

# Advisory Plan Commission

## Town of Brownsburg

**Assigned Staff:** Jenna Wertman, Director of Development Services

**Report Date:** 5/21/2025

**Request Type:** Rezone

### General Information

<b>CASE NUMBER</b>	PCMA-25-1
<b>PROJECT/REQUEST</b>	Auburn Ridge West – Rezone to R2
<b>APPLICANT</b>	Jonathan Isaacs, M/I Homes
<b>LOCATION</b>	5050 E 450 N
<b>PARCEL SIZE</b>	65.23

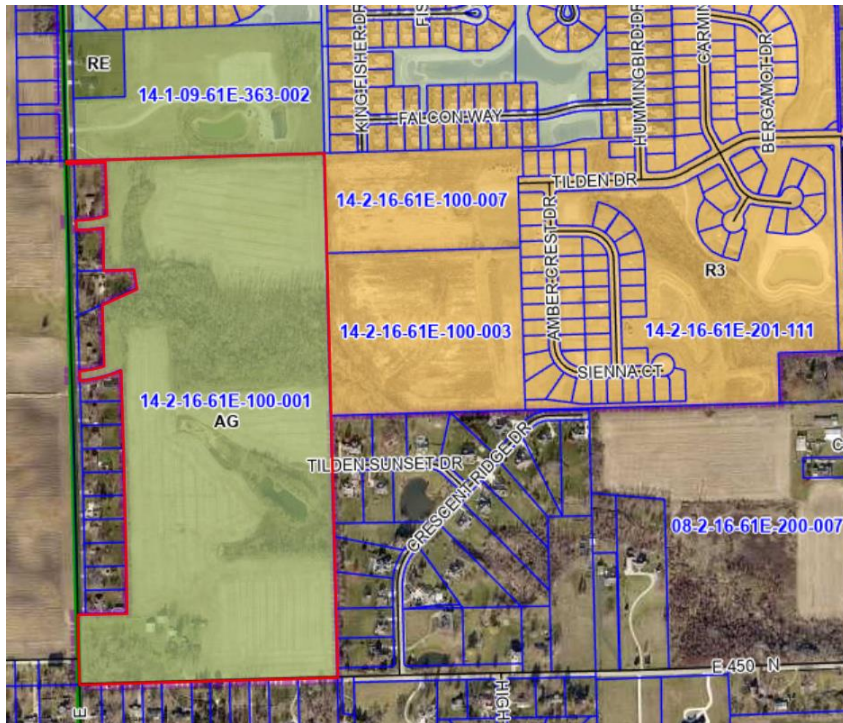
### Cross References

<b>Previous APC Cases</b>	PCMA-05-18-1639 (Copper Springs PD Rezone Request, Denied) PCMA-04-21-1898 (Auburn Ridge PD Rezone, Denied)
<b>Relevant BZA Cases</b>	N/A
<b>Other</b>	Annexation Ord. 2006-06

### Attachments

<input checked="" type="checkbox"/>	Tech Review
<input checked="" type="checkbox"/>	Concept Plan
<input checked="" type="checkbox"/>	Proposed Conditions
<input checked="" type="checkbox"/>	Other: Letter of Intent
<input checked="" type="checkbox"/>	Other: Lot Inventory as of May 1

Site and Zoning Map:



