

City of Huron Agenda for the Planning Commission/DRB Wednesday, May 21, 2025 5:00pm.

- I. <u>Call to Order</u>
- II. Roll Call
- III. Adoption of the Minutes (3-26-25)
- **IV.** Audience Comments (3-minute time limit) *Please step to the podium and state your name and address for the record.
- V. <u>New Business</u>

Public Hearing: General Development Concept Plan- Huron Harbor (former ConAgra Site) Cleveland Road E. PPN42-61270.001 General Development Concept Plan Review #1

- VI. Staff Report
- VII. Other Matters

Next Regular Meeting: June 18, 2025

VIII. Adjournment



TO: Chairman Boyle and Members of the Planning Commission and Design Review Board

FROM: Christine Gibboney, Planning & Zoning Manager

RE: Public Hearing- General Development Concept Plan- Huron Harbor (ConAgra site)

DATE: May 21, 2025

Zoning District: MU-GD **Parcel No.: 42**-61270.001 **Lot Size:** 11.29 acres

Subject Matter/Background

Applicant, Triban Investment-Knez Homes, submitted the attached Application and General Development Concept Plans on 4-17-25 for mixed use development at Huron Harbor, (former ConAgra Property).

Plans submitted do not include the landscaping/lighting/greenspace/streetscape/signage detail; an additional meeting at the PC/DRB level will be required before PC/DRB can make recommendations to City Council.

The General Development Concept Plan has been reviewed internally, as required, by Zoning, Services, and Safety Service Departments. Comments/input will be shared within the Staff Recommendation below. This project will require full SWPPP plans reviews through OHM Advisors (contracted City Engineering Firm) and Erie Conservation.

Project Description: 106 fee simple residential townhome units, private streets, private pool, pond, restaurant, and a public perimeter path/walkway.

Code Analysis/Report

Primary Code: Chapter 1127 MU-GD

Additional Code Sections: Chapter 1133 Off-Street Parking and Loading

Chapter 1131 Landscape Requirements

Chapter 1117 Site Improvements

Chapter 1135 Flood Hazard Development Chapter 1139 Zoning Administration

Mixed Use-Granary District Chapter 1127

1127.09 Building Standards, Lot Standards, and Setback Requirement for the Mixed-Use Granary District:

District Standards- Compliant

District size, min. (acres) - 5

Lot Standards-

Lot area, min. (sq. ft.) - N/A

Lot area, max. (sq. ft.) - N/A

Lot width, min. (ft.) – 40- *Individual Lots Do Not Meet Min.

Lot coverage, min. (%) - 50% Lot coverage, max. (%) - 100%

Setbacks-Compliant

Front, min. (ft.) - 0 Front, max. (ft.) - 50 Side, min. (ft.) - 0 Side, max. (ft.) - 50 Rear, min. (ft.) - 0

Rear, when abutting R zoned district - 15

Building Standards-COMPLIANT

Height, max. (ft.) - 75 ft. Parapet wall allowed to exceed height by 4 ft. Gross Floor Area Maximum, Commercial (sq. ft.) - 25,000 Residential Density, Dwelling Units per acre - 50 Gross Floor Area Minimum, Residential Dwelling Unit (sq. ft.) - 700

Note: Residential adjacency standards apply and may affect setback and building height design features.

- (a) Building Siting and Orientation. Buildings shall be oriented in the most logical manner dependent upon the layout of the development as a whole. Elements such as proximity and vantage point of the river and lake, proximity to streets and ways, and access of public walks and other pedestrian amenities shall be taken into account. Buildings shall be oriented in a way to promote a fluid flow of traffic, both vehicular and pedestrian-based.
- (1) Entrance orientation. Entrances shall be clearly visible and identifiable from the street and delineated with elements such as roof overhangs, recessed entries, landscaping, or similar design features. The primary entrance must be placed along the frontage of any pedestrian or vehicular way. A secondary entrance is permitted in the case that the respective side of a building is adjacent to the waterfront and must also be identifiable by architectural design treatment.
- (b) Uses. Permitted, conditional, and accessory uses may occur within each building type as specified in Appendix A, Permitted Uses. **COMPLIANT**

(c) Parking.

- (1) This district is intended to promote pedestrian and bicycle access, with as little space taken up by parking surface area as possible ensuring quality urban design. Therefore, the incorporation of jointly used parking structures shall be utilized as part of a general development concept.
- (2) Required spaces. The spaces within the district shall be determined based on the schedule set forth in Chapter 1133 Off-street Parking and Loading Regulations. In order to foster more dense development, the use of parking structures is permitted.

Jointly used parking structures are not being proposed. The required parking spaces specified in Chapter 1133:

- Townhomes: 2 off-street parking spaces (no enclosed parking required). **COMPLIANT**
- Additional parking areas are also reflected in the plan.
- Restaurant (based on 3,000sq. ft) 20 spaces required, 22 proposed. **COMPLIANT** Note: While the site plan reflects the inclusion of the restaurant and parking in a designated location, there may be changes to the actual size/parking once a restauranter has been secured. The actual Design Plan Review would be required at that time.
- Private Pool: 3 spaces required, 7 proposed. COMPLIANT
- A minimum of four (4) Bicycle Parking spaces are required (1133.06), none are proposed in these plans, but should be included within the landscape/greenspace plans.

Most of the following items will fall into the Landscape/Greenspace/Lighting/Signage Plans which will be reviewed at a subsequent meeting with the exception of sidewalks and walkways as noted below.

Signage not included.

- (d) Signs. The installation and maintenance of signage shall be done in accordance with Chapter 1129 Sign Regulations and the provisions of this Chapter. Additional regulations include the following:
 - (1) Pole signs are prohibited.
- (2) Wall and projecting signs are encouraged. Projecting signs may be up to ten (10) feet in height on one-story buildings and fifteen (15) feet in height on two (2) or more story buildings. Signs must not project further than five (5) feet from the part of the building the sign is affixed to. All projecting signs shall be placed so that the base of the sign is at least ten (10) feet above ground level, except when the projecting sign is located above a landscaped area or other area that does not permit pedestrian or vehicular traffic beneath the sign, in which case the sign must be placed so that the base of the sign is at least six (6) feet above ground level.

Landscaping Plan not included.

