



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting

DATE: 11/1/2023, at 5:00 PM

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

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

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.

1. Regular PUD Committee

- a. Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner
- b. **Cove at Thorpe Creek PUD**
Case: PUD-23-13
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 40feet.
Petitioner: Nick Weber, Faegre Drinker, representative for Fischer Homes
Planner: Gabrielle Herin, hering@fishers.in.us

2. Riverplace PUD Committee

- a. Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender
- b. None

3. Staff Communication



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: November 1, 2023

DEPARTMENT CONTACT:

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

CASE NUMBER:

PUD-23-13

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.

APPLICABLE REGULATIONS:

Cove at Thorpe Creek PUD

EXISTING ZONING:

Cove at Thorpe Creek PUD

FISHERS 2040:

Suburban Residential, Estate Residential, Open Space Overlay

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve

☐ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

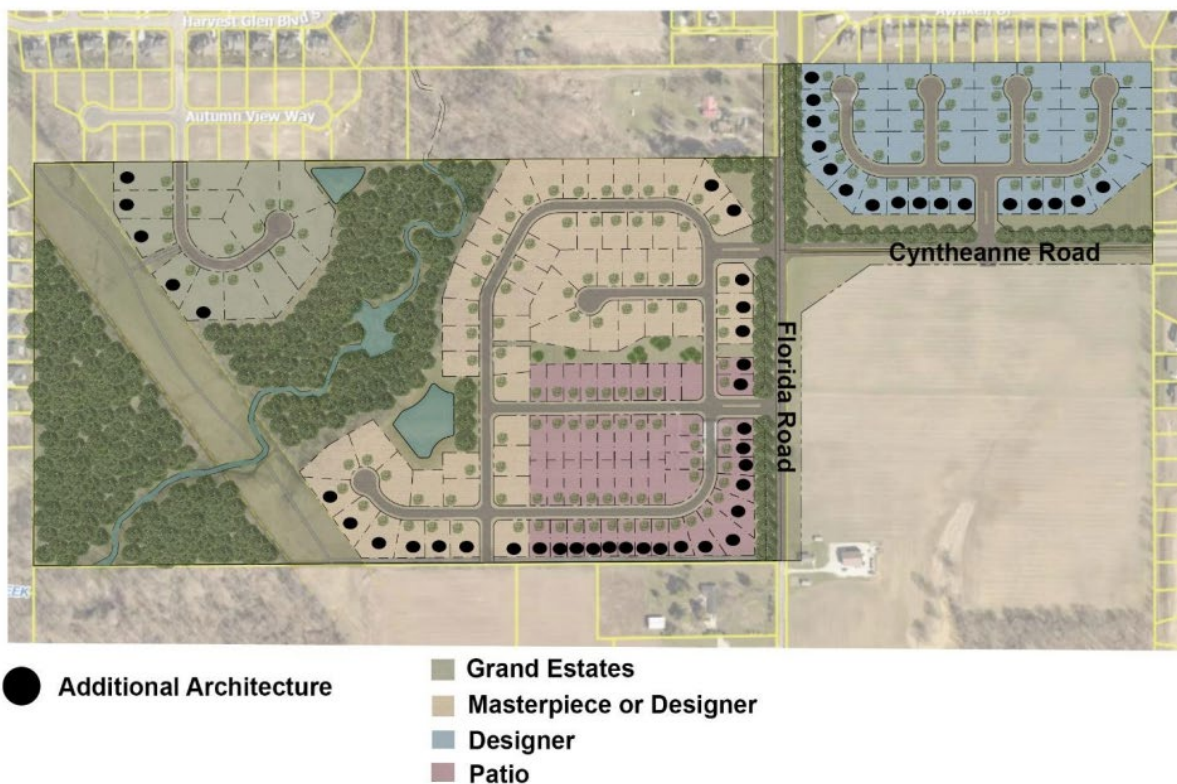
The Cove at Thorpe Creek PUD was rezoned to PUD-R in 2021 (Ord. No. 071921A).

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.

STAFF COMMENTS:

Staff recommends approval as presented.

STAFF RECOMMENDATION

☒ Approve

☐ Approve with Conditions

☐ Continue

☐ Deny

Exhibit A:



The Gray King (in progress)



The Emerald Green (in progress)



The Royal (in progress)



The Gray Queen (in progress)



The Emerald Green (in progress)



The Royal (in progress)



The Fisher Pop-Up Porch House



The Fisher Pop-Up Porch House



The Fisher Pop-Up Porch House with Stone



The Fisher Pop-Up Porch House



The Fisher Pop-Up Porch House



The Fisher Pop-Up Porch House with Stone



The Fisher Pop-Up Porch House



The Fisher Pop-Up Porch House



The Fisher Pop-Up Porch House with Stone





The Colonial American Classic with Stone



The Colonial American Classic



The Colonial American Classic



The Colonial American Classic with Stone



The Colonial American Classic



The Colonial American Classic



The Cove at Thorpe Creek

Text Amendment



PRESENTED BY
MINDY WESTRICK



PUD Committee Meeting | Nov. 1, 2023

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

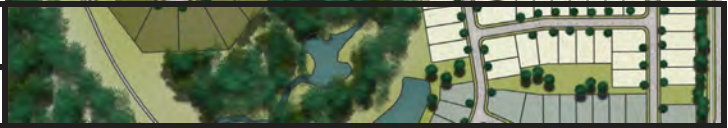
Telephone: 317.237-0300

Fax: 317.569.4800

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TAB 1

EXECUTIVE SUMMARY	
THE COVE AT THORPE CREEK	

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:

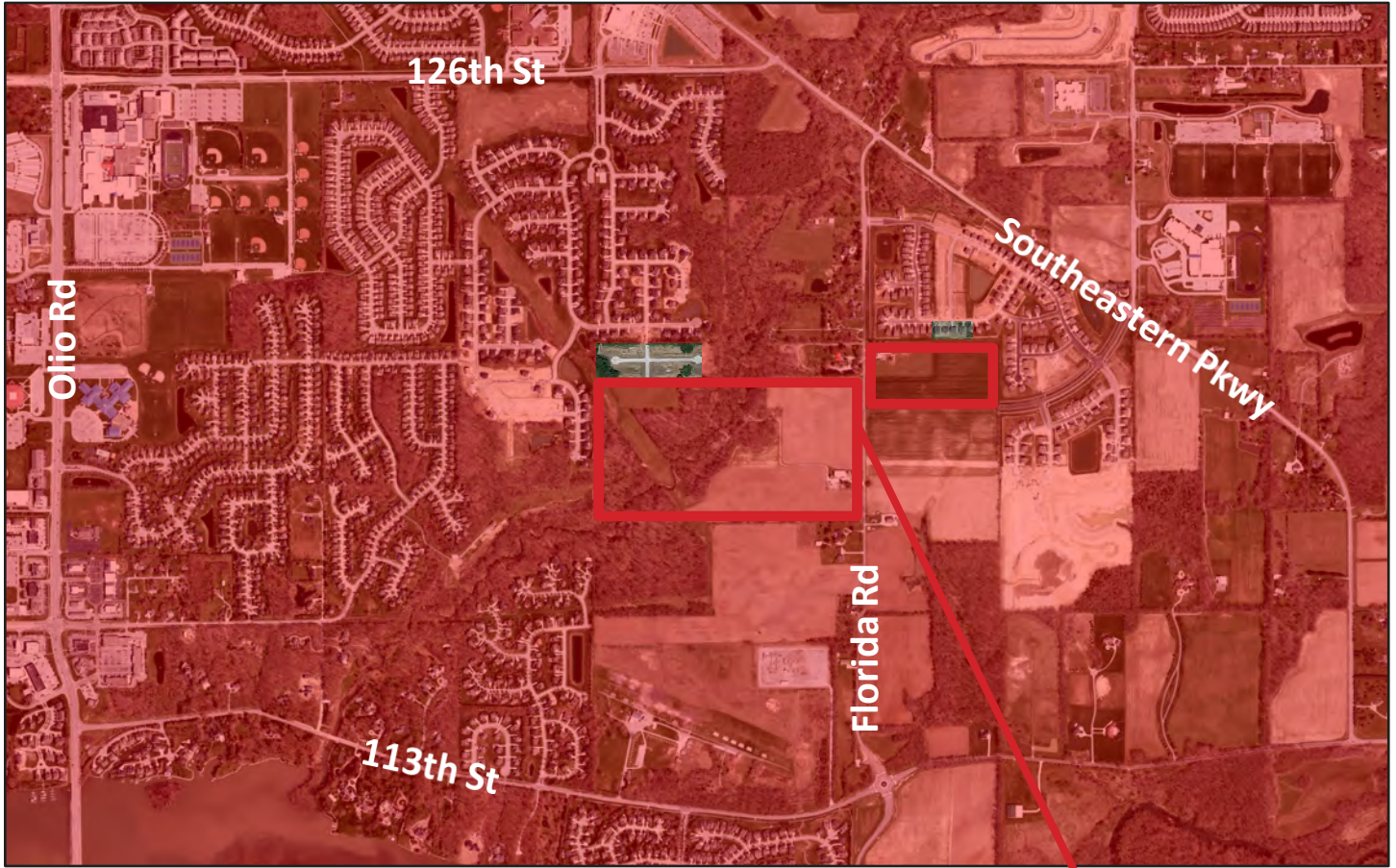
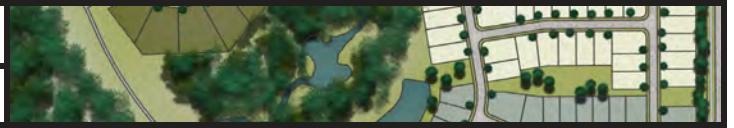
- Maximum building height within the Grand Estates District is increased to 40 feet.
- The Masterpiece Collection homes are added as allowed within the Designer District.

Thank you for your consideration.

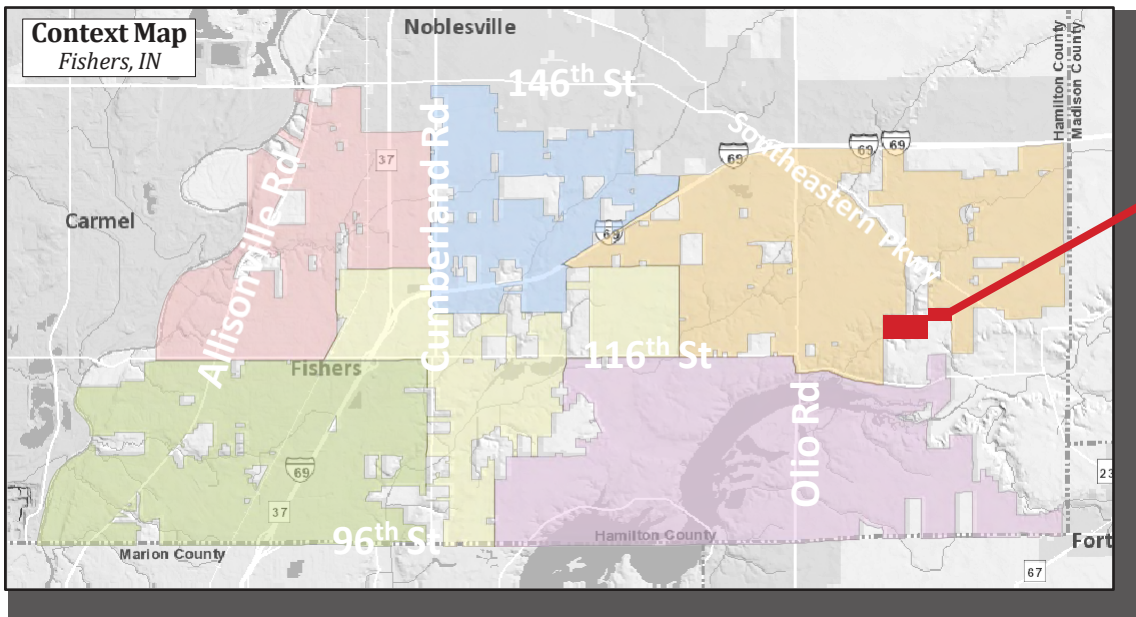
TAB 2

AERIAL LOCATION MAP (+/- 107 ACRES)

THE COVE AT THORPE CREEK

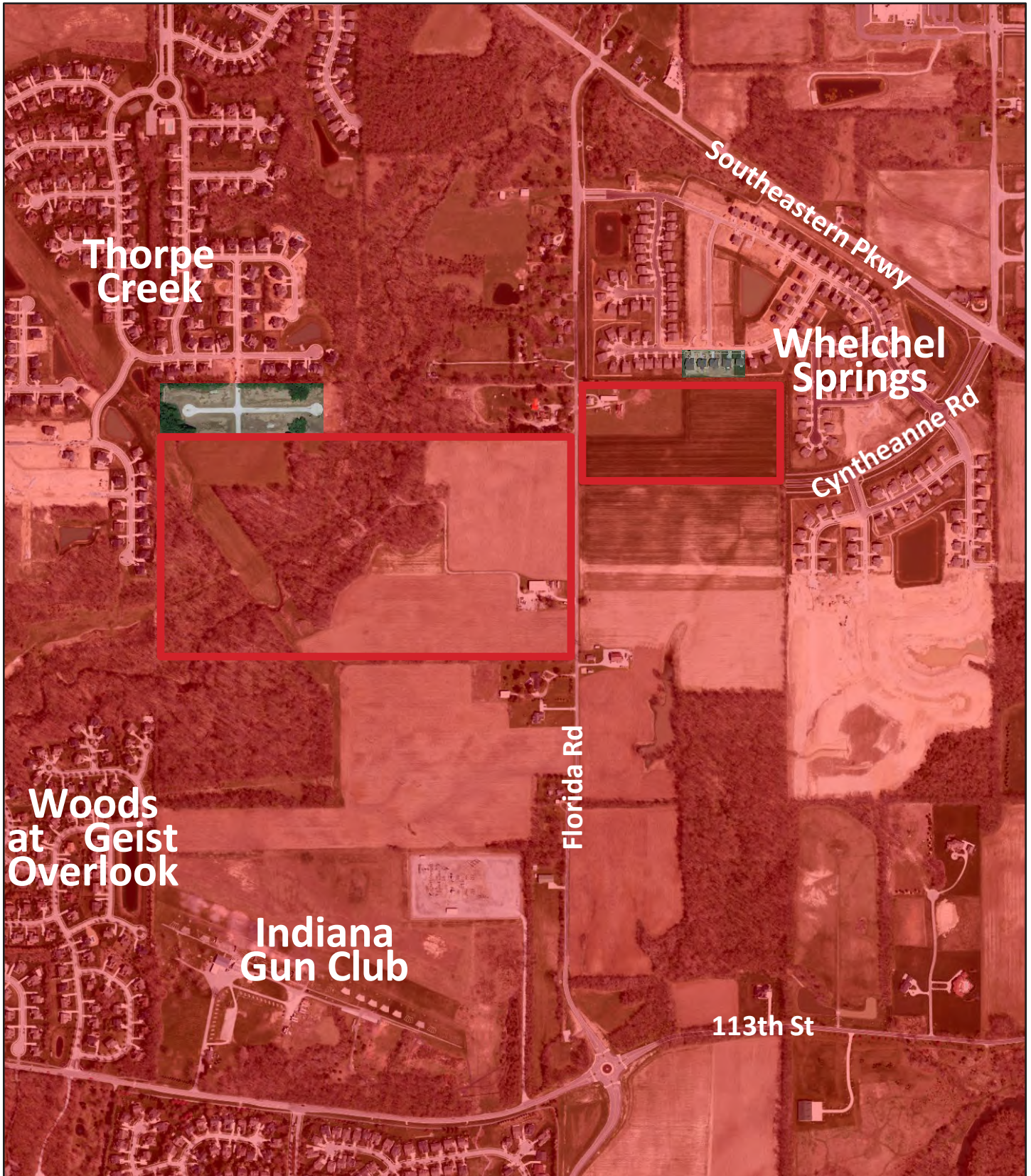
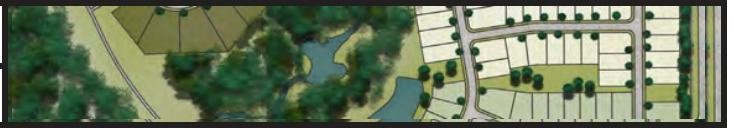


REAL ESTATE



AERIAL LOCATION MAP (+/- 107 ACRES)

THE COVE AT THORPE CREEK

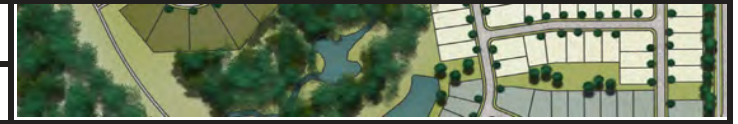


REAL ESTATE

TAB 3

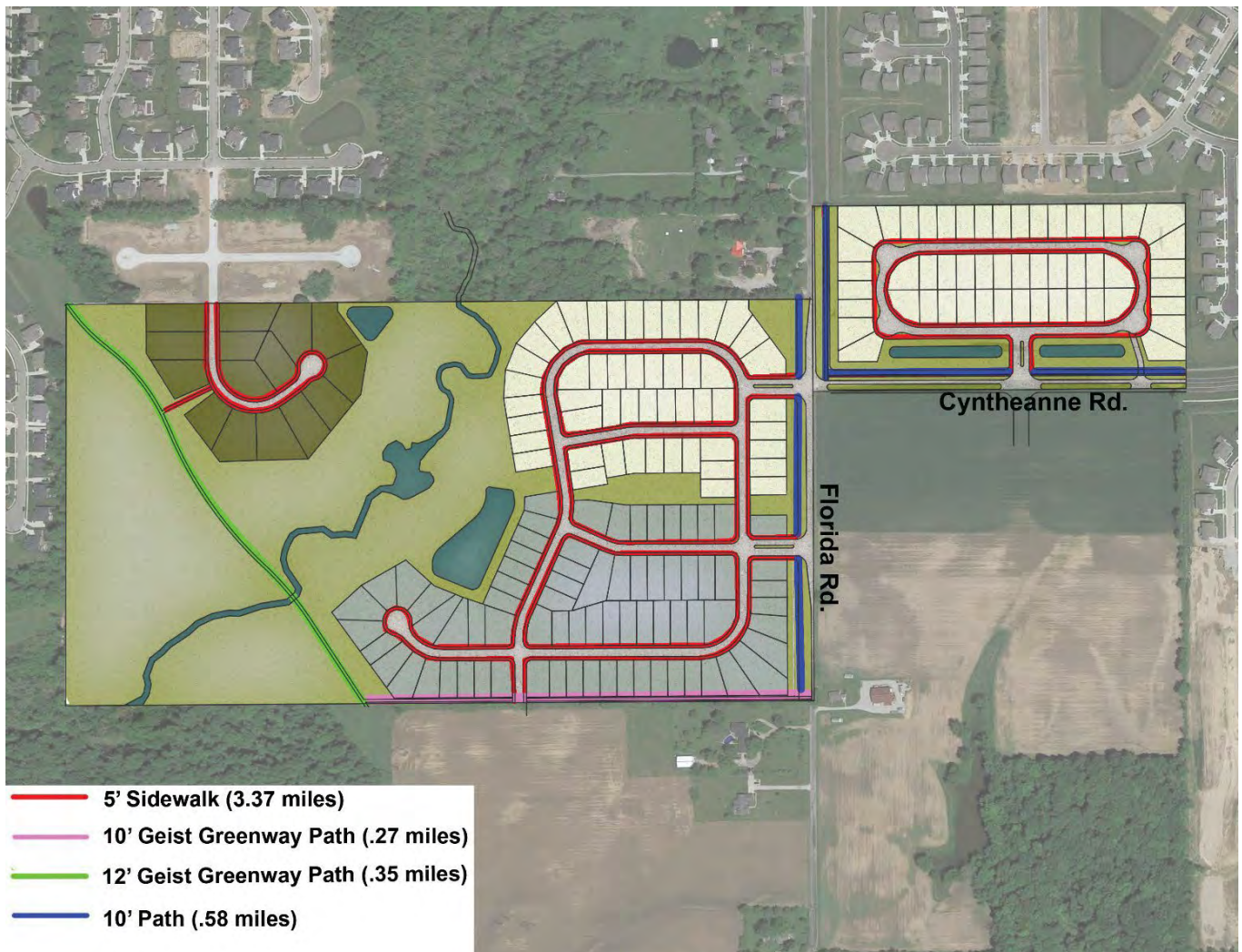
CONCEPT PLAN

THE COVE AT THORPE CREEK



- Grand Estates
- Designer/Masterpiece
- Patio

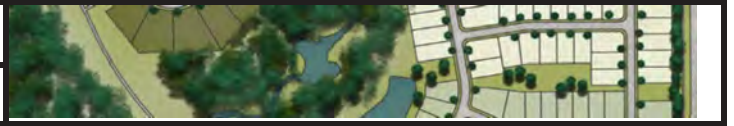
Exhibit B.6 – Pedestrian Connectivity Exhibit



TAB 4

MASTERPIECE COLLECTION

THE COVE AT THORPE CREEK



*Masterpiece Collection
The Masterpiece Homes are expected to
range in sales price from \$405,000 to
\$535,000 and will be attractive for move up
homebuyers*





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 FLOOR PLANS ON FISCHERHOMES.COM



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RVSD
02/23

welcome home.

Approximately 3029 sq ft and Up



FRENCH MANOR

(WITH OPTIONAL ENTRY COURTYARD & CURVED BRICK WING WALL)

designed by:



COASTAL CLASSIC

(WITH WOOD TRELLIS WING WALL
WITH STONE BASE)

designed by:



CASA BELLA

(WITH OPTIONAL LOW
STONE WING WALL)

designed by:



ENGLISH ELEGANCE

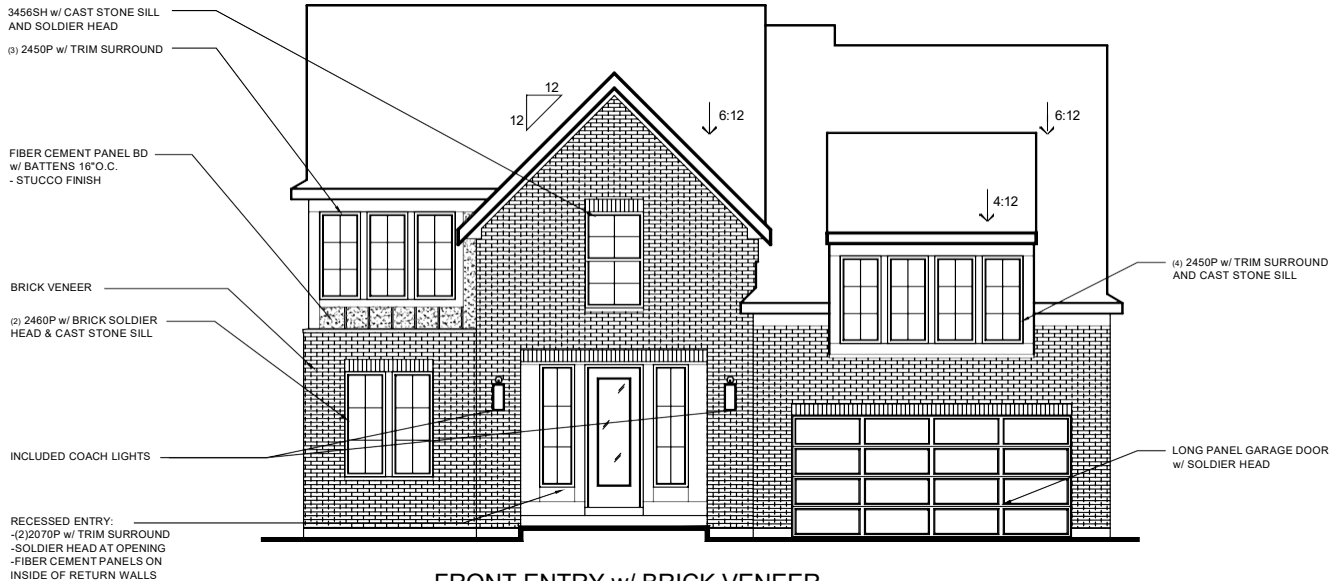
(WITH OPTIONAL BRICK WALL
EXTENSION)

designed by:

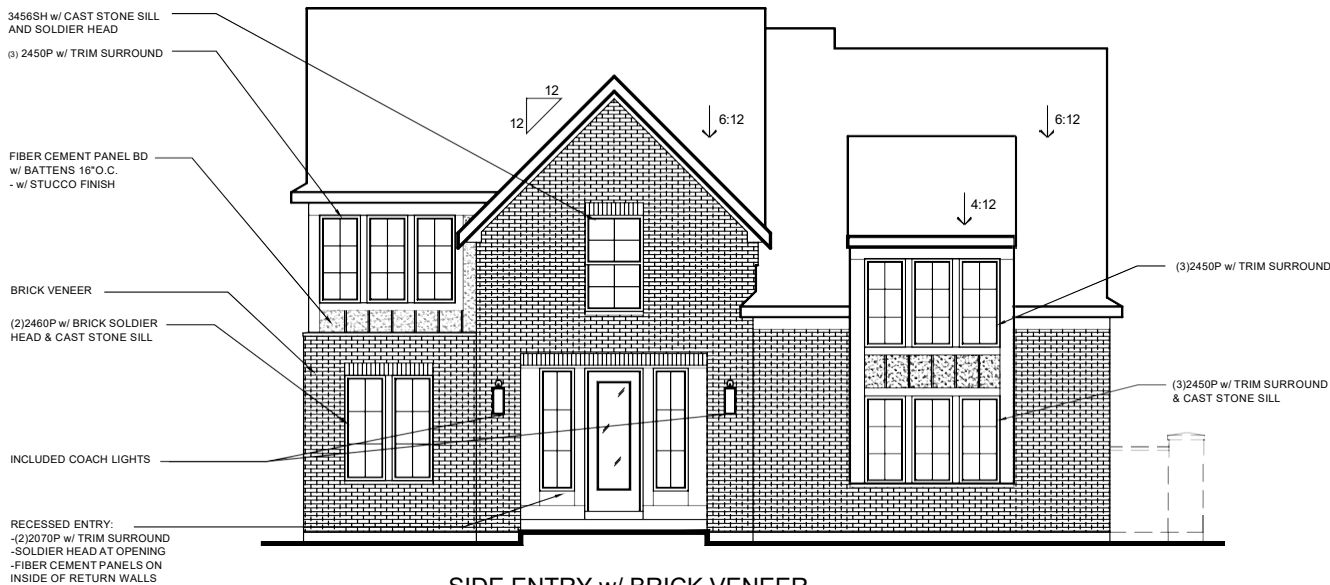
Images & Options Available at fischerhomes.com

Our Plans Include You

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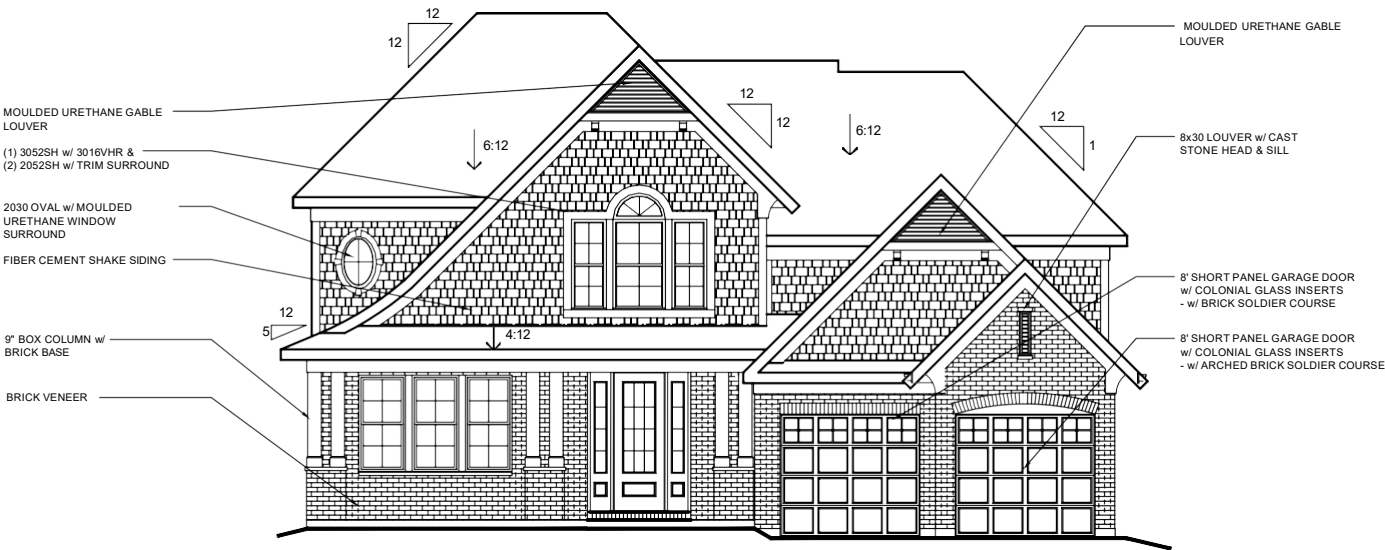


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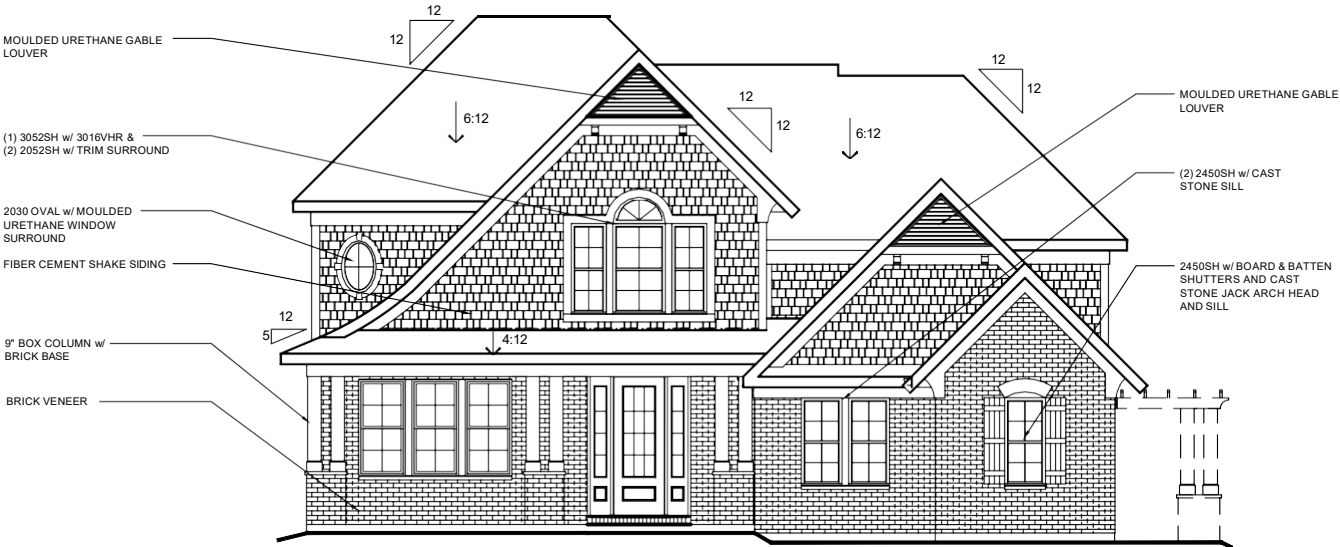


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w/ OPT. BRICK WING WALL

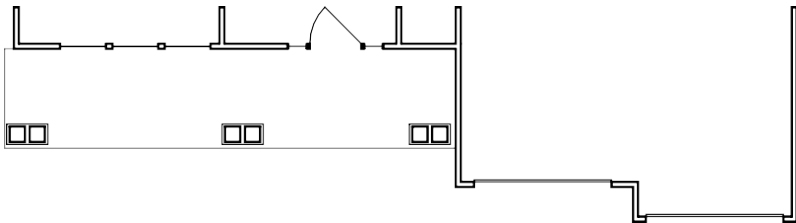
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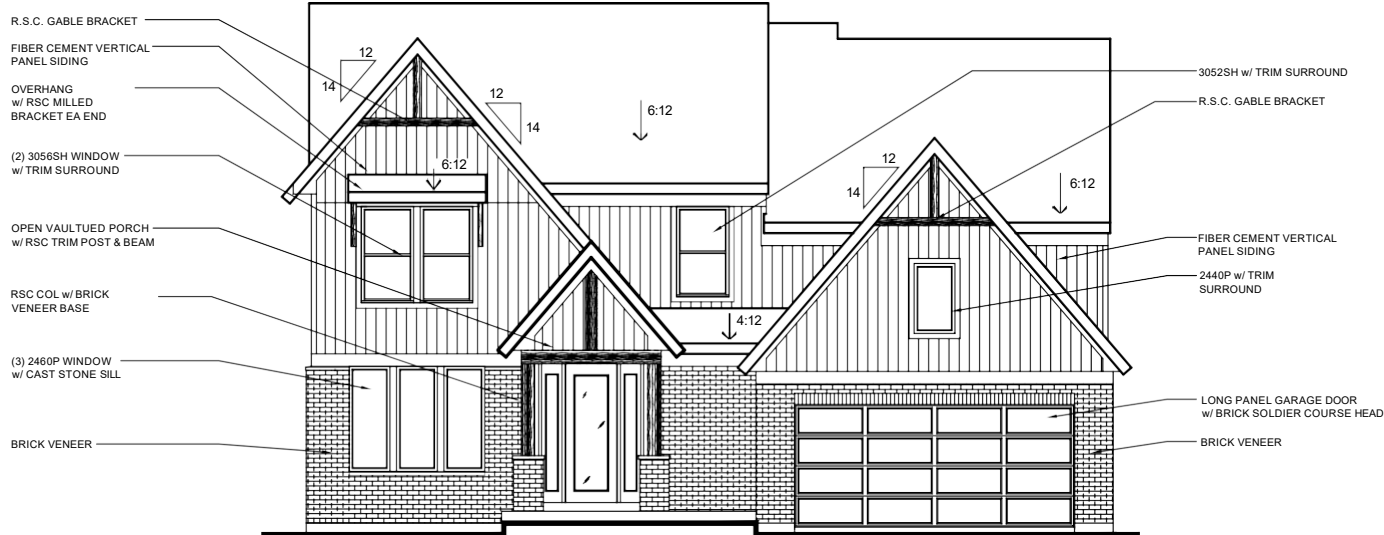


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AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



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

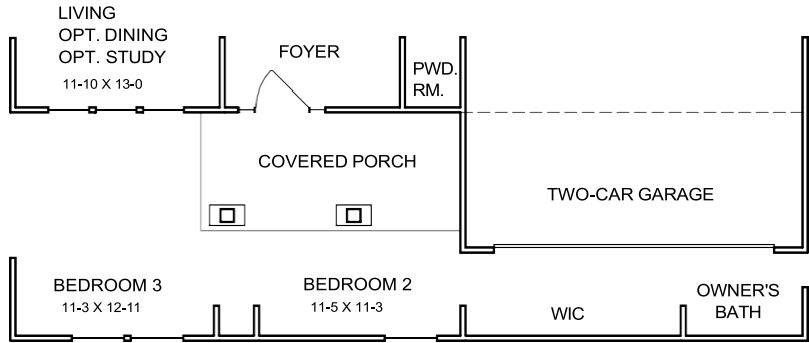




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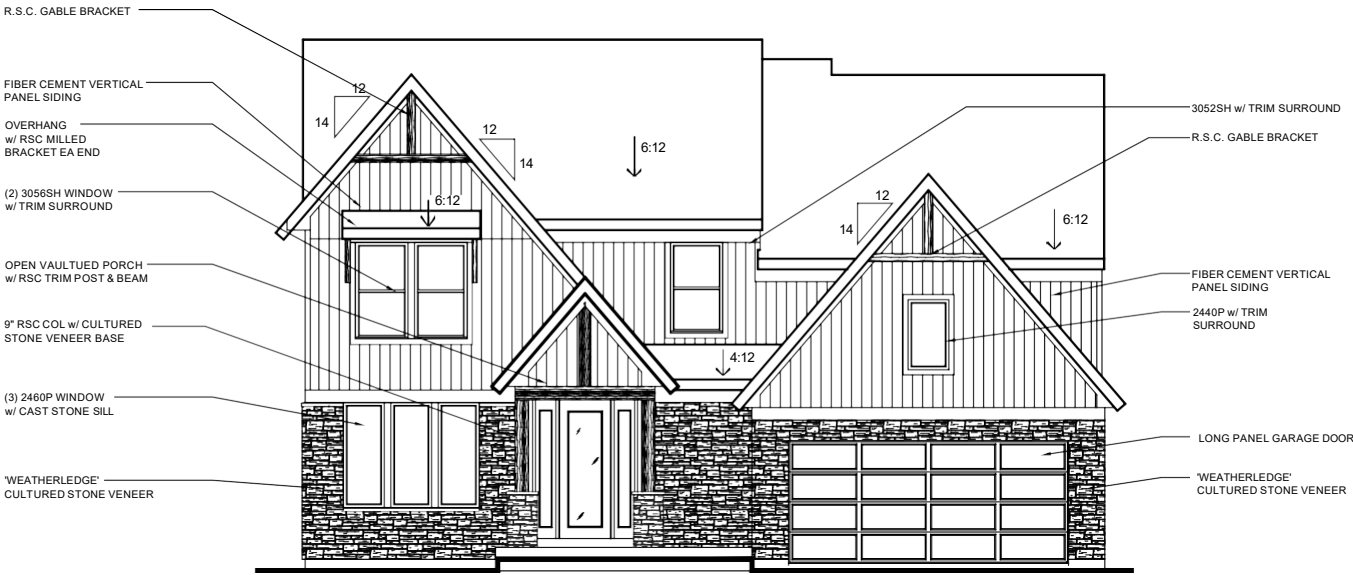
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SECOND FLOOR

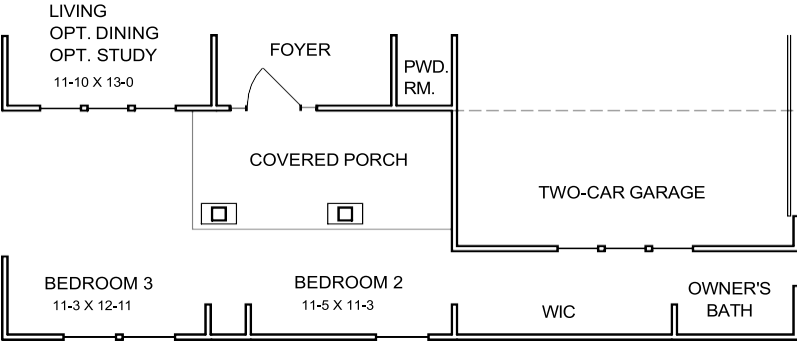




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SIDE ENTRY w/ OPT. STONE VENEER
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- w/ OPT. WOOD TRELLIS WING WALL w/ CULTURED STONE BASE



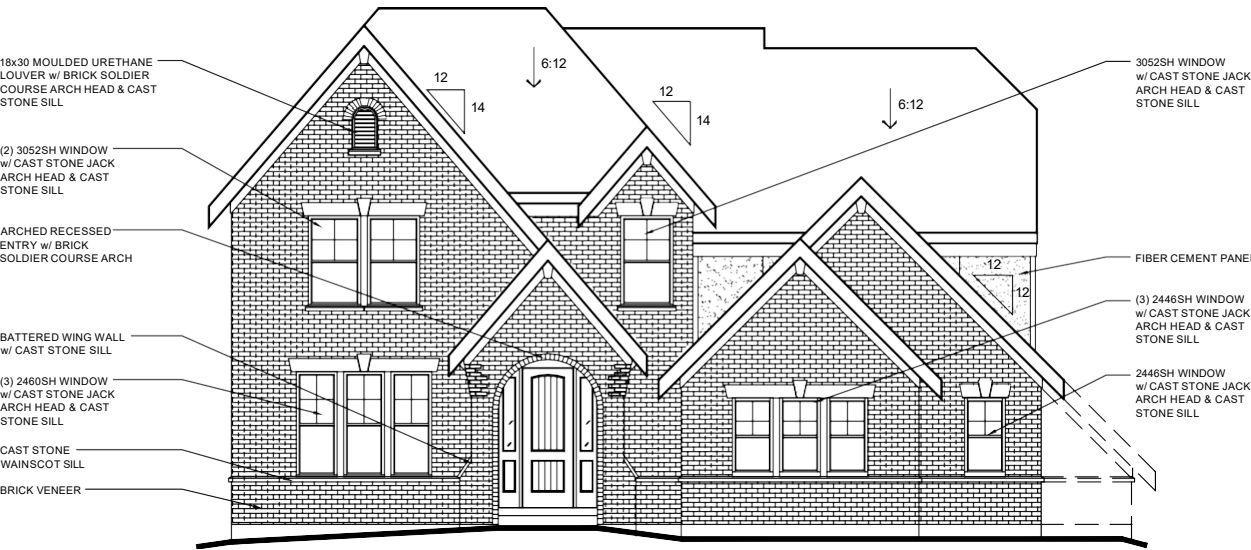
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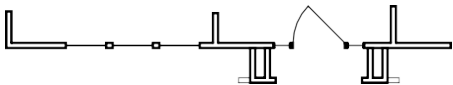




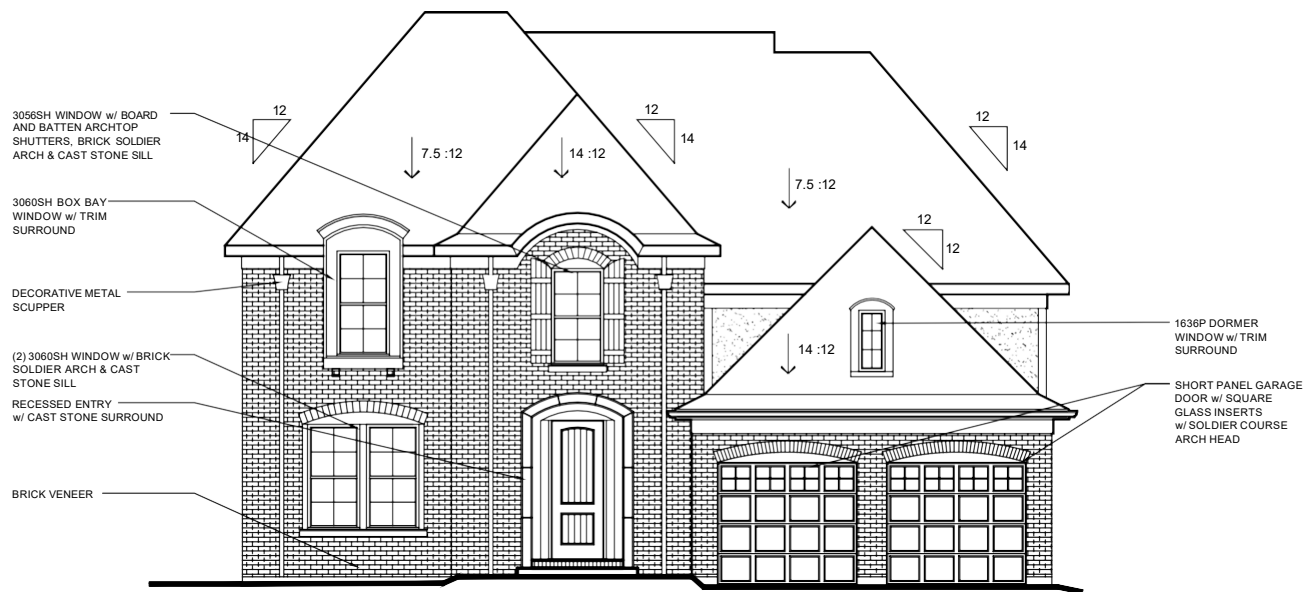
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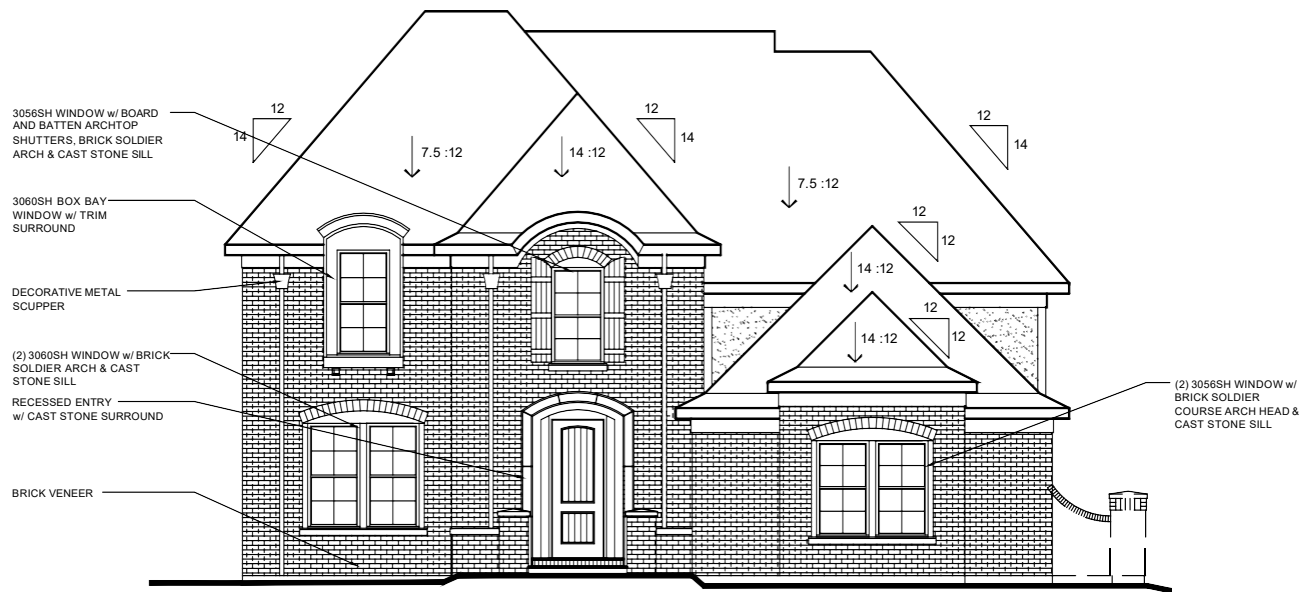
SIDE ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR
w/ OPT. BRICK WING WALL



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



AMERICAN HERITAGE

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

designed by:





AMERICAN CLASSIC

(WITH OPTIONAL BRICK WING WALL)

designed by:



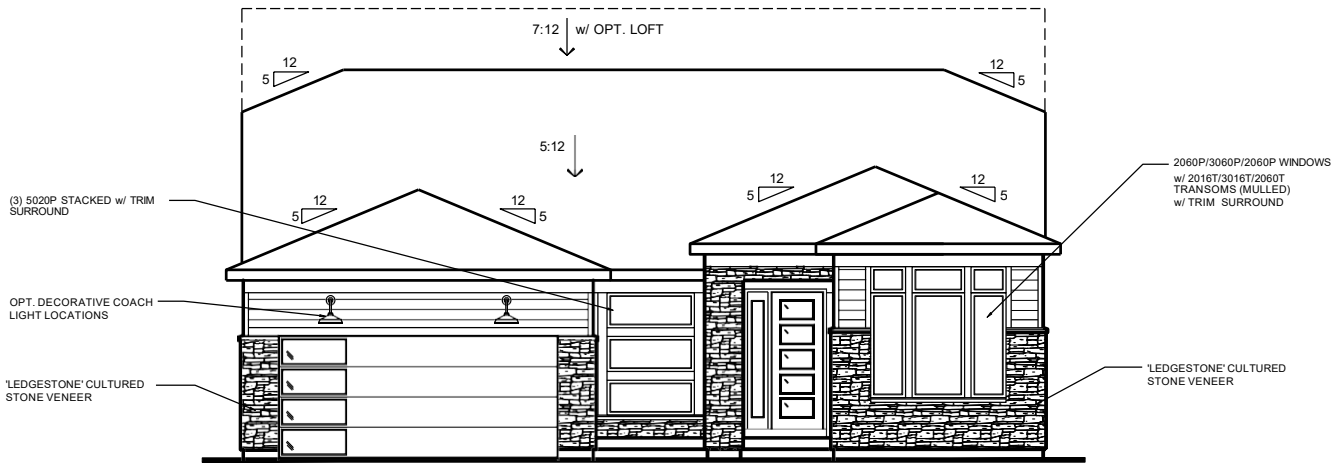


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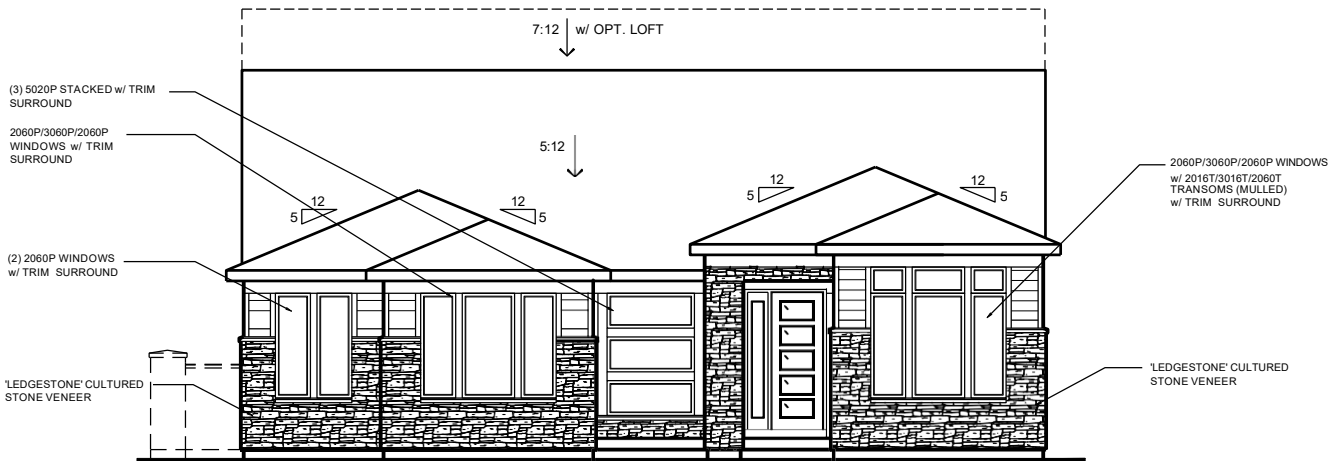
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designed by:



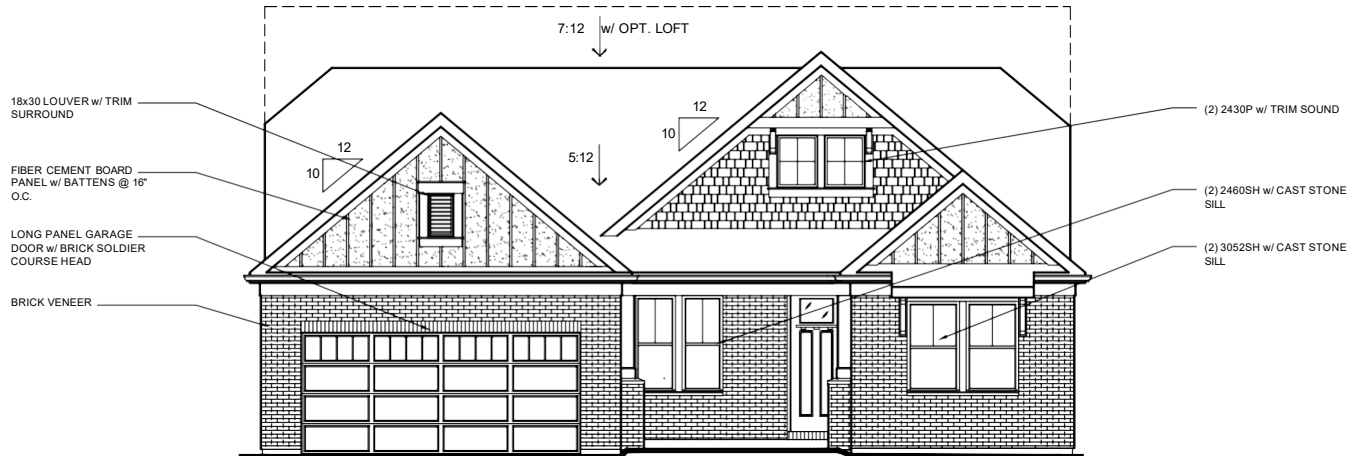


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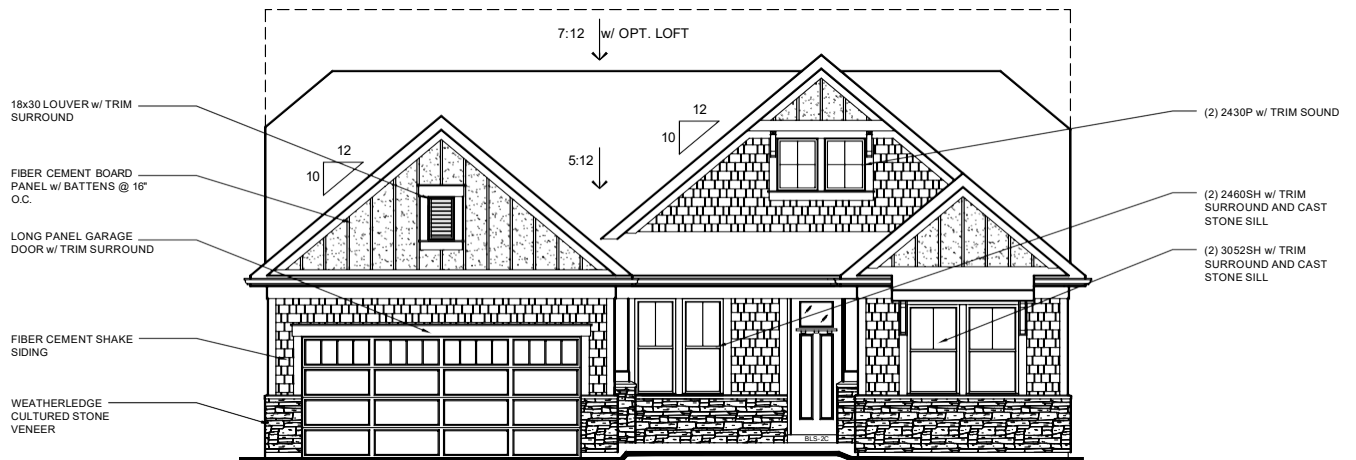


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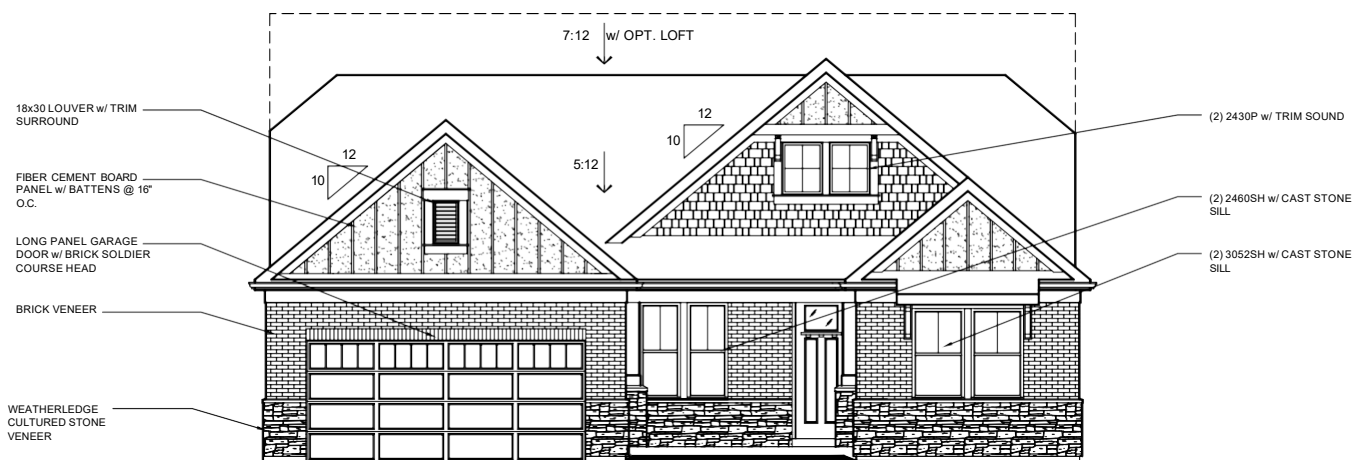
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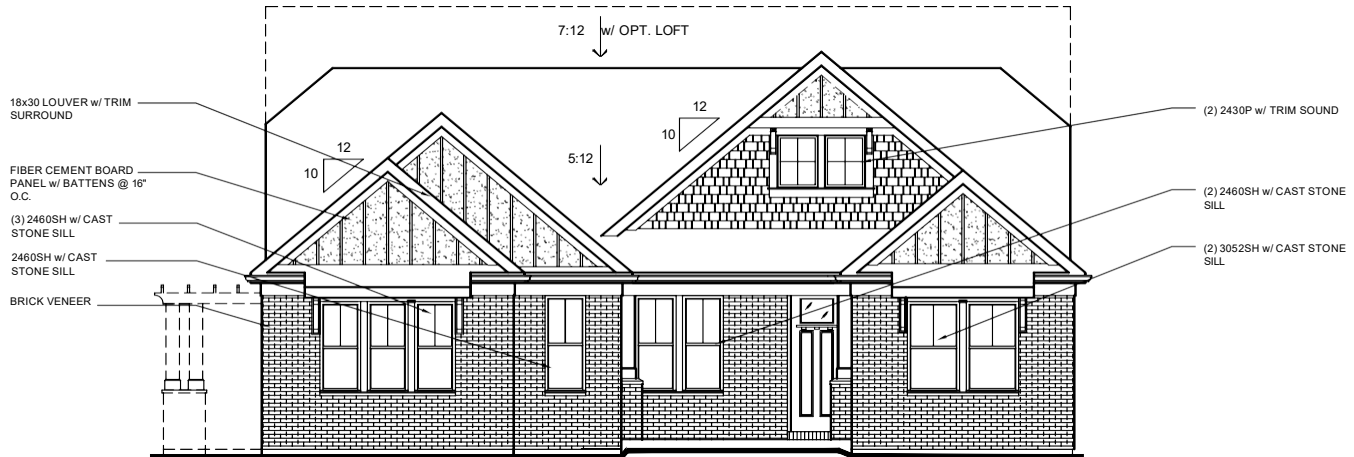
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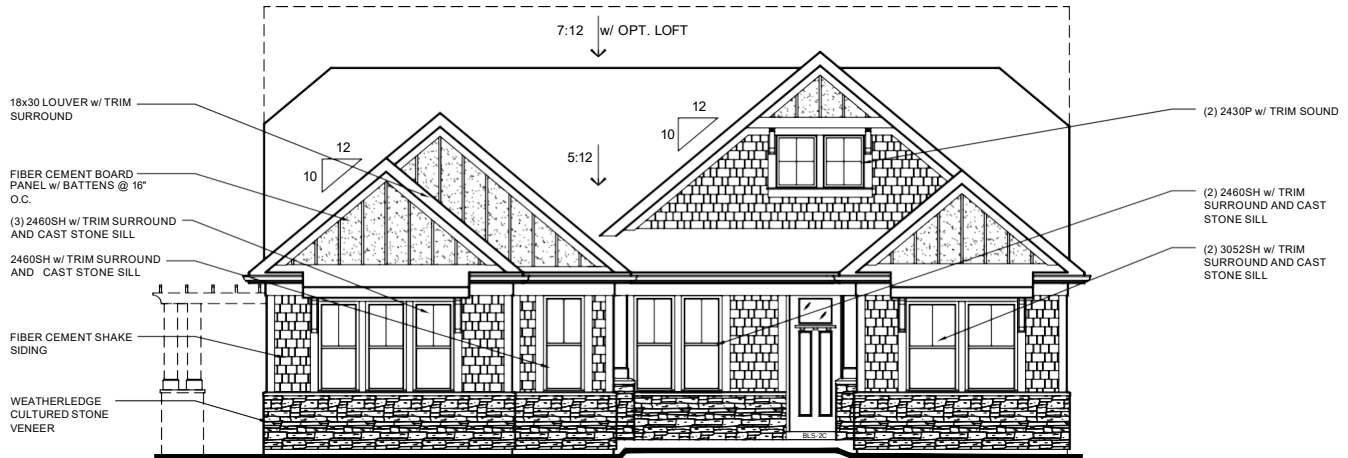
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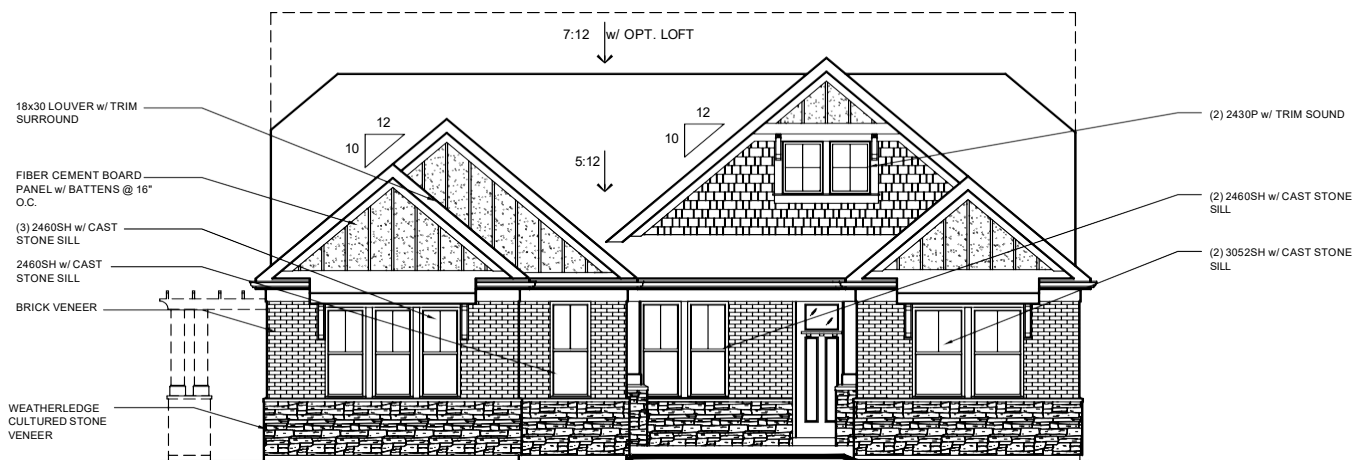
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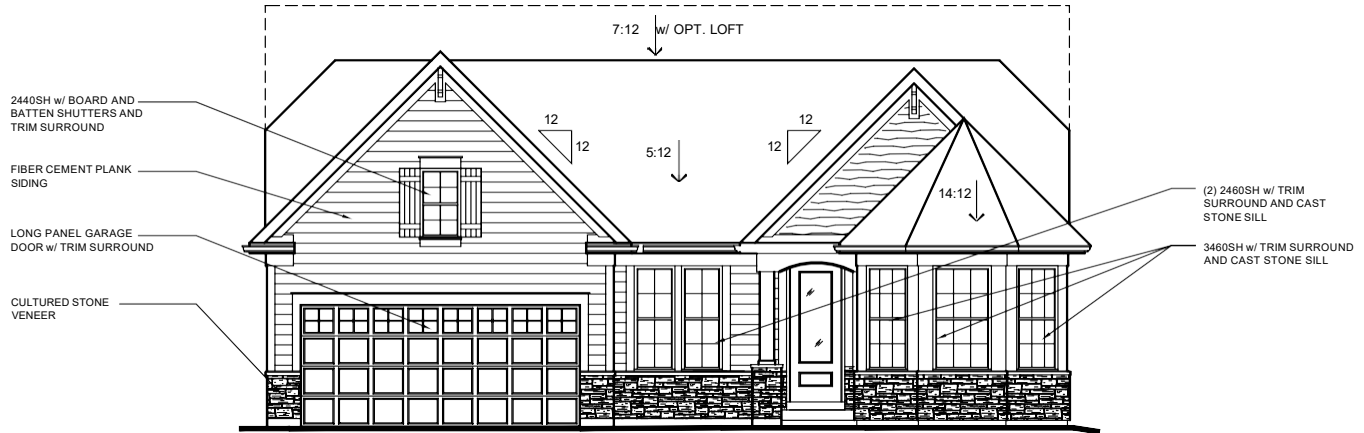
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w/ WOOD TRELLIS WING WALL WITH BRICK BASE



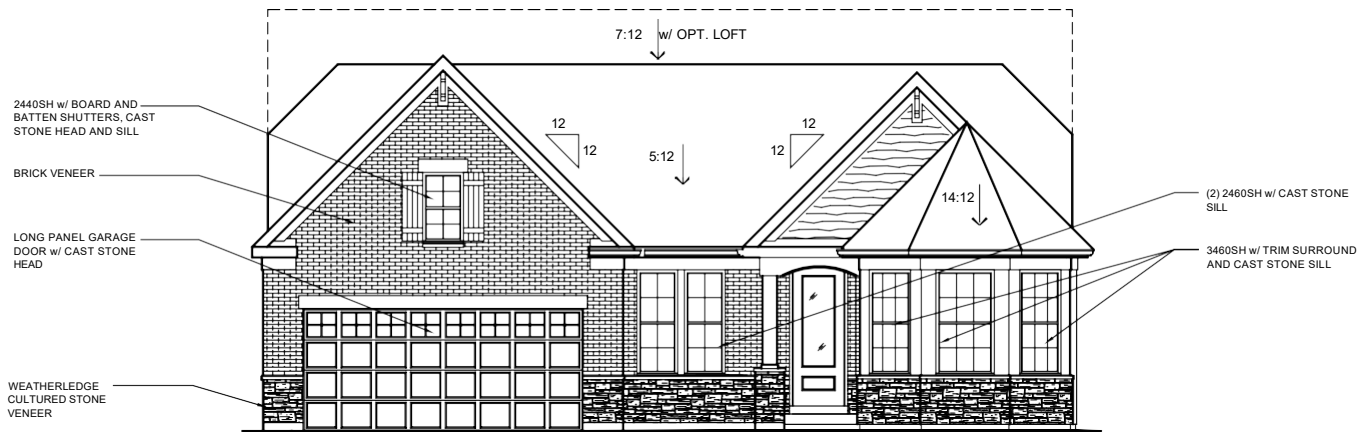
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w/ OPT. TRELLIS WING WALL WITH STONE BASE



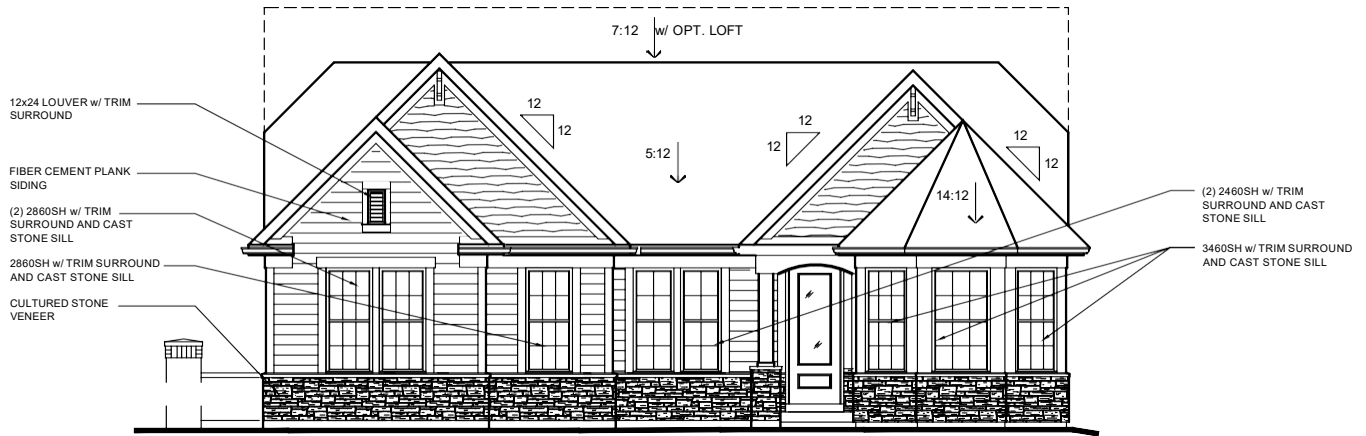
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w/ OPT. TRELLIS WING WALL w/ STONE BASE



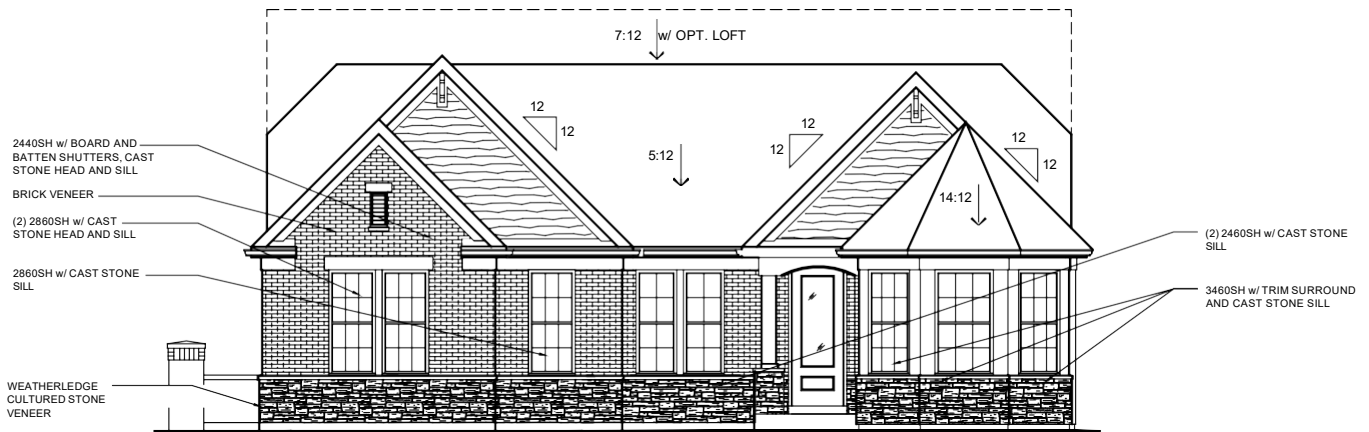
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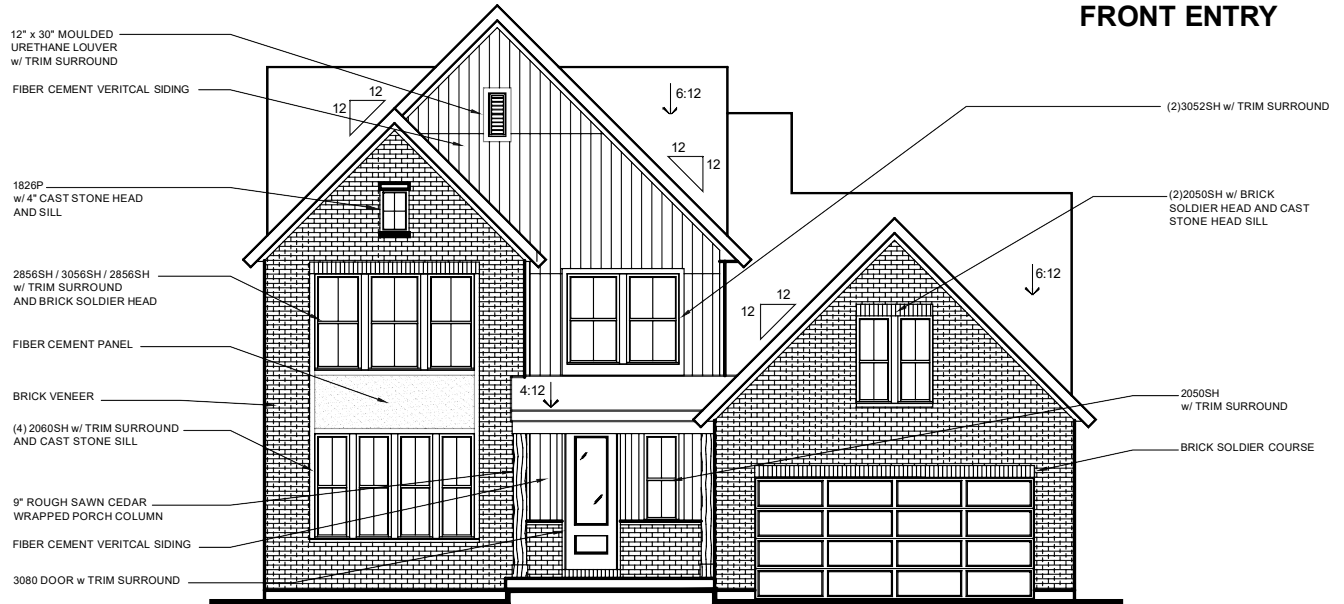


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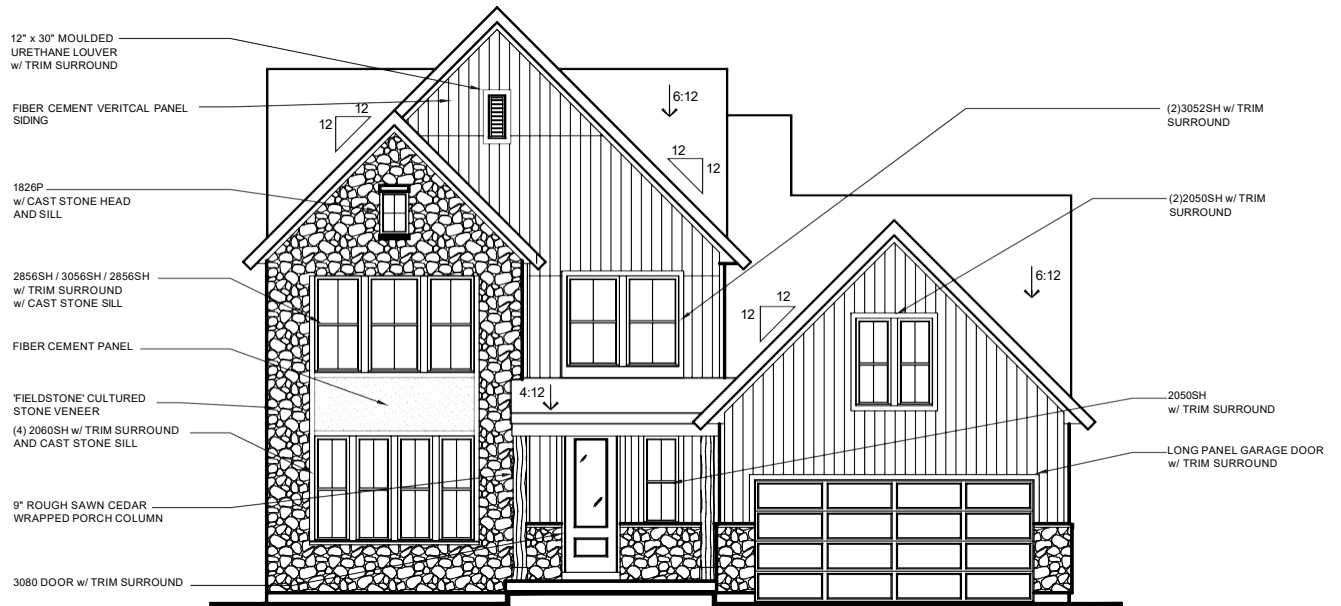


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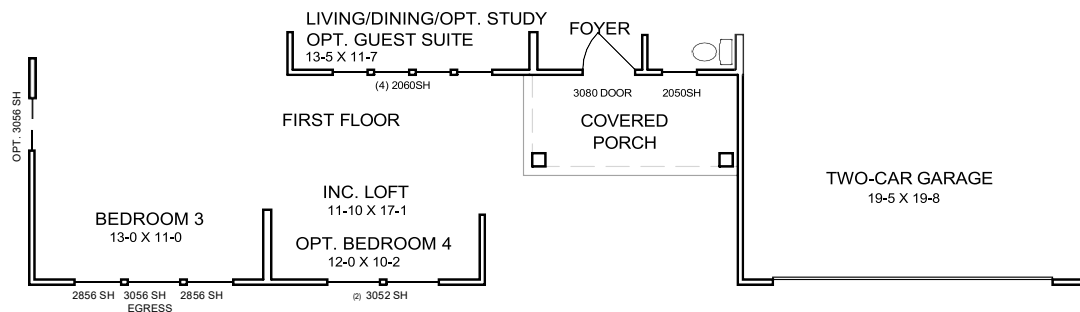
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w/ BRICK VENEER
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w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



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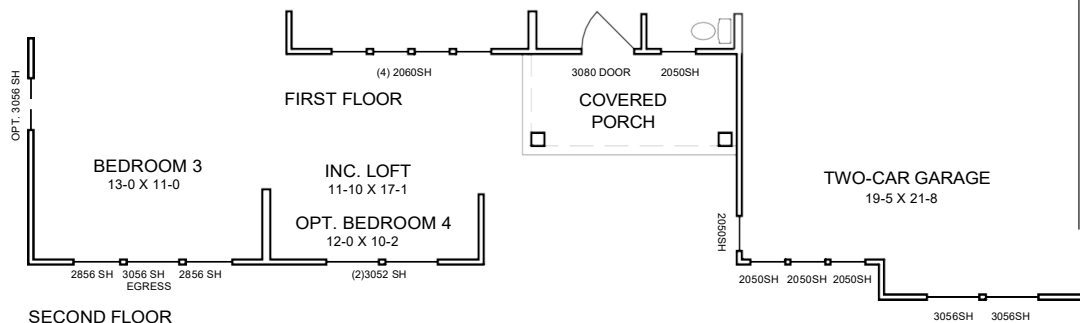
MODERN EUROPEAN EXTERIOR DESIGN SIDE ENTRY



w/ BRICK VENEER
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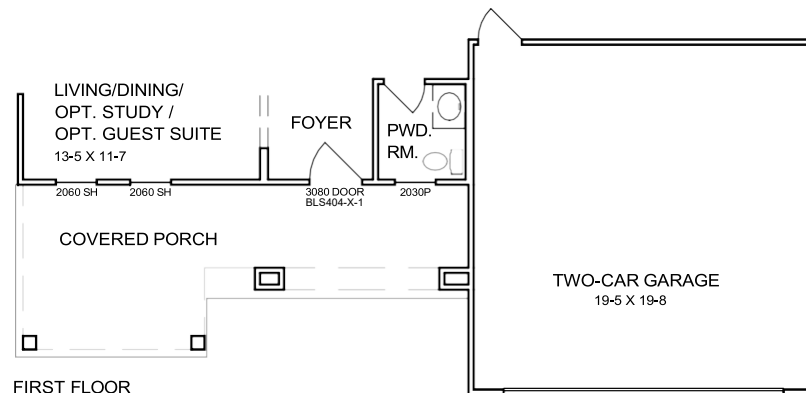


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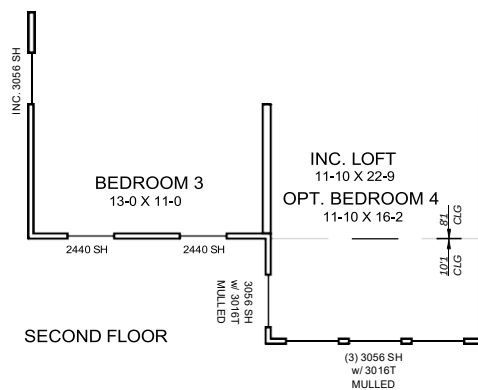




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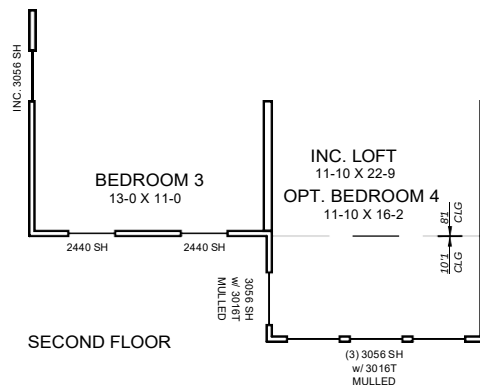
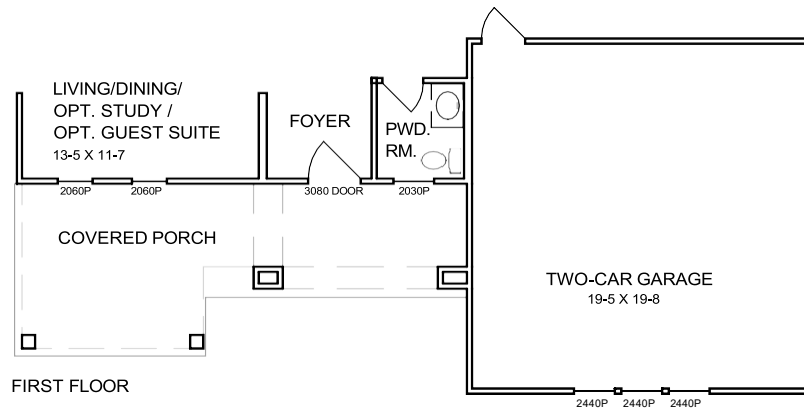
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SECOND FLOOR

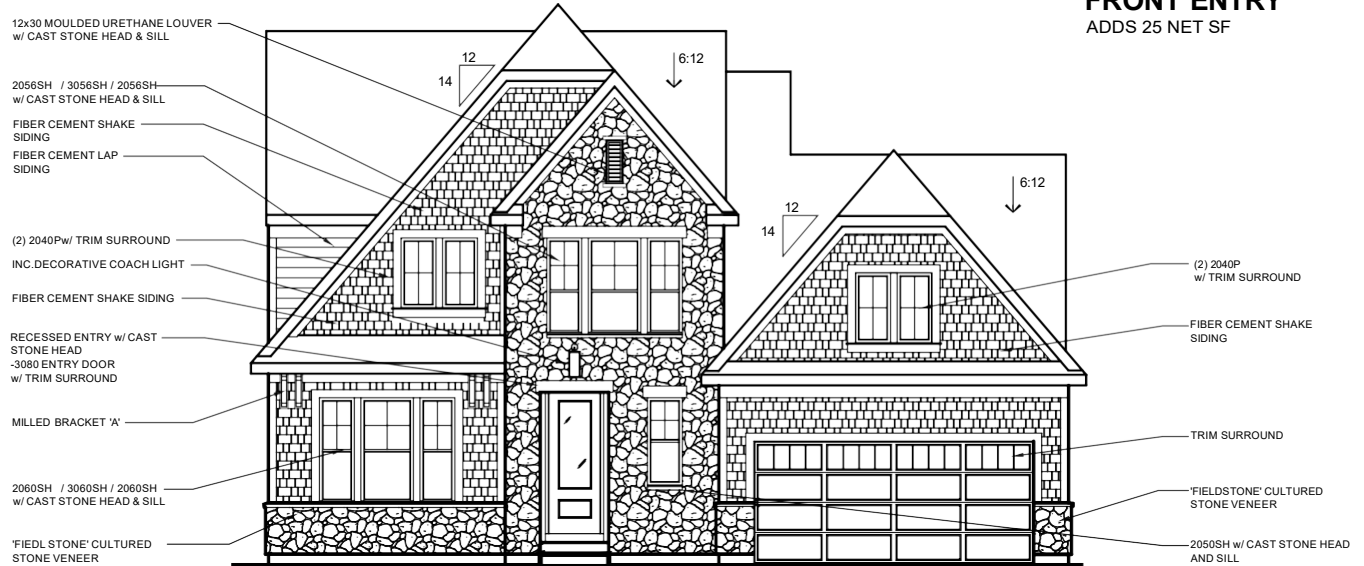


w/ CULTURED STONE VENEER
w/ OPT. RSC TRELLIS & STONE BASE WING WALL
(AVAILABLE w/ LOW STONE SIDES)



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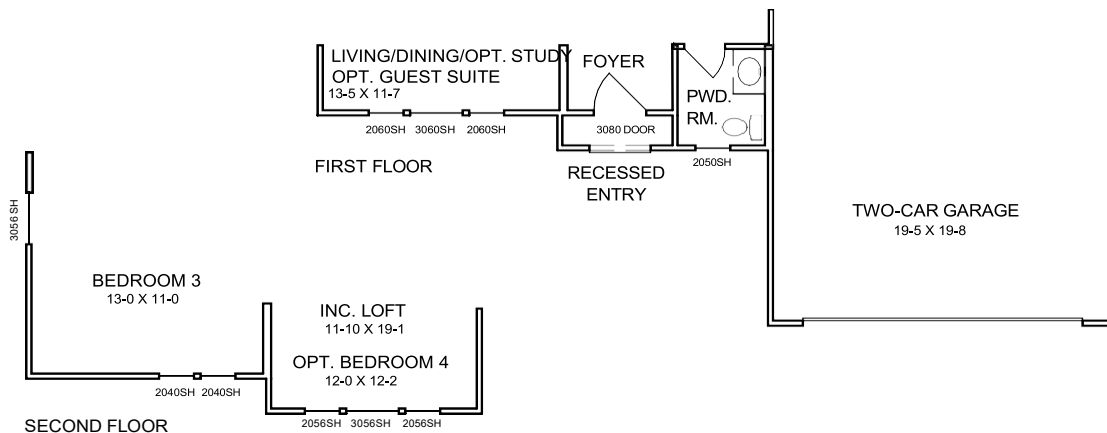
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w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES)



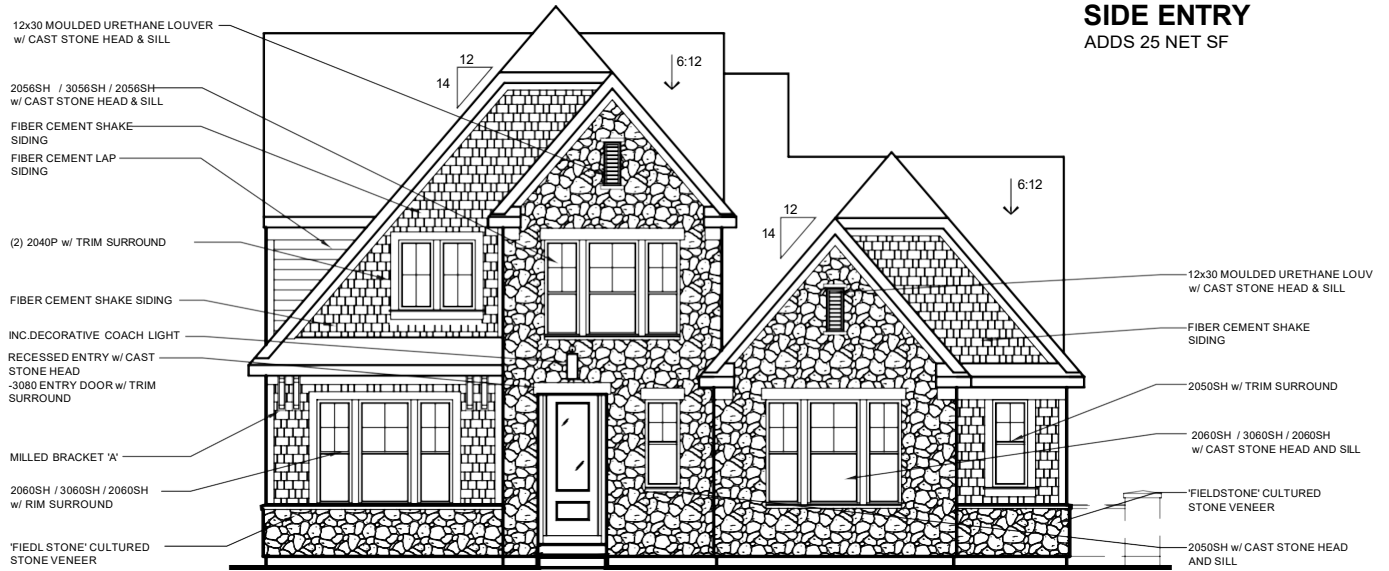
w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES)



