

Prestwick Place

Concept Plan Presentation

Pierce Township, Clermont County, Ohio

Zoning Commission Meeting

March 1st, 2016



Objectives

1. Who We Are?
 - a. About Fischer Homes.
 - b. Fischer Homes Philosophy.

2. Overview of Prestwick Place.
 - a. Surrounding area/context.
 - b. Community Vision.

3. Opportunity for questions and answers;
discussion.



Fischer Homes: About Us

Privately-owned homebuilder

- Founded in 1980 by Henry Fischer.
- Number 40 on “Builder 100’s” list of America’s Biggest Builders in 2015.

Our mission is to deliver the “best total new home solution.”

Homes and communities of enduring value.

- High-quality homes in quality locations.
- Believe the community is an extension – an integral part - of the home.
- Thoughtful and caring approach to overall design of communities.
- Continuous investment in home designs.
- Team of talented architects and designers.

Nearby Fischer Homes Communities:

- Lexington Run – Batavia Township, OH
- Glenwood Trails – Batavia Township, OH
- Ballyshannon – Boone County, KY
- Orleans – Boone County, KY
- Villa Grande – Alexandria, KY
- Arcadia – Alexandria, KY

www.fischerhomes.com



welcome home.

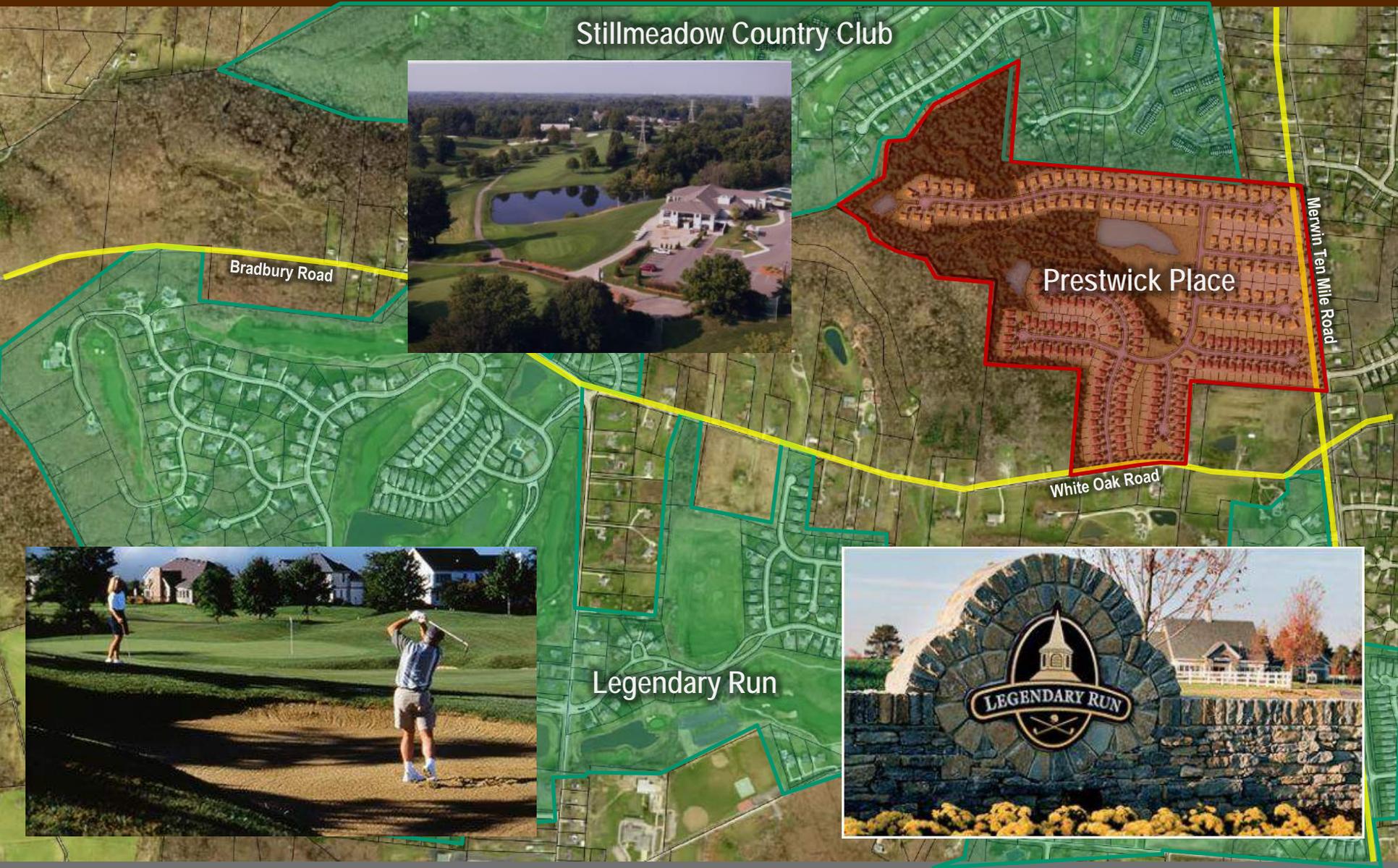
Prestwick Place

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Community Vision



Neighborhood Context



Stillmeadow Country Club



Prestwick Place

Bradbury Road

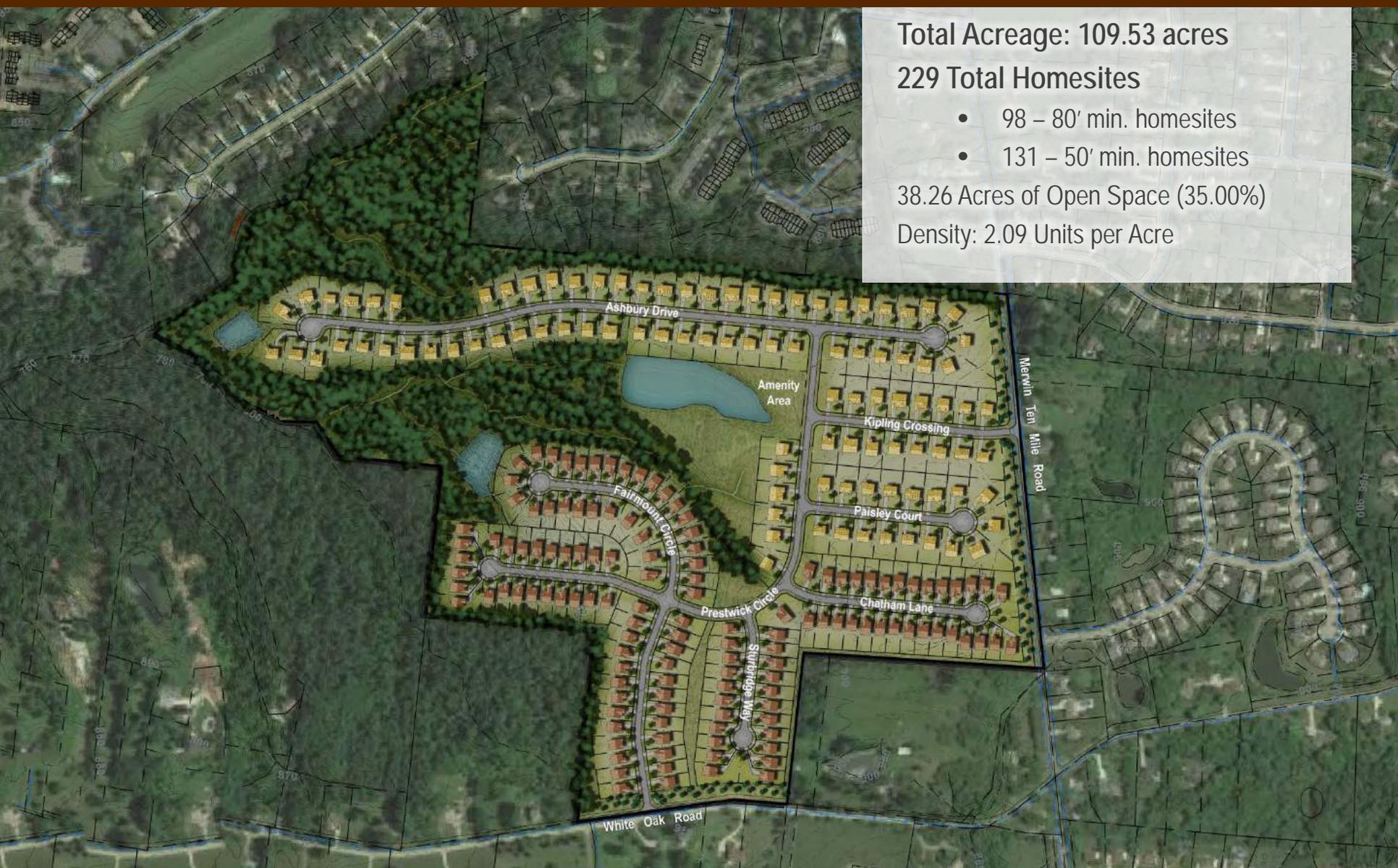
Mervin Ten Mile Road

White Oak Road

Legendary Run



Prestwick Place: Concept Plan



Total Acreage: 109.53 acres

229 Total Homesites

- 98 – 80' min. homesites
- 131 – 50' min. homesites

38.26 Acres of Open Space (35.00%)

Density: 2.09 Units per Acre

Community Vision

Masterpiece Home Collection

- Minimum 80' wide homesites.
