

WALKER COMMONS

PROJECT TEAM

Apollo Developers - Master Developer

The Walker Family - Property Owners

Van Valer Law Firm - Land Use Attorney

Weihe Engineering - Civil Engineering Design

WALKER COMMONS

Legacy

 The Walker Family desires to create a high quality community that promotes connectivity and beneficial use for the surrounding communities.

Process and Due Diligence

- Engineering site studies
- Traffic
- Drainage
- Fire & Safety
- Schools

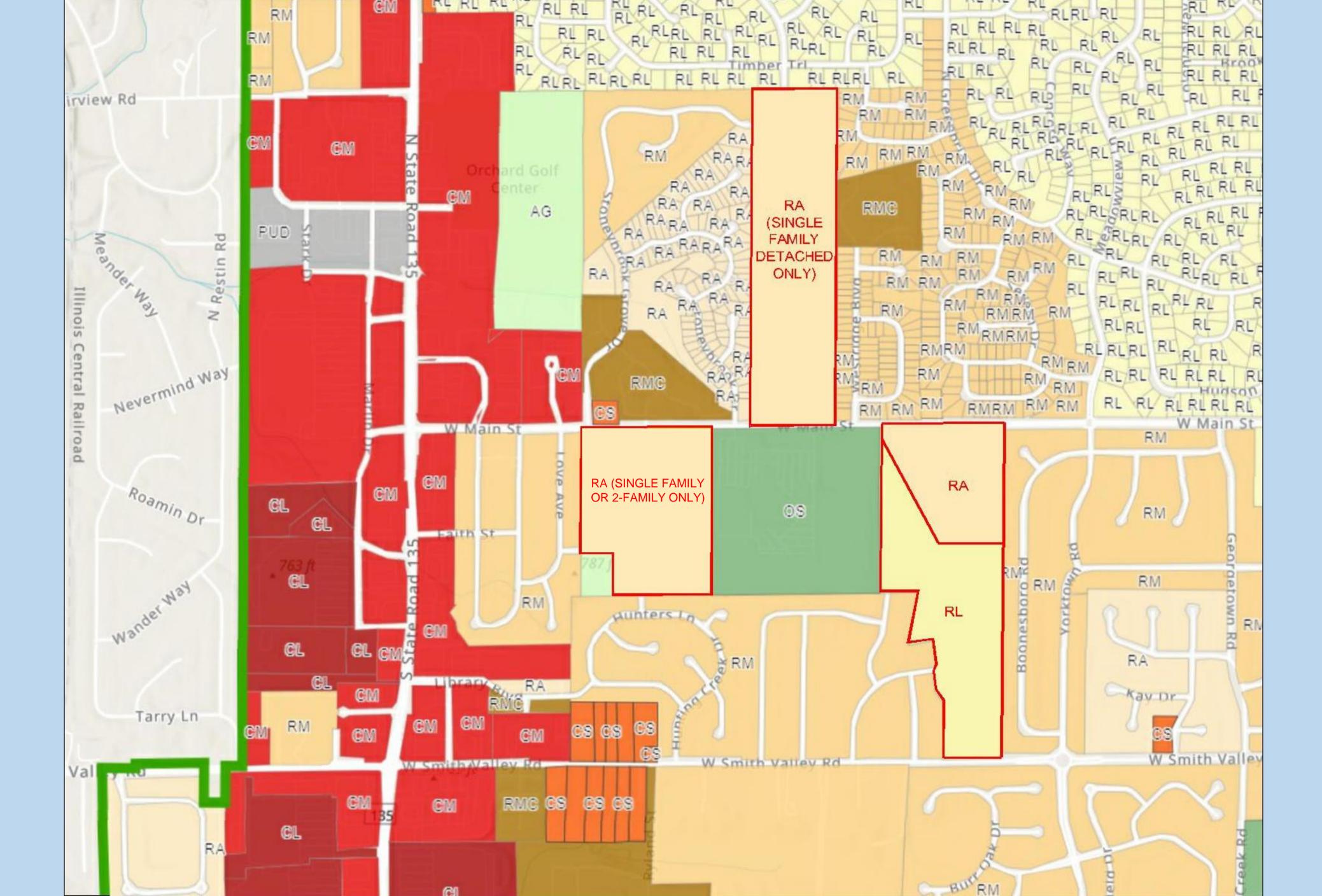
Design

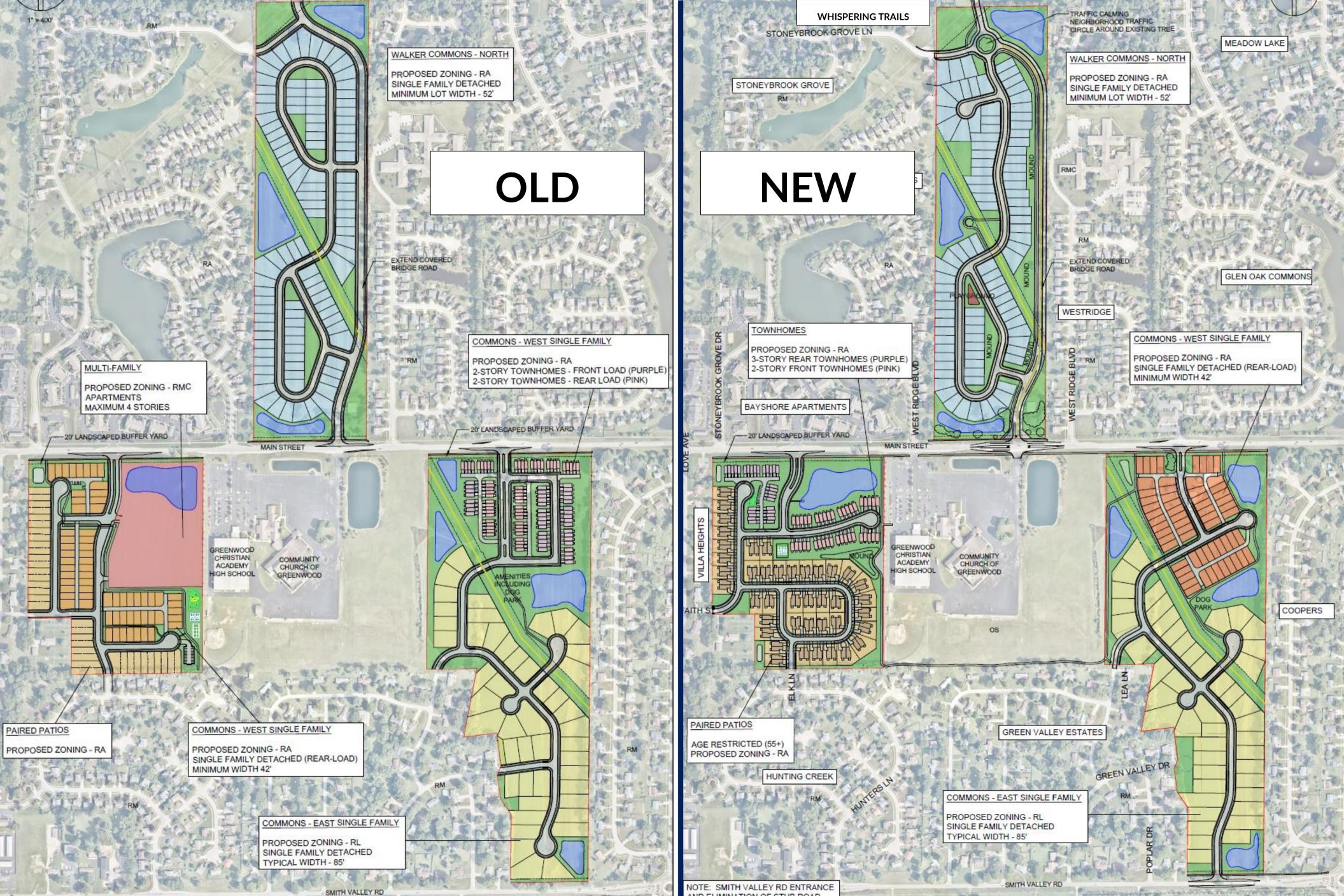
- Opportunities and Constraints 3 non contiguous sections
- Walkability Pedestrian connections
- Variety in housing stock Paired Patios, Traditional Single Family, Townhome, Estate
- Amenities Dog park, Pickleball, etc.