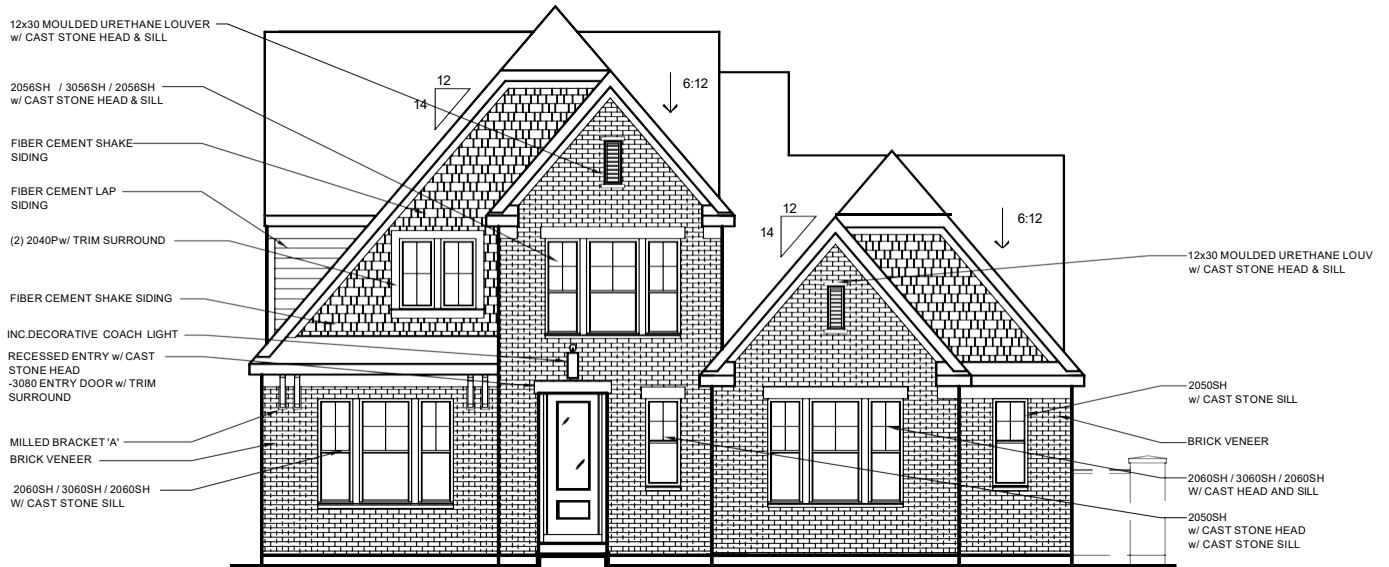
EUROPEAN ROMANTIC EXTERIOR DESIGN

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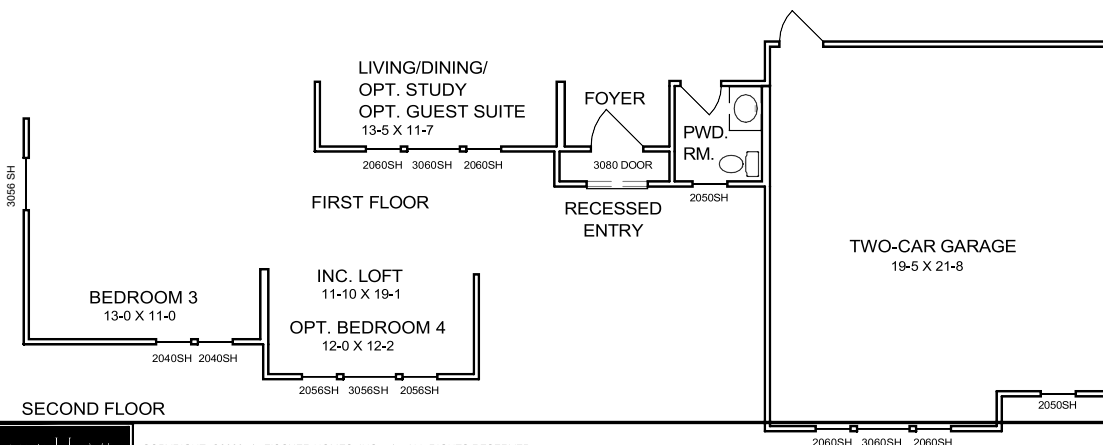
ADDS 25 NET SF

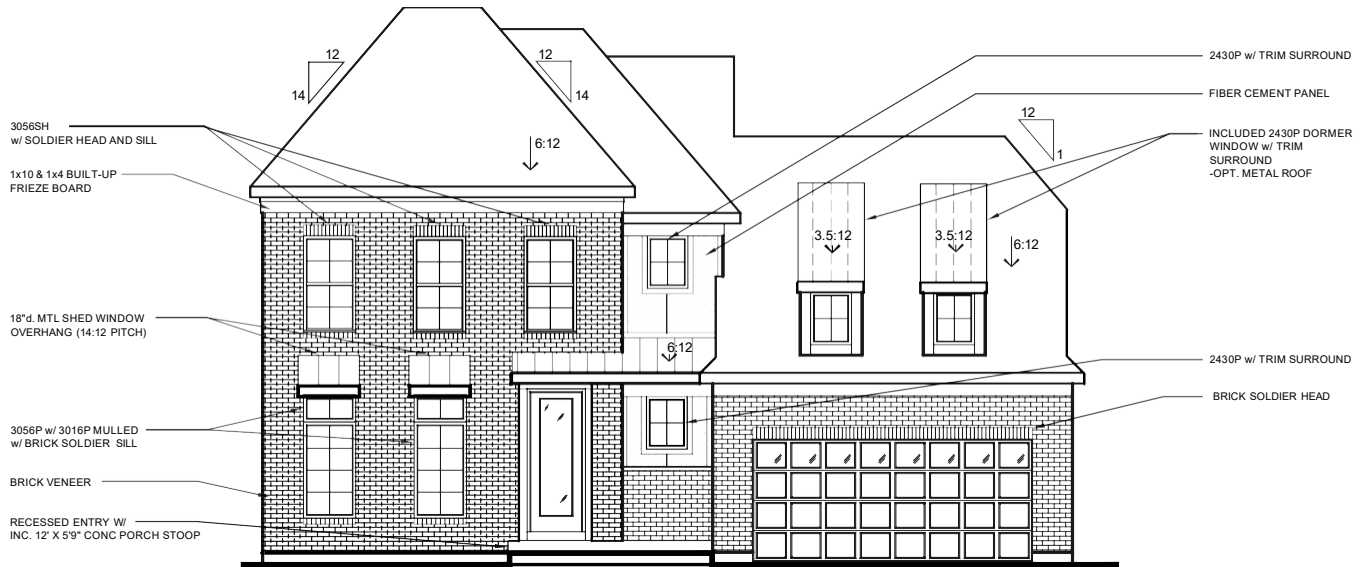


w/ CULTURED STONE VENEER
w/ OPT. CULTURED STONE BASE WING WALL
(AVAILABLE w/ LOW STONE SIDES)

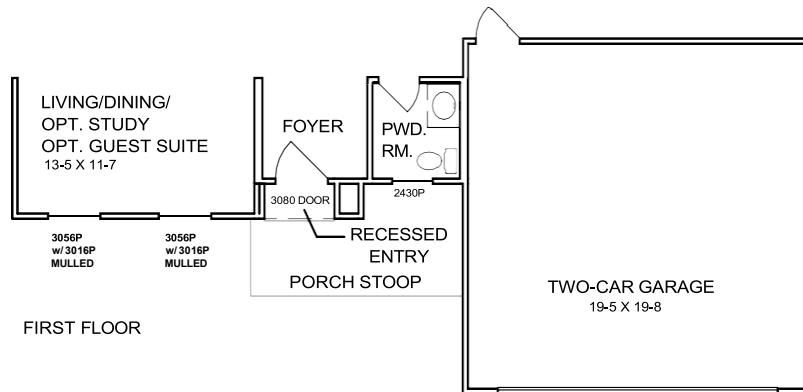


w/ BRICK VENEER
w/ OPT. BRICK BASE WING WALL
(AVAILABLE w/ LOW or HIGH BRICK SIDES)

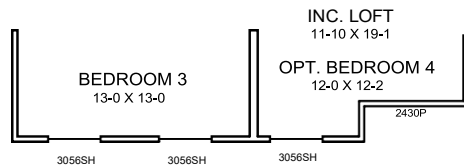




w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES)



FIRST FLOOR

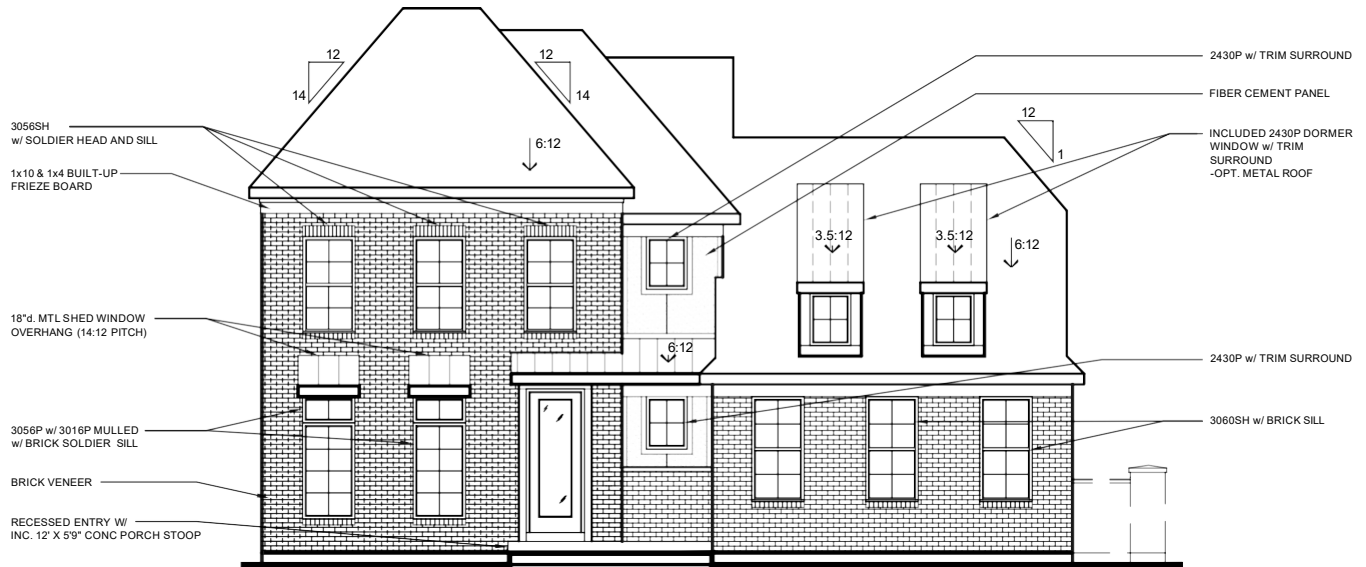


SECOND FLOOR

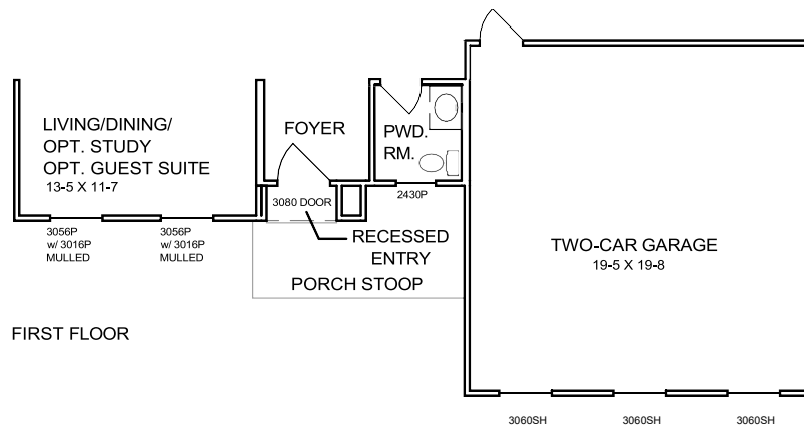
FRENCH MANOR EXTERIOR DESIGN

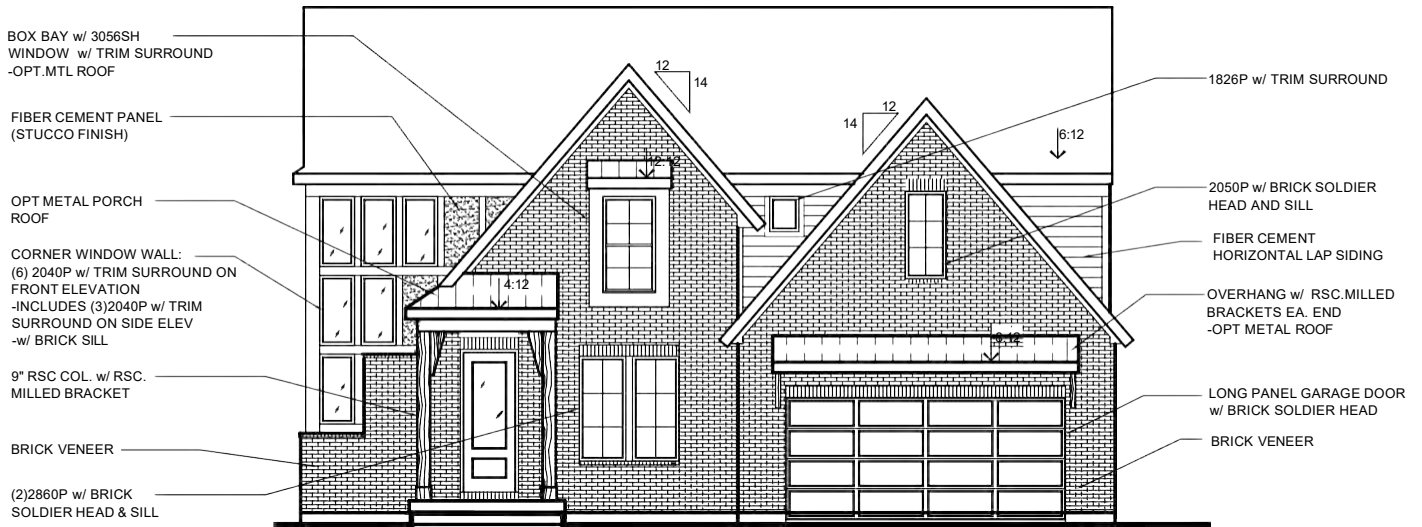
SIDE ENTRY

ADDS 68 NET SF



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





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



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

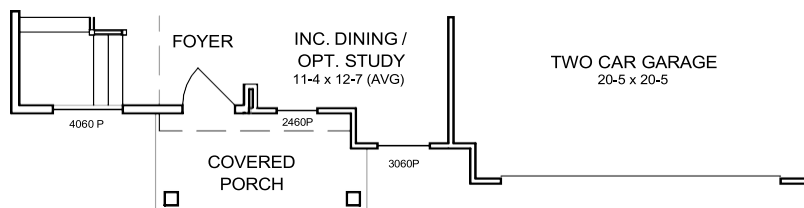
MODERN RETREAT w/ BRICK EXTERIOR DESIGN



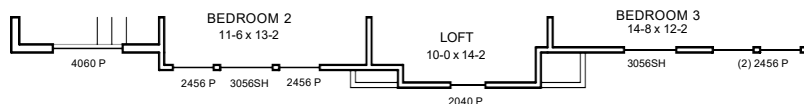
FRONT ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW or HIGH BRICK SIDES & REAR)



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



FIRST FLOOR
(ADDS 10 NET SF)



SECOND FLOOR
(ADDS 36 NET SF)



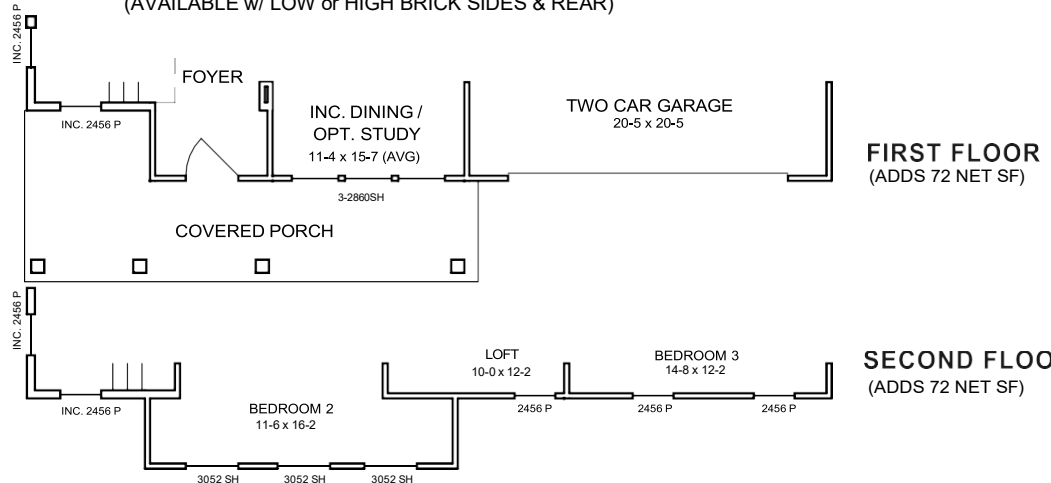
AMERICAN CLASSIC w/ BRICK EXTERIOR DESIGN



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



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

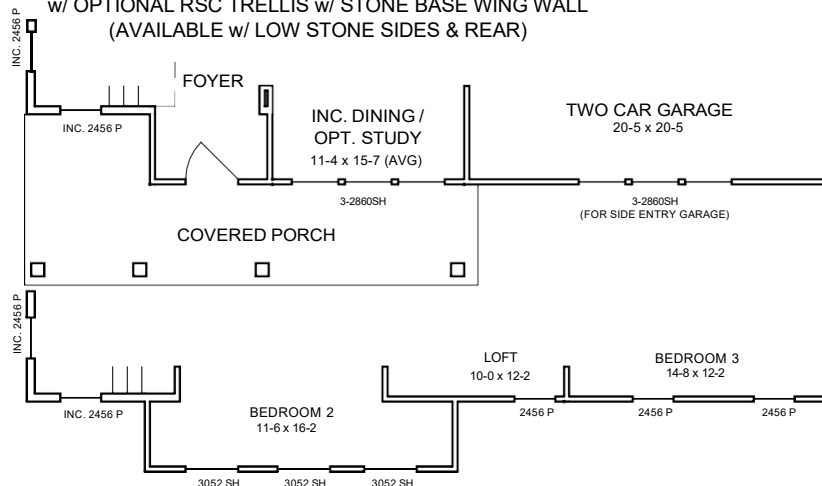




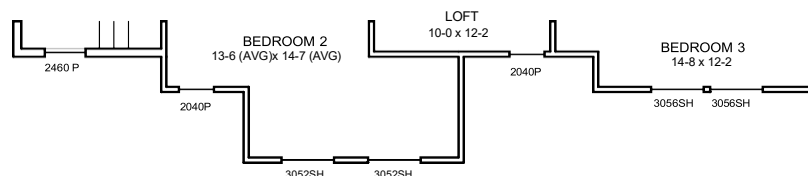
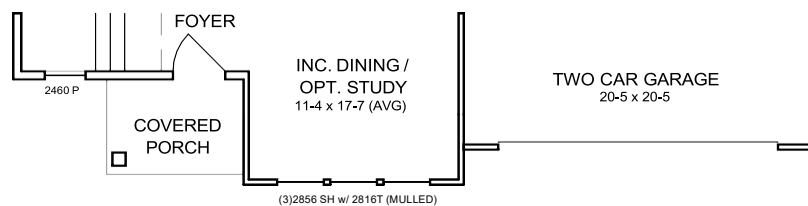
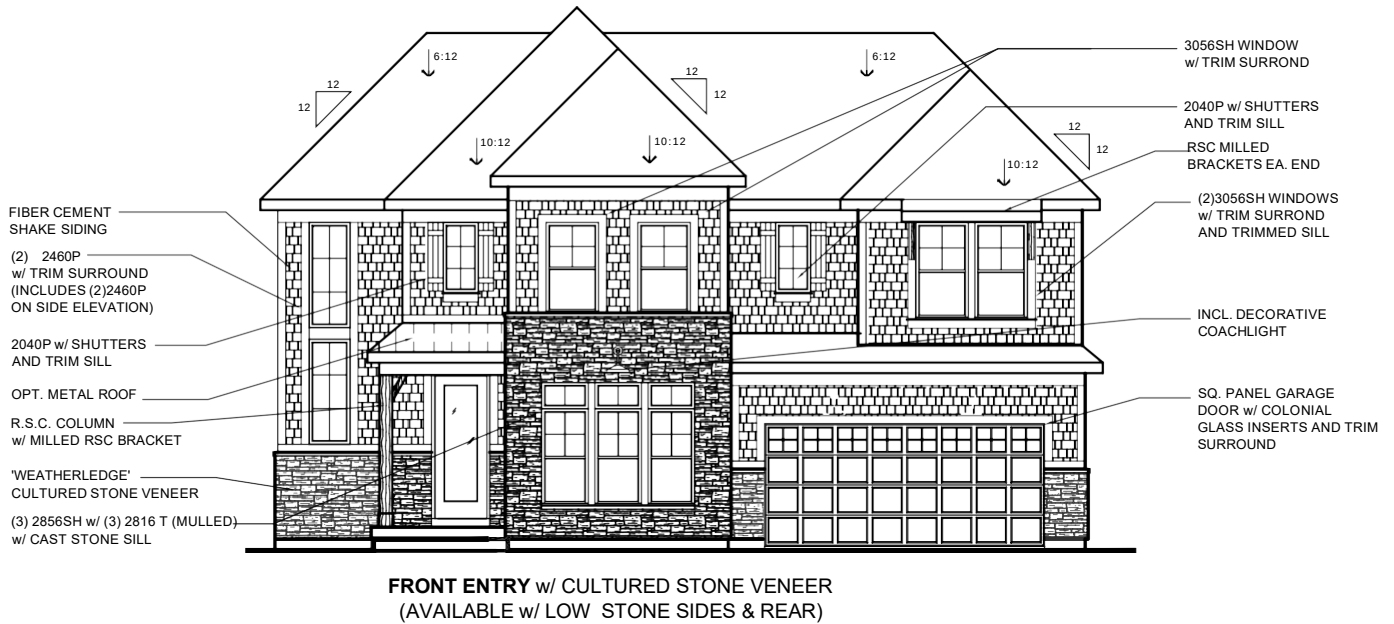
FRONT ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES & REAR)



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



COASTAL COTTAGE w/ STONE EXTERIOR DESIGN





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 FLOOR PLANS ON FISCHERHOMES.COM



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RVSD
03/23



LELAND

Masterpiece Collection

welcome home.

Approximately 3045 sq ft and Up



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

designed by: *FH*



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

designed by: *FH*



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

designed by: *FH*



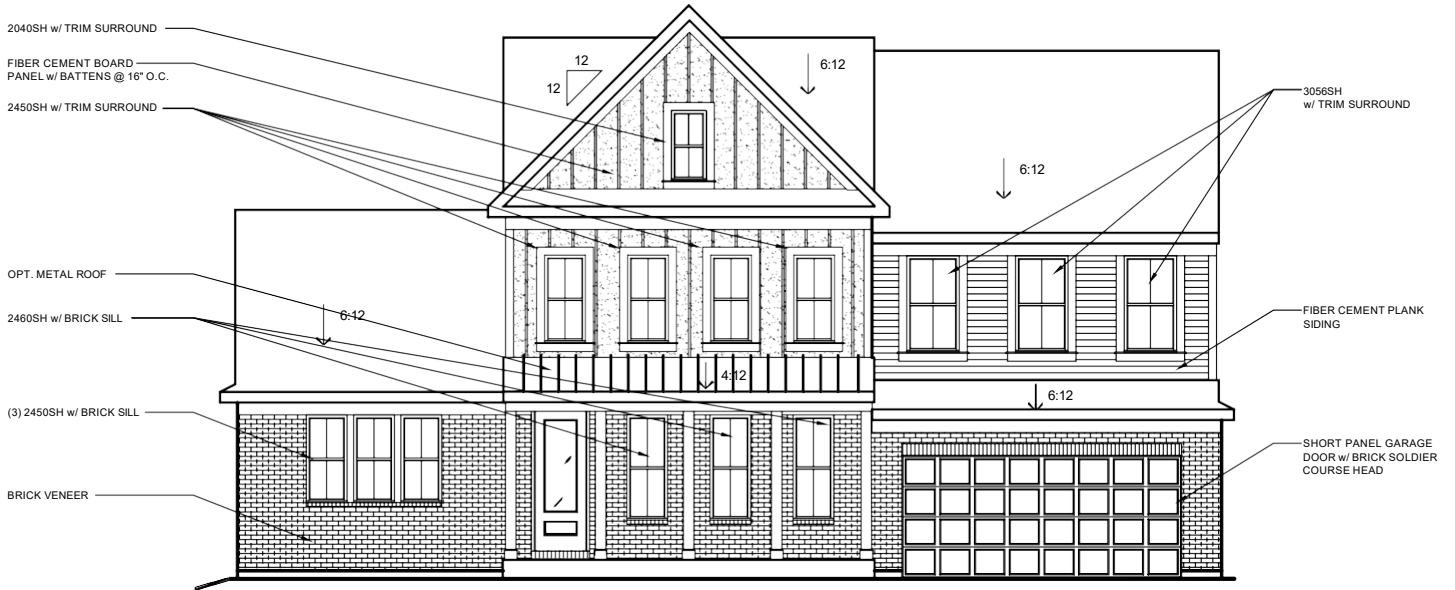
WESTERN CRAFTSMAN
(WITH STONE VENEER &
OPTIONAL SIDE ENTRY GARAGE)

designed by: *FH*

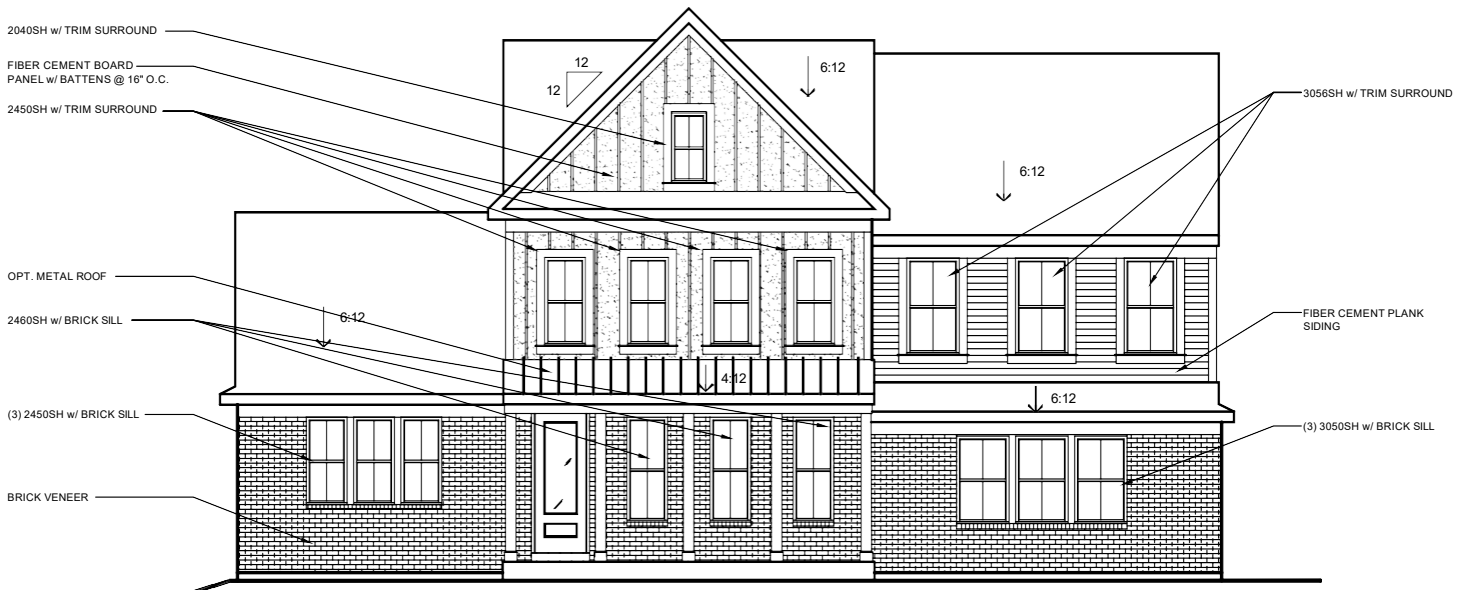
Images & Options Available at [fischerhomes.com](https://www.fischerhomes.com)

Our Plans Include You

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



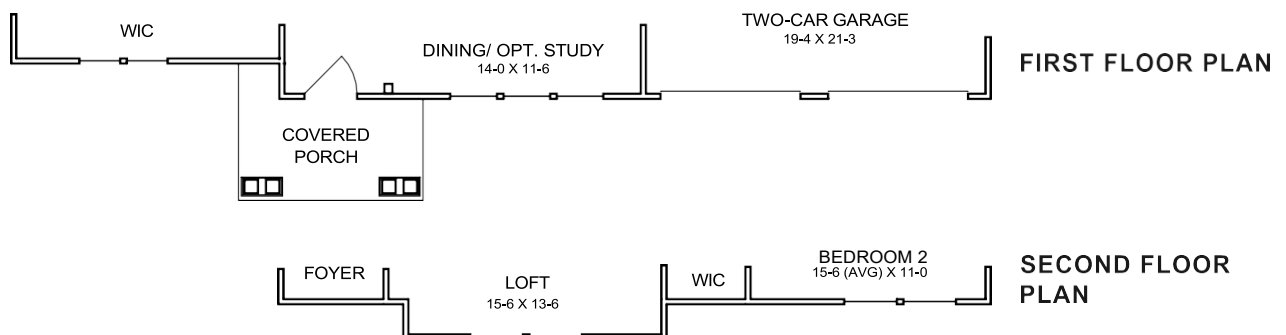
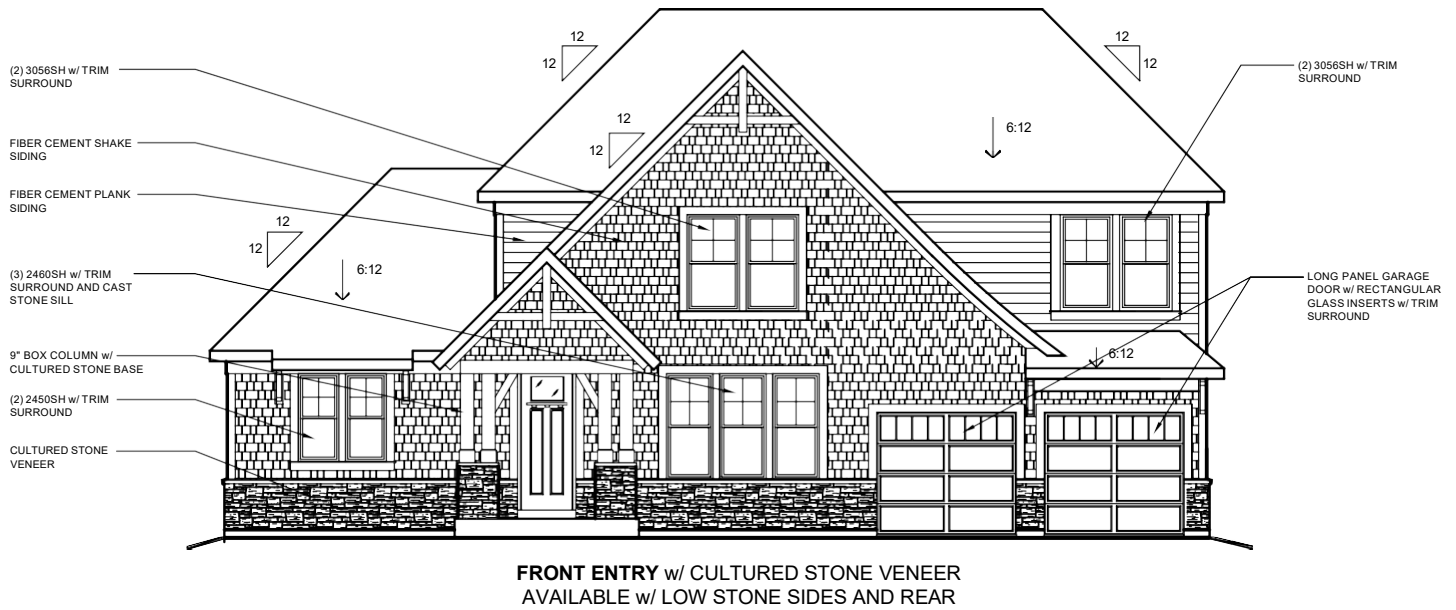
SIDE ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

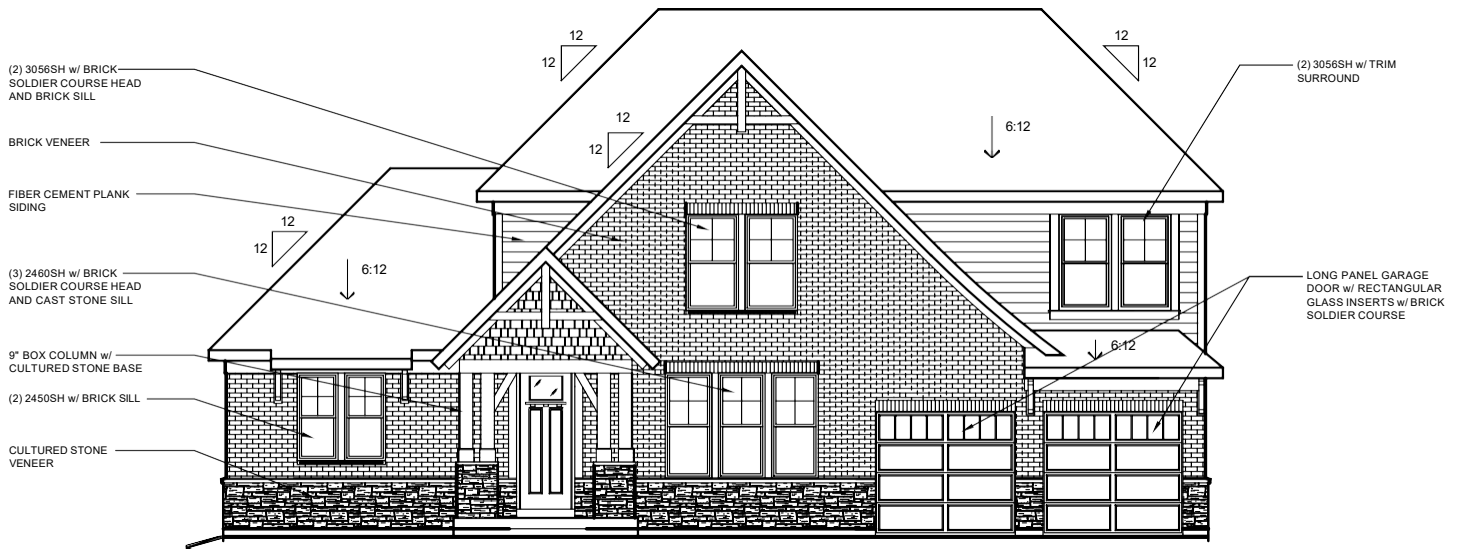


FRONT ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

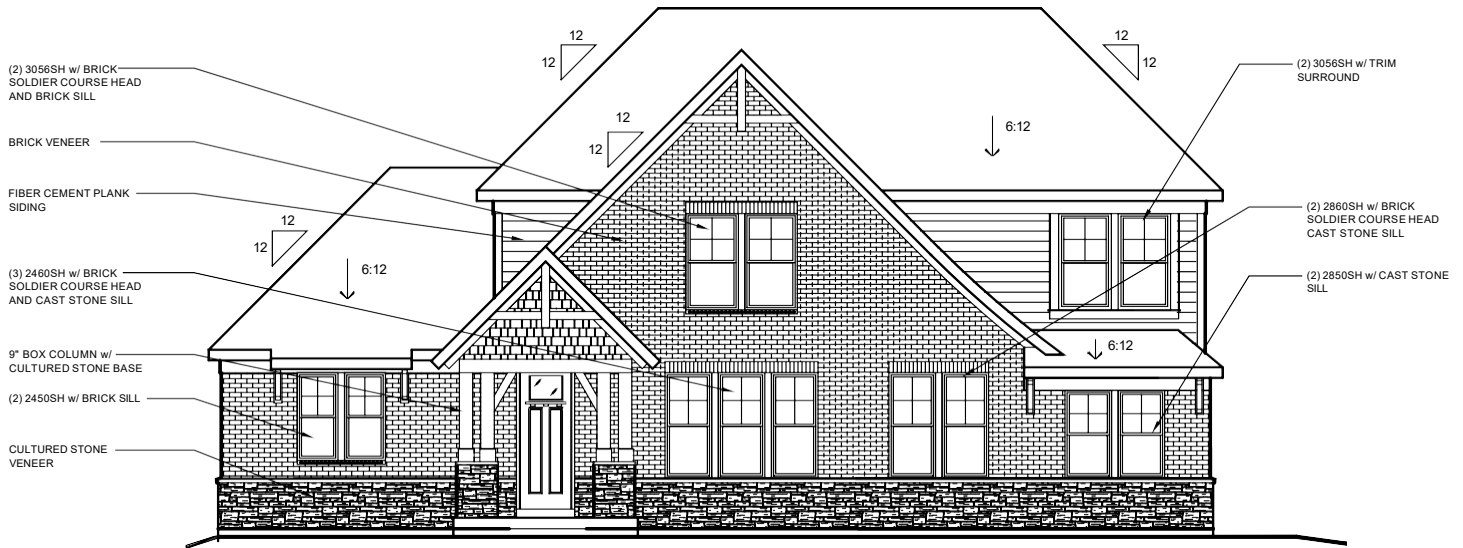


SIDE ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

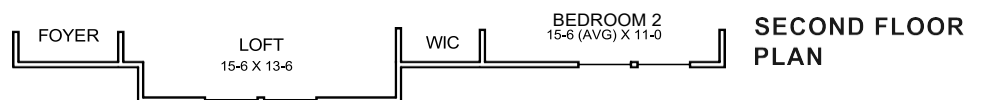
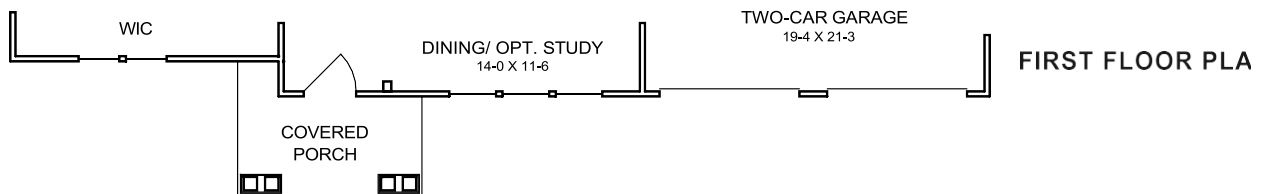


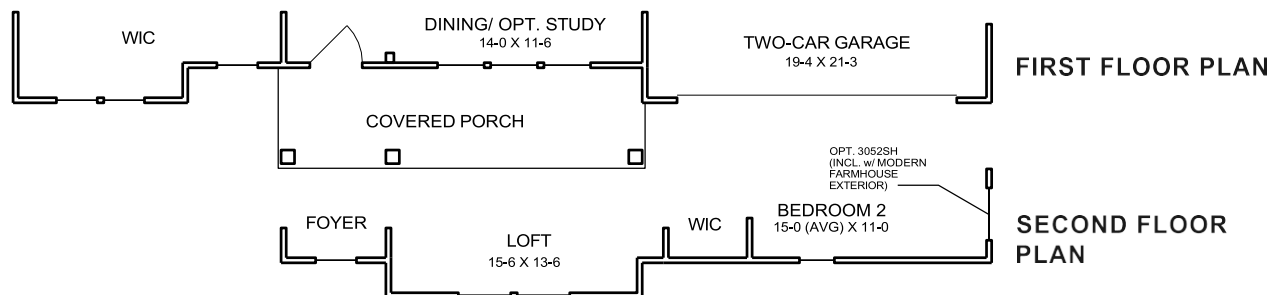


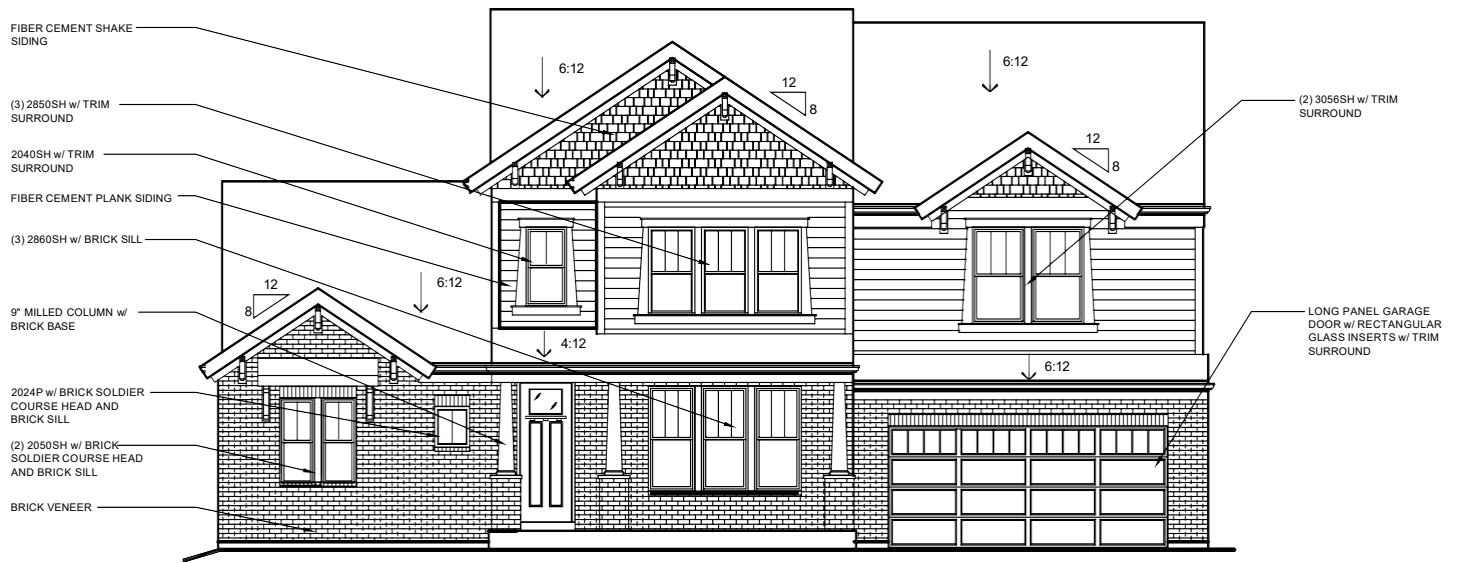
FRONT ENTRY w/ BRICK AND CULTURED STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



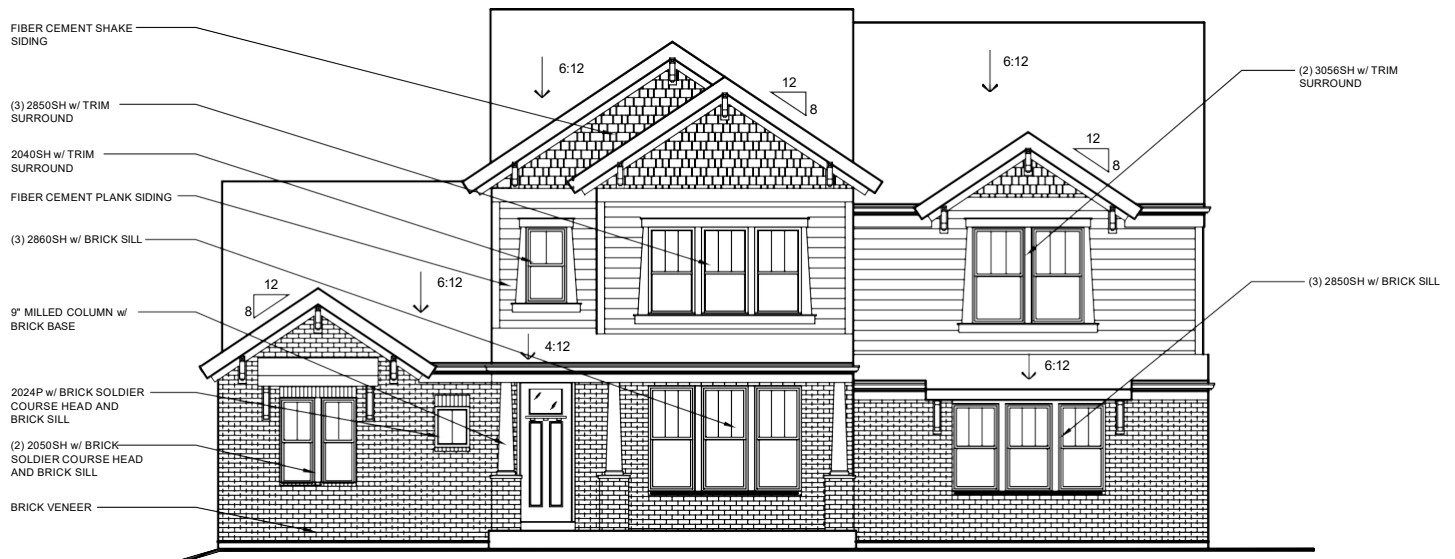
SIDE ENTRY w/ BRICK AND CULTURED STONE VENEER
AVAILABLE w/ HIGH OR LOW BRICK SIDES AND REAR