(e) Landscaping. The installation and maintenance of landscaping materials shall be done in accordance with Chapter 1131 Landscape Requirements. Schedule 1131.04(h) General Landscape Requirements

Use	Shade Trees Per Site	Landscape Island Per Site	Landscape Island
Residential, Single Family and Two Family	1 per detached dwelling		
Residential, Multi- family	1 per 5 dwelling units	1 per 5 dwelling units	100 sq. ft. 1 ornamental tree or evergreen tree. 5-6 shrubs or perennials.
Business/Retail	5 per acre	1 per 0.5 acre	100 sq. ft. 1-2 ornamental trees or evergreen trees. 6-8 shrubs or perennials.
Mixed Use	Case-by-case	Case-by-case	Case-by-case
Office/Institution al	5 per acre	2 per acre	200 sq. ft. 1-2 ornamental trees or evergreen trees. 6-8 shrubs or perennials.
Industrial	1 per acre	1 per 2 acres	250 sq. ft. 2-4 ornamental trees or evergreen trees. 8- 10

	shrubs or perennials.

Staff would recommend that the Planning Commission/DRB provide direction as to minimum Landscaping requirements desired to be included in the applicant's Landscape Plan. Staff would suggest applying components of the Residential Multi-Family shade tree requirements for the Townhomes, and Business/Retail requirements for the Restaurant area. Fencing and landscaping around the pool area, dumpster enclosures to be required at the Restaurant site and any other dumpster location. Being feesimple town homes, each residence will have trash/recycling containers and will be subject to the standard individual utility billing as other residential single-family homes.

Streetscape Design Features not included.

- (f) Sidewalks and Pedestrian Amenities. Pedestrian circulation shall be addressed with the use of sidewalks and other modes of internal connections. Each general development concept within this district, shall have a pedestrian amenities plan. The plan shall include the following:
- (1) Interconnected pedestrian plan that allows for continuous access to all uses within the development area.
- (2) Indication of surface materials being used, which shall include visually attractive and durable, low-maintenance surface materials such as pavers, brick, or concrete.
- (3) Streetscape design features shall be incorporated, including decorative lighting, benches, landscape materials and shade trees, and other architectural features highlighted within the Master Plan.
- (4) Design specifications for all pedestrian amenities. Perimeter paths and pedestrian walkways should be a minimum of six (6) feet wide. (COMPLIANT 6') Interior paths and pedestrian walkways shall be a minimum of four (4) feet wide, (COMPLIANT AT 5') except when along the frontage of a building or structure which encompasses the main entrance, in which case the walkway shall be six (6) feet in width. (THE 6' PERIMETER IS ACCESSIBLE AT THE MAIN ENTRANCE)

Greenspace/Public Amenities not included.

- (g) Greenspace and Public Amenities. Areas of lawn, trees, and other vegetation or artistic architectural structures set apart for passive recreational use or aesthetic purposes must be provided as part of a general development concept.
- (1) Requirements. A minimum of two thousand (2,000) square feet of public greenspace must be provided for every one (1) acre of development.
 - (2) Design. Creativity is strongly encouraged within greenspace areas.
- (3) Location. Ten percent (10%) of the green space shall be adjacent to the waterfront in order to maintain public access to the waterfront.
- (h) Internal Streets and Vehicular Circulation. Internal streets shall be constructed with curbs to define the limits of the roadway. Internal streets shall be constructed in the same manner as specified by the Thoroughfare Plan: Neighborhood Link. Streets shall be laid out in a system designed to minimize pedestrian and vehicular conflicts and to promote the fluid flow of traffic.

Lighting Plan not included.

(i) Lighting. Lighting shall be installed using a combination of attractively designed fixtures of varying heights throughout the development, including along pedestrian ways, along streets, and

within parking areas to provide a safe, secure, and aesthetically pleasing development. Lighting within the district shall be employed in such a manner as to prevent glare or direct light onto adjacent residential property.

(j) Curb Cuts and Access Points. This district should be developed and planned with prioritization placed on pedestrian and bicycle traffic, with curb cuts and access points segregated as much as possible. (Ord. 2015-7. Passed 8-25-15.)

Design Review - Elevations

1127.06 Building Design Guidelines

Staff believes the similar elevation examples meet the intent and requirements of 1127.06 (a) General Criteria and 1127.06 (b) Criteria for the Design of Buildings:

- •Design shall be appropriate and compatible in conformance with the character established by the City's Master Plan.
- •The exterior designs are attractive with nautical design elements, complimentary colors and materials, while still providing distinct individual unit characteristics and appeal.
- •Sidewalks/access to pedestrians and bicycles are reflected within the plan to get from the interior areas to the perimeter pathway.

Final Design Elevations will be included for the next meeting.

Internal Departmental Review/Comments

Zoning:

- With the exception of the min. lot width, the site plan is compliant for zoning lot standard, setbacks, height, and use requirements within the MU-GD code.
- Chapter1135 Flood Hazard Zoning/Flood Damage Reduction: staff notes the FEMA AE designation on some areas of the perimeter, which would trigger the city requirement of a 30' riparian buffer area (Section 1135.04 (k)), however the code provides Planning & Zoning to determine any adjustments to the buffer area if it would cause any undue hardship, rendering a parcel completely unbuildable. There are a few lots that appear completely unbuildable if the 30' buffer was required. Note: The Riparian Buffer is not a FEMA requirement, this is a city code requirement. If any construction were to be proposed within the floodway, all FEMA Flood Zone Development permit requirements and processes would apply. The applicant notes on the site plan that they will be filing a LOMA with FEMA requesting adjustment to the map on the AE designation.

Safety Services:

- Fire Department reviewed the site plan for access; advised of no issues. They did advise of preferred locations for fire hydrants.
- Police Department had no issues, however, did express concern with traffic flow/congestion
 with boat ramp traffic and residential traffic, as well as the intersection of Cleveland
 Road/River Road. It was noted that traffic studies have been commissioned for the Cleveland
 Rd/River Road area.

Services:

- Water Department-requiring individual meter pits in ROW, pool will require meter & backflow. If future marina constructed master meter required.
- Street Department private streets proposed, no issues noted.
- Engineering will review for storm, street/walkway construction, grading, drainage.
- Full SWPPP plans will be required for review through OHM Advisors and Erie Conservation

Building:

• N/A at this time.

