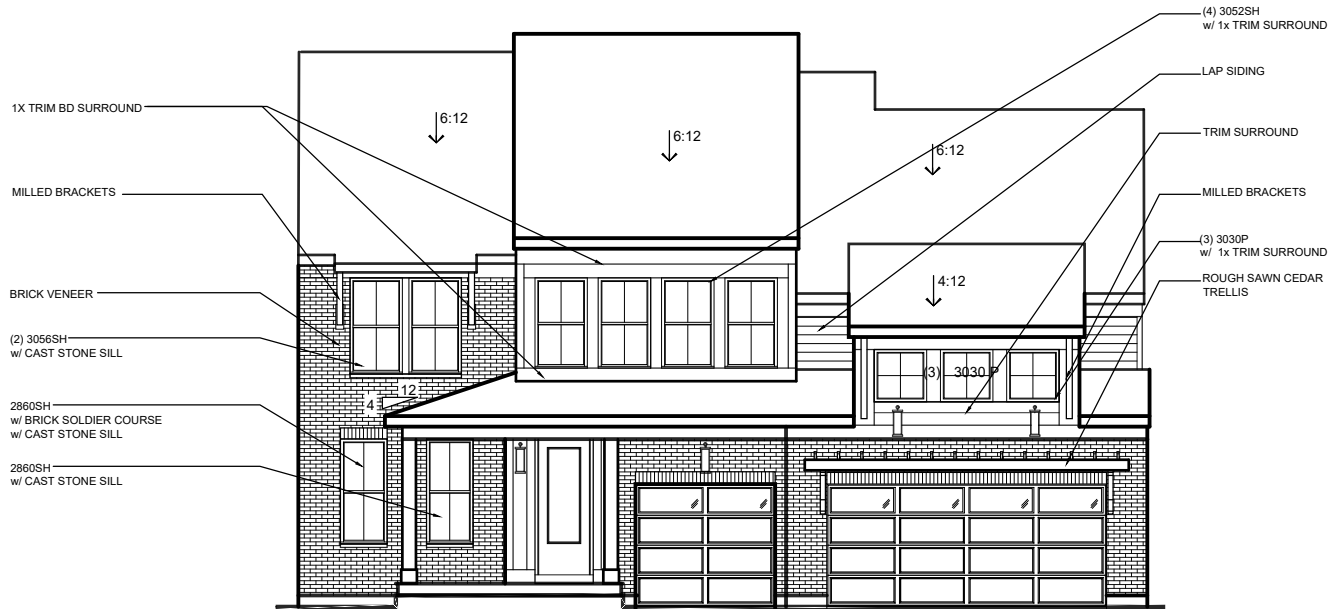
COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

XX-2.1
02.24.2023

RHODES

49-740

MASTERPIECE COLLECTION

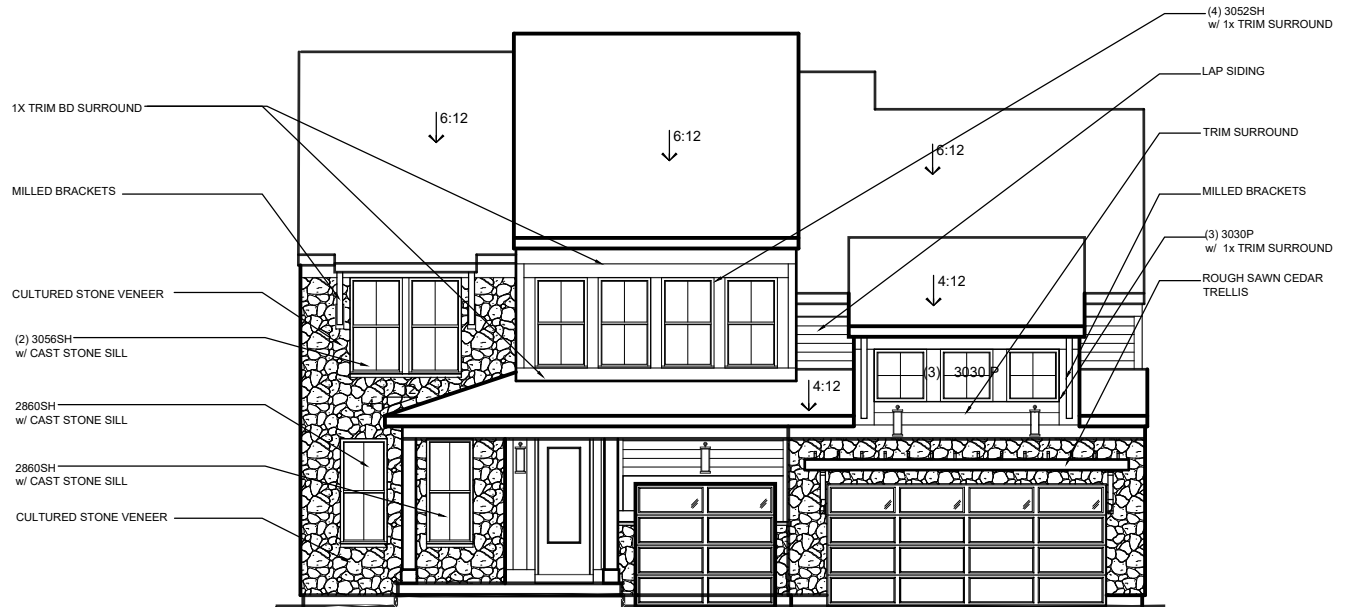


MODERN RETREAT

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)



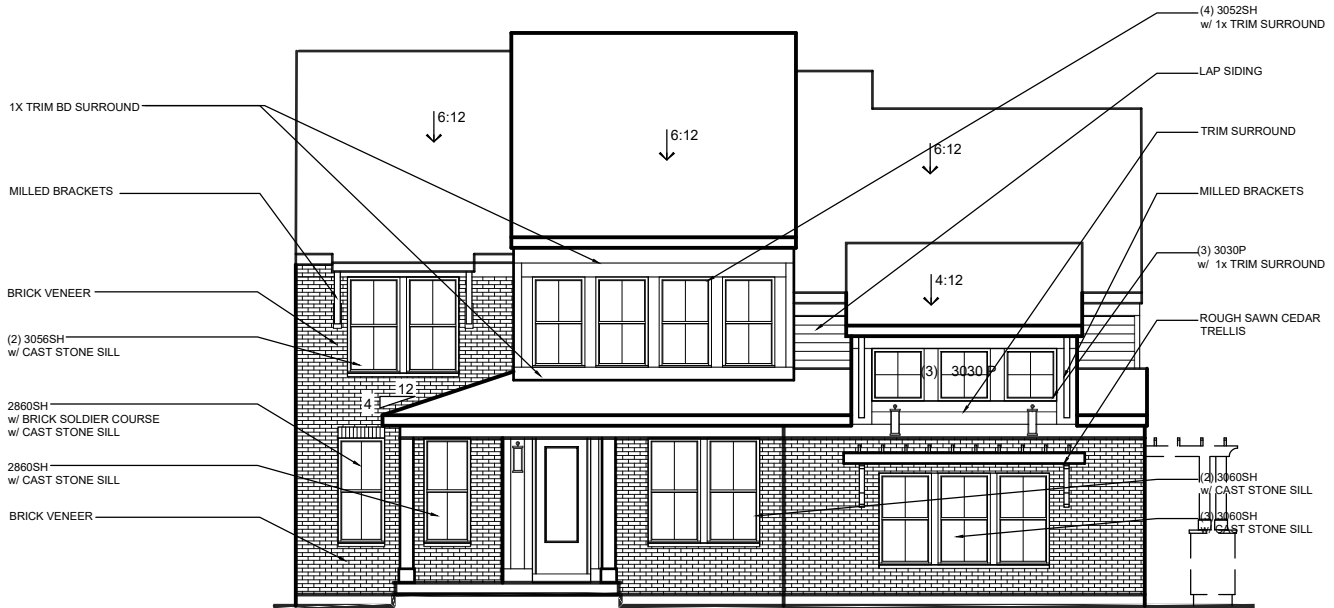
COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

XX-2.2
02.24.2023

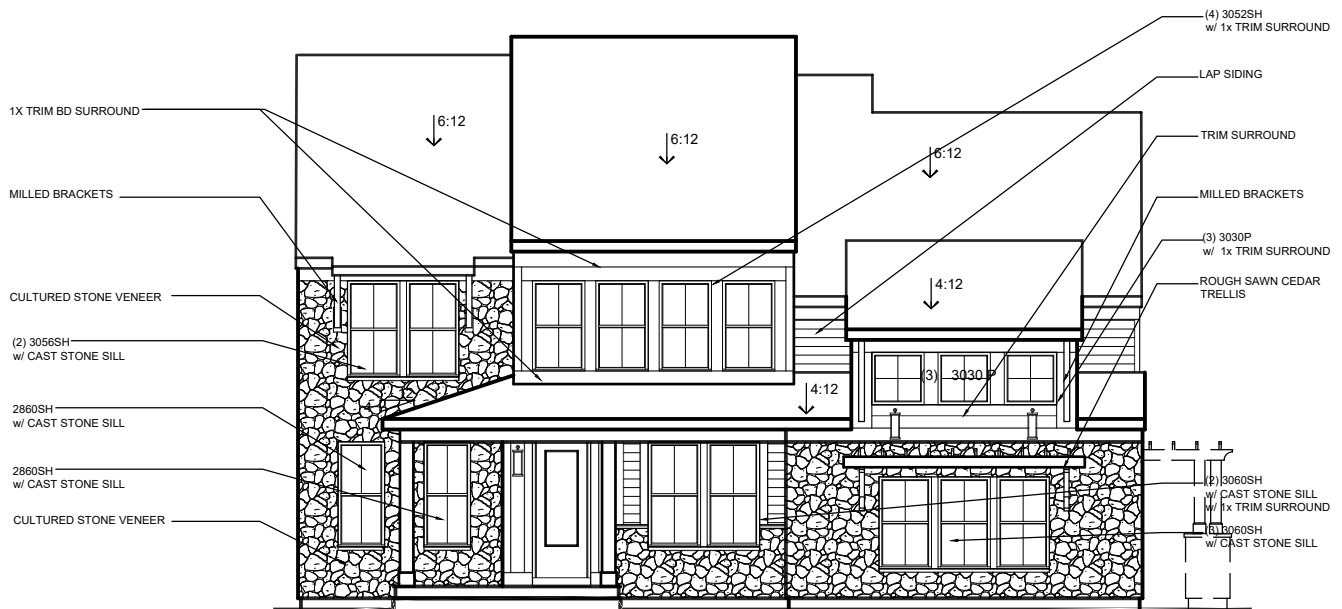
RHODES

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)

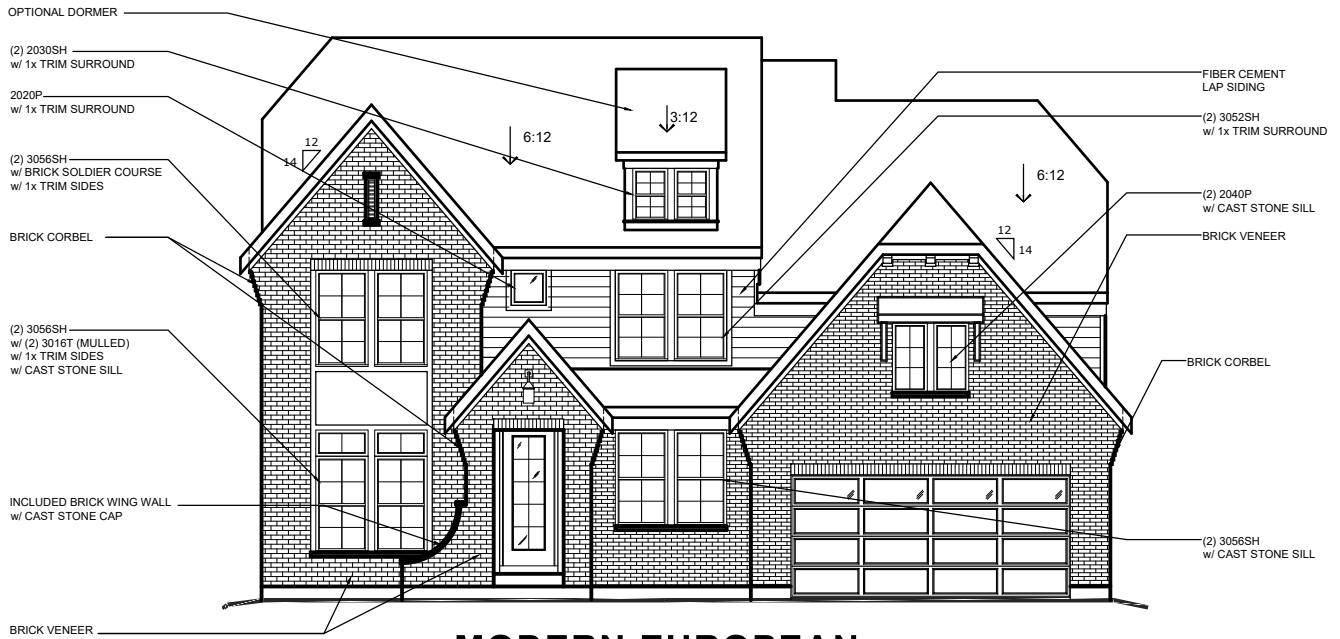


MODERN RETREAT
w/ OPT. SIDE ENTRY GARAGE
w/ CULTURED STONE VENEER
w/ OPT. STONE VENEER WING WALL
(AVAILABLE w/ LOW STONE SIDES)