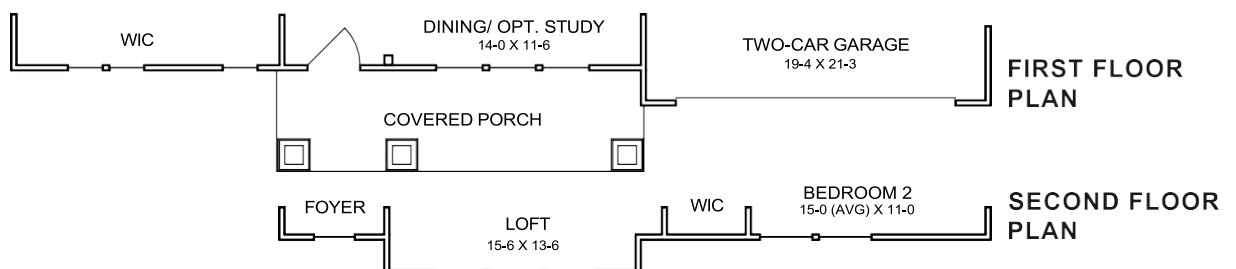


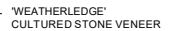


FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR

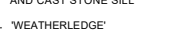


SIDE ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR





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



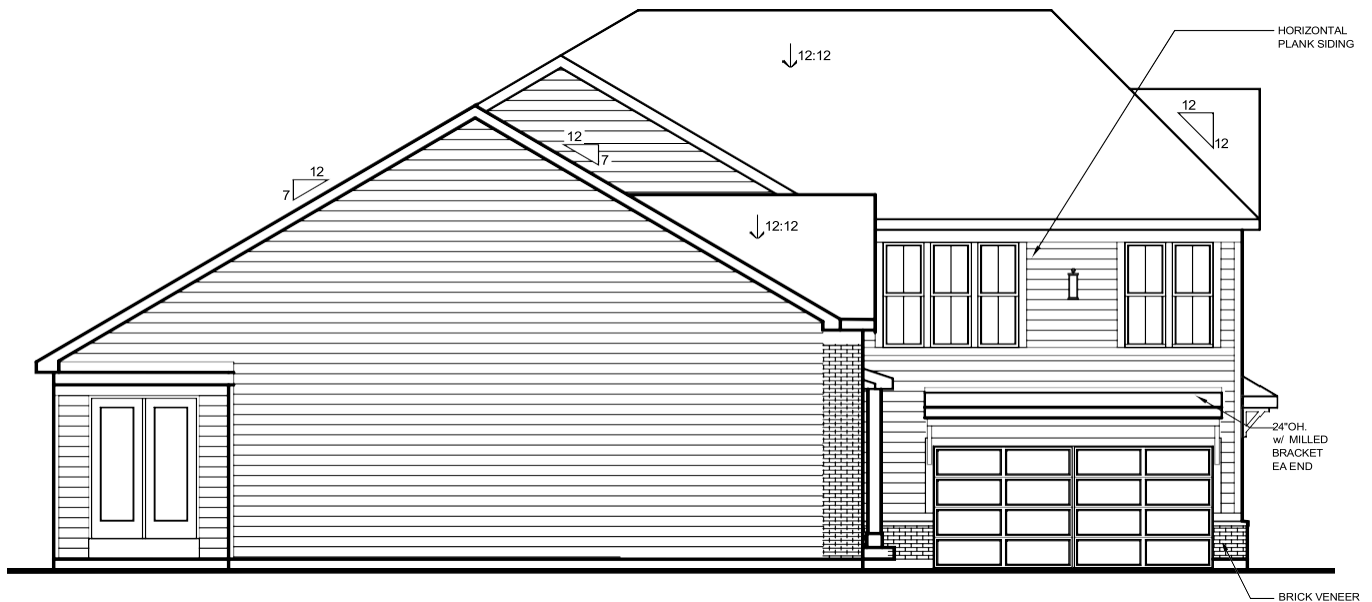
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN RETREAT

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



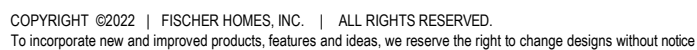
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MA-2.1
02.24.2023

49-750
MASTERPIECE COLLECTION



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

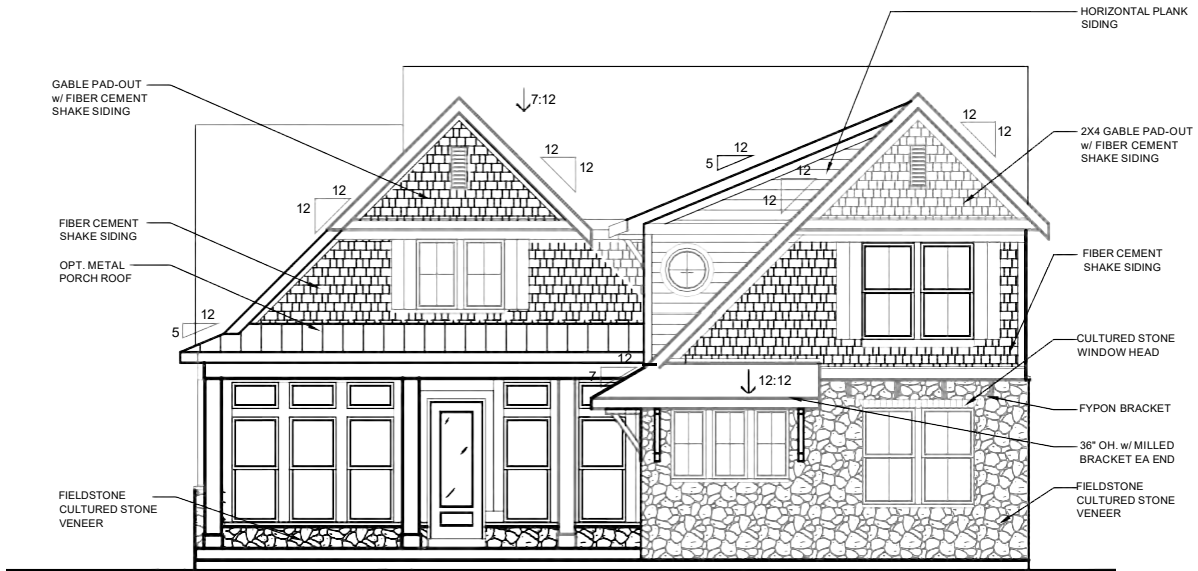


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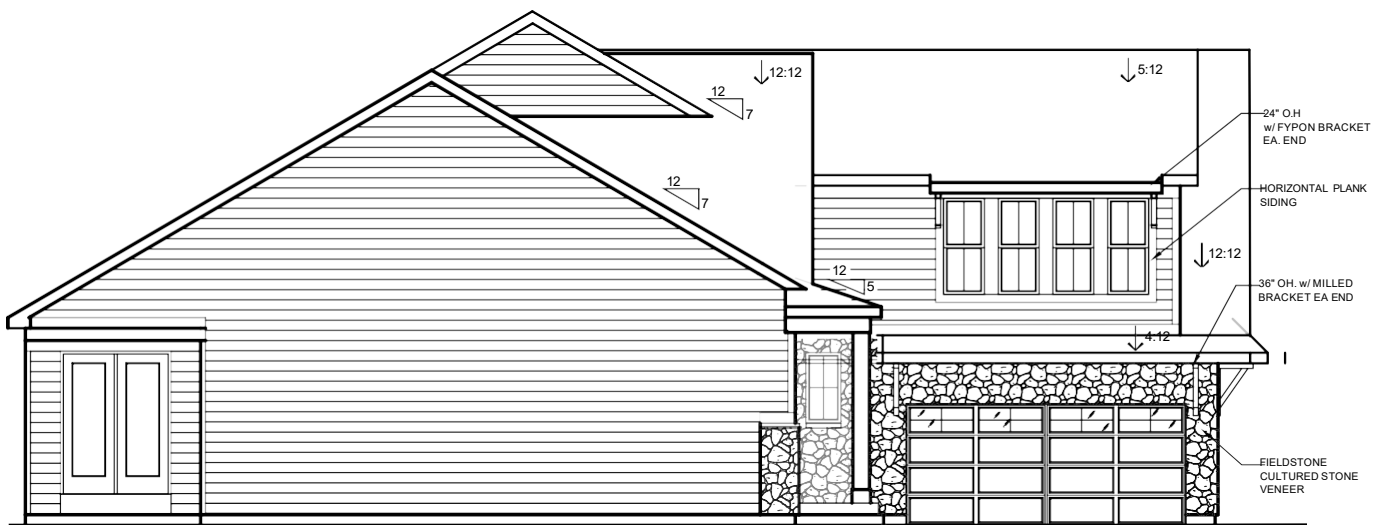
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

COASTAL CLASSIC

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



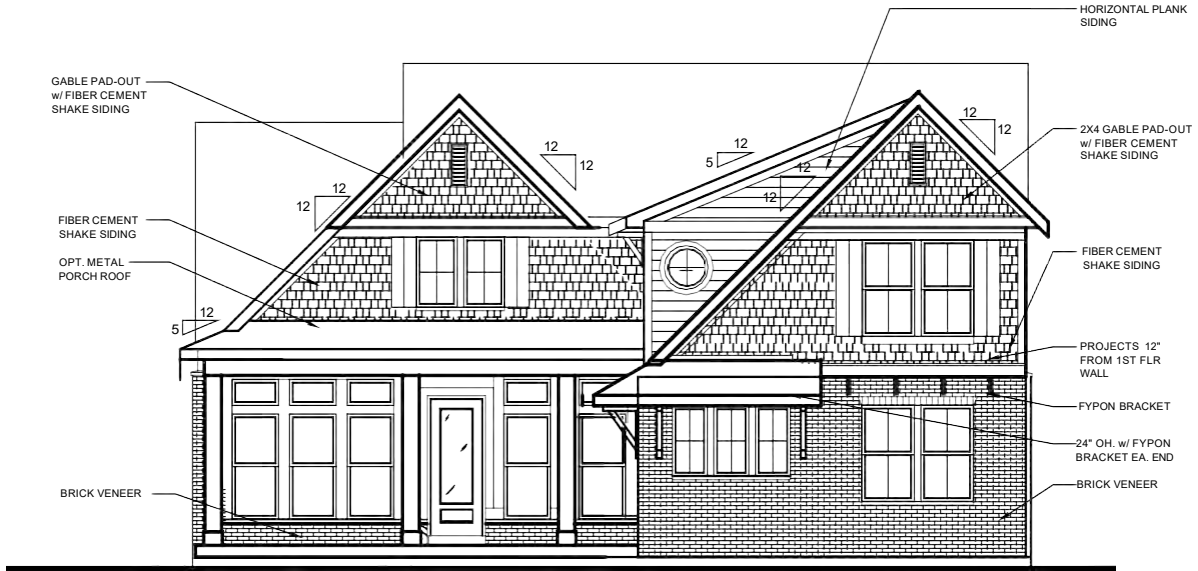
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MA-2.3
02.24.2023

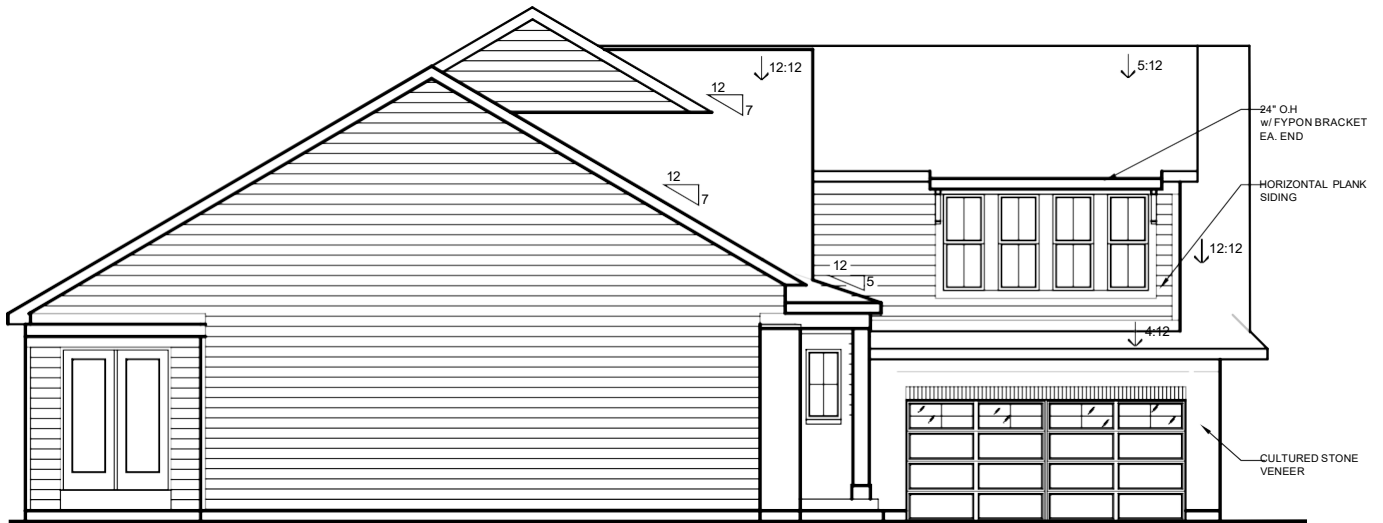
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

COASTAL CLASSIC

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



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MA-2.4
02.24.2023

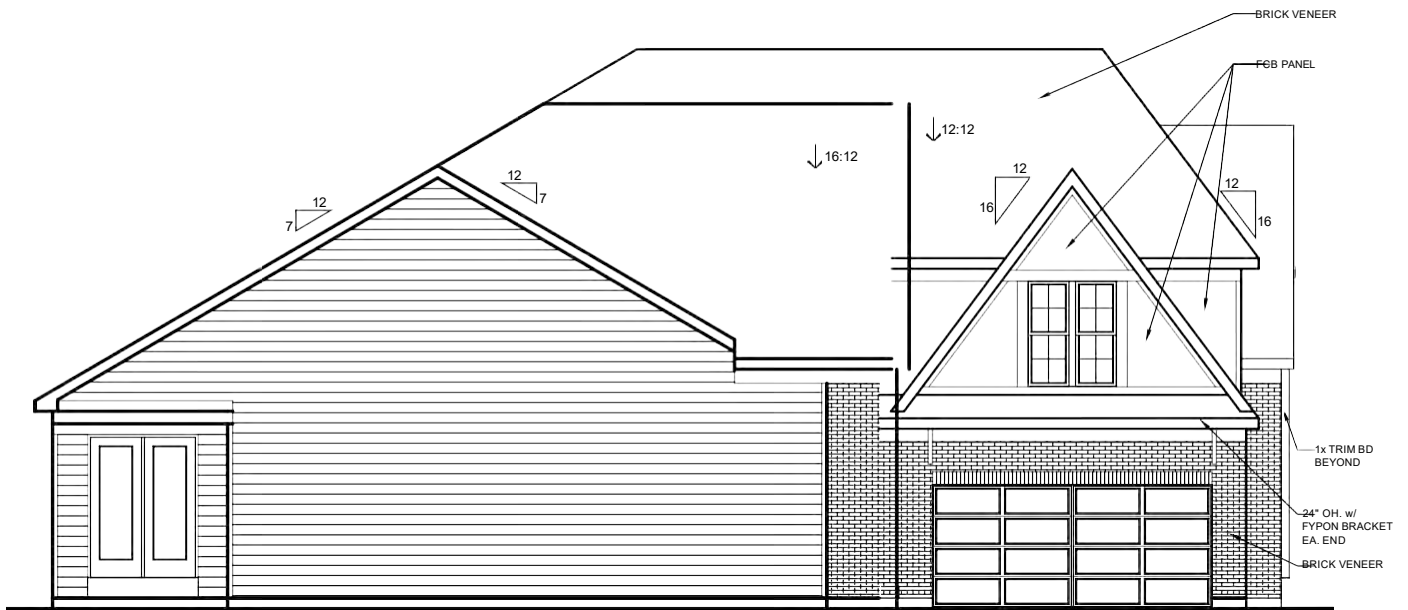
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN EUROPEAN

w/ BRICK VENEER

(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



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MA-2.5
02.24.2023

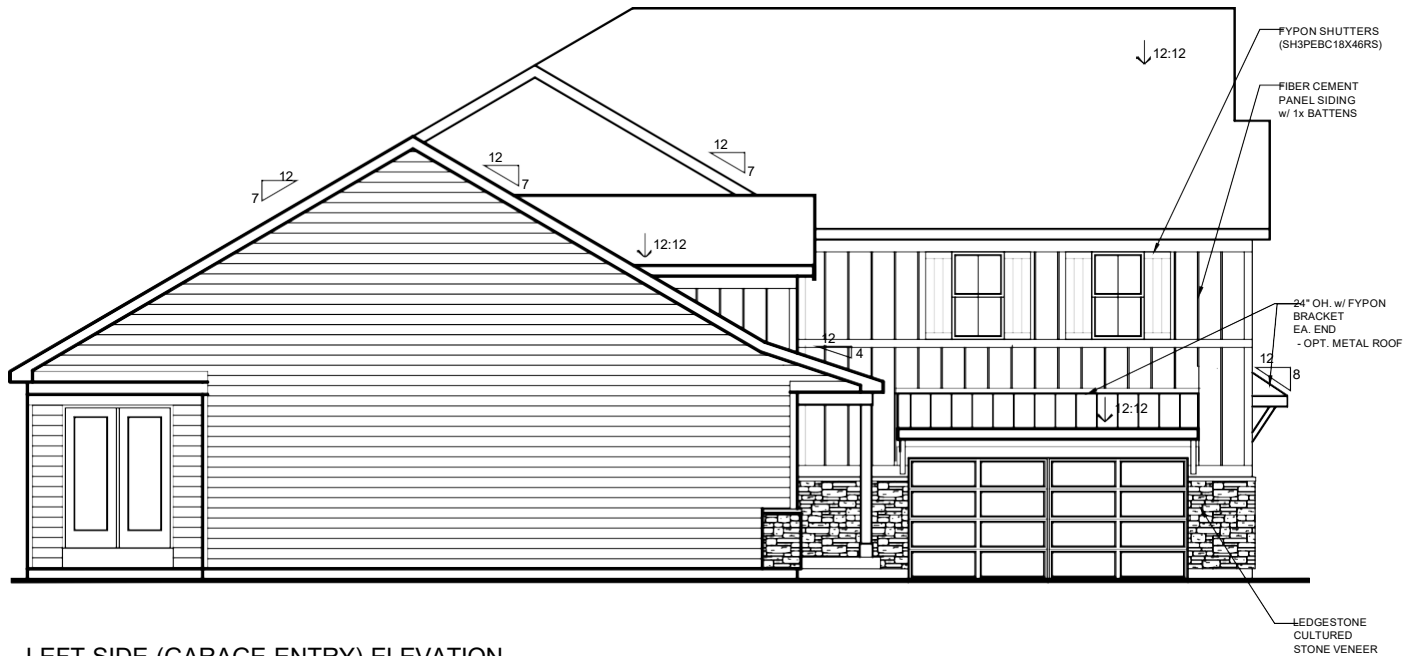
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN FARMHOUSE

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



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MA-2.6
02.24.2023

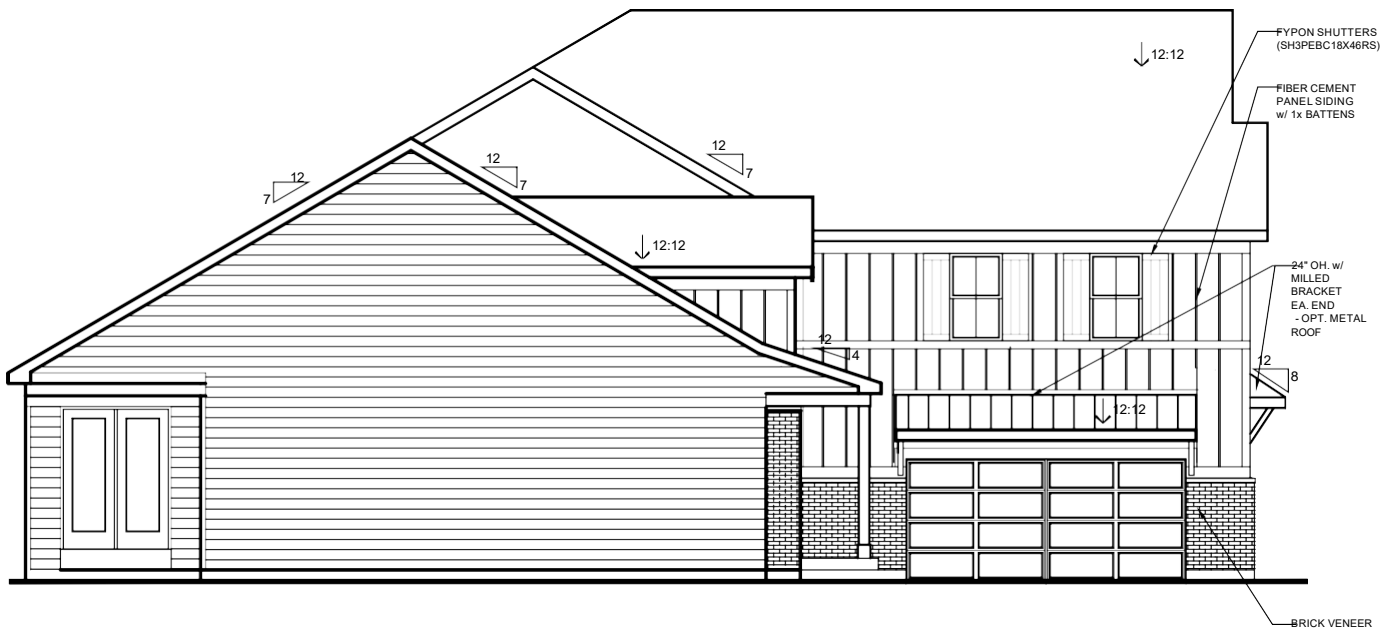
MARGOT

49-750

MASTERPIECE COLLECTION



FRONT ELEVATION



LEFT SIDE (GARAGE ENTRY) ELEVATION

MODERN FARMHOUSE

w/ BRICK VENEER

(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



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MA-2.7
02.24.2023

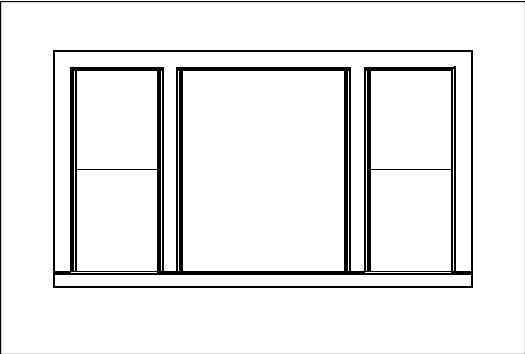
MARGOT

49-750

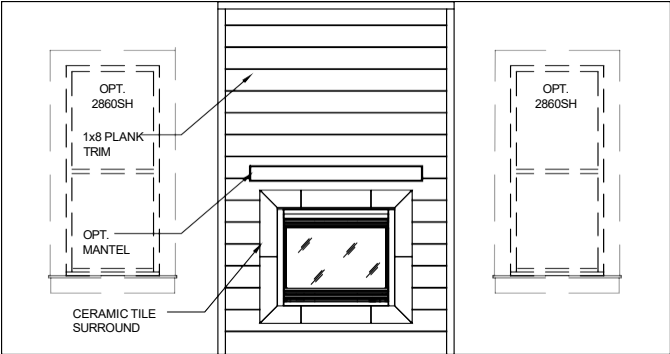
MASTERPIECE COLLECTION

INCLUDED FAMILY ROOM WINDOW WALL

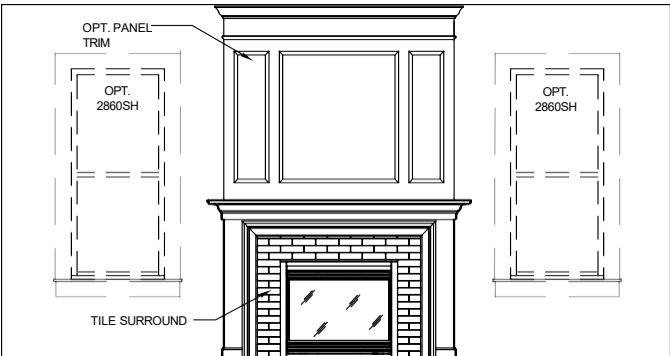
(2)-2860 SH WINDOWS
(1)-5060 SH WINDOW



OPT. FLOOR -CEILING FIREPLACE w/ INC. 10' CLG. HGT.



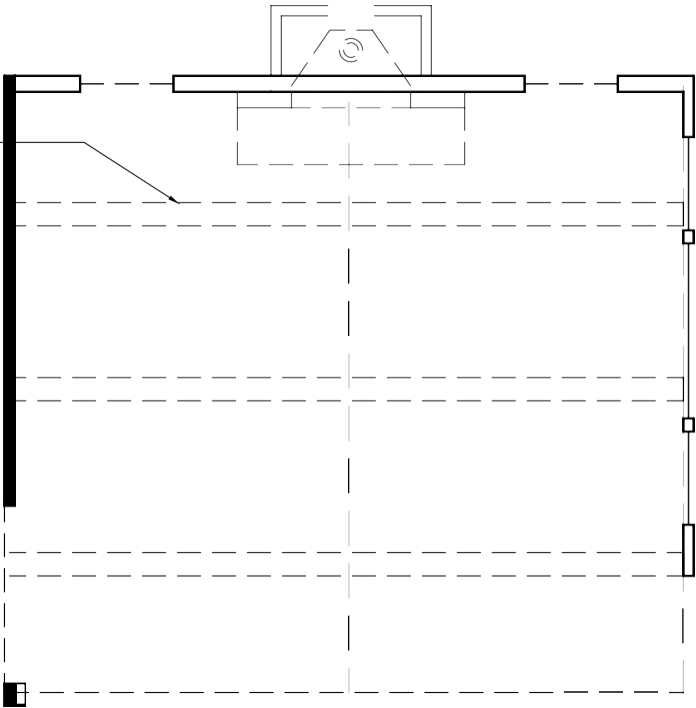
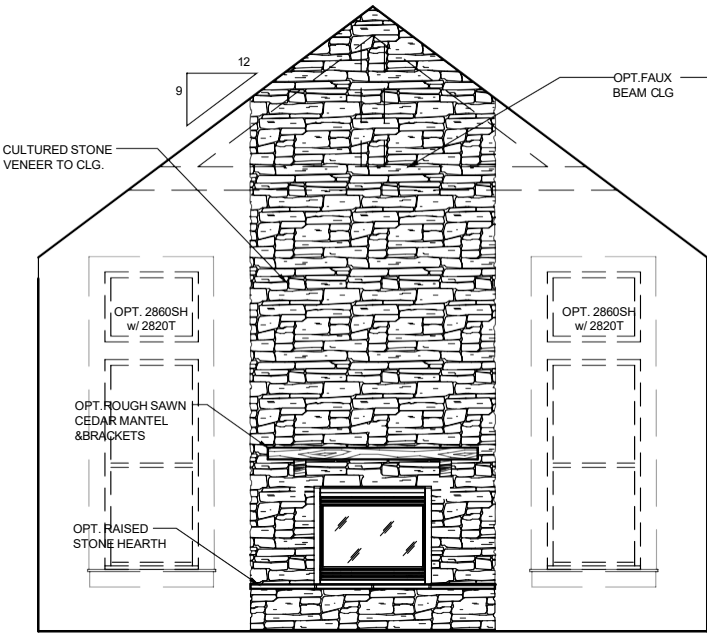
SHOWN w/ SHIPLAP, RAISED BOX & CERAMIC TILE SURROUND



SHOWN w/ STD.

OPT. FLR-CLG FIREPLACE w/ OPT. VAULTED CLG.

SHOWN w/ CULTURED STONE VENEER & OPT. RAISED HEARTH



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XX-3.1
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: 



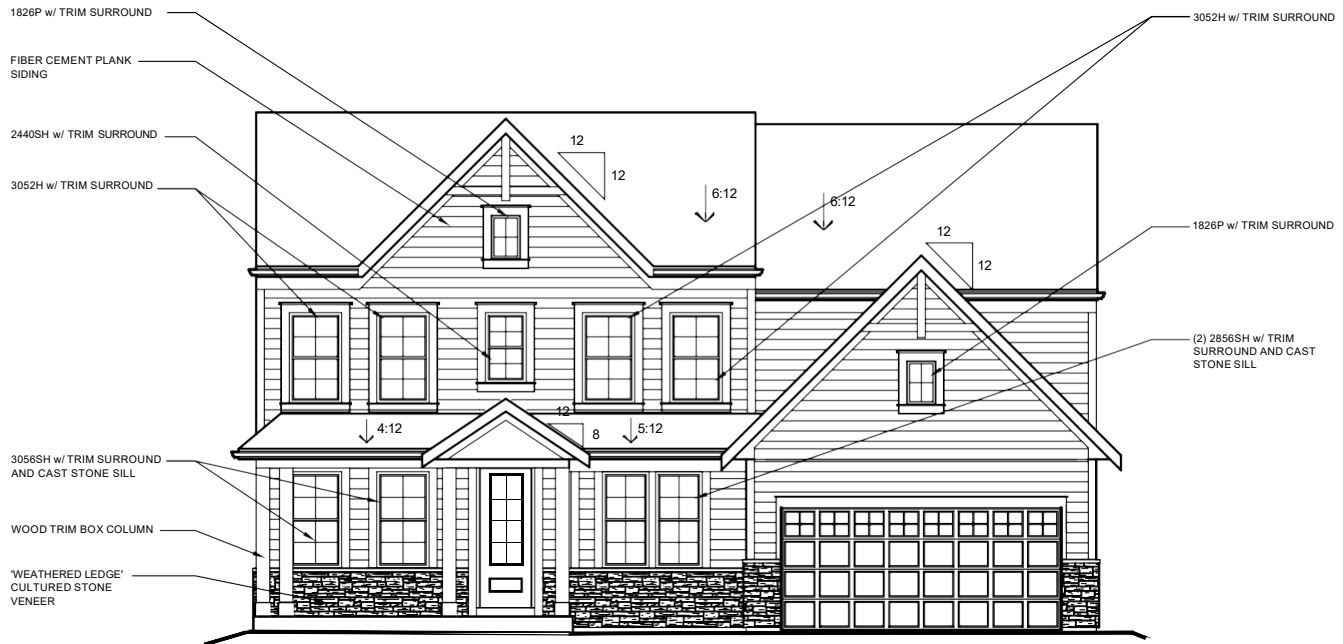
COASTAL CLASSIC

(WITH OPTIONAL THREE-CAR
INTEGRATED FRONT ENTRY GARAGE)

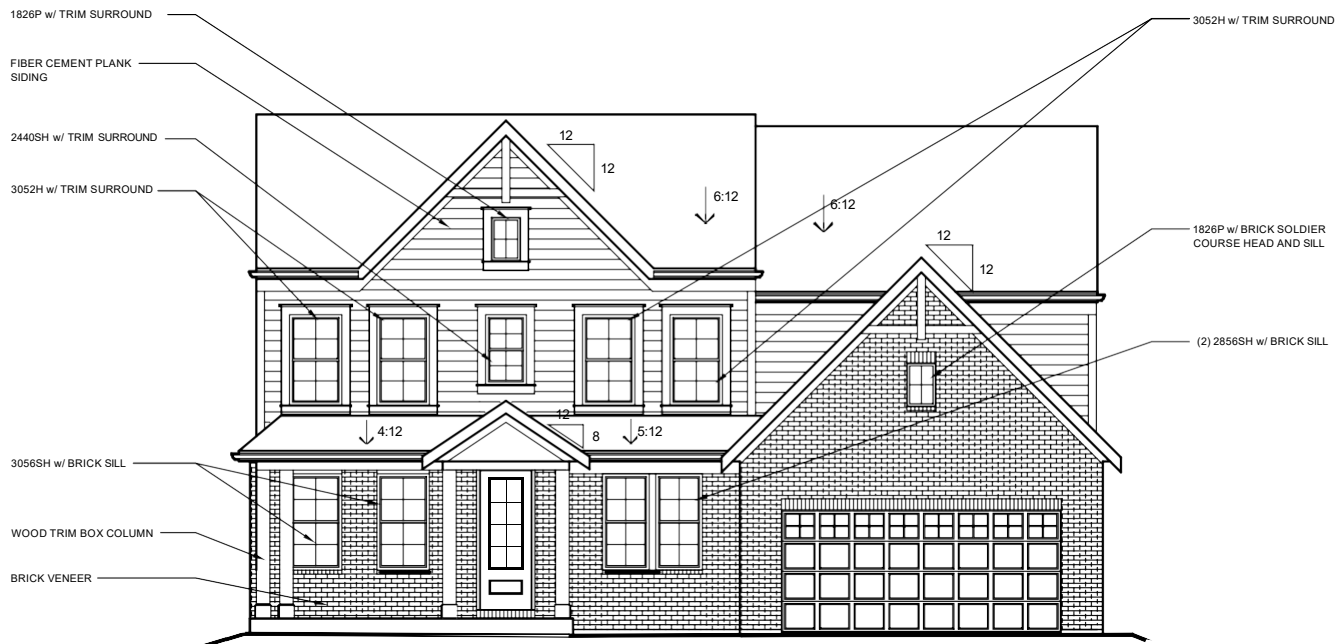
designed by: 

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

Our Plans Include You



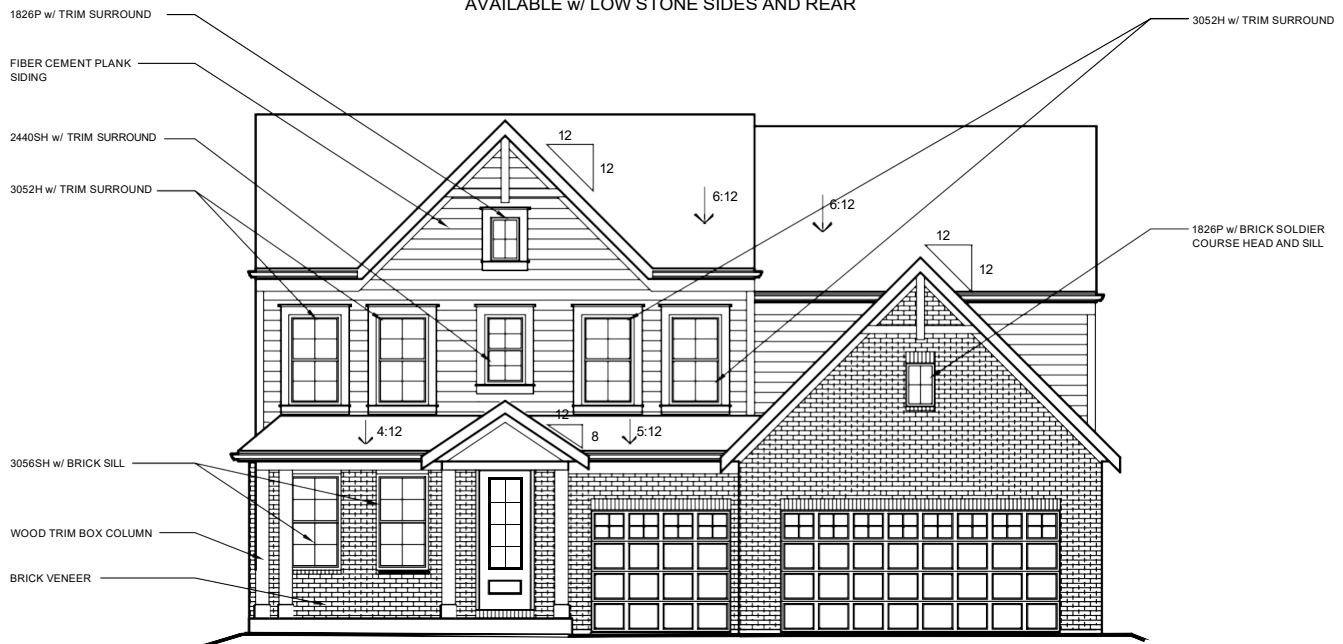
FRONT ENTRY w/ OPTIONAL CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR



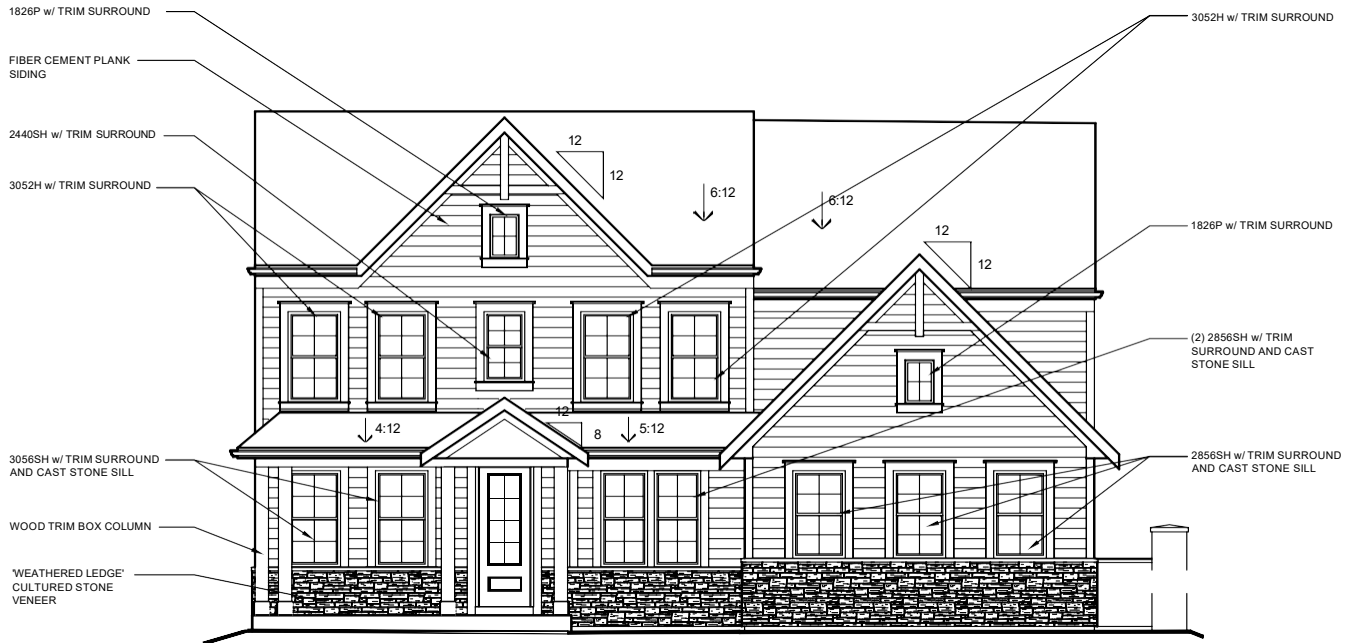
FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



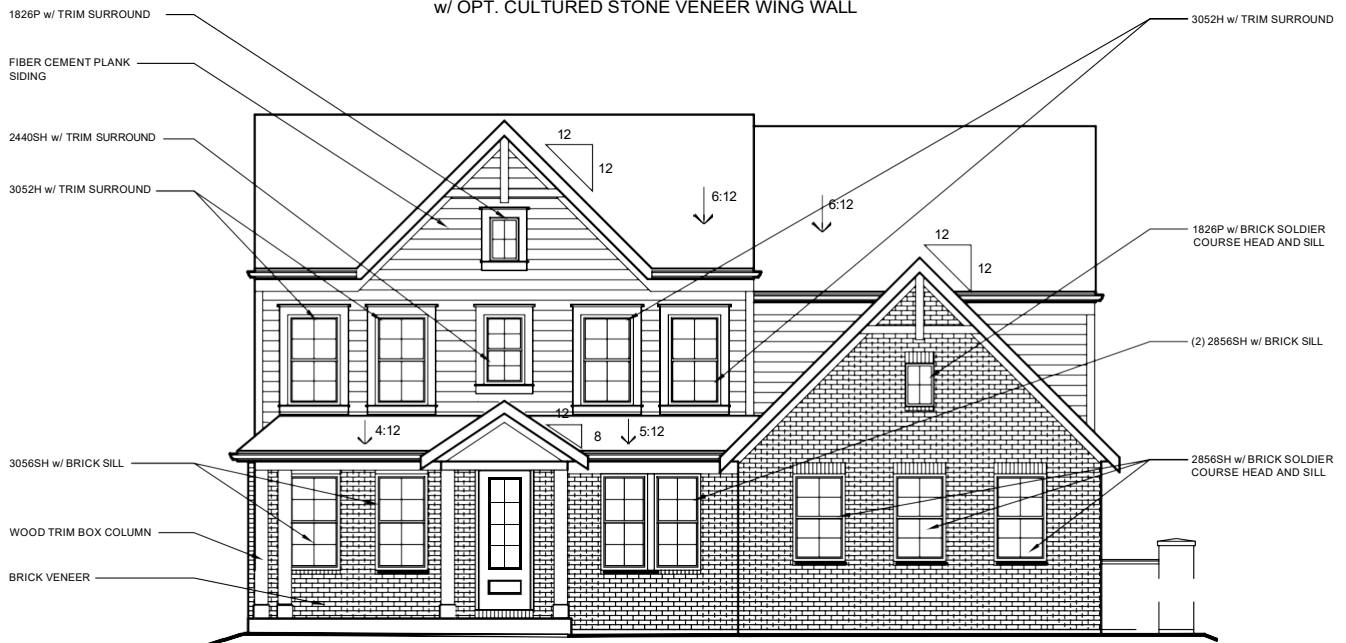
THREE-CAR FRONT ENTRY
w/ OPTIONAL CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR



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



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

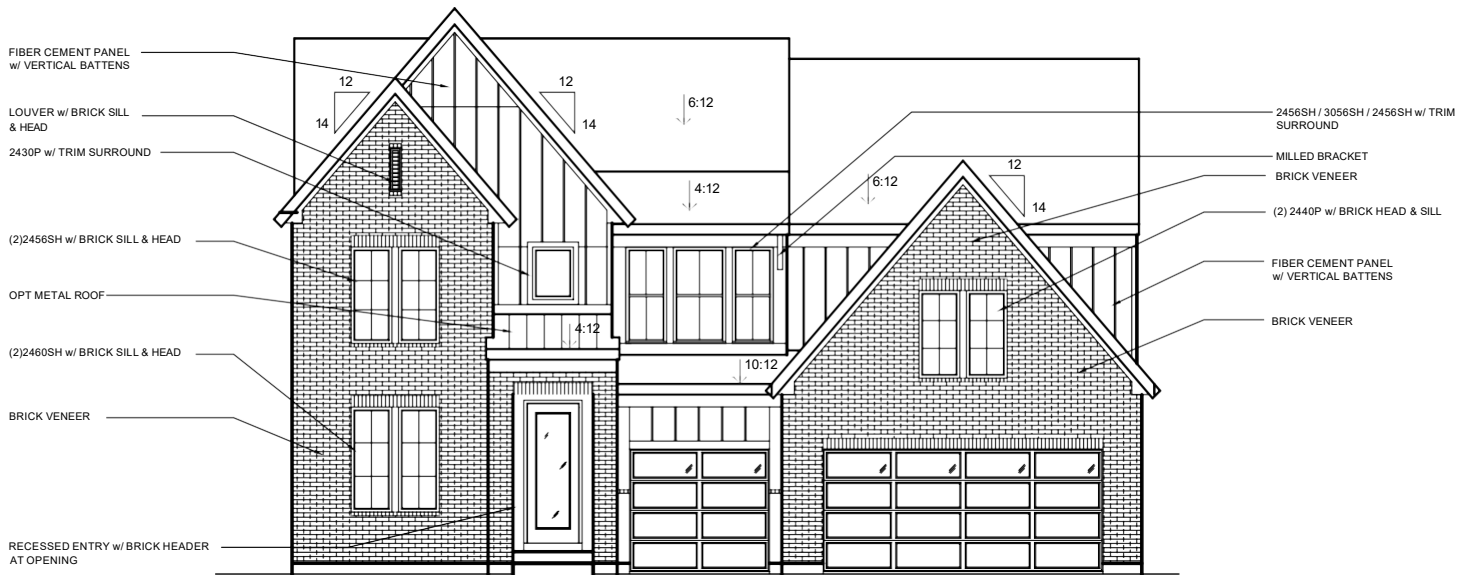


SIDE ENTRY w/ BRICK VENEER
 AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR
 w/ OPT. BRICK VENEER WING WALL

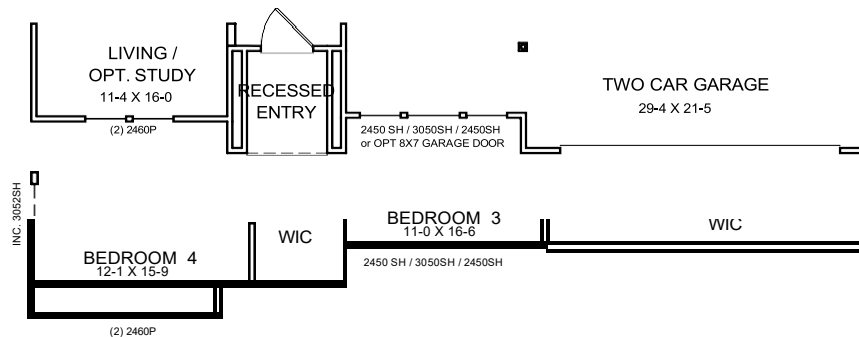
MODERN EUROPEAN w/ BRICK EXTERIOR DESIGN