Section 1127.03, provides the Planning Commission/Design Review Board much flexibility in the review of the General Development Concept Plans:

- (b) The Planning Commission shall review a General Development Concept to determine if such application complies with the review criteria set forth in this Chapter and other applicable chapters or sections of this Zoning Code. The Planning Commission shall, when formulating its decisions, determine that: (1) the General Development Concept is consistent with the Master Plan, (2) the development will result in a harmonious grouping of buildings within the proposed development and the development will relate appropriately to existing and proposed uses on adjacent property and existing public streets; and (3), that the development includes adequate infrastructure for traffic, access, and utility services.
- (c) The Planning Commission may modify any applicable provisions and requirements contained in this Zoning Code when approving a General Development Concept, including the regulations in this Chapter, if it is shown by the applicant that:
- (1) There will be preservation of distinctive physical characteristics of the site;
- (2) Additional amenities or public spaces or increased efficiency in public services will be provided; and,
- (3) Through imaginative and skillful design in the arrangement of buildings, open space, streets, access drives and other features, the application results in a development of equivalent or higher quality than that which could be achieved through strict application of the applicable provisions and requirements of the zoning code; provided that the development, as proposed, shall have no adverse impact upon the public health, safety or general welfare of the City.

RECOMMENDATION:

Staff supports and recommends approval of the site plan with the Planning Commission granting the modification of the provision/requirement of the Lot width, min. of 40(ft.) to allow for the varying townhome widths of 16' to 30', if the Planning Commission is in agreement with 1127.03 (c).

Staff would ask that the Commission provide formal recommendations/comments on the presented site plan and elevations, noting any items that are found non-compliant, any modifications to the applicable provisions that the Commission will modify and/or any items that will require a variance through the BZA,

A subsequent meeting continuing the Public Hearing on the General Development Concept Plan will be required in order to review the Landscape/Lighting/ Streetscape/Signage, and the final plan and elevations. The continued public hearing can be held within the next regular meeting (June 18, 2025) or, should the applicant and Commission agree, an alternate date can be specified. A special meeting date would then be advertised.

Attachments:

- Application
- General Development Concept Plan
- Design Elevations (Draft)- Similar Renderings

Required Plans for Subsequent PC/DRB Meeting:

- 1) Final Design Elevations/Materials
- 2) Landscaping Plan
- 3) Greenspace, Pedestrian, Amenities Plan
- 4) Lighting Plan
- 5) Signage Plan
- 6) Final Plan/Plat

Other Plans for Internal Reviews

- 1) Grading/Conservation
- 2) SWPPP Plans

City of Huron Planning & Zoning Department 417 Main Street Huron, OH 44839 419-433-5000

Date: 2/26/25

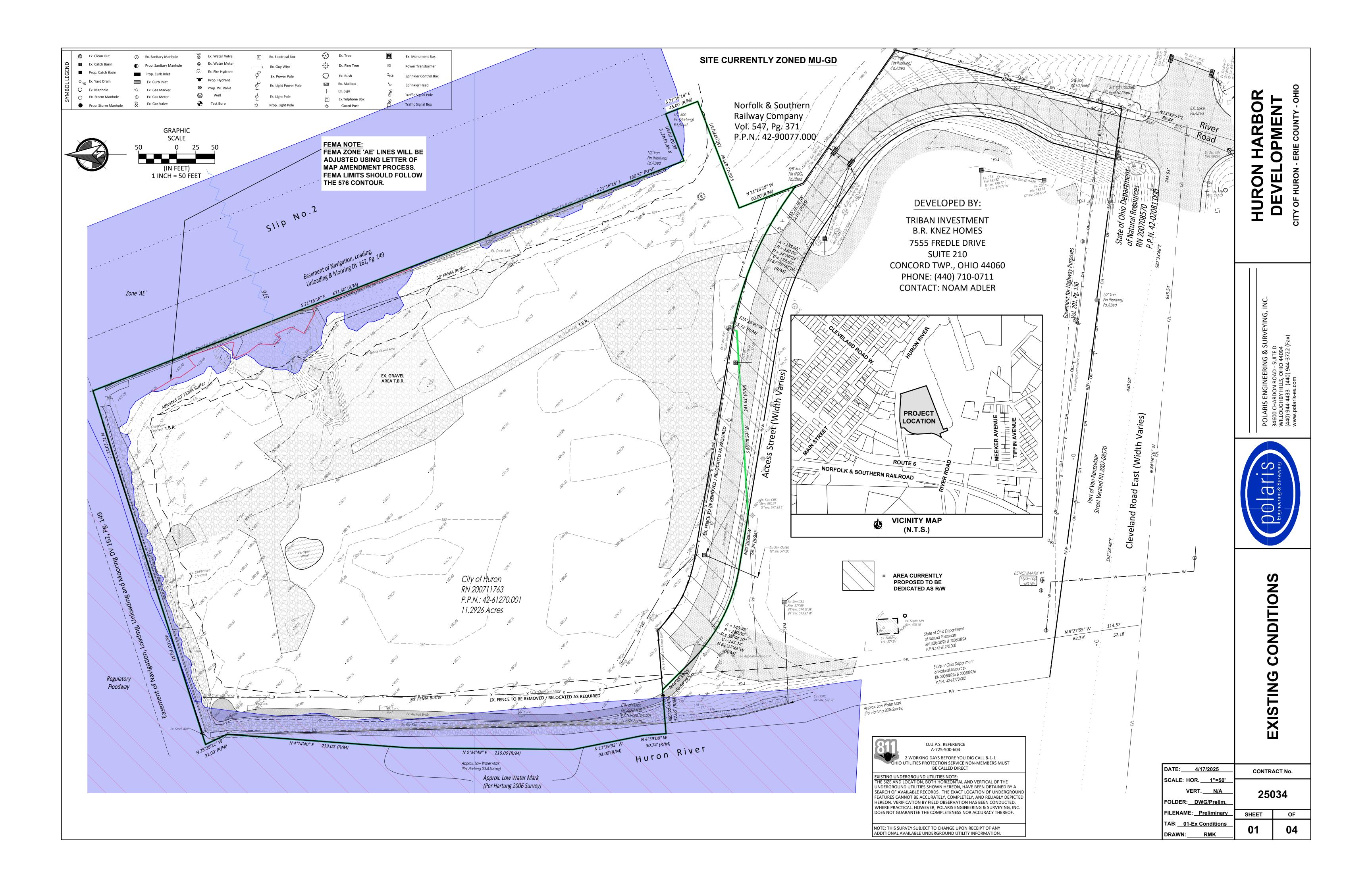


APPLICATION FOR PRELIMINARY PLAN APPROVAL- SUBDIVISION To the Huron Planning Commission Huron, Ohio