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)



COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

XX-2.5
02.24.2023

RHODES

49-740

MASTERPIECE COLLECTION

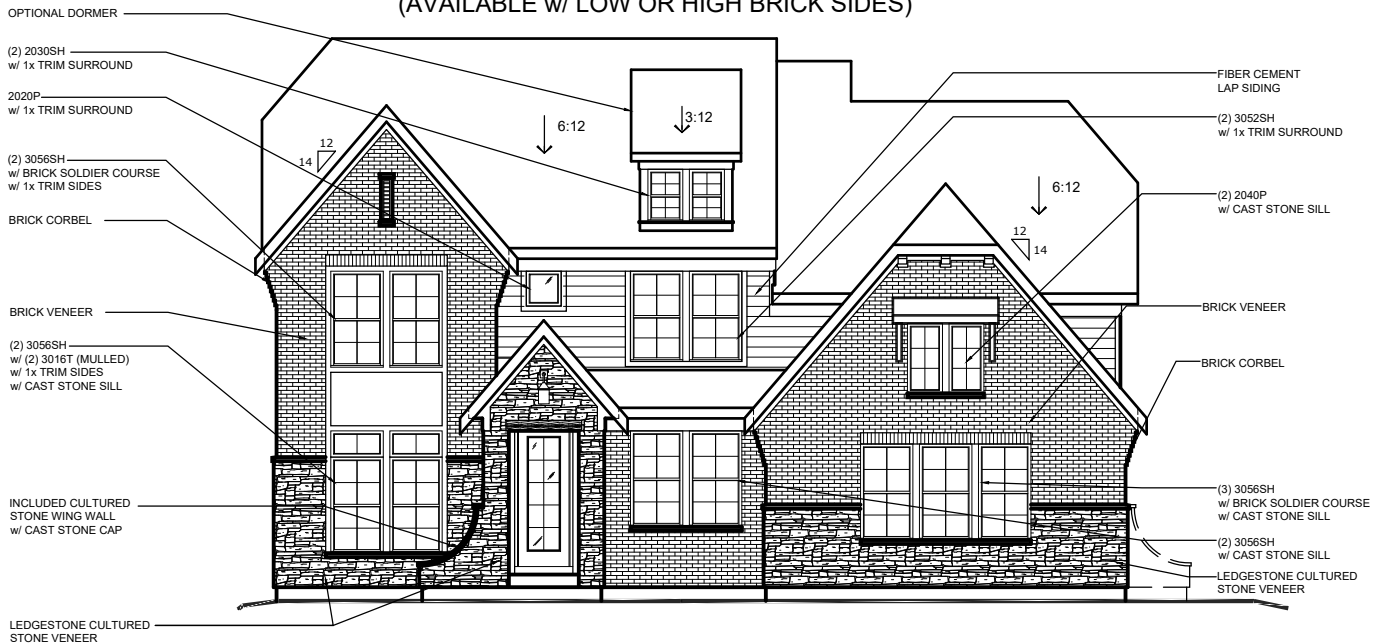


MODERN EUROPEAN

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

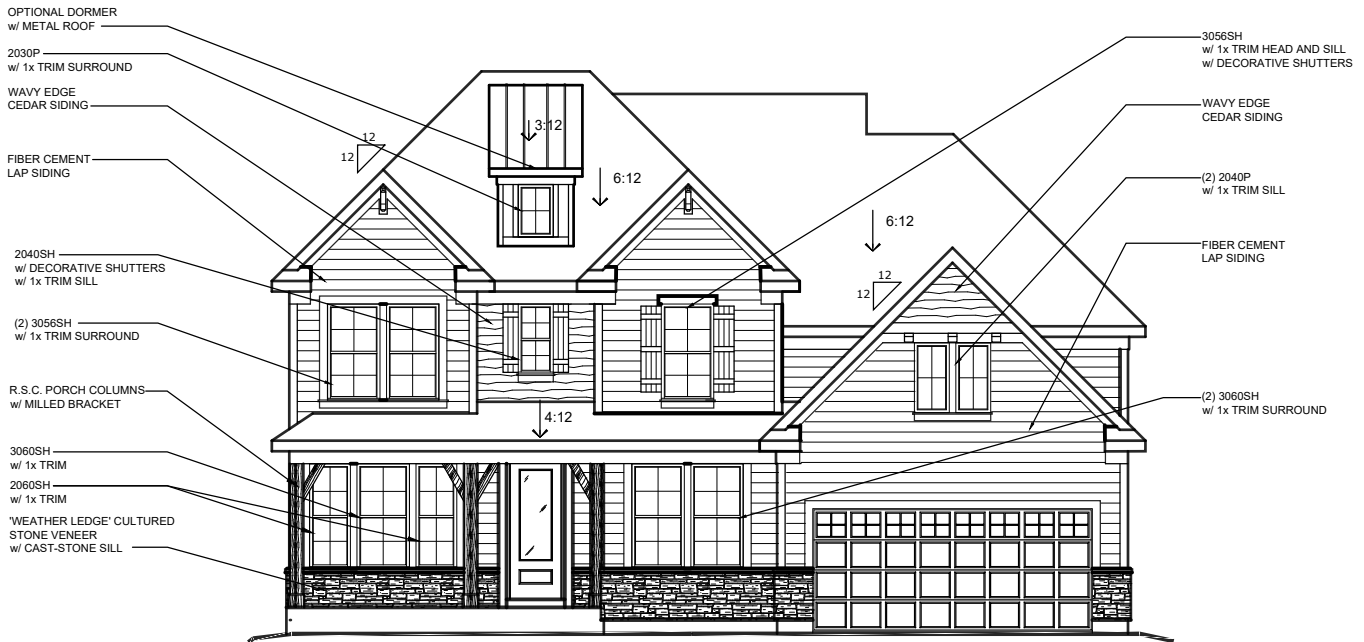
w/ BRICK & CULTURED STONE VENEER

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

RHODES

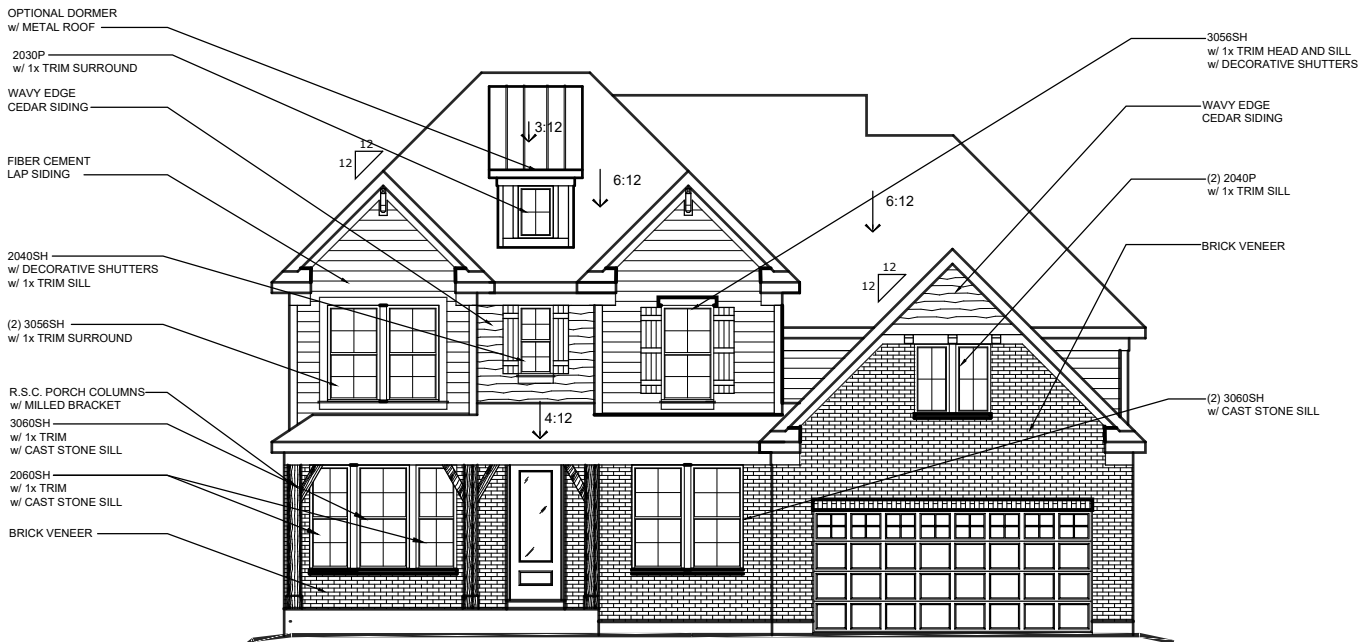
49-740

MASTERPIECE COLLECTION



AMERICAN CLASSIC

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



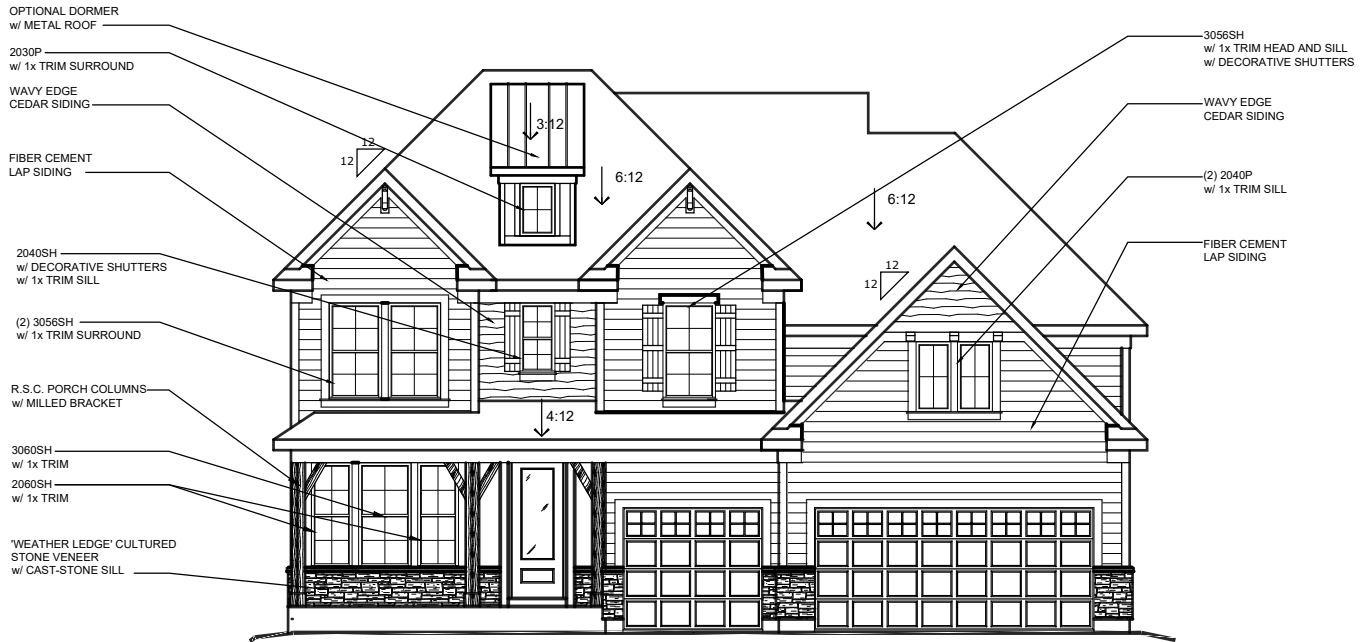
AMERICAN CLASSIC

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

RHODES

49-740

MASTERPIECE COLLECTION

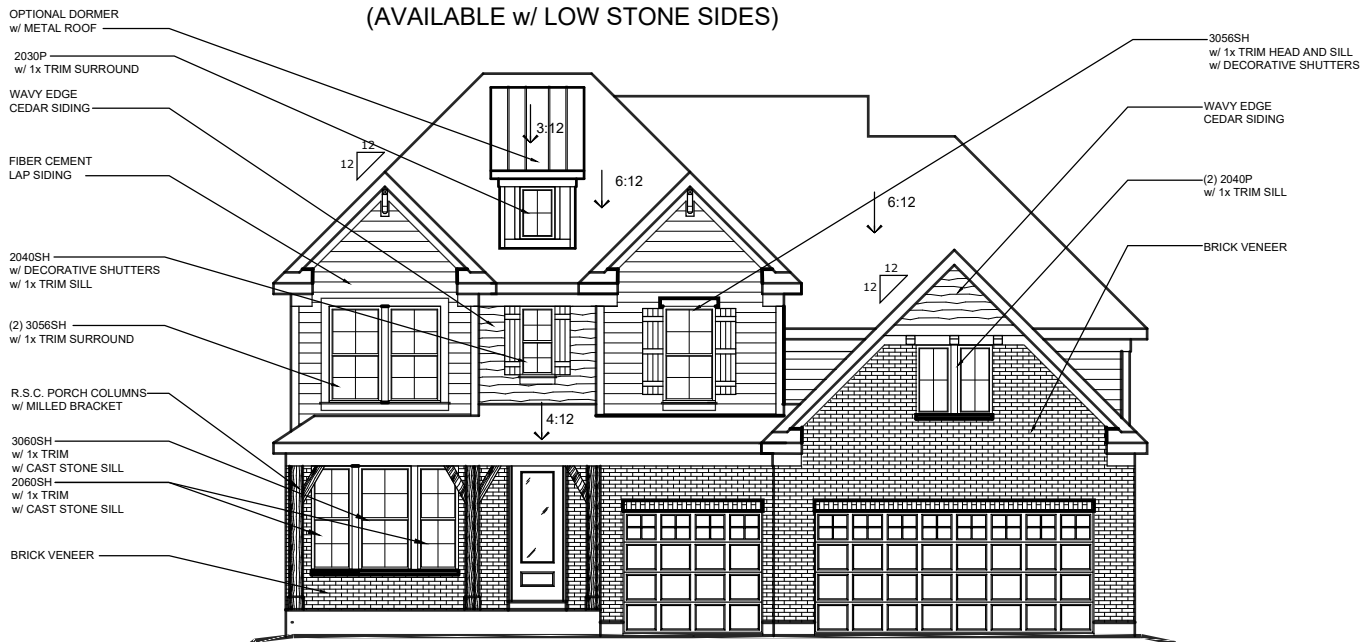


AMERICAN CLASSIC

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)



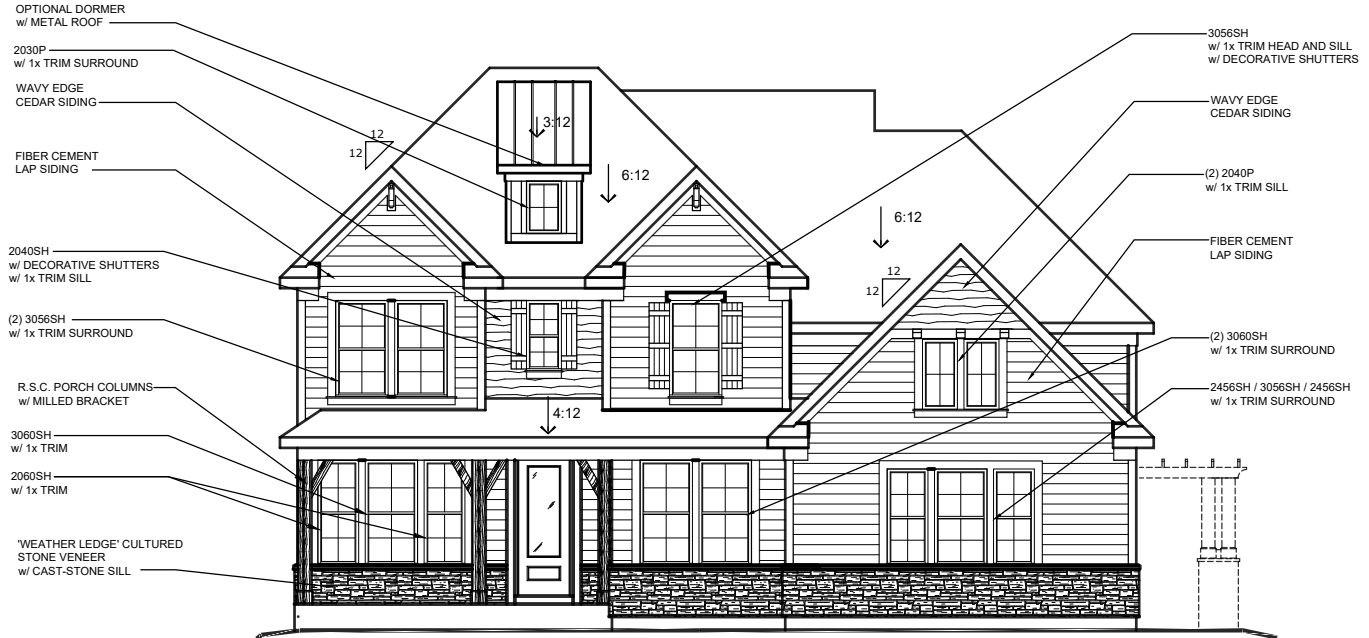
COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

XX-2.8
02.24.2023

RHODES

49-740

MASTERPIECE COLLECTION



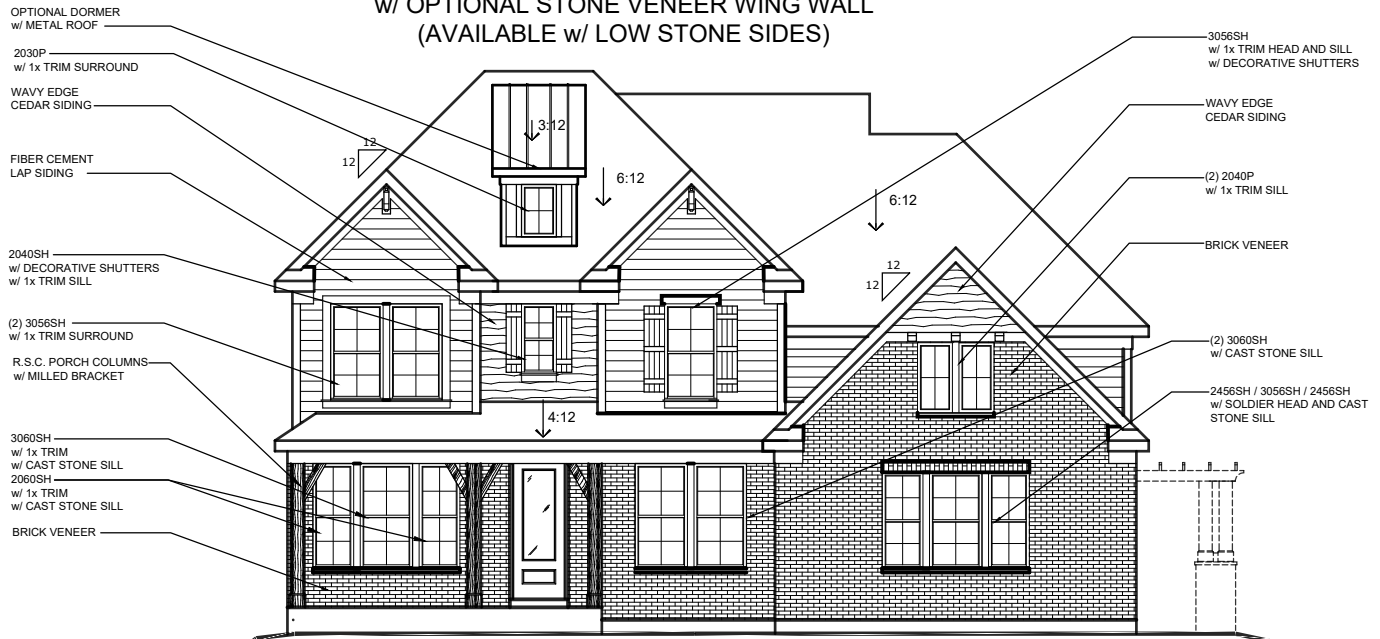
AMERICAN CLASSIC

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)



COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

XX-2.9
02.24.2023

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)



COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

XX-2.10
02.24.2023

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)



COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

XX-2.11
02.24.2023

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)



COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

XX-2.12
02.24.2023



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

Page 133 of 152

MODERN FARMHOUSE EXTERIOR DESIGN



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)



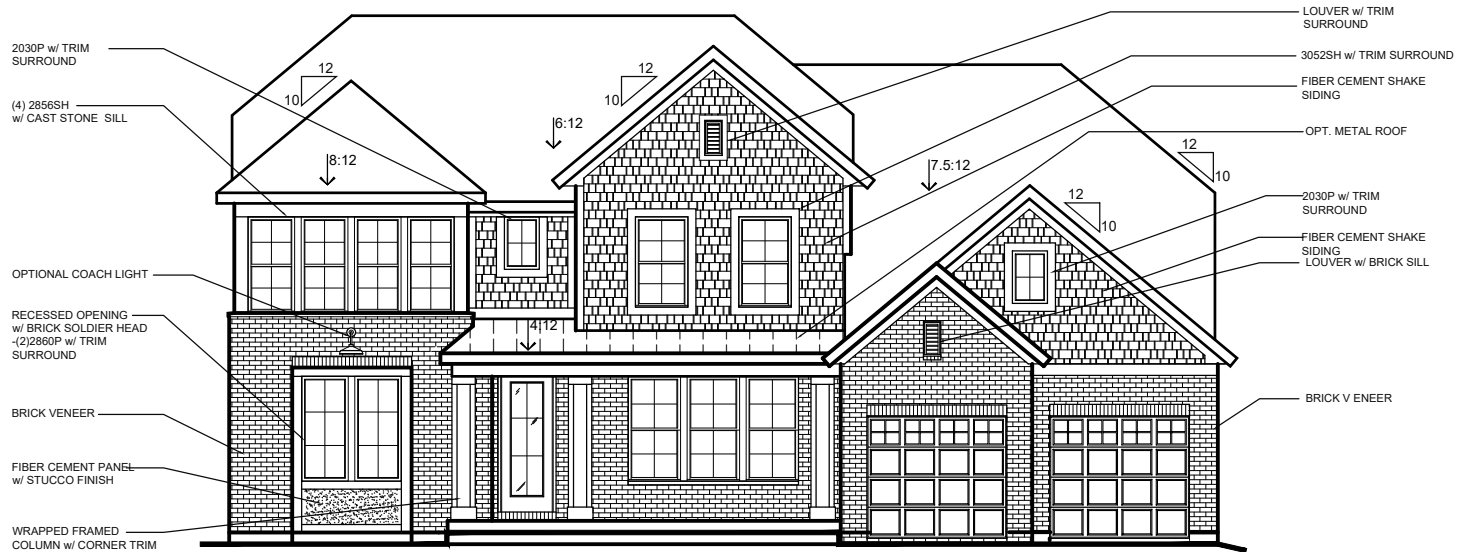
FRONT ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES AND REAR)



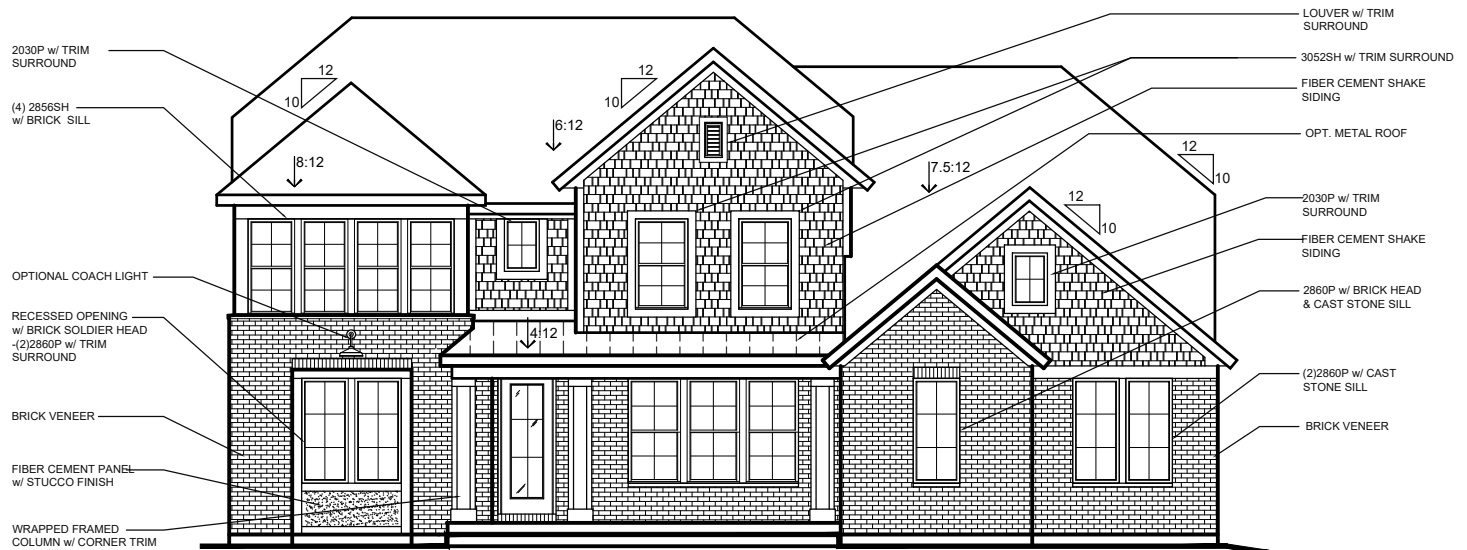
SIDE ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES AND REAR)

COASTAL CLASSIC EXTERIOR DESIGN

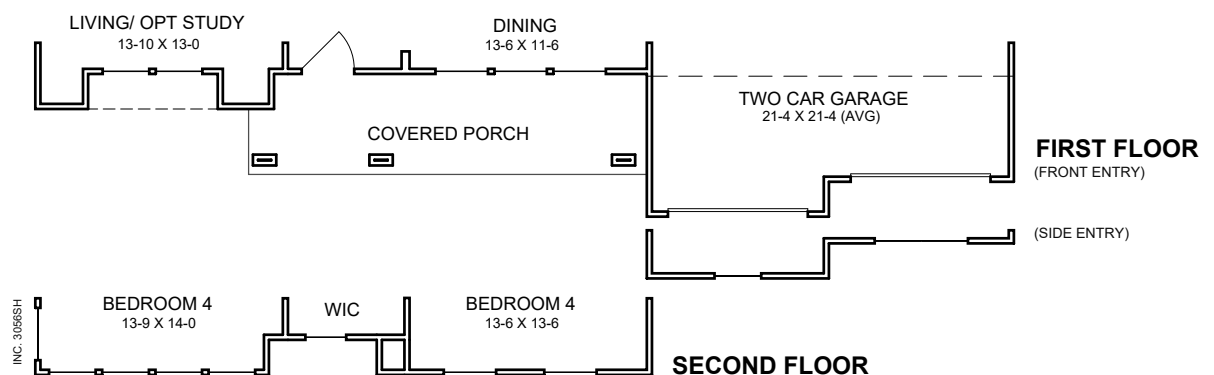
(ADDS 81 TOTAL NET SF)