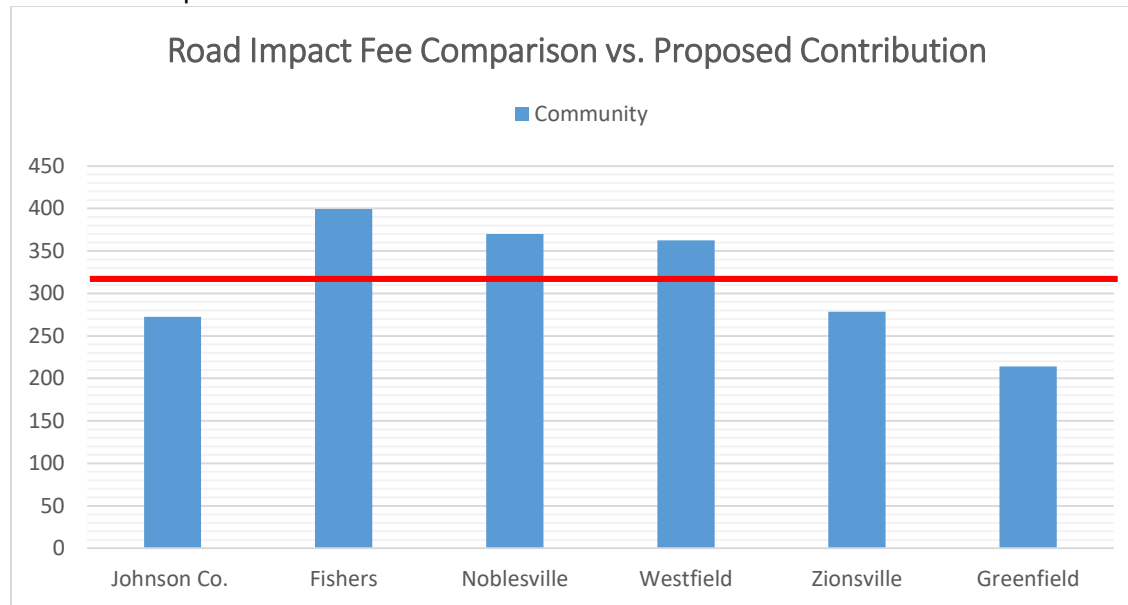
## Project and Site Background:

The petitioner is requesting a rezone from AG to R2 to extend the Auburn Ridge subdivision to the west. Formerly, two different Planned Development zoning requests were denied, which this site would have been a portion of those. Auburn Ridge to the east was brought back as a smaller project under a standard zone. Last year a request was filed as an R3 but later adapted to an R2 with approximately 118 lots. That received a favorable recommendation at the Plan Commission. The project went to Town Council, where feedback pushed for further reductions and various concerns were expressed about traffic and specifically Green Street and Northfield Drive on the north side of town. Ultimately, the proposal was denied and throughout the process multiple members of the public noted that the plan was different than what was reviewed at the Advisory Plan Commission level and that it should have to return. Refiling limitations in the Rules of Procedure do not apply to rezones as the APC provides only recommendations.

Since that time, the developer has reviewed and adjusted the commitments to better reflect the concerns presented, including adjusting language in the road commitments to allow the funds to be spent on a wider range of projects. In order to better understand the per lot monetary contribution proposed, staff reviewed other communities Road Impact Fees and extrapolated what the equivalent would be to get to this amount.

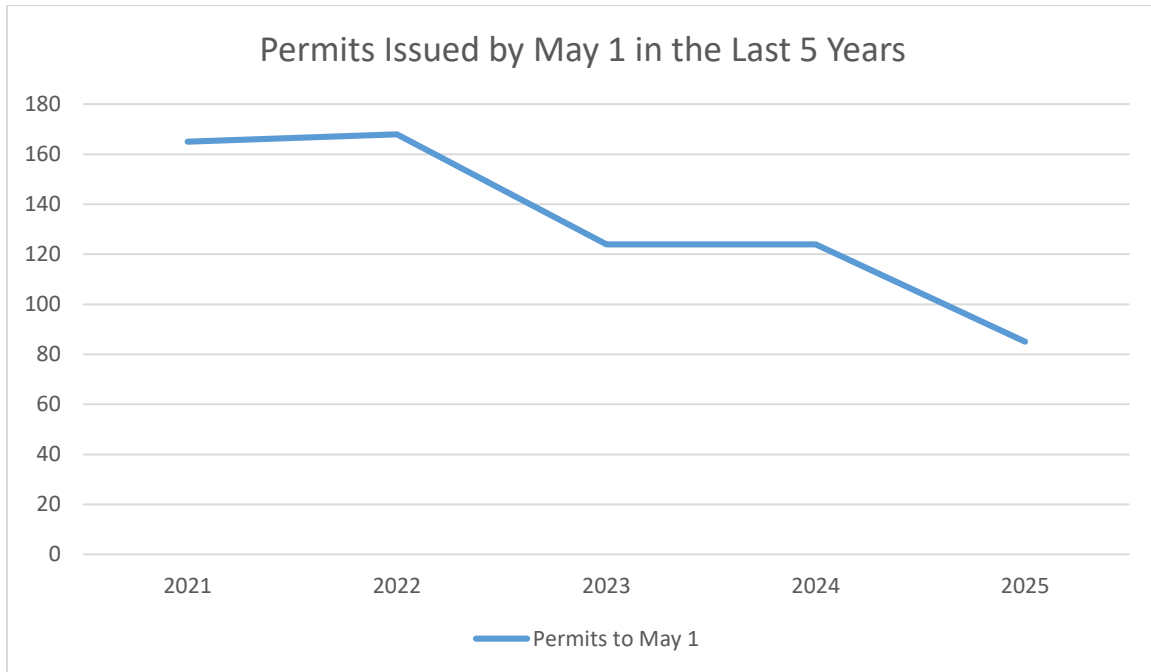
Staff could readily find road impact fee information for Fishers, Zionsville, Johnson County, Noblesville, Westfield, and Greenfield. Fees are assessed based on a "per trip" basis, or the average trips generated per lot based on the International Traffic Engineering manual. This calculation uses 9.43 trips per day per lot and is considered to be toward the higher end of the average range of daily trips. Extrapolating the \$3000 per lot back to a per trip equivalent makes an effective fee of \$318.13 per estimated trip generated. This is compared to other communities below, with Auburn Ridge Ph. 2 represented by the red line.

