

<p>Agenda Item: 11.3 Ordinance 2026-03 An Ordinance to Amend the Official Zoning Map of the Town of Brownsburg, Hendricks County, Indiana for a Portion of Certain Real Estate Located at 5050 E 450 N</p>	<p>Town Council Action Requested:</p> <table border="0"> <tr> <td>First Reading</td> <td>March 26, 2026</td> </tr> <tr> <td>Second Reading</td> <td>March 26, 2026</td> </tr> <tr> <td>Public Hearing</td> <td>N/A</td> </tr> <tr> <td>Third & Final Reading</td> <td>4/9/2026</td> </tr> <tr> <td colspan="2">Motion to Approve/Consider</td> </tr> </table>	First Reading	March 26, 2026	Second Reading	March 26, 2026	Public Hearing	N/A	Third & Final Reading	4/9/2026	Motion to Approve/Consider	
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Public Hearing	N/A										
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Motion to Approve/Consider											
<p>Project Name: Auburn Ridge West - Rezone</p>	<p>Presenter, Title: Elizabeth Williams, Planning Consultant</p>										
<p>Strategic Plan Link:</p>	<p>Comprehensive Plan Link: https://www.brownsburg.org/DocumentCenter/View/1068/2021-Future-Land-Use-Map-PDF</p>										
<p>Executive Summary: 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. The request would change 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 for a minimum size of 15,000 square feet.</p> <p>The project was forwarded by the Plan Commission with an unfavorable recommendation (3-4). The full staff report is included with this packet along with the Findings of Fact and Report of Determination, Applicant's proposed commitments and an update of residential lots.</p>											
<p>Supporting Documents: Staff Report, Draft Findings of Fact, Proposed Commitments and Lot Tracker.</p>											
<p>Staff Recommendations:</p> <p>Approve first and second reading of Ordinance 2026-03.</p>											
<p>Town Manager Comments:</p>											
<p>Department Head Approval:</p>	<p>Click or tap to enter a date.</p>										
<p>Town Manager Approval: <i>Debbie Cook</i></p>											

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE
TOWN OF BROWNSBURG, HENDRICKS COUNTY, INDIANA
FOR A PORTION CERTAIN REAL ESTATE LOCATED AT 5050 E 450 N**

WHEREAS, Joseph Calderon on behalf of M/I Homes (the “Applicant”) has filed for an amendment to the Official Zoning Map for the Town of Brownsburg, Hendricks County, Indiana (the “Proposal”) for a portion of certain real estate located on Parcel number(s) 32-07-16-100-001.000-016, which is more particularly described on **Exhibit-A** pursuant to I.C. 36-7-4-608, *et seq.*; and

WHEREAS, the Property is zoned AG (Agriculture); and,

WHEREAS, the Applicant’s Proposal is to rezone a portion of the subject property to R1 and R2 (Medium Density Single-Family Residential) for future development; and,

WHEREAS, the Applicant’s Proposal is consistent with the goals, objectives and policies of the Comprehensive Plan, and the Owner’s desired use of the Property; and,

WHEREAS, the Applicant’s Proposal is compatible with the current conditions and overall character of the existing development in the immediate vicinity of the Property; and,

WHEREAS, the Applicant’s Proposal is the most desirable use for which the land in each district is adapted; and,

WHEREAS, the Applicant’s Proposal is expected to conserve property values throughout the jurisdiction; and,

WHEREAS, the Applicant’s Proposal is deemed responsible development and growth; and,

WHEREAS, the Advisory Plan Commission has considered said Proposal at a public meeting, on March 16, 2026, and forwards the request on the proposal to the Town Council with **AN UNFAVORABLE RECOMMENDATION**.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Brownsburg, Hendricks County, Indiana as follows:

- 1) The above recitals are incorporated herein by reference as though set forth fully herein below.
- 2) The Applicant shall assume and be responsible for payment of all costs incurred in the preparation and filing of all changes in this ordinance.
- 3) The zoning on the Property, as shown on the Official Zoning Map, shall be changed to R1 and R2 per the legal descriptions attached as Exhibit A.

This Ordinance is hereby passed by the Town Council of the Town of Brownsburg, Indiana, this _____ day of _____, 2026.