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

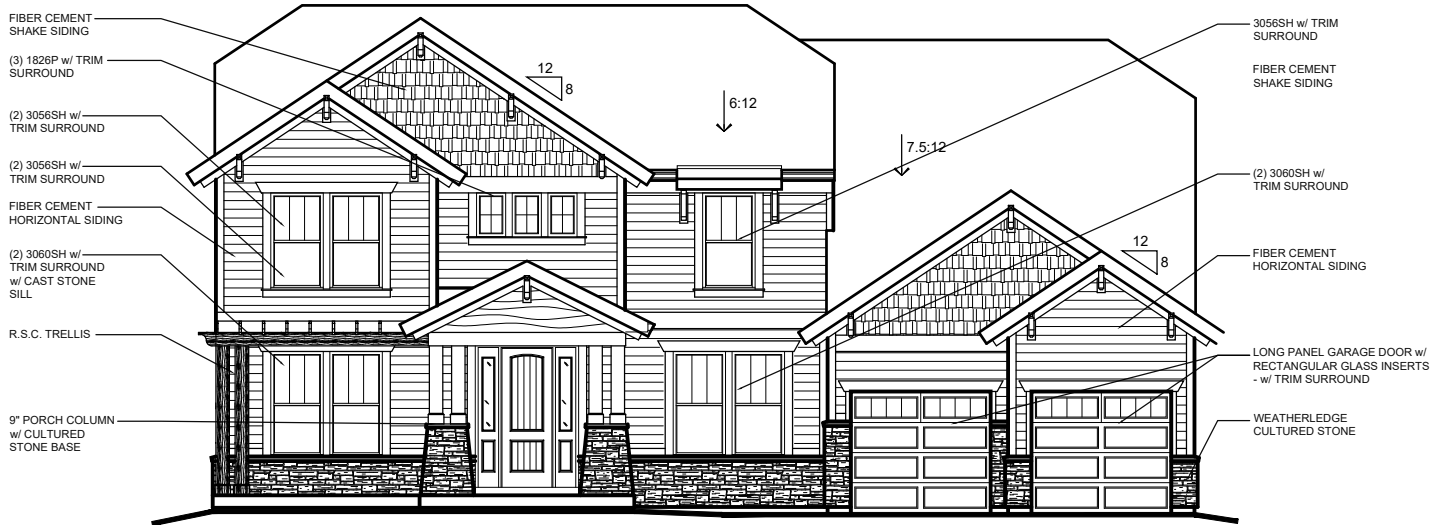


SIDE ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR)

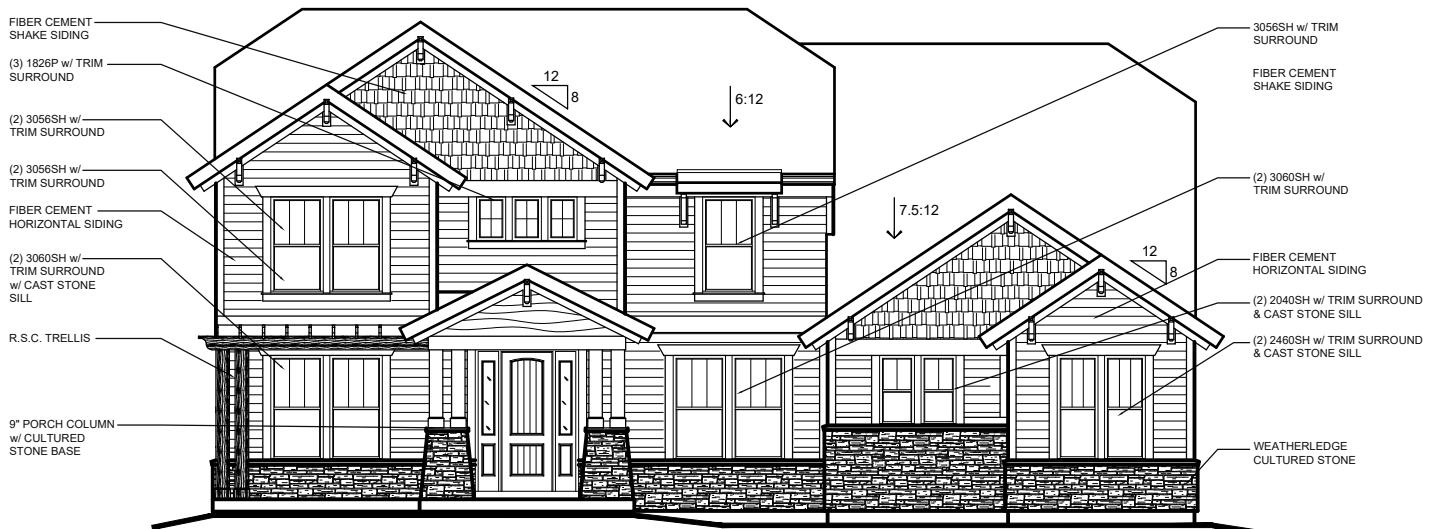


WESTERN CRAFTSMAN EXTERIOR DESIGN

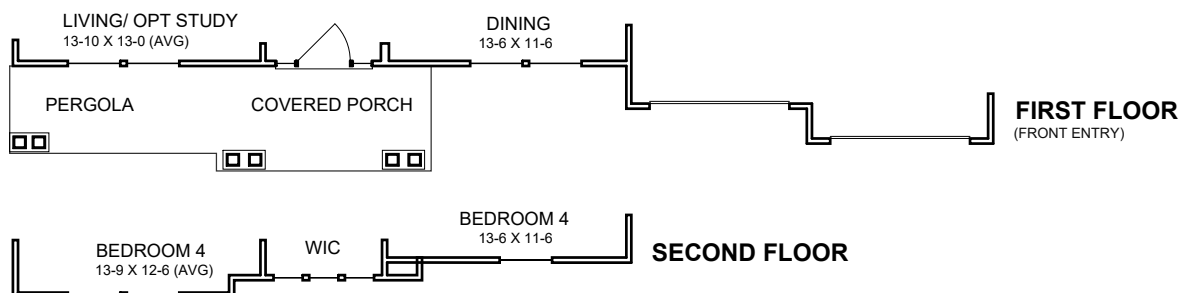
(ADDS 35 TOTAL NET SF)

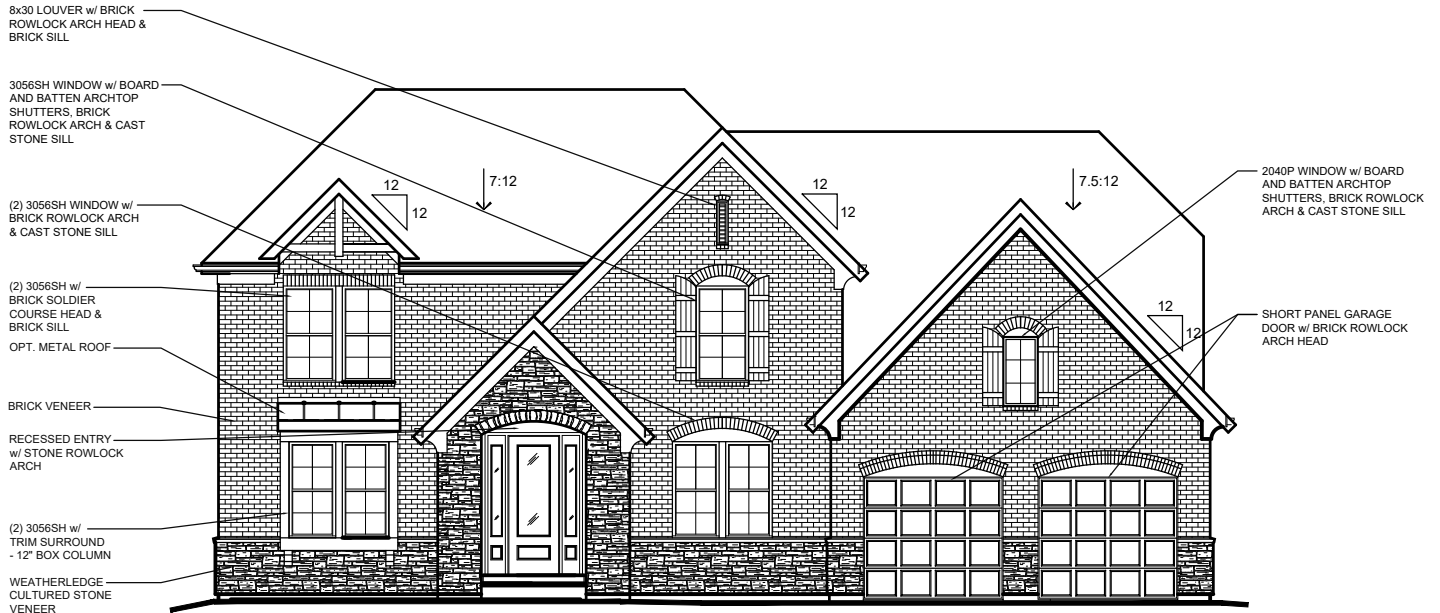


FRONT ENTRY w/ OPT. CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

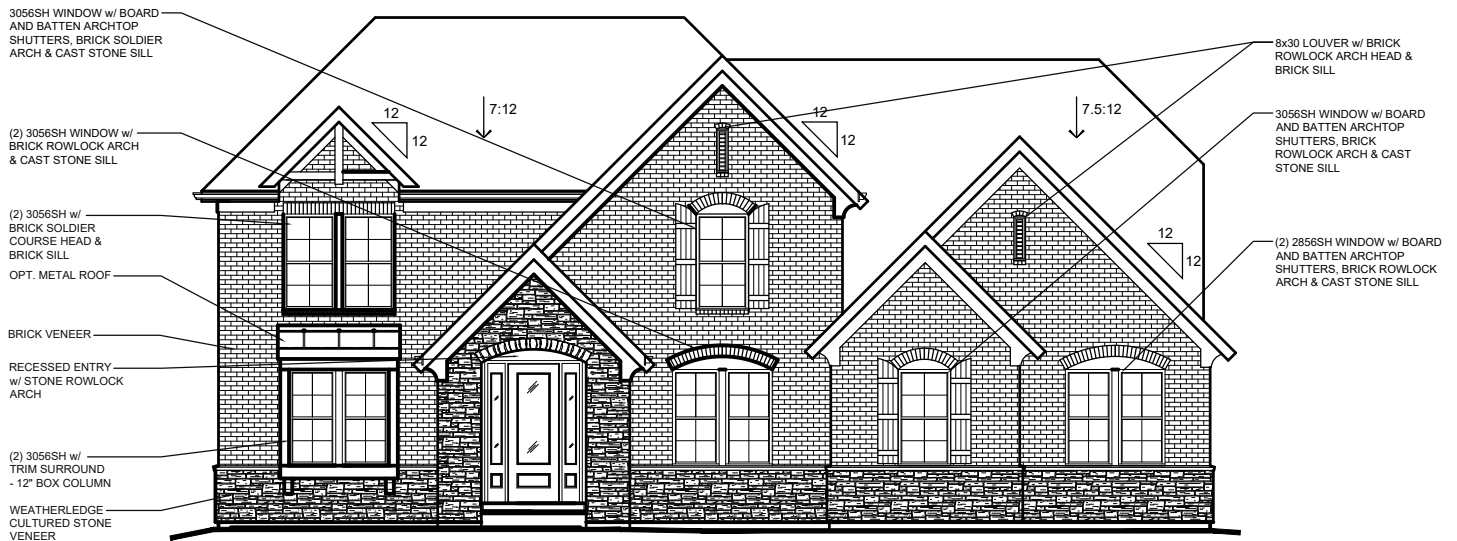


SIDE ENTRY w/ OPT. CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

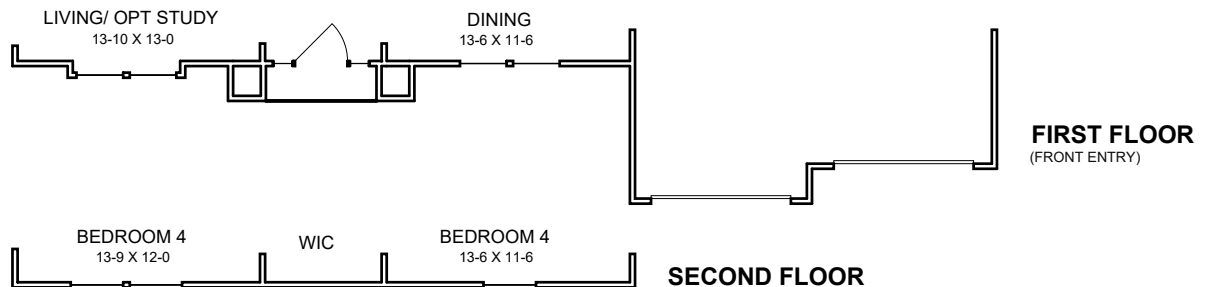




SIDE ENTRY w/ BRICK AND STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



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



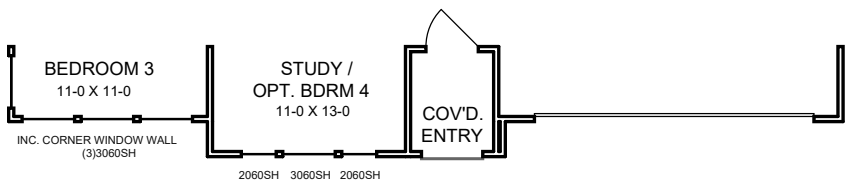
MODERN EUROPEAN EXTERIOR DESIGN
FRONT ENTRY



