

# Auburn Ridge West Rezoning Refile Narrative

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M/I Homes respectfully submits this narrative to demonstrate that the revised rezoning request contains substantial changes addressing the reasons for the Town Council's prior denial, in accordance with the Town of Brownsburg's Unified Development Ordinance. The original rezoning request proposed the R2 zoning district for the entire site; however, the revised petition introduces a significant land-use change. While the northern portion of the property remains proposed for R2 zoning, the majority of the site, approximately two-thirds of the land area, has been redesigned and is now proposed for R1 zoning. This results in 54 lots, or 60% of all homesites, shifting from R2 to R1, increasing the minimum lot size from 12,000 square feet to 15,000 square feet, a 25% increase in lot area. Many of these lots exceed this minimum substantially. Although the total unit count remains 90, this change creates a natural and thoughtful transition from the existing R3-zoned lots in Auburn Ridge to the proposed R2 area to the north of the creek, and ultimately to the larger R1 lots, producing a lower-intensity development pattern, improved compatibility with neighboring homes, and a significantly enhanced land-use transition compared to the prior plan.

To complement the zoning changes, M/I Homes has also redesigned the street network and lot arrangement to the south of the wooded creek area to better utilize the site and to create an attractive and cohesive neighborhood. The introduction of R1 zoning allows for numerous premium homesites well above 15,000 square feet, comfortably accommodating our side-load executive-style home designs. These homes offer a diverse range of architectural features that enhance the appearance of the community and reinforce a higher-quality development character that aligns with Brownsburg's expectations for long-term neighborhood stability.

The previous rezoning request brought up concerns regarding traffic impacts and the overall intensity of the project. In direct response, M/I Homes has significantly increased its monetary commitment toward traffic and road improvements. The prior petition included a commitment of \$3,000 per homesite, totaling \$270,000. This revised petition now offers a \$400,000 contribution, which equates to more than \$4,400 per homesite and represents a 48% increase over the previous commitment. This enhanced contribution did not exist in the prior filing and provides a materially stronger and more effective strategy addressing traffic and roadway concerns.

Taken together, the shift of most of the site to the R1 district, the 25% increase in minimum lot sizes, the substantial redesign of internal layout and architectural integration, and the 48% increase in traffic-related financial commitments constitute meaningful and substantial changes to the petition. These revisions materially alter the development's intensity, character, and public-benefit profile in a manner that directly responds to the reasons for denial. Accordingly, M/I Homes respectfully submits that this revised petition meets the standard for refile under Brownsburg's UDO and requests acceptance of the application for processing.

**Approved**

01/22/2026

*SK FLS*

**Before and After Comparison**

Category	Previous Filing	Refiled Proposal
Zoning - South Portion	R2	R1
Minimum Lot Size (South 54 lots)	12,000 sq ft	15,000 sq ft
Total Roadway Improvement Contribution	\$270,000	\$400,000
Contribution per Homesite	\$3,000	\$4,444
Overall Character	Higher intensity, less transitional zoning, non-uniform homesites	Reduced intensity, improved zoning transition, better homesite layout

**2 R2 Site Plan from Previous Rezone**



**1: New Site Plan Featuring R1 Zoning**



**RESIDENTIAL LOTS**

- 54 PUD-R1 LOTS  
15,000 SQ. FT MIN. LOT SIZE
- 36 PUD-R2 LOTS  
12,000 SQ. FT MIN. LOT SIZE