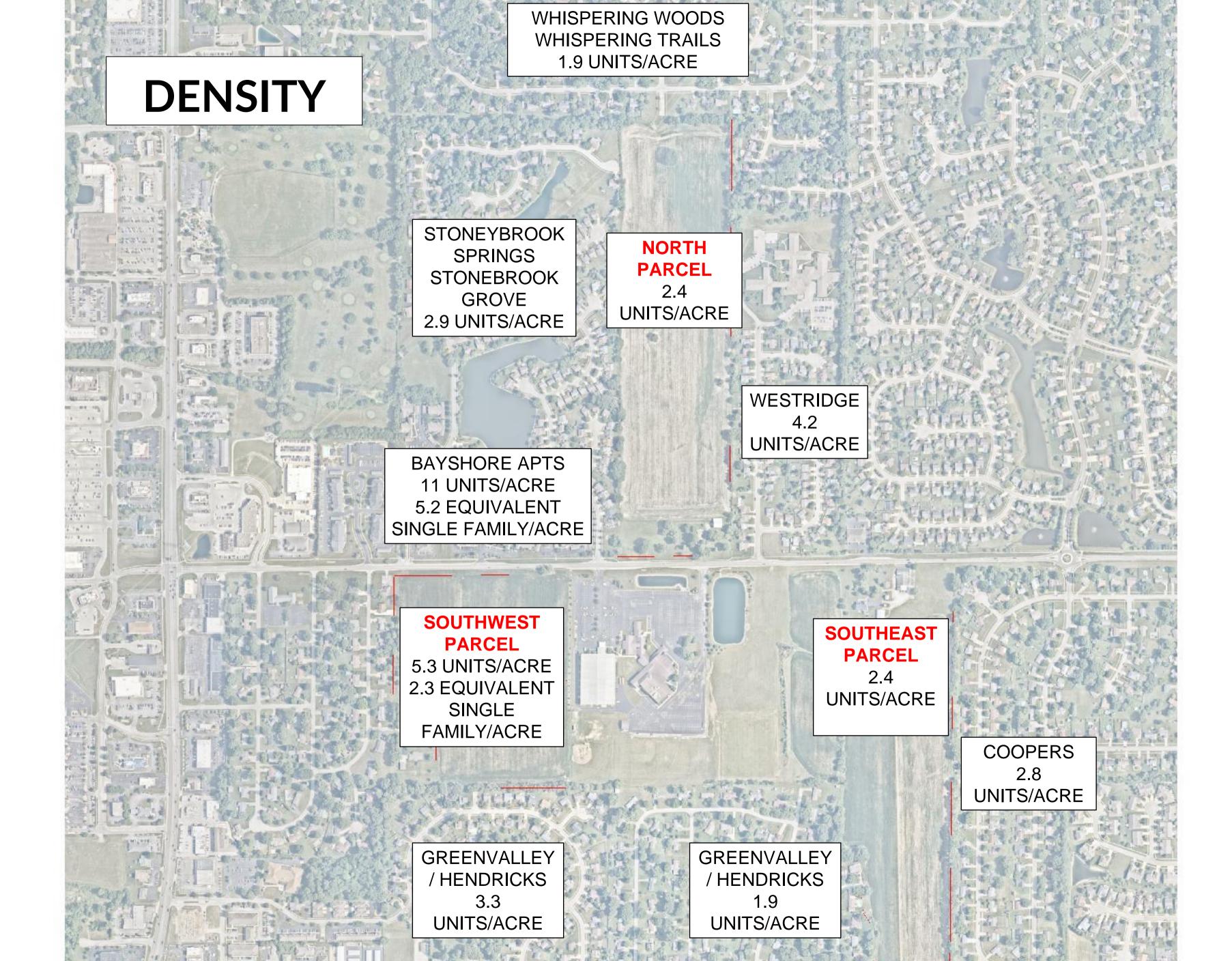
Schedule

- If approvals can be obtained in a timely manner we anticipate starting infrastructure improvements in the Winter of 2024 with first homes being built by Winter 2025
- First residents in 2026 and full build out targeted by 2030-2031











WALKER COMMONS - NORTH

DESIGN PARAMETERS

- PROPOSED ZONING RA
- SINGLE FAMILY DETATCHED
- TOTAL # OF UNITS 94 BY DAVID WEEKLEY HOMES

ADDITIONAL DESIGN NOTES

- CONNECTION TO NEIGHBORS TO THE NORTH AND WEST
- COLLECTOR ROAD PROPOSED













WALKER COMMONS SOUTHEAST – SINGLE FAMILY

DESIGN PARAMETERS

- PROPOSED ZONING RA
- SINGLE FAMILY DETATCHED (REAR LOAD)
- MINIMUM LOT WIDTH 42'
- TOTAL # OF UNITS 61 BY DAVID WEEKLEY HOMES