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



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



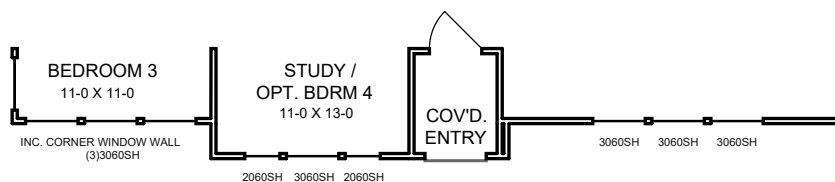
MODERN EUROPEAN EXTERIOR DESIGN
SIDE ENTRY



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



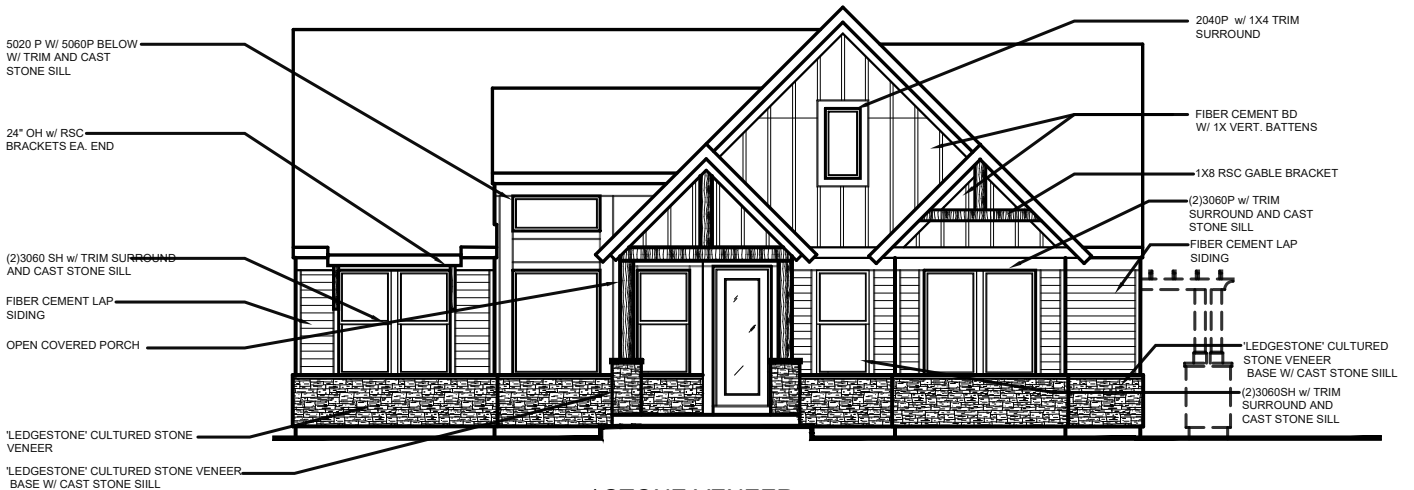
w/ STONE VENEER
-OPTIONAL CULTURED STONE VENEER WING WALL
(AVAILABLE w/ LOW STONE SIDES & REAR)



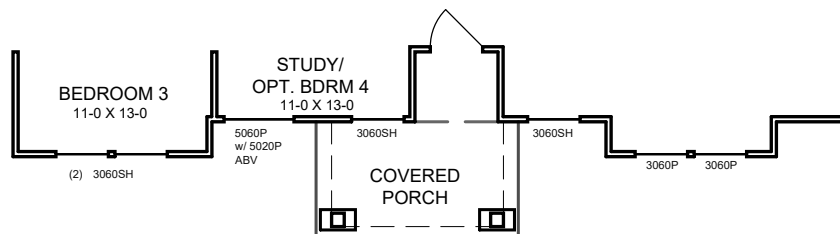
MODERN RETREAT EXTERIOR DESIGN
SIDE ENTRY
 (DECREASES 2 NET SF)



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



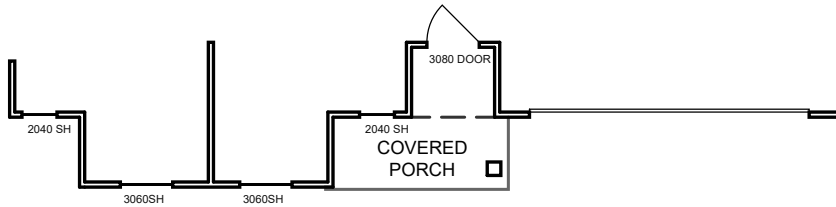
w/ STONE VENEER
 -OPTIONAL RSC TRELLIS w/ STONE BASE WING WALL
 (AVAILABLE w/ LOW STONE SIDES & REAR)



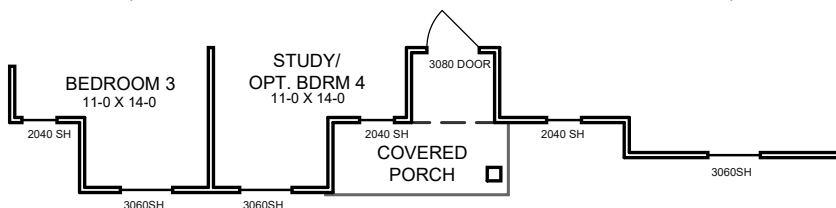
AMERICAN CLASSIC EXTERIOR DESIGN
FRONT ENTRY & SIDE ENTRY
 (ADDS 34 NET SF)



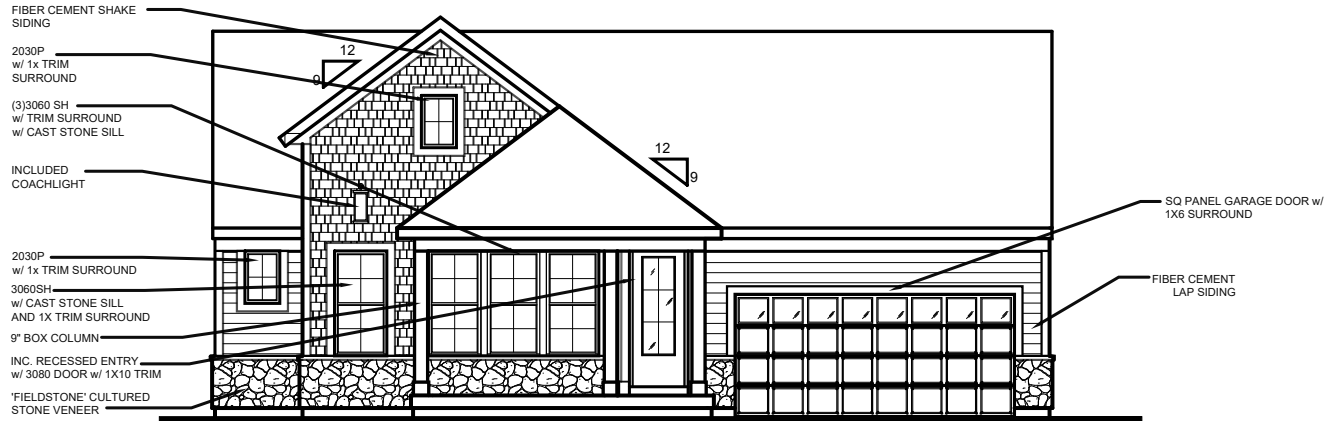
w/ BRICK & STONE VENEER
 (AVAILABLE w/ LOW OR HIGH BRICK SIDES & REAR)



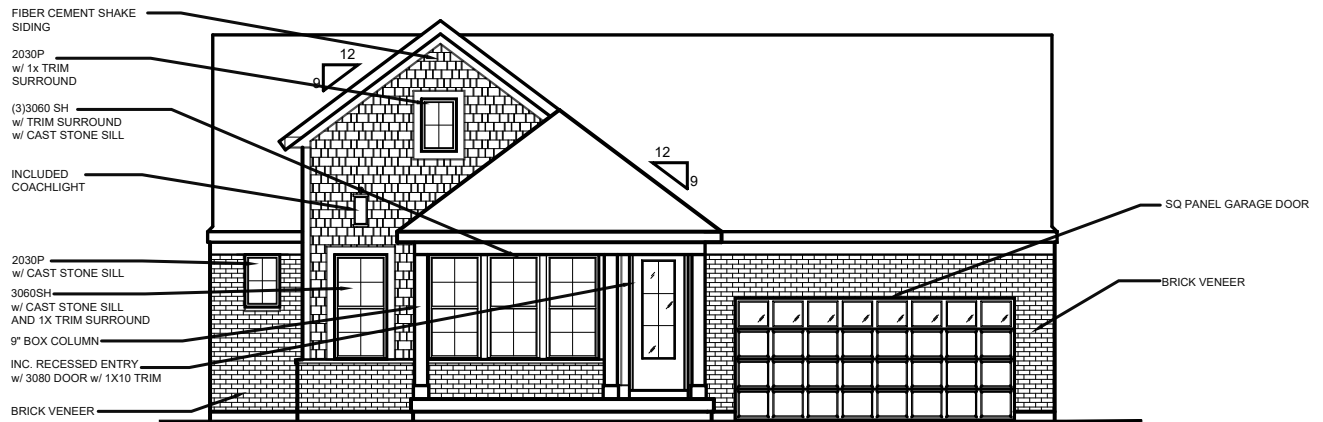
w/ BRICK & STONE VENEER
 -OPTIONAL STONE VENEER WING WALL
 (AVAILABLE w/ LOW OR HIGH BRICK SIDES & REAR)



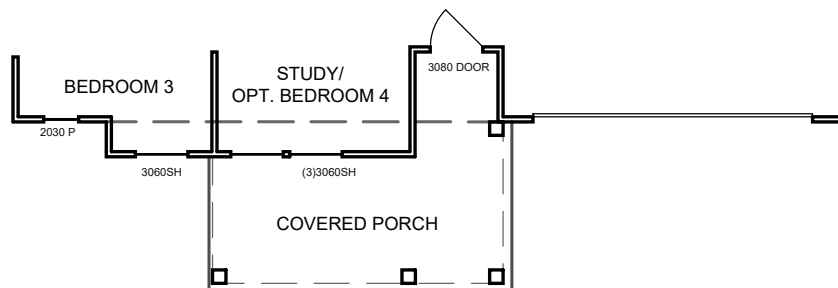
COASTAL CLASSIC EXTERIOR DESIGN
FRONT ENTRY
(ADDS 11 NET SF)



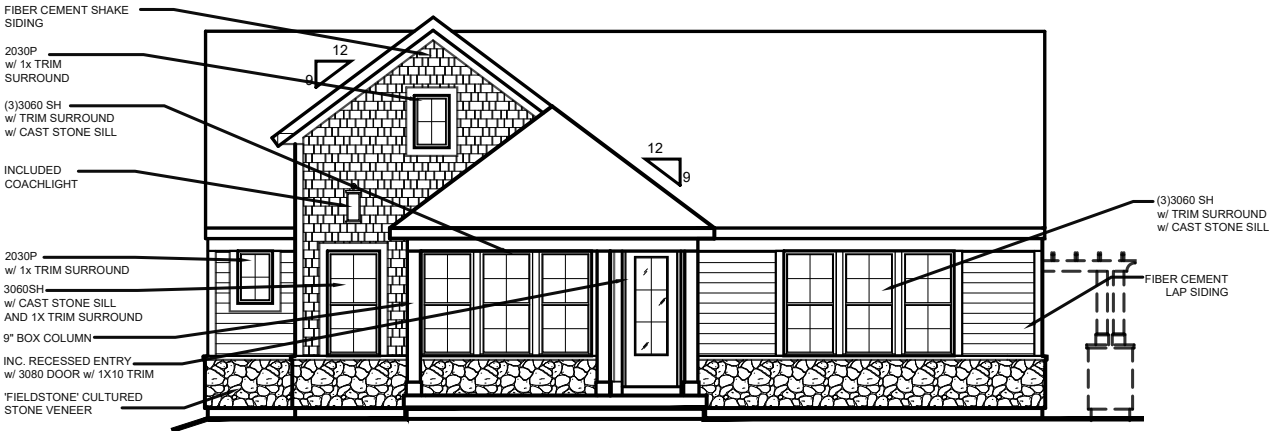
w/ STONE VENEER
(AVAILABLE w/ LOW STONE SIDES & REAR)



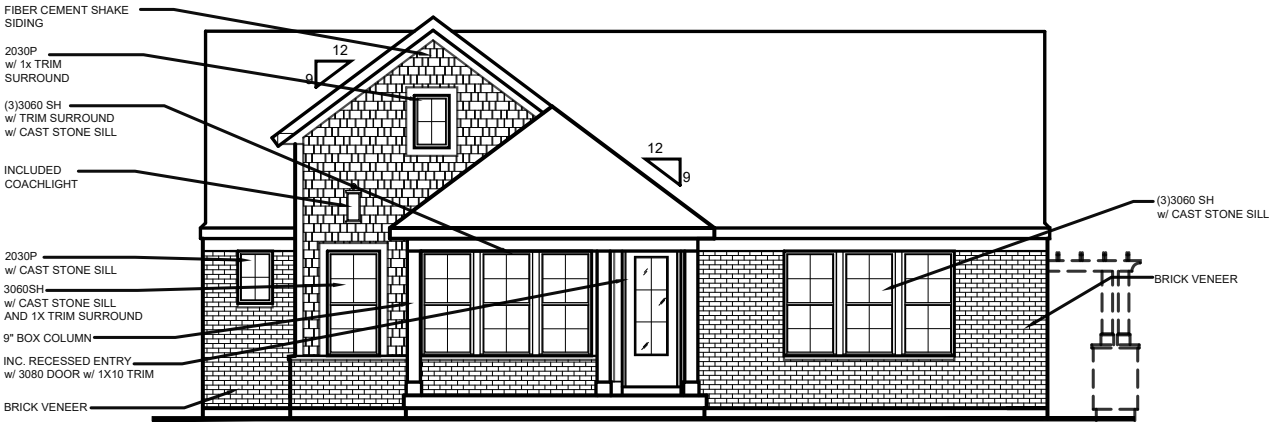
w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



