

# Advisory Plan Commission

## Town of Brownsburg

**Assigned Staff:** Elizabeth Williams, Planning Consultant

**Report Date:** 3/2/2026

**Request Type:** Rezone

### General Information

<b>CASE NUMBER</b>	PCMA-26-1
<b>PROJECT/REQUEST</b>	Auburn Ridge West – Rezone to R2
<b>APPLICANT</b>	Joe Calderon, 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) PCMA-24-7 (Auburn Ridge West – Rezone to R2, Denied) PCMA-25-1 (Auburn Ridge Rezone Request R2, Denied)
<b>Relevant BZA Cases</b>	N/A
<b>Other</b>	Annexation Ord. 2006-06

### Attachments

<input checked="" type="checkbox"/>	Tech Review Response
<input checked="" type="checkbox"/>	Concept Plan
<input type="checkbox"/>	Proposed Conditions
<input checked="" type="checkbox"/>	Other: Letter of Intent
<input checked="" type="checkbox"/>	Other: Traffic Study
<input checked="" type="checkbox"/>	Other: Zoning Exhibit
<input checked="" type="checkbox"/>	Other: Rezone Refile Narrative Approved

Site and Zoning Map:



## Project and Site Background:

The petitioner is requesting a rezone from AG to R2 and R1 to extend the Auburn Ridge subdivision to the west. The property is located at 5050 E CR 450 N, comprised of approximately 64 acres and located along the east side of CR 500 E, and adjacent to Tilden Drive, which is planned to be extended by Applicant, MI Homes. Formerly, two different Planned Development zoning requests were denied, and two requests for R-2 zoning have been denied regarding this property.

Since that time, the developer has submitted a request to refile, citing substantial differences from the previous filing, which was approved by the Director to permit refiling. The Application seeks to rezone approximately 43.78 acres to the R-1 zoning district and 20.5 acres to the R-2 zoning district. This results in an increase of 60% of the lots to R1 lots which meet the UDO standard or a minimum size of 15,000 square feet.

The proposed concept plan would extend the collector road through the neighborhood and connect it to N CR 500 E and also connect to E CR 450 N on the south side of the development.

The applicant has indicated that amounts will be contributed to the Town for future road and intersection improvements, amounting to \$4,444 per lot, which equates to \$400,000 overall, for the development. This represents a 48% increase from the previous commitments. The applicant made similar commitments for previous phases of Auburn Ridge. To date, approximately \$264,000 has been collected from phase 1 and 2 of Auburn Ridge to support future road and intersection improvements. Staff anticipates the submission of Commitments to memorialize traffic contributions, recommendations of the traffic study and any other issues the applicant wishes to address.

## 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. 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.

## Traffic Study:

The traffic study indicated the following recommendations:

N CR 500 E and proposed access drive:

Construction of the westbound full access drive with at least one inbound and one outbound lane.

The intersection should be stop-controlled with the access drive stopping for CR 500 E.

E CR 450 N and proposed access drive:

Construction of the southbound full-access drive with at least one inbound and one outbound lane.

The intersection should be stop-controlled with the access drive stopping for CR 450 N

**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 recommendation.



b)

*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. The UDO requires that properties along the perimeter match adjacent single-family home lot widths or put a larger buffer between the existing lots and the new development. A 50' buffer has been proposed on the conceptual plan. Applicant should also note that corner lots must be 25% larger than the minimum 15,000 square feet (18,750sf). *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 R2 and R1 homes site fit in this 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. 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.
- 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-26-1 as presented.
<input checked="" type="checkbox"/>	Send a favorable recommendation PCMA-26-1 with the following staff conditions: <ol style="list-style-type: none"> <li>1. Compliance with TECH Review comments.</li> <li>2. Submission of Commitments that address the Transportation Study recommendations, and traffic contributions.</li> </ol>
<input type="checkbox"/>	Send an unfavorable recommendation PCMA-26-1 based on the following criteria: