

Garner Planned Development (PD)

Garner PD Ordinance Purpose and Intent:

- I. The Garner Planned Development (the “Garner PD”) will meet or exceed all the requirements of *IC 36-7-4-1500* et seq. which sets forth the State of Indiana requirements for the consideration and adoption of Planned Unit Developments by local jurisdictions. To that end the Garner PD is predominately consistent with the Goals and Objectives of the Brownsburg Comprehensive Plan and compatible with surrounding land uses and adjacent zoning districts as noted below:
 - A. The Town of Brownsburg’s 2021 Future Land Use Map classifies the Garner Real Estate as “Single Family Detached Residential”. The Real Estate is surrounded on all sides by single family detached residential uses. The Garner PD provides a context sensitive development that is compatible with the scale and character of surrounding residential uses by limiting development to single-family detached housing.
 - B. Garner is located in an infill area and is surrounded on all sides by existing single family residential development. The Garner Real Estate, therefore, benefits from its proximity to existing development and availability of existing municipal infrastructure. Development of the subject site will: (i) focus growth in a manner that prevents “leap frog” development; (ii) strengthen the residential neighborhood as it is already serviced by utilities; (iii) benefit from existing recreation amenities already nearby; and (iv) utilize improved or planned to be improved roadway infrastructure, including easy access to Ronald Regan Parkway. Residential development in this area benefits the Town of Brownsburg by providing a development that avoids greater infrastructure and social costs of disconnected development by prioritizing residential development in an area with existing public infrastructure.
 - C. The Garner PD is a curvilinear single-family detached neighborhood of approximately 1.58 dwellings per acre (61 homes on 37.826 acres) which is at the lower end of the up to six (6) units per acre contemplated under the Comprehensive Plan for single-family detached residential. The Comprehensive Plan also identifies single family detached housing to be the predominate housing type for the surrounding area.
 - D. The Garner PD protects and enhances existing environmental features by ~~reducing lot widths which allows~~ modifying certain R-3 development standards, which modifications allow more area to be preserved as open space than would otherwise be ~~consumed~~ possible if ~~wider~~ the lots were developed on the Real Estate under the development standards required in the R3 District zoning. This ~~“clustering” of lots accommodates~~ allows for the preservation of the ~~existing stream corridor in the overall site design which serves to enhance the character of the area and makes the natural feature an amenity for residents~~ majority of the existing woods on the northern portion of the Garner Real Estate while still accommodating the existence of the Mary Gibbs Legal Drain, its stream corridor and statutory drainage easement. The design also permits a fifty (50) feet wide landscaped common area along perimeter streets classified as arterial or collector, ~~and it avoids crossing the ditch or stream,~~

Garner Planned Development (PD)

~~which could have a detrimental impact on the riparian corridor.~~ None of these areas could exist as proposed if the R-3 development standards were strictly applied.

- E. The Garner PD provides for specific architectural standards that results in variations in character and home design and the anti-monotony standards prohibit a monotonous development that lacks character. The goal of high-quality design and construction for all new developments is outlined in the Comprehensive Plan. The standards in the Garner PD are not only sensitive and respectful to the existing homes and residential uses that surround the site but will also create a unique sense of character and identity for the neighborhood.
- G. The Garner PD provides for home designs that elevate the quality of Brownsburg's local housing stock through the use of architectural design standards requiring not only high-quality design, but also the variation of home design within the neighborhood.
- H. The Garner PD meets the recommendations of the Town of Brownsburg Housing Study Overview in the following manner:
 - 1. The Garner PD provides quality single- family detached housing opportunities for the growing Town of Brownsburg by responding to the projected and continued market demand for this type of housing in the community;
 - 2. The proposed homes to be built in Garner should result in an estimated sales price on the higher end of the range for new home construction sales, as referenced in the Brownsburg Housing Study. As a result, the Garner community should have a positive impact on surrounding property values and provide a needed supply of first move-up homes, which will allow families, including young professionals returning to Brownsburg, to move into and stay in Brownsburg as they raise families and progress in their careers; and
 - 3. The Brownsburg Housing Study recommends more "association-maintained for sale housing". Garner will be a "for sale" single-family detached residential community and will be governed by a mandatory Homeowner's Association. Further, the declaration shall require that the Homeowner's Association be professionally managed.
- II. The Garner PD meets the intent of the Brownsburg Zoning Ordinance (the, "UDO"), and specifically Article 4 Planned Development District, by providing for the following:
 - A. The Garner PD is intended to provide flexible development standards for a proposed medium scale development that does not easily comply to the zoning district standards due to the existence of a legal drain that crosses the property, the parcel that is carved out of the project just south of the legal drain along County Road N 800 E, and the fact that the Garner Real Estate is an infill site.
 - B. The Garner PD contains superior open space and architectural standards than are required under the UDO and, as applied, will be sensitive to the character of surrounding area and

Garner Planned Development (PD)

Minimum Open Space: Twenty five percent (25%). A retention pond with a water surface area of at least 1/2 acre and containing ~~tree plants~~trees planted around at least 75% of the pond perimeter shall qualify as a Qualifying Area. Tree planting must be (i) at a rate of two (2) trees per 100 lineal feet of the ~~waters, be~~shoreline of the pond, (ii) planted on the top of the bank surrounding the pond, (iii) done in a manner to avoid interference with maintenance or emergency access to the pond, and ~~be~~(iv) a minimum size of 2 ½" caliper for shade trees and 1 ½" caliper for ornamental trees. Existing trees and wetlands, if any, shall count towards this requirement. Also See District Development Standards.

Corner Lots: Same as R3 Residential District (See Section 7.19 of the UDO)

Garner Planned Development (PD)

Exhibit D

Additional Standards

1. Homeowners' Association - The developer shall create a homeowners' association in accordance with Section 7.27 of the UDO.
2. Pools – All swimming pool shall be subject to the following standards:
 - a. Only in ground pools shall be permitted.
 - b. Pools shall require an Accessory Structure Permit.
 - c. The application for an Accessory Structure Permit shall be accompanied by written approval of the pool by the Homeowners' Association.
3. Development Amenities – ~~An asphalt multi-use trail consistent with the Town of Brownsburg's Transportation Plan, Active Transportation Plan and Town Construction Standards shall be installed as shown on Exhibit C.~~ The primary plat shall include and designate the size and location of a dog park, playground and associated benches.
4. Keeping of Animals Standards: Exotic Animals and Farm Animals (both as defined in the UDO) shall not be permitted. Only commonly domesticated animals shall be allowed such as dogs, cats, birds, hamsters and other small animals that are customarily kept as pets in single family homes.
5. Maximum Density – 1.58 dwellings per acre (61 Dwellings)