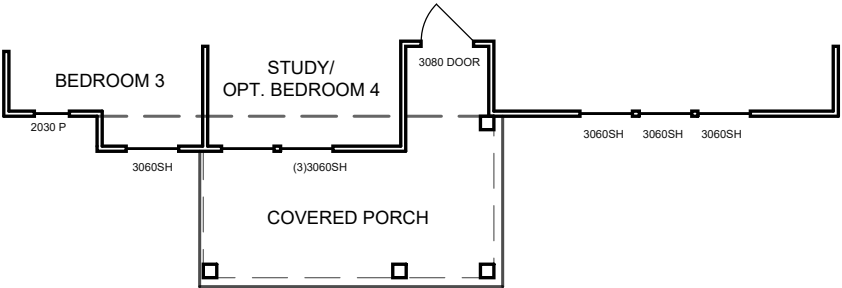
COASTAL CLASSIC EXTERIOR DESIGN
SIDE ENTRY
(ADDS 11 NET SF)



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



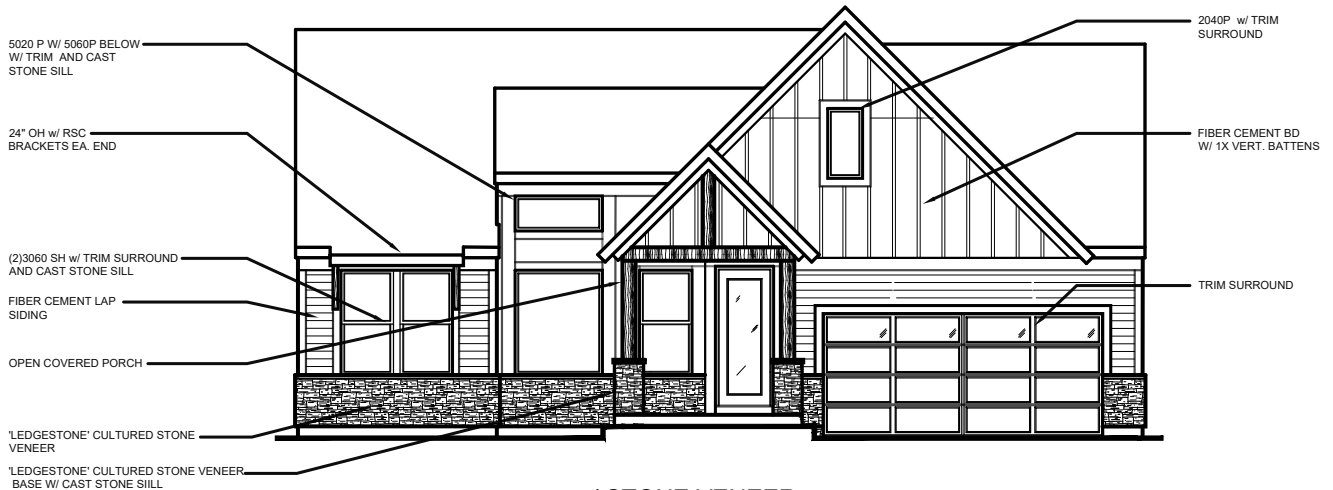
w/ BRICK VENEER
w/ OPT. RSC TRELLIS w/ BRICK BASE
(AVAILABLE w/ LOW OR HIGH BRICK SIDES & REAR)



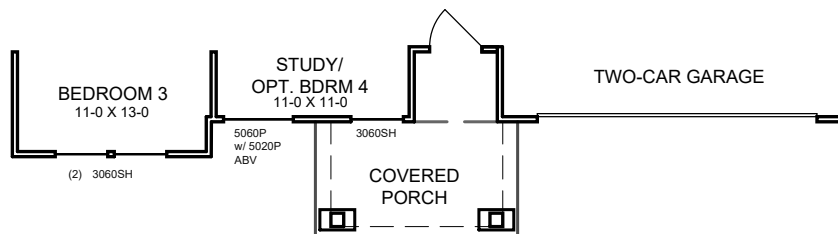
MODERN RETREAT EXTERIOR DESIGN
FRONT ENTRY
 (DECREASES 2 NET SF)



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



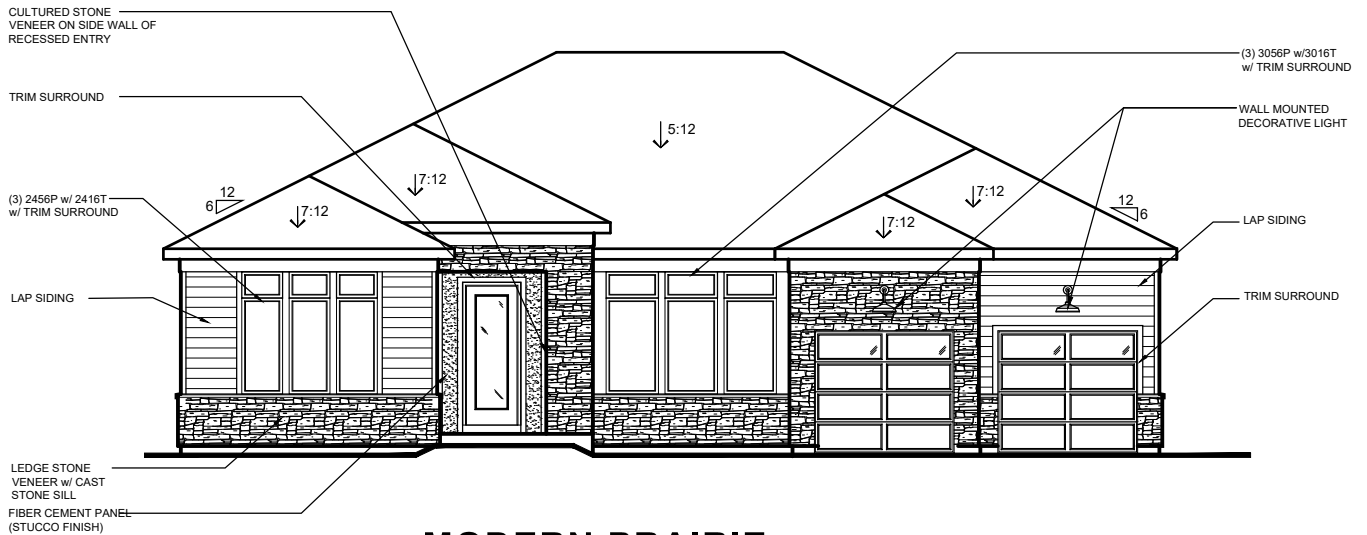
w/ STONE VENEER
 (AVAILABLE w/ LOW STONE SIDES & REAR)



WINSLOW

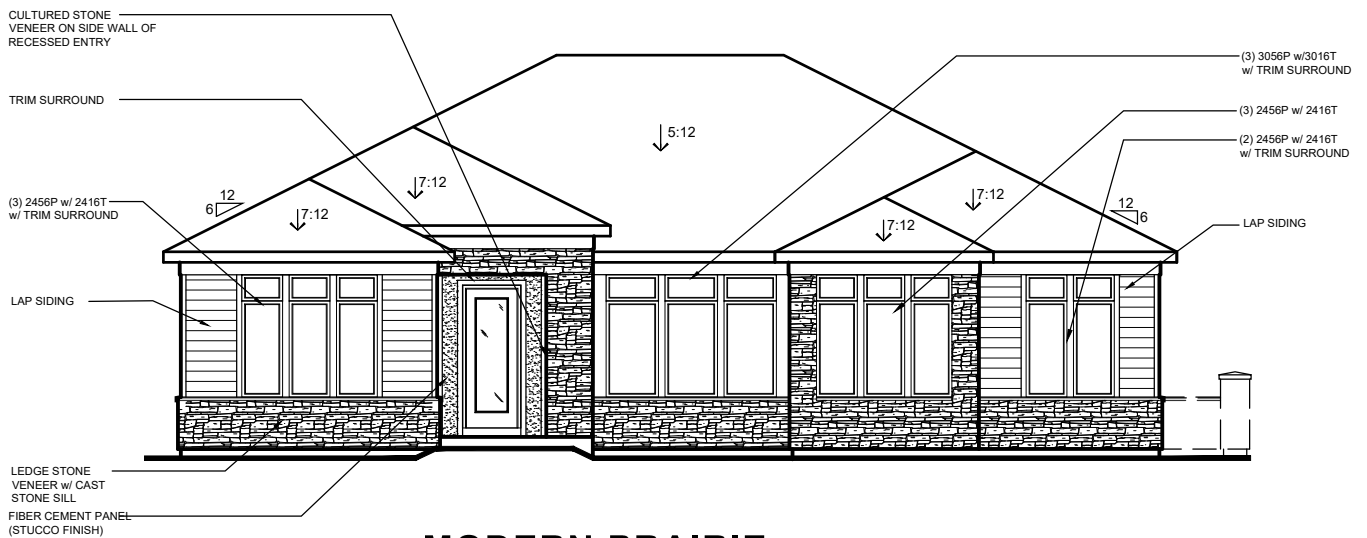
57-760

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)



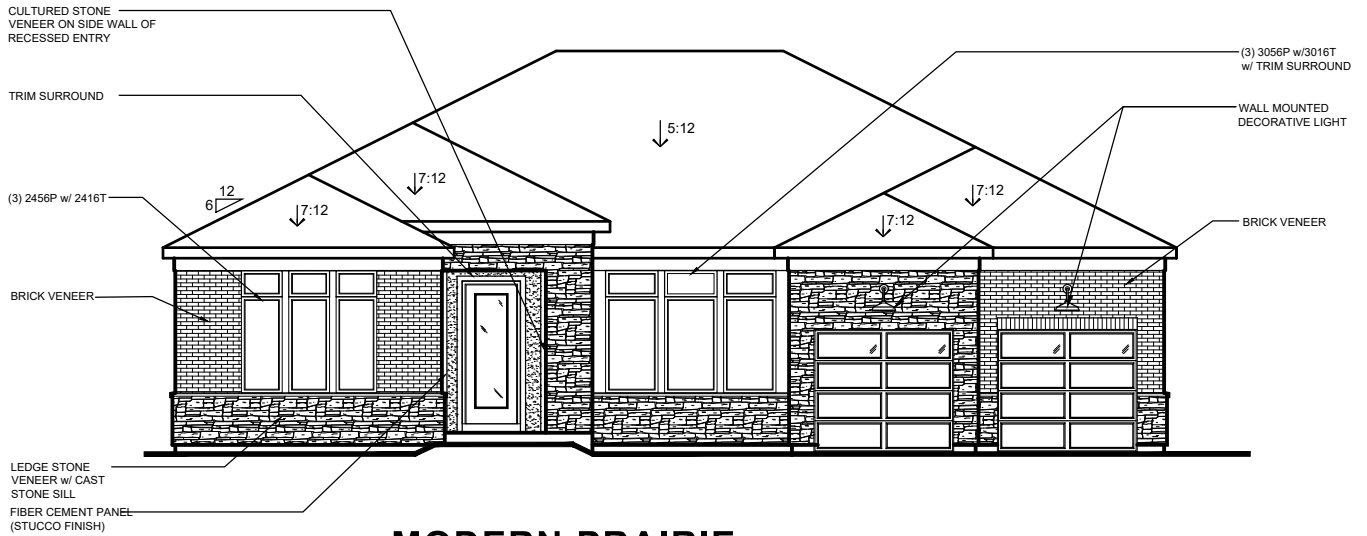
COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