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



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



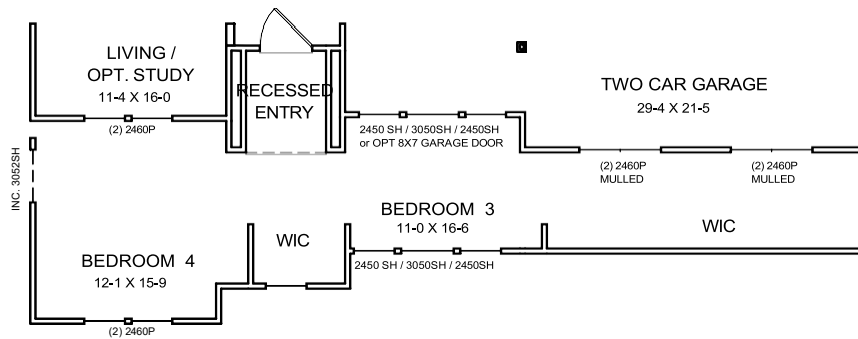
FIRST FLOOR
(ADDS 46 NET SF)

SECOND FLOOR
(ADDS 144 NET SF)

MODERN EUROPEAN w/ BRICK EXTERIOR DESIGN



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





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



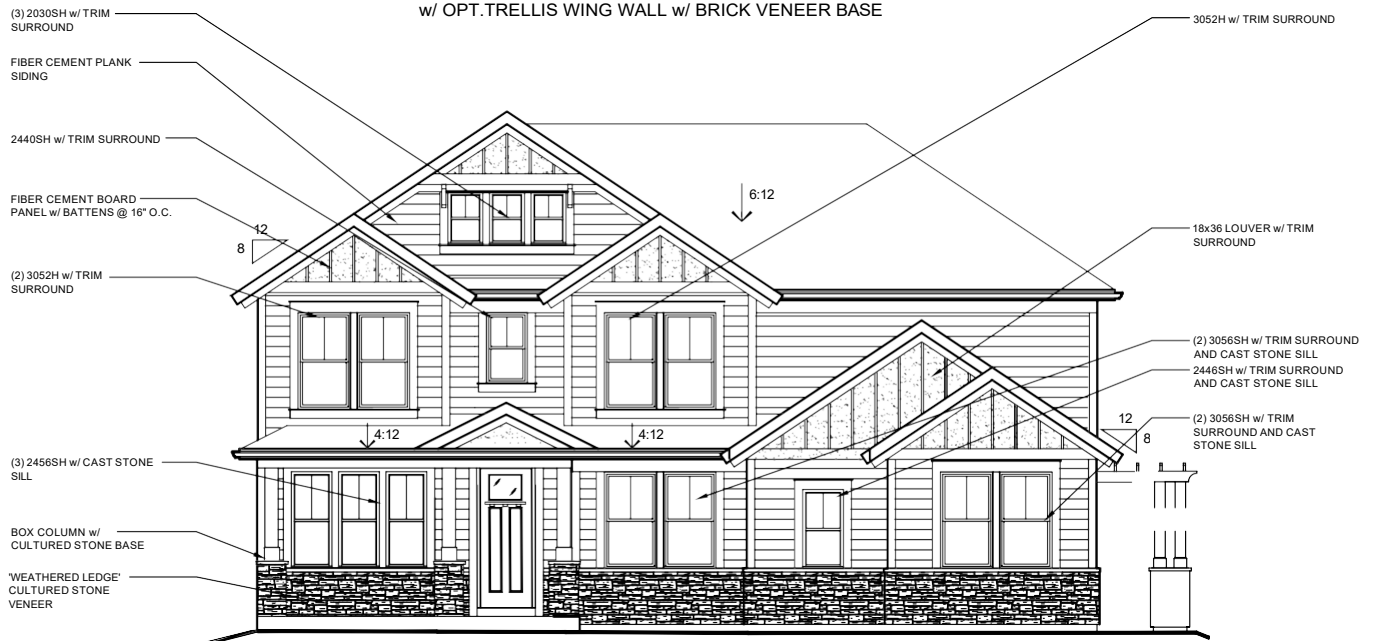
THREE-CAR FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES



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

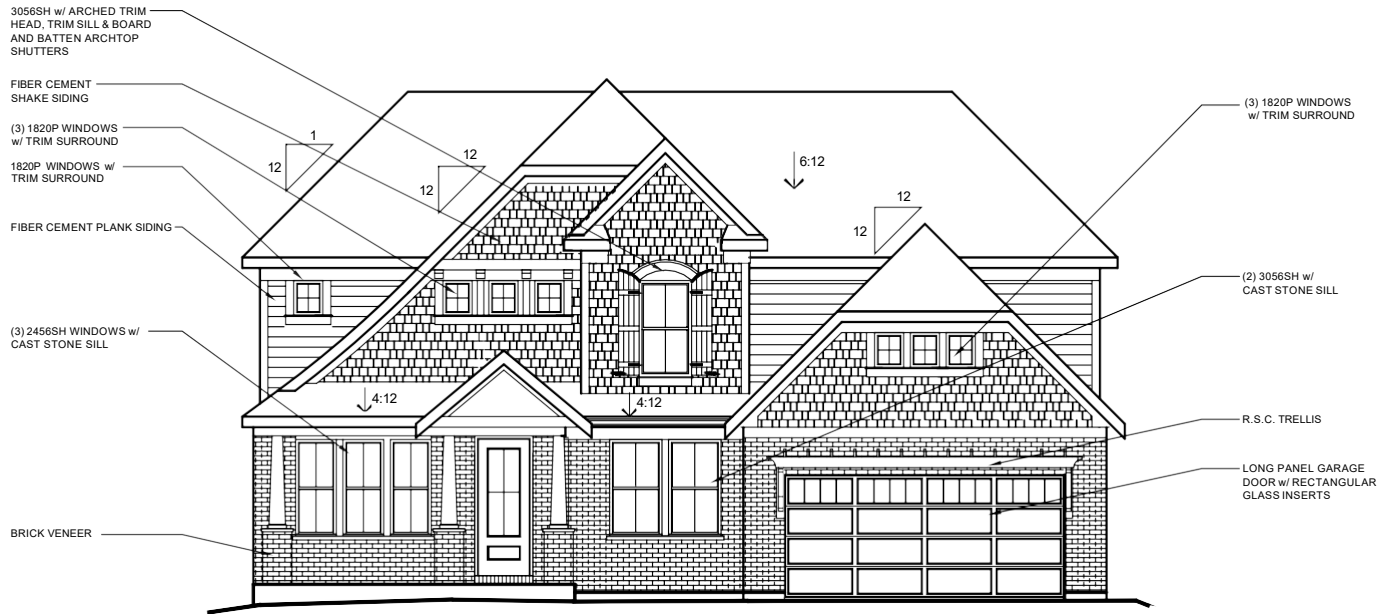


SIDE ENTRY w/ BRICK VENEER
 AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR
 w/ OPT. TRELLIS WING WALL w/ BRICK VENEER BASE

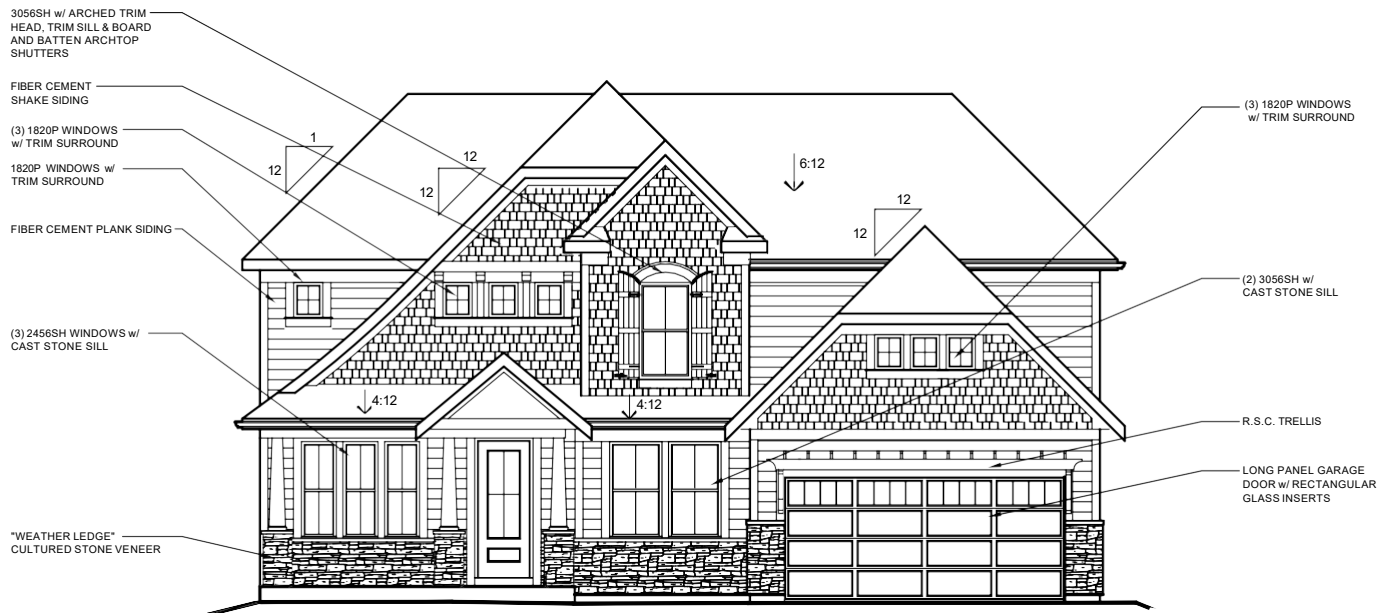


SIDE ENTRY w/ OPTIONAL CULTURED STONE VENEER
 AVAILABLE w/ LOW STONE SIDES AND REAR
 w/ OPTIONAL TRELLIS WING WALL w/ STONE VENEER BASE

COASTAL CLASSIC EXTERIOR DESIGN

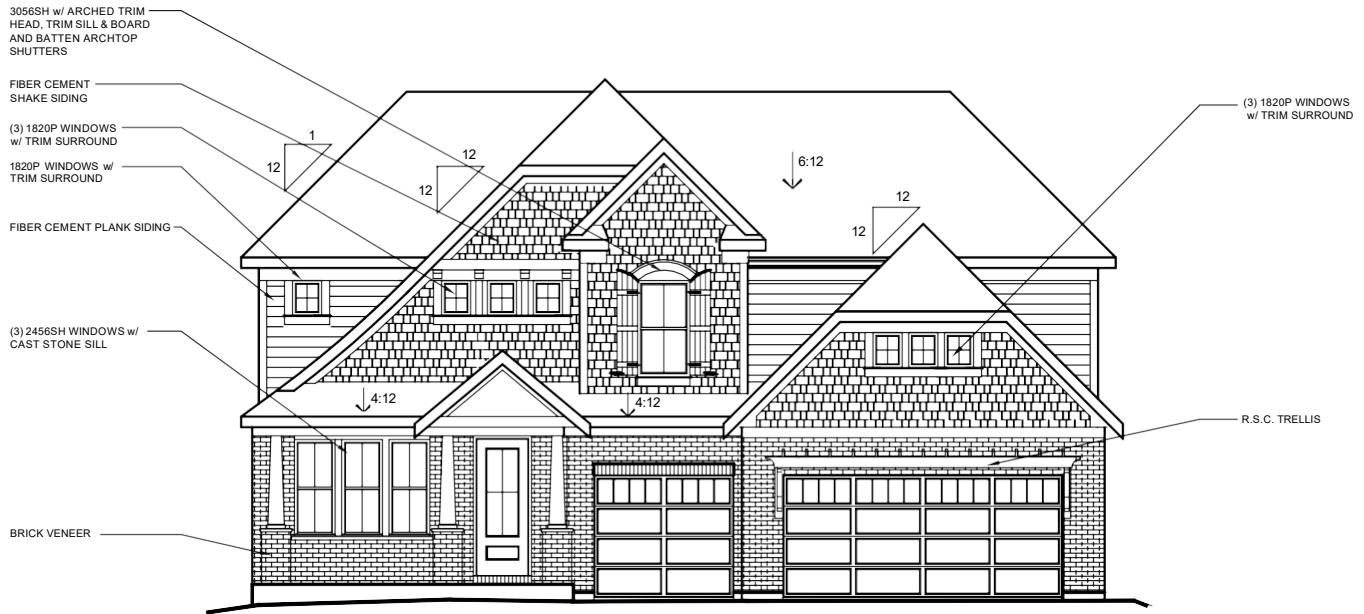


FRONT ENTRY w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES

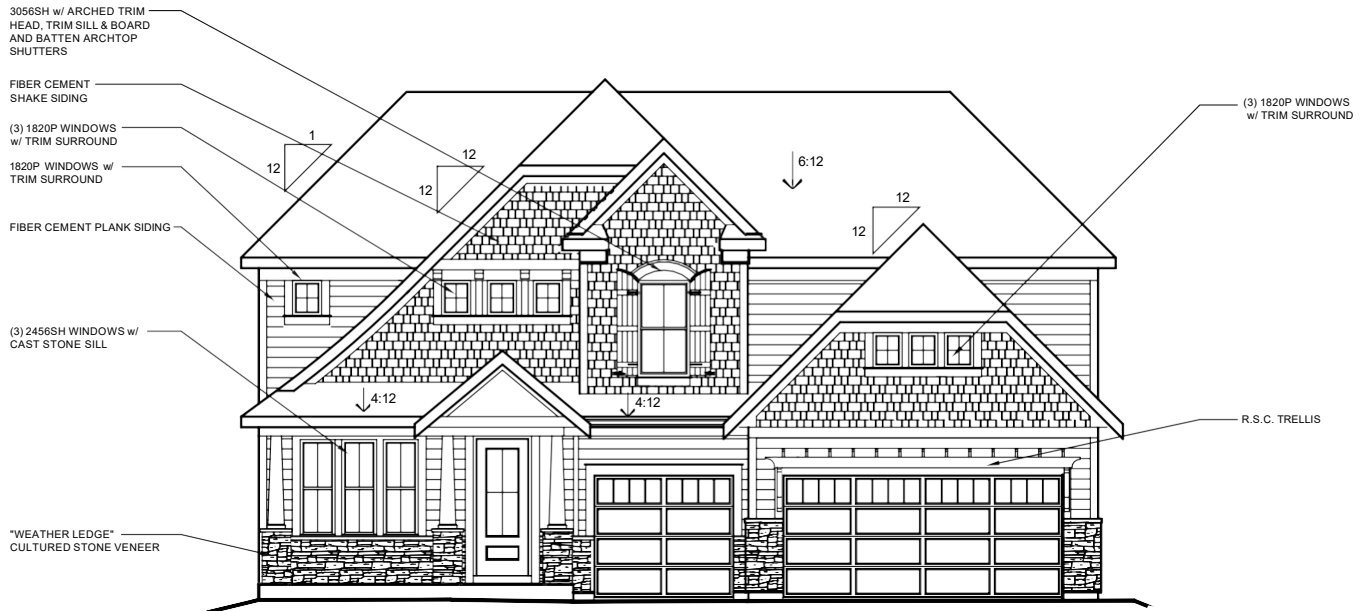


FRONT ENTRY w/ OPT. CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES

COASTAL CLASSIC EXTERIOR DESIGN

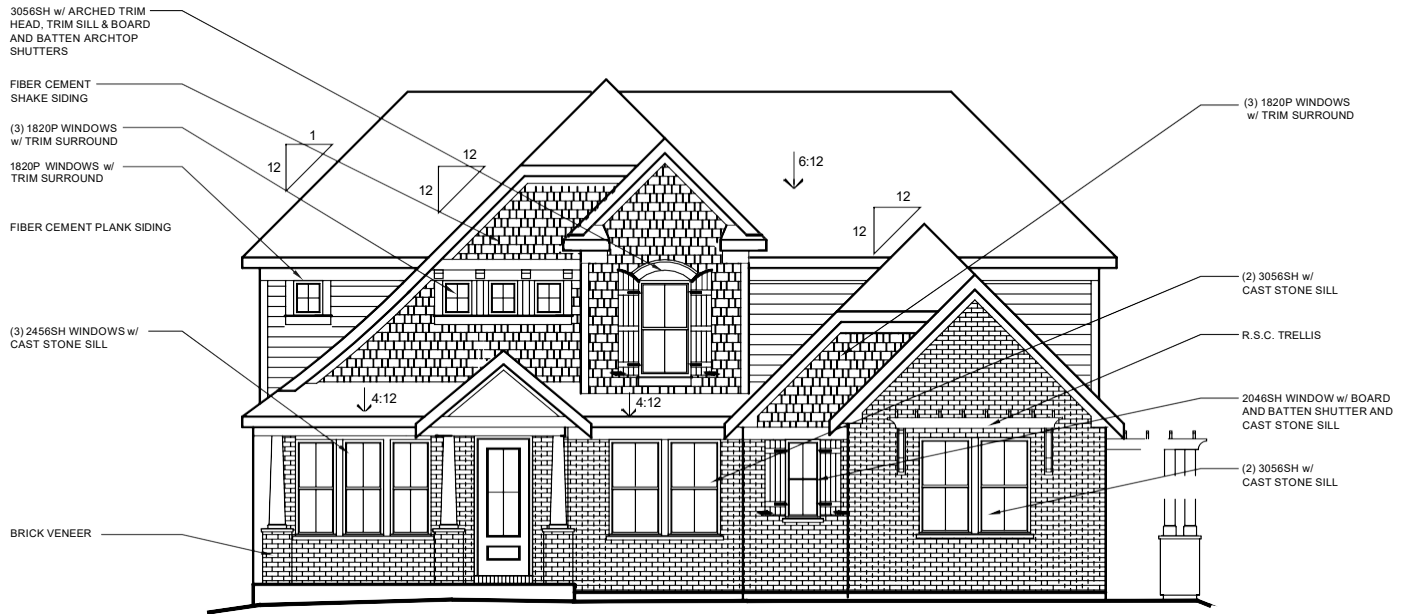


THREE-CAR INTEGRATED FRONT ENTRY GARAGE w/ BRICK VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES

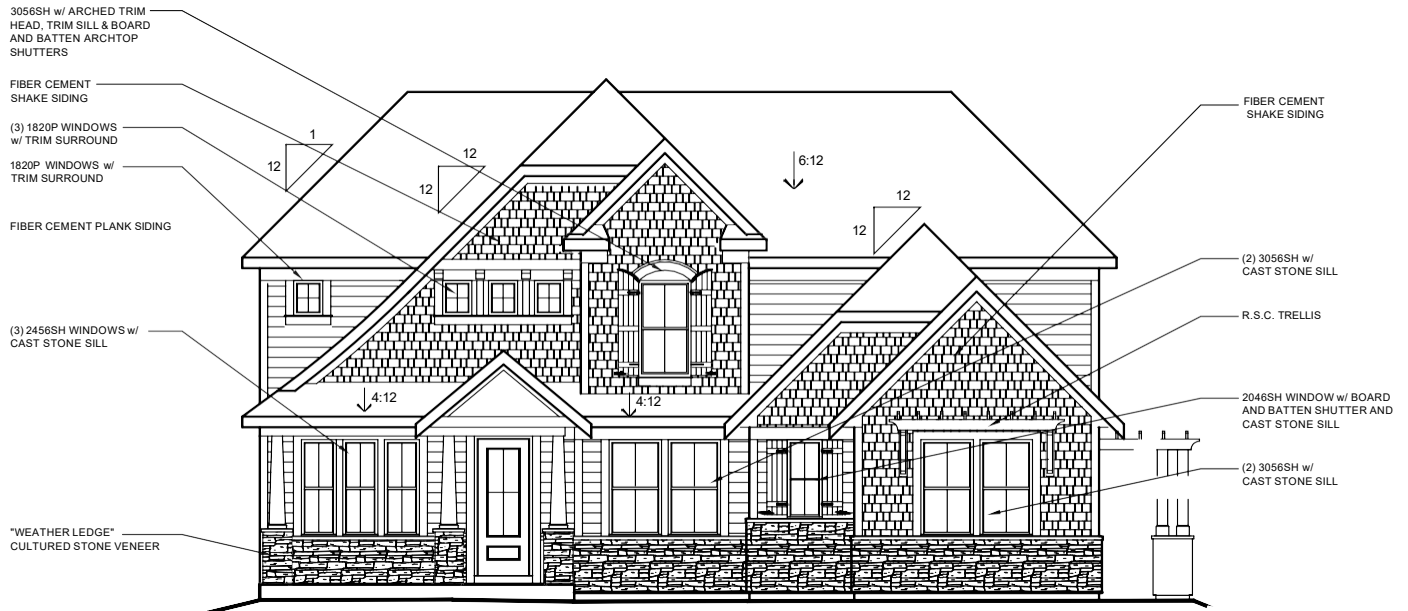


THREE-CAR INTEGRATED FRONT ENTRY GARAGE
w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES

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

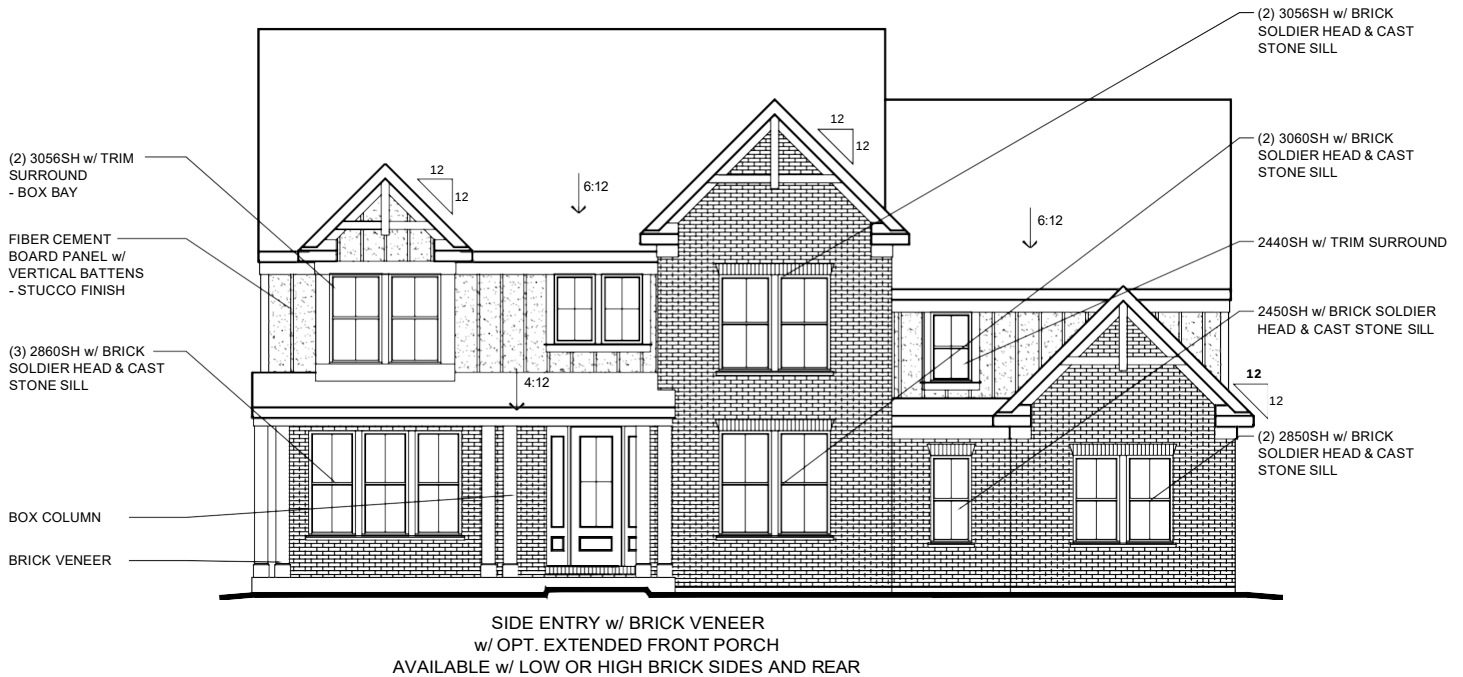
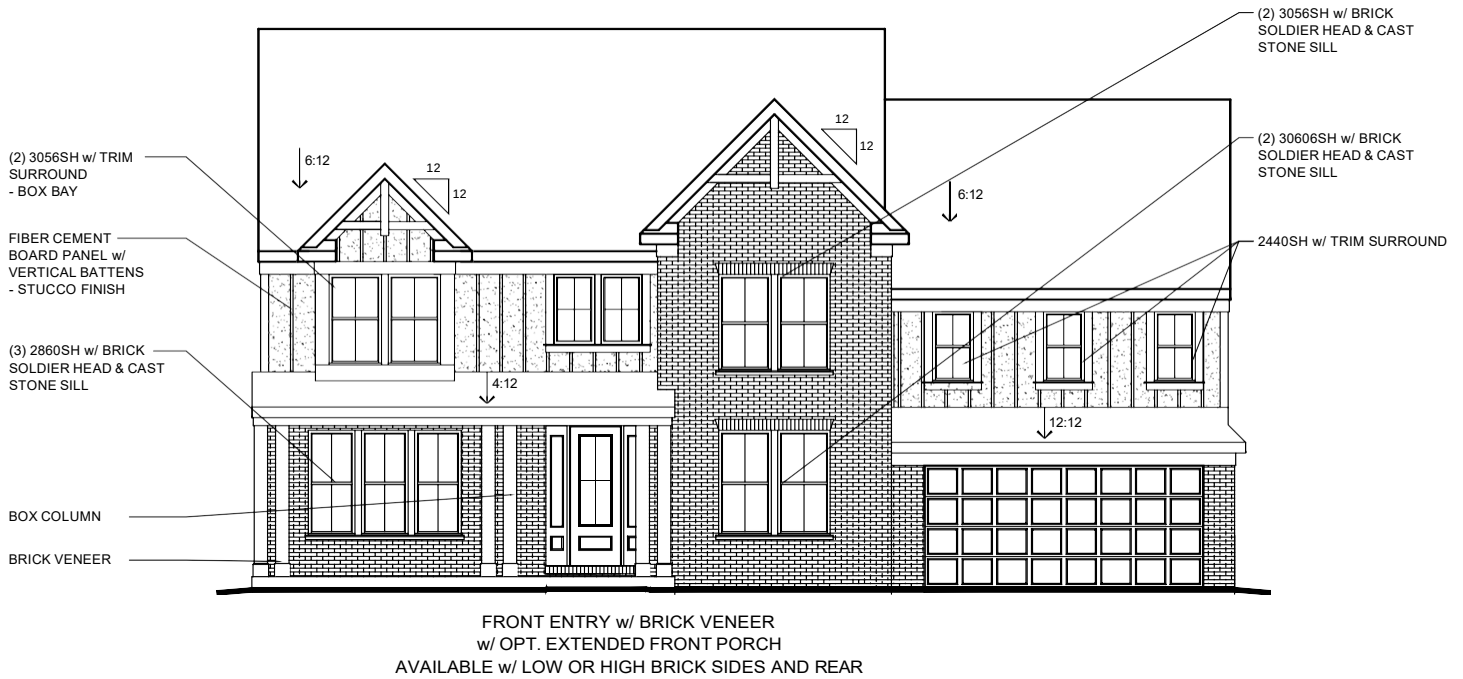
Page 80 of 138



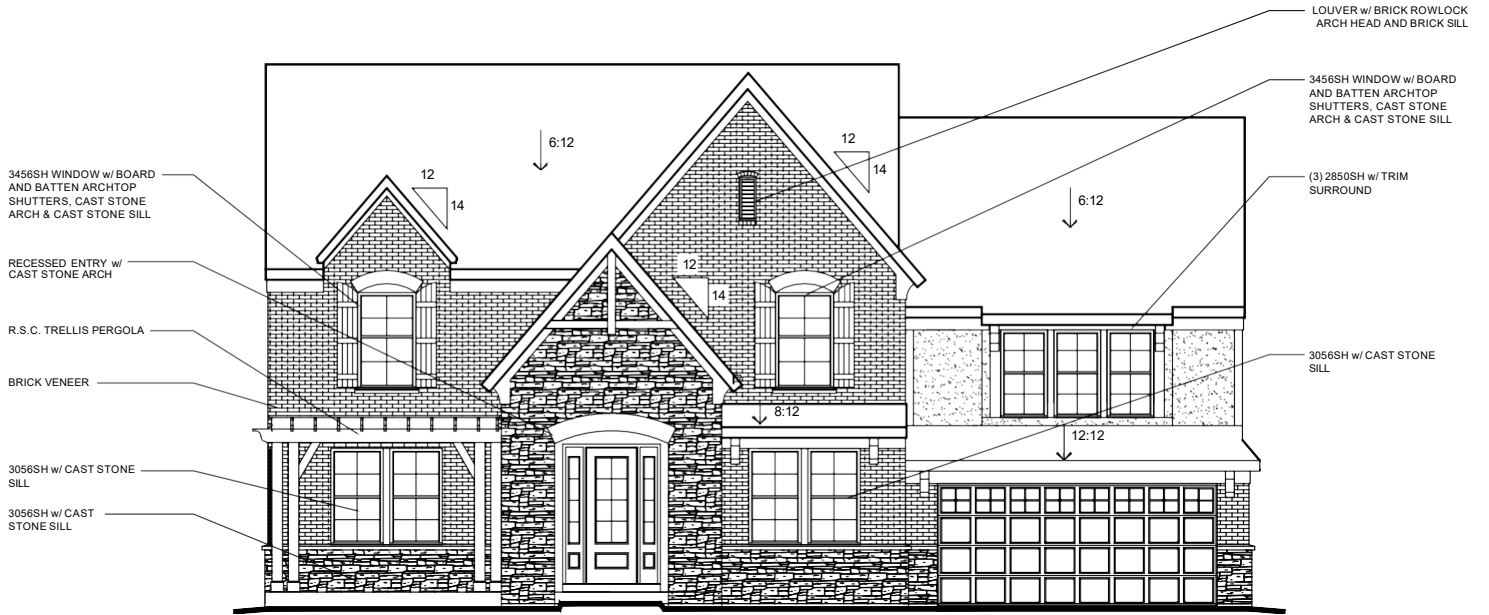
FRONT ENTRY w/ BRICK VENEER
w/ INCLUDED FRONT PORCH
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



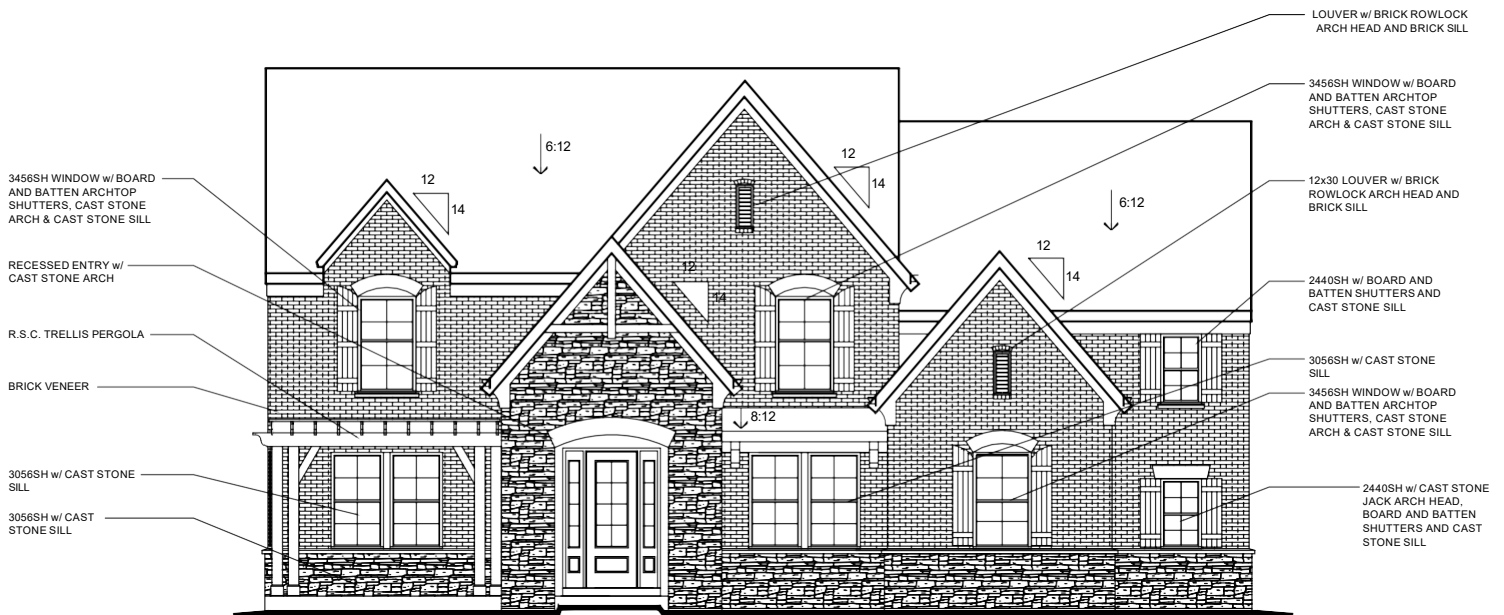
SIDE ENTRY w/ BRICK VENEER
w/ INCLUDED FRONT PORCH
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



ENGLISH ELEGANCE EXTERIOR DESIGN



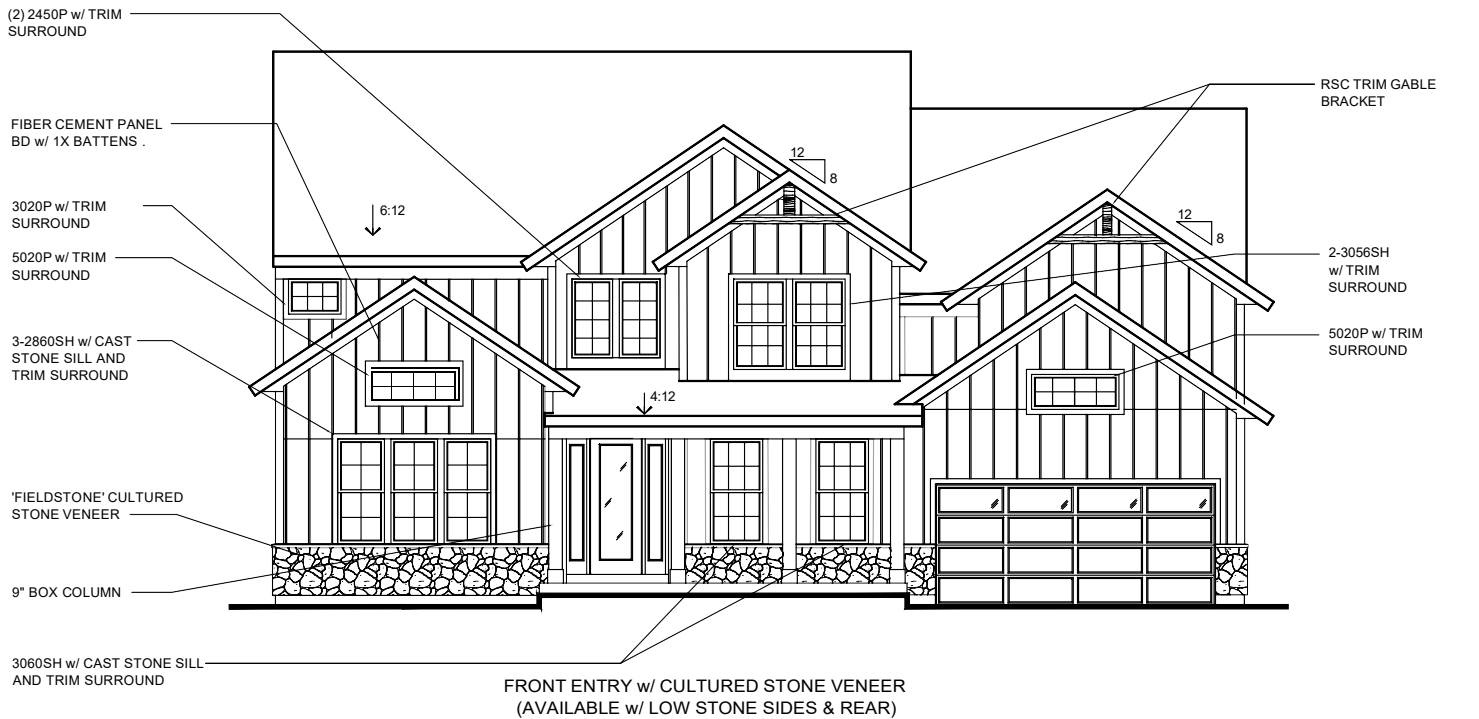
FRONT ENTRY w/ BRICK AND STONE VENEER
w/ INCLUDED COVERED ENTRY
AND INCLUDED PERGOLA
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



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

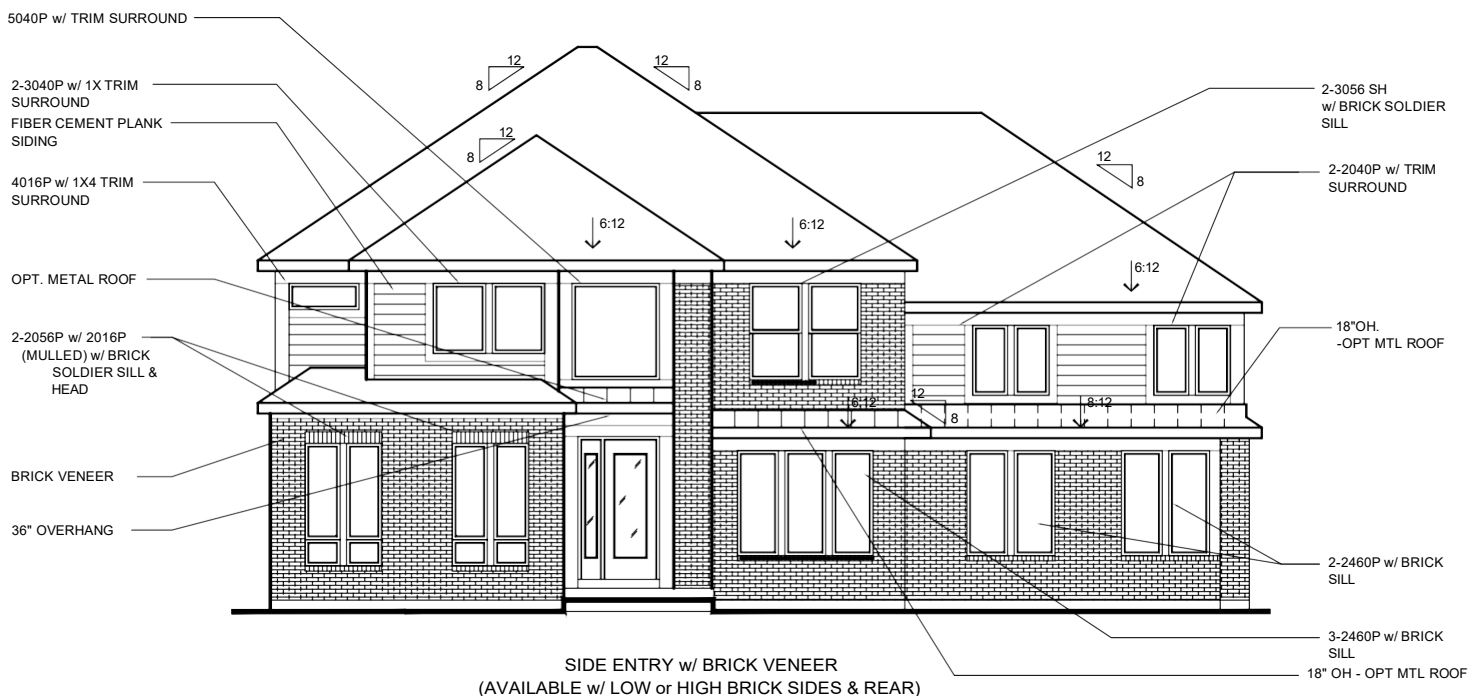
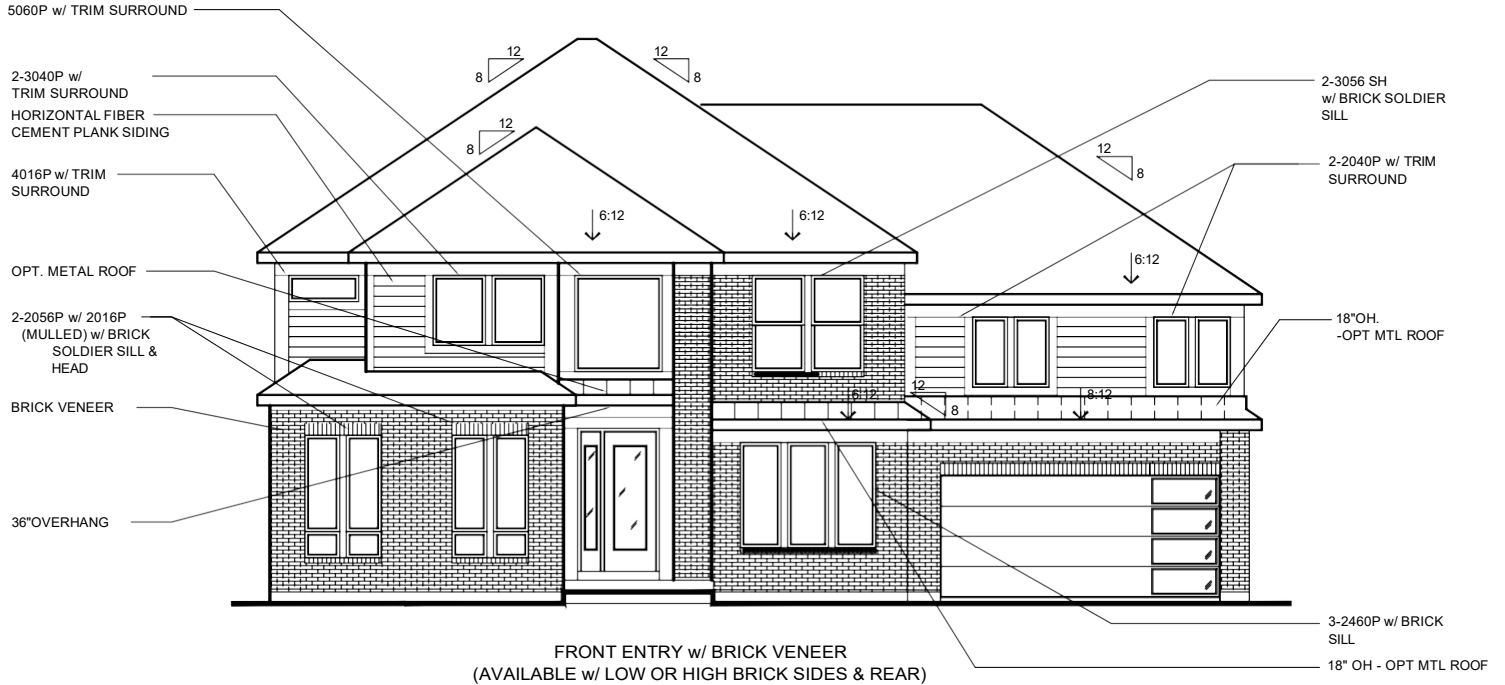
MODERN RETREAT EXTERIOR DESIGN

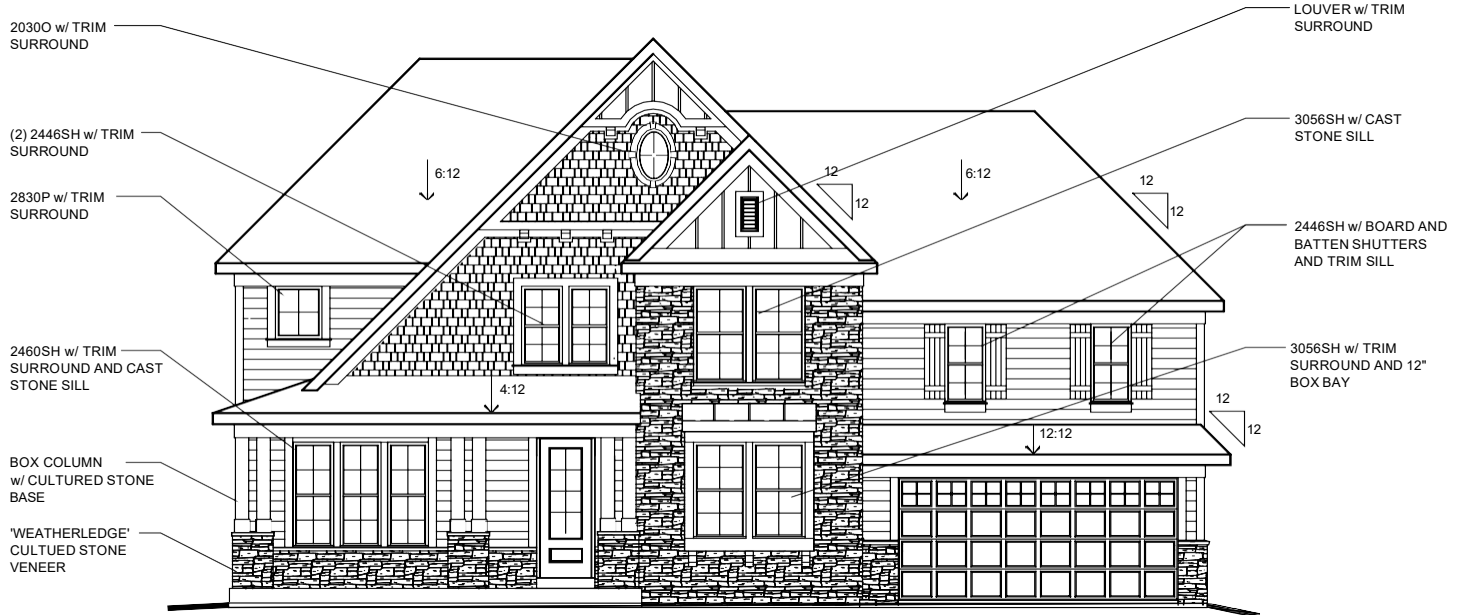
ADDS 72 TOTAL NET SQ.FT.



