

# ADVISORY PLAN COMMISSION AGENDA

Brownsburg Advisory Plan Commission Meetings are live-streamed and archived.



May 23, 2022

6:00 PM

**TOWN COUNCIL MEETING ROOM 61 NORTH GREEN STREET, BROWNSBURG, INDIANA 46112**

**A. CALL TO ORDER BY PRESIDING OFFICER**

**B. APPROVAL OF PREVIOUS MEETING(S) MINUTES**

**1. APC\_Minutes\_04-25-2022**

Documents:

[C.1. APC\\_MINUTES\\_04-25-2022.PDF](#)

**C. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION**

**1. ROD\_PSDP-22-2\_Brownsburg Fire Territory Training Center DPR**

Documents:

[D.1. ROD\\_PSDP-22-2\\_BROWNSBURG FIRE TERRITORY TRAINING CENTER DPR.PDF](#)

**2. ROD\_PSDP-22-5\_Eagle Creek Logistics Park DPR**

Documents:

[D.2. ROD\\_PSDP-22-5\\_EAGLE CREEK LOGISTICS PARK DPR.PDF](#)

**3. FOF\_PCPP-01-22-1988\_Two West Primary Plat**

Documents:

[D.3. FOF\\_PCPP-01-22-1988\\_TWO WEST PRIMARY PLAT.PDF](#)

**4. FOF\_PCPP-22-4\_Northfield Greens Primary Plat**

Documents:

[D.4. FOF\\_PCPP-22-4\\_NORTHFIELD GREENS PRIMARY PLAT.PDF](#)

**5. FOF\_PCPP-22-5\_Ronald Reagan Logistics Park At I-74, Phase 2**

Documents:

[D.5. FOF\\_PCPP-22-5\\_RONALD REAGAN LOGISTICS PARK AT I-74, PHASE 2.PDF](#)

**D. HEARING OF REQUESTS FOR CONTINUANCES**

**1. PCMA-10-21-1956 W. WYNNE FARMS PD AMENDMENT**

A request for a zoning map amendment, to amend Ordinance 2004-01 Wynne Farms PUD Ordinance the West Wynne Farms PD Parcel R, for the purpose of to permit multi-family uses for the purpose of future development. Parcels: 32-07-26-105-002.000-016, 32-07-26-105-006.000-016, 32-07-26-105-004.000-016  
ADVERTISED PUBLIC HEARING Represented By: Russell Brown, Clark Quinn Moses Scott & Grahn,

LLP

## E. DEVELOPMENT PLAN APPROVAL REQUESTS

### 1. PSDP-22-3 PARK 136 ACORN STORAGE DPR (CONT. FROM APRIL)

A request for development plan review approval of 5 self-storage buildings with associated parking, in the Creekside Commons Planned Development (PD) District, on approximately 4.55 acres, located SW of the INTS of US HWY 136 and N CR 900 E. Parcels: 32-07-13-400-002.000-016 Represented By: Jordan Corbin, Holladay Properties

Documents:

[F.1.A. SYNOPSIS\\_PSDP-22-3\\_PARK 136 ACORN STORAGE DPR.PDF](#)  
[---F.1.B. TECH REVIEW\\_PSDP-22-3\\_PARK 136 ACORN STORAGE DPR.PDF](#)  
[---F.1.C. PARK\\_136\\_-  
\\_ACORN\\_STORAGE\\_\\_DPR\\_COMMENT\\_RESPONSE\\_LETTER\\_TUE\\_MAY\\_3\\_2022\\_13-25-  
35.PDF](#)  
[---F.1.D. PARK\\_136\\_- \\_ACORN\\_STORAGE\\_REVISED\\_CONSTRUCTION\\_PLANS\\_5-6-  
22\\_FRI\\_MAY\\_6\\_2022\\_14-38-25.PDF](#)  
[---F.1.E. PARK\\_136\\_-  
\\_ACORN\\_STORAGE\\_ARCHITECTURAL\\_PLAN\\_AND\\_ELEVATIONS\\_04012022\\_FRI\\_APR\\_1\\_2022\\_15  
-29-14.PDF](#)