To date, nearly \$190,000 has been collected from phase 1 of Auburn Ridge to support future road and intersection improvements.



Development Services also tracks our remaining residential lot inventory. As of May 1<sup>st</sup>, 572 single-family detached lots remain in the inventory count. Neighborhoods such as Parkside at Greystone and Promenade are on track to close out this year. Oakdale is anticipated to close out this year or early next. Westbranch Estate lots are all sold and some have entered permitting. Westbranch's for rent area is also under construction.

Permits have continued to decline, with 85 being issued to date this year compared to a range of 124-168 for the same timeframe throughout 2021-2024. This is likely due to having more subdivisions close out and more of the mix of active neighborhoods being townhomes, which tend to go through permitting at a somewhat slower pace.



Permits would likely not start in this neighborhood prior to 2027 (and probably later in the year if started in 2027) at which point staff estimates that the lot inventory will likely be below 300, with the majority of that 300 being age-restricted units in Centennial. There are no R2 zoned neighborhoods in the inventory.

### Technical Review:

As this is a rezone, tech review comments were largely the same as the first time. The applicant has been made aware that improvements to downstream lift station capacities will be needed, as was briefly mentioned in previous filings. This is not in our water territory. The Fire Department noted that they would like to see the connection made to Tilden Sunset Drive with a water main extension in the same area. The applicant is showing a cul-de-sac, which would require a waiver to be approved by the Plan

Commission. This is not something that can be decided at the rezone stage, as the waiver is a platting matter.

### Criteria:

*Pursuant to Article 9 of the Brownsburg Unified Development Ordinance the Advisory Plan Commission shall make findings of fact and pay "reasonable regard" to the following criteria:*

1) **The Comprehensive Plan:**

Future Land Use Map Link: <https://www.brownsburg.org/DocumentCenter/View/1068/2021-Future-Land-Use-Map-PDF>

- a) The Future Land Use Map notes this area as single-family detached residential. The proposed project is in line with this. The revision to a larger lot size does not create any conflict with the Comprehensive Plan.



*Based on the above information, staff believes this criterion has been met.*

2) **Current Conditions and Character** of current structures and uses in each district:

- a) The project will continue the development of the area with single-family homes. Based on the timing, the project will plat under the new code. The new UDO requires that properties along the perimeter match adjacent single-family home lot widths or put a larger buffer between the

neighborhoods and the new development. A variety of lot sizes are shown in the concept plan, adding some larger lots to the inventory.