BROWNSBURG TOWN COUNCIL

Ben Lacey, President

ATTEST:

Ann Hathaway, Clerk-Treasurer

This instrument prepared by Elizabeth Bentz Williams, Town of Brownsburg, 61 N. Green Street, Brownsburg, Indiana 46112. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Elizabeth Bentz Williams

46270682.2

EXHIBIT "A"
Land Description of R1 Zoning

Part of the West Half of the Northwest Quarter of Section 16, Township 16 North, Range 1 East of the Second Principal Meridian in the Town of Brownsburg, Hendricks County, Indiana, described as follows: BEGINNING at the southeast corner of said West Half; thence South 88 degrees 20 minutes 13 seconds West along the south line of said West Half 710.88 feet; thence North 01 degree 26 minutes 01 second West 389.46 feet; thence South 88 degrees 16 minutes 39 seconds West 358.90 feet to the east line of Meadow Wood Section 1 as per plat thereof recorded as Instrument Number 197400133 in the Office of the Recorder of Hendricks County, Indiana (the following eight (8) calls are along the easterly lines of said Meadow Wood Section 1); 1) thence North 01 degree 26 minutes 01 second West 1,219.97 feet; 2) thence South 73 degrees 06 minutes 38 seconds West 114.54 feet to the beginning of a tangent curve to the right having a radius of 373.72 feet, subtended by a long chord having a bearing of South 80 degrees 50 minutes 19 seconds West and a distance of 100.51 feet, with a central angle of 15 degrees 27 minutes 22 seconds; 3) thence southwesterly along the arc of said curve 100.82 feet; 4) thence North 01 degree 26 minutes 01 second West 50.00 feet to the beginning of a non-tangent curve to the left having a radius of 323.73 feet, subtended by a long chord having a bearing of North 80 degrees 50 minutes 19 seconds East and a distance of 87.06 feet, with a central angle of 15 degrees 27 minutes 19 seconds, the radius point of which bears North 01 degree 26 minutes 01 second West; 5) thence northeasterly along the arc of said curve 87.32 feet; 6) thence North 73 degrees 06 minutes 38 seconds East 39.55 feet; 7) thence North 01 degree 26 minutes 01 second West 310.54 feet; 8) thence North 65 degrees 33 minutes 59 seconds East 195.00 feet; thence South 80 degrees 17 minutes 11 seconds East 221.85 feet; thence South 58 degrees 09 minutes 24 seconds East 262.06 feet; thence South 29 degrees 06 minutes 14 seconds East 117.08 feet; thence South 69 degrees 14 minutes 03 seconds East 73.43 feet; thence North 50 degrees 53 minutes 22 seconds East 201.28 feet; thence South 76 degrees 03 minutes 00 seconds East 86.90 feet; thence South 20 degrees 49 minutes 29 seconds East 76.64 feet; thence North 39 degrees 44 minutes 18 seconds East 61.47 feet; thence South 63 degrees 44 minutes 46 seconds East 120.03 feet to the east line of said West Half; thence South 01 degree 28 minutes 57 seconds East along said east line 1,719.78 feet to the POINT OF BEGINNING, containing 43.381 acres, more or less.

Legal Description of R2 Zoning

Part of the West Half of the Northwest Quarter of Section 16, Township 16 North, Range 1 East of the Second Principal Meridian in the Town of Brownsburg, Hendricks County, Indiana, described as follows: Commencing at the northwest corner of said West Half; thence North 88 degrees 12 minutes 59 seconds East along the north line of said West Half 40.00 feet to the POINT OF BEGINNING; thence North 88 degrees 12 minutes 59 seconds East along the north line of said West Half 1,277.50 feet to the northeast corner of said West Half; thence South 01 degree 28 minutes 57 seconds East along the east line of said West Half 954.68 feet; thence North 63 degrees 44 minutes 46 seconds West 120.03 feet; thence South 39 degrees 44 minutes 18 seconds