### 2. PSDP-22-4 PARK 136 INDUSTRIAL DPR

A request for development plan review approval of a 62,400 sq. ft. building with associated parking, in the Creekside Commons Planned Development (PD) District, on approximately 6.80 acres, located SW of the INTS of US HWY 136 and N CR 900 E. Parcels: 32-07-13-400-002.000-016 Represented By: Jordan Corbin, Holladay Properties

Documents:

[F.2.A. SYNOPSIS\\_PSDP-22-4\\_PARK 136 INDUSTRIAL DPR.PDF](#)  
[---F.2.B. TECH REVIEW\\_PSDP-22-4\\_PARK 136 INDUSTRIAL DPR \(2\).PDF](#)  
[---F.2.C. PARK\\_136\\_- \\_INDUSTRIAL\\_COMMENT\\_RESPONSE\\_LETTER\\_FRI\\_MAY\\_6\\_2022\\_16-27-  
07.PDF](#)  
[---F.2.D. PARK\\_136\\_-  
\\_INDUSTRIAL\\_REVISED\\_CONSTRUCTION\\_PLANS\\_05062022\\_FRI\\_MAY\\_6\\_2022\\_16-26-26.PDF](#)  
[---F.2.E. PARK\\_136\\_-  
\\_INDUSTRIAL\\_ARCHITECTURAL\\_ELEVATIONS\\_04012022\\_MON\\_APR\\_4\\_2022\\_16-02-34.PDF](#)

## F. OLD BUSINESS

## G. CONTINUED PUBLIC HEARINGS

### 1. PCMA-22-1 WESTBRANCH REZONE TO PD

A request for a Zoning Map Amendment to rezone the property from the General Agriculture (AG) district to the Planned Development (PD) district to allow for future mixed-use development, on approximately 31.19 acres, located at the southwest corner of E US Hwy 136 and CR 600 E. Parcels: 32-07-04-400-011.000-016 ADVERTISED PUBLIC HEARING Represented By: Jon Dobosiewicz, Nelson & Frankenberger

Documents:

[H.1 2.A.SYNOPSIS\\_PCCZ-22-1 AND PCMA 22-1\\_ WESTBRANCH PD.PDF](#)  
[---H.1 2.B. REVISED\\_TECH REVIEW\\_PCMA-22-1\\_ WESTBRANCH REZONE TO PD.PDF](#)  
[---H.1 2.C.TECH REVIEW\\_PCCZ-22-1\\_ WESTBRANCH CONDITIONAL REZONE TO PD.PDF](#)  
[---H.1 2.D. WESTBRANCH\\_TECH\\_COMMENT\\_RESPONSES\\_03.28.22\\_MON\\_MAR\\_28\\_2022\\_15-  
36-00.PDF](#)  
[---H.1 2.E.  
WESTBRANCH\\_TECH\\_COMMENT\\_RESPONSES\\_03.28.22\\_MON\\_APR\\_11\\_2022.PDF](#)  
[---H.1 2.G. ONYX - RED LINE V8 TO V9 051022.PDF](#)  
[---H.1 2.H. WESTBRANCH PC INFORMATION BOOKLET 052322.PDF](#)

## **2. PCCZ-22-1 WESTBRANCH CONDITIONAL REZONE TO PD**

A request for a Conditional Zoning Map Amendment to rezone the property from the Hendricks County Agriculture Residential (HC AGR) district to the Planned Development (PD) district to allow for future mixed- use development, on approximately 13 acres of the 33.17 acre parcel, located immediately adjacent to the southwest corner of E US Hwy 136 and CR 600 E. Parcels: 32-07-04-400-005.000-015 ADVERTISED PUBLIC HEARING Represented By: Jon Dobosiewicz, Nelson & Frankenberger

## **3. PCMA-22-2 AUBURN RIDGE REZONE TO R3**

A request for a Zoning Map Amendment to rezone the property from the General Agriculture (AG) district to the High Density Single-family Residential (R3) district to allow for future residential development, on approximately 99.734 acres, located West of and adjacent to CR. 575 East, North of CR. 450 North, East of CR 500 East and South of the Enclave at Summer Ridge. Parcels: 32-07-16-100-003.000-016; 32-07-16-200-011.000-016; 32-07-09-400-012.000-016; 32-07-09-400-023.000-016; 32-07-09-400-022.000-016; 32-07-09-300-012.000-016; 32-07-16-100-007.000-016; 32-07-16-100-002.000-016; 32-07-16-200-002.000-016 ADVERTISED PUBLIC HEARING Represented By: Richard Henderson, Premier Land Company II, LLC

