



PARCEL DESCRIPTIONS

4215 Hoepker Road

Description	5.11 gross acres. Housing mix 3 under the Pumpkin Hollow Neighborhood Plan allowing up to 40 units per acre of multi-family development. Average units per acre throughout the neighborhood plan for this housing type will be 16-25. This parcel currently has a farm house and out buildings on it. The farm house is rented at this time.
Price	\$385,000 for up to 90 units approved. If more than 90 units are approved then an additional \$10,000 per unit for each unit over 90.

4303 Hoepker Road

Description	27.9 gross acres. A combination of housing mix 2 and housing mix 3 is planned for this parcel. Housing mix 2 under the Pumpkin Hollow Neighborhood Plan allows up to 16 units per acre of multi-family development. Average units per acre throughout the neighborhood plan for this housing type will be 8-16. Housing mix 3 allows up to 40 units per acre with an overall average throughout the neighborhood plan of 16-25 units per acre. This parcel includes approximately 11 acres of wetlands. There is also a 30 foot wide easement through the parcel for the placement of the sanitary sewer line.
Price	\$2,095,000 for up to 200 units approved. If more than 200 units are approved then an additional \$10,000 per unit for each unit above 200.



PARCEL DESCRIPTIONS

4404 Hoepker Road

Description	34.91 gross acres. This parcel includes housing mix 2, housing mix 3, housing mix 4 and mixed neighborhood center zoning types. Maximum units per acre vary with each housing type. The estimated maximum number of units after deductions for wetlands and public roads shown in the neighborhood plan is approximately 882. The total number of units based on the average units per acre for each housing group is approximately 658. There are some wetlands on this parcel which have been incorporated into the greenway shown on the neighborhood plan.
Price	\$2,600,000 for up to 500 units approved. If more than 500 units are approved then an additional \$10,000 per unit for each unit above 500 units.

5835 Portage Road

Description	2.01 gross acres. This parcel includes a single family residence that is currently rented out. The zoning type under the Pumpkin Hollow Neighborhood Plan is Mixed Use Neighborhood Center.
Price	\$400,000