

Brooks Chase Development Summary

Density Comparison

Current Zoning			
Parcel	Approximate Acreage	Density (units/acre)	Units
R6	55	8	440
R4C	51	3	153
Total	106	5.6	593

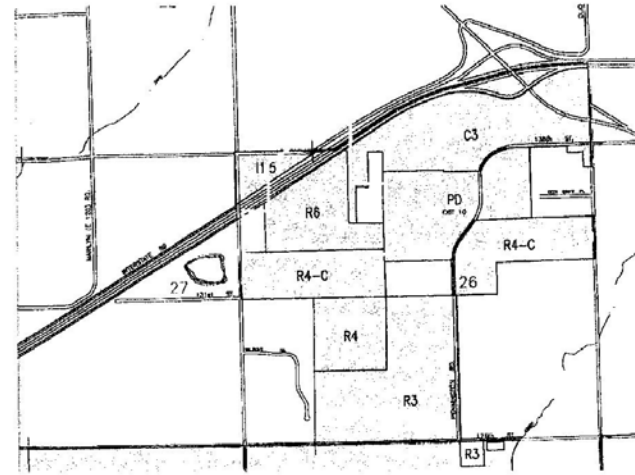
Proposed Zoning			
All Single Family			
Parcel	Approximate Acreage	Density (units/acre)	Units
A	27	3.7	100
B	25	4.2	105
C	24	6	145
D	30	6	180
Total	106	5.0	530

Some Multifamily			
Parcel	Approximate Acreage	Density (units/acre)	Units
A	27	3.7	100
B	25	4.2	105
C	24	6	145
D	30	8	240
Total	106	5.6	590

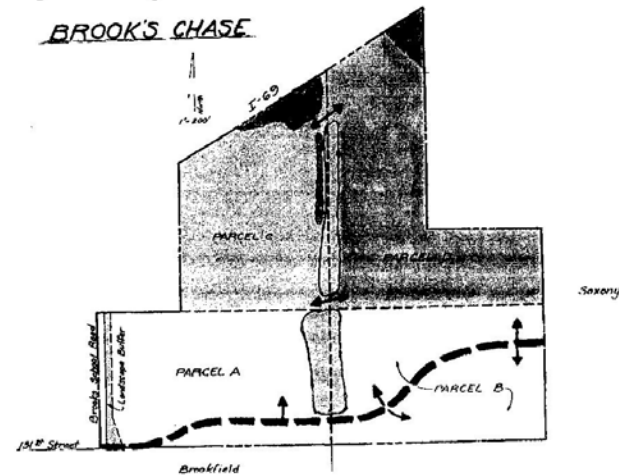
NOTE: Proposed acreages and units per parcel may vary by up to 10%. The density per parcel, total density, and total units shall remain the same.

Ord. #07090B

Current Zoning



Proposed Zoning



Brook's Chase
Development Standards Matrix

Parcel	A	B	C		D*		
Permitted Uses	Single Family Detached	Single Family Detached	Single Family Detached		Single Family Detached Option		Multifamily Option
			Lane Lots	Perimeter Lots	Lane Lots	Perimeter Lots	
Minimum Lot Width	65 feet	50 feet	35 feet	50 feet	35 feet	50 feet	n/a
Minimum Setbacks							
Front	20 feet	20 feet	15 feet	20 feet	15 feet	20 feet	15 feet
Side	5 feet per side, 15 feet between buildings	5 feet per side, 10 feet between buildings	1 foot per side, 10 feet between buildings	5 feet per side, 10 feet between buildings	1 foot per side, 10 feet between buildings	5 feet per side, 10 feet between buildings	18 feet between buildings
Rear	20 feet	20 feet	15 feet from centerline of lane	20 feet	15 feet from centerline of lane	20 feet	30 feet from perimeter
Maximum Building Height	2 stories	2 1/2 stories	2 1/2 stories	2 1/2 stories	2 1/2 stories	2 1/2 stories	3 stories
Building Type**	1	2	3	2	3	2	4
Minimum Home Size	1800 sq ft single story, 2000 sq ft two story	1300 sq ft single story, 1600 sq ft two story	1200 sq ft	1300 sq ft single story, 1600 sq ft two story	1200 sq ft	1300 sq ft single story, 1600 sq ft two story	850 sq ft 1 BR, 1050 sq ft 2BR, 1250 sq ft 3 BR
Acreage***	27	25	24		30		
Units***	100	105	145		180		240
Maximum Density	3.7	4.2	6		6		8

* Parcel D may be developed as either Single Family Detached OR Multifamily.