- Predominately side-entry garages.
- Typically "second move-up" homebuyer.
- Similar to east, and most of west, Legendary Run.



Sample Masterpiece Homes

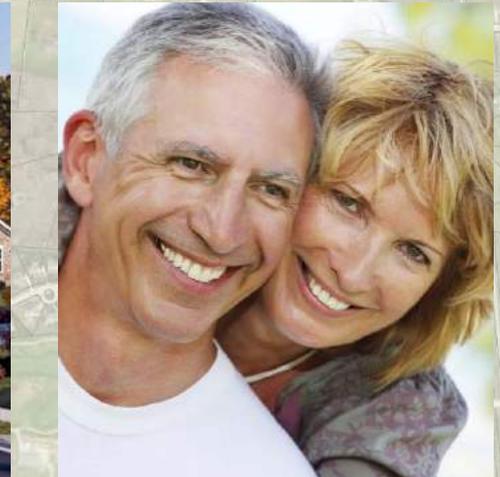


welcome home.

Community Vision

Patio Home Collection

- Minimum 50' wide homesites.
- Mix of front- and side-entry.
- Low-maintenance lifestyle; typical "empty-nester."
- Similar to Royal Troon at Legendary Run.



Sample Patio Homes



welcome home.

Community Amenity Center



Community Vision



Community Vision



welcome home.

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Summary and Questions



Summary and Next Steps

1. Key Features of Prestwick Place:

- a. Community character similar to Pierce Township and Legendary Run.
- b. Community amenity feature.
- c. Meets open space requirements for PUD.
- d. Exclusively single-family detached homes; no condominiums and/or apartments.