PR-2.1
2.16.2023

WINSLOW

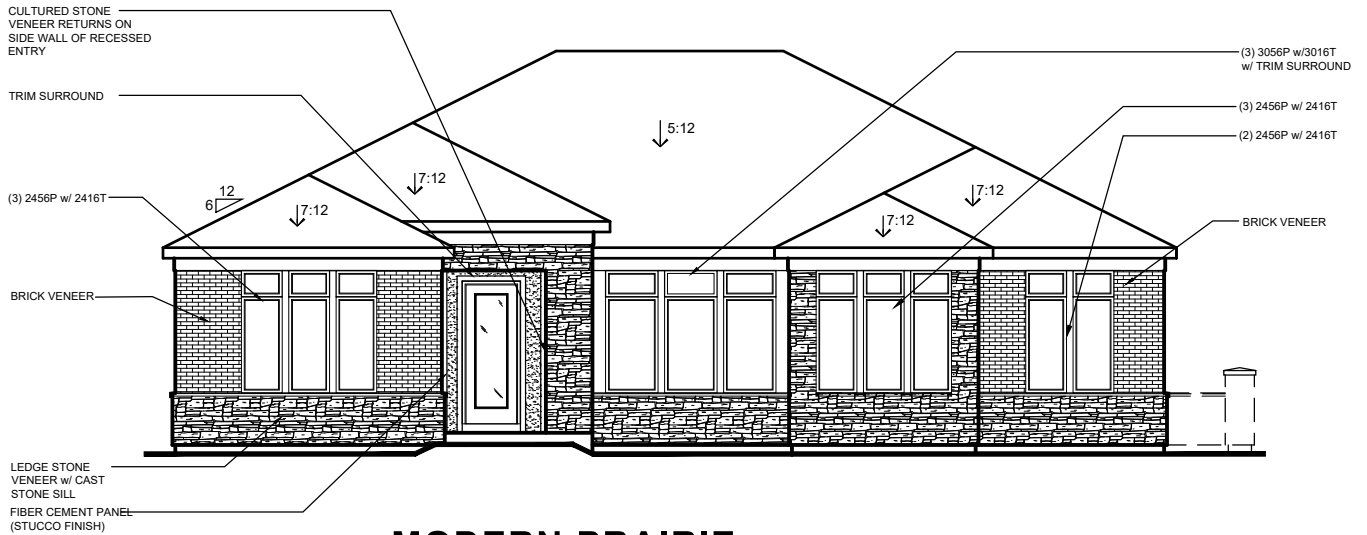
57-760

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)



COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

PR-2.2
2.16.2023

WINSLOW

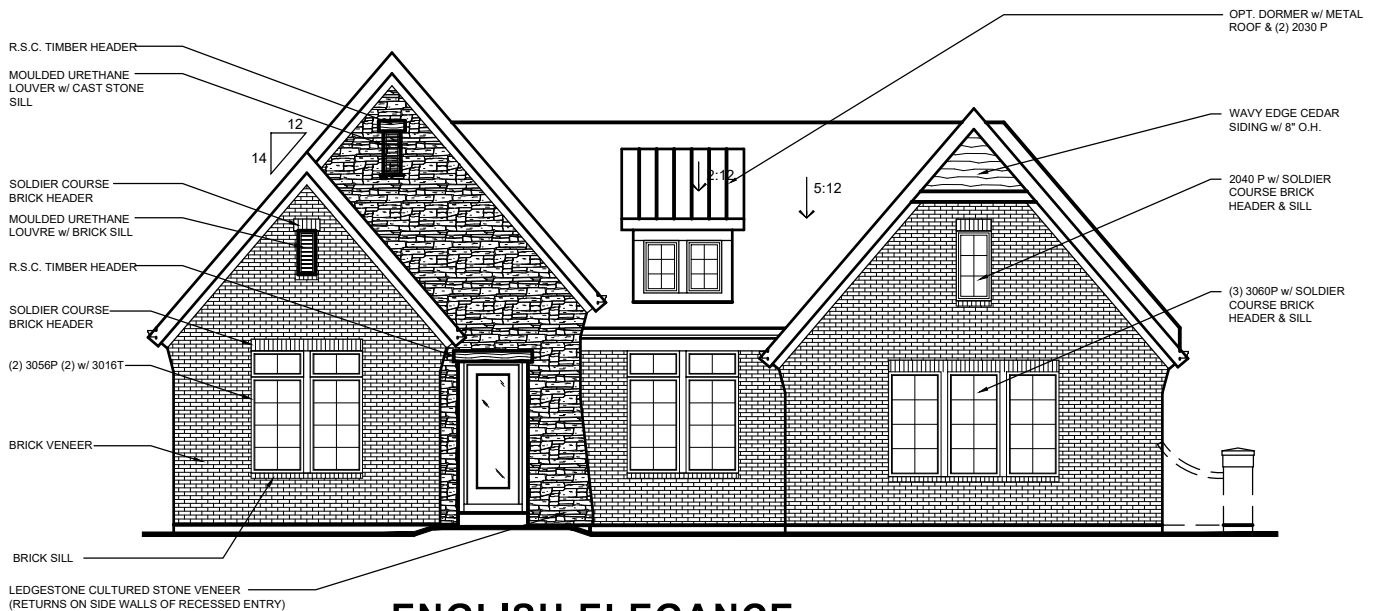
57-760

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)



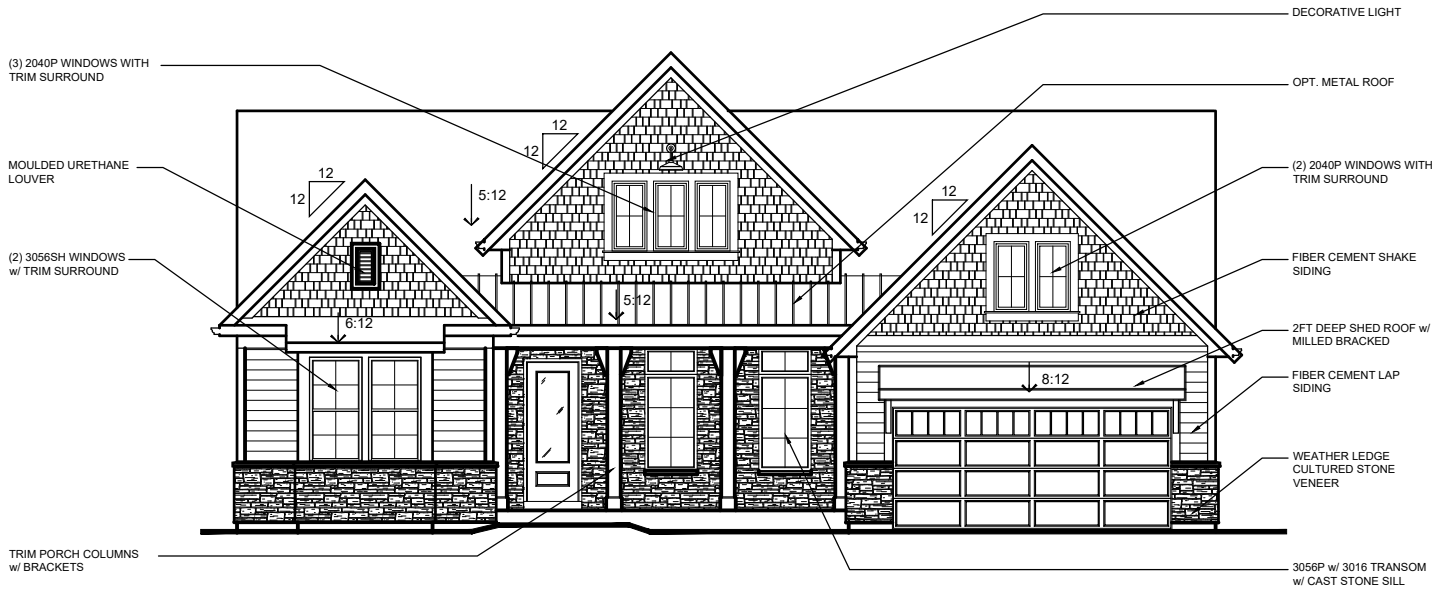
COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

PR-2.3
2.16.2023

WINSLOW

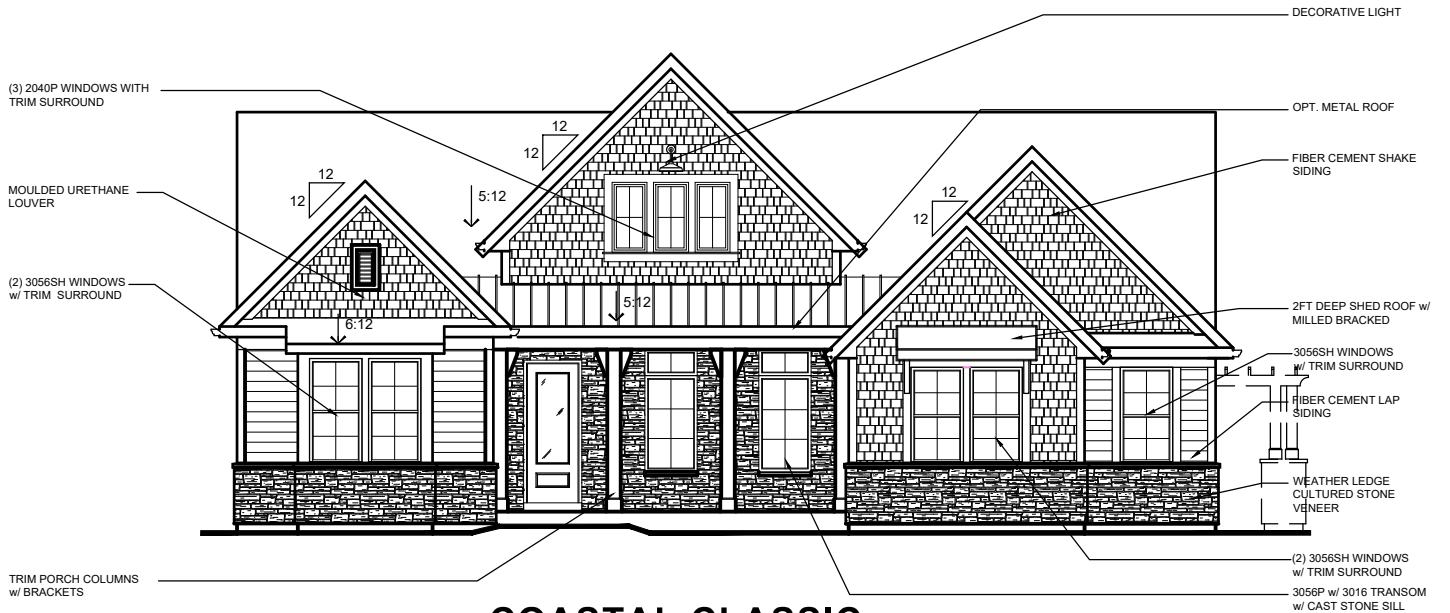
57-760

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)



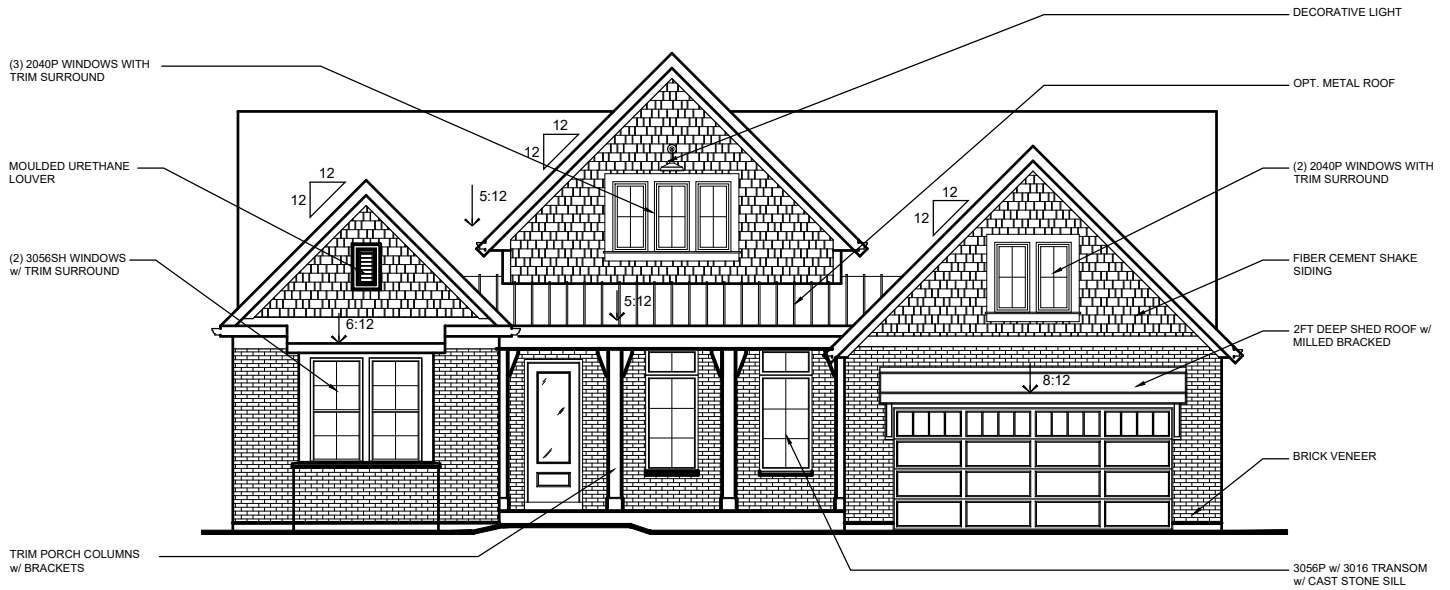
COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