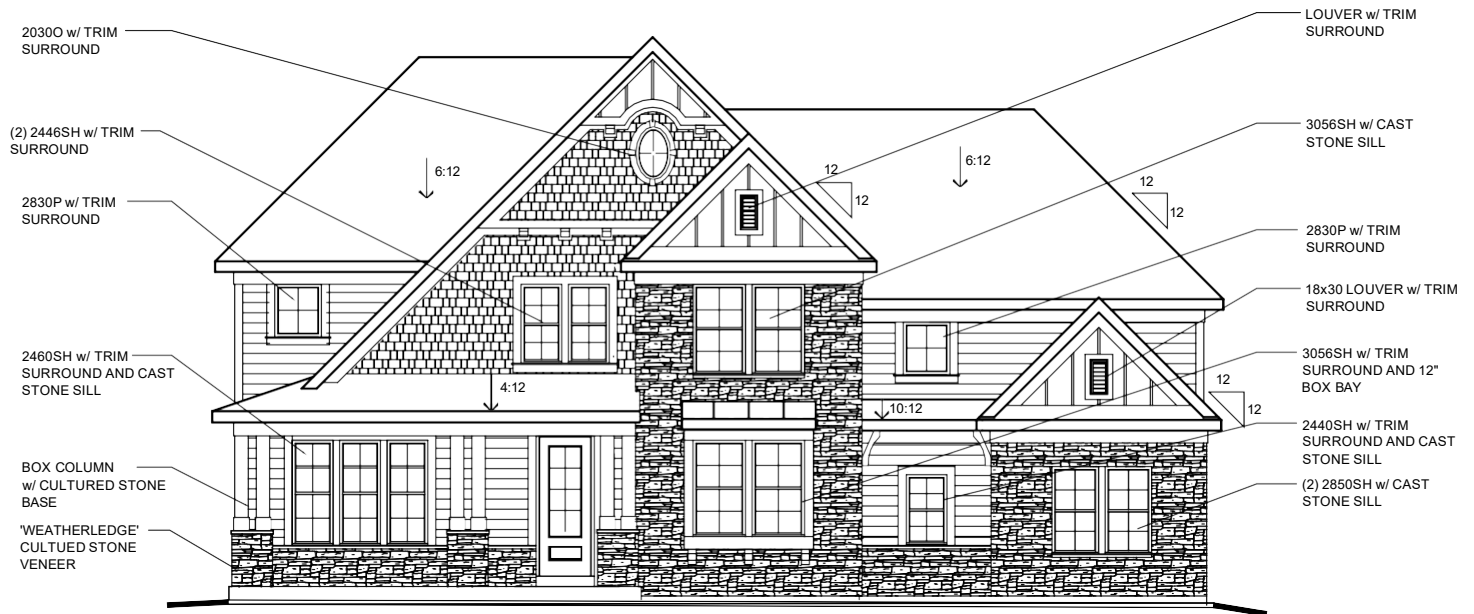
MODERN PRAIRIE EXTERIOR DESIGN

ADDS 62 TOTAL NET SQ.FT.



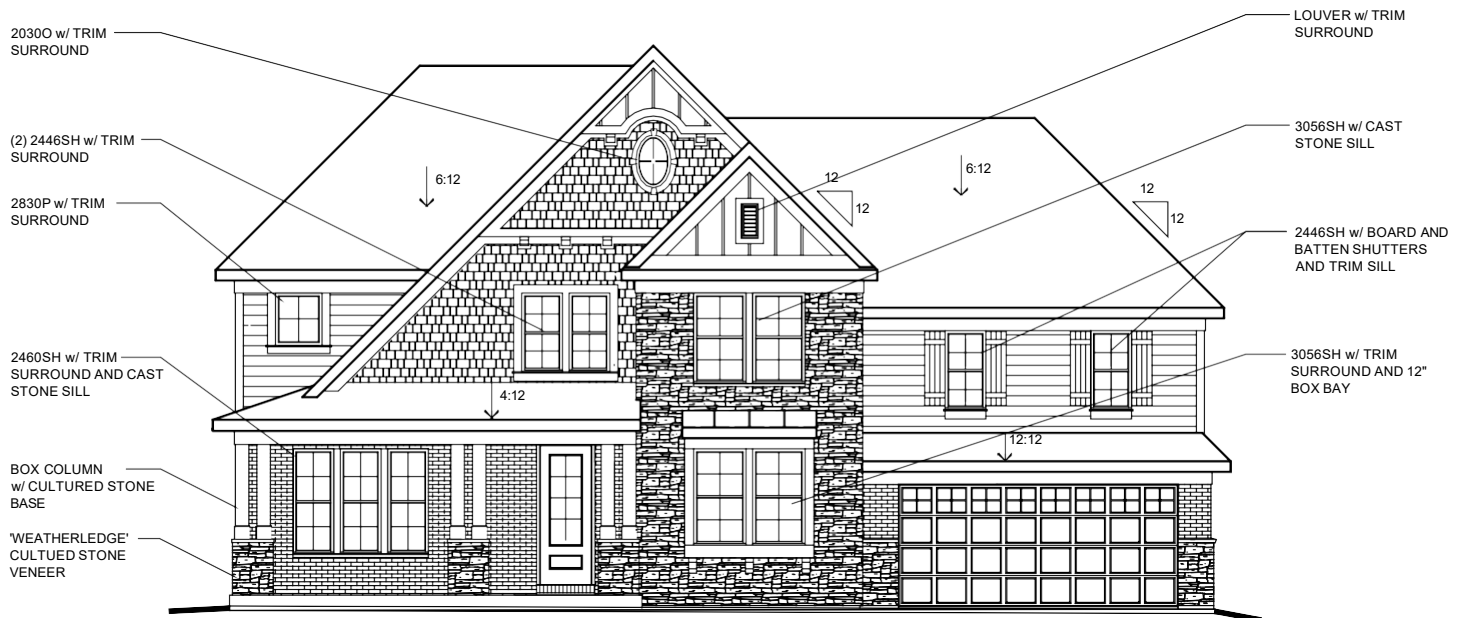


FRONT ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

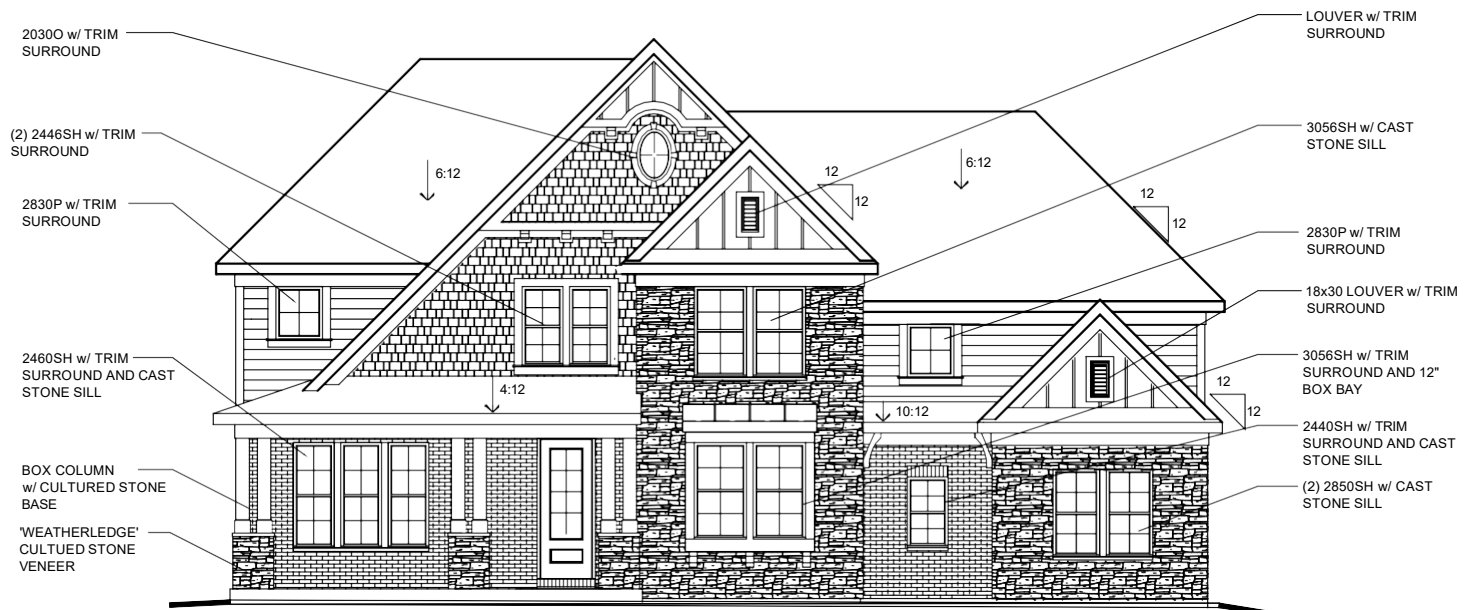


SIDE ENTRY w/ CULTURED STONE VENEER
AVAILABLE w/ LOW OR STONE SIDES AND REAR

COASTAL CLASSIC EXTERIOR DESIGN



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



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



THE PEARS ON 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 FLOOR PLANS ON FISCHERHOMES.COM



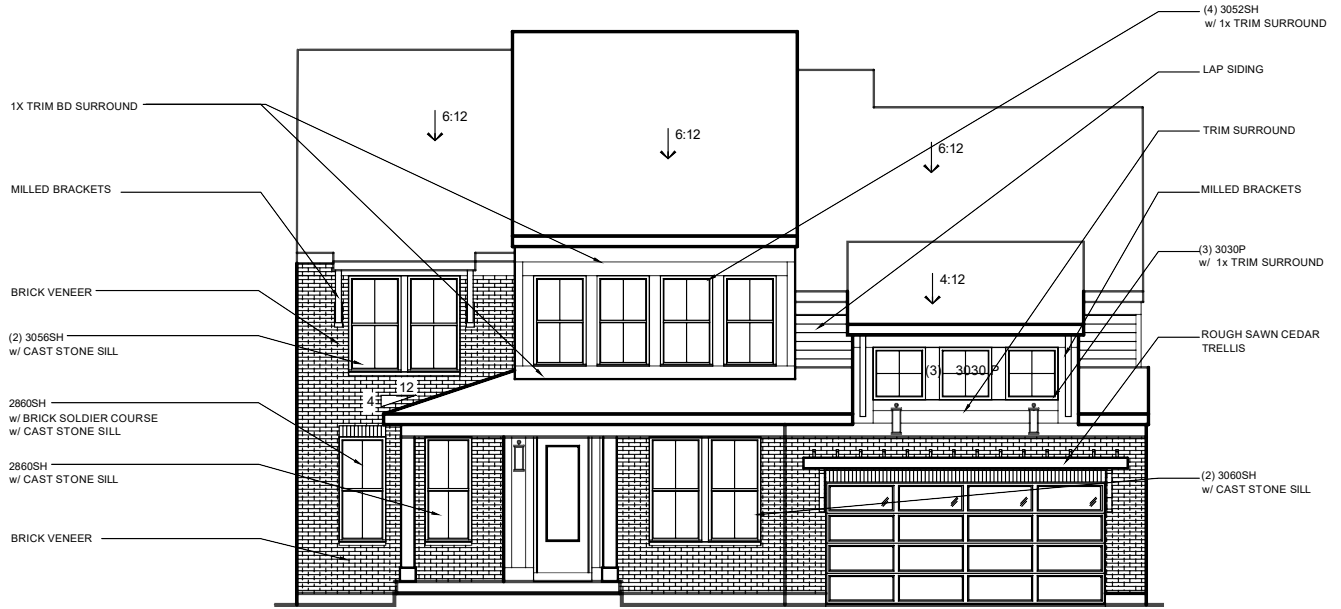
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RVSD
03/23

RHODES

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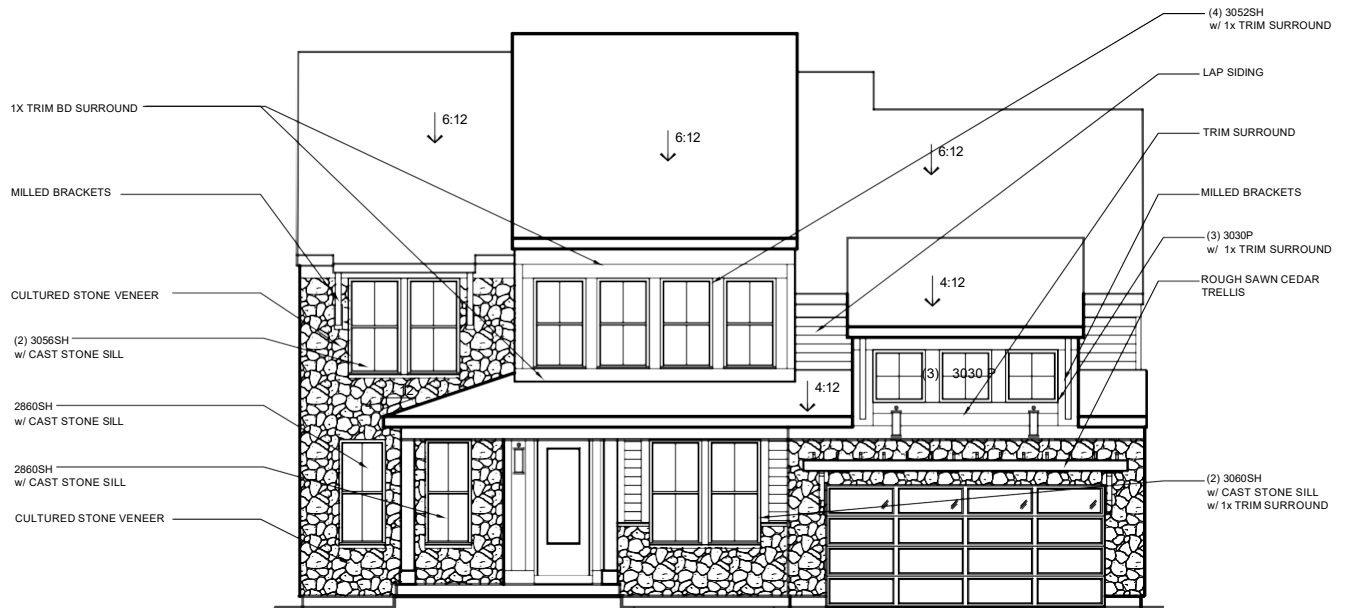
MASTERPIECE COLLECTION



MODERN RETREAT

w/ BRICK VENEER

(AVAILABLE w/ LOW OR HIGH BRICK SIDES)



MODERN RETREAT

w/ CULTURED STONE VENEER

(AVAILABLE w/ LOW STONE SIDES)



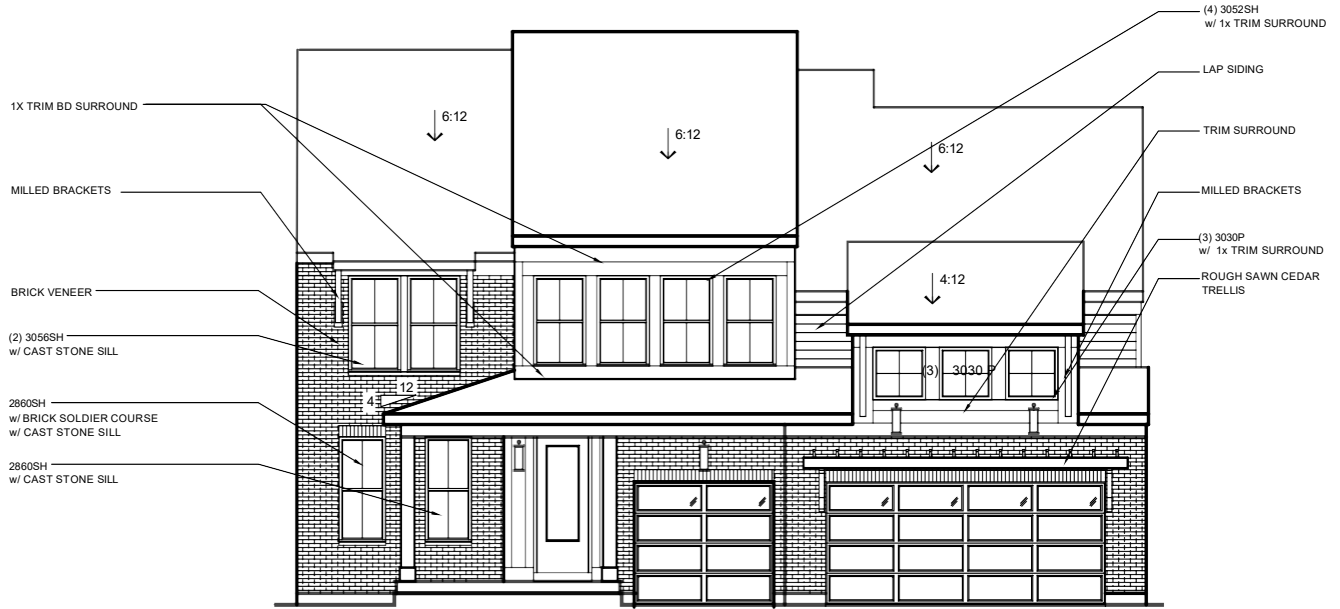
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XX-2.1
02.24.2023

RHODES

49-740

MASTERPIECE COLLECTION

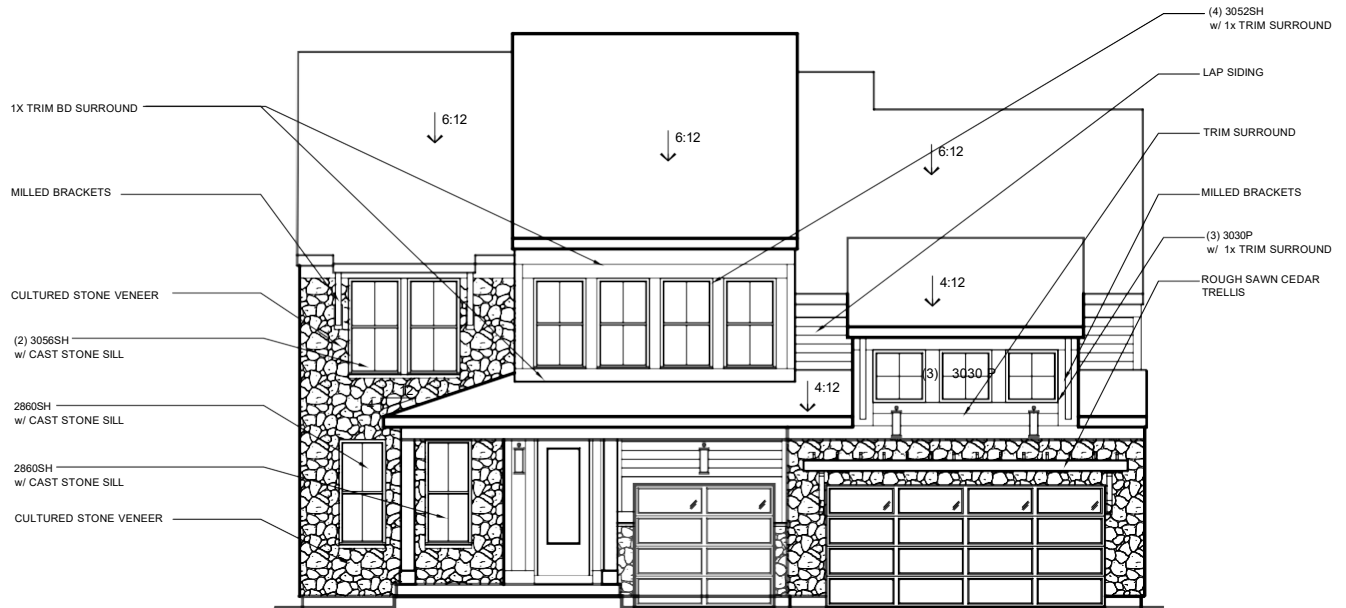


MODERN RETREAT

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)



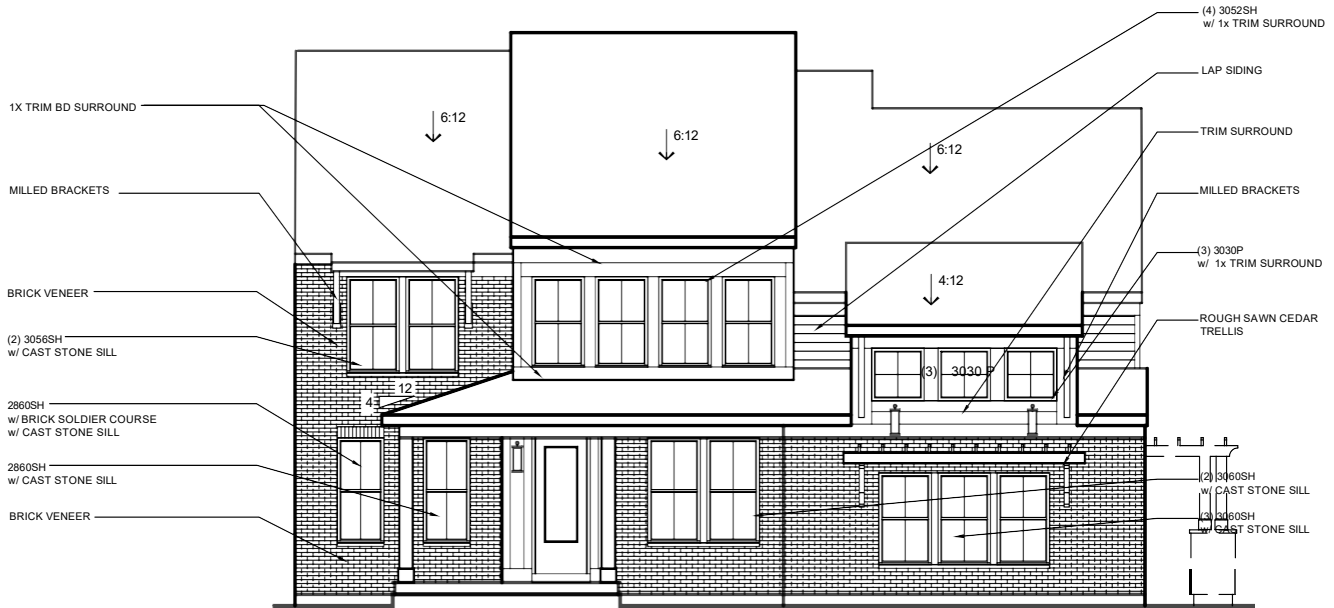
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MASTERPIECE COLLECTION

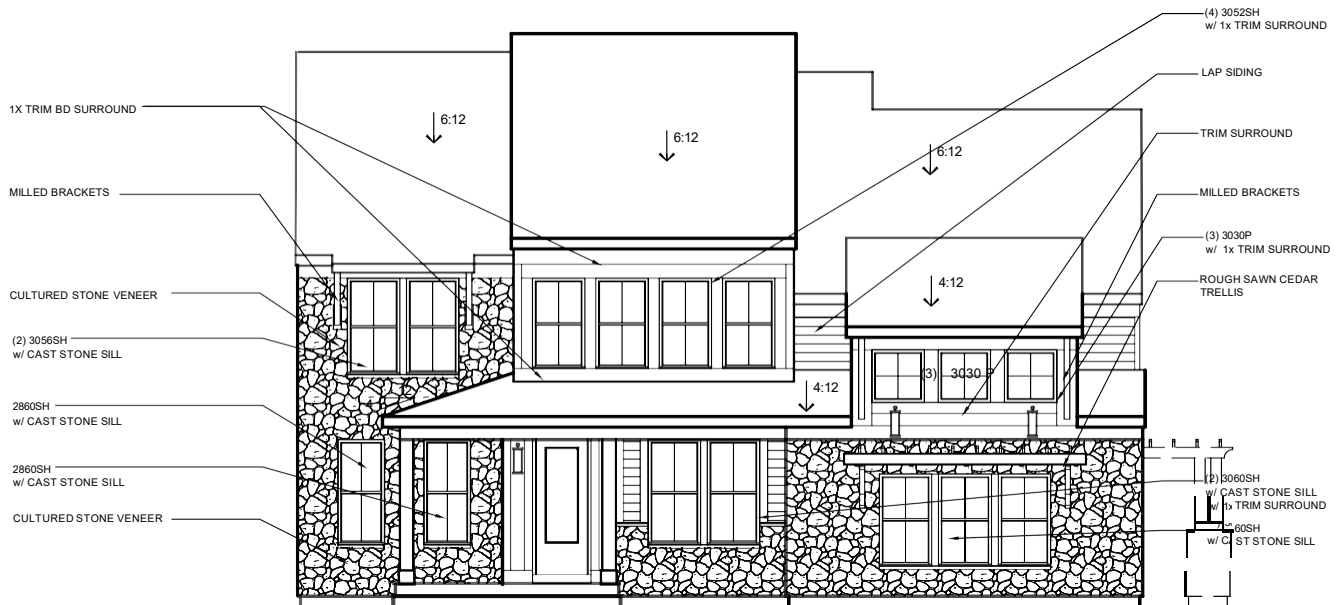


MODERN RETREAT

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)



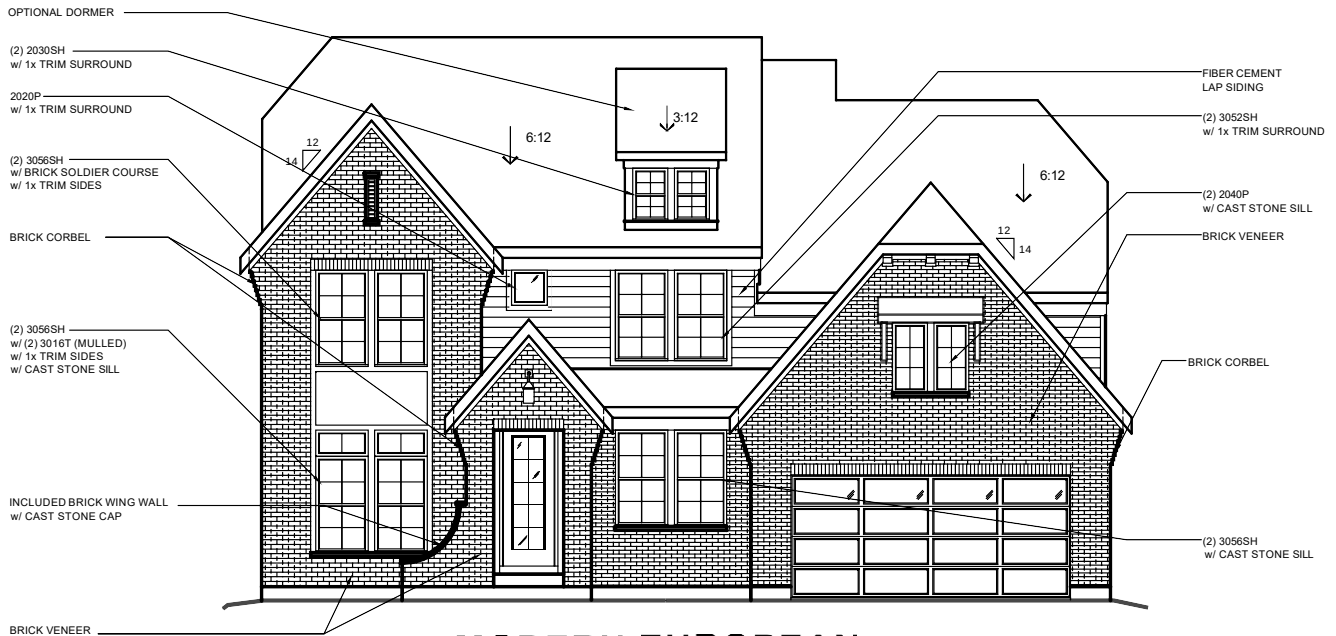
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02.24.2023

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)



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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)



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MASTERPIECE COLLECTION

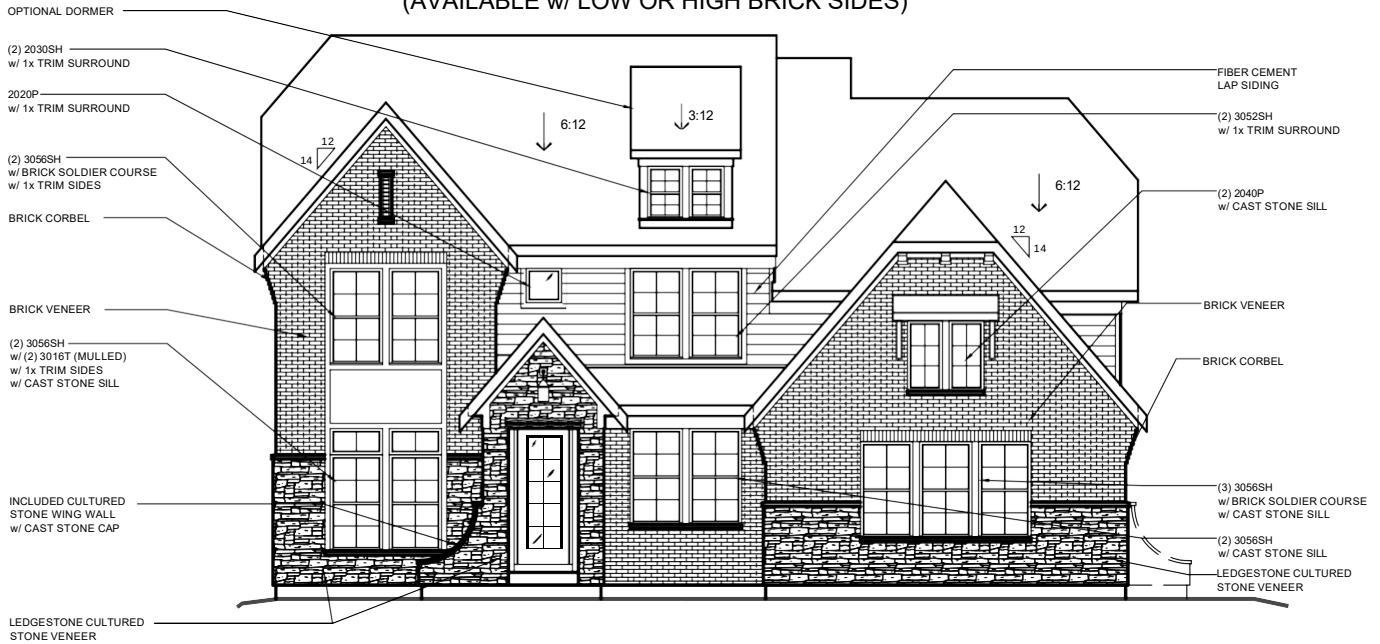


MODERN EUROPEAN

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)



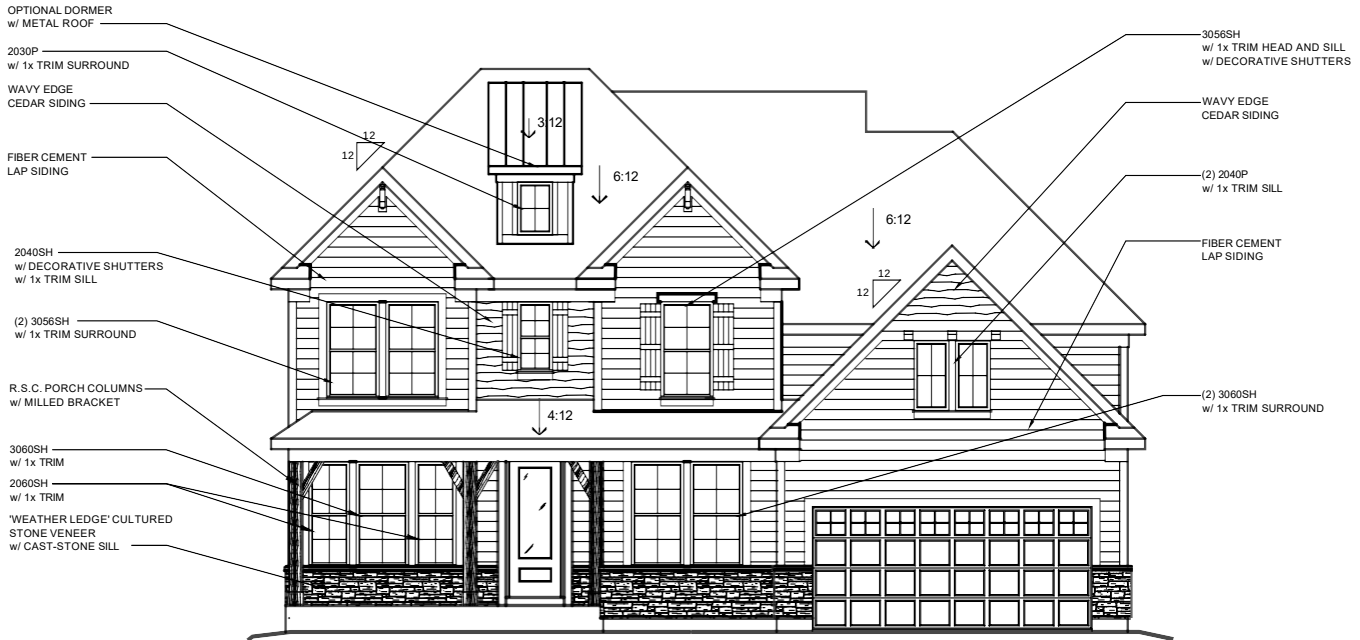
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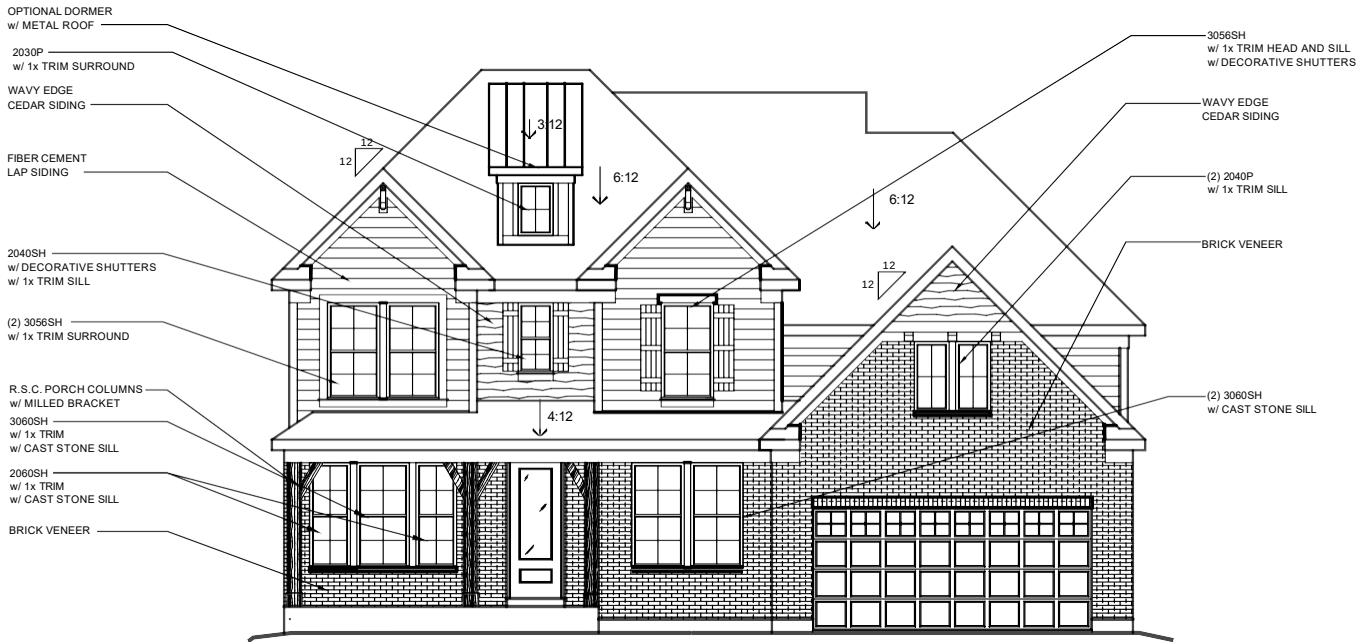
RHODES

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)



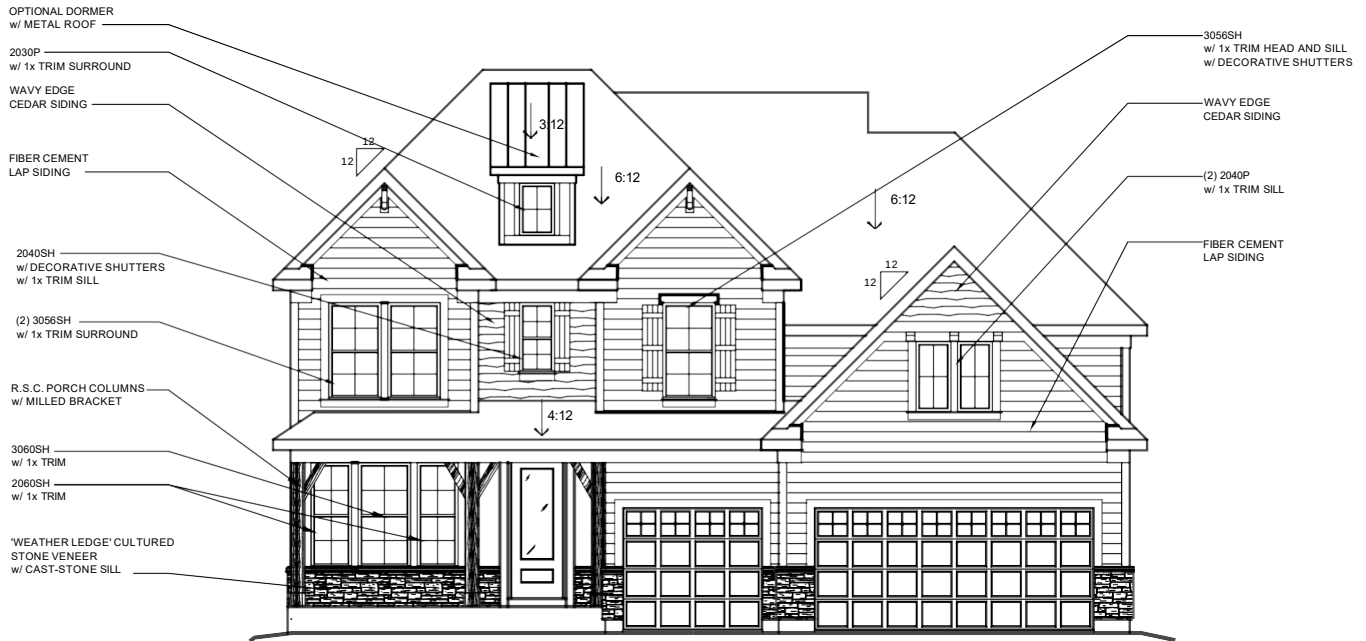
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RHODES

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MASTERPIECE COLLECTION

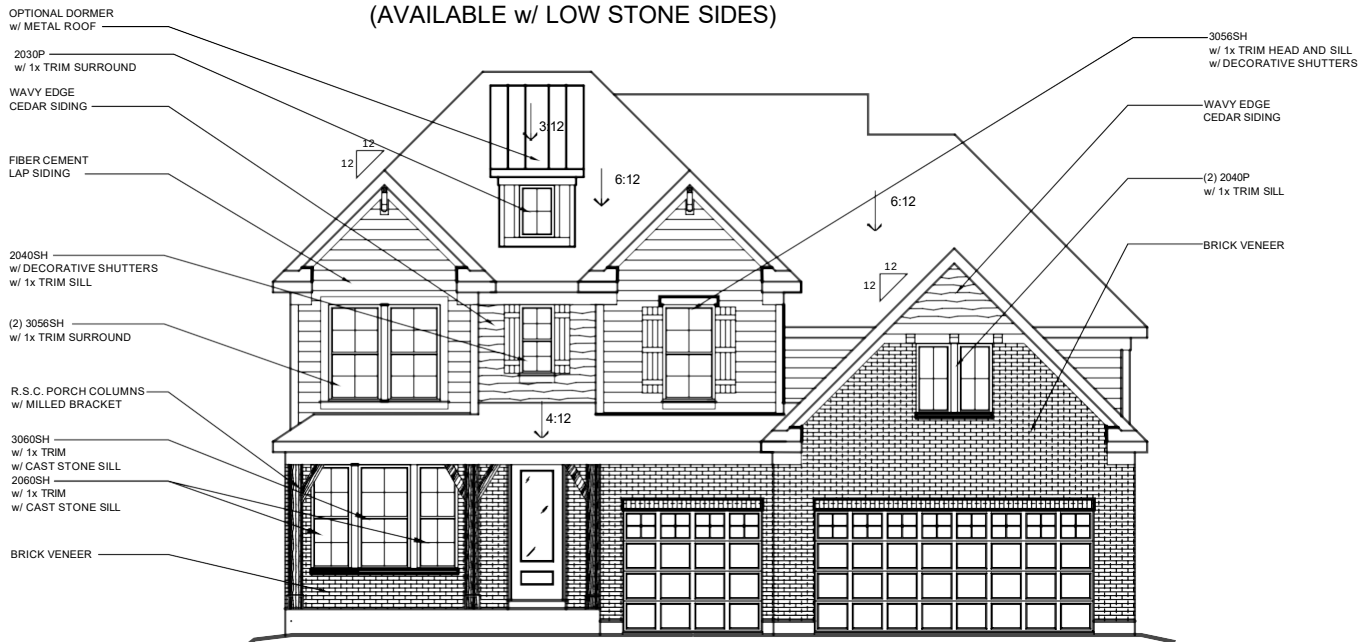


AMERICAN CLASSIC

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)