ADDITIONAL DESIGN NOTES

- DOG PARK











DESIGN PARAMETERS

- PROPOSED ZONING RL
- SINGLE FAMILY DETATCHED
- TYPICAL WIDTH 85'
- TOTAL # OF UNITS 46 BY DREES HOMES

ADDITIONAL DESIGN NOTES

- POSSIBLE CONNECTION TO SMITH VALLEY ROAD











WALKER COMMONS WEST - SINGLE FAMILY

DESIGN PARAMETERS

- PROPOSED ZONING RA
- 2-STORY TOWNHOMES
- FRONT LOAD (PURPLE)
- 3-STORY TOWNHOMES
- REAR LOAD (PINK)
- TOTAL # OF UNITS 70 BY DREES HOMES

ADDITIONAL DESIGN NOTES

- PICKLEBALL COURTS AND/OR OTHER AMENITY
- ADDITIONAL PARKING





WALKER COMMONS WEST - PAIRED PATIOS

DESIGN PARAMETERS

- PROPOSED ZONING RA
- PAIRED PATIOS
- MINIMUM LOT WIDTH TBD
- TOTAL # OF UNITS 84 (42 BUILDINGS) BY FISCHER HOMES

ADDITIONAL DESIGN NOTES

- RANCH STYLE
- BUFFER BETWEEN EXISTING NEIGHBORS AND 2 STORY SINGLE FAMILY HOMES

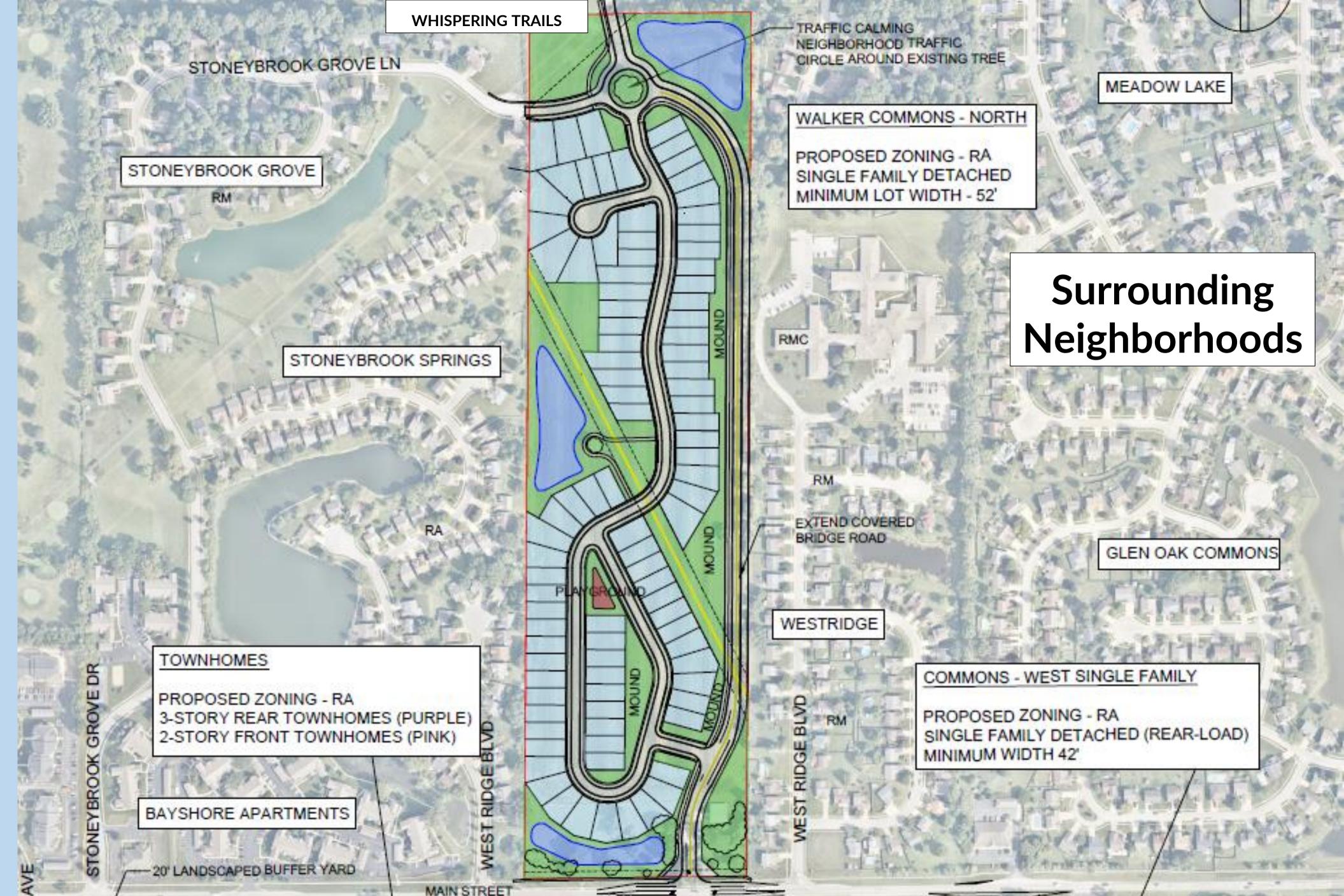


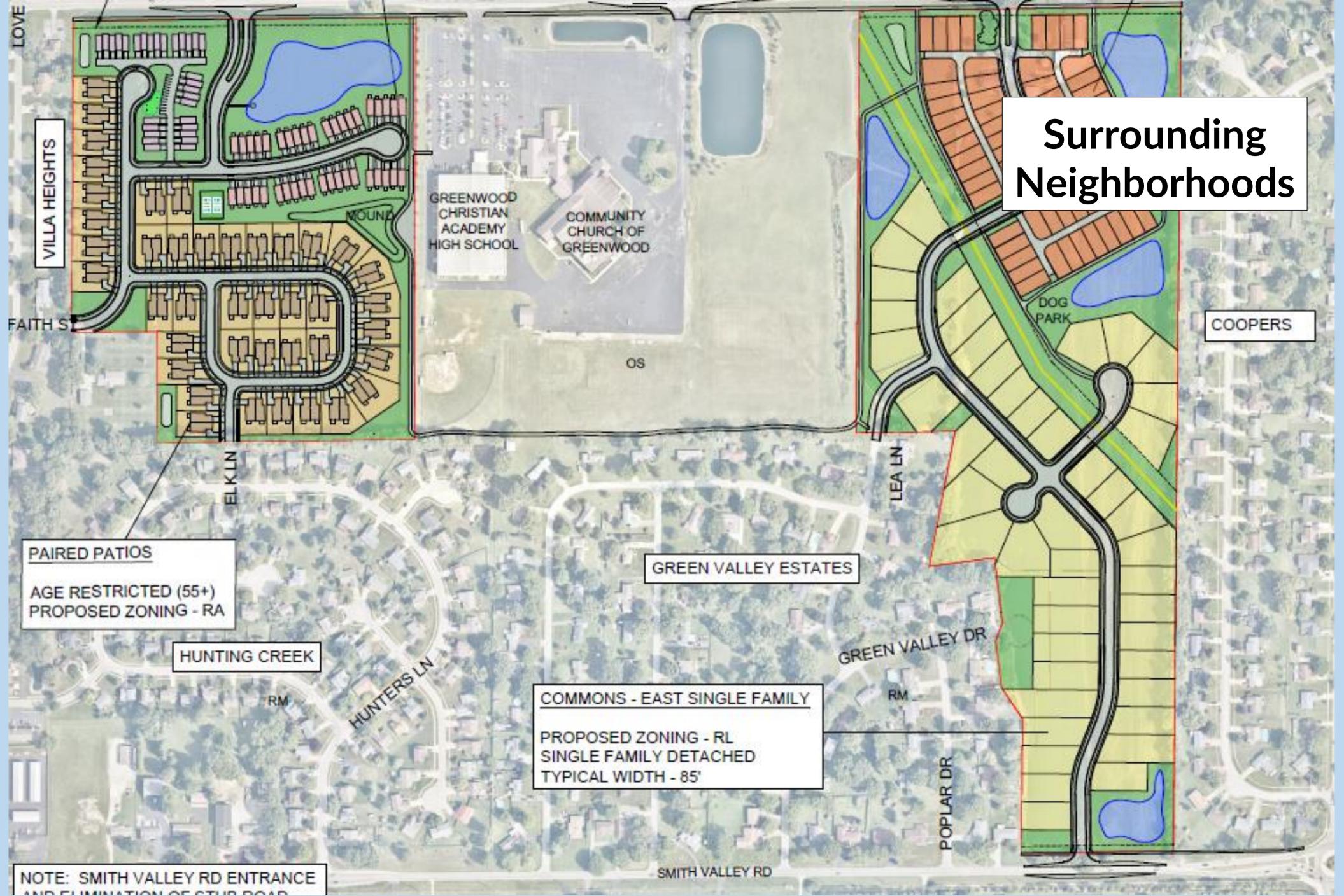




Assessed Value

				2024 Estim.			3.9%					
Units	Product Type	Acres	Builder	Avg Sale Price		Added AV		Tax Rate	Annual Tax		Greenwood*	
46	85' Estates	29.0	Drees Homes	\$	735,900	\$	33,851,400	1%	\$	338,514	\$	73,934
61	42' Rear Load	15.0	David Weekley	\$	400,200	\$	24,412,200	1%	\$	244,122	\$	53,318
84	Paired Patios	17.0	Fischer Homes	\$	314,100	\$	26,384,400	1%	\$	263,844	\$	57,625
40	2-Story Townhomes	8.0	Drees Homes	\$	341,400	\$	13,656,000	1%	\$	136,560	\$	29,826
30	3-Story Townhomes	4.0	Drees Homes	\$	333,200	\$	9,996,000	1%	\$	99,960	\$	21,832
94	52' North Homes	40.0	David Weekley	\$	480,000	\$	45,120,000	1%	\$	451,200	\$	98,545
355		113.0				\$ 153,420,000			\$	1,534,200	\$	335,079
						Cu	rrent		\$	14,501	\$	-
						Increase Propert		ty Tax \$ 1,519,699		\$	335,079	
						Per Unit			\$	4,281	\$	944
Assumptions:												
	100% owner-occupied with 1% homestead exemption applied to all units (no rentals)											
	No Over 65, Veteran, Disabled tax exmptions applicable											
	AV equates to sales price											