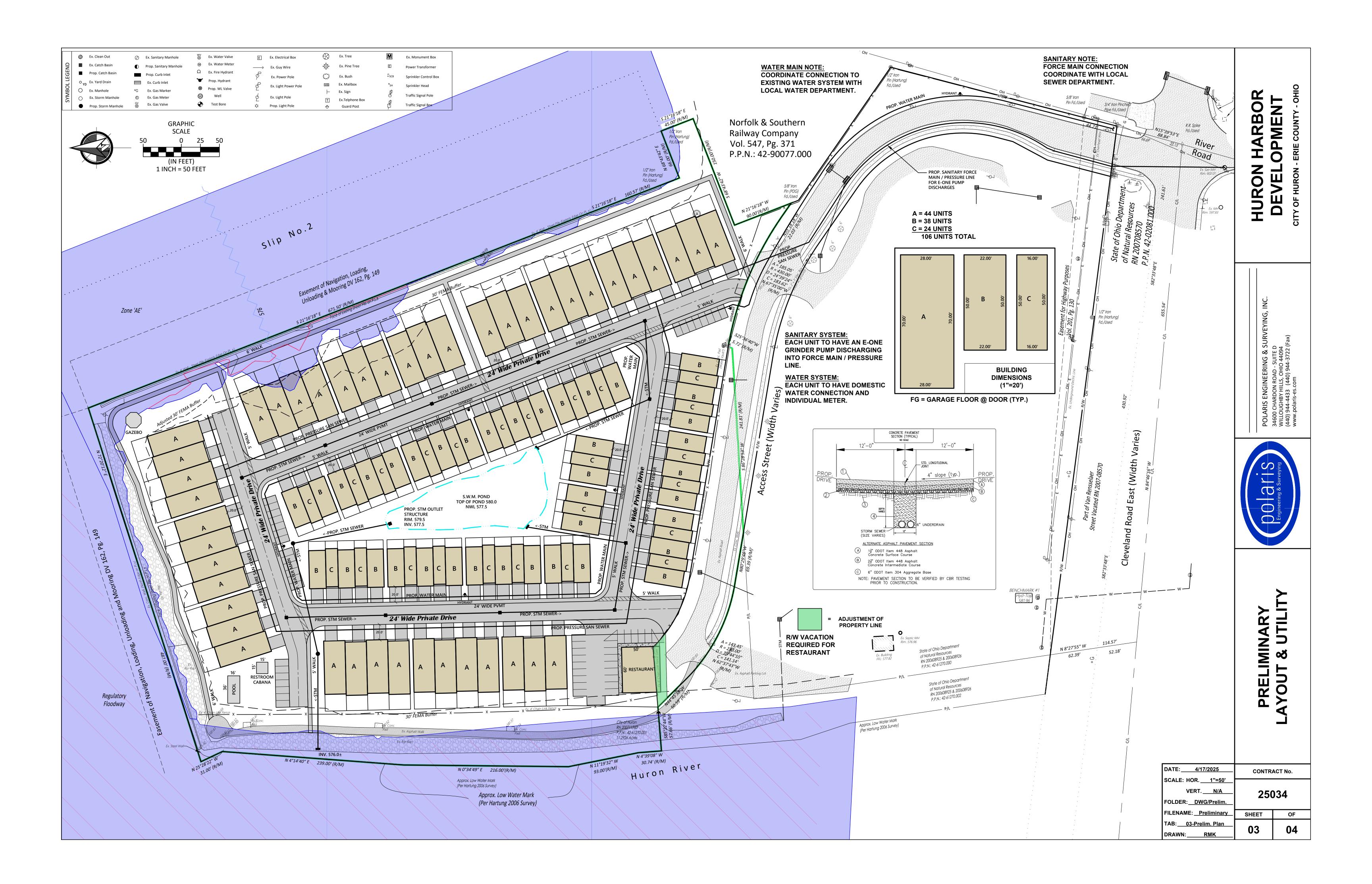
	e undersigned applies for approval of a Preliminary Plan Layout for a Major Subdivision and certifies that all materials omitted with this application are true and correct.
	Name of Subdivision: Huron Harbor
2.	Location: Conagra Site
3.	Name of Applicant/Subdivider: Triban Investment UC / Noam Acler
	Signature:
	Address: 7555 Fride Drive Suite 210 ConCord OH 44077
	Phone: 440-363-6360 Fax:
4.	Name of Owner, if different from Applicant: The city of Huron
	Address:
	Phone: Fax:
5.	Name of Surveyor or Engineer: Polaris Engineering
	Address: 34600 Chandon Rd HS Willoughby Hills OH 44094
	Phone: 440-478-320/ Fax:
6.	Is this a revision to a previously approved Preliminary Layout:Yes
7.	Current Zoning District: MU-GD
	Was a Zoning District Change and/or Conditional Use Requested?YesX No