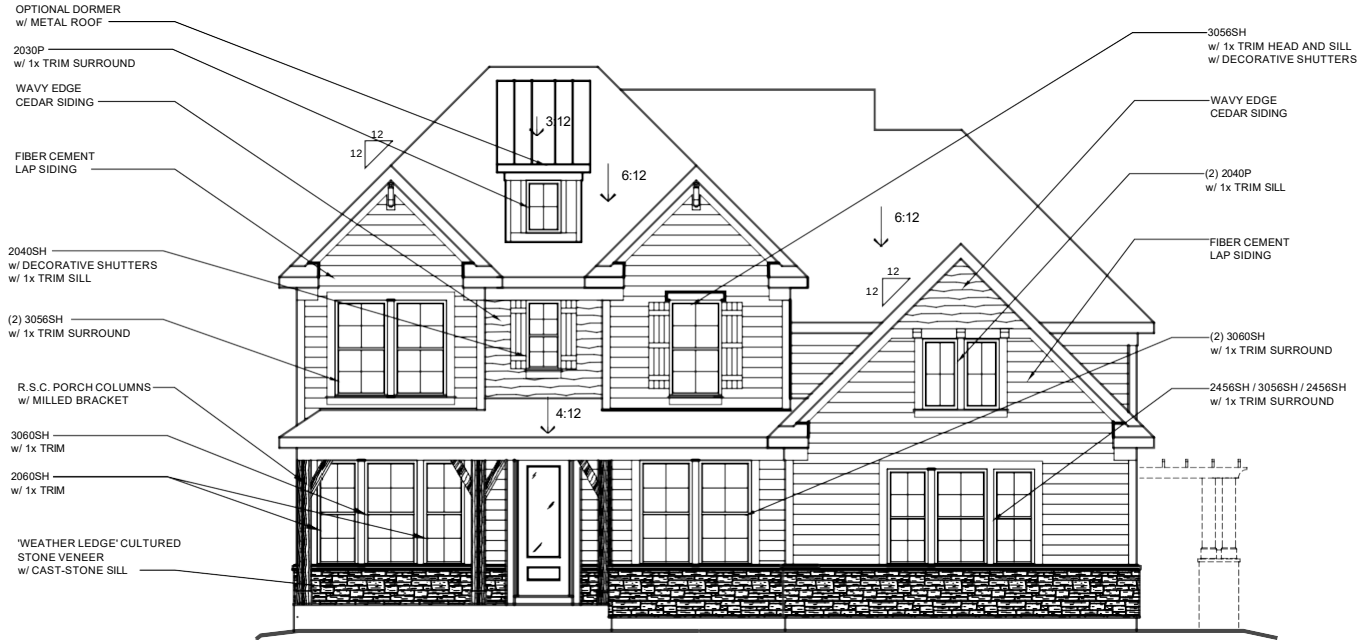
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02.24.2023

RHODES

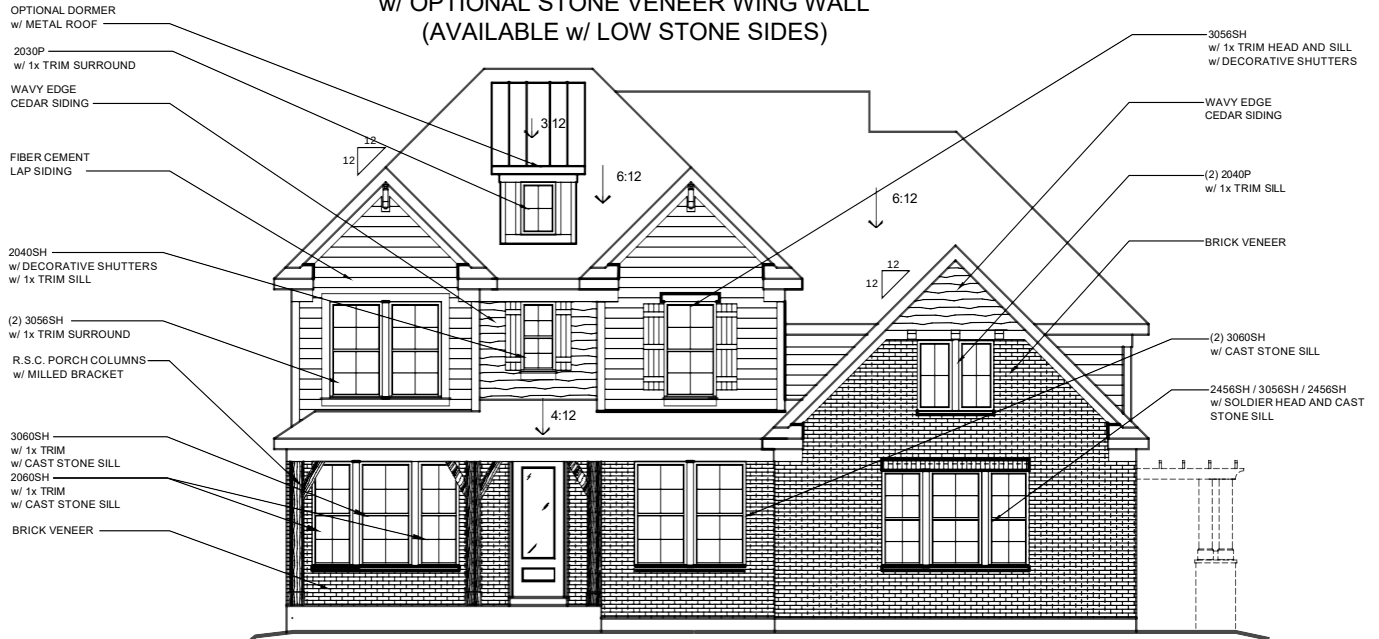
49-740

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)



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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)



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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)



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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)



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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 101 of 138

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)



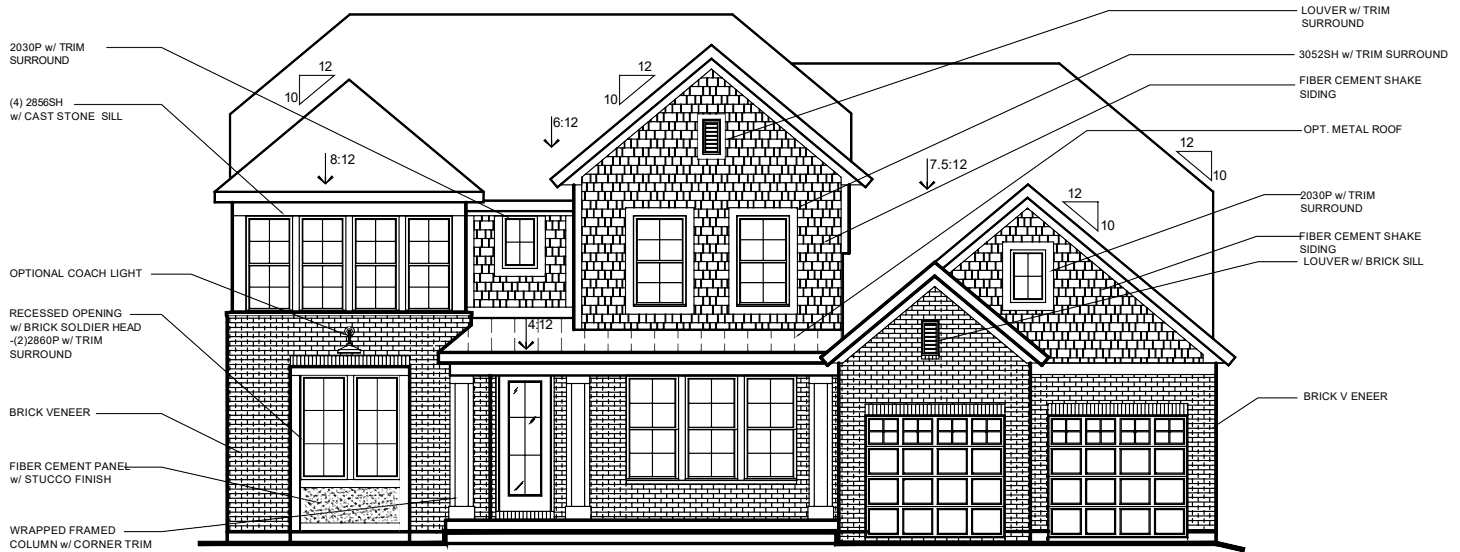
FRONT ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES AND REAR)



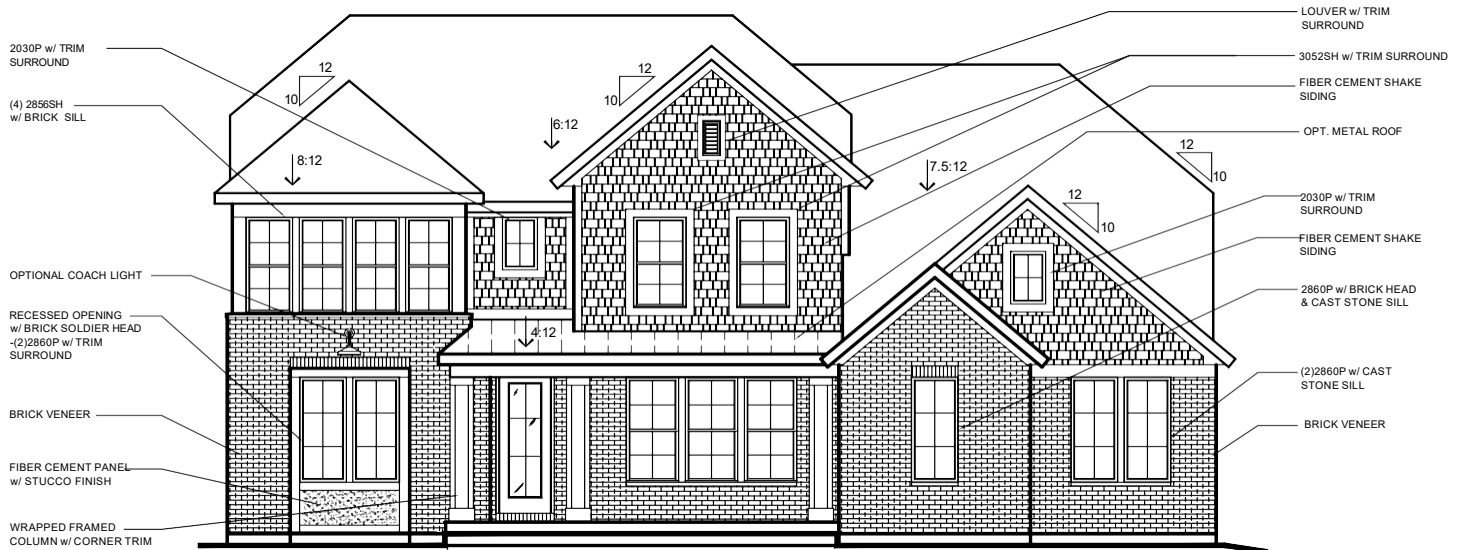
SIDE ENTRY w/ CULTURED STONE VENEER
(AVAILABLE w/ LOW STONE SIDES AND REAR)

COASTAL CLASSIC EXTERIOR DESIGN

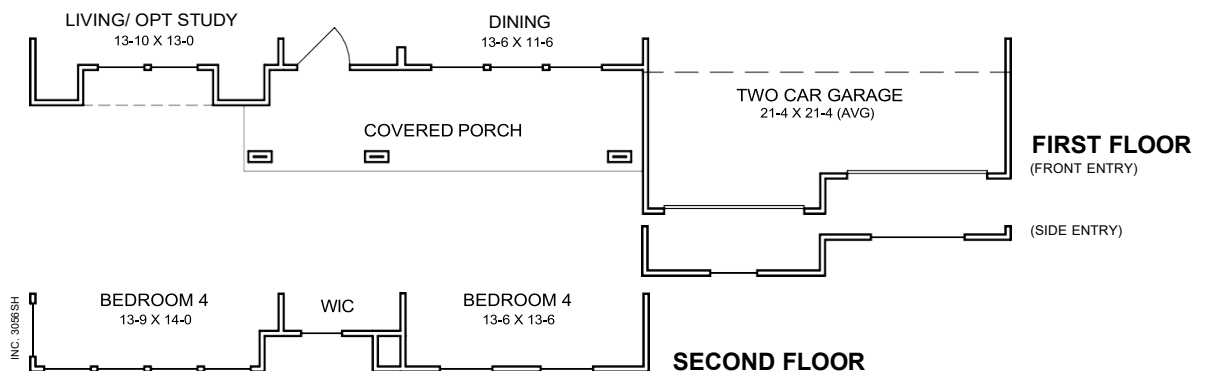
(ADDS 81 TOTAL NET SF)



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

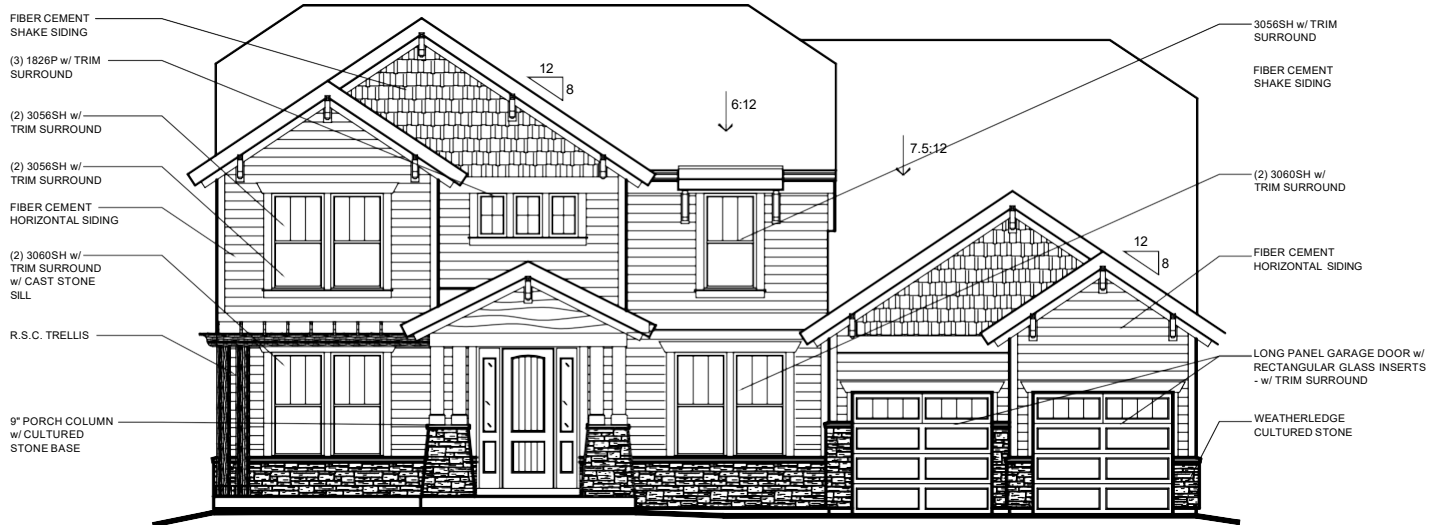


SIDE ENTRY w/ BRICK VENEER
(AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR)

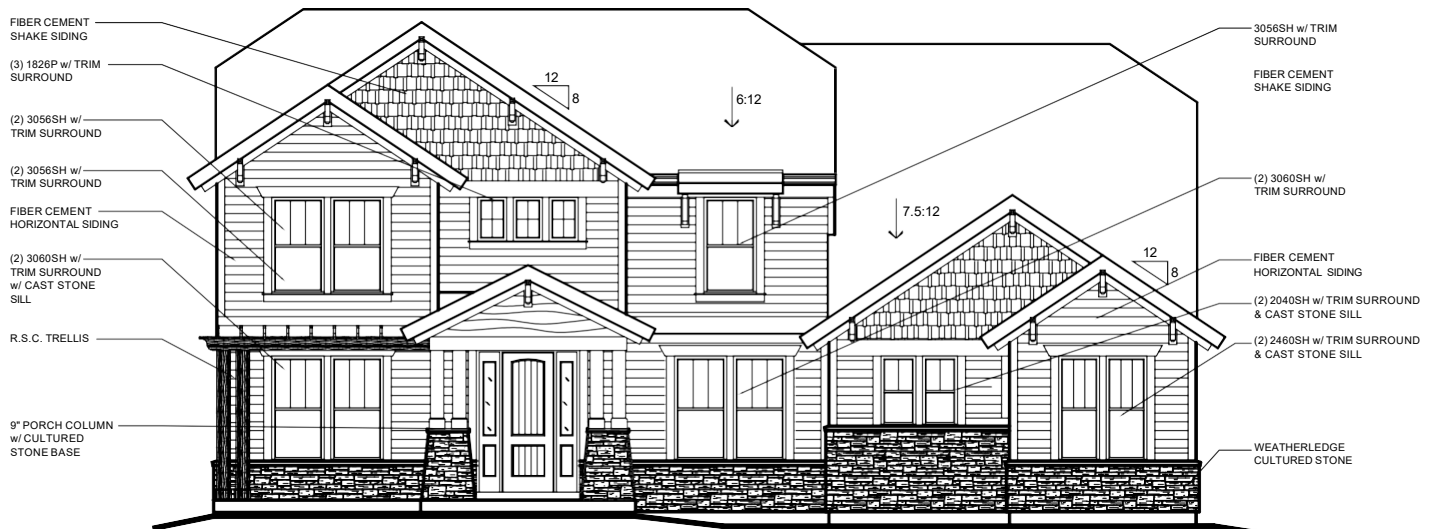


WESTERN CRAFTSMAN EXTERIOR DESIGN

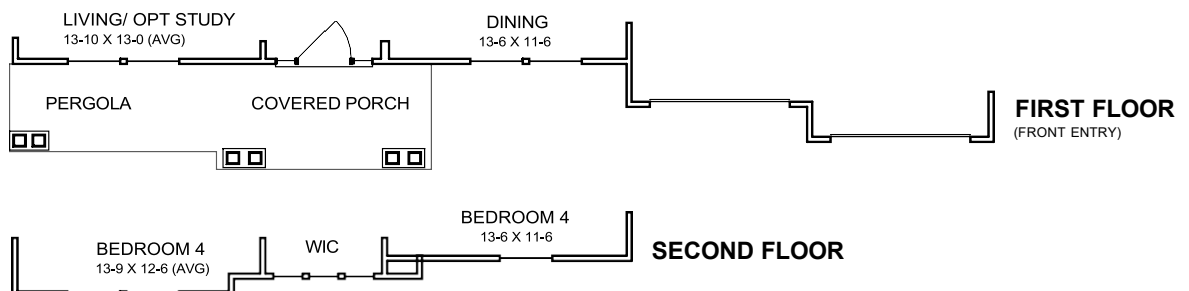
(ADDS 35 TOTAL NET SF)

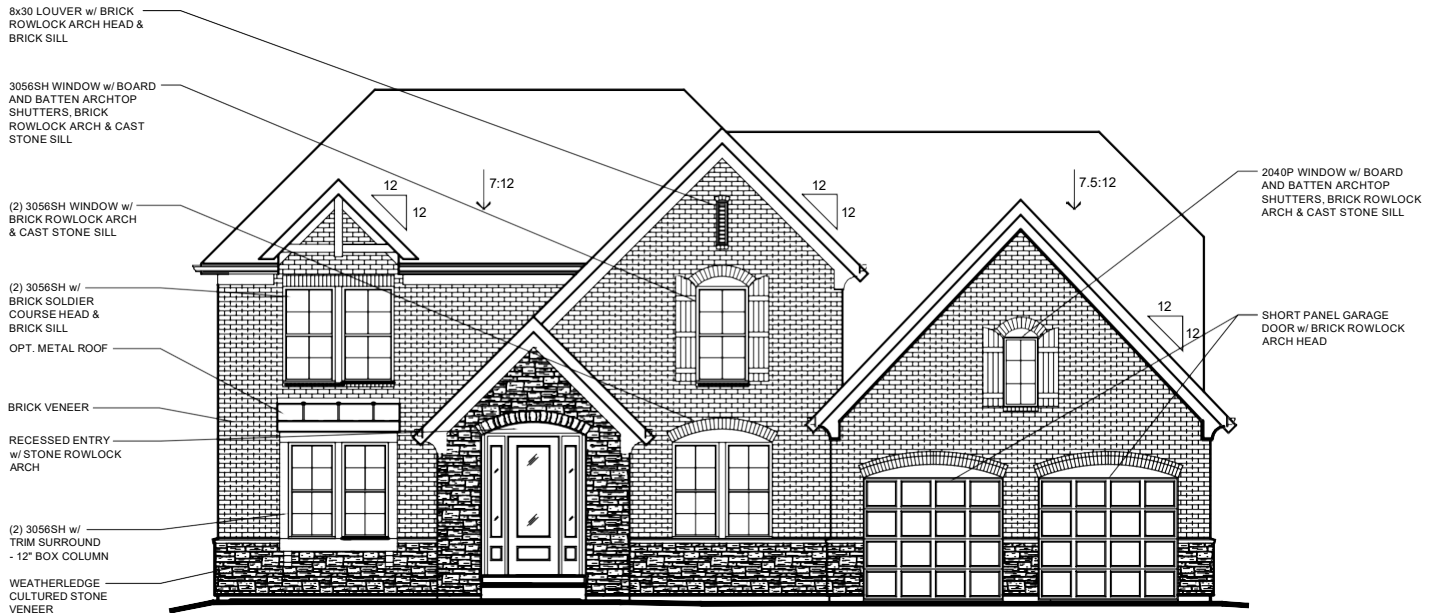


FRONT ENTRY w/ OPT. CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

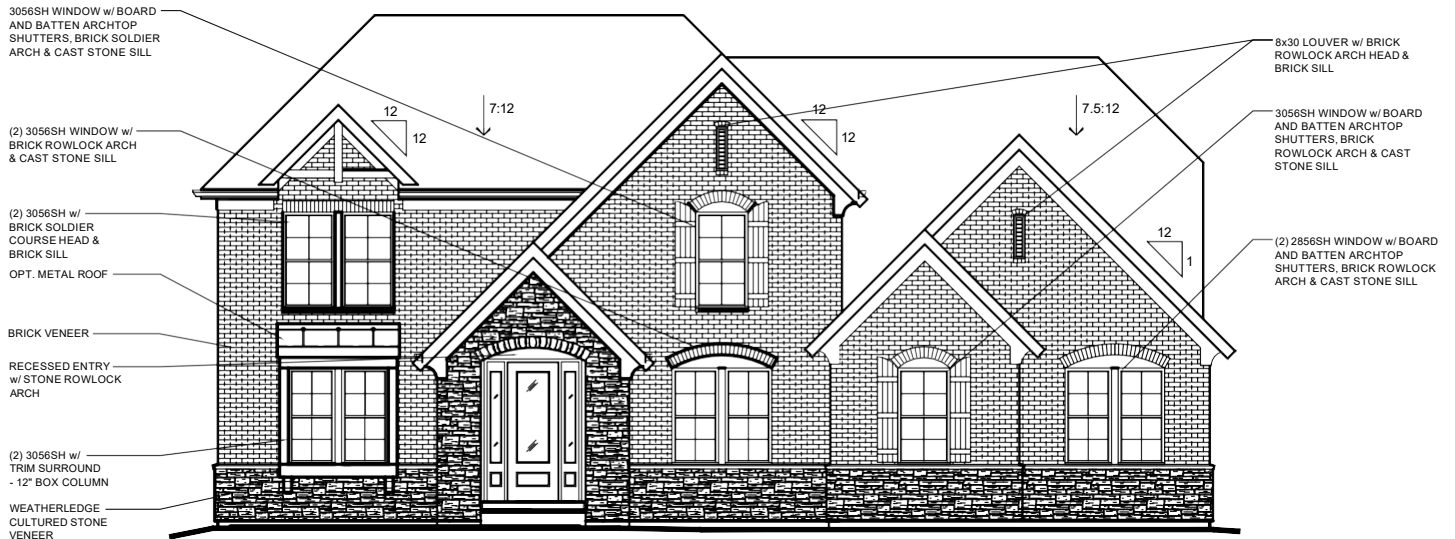


SIDE ENTRY w/ OPT. CULTURED STONE VENEER
AVAILABLE w/ LOW STONE SIDES AND REAR

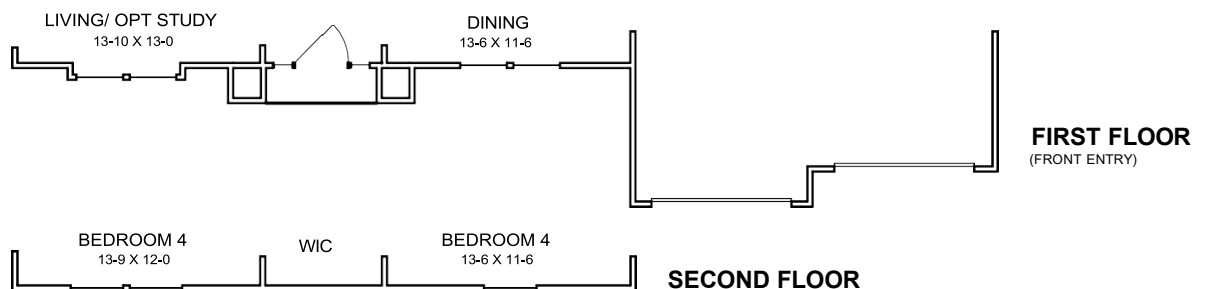




SIDE ENTRY w/ BRICK AND STONE VENEER
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



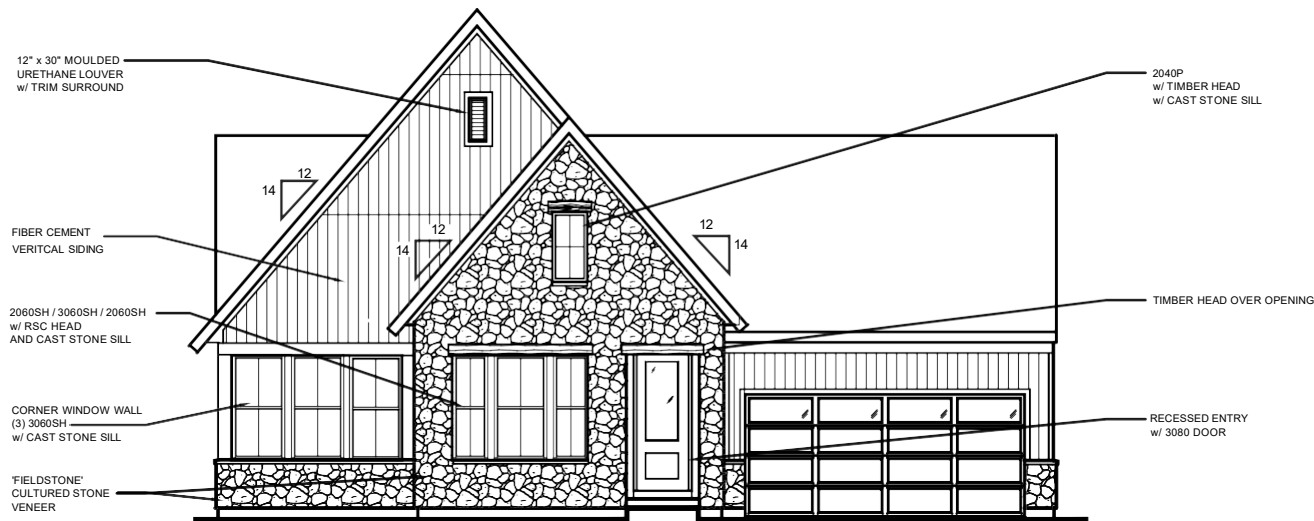
SIDE ENTRY w/ BRICK AND STONE
AVAILABLE w/ LOW OR HIGH BRICK SIDES AND REAR



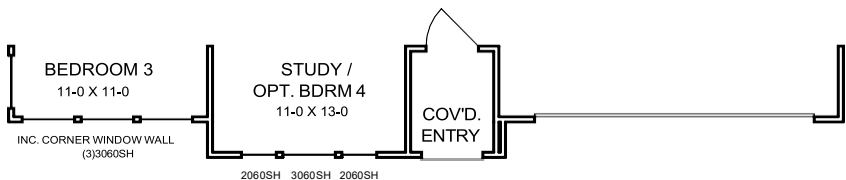
MODERN EUROPEAN EXTERIOR DESIGN
FRONT ENTRY



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



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



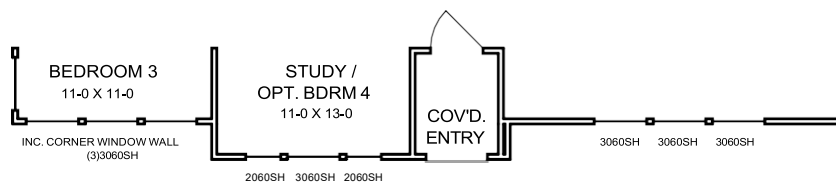
MODERN EUROPEAN EXTERIOR DESIGN SIDE ENTRY



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



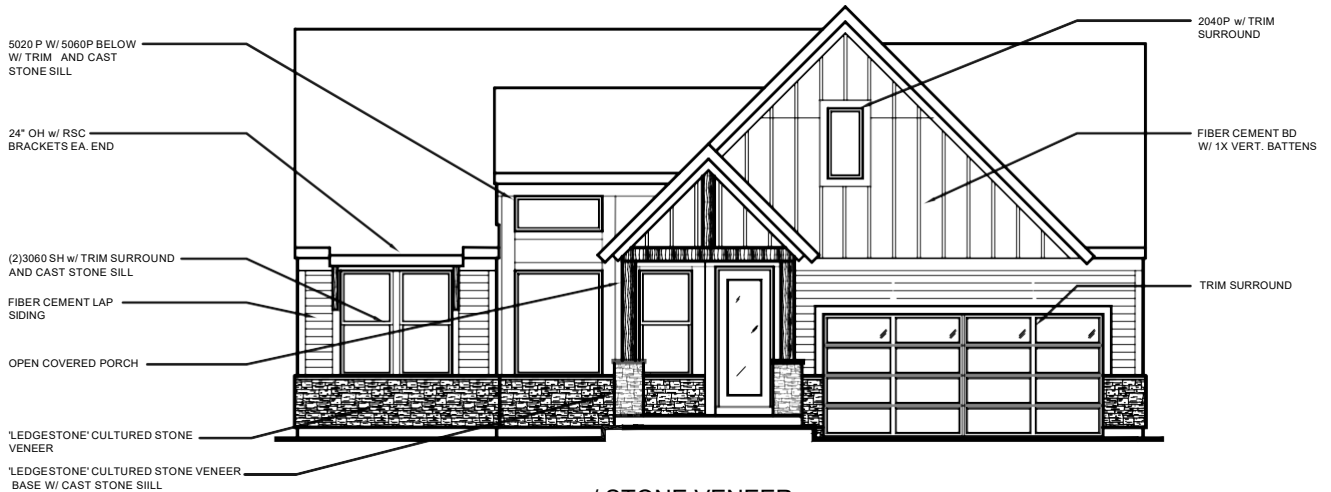
w/ STONE VENEER
-OPTIONAL CULTURED STONE VENEER WING WALL
(AVAILABLE w/ LOW STONE SIDES & REAR)



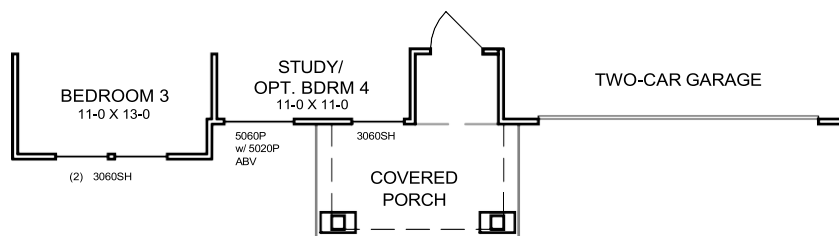
MODERN RETREAT EXTERIOR DESIGN
FRONT ENTRY
 (DECREASES 2 NET SF)



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



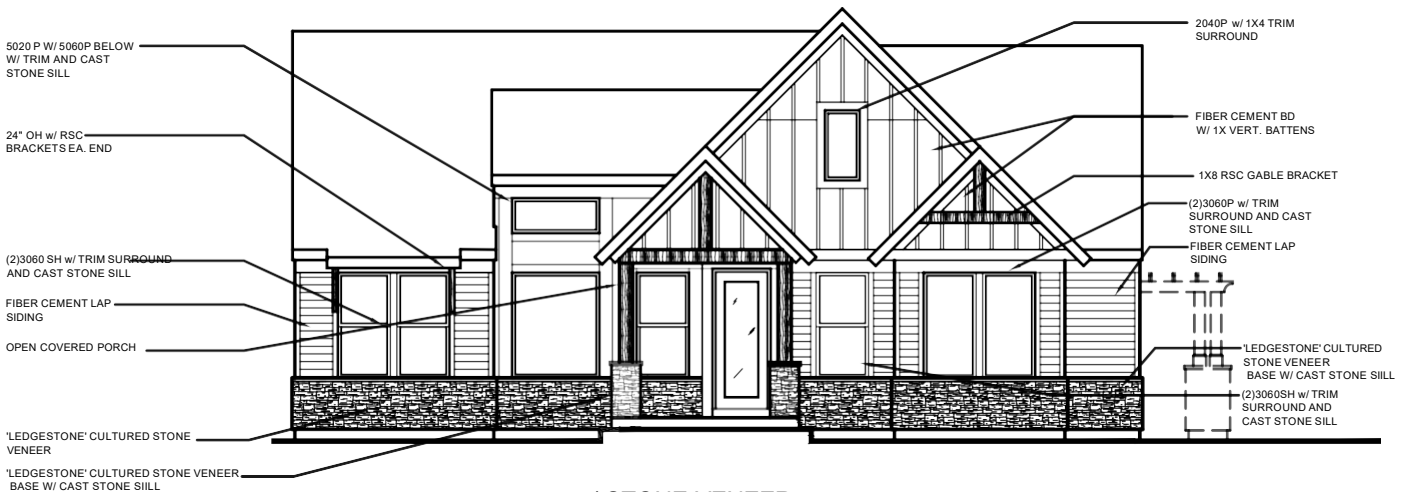
w/ STONE VENEER
 (AVAILABLE w/ LOW STONE SIDES & REAR)



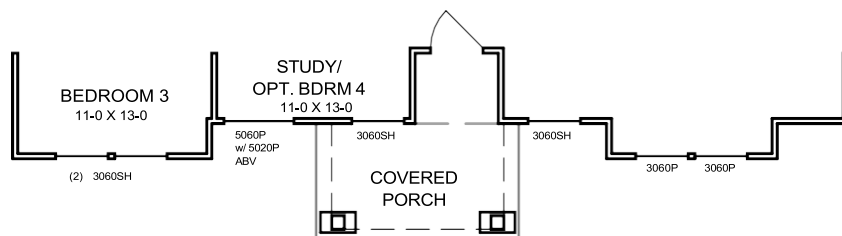
MODERN RETREAT EXTERIOR DESIGN
SIDE ENTRY
 (DECREASES 2 NET SF)



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



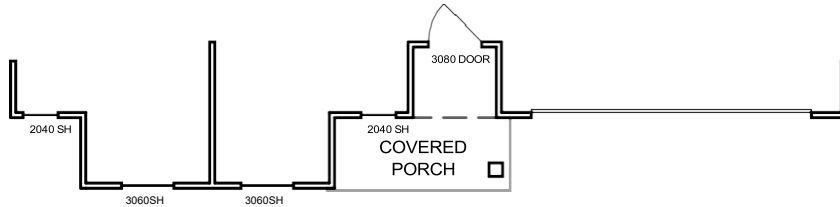
w/ STONE VENEER
 -OPTIONAL RSC TRELLIS w/ STONE BASE WING WALL
 (AVAILABLE w/ LOW STONE SIDES & REAR)



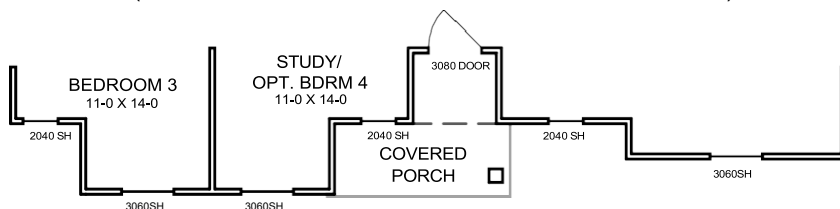
AMERICAN CLASSIC EXTERIOR DESIGN
FRONT ENTRY & SIDE ENTRY
 (ADDS 34 NET SF)



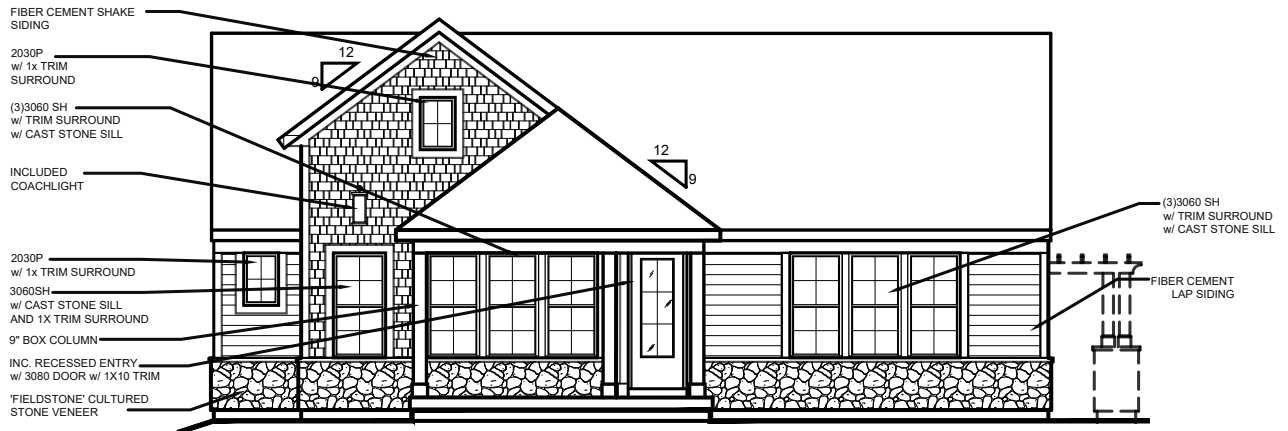
w/ BRICK & STONE VENEER
 (AVAILABLE w/ LOW OR HIGH BRICK SIDES & REAR)



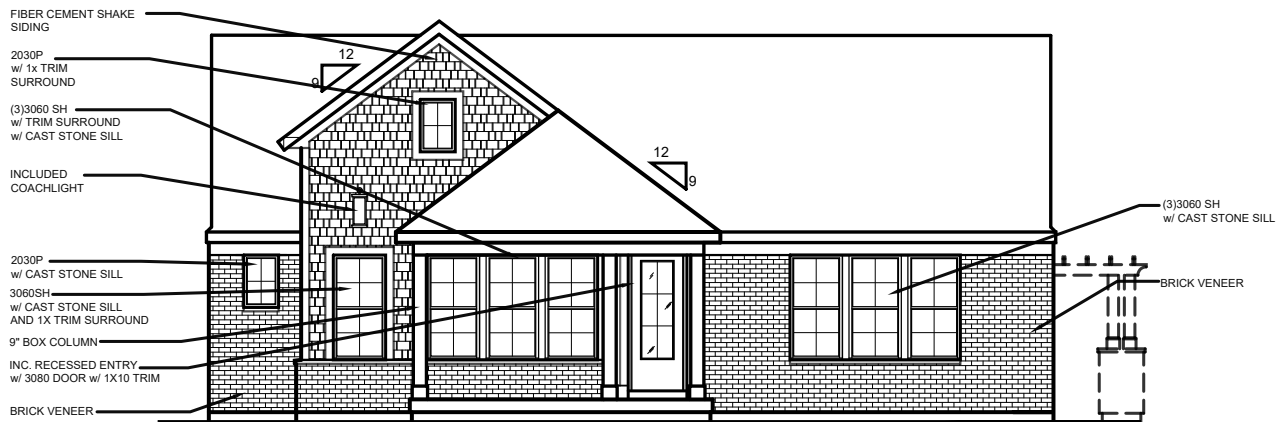
w/ BRICK & STONE VENEER
 -OPTIONAL STONE VENEER WING WALL
 (AVAILABLE w/ LOW OR HIGH BRICK SIDES & REAR)



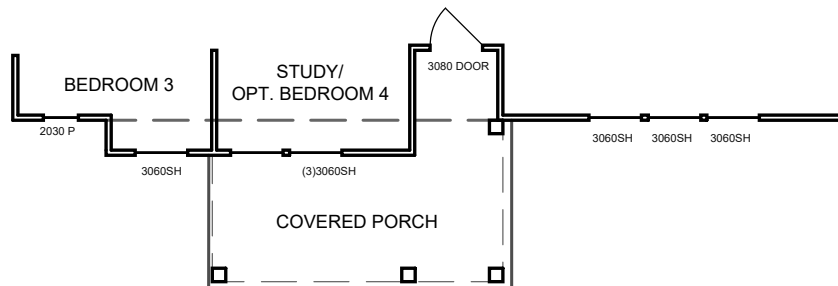
COASTAL CLASSIC EXTERIOR DESIGN
SIDE ENTRY
 (ADDS 11 NET SF)



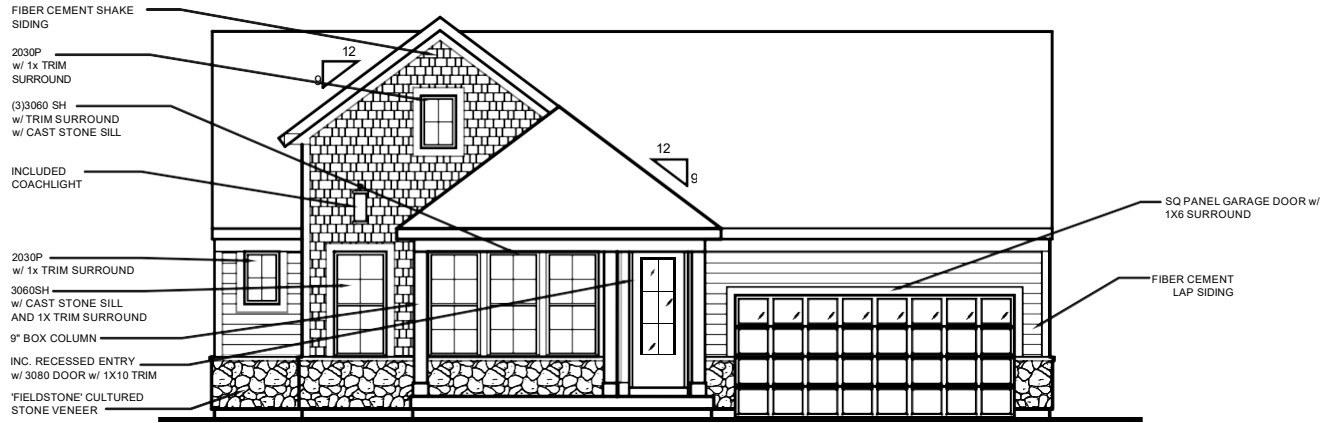
w/ CULTURED STONE VENEER
 w/ OPT. RSC TRELLIS w/ CULTURED STONE BASE
 (AVAILABLE w/ LOW STONE SIDES & REAR)