Documents:

[H.3.A. SYNOPSIS\\_PCMA-22-2 AUBURN RIDGE R3 REZONE.PDF](#)  
[---H.3.B. TECH REVIEW\\_PCMA-22-2\\_AUBURN RIDGE REZONE TO R3\\_COMBINED.PDF](#)  
[---H.3.C. AUBURN RIDGE TECH RESPONSES 4-8-22.PDF](#)  
[---H.3.D. AUBURN RIDGE LETTER\\_OF\\_INTENT\\_3-8-22\\_TUE\\_MAR\\_8\\_2022\\_15-15-09.PDF](#)  
[---H.3.E. AUBURN RIDGE - BROWNSBURG IN - TRAFFIC ENGINEERING ANALYSIS - 10092021.PDF](#)  
[---H.3.F CONCEPT PLAN 031722.PDF](#)  
[---H.3.G. AUBURN RIDGE PUBLIC COMMENTS.PDF](#)

## **H. NEW PUBLIC HEARINGS**

### **1. PCCZ-22-2 GARNER CONDITIONAL REZONE TO PD**

A request for a Conditional Zoning Map Amendment to rezone the property from the Hendricks County Residential (HC RB) district to the Planned Development (PD) district to allow for future residential development, on approximately 38 acres, located at 7210 N County Road 800 E. Parcels: 32-02-35-300-002.000-001 ADVERTISED PUBLIC HEARING Represented By: Robyn Crawford, PulteGroup

Documents:

[I.1.A. SYNOPSIS\\_PCCZ-22-2 GARNER PD.PDF](#)  
[---I.1.B. TECH REVIEW\\_PCCZ-22-2\\_GARNER REZONE TO PD\\_COMBINED.PDF](#)  
[---I.1.C. UPDATED GARNER INTRO PRESENTATION.PDF](#)  
[---I.1.D. GARNER\\_PUD\\_ORDINANCE-C\\_\(002\)-4.4.22\\_MON\\_APR\\_4\\_2022\\_16-37-37.PDF](#)

## **I. COMMUNICATIONS AND COMMITTEE REPORTS**

### **1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES**

## **J. MISCELLANEOUS BUSINESS**

## **K. ADMINISTRATIVE FILINGS**

- 1. PSDP-22-10 FORMER KROGER REMODEL DPR AMEND.**
- 2. PSDP-22-11 FIRST MERCHANTS BANK ATM KIOSK DPR AMEND.**
- 3. CPSP-22-9 TALON WOODS FINAL PLAT**
- 4. CPSP-22-10 CREEKSIDE COMMONS SHOPPES LOT 3 FINAL PLAT**

## **L. CASES FILED FOR FUTURE MEETINGS**

- 1. PSDP-22-10 CREEKSIDE COMMONS BIG RED LIQUORS DPR**

**2. PCCZ-22-3 SEVEN BREW COND. REZONE TO NC**

**3. PSDP-22-12 TALON WOODS DPR**

**4. PSDP-22-13 RONALD REAGAN LOGISTICS PARK @ I74 - PHASE 2 - BUILDING 1 DPR**

THE TOWN OF BROWNSBURG ACKNOWLEDGES ITS RESPONSIBILITY TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT OF 1990. IN ORDER TO ASSIST INDIVIDUALS WITH DISABILITIES WHO REQUIRE SPECIAL SERVICES (I.E. SIGN INTERPRETIVE SERVICES, ALTERNATIVE AUDIO/VISUAL DEVICES, AND AMANUENSES) FOR PARTICIPATION IN OR ACCESS TO TOWN SPONSORED PUBLIC PROGRAMS, SERVICES, AND/OR MEETINGS, THE TOWN REQUESTS THAT INDIVIDUALS MAKES REQUESTS FOR THESE SERVICES TWO BUSINESS DAYS AHEAD OF THE SCHEDULED PROGRAM, SERVICE, AND/OR MEETING. TO MAKE ARRANGEMENTS, CONTACT THE DEPARTMENT OF DEVELOPMENT SERVICES AT 317.852.1128.