

Stirling Ridge

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

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.

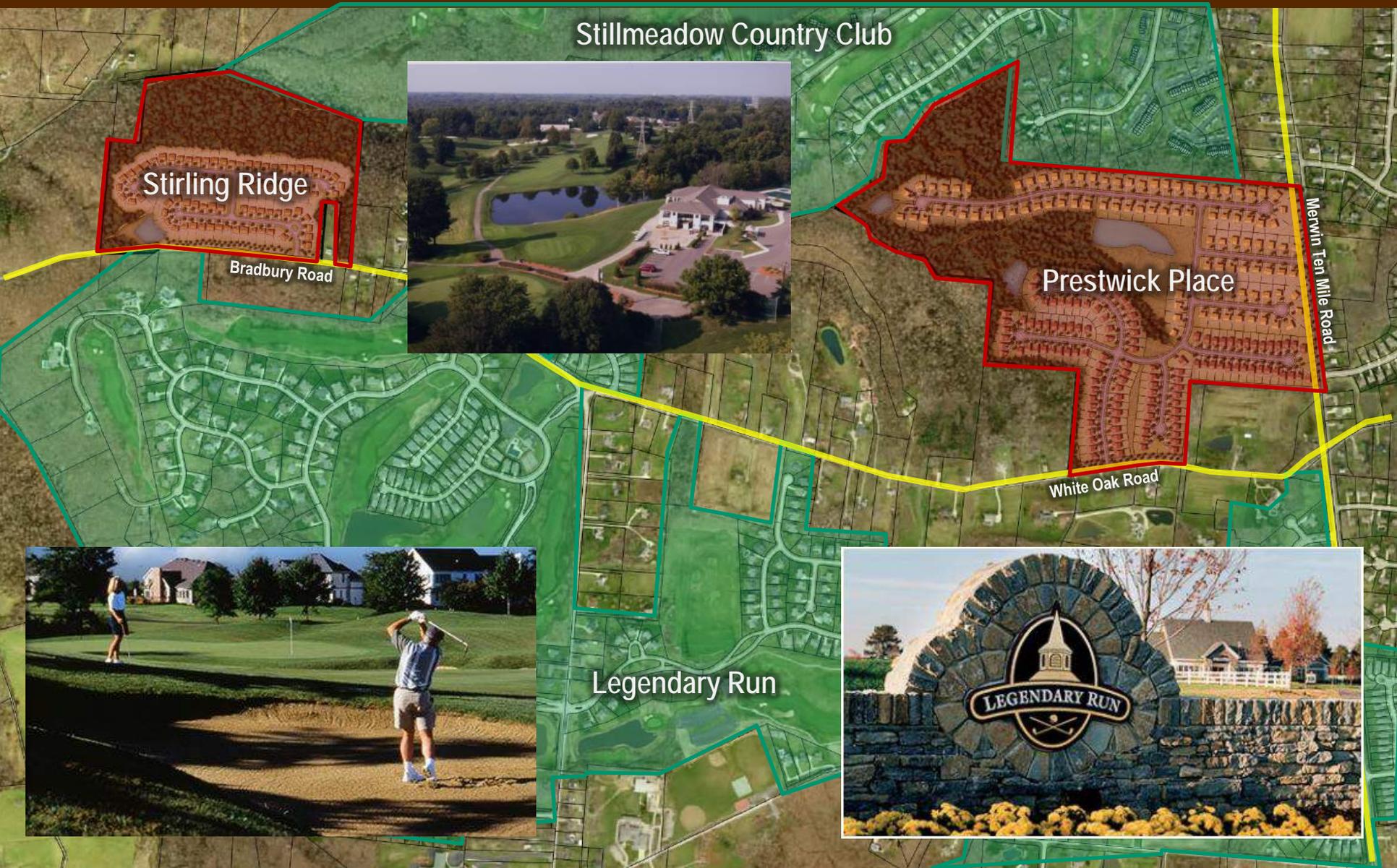
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Community Vision



Neighborhood Context



Community Vision



- Two Communities, One Vision
- All Single-Family Detached Homes:
 - **No Condos or Apartments!**
- Three (3) home collections:
 - Variety of buyers and lifestyles
- Character and Price Points Comparable to Adjacent Communities

Community Vision

Designer Home Collection

- Minimum 60' homesites.
- Predominately front-entry garages.
- Typically "move-up" homebuyer.
- Young and growing families.



Sample Designer Homes



Stirling Ridge: Concept Plan

Total Acreage: 44.39 Acres

84 Total Homesites

- Minimum 60' homesites

22.45 Acres of Open Space (50.57%)

Density: 1.89 Units per Acre



Bradbury Road

Community Amenity Center



Community Vision



Community Vision



welcome home.

Stirling Ridge

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Summary and Questions



Summary and Next Steps

1. Key Features of Stirling Ridge:

- a. Community character similar to Pierce Township and Legendary Run.
- b. Community amenity located at Prestwick Place; accessible to Stirling Ridge residents.
- c. Exceeds open space requirements; approximately 50%.
- d. Exclusively single-family detached homes.

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 = 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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