** See Brook's Chase Development Standards Book.

*** The acreage and units in each parcel may vary by up to 10%. The maximum density per parcel, overall density, and total units shall remain the same.

Note: Lanes will be privately owned and maintained with 12' width of pavement for one-way traffic.

Updated 7/31/01

Introduction and Contents

This Development Standards Book accompanies the Brooks Chase PUD ordinance along with the Concept Plan and Development Standards Matrix. The purpose of this Development Standards Book is to expand upon the Concept Plan and Development Standards Matrix by providing visual and written guidance regarding the design intent for the development and homes. The Development Standards Book is organized as follows:

	<u>Page</u>
I. Land Planning Concepts	2
II. Building Type 1	3
III. Building Type 2	6
IV. Building Type 3	8
V. Building Type 4	11

Brook's Chase

Development Standards Book

I. Land Planning Concepts

The land planning concepts apply to the entire development. These are examples of developments that could be built under the standards of the Brooks Chase PUD and the Exit Ten Overlay District.



The site is organized around a central canal with greenspace.
Photo: Disney's Celebration, Florida



Parcels C and (optional) D are primarily lane-based, with traditional homes on the perimeter.
Photo: Tennyson Park, Village Homes, Arvada, Colorado



Buildings are encouraged to face public spaces and streets.
Photos: Disney's Celebration, Florida

Updated 7/31/01

Page 2 of 12

I. Land Planning Concepts (continued)

1. **Overall Concept** - Brooks Chase is a residential development intended to provide critical residential base for the commercial portions of the adjacent proposed Saxony development. Brooks Chase has been designed to respond to Saxony's design, including the extension of 131st Street between Brooks School Road and Olio Road. Saxony is a New Urban development, and the Department of Development has created the Exit Ten Overlay District to ensure that adjacent developments like Brooks Chase complement New Urban principles. Brooks Chase has been designed to respond to these principles, in part by including a unique housing form with rear-load garages.
2. **Site Plan Concept** - The Brooks Chase site plan is organized around two intersecting features: 1) the 131st Street extension which runs west to east through the site, and 2) a central canal amenity which runs north-south through the site. This creates four unique quadrants or parcels:
 - a. Parcel A, the southwest quadrant, abuts Brooks School Rd., and is designated for the largest single family detached lots. Homes in Parcel A will conform to the standards herein for Building Type 1. Parcel A is approximately 27 acres and shall have a maximum density of 3.7 units per acre, for approximately 100 homes.*
 - b. Parcel B, the southeast quadrant, also is designated for single-family detached development. Homes in Parcel B will conform to the standards herein for Building Type 2. Parcel B is approximately 25 acres and shall have a maximum density of 4.2 units per acre, for approximately 105 homes.*
 - c. Parcel C, the northwest quadrant, is designated for two types of development. The perimeter lots will be the same as those in Parcel B - Building Type 2. The interior lots will be the innovative new design for single family detached homes with rear-loading garages accessed by lanes (Building Type 3). This concept results in a better streetscape with no garage doors, in response to the goals of the Overlay District. Parcel C consists of approximately 24 acres and shall have a maximum density of 6 units per acre, for approximately 145 homes.*
 - d. Parcel D, the northeast quadrant of the site and closest to Saxony, is designated for either the same types of development as Parcel C (Building Type 2 on the perimeter and Building Type 3 on the interior) or for multifamily development as currently approved for the site (Building Type 4).

Parcel D is approximately 30 acres. If developed as single family it shall have a maximum density of 6 units per acre, for approximately 180 homes. If developed as multifamily it shall have a maximum density of 8 units per acre, for approximately 240 apartment units.*

3. **Streets**
 - a. The extension of 131st Street through Brooks Chase and Saxony meets the request of the Department of Development and is proposed to be added to the Thoroughfare Plan.
 - b. Lanes provided in Parcels C and D shall be privately owned and maintained with 12' width of pavement for one-way traffic.
4. **Open Space, Buffers and Landscaping**
 - a. The site will be organized around a central canal amenity.
 - b. A minimum 20' landscaped buffer shall be provided on the western boundary of the site adjacent to Brooks School Road. The landscaping shall include mounds a minimum of four feet in height and evergreen trees a minimum of six feet in height.
 - c. Sufficient land shall be set aside on the northern boundary of the site to provide a buffer against I-69.
 - d. Existing trees shall be preserved as much as possible.
 - e. There shall be street trees provided on both sides of each public street.
 - f. A landscape package shall be provided for each lot in conformance with the Exit Ten Overlay District.
5. **Urban Design and Architecture**
 - a. Homes are encouraged to face public streets and open spaces. No home shall back up to the 131st Street thoroughfare.
 - b. All homes designs shall minimize the appearance of garages in conformance with the Exit Ten Overlay District.
 - c. All homes shall meet or exceed the criteria of the Exit Ten Overlay District regarding materials and architectural features.

* The acreage and units in each parcel may vary by up to 10%. The maximum density per parcel, overall density, and total units shall remain the same.

II. Building Type 1

Building Type 1 is intended for the largest single family lots, those closest to Brooks School Road. These are examples of typical Building Type 1 homes that could be built under the standards of the Brooks Chase PUD and the Exit Ten Overlay District.



Photo: C.P. Morgan's Northpoint, Fishers, Indiana



Photo: C.P. Morgan's Lake Forest, Carmel, Indiana



Photo: C.P. Morgan's Shadybrook, Carmel, Indiana



Photo: C.P. Morgan's Millbrook, Carmel, Indiana

Updated 7/31/01

Page 4 of 12

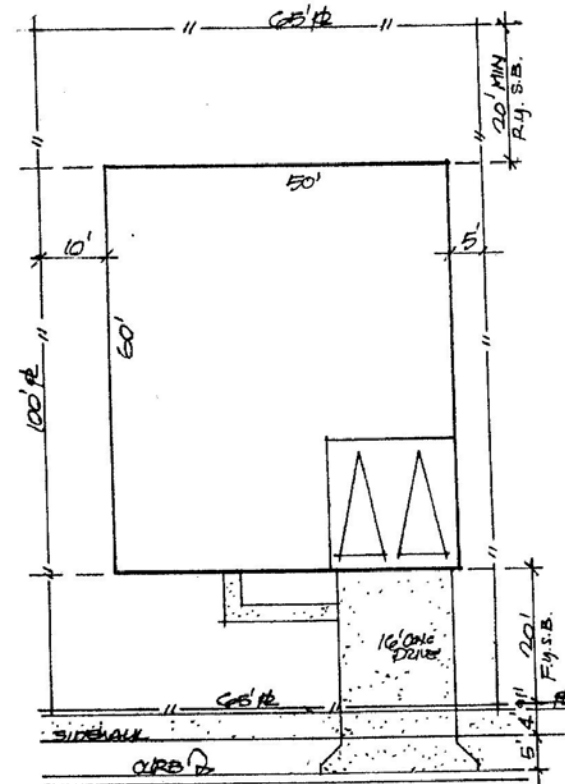
Brook's Chase

Development Standards Book

II. Building Type 1 (continued)

Minimum Standards

1. *Minimum Lot Width* - 65 feet
2. *Minimum Setbacks*
 - a. Front - 20 feet
 - b. Side - 5 feet per side, 15 feet separation between buildings
 - c. Rear - 20 feet
3. *Maximum Building Height* - 2 stories
4. *Minimum Home Size*
 - a. One-story - 1800 sq ft
 - b. Two-story - 2000 sq ft
5. *Garage Standards* - The garage shall occupy less than 50% of the front facade. It may be recessed from the facade, flush with the facade, or projecting by a maximum of 14 feet.
6. *Architectural Standards* - The homes shall be characterized by architectural features such as but not limited to partial brick, porches, decorative trim mouldings, reverse gables, dormers, and shutters, in keeping with the Exit Ten Overlay District.



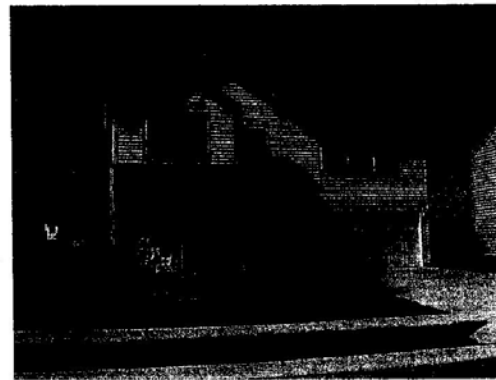
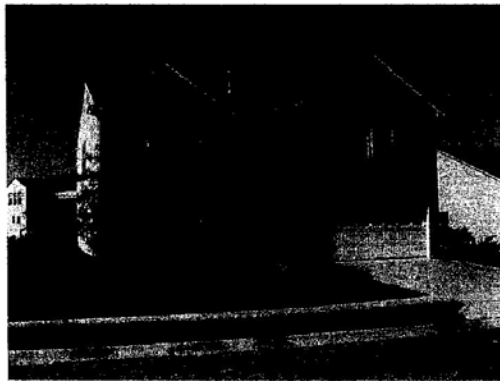
Typical lot with minimum standards.

Updated 7/31/01

Page 5 of 12

III. Building Type 2

Building Type 2 is intended for the single family lots in Parcel B and on the perimeters of Parcels C and D. These are examples of typical Building Type 2 homes that could be built under the standards of the Brooks Chase PUD and the Exit Ten Overlay District.

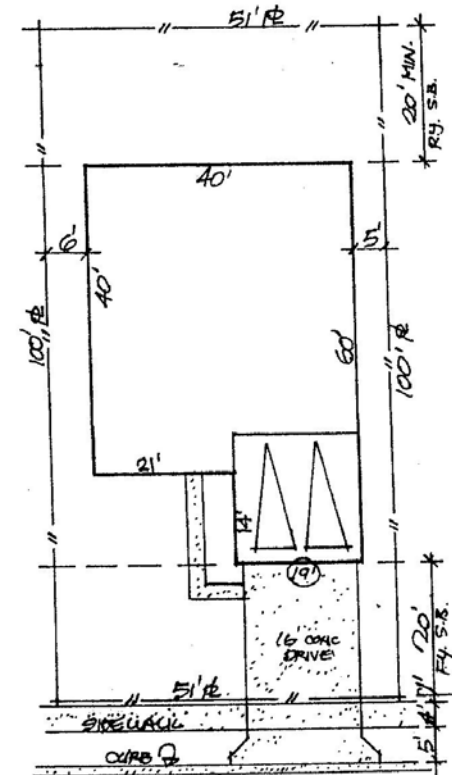


Photos: C.P. Morgan's Brookston Place, Fishers, Indiana

III. Building Type 2 (continued)

Minimum Standards

1. *Minimum Lot Width* - 50 feet
2. *Minimum Setbacks*
 - a. Front - 20 feet
 - b. Side - 5 feet per side, 10 feet separation between buildings
 - c. Rear - 20 feet
3. *Maximum Building Height* - 2 1/2 stories
4. *Minimum Home Size*
 - a. One-story - 1300 sq ft
 - b. Two-story - 1600 sq ft
5. *Garage Standards* - The garage shall occupy less than 50% of the front facade. It may be recessed from the facade, flush with the facade, or projecting by a maximum of 14 feet.
6. *Architectural Standards* - The homes shall be characterized by architectural features such as but not limited to partial brick, reverse gables, shutters, garage door windows, porches, and decorative trim mouldings, in keeping with the Exit Ten Overlay District.



Typical lot with minimum standards.

IV. Building Type 3

Building Type 3 is intended for the single family lots on the interiors of Parcels C and D. These are examples of typical Building Type 3 homes that could be built under the standards of the Brooks Chase PUD and the Exit Ten Overlay District.