*Based on the above information, staff believes this criterion has been met.*

3) **The most desirable use** for which the land in each district is adapted:

- a) The project is in a location that is most suitable for residential. It is not in an area where commercial or even apartment uses would be anticipated. It is unlikely to be a location where institutional uses would go. The reduction in lots to 90 and the increased size of lots makes sense in the area.

*Based on the above information, staff believes this criterion has been met.*

4) **The conservation of property values** throughout the jurisdiction:

- a) The project is not anticipated to have a negative impact on property values. Generally, property values across the jurisdiction are continuing to increase across all development types. In looking at the permits pulled in Auburn Ridge, the **reported permit valuation** is \$484,500 on average (up from \$475,000+/- at the time of the last staff report), and it is not uncommon to have higher final sales prices (meaning this average is likely a low estimate). Reported permit valuations range from \$350,000-\$605,000 so a range of home options appear to be provided. This proposal is the same development type (single-family detached homes) as surrounding areas. Staff does not anticipate an issue with the conservation of property values.

*Based on the above information, staff believes this criterion has been met.*

5) **Responsible development and growth:**

- a) The project comes at a time when responsible development and growth are at the forefront of most rezoning discussions. Staff has opted to break this down into a few categories for consideration:
- i) *Pace of Approvals* - after a higher number of residential neighborhood approvals in 2022, no new single-family detached neighborhoods were approved in 2023. To that end, only one has been approved since (Centennial, an age-restricted development). No R2 development has been proposed or approved in recent years, so this would bring some diversification of the lot inventory to the community.

Based on the subdivision tracking data, in March of 2023 there were 990 remaining single-family lots. In the most recent tracking, there are 572, with about 25-40 permits being issued each month. Should this neighborhood be approved now, it would likely spend about a year in infrastructure and pull permits sometime in 2027 at the earliest. During this time, existing lots will continue to build out and further reduce the number. More information about lot counts and comparisons to previous years was discussed earlier in the staff report [here](#).

Staff does not anticipate that this will be an overwhelming amount of lots added to the inventory. The current pace of permits pulled in Auburn Ridge (east) is 10 per month or fewer, so the buildout of the neighborhood itself would also span more than a year.

- ii) *Infrastructure* – infrastructure was a major part of the discussion during the rezone for Auburn Ridge and that is reflected in the recommended conditions for this project. The applicant has worked with a homeowner to the west to be able to propose the full extension of the Major Collector that has been built in Auburn Ridge in conjunction with the transportation plan. The first phase of Auburn Ridge has contributed \$190,000 to road improvements. A review and comparison of the contribution proposed can be found earlier in the staff report [here](#).

This project does not fall within our water territory. It does fall within our sewer territory. It was noted that some improvements will be needed with the wastewater capacity as part of this project. Those improvements are completed by the developer. All roads within the neighborhood, including the large collector, are built by the developer.

- iii) *Schools* – the school anticipated an additional 137 students from the original concept, so this revision would likely be lower. The school notes in their letters that their response is for data purposes and not a support or opposition letter. They note also that they plan for/project a 4% growth rate each year. Based on the sales prices of the first phase of Auburn Ridge and the larger lots proposed for this phase, the age of children *may* skew somewhat older in this neighborhood as it is more likely to be “move-up” home choices versus a starter home. A revised estimate of students was not provided for this project.
- b) In general, staff believes this project is not at odds with this criterion given that it will extend a major collector from the Thoroughfare Plan, it provides a different zoning district option that is not currently being built, and that road contributions will be provided that can facilitate improvements on a wider selection of roads that may be used by this development.

*Based on the above information, staff believes this criterion has been met.*

**Recommendations:**

*The Advisory Plan Commission may request conditions and commitments related to the project and criteria. Conditions or commitments must be made as part of the motion.*

***Based on the information provided and the criteria responses, staff recommends a motion to***

<input type="checkbox"/>	Send a favorable recommendation PCMA-24-7 as presented.
<input checked="" type="checkbox"/>	Send a favorable recommendation PCMA-24-7 with the following staff conditions: 1. The applicant's proposed conditions/commitments are incorporated by reference.
<input type="checkbox"/>	Send an unfavorable recommendation PCMA-24-7 based on the following criteria: