



January 9, 2023

Ms. Jodi Dickey, AICP  
Department of Development Services  
Town of Brownsburg  
61 N. Green Street  
Brownsburg, IN 46112

Dear Ms. Dickey:

Subject: **Carr Property Group – Conditional Zoning Map Amendment  
Letter of Intent**  
7055 E. CR 300 N, 7175 E. CR 300 N, and 2885 N. SR 267  
Brownsburg, Indiana 46112  
CEC Project 323-941

Carr Property Group respectfully requests a rezone and annexation of the approximately 16.073 acres located at the southeast corner of County Road 300 North and South Green Street in Brownsburg. The combined property currently consists of three parcels identified as the following.

7055 E. CR 300 N  
Parcel ID #32-07-26-100-001.000-015  
4.844 Acres

7175 E. CR 300 N  
Parcel ID #32-07-26-100-002.000-015  
6.552 Acres

2885 N. SR 267  
Parcel ID #32-07-26-150-001.000-015  
4.677 Acres

Carr Property Group proposes to conditionally rezone the subject properties into two zoning districts consisting of 12.610 acres of High Density Multi-family Residential (M3) District and 3.463 acres of Neighborhood Commercial (NC) District. In addition, Carr Property Group proposes for the 16.073 acre property to be annexed into the Town of Brownsburg upon approval of the conditional rezone.

The adjacent property to the north is a commercial use and zoned Planned Development. The property to the south and east is a multi-family residential use and is zoned Planned Development. The property to the west is a single-family residential use and zoned Planned Development.

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The 2021 future land use map calls for the property to the north and south to be local commercial, the property to the west and south to be multi-family, and the property to the west to be single-family residential. Carr Property Group's proposed project provides a good transition from single-family residential to the west to multi-family and commercial on the east side of Green Street.

Carr Property Group proposes 198 multi-family units, a clubhouse with amenity areas, including pickle ball courts, bocce ball courts, a dog park, and walking paths, and two commercial buildings. Approximately 512 parking spaces are provided to support the proposed uses. The proposed Site Plan preserves existing trees along the east property line and the south property line. We are providing a storm water detention pond at the southeast corner to meet the local drainage ordinance.

Citizens Water will provide water service to the property, which is located along Green Street. Sanitary sewer is available to service the property along County Road 300 North.

Upon successful completion of the conditional rezoning and annexation, Carr Property Group will proceed to the Development Plan review process for detailed engineering and architectural design review.

CEC very much appreciates this opportunity to present our proposal to you. Please do not hesitate to contact us at 317-655-7777. We are available to meet with you to discuss the proposed project.

Very truly yours,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Aaron C. Hurt, PE, AICP  
Vice President