West 61.47 feet; thence North 20 degrees 49 minutes 29 seconds West 76.64 feet; thence North 76 degrees 03 minutes 00 seconds West 86.90 feet; thence South 50 degrees 53 minutes 22 seconds West 201.28 feet; thence North 69 degrees 14 minutes 03 seconds West 73.43 feet; thence North 29 degrees 06 minutes 14 seconds West 117.08 feet; thence North 58 degrees 09 minutes 24 seconds West 262.06 feet; thence North 80 degrees 17 minutes 11 seconds West 221.85 feet to the east line of Meadow Wood Section as per plat thereof recorded as Instrument Number 1974001323 in the Office of the Recorder of Hendricks County, Indiana (the following five (5) calls are along the easterly lines of said Meadow Wood Section 1); 1) thence North 10 degrees 26 minutes 01 second West 98.73 feet; 2) thence South 88 degrees 16 minutes 38 seconds West 155.00 feet; 3) thence North 01 degree 26 minutes 01 second West 225.00; thence North 90 degrees 00 minutes 00 seconds East 91.48 feet; thence North 01 degree 26 minutes 01 second West 173.81 feet; thence North 63 degrees 47 minutes 01 second West 47.70 feet to the beginning of a tangent curve to the left having a radius of 254.50 feet, subtended by a long chord having a bearing of North 68 degrees 10 minutes 24 seconds West and a distance of 38.96 feet, with a central angle of 08 degrees 46 minutes 46 seconds; thence northwesterly along the arc of said curve 39.00 feet to a point which bears North 17 degrees 26 minutes 13 seconds East from said radius point; thence with a compound curve to the left having a radius of 294.10 feet, subtended by a long chord having a bearing of North 83 degrees 30 minutes 29 seconds West and a distance of 84.66 feet, with a central angle of 16 degrees 33 minutes 05 seconds, the radius point of which bears South 14 degrees 46 minutes 03 seconds West; thence northwesterly along the arc of said curve 84.96 feet; thence South 88 degrees 12 minutes 59 seconds West 62.99 feet; thence North 01 degree 26 minutes 01 second West 104.87 feet to the POINT OF BEGINNING, containing 20.513 acres, more or less.

Advisory Plan Commission

Town of Brownsburg

Assigned Staff: Elizabeth Williams, Planning Consultant

Report Date: 3/2/2026

Request Type: Rezone

General Information

CASE NUMBER	PCMA-26-1
PROJECT/REQUEST	Auburn Ridge West – Rezone to R2
APPLICANT	Joe Calderon, M/I Homes
LOCATION	5050 E 450 N
PARCEL SIZE	65.23

Cross References

Previous APC Cases	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)
Relevant BZA Cases	N/A
Other	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"> 1. Compliance with TECH Review comments. 2. Submission of Commitments that address the Transportation Study recommendations, and traffic contributions.
<input type="checkbox"/>	Send an unfavorable recommendation PCMA-26-1 based on the following criteria:

Residential Lot Estimated Inventory - as of 3/17/2026

	Subdivision	Housing Type	Builder	Zone	Approval Date	Completion Date	Units Approved (primary plat)	Units Constructed (active and closed permits)	Remaining Lots/Units		
MultiFamily	Union Green	Multifamily	Scannell	UC	2017	2018	173	173	0		
	Arbuckle I	Multifamily	Flaherty & Collins	UC	2017	2018	208	208	0		
	Reserve at Ronald Reagan*	Multifamily	TBD	M3	2024	not started	264	0	264	SUB	
	Arbuckle II	Multifamily	Flaherty & Collins	UC	2022	permit issued	102	102	0	TOTAL	
	Westwind Apartments	Multifamily	Site Solutions	PD	2022	not started	168	0	168	432	
SF Attached	Laurelton - M1	SF attached	Lennar	PD	2018	2022	84	84	0		
	Villas at Wynne Farms	SF attached	M/I Homes	PD	2018	2023	70	70	0		
	Townhomes at Wynne Farms^	SF attached (for rent)	Lennar	PD	2021	2023	49	49	0		
	Liberty Junction	SF attached	Drees	M2	2022	ongoing	65	0	65		
	Trailside Townhomes	SF attached	M/I Homes	PD	2022	ongoing	145	75	70		
	Talon Woods	SF attached	Olthof Homes	M2	2022	ongoing	78	50	28	SUB	
	Reserve at Ronald Reagan*^	SF attached (for rent)	TBD	M3	2024	not started	112	0	112	TOTAL	
	Centennial	SF Attached	Davis	M2	2024	not started	76	0	76		
Forest Hill (Northfield Greens)	SF attached	Ryan Homes	M2	2022	ongoing	77	38	39	390		
SF Detached	Cadence	SF detached	Olthof Homes	R3	2017	2022	92	92	0		
	Emerald Park	SF detached	CalAtlantic	PD	2018	2020	73	73	0		
	Beacon Pointe II	SF detached	Silverthorne	R3	2018	2020	62	62	0		
	Belle Arbor (Sections 1-5)	SF detached	Pulte Homes	PD	2018	2024	216	216	0		
	Greystone	SF detached	Pulte Homes	PD	2018	2023	240	240	0		
	Laurelton - R3 A & B	SF detached	Lennar	PD	2018	2022	205	205	0		
	Brentwood	SF detached	Drees	PD	2019	2023	38	38	0		
	Phillips Manor	SF detached	Silverthorne	R3	2020	ongoing	75	75	0		
	Annsdale & Hamptons (all sections)	SF detached	Ryan Homes	PD	2013	ongoing	147	147	0		
	Fairview West	SF detached	Olthof Homes	PD	2021	ongoing	137	76	61		
	Centennial	SF detached	Davis/Epcon	R3	2024	not started	103	0	103		
	Parkside at Greystone	SF detached	Pulte Homes	PD	2021	ongoing	93	88	5		
	Hawks Landing	SF detached	TBD	R3	2022	not started	106	0	106		
	Promenade	SF detached	Pulte Homes	PD	2022	ongoing	111	100	11		
	Westbranch - RE area	SF detached	Onyx + East/TBD	PD	2022	ongoing	8	8	0		
	Westbranch - TR Area^	SF detached (for rent)	Onyx + East	PD	2022	ongoing	165	147	18	SUB	
	Oakdale (Garner PD)	SF detached	Pulte Homes	PD	2022	ongoing	61	35	26	TOTAL	
	Auburn Ridge	SF detached	M/I Homes	R3	2022	ongoing	168	86	82	412	
Red - not started, Orange - Infrastructure Phase, Green - Permitting, Grey - Completed							Total All Res. Units	3771	2537	1234	
*not platted yet, max number of lots per zoning commitment listed							Total SF Units (Att. & Det.)				
^for-rent single-family product								2856	2054	802	



