

January 28, 2026

Town of Brownsburg Advisory Plan Commission
61 North Green Street
Brownsburg, Indiana 46112

RE: Letter of Intent/ Scott Farm Trust Property-5050 E CR 450 N

Dear Plan Commission Members:

This letter is being provided to you as the letter of intent of M/I Homes of Indiana L.P., as Applicant of a certain Zoning Map Amendment Application (the “Application”), filed with respect to certain parcels comprising 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 (the “Subject Property”). 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.

The Subject Property is currently zoned AG. The Applicant proposes a single family detached residential housing development, as shown on the amended Rezoning Exhibit submitted with the Application, under both the R-1 zoning district (54 lots) and the R-2 zoning district (36 lots) as set forth in the Town of Brownsburg UDO.

The Subject Property is well suited for Applicant’s proposed use, as it is located immediately adjacent to the Applicant’s existing Auburn Ridge single family housing development, and the request will provide compatibility with other nearby subdivisions. The proposed rezoning will allow for the extension of utilities to the Subject Property and the extension of Tilden Road to CR 500 E, and the conditions will also allow for contributions on a per home basis to the Town for road infrastructure improvements. The request is consistent with comprehensive plan designation of single family detached housing.

Petitioner looks forward to working with the Plan Commission, the Town Council and the staff of the Development Services Department in creating a positive and responsible development.

Sincerely,

Joseph D. Calderon, attorney for
M/I Homes of Indiana L.P.