Photos: Parkside,
Houston, Texas

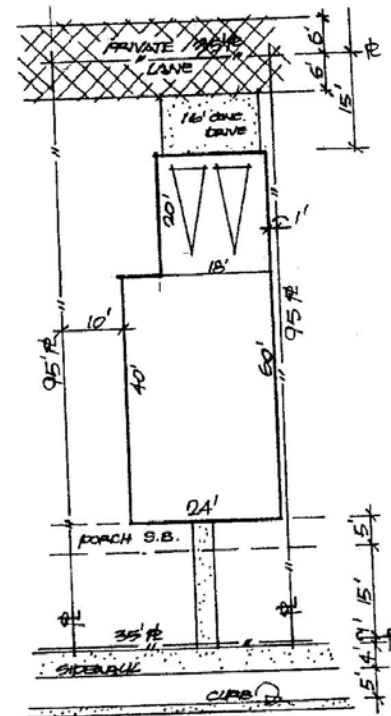


Photo: 103rd St./Central Ave.,
Carmel, Indiana

IV. Building Type 3 (continued)

Minimum Standards

1. *Minimum Lot Width* - 35 feet
2. *Minimum Setbacks*
 - a. Front - 15 feet
 - b. Side - 1 foot per side, 10 feet separation between buildings
 - c. Rear - 15 feet from centerline of lane
3. *Maximum Building Height* - 2 1/2 stories
4. *Minimum Home Size* - 1200 sq ft
5. *Garage Standards* - Garages shall face the rear of the home and shall be accessed by privately owned and maintained lanes with 12' width of pavement for one-way traffic.
6. *Architectural Standards* - The homes shall be characterized by architectural features such as but not limited to reverse gables, shutters, porches, decorative trim mouldings, and partial brick, in keeping with the Exit Ten Overlay District.
7. *Fences*
 - a. Fences may be permitted subject to the approval of the Architectural Control Committee as described in the Declaration of Covenants, Conditions, and Restrictions for Brook's Chase.
 - b. Rear yard fences shall be set back equivalent to the rear garage wall, in order to: 1) provide adequate turning from lanes to garages, and 2) ensure a consistent appearance along lanes.



Typical lot with minimum standards.

IV. Building Type 3 (continued)

Examples of typical Building Type 3 homes and lanes. Building Type 3 is intended for the single family lots on the interiors of Parcels C and D.



Photo: Disney's Celebration, Florida



Photo: Seattle, Washington
(Courtesy Town of Fishers, Indiana
Department of Development)

V. Building Type 4

Building Type 4 refers to any multifamily building intended for Parcel D, the closest parcel to Saxony. These are examples of typical Building Type 4 homes that could be built under the standards of the Brooks Chase PUD and the Exit Ten Overlay District.

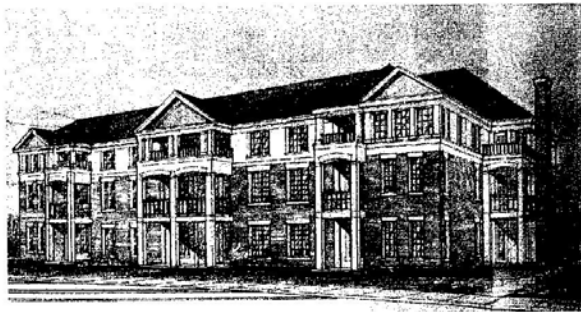


Photo: Proposed apartments at North Haven, Carmel, Indiana



Photo: Sycamore Springs, Indianapolis, Indiana



Photos: Amli at Conner Farms, Fishers, Indiana



V. Building Type 4 (continued)

Minimum Standards

1. *Minimum Setbacks*
 - a. Front - 15 feet
 - b. Side - 18 feet separation between buildings
 - c. Rear - 30 feet from perimeter
2. *Maximum Building Height* - 3 stories
3. *Minimum Home Size*
 - a. One-bedroom unit - 850 sq ft
 - b. Two-bedroom unit - 1050 sq ft
 - c. Three-bedroom unit - 1250 sq ft
4. *Architectural Standards* - The homes shall be characterized by architectural features such as but not limited to partial brick, reverse gables, porches/balconies, shutters, decorative trim mouldings, and roof overhangs, in keeping with the Exit Ten Overlay District.
5. Multifamily buildings may be renter or owner occupied.