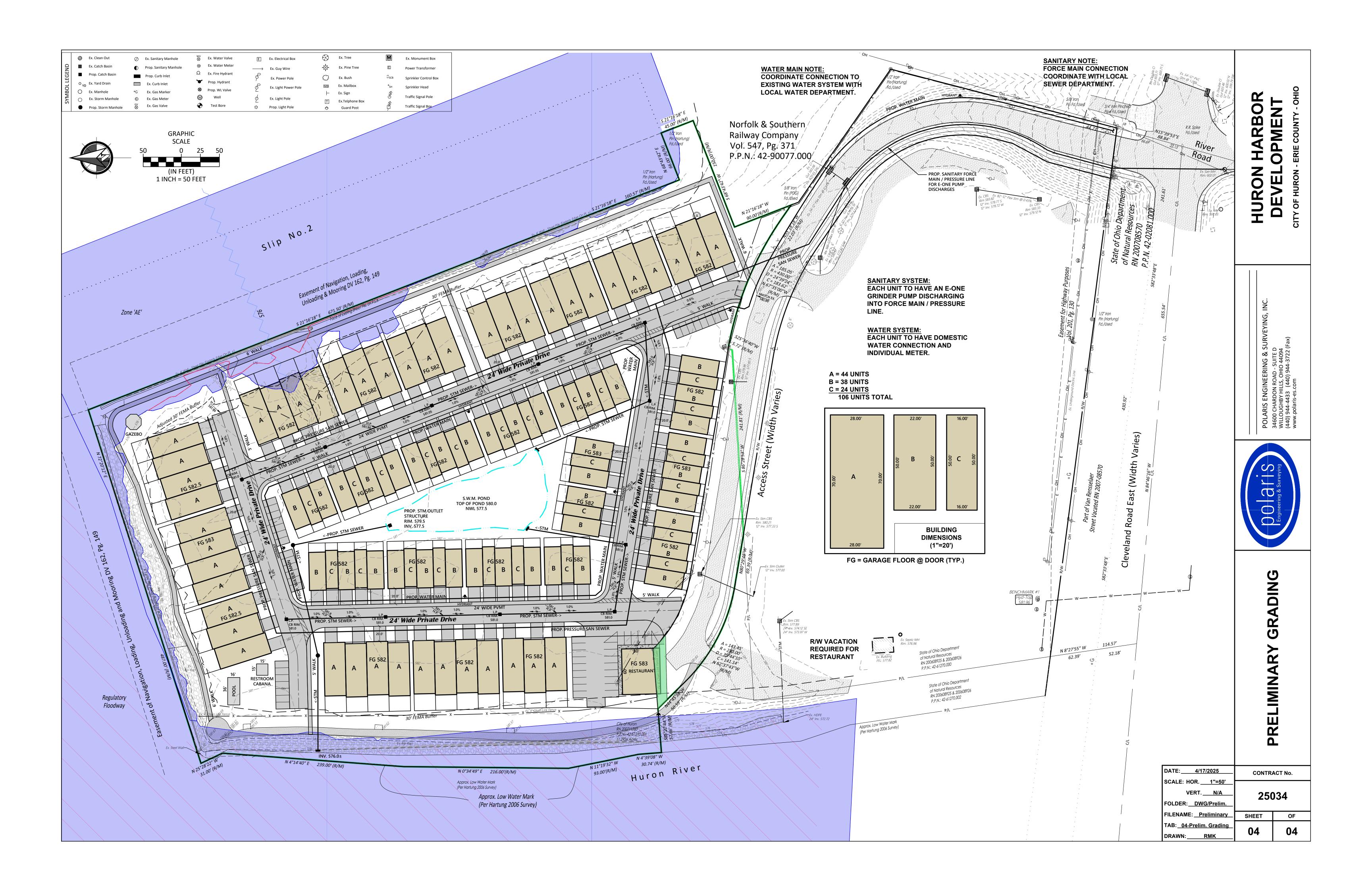
	Application for Zoning Amendment if a change has been requested but not yet acted upon. Include a copy of the Huron City Council action if the request was approved.					
9.	Type of Subdivision: Lots with public streets; Lots with private streets; Other					
10.). Number of Sublots/Dwelling Units proposed?					
11.	Will construction of improvements and platting be done in phases? X Yes No					
	If YES, a phasing plan must be submitted and approved.					
12.	List other materials submitted with this application.					
	<u>Number</u>					
	1. Site plan					
	2					
	3					
	4					
Sul	omission Requirements for Preliminary Plans:					
	 5 copies of Preliminary Plan layout, FOLDED to fit in a 9"x12" envelope, and including a phasing plan if applicable 1 electronic copy completed application form, with any necessary attachments applicable application fees (\$150) 					
	For Official Use Only					
Date	e Received:					
Date	e of Meeting of Planning Commission:					
	\$: <u>150.00</u>					
	on by Planning Commission:					
	eliminary Plan Layout is rejected, reasons for rejection:					

If YES, the Preliminary Plan will not be approved until it conforms to the local zoning. Include a copy of the









HURON HARBOR

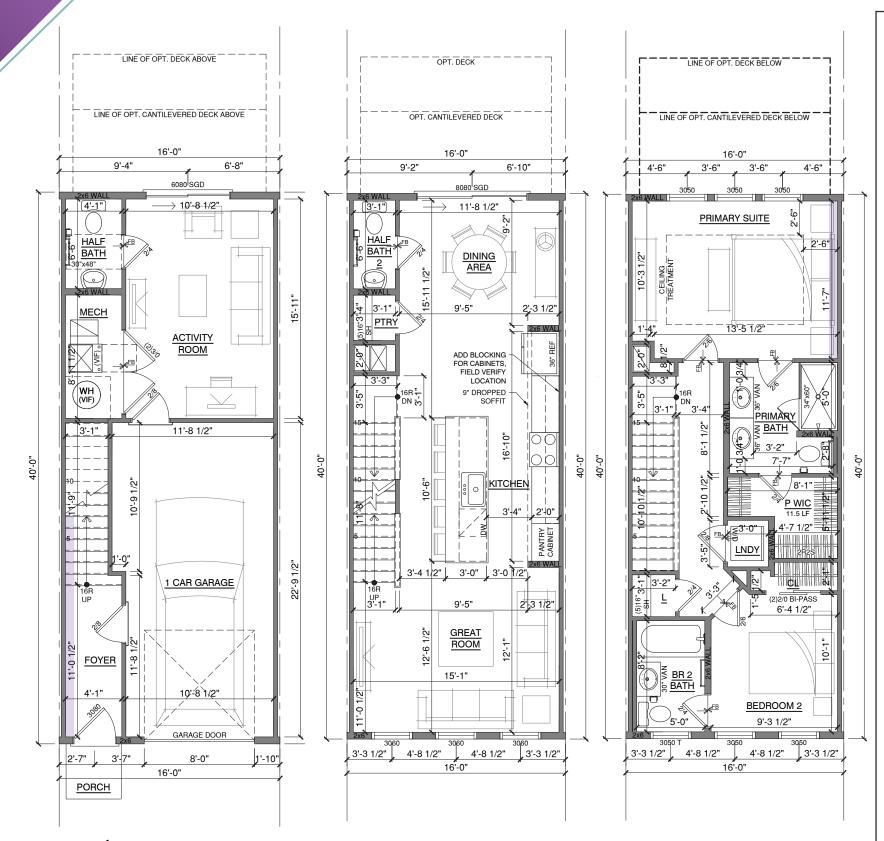
A Townhome Community



INTRODUCING THE

ABINGDON

AT HURON HARBOR



Design Coming Soon

Abingdon

1649 SF

16' WIDE X 40' DEEP

2 BEDROOM | ACTIVITY ROOM

DESIGN INSPIRATION

SHOWN WITH OPTIONAL STONE

Abingdon 1649 SQFT :: 16' x 40'