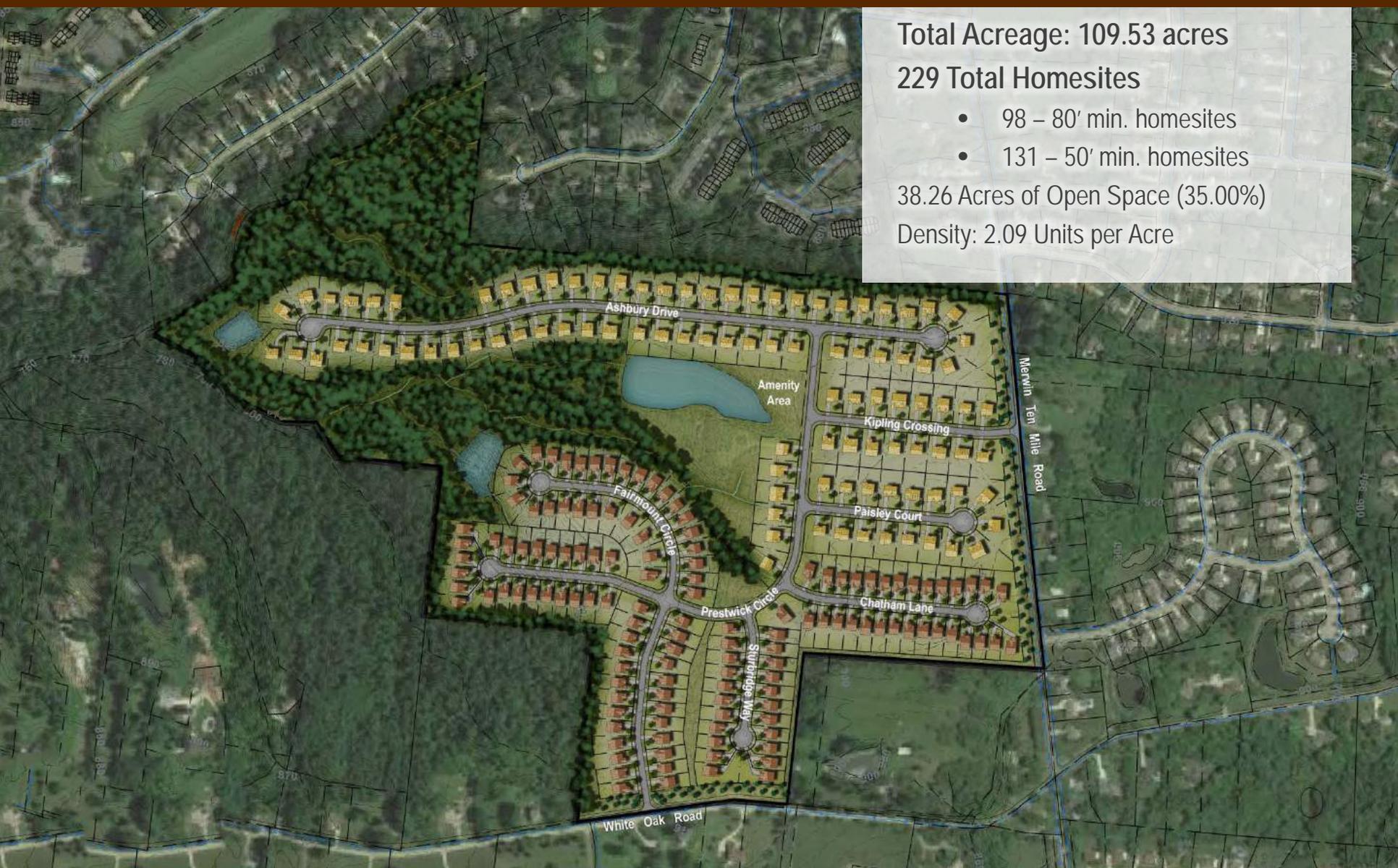
2. Next Steps

- a. ***WE – Township officials and staff, and Fischer Homes*** – are working hard to create the proposed plan and help ensure a successful community.
- b. Zoning Commission = request a positive recommendation.
- c. Township Commissioners = approve the proposed zone change and concept plans.
- d. Preliminary Plat and PUD approvals = detailed plans and zoning which will include further opportunities for public input.

3. We are excited about this opportunity and **thank you** for your time and consideration.



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