	Tax rates based on 2024 certified budget order											
	* Greenwood Fire excluded since poperties are in White River Township Fire District											





Attachment A:

Detailed Statement of Reasons

Project: Apollo Developers, LLC PC 2023-071

- 1. What is the purpose of this re-zoning request? The subject property ("Real Estate") is located at 1275 W. Main Street, Greenwood, IN 46142. The Real Estate is situated on and along both the north and south sides of Main Street and consists of approximately 113.5 acres, all of which are currently zoned AG. The Petitioner is proposing the development of a residential community consisting of multiple product types. Petitioner requests to amend the Zoning Map to change the classification of the northern parcel (41-03-36-012-031.000-053) to RA, the southeastern parcels (41-03-36-042-023.001-053, 41-03-36-041-052.000-053 & 41-03-36-041-052.001-053) will be a split zoning of RA and RL with the southwest parcel (41-03-36-031-019.000-053) being RA.
- 2. What is the proposed development for this property. The development will consist of a mix of product types across three sections, along with internal roadways and extensions to utility infrastructure to support the development. The North section is proposed to be rezoned to RA and consist of Single-Family Detached homes, consistent with surrounding neighborhoods. The Southeast section is proposed to be RA north of the gas easement and will consist of rear load Single Family Detached housing, while an RL zoning is proposed generally south of the gas easement with larger estate homes. The Southwest section is proposed to be RA and will consist of Paired Patio Homes and a mix of front and rear load town homes. The development will include numerous amenities such as a dog park, playground, pickleball courts, and a linear trail connecting the southern parcels and surrounding neighborhoods to Westside Park.