IMAGE SOURCE: VIRGINIA: THE GROVE AT JACKSON VILLAGE



SIMILAR FORM ATTACHED - **NOTE: DESIGN COMING SOON**

NATIONAL PORTFOLIO

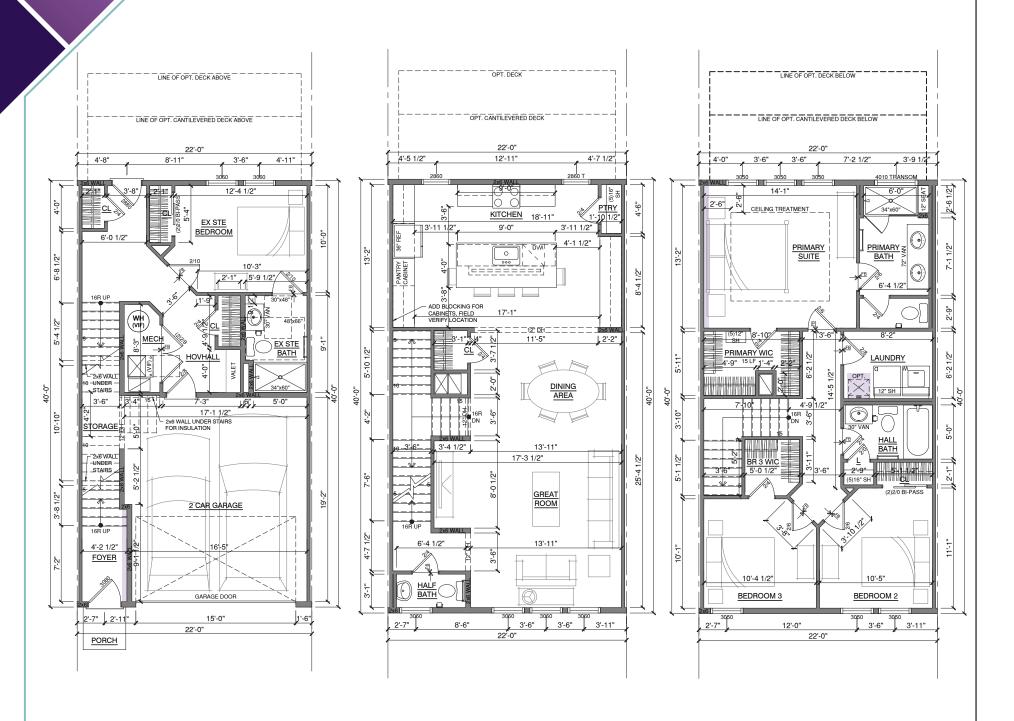
16' Townhome Elevations



INTRODUCING THE

RIDGEWOOD

AT HURON HARBOR



Design Coming Soon

Ridgewood

2300 SF

22' WIDE X 40' DEEP

4 BEDROOM

Ridgewood 2300 SQFT :: 22' x 40'

IMAGE SOURCE: VIRGINIA: THE GROVE AT JACKSON VILLAGE



SIMILAR FORM ATTACHED - **NOTE: DESIGN COMING SOON**

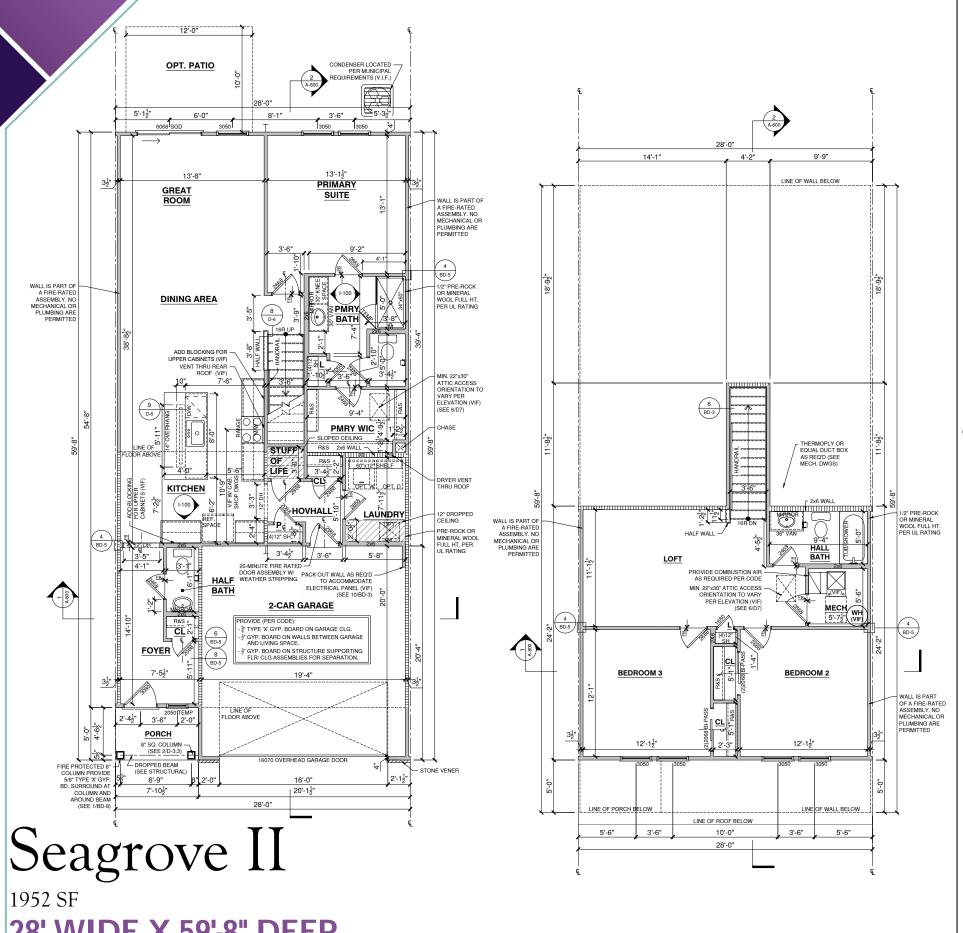
NATIONAL PORTFOLIO 22' Townhome Elevations