PR-2.4
2.16.2023

WINSLOW

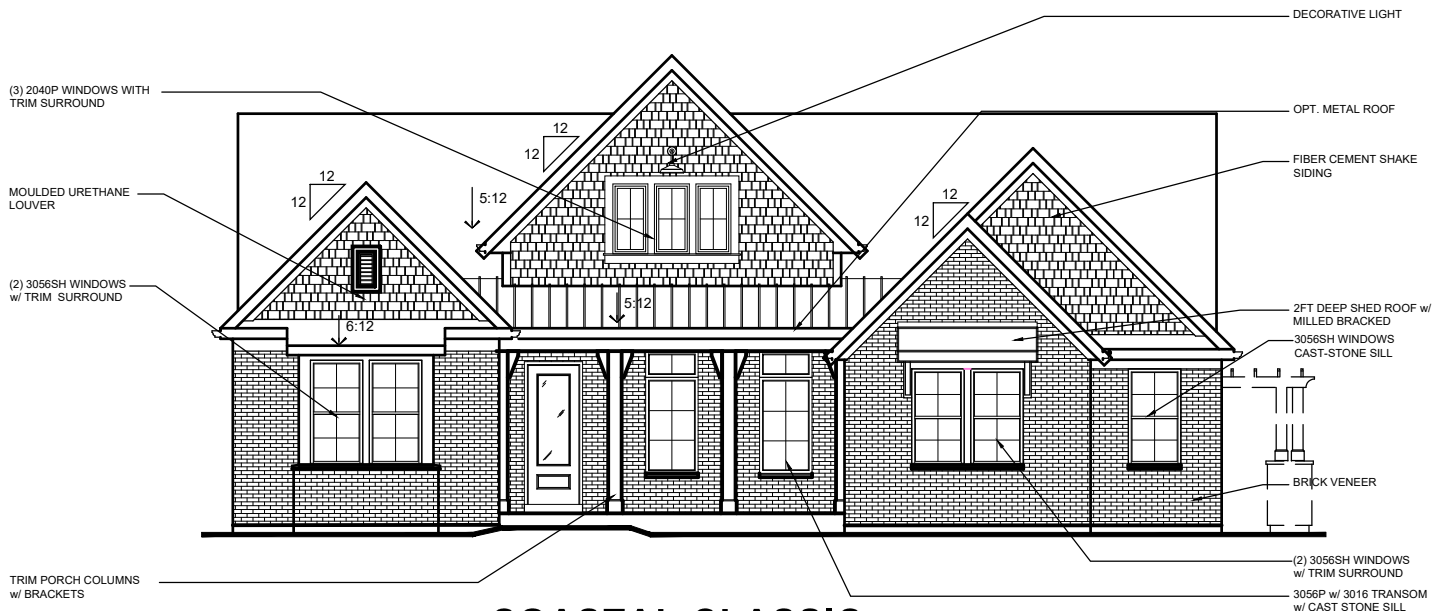
57-760

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)



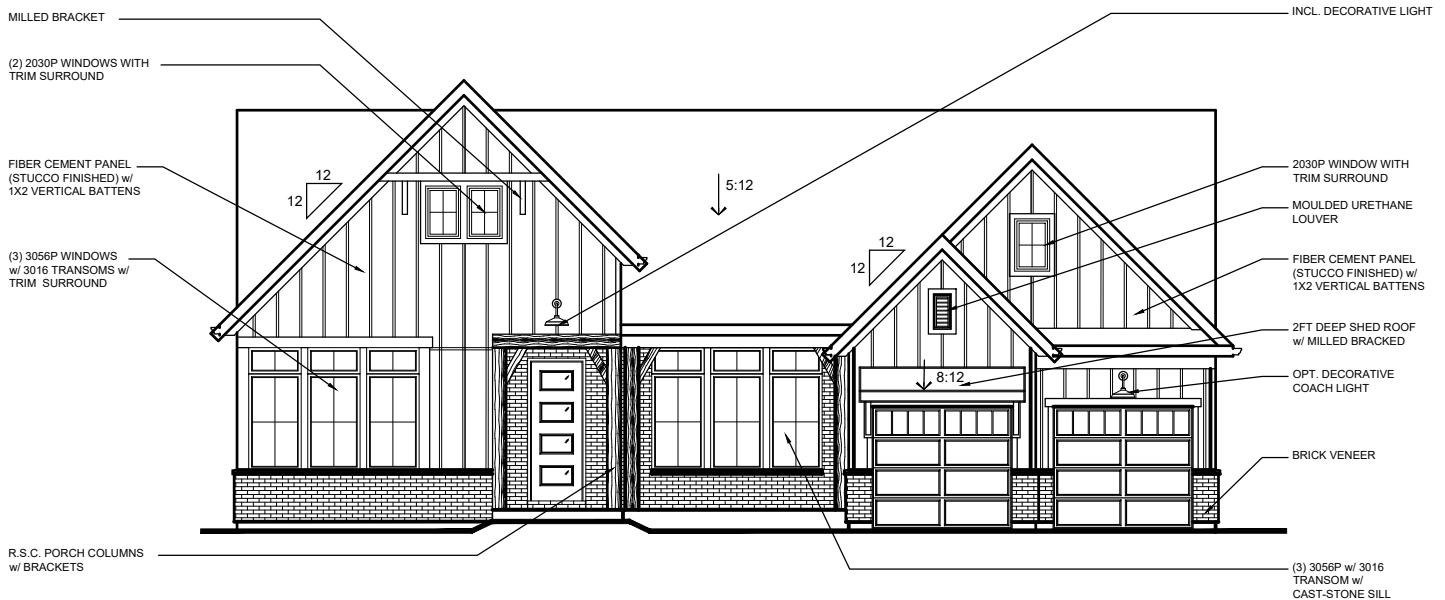
COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

PR-2.5
2.16.2023

WINSLOW

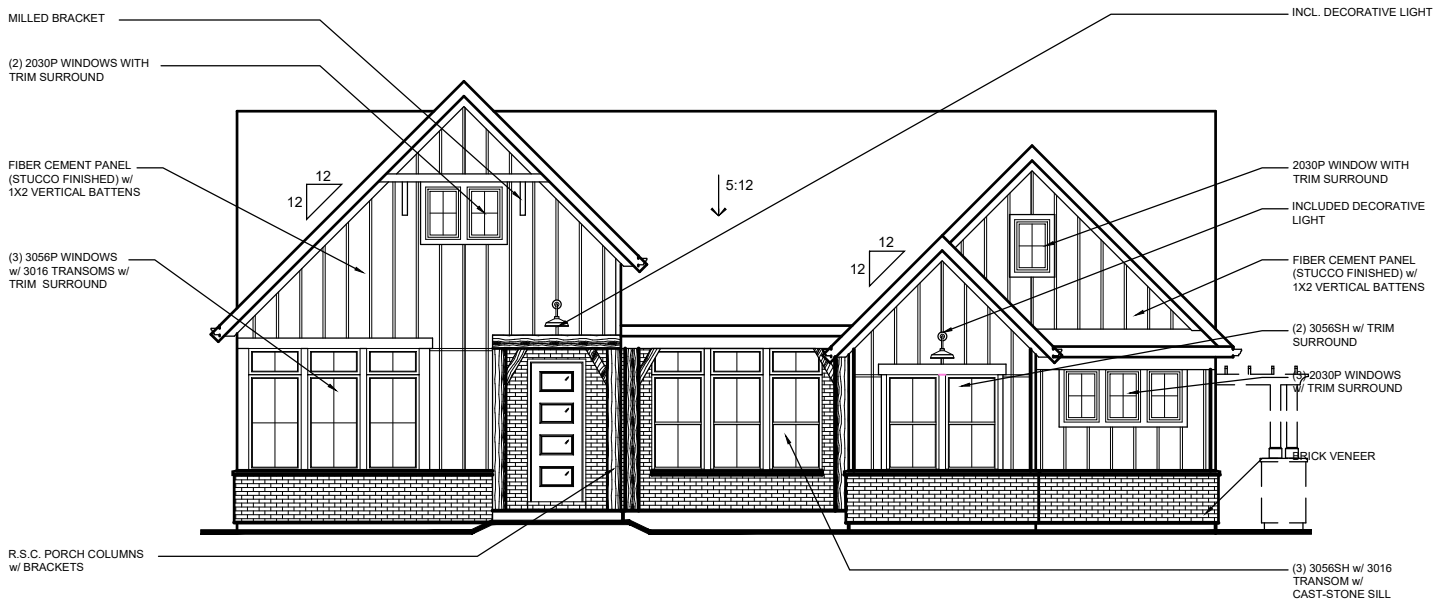
57-760

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)



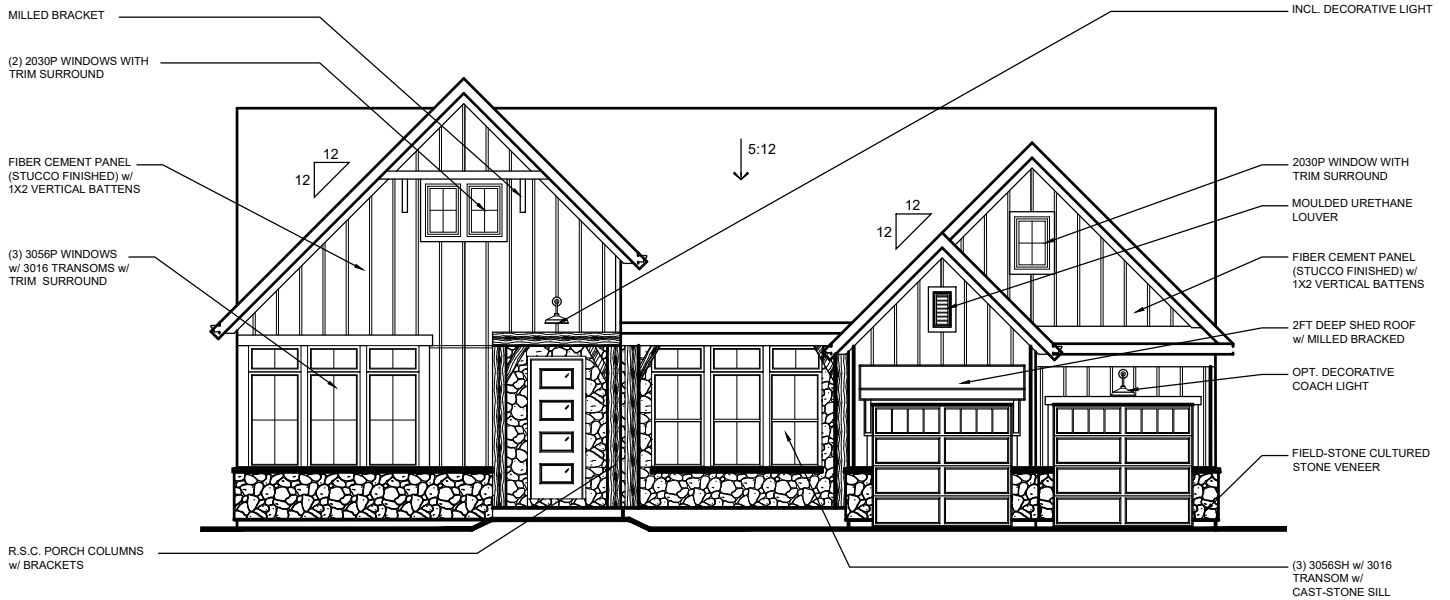
COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

PR-2.6
2.16.2023

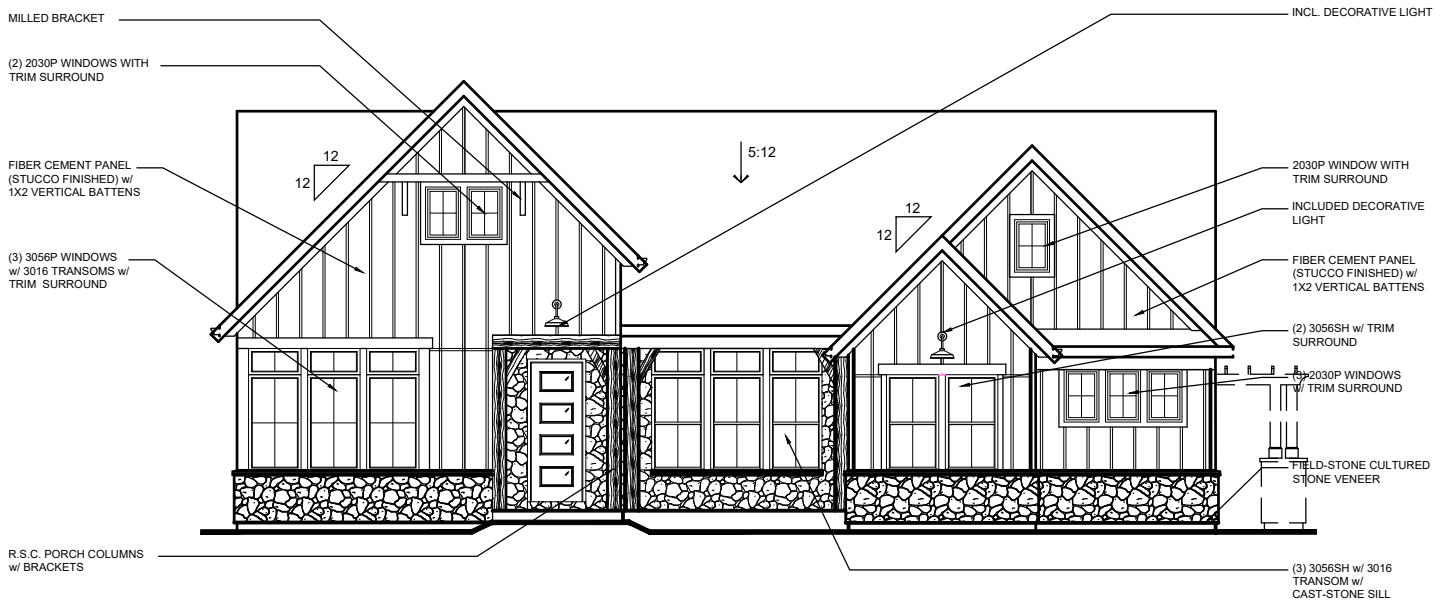
WINSLOW

57-760

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)



COPYRIGHT ©2022 | FISCHER HOMES, INC. | ALL RIGHTS RESERVED.
To incorporate new and improved products, features and ideas, we reserve the right to change designs without notice

PR-2.7
2.16.2023