- 3. This request complies with the Comprehensive Plan in the following way(s): According to The City of Greenwood Comprehensive Plan adopted on December 17, 2012, the Real Estate is located within the Planning Area Boundary of the Future Land Use Map with a preference of Single-family Residential. Approval of this Petition will align with one of many goals outlined in the Comprehensive Plan by providing for a mix of housing, varying in type size location and quality to meet the housing needs of the community. The proposed development will provide a significant increase in the Greenwood tax base.
- 4. This request complies with the current conditions and the character of current structures and uses in each district in the following way(s): The Real Estate is imbedded in an area currently zoned for residential use. The Petitioner's request is comprised of a use that is consistent with the area in the district and is therefore the most desirable.

- 5. The request is for the most desirable use for which the land in this district is adapted. Describe: The proposed development is consistent with the Comprehensive Plan and in harmony with the current uses in the area. This combination yields the most desirable use.
- 6. This request will not negatively affect the property values throughout Greenwood because: The use of the adjacent properties would not be negatively affected because approval of this petition is consistent with the residential development in the area. Building quality housing in this area is in overall conformance with the Comprehensive Plan and will not negatively affect property values throughout the City of Greenwood.
- 7. This request is considered responsible development and growth because: Market research shows that Greenwood is a desirable place to live and that there is a high demand for quality housing options with a mix of types and price points. The Petitioner's proposed rezoning request complies with the City of Greenwood's intended uses for the area, as articulated in the Comprehensive Plan.