INTRODUCING THE

SEAGROVE II

AT HURON HARBOR



FIRE RATED ROOF CONST. 4'-2 3/4" FROM CONT. RIDGE VENT (SEE 3/D-7) MIN. MIN. LOUVER VENT (SEE 2/D-4) 6" HEAD TRIM FRIEZE (SEE 1/D-1) - 2X ALUMINUM CLAD FASCIA BOARD 18" PANELED SHUTTER : ACCENT SIDING -- FRIEZE (SEE 1/D-1) - SEE 3/BD-5 - 6" HEAD TRIM (SEE 9/D-1 & 1/MW1) WINDOW HEIGHT

3 1/2" CORNER TRIM

AT OFFSET CONDITION
WINDOW SILL (SEE 9/D-1) 18" PANELED 26'-10¹" JOR TO ROOF SHUTTER - 3 1/2" CORNER TRIM AT OFFSET CONDITION ROOF SHINGLES 5/8" TYP. 'X' GYP. BOARD AT ENDS OF OVERHANG WHEN WITHIN 5' PROPERTY LINE (SEE 2/BD-8) 9" HEAD TRIM (SEE 9/D-1) (SEE 9/D-1 & 3/MW1)
FIN. SECOND FLOOR - SEE 3/D-1 SEE 3/D-1

STONE HEAD
(SEE 8/D-2)

LOCATE LIGHT BOX
AT 6'-8" FROM GRADE
(SEE 1/D-4) ADDRESS MARKER, REFER TO GENERAL NOTES 3 1/2" TRIM (SEE 11/D-1) FIN. FIRST FLOOR THE CENTERLINE OF THE COMMON WALL NO PENETRATION ALLOWED 4'-23" 4'-2³" MIN. ROOF PEAK HEIGHT (4:12 - CONT. RIDGE VENT (SEE 3/D-7) - 12"X16"X4" DECORATIVE BRACKET ROOF SHINGLES 2X ALUMINUM CLAD FASCIA BOARD - 8"X30" DECORATIVI LOUVER VENT (SEE 2/D-4)

— SEE 5/D-1

— 6" HEAD TRIM
(SEE 9/D-1 & 2/MW1)

— SEE 11/BD-5 6" HEAD TRIM -(SEE 9/D-1 & 2/MW1) FRIEZE (SEE 1/D-1) -— SEE 11/BD-5

— 2X ALUMINUM CLAD
FASCIA BOARD

— FRIEZE (SEE 1/D-1)

— SEE 3/BD-5

— BOARD & BATTEN BOARD & BATTEN -VERTICAL SIDING SEE 3/BD-5 T.O. PLATE 26'-10<u>†</u>" FLOOR TO ROOF F - 3 1/2" CORNER TRIM AT OFFSET CONDITION WINDOW SILL (SEE 9/D-1) - 1 HR. FIRE RATED WALL AT BOX BAY - PROVIDE 5/8" TY "X" GYPSUM SHEATHING (SEE 10/BD-5) ROOF SHINGLES 5/8" TYP. 'X' GYP. BOARD AT ENDS OF OVERHANG WHEN - 5/8" TYP. 'X' GYP. BOARD AT ENDS OF OVERHANG WHEN WITHIN 5' PROPERTY LINE (SEE 2/BD-8) WITHIN 5' PROPERTY LINE (SEE 2/BD-8) 200 FIN. SECOND FLOOR - FRIEZE (SEE 1/D-1) - SIDING RETURN - LOCATE LIGHT BOX AT 6'-8" FROM GRADE (SEE 1/D-4) WINDOW HEIGHT TO GENERAL NOTES AROUND BEAM (SEE 1/BD-8) - 3 1/2" TRIM (SEE 12/D-1) 3 1/2" TRIM (SEE 6/D-3) 3 1/2" TRIM (SEE 11/D-1) TRIM BOARD (SEE 8/D-5.2) -FIN, FIRST FLOOR **DESIGN INSPIRATION** *SHOWN WITH OPTIONAL STONE*

28' WIDE X 59'-8" DEEP

3 BEDROOM | DECK

Seagrove II

1952 SQFT :: 28' x 59'-8"

IMAGE SOURCE: DELAWARE: ADMIRALS LANDING



SIMILAR FORM ATTACHED - **NOTE: DESIGN COMING SOON**

10 of 23 :: 01/28/2022

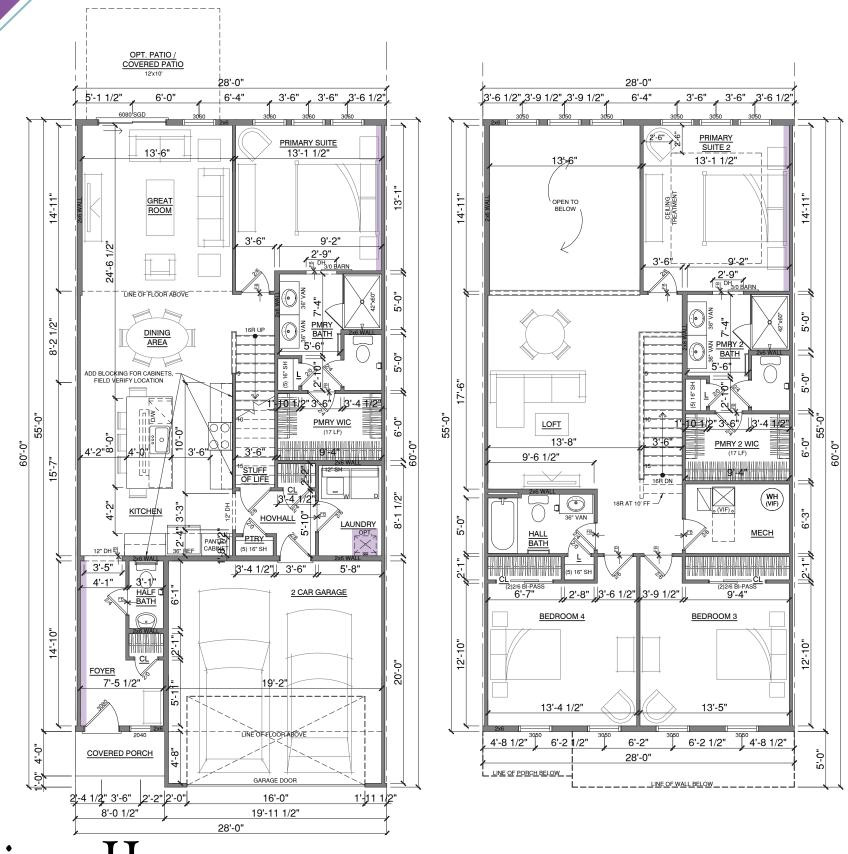
NATIONAL PORTFOLIO
30' Townhome Elevations