MultiFamily

SF Attached

SF Detached

Brownsburg Commitments:

1. The final number of lots will not exceed 90.
2. Buffer area that meets the new UDO Standard will be provided along the eastern property line bordering Tilden Terrace and western property line to homes in the Meadow Wood Subdivision (homes fronting along CR 500)
3. Additionally, Developer agrees to preserve the existing tree row behind lot 37.
4. All homes built on lots within the R1 zoning district (those lots south of the existing east/west ditch) shall feature a four-sided brick/stone wainscot from the ground elevation of the home to the bottom of any first-floor windows, but in no event less than 24 inches, and shall feature side load garages.
5. Rear elevations on homes shall have different roofline and extension options (e.g. morning rooms, sunrooms and other extensions), providing architectural relief to the rear façade. At least one such feature shall be required for each home.
6. Applicant is requesting that there shall be no direct connection from the development to the Tilden Terrace neighborhood. Rather, there shall be a cul-de-sac feature, generally as shown on the conceptual site plan submitted with PCMA-26-1. Such request will be a plat waiver from the APC to allow a cul-de-sac instead of a direct connection into Tilden Terrace.
7. Tilden Drive will be extended to the west connecting CR 500 to the existing Auburn Ridge Subdivision and constructed as a 3-lane road with an 80' right-of-way. If the Tilden Drive extension through this portion of the Development is permitted to be constructed utilizing the cross-section standards for a Residential Local Street in lieu of the cross-section required for a Residential Local Collector Street, then the Developer will contribute half of the estimated savings to additional road improvements as detailed in Commitment # 8. If this is permitted, to determine the estimated savings, the Developer will obtain a contractor's estimate of the cost to build the road as a Residential Local Collector and subtract from this estimate the actual cost to build the Residential Local Street. Half of this difference or savings will then be paid to the Town of Brownsburg at the time of completing the Tilden Drive extension.
8. The Developer (or builder) will donate \$4,444.44 per home at the time of permitting. These funds shall be used to be at the discretion of the Town Council to improve roads and intersections. Such intersections and road improvements include Tilden Drive, Northfield Avenue / Green Street intersection, or other areas for road improvements/ maintenance.
9. The Developer will meet the amenities required in the Unified Development Ordinance for a new development.

FINDINGS OF FACT & REPORT OF DETERMINATION

The Brownsburg Advisory Plan Commission held a public hearing for docket # PCMA-26-1 AUBURN RIDGE WEST located on Parcel(s) 32-07-16-100-001.000-016 on March 16, 2026.

This Report of Determination is based, in whole or in part, on the Applicant's Zoning Map Amendment Application and Letter of Intent submitted February 2, 2026; and the same is hereby incorporated by reference.

Staff prepared a Project Synopsis, dated March 2, 2026; and the same is hereby incorporated by reference.

After hearing a presentation from the Applicant, and taking comments from the public, the Commission voted 3 in Favor/4 Opposed/0 Abstained, to send an **UNFAVORABLE RECOMMENDATION** of PCMA-26-1 to Town Council.

The Commission took the following into consideration when making their recommendation on this above referenced proposal:

- (1) The Brownsburg Comprehensive Plan;
- (2) The current conditions and the character of current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

To the extent the Findings of Fact are more properly classified as Report of Determination, they should be so considered; and to the extent the Report of Determination is more properly classified as Findings of Fact, it should be so considered.

Brett Scowden, President

ATTEST:

Steve Fletcher- Development Services Director