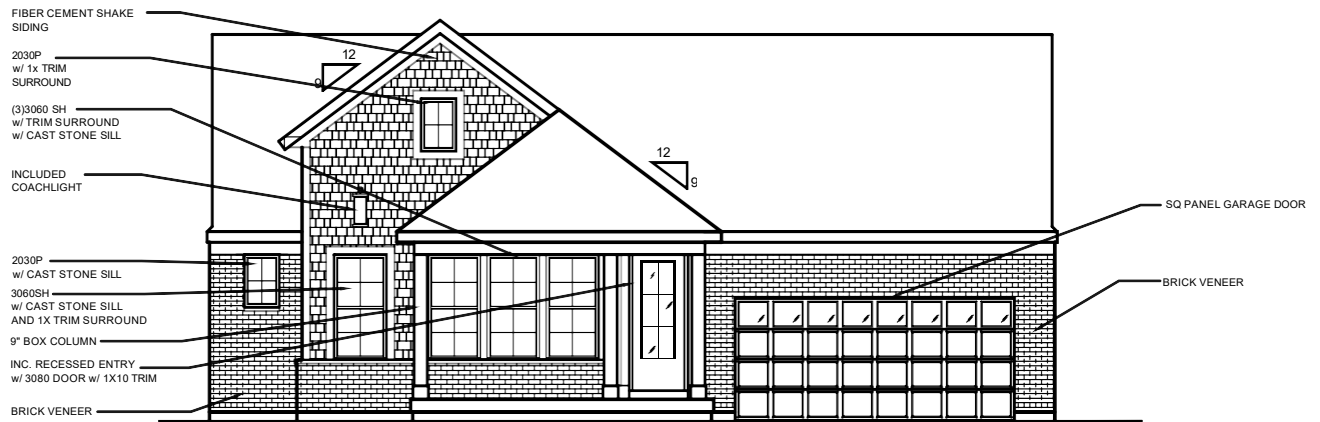
w/ BRICK VENEER
 w/ OPT. RSC TRELLIS w/ BRICK BASE
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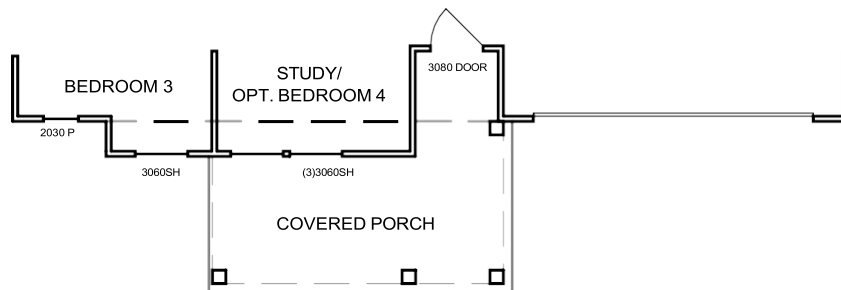
COASTAL CLASSIC EXTERIOR DESIGN
FRONT ENTRY
 (ADDS 11 NET SF)



w/ STONE VENEER
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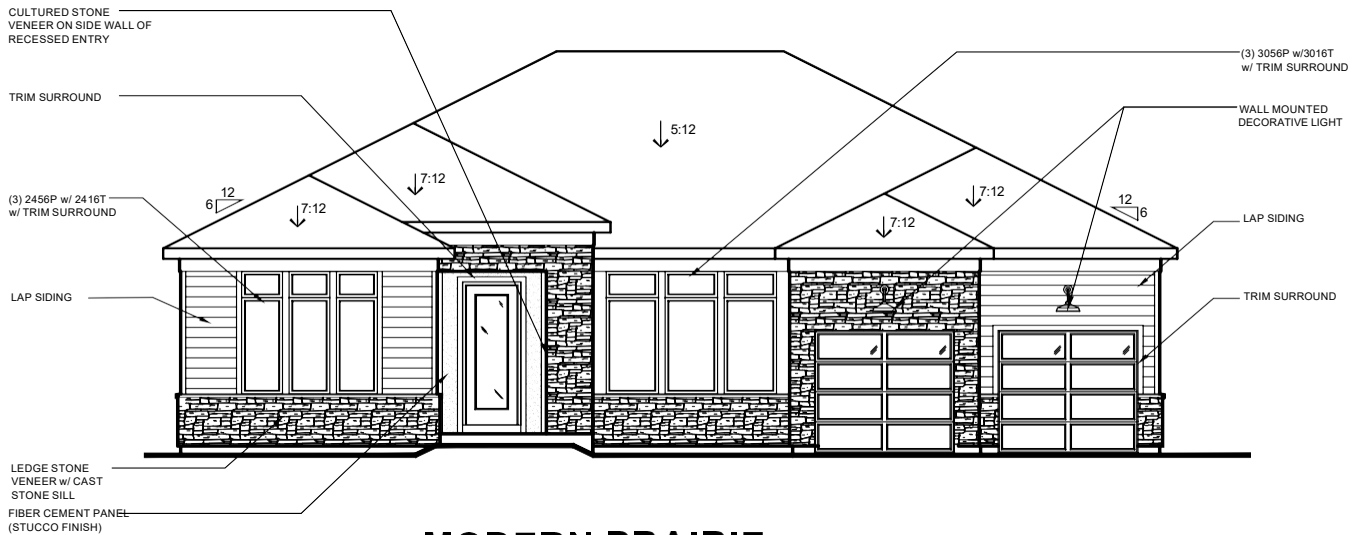
w/ BRICK VENEER
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WINSLOW

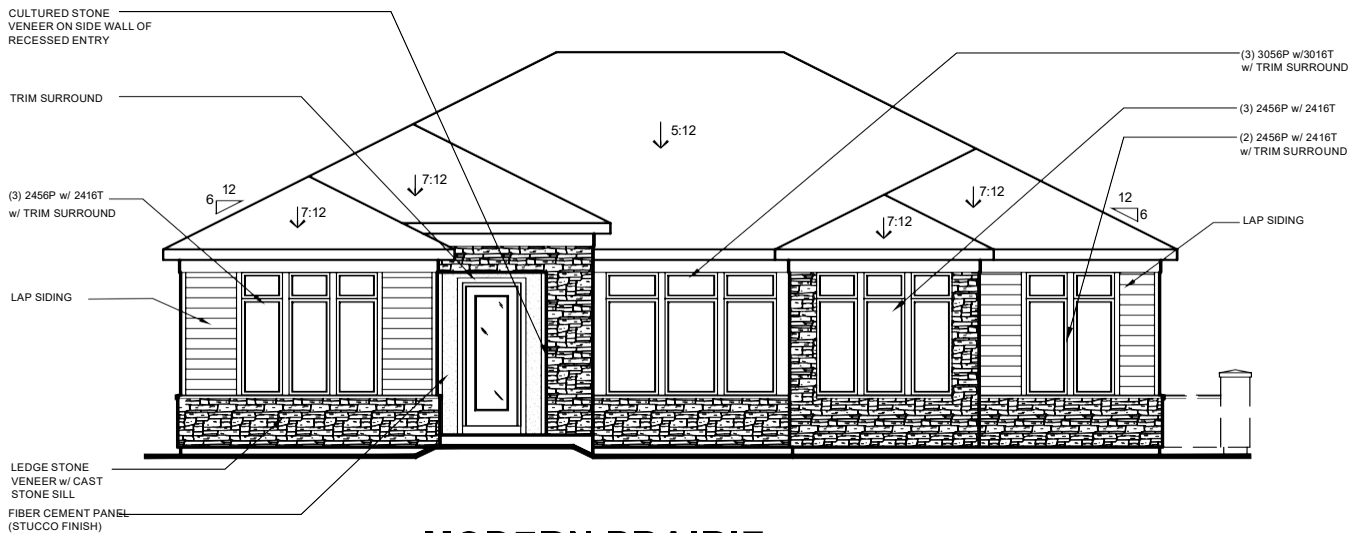
57-760

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)

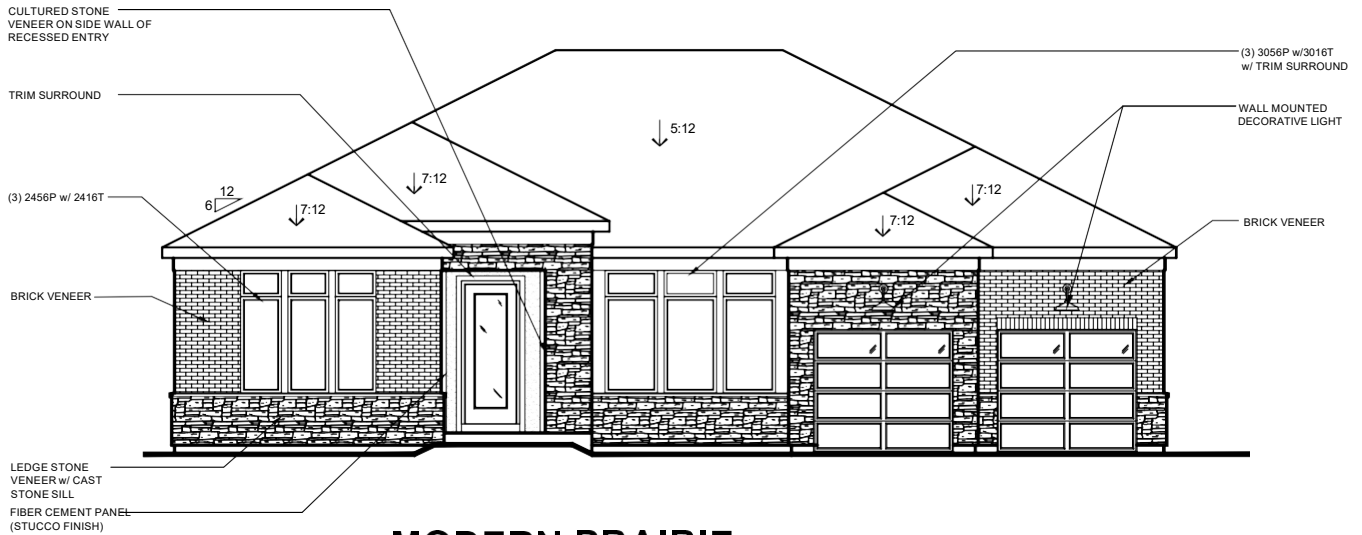


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PR-2.1
2.16.2023

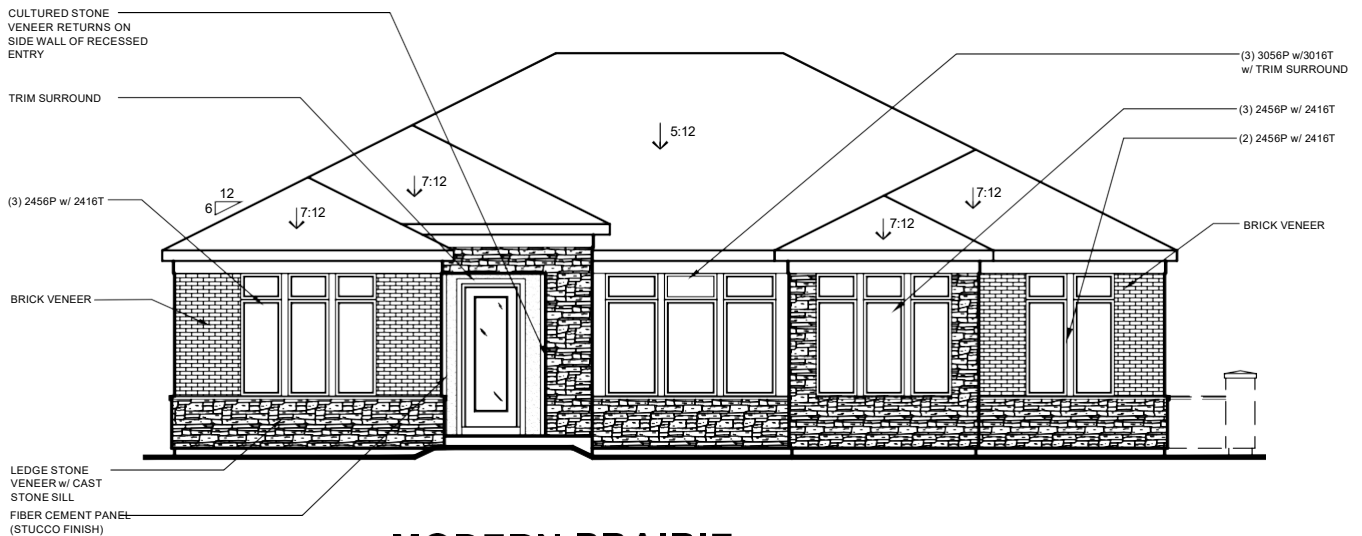
WINSLOW

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)

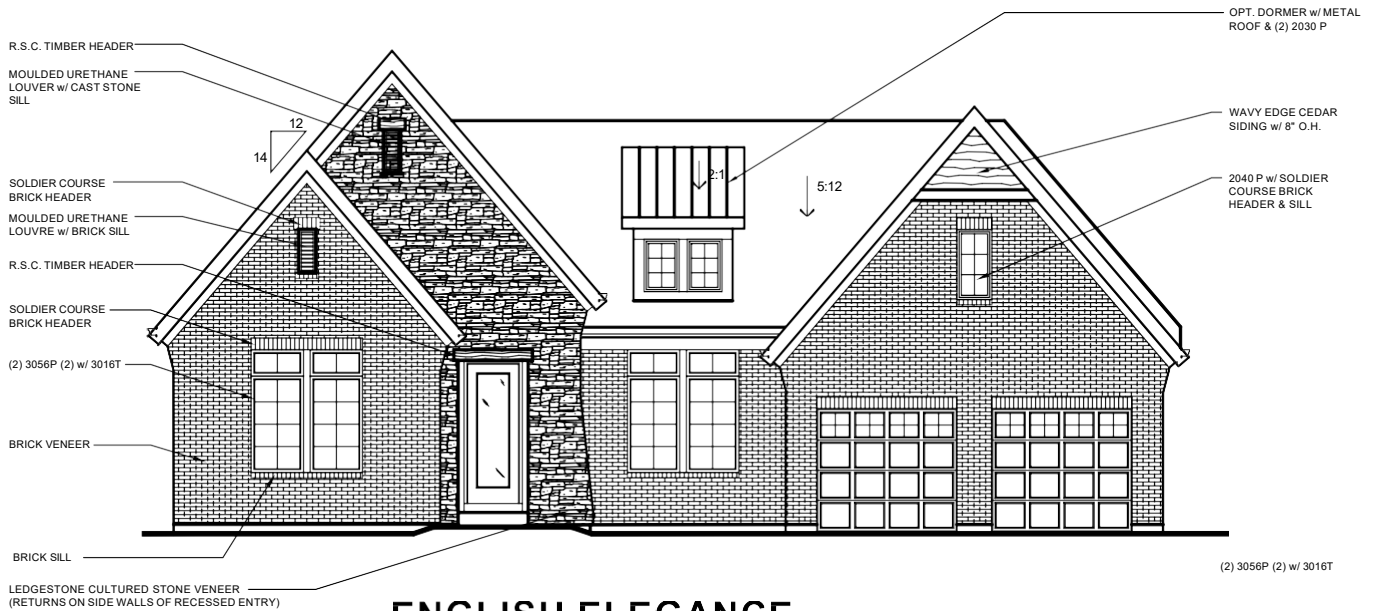


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PR-2.2
2.16.2023

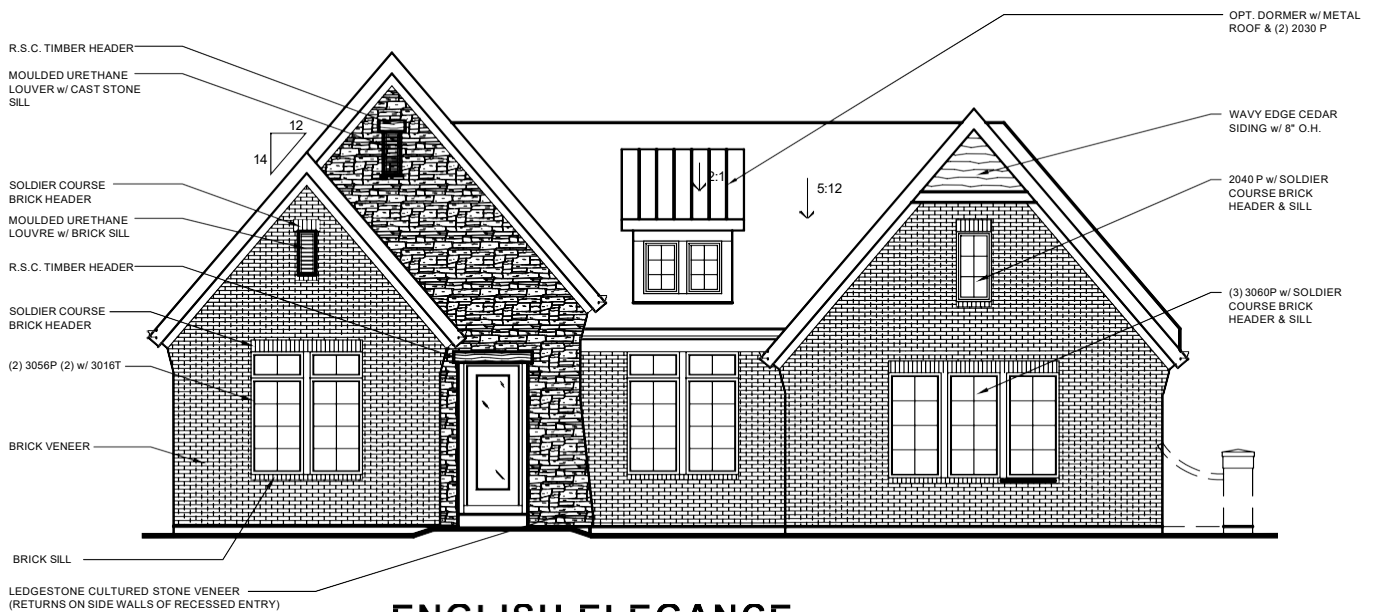
WINSLOW

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)



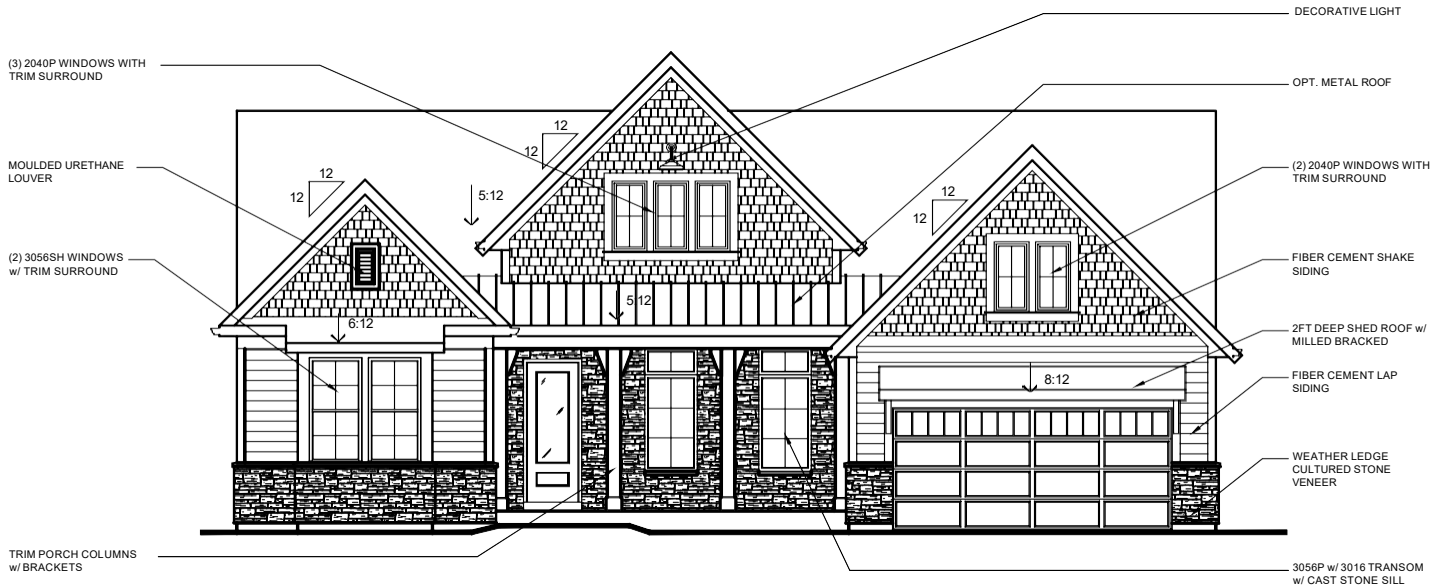
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PR-2.3
2.16.2023

WINSLOW

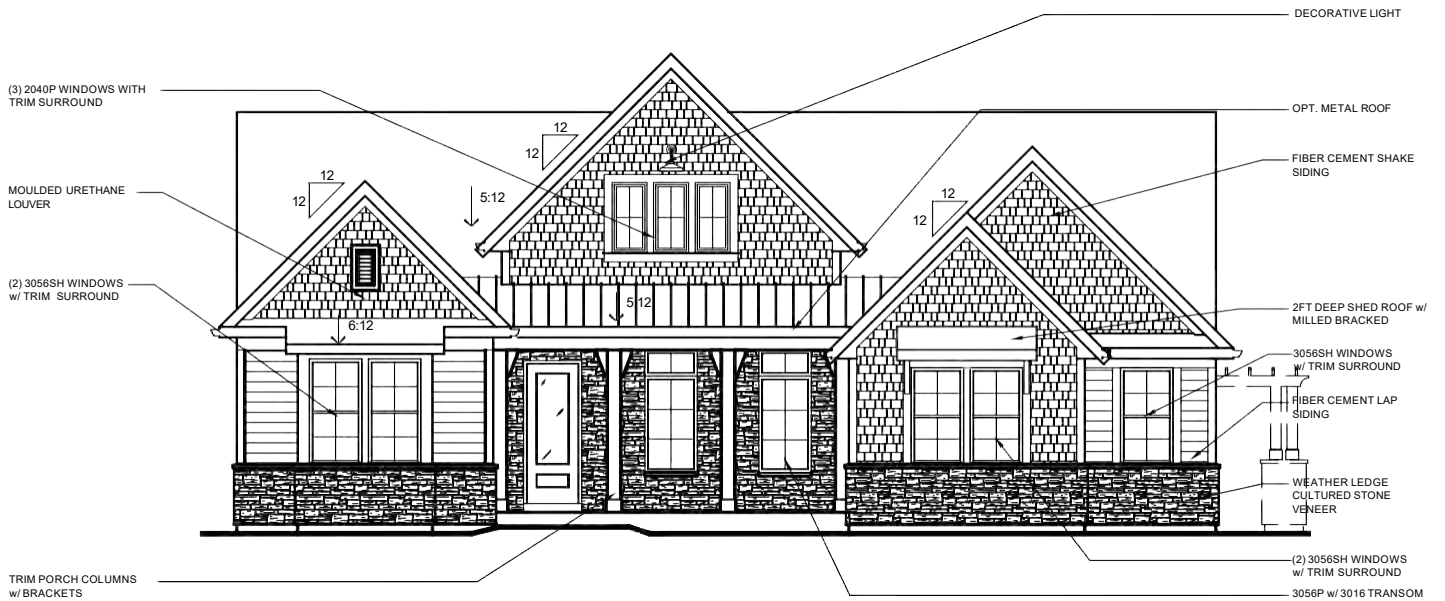
57-760

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)

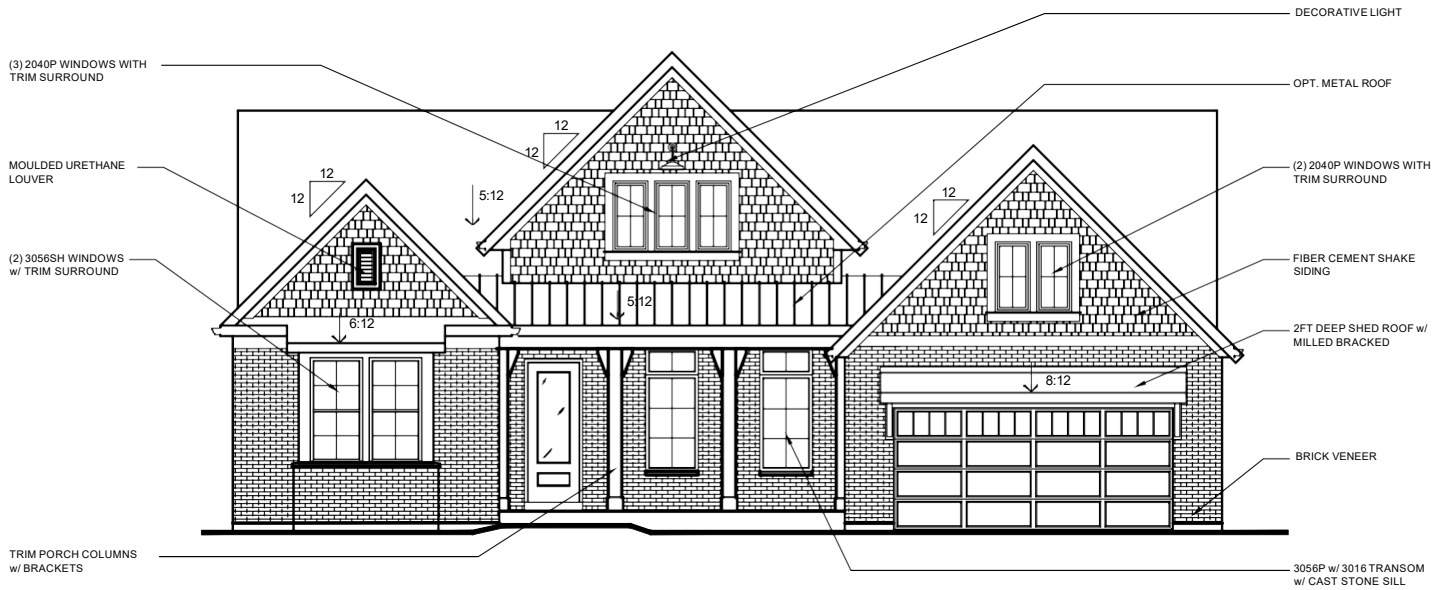


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PR-2.4
2.16.2023

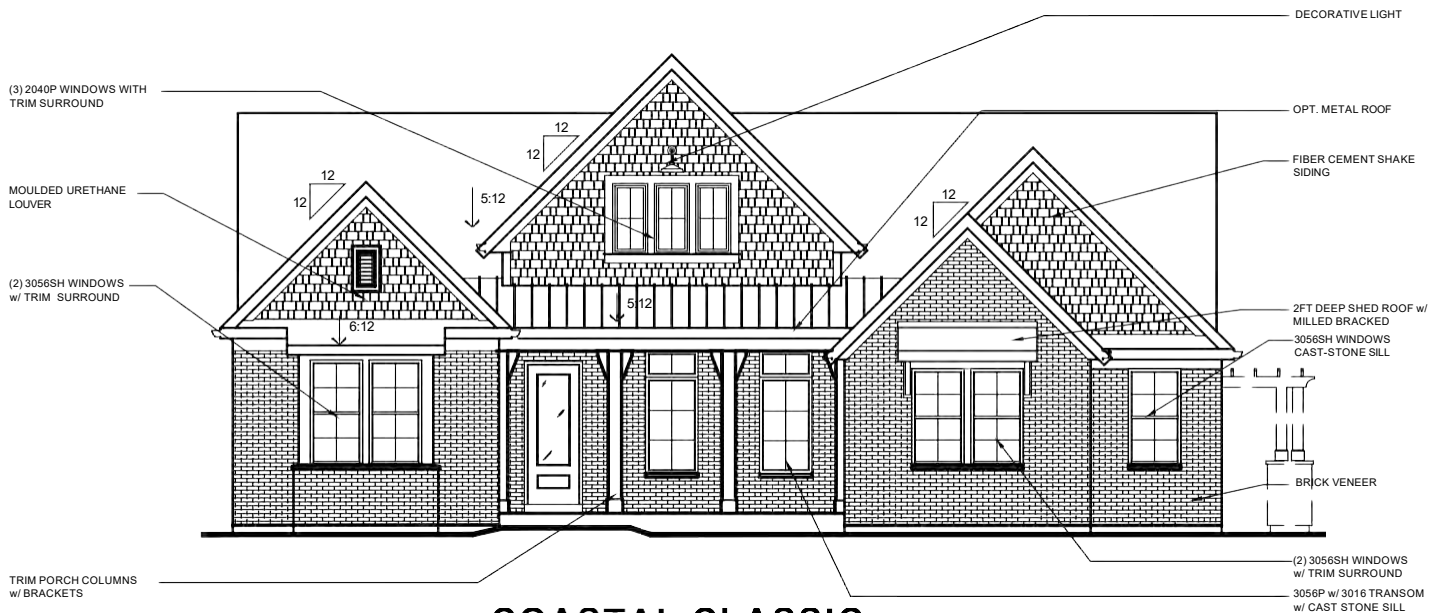
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MASTERPIECE COLLECTION



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)



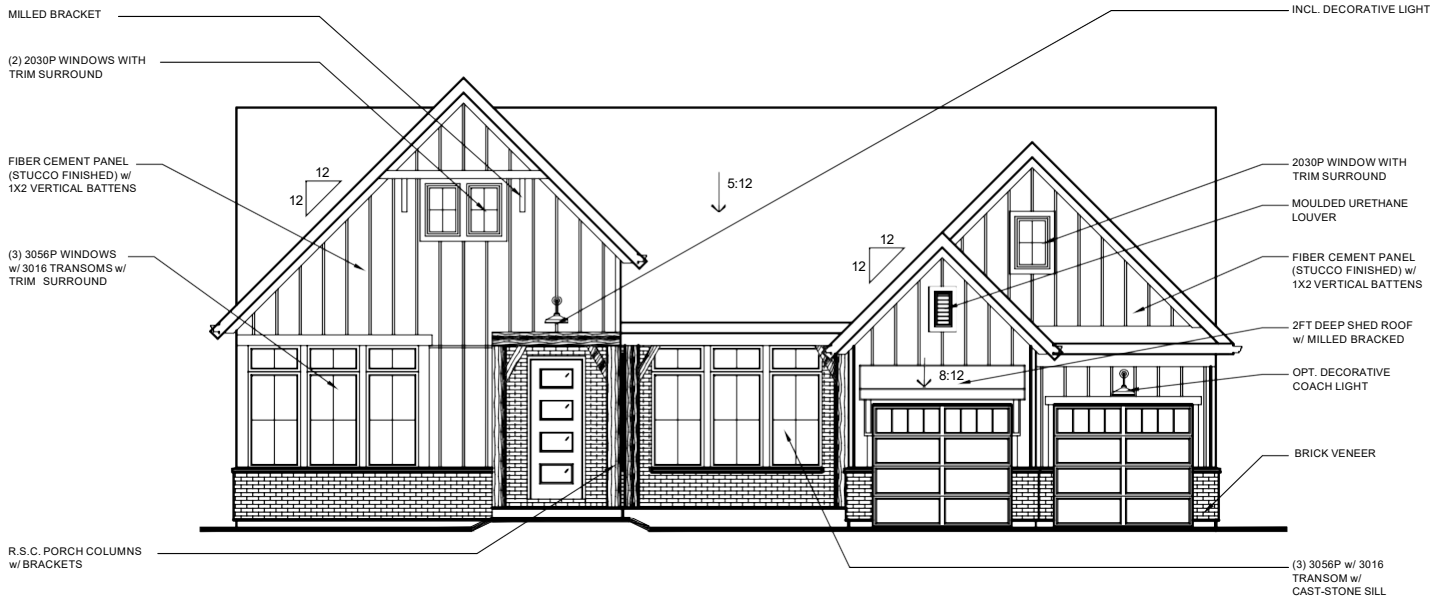
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PR-2.5
2.16.2023

WINSLOW

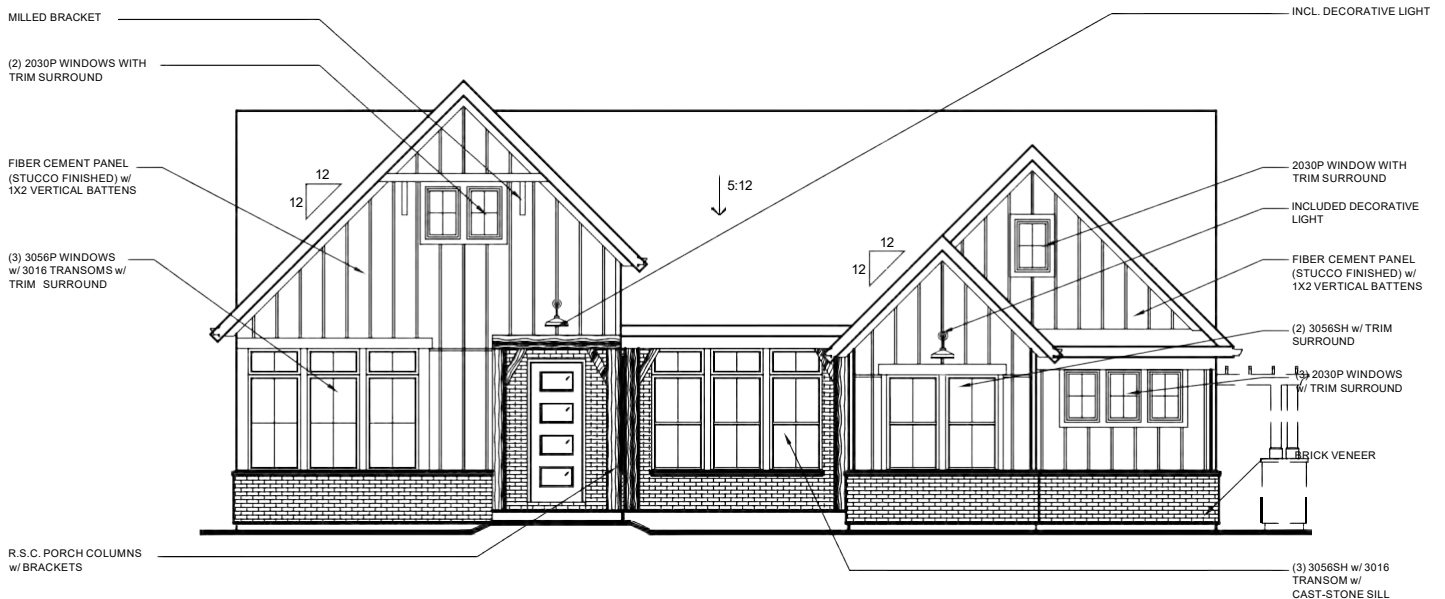
57-760

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)



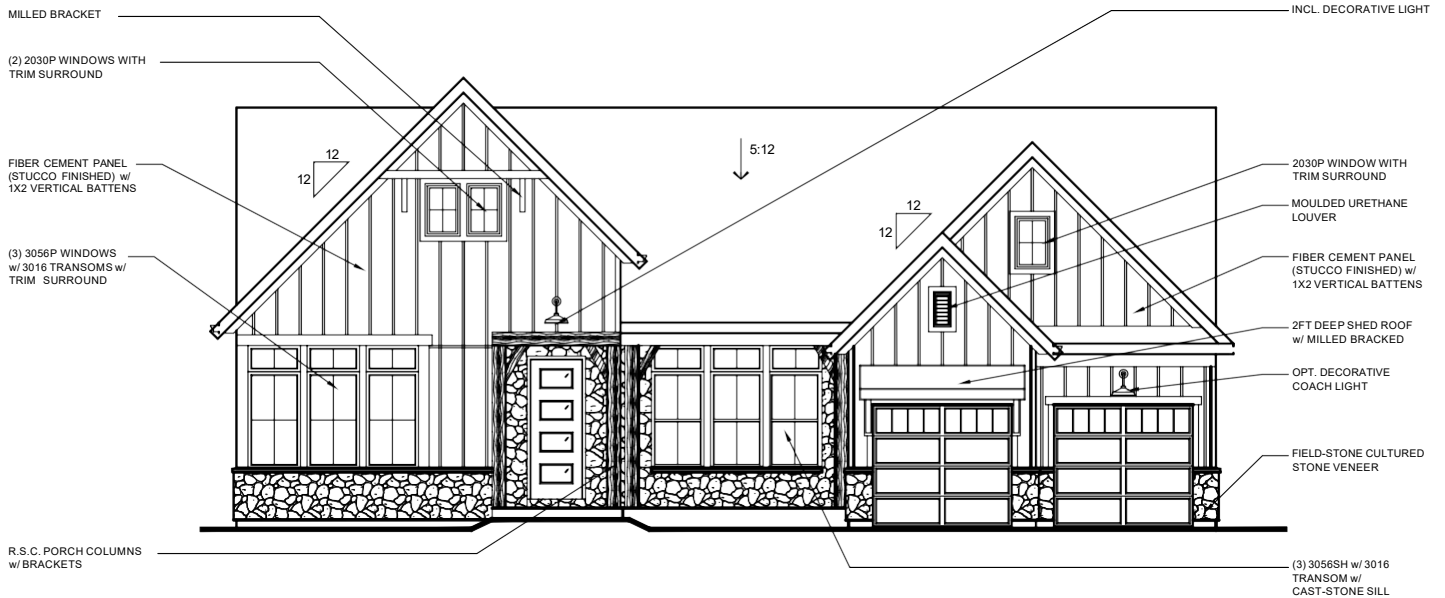
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PR-2.6
2.16.2023

WINSLOW

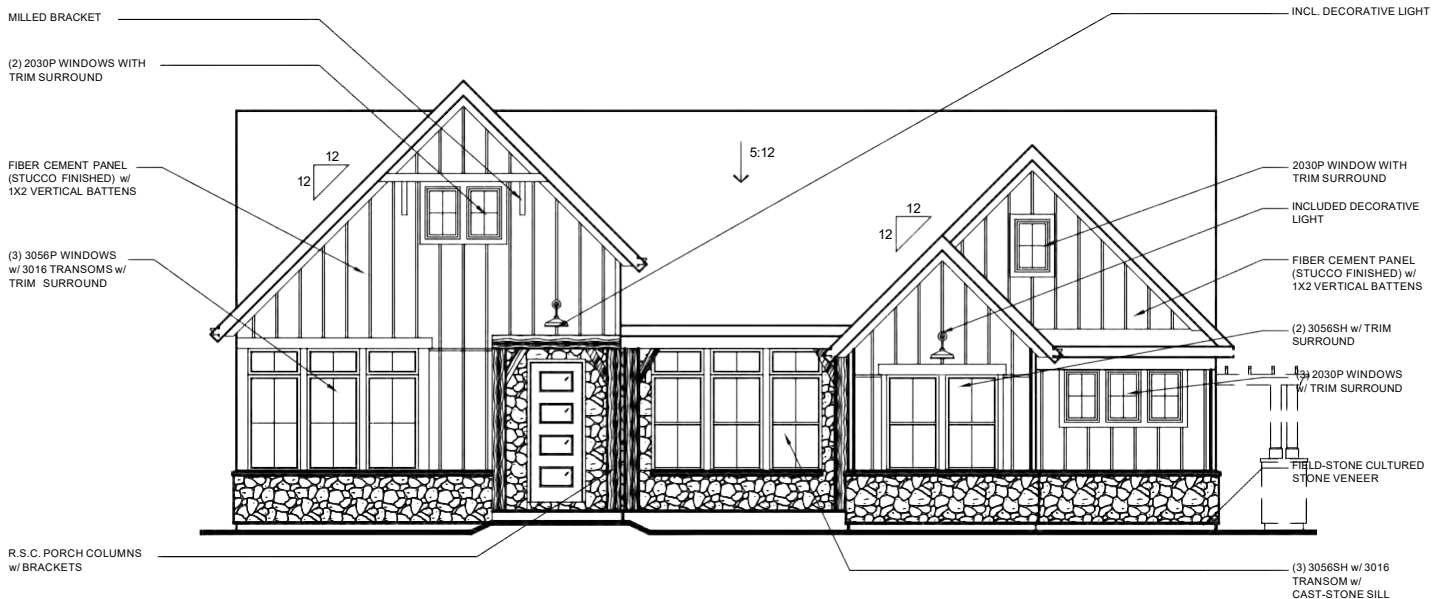
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MASTERPIECE COLLECTION



MODERN FARMHOUSE

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



MODERN FARMHOUSE

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



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PR-2.7
2.16.2023

TAB 5

welcome home.

Approximately 1621 sq ft and Up



HILLSTONE CRAFTSMAN

designed by: FH



MODERN FARMHOUSE
(WITH OPTIONAL BRICK)

designed by: FH



WESTERN CRAFTSMAN

designed by: FH



CAMBRIDGE COTTAGE

designed by: FH

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

Our Plans Include You

Page 122 of 138

TAB 6

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.



REAL ESTATE

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**

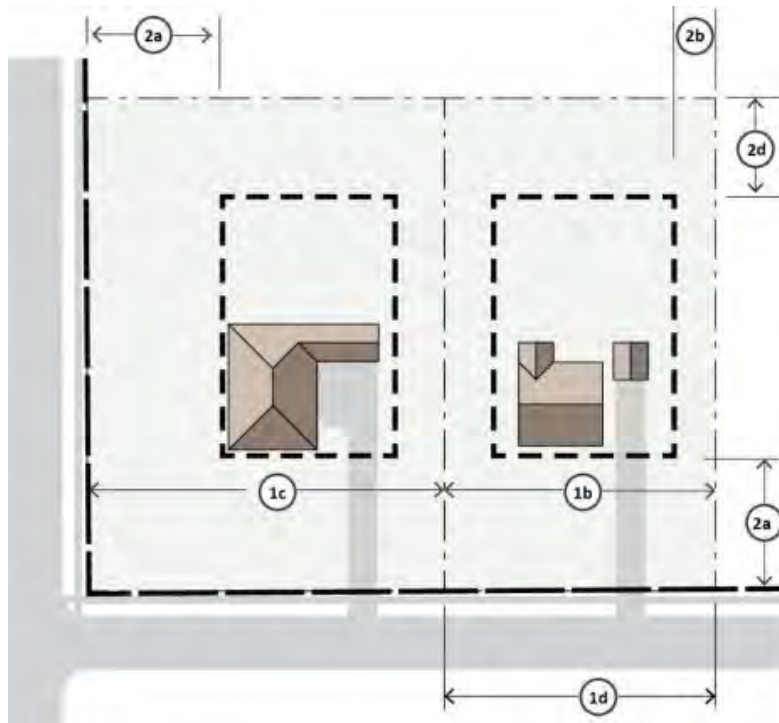
Article 3.2. Residential Districts: Shall apply, except as modified below:

- (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.

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



REAL ESTATE

Exhibit B.2 – Concept Plan



● Additional Architecture

Grand Estates

Masterpiece or Designer

Designer

Patio

Exhibit B.3 – Illustrative Architectural Exhibit

MASTERPIECE COLLECTION



MASTERPIECE COLLECTION



MASTERPIECE COLLECTION



Exhibit B.4 – Additional Architecture Exhibit

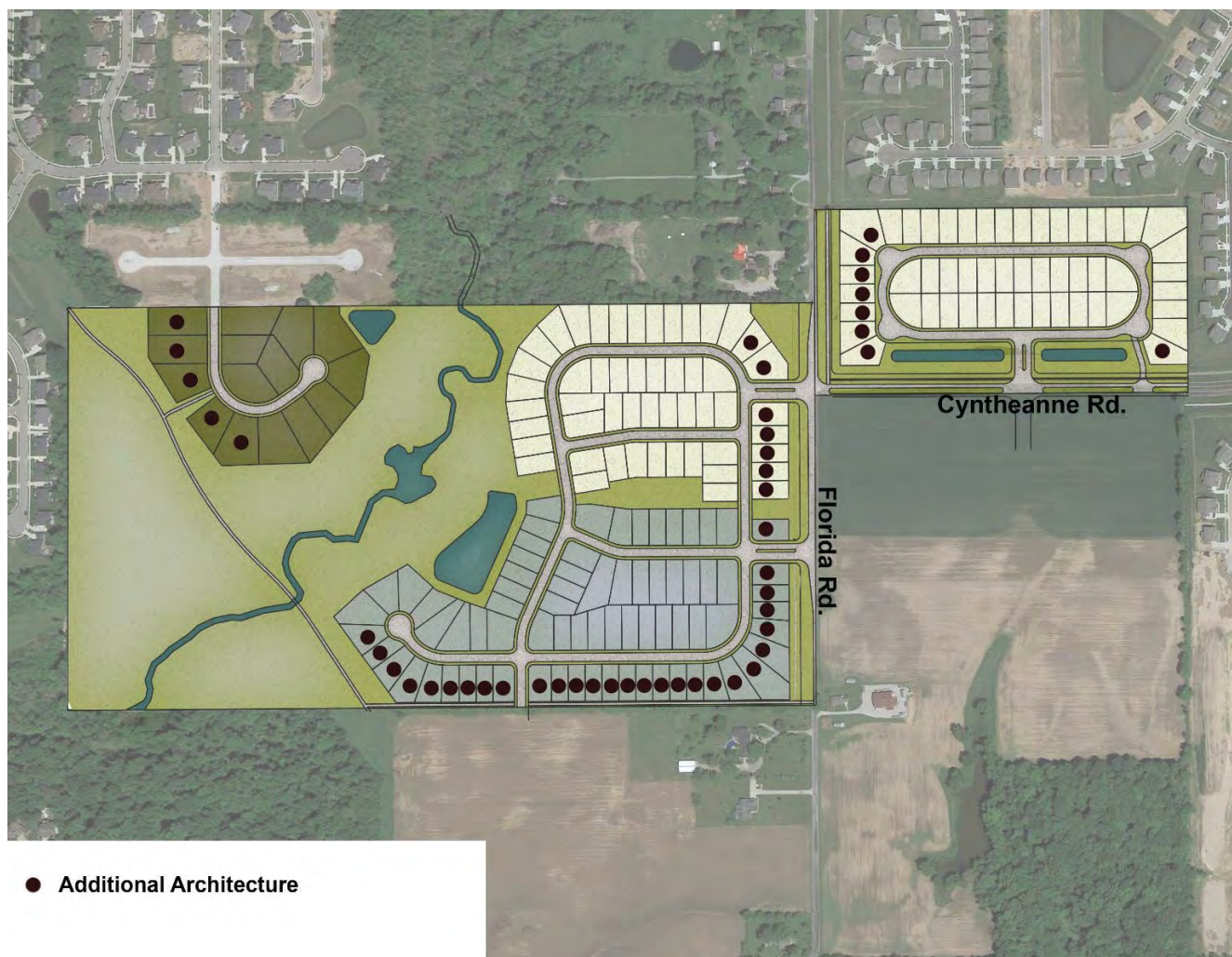


Exhibit B.6 – Pedestrian Connectivity Exhibit