INTRODUCING THE

SEAVIEW II

AT HURON HARBOR



Design Coming Soon

Seaview II

2548 SF

28' WIDE X 59'-8" DEEP

4 BEDROOM | LOFT

DESIGN INSPIRATION

SHOWN WITH OPTIONAL STONE

Seaview II

2548 SQFT :: 28' x 59'-8"

IMAGE SOURCE: DELAWARE: BAY KNOLLS



SIMILAR FORM ATTACHED - **NOTE: DESIGN COMING SOON**

NATIONAL PORTFOLIO

10 of 23 :: 01/28/2022

30' Townhome Elevations





Once-in-a-Lifetime Designs. For Multi-Generational Families.

What Makes Your Family Unique Makes it Extra Suite

At K. Hovnanian Homes, we know that nothing is more important than family. Inviting generations of your family to live together under one roof can bring you closer together, strengthen your relationships and make life easier.

A new home with Extra Suite+ offers an additional private suite with a spacious bedroom and bathroom, plus a separate living area with a kitchenette and a dedicated private entry.



Aging Parents Moving In with Their Children

Whether you're looking for extra help with your children or an alternative to assisted living for your parents, a private suite creates a smooth, convenient experience for everyone.



Adult Children Moving Back

Is your child moving home after college? Maybe they need a place to start fresh after a divorce? Whatever the situation, you'll have the perfect space to welcome them home.



An Adult Child with Special Needs

Someone with special needs may always benefit from living with their parents. But as they grow, they'll value their independence. This is the best of both worlds.



A Live-In Nanny or Au Pair

Having a childcare provider living with you gives you extra flexibility and convenience.
Giving them their own personal suite makes for an ideal long-term arrangement.



Hosting Relatives for Extended Visits

When your parents don't live close, longer visits create an opportunity to make the most of your time together. An Extra Suite offers a way to enjoy your visit and maintain your normal routines.

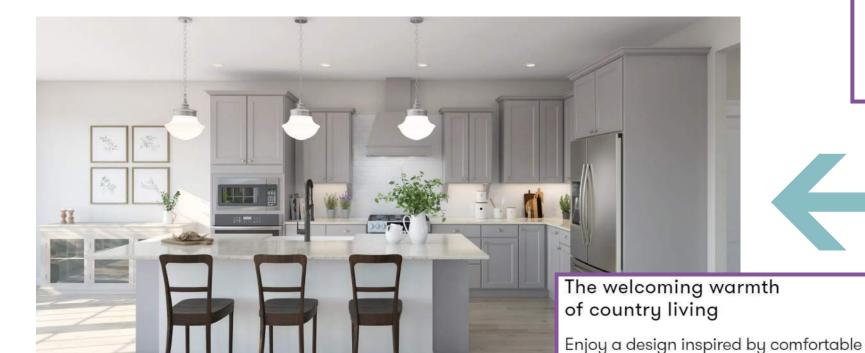
INTRODUCING LOOKS

We've made great design easy by creating unique styles that have real character and rich complexity of K. Hovnanian's interior design concepts. Our passionate interior designers have handpicked and assembled every detail to create a look that's perfect for you, making an overwhelming process a complete joy and hassle free.

THE LOFT LOOK

A home for the cultivated and curious

Embrace streamlined living with maximal function and sophisticated style. The Loft look pairs a neutral color palette with dynamic shapes and textures - a gesture toward the arts.



LOOKS COLLECTIONS

A modern style emphasized by bold, geometric shapes and lots of personality

Reminiscent of the industrial architecture that defines turn-of-the-century loft buildings. This style embraces raw materials and pared-down decor illuminated by an abundance of natural light. This look is minimal and modern, leaving more space for what matters most.



fabrics, and relaxed, country living. The Farmhouse look evokes classically-detailed

and rich textures with soft lines.



WHAT DO BUYERS SAY?

92% - WOULD PREFER BETTER INTERIOR STYLIZATION - #1 RESPONSE

34% - SAY THE HOME COST MORE THAN ANTICIPATED

21% - SAY THE PROCESS IS TOO COMPLICATED

THE FARMHOUSE LOOK

A home that welcomes and comforts

The Farmhouse design is inspired by organic materials, rustic accents, and the feeling of fresh linens. Embrace the warm hospitality of country living.



"The First Name in Lasting Value"."

HERITAGE

CHOICE

QUALITY & VALUE

volume, large number of new communities and relationships with industry professionals enable us to purchase the best possible value.

RELATIONSHIPS



CUSTOMER SATISFACTION

We promise to pursue excellence in everything we do to meet your expectations. Our Associates are available

LOCATION

Where you live is as important as how you live. Our land

LIFE.STYLE.CHOICES.

the standard for fun, fulfillment and value. Ideally located,

REPUTATION

FAMILY

To succeed for more than 60 years as a company, it helps to have a clear vision of what you stand for. Back in 1959, Kevork S. Hovnanian did just that when he created his homebuilding company. Today, K. Hovnanian Homes is still going strong by adhering to the principles set in place by its founder.



A LEGACY OF BUILDING QUALITY.

Dear Prospective Home Buyer,

For over 60 years, we have realized that buying a home is one of the most important steps you will take; a step involving vital decisions about where to live, as well as the size, design and price of your new home.

To this day, our greatest pride is knowing that over the years we have earned the trust your family's lifestyle, and we respect that philosophy by making sure your new home is everything you want it to be. We are especially pleased by the number of our homeowners who have relocated or moved up to another K. Hovnanian home—an honor that underscores their confidence in us.

The K. Hovnanian family of builders is one of the leading homebuilders in the nation. Although our parent company, Hovnanian Enterprises, Inc., is a publicly held corporation traded on the New York Stock Exchange, the Hovnanian family continues to lead the public corporation and the attention to detail and caring of a family business.

The K. Hovnanian name is proudly displayed on every homes look, it's how they make you feel. Now in its second generation of family leadership, K. Hovnanian Homes continues to provide well-built, quality homes for over 60 years, we've been, and will continue to



