

# Advisory Plan Commission Agenda



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

**AUGUST 30, 2021**

**6:00 PM**

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

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- A. CALL TO ORDER & DETERMINATION OF QUORUM
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
- C. OLD BUSINESS

1. **PCCZ-03-21-1886 WINSTEAD PARK COND. REZONE TO R3 & M2**

**A REQUEST FOR A CONDITIONAL ZONING MAP AMENDMENT TO REZONE THE PROPERTY FROM THE HENDRICKS COUNTY AGRICULTURAL RESIDENTIAL (HC AGR) DISTRICT TO A HIGH DENSITY SINGLE-FAMILY RESIDENTIAL (R3) AND MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (M2) DISTRICT TO ALLOW FOR FUTURE RESIDENTIAL DEVELOPMENT, ON APPROXIMATELY 113 ACRES, LOCATED AT 6225 E. COUNTY ROAD 800 N.**

**PARCELS: 32-02-33-200-012.000-001**

**ADVERTISED PUBLIC HEARING**

**REPRESENTED BY: JON DOBOSIEWICZ, NELSON & FRANKENBERGER, LLC**

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D. CONTINUED PUBLIC HEARINGS

1. **PCCZ-07-21-1930 CLERMONT HEIGHTS GOLF COURSE COND. REZONE TO I2**

**A REQUEST FOR A CONDITIONAL ZONING MAP AMENDMENT TO REZONE THE PROPERTY FROM THE HENDRICKS COUNTY AGRICULTURE RESIDENTIAL (HC AGR) DISTRICT TO THE HIGH INTENSITY INDUSTRIAL (I2) DISTRICT TO ALLOW FOR FUTURE INDUSTRIAL DEVELOPMENT, ON APPROXIMATELY 79 ACRES, LOCATED AT 4705 N CR 1000 E.**

**PARCELS: 32-08-17-100-004.000-015; 32-08-17-100-006.000-015; 32-08-17-100-007.000-015, AND 32-08-17-100-008.000-015**

**ADVERTISED PUBLIC HEARING**

**REPRESENTED BY: JOSEPH D. CALDERON, BARNES & THORNBURG, LLP**

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E. NEW PUBLIC HEARINGS

1. **PCMA-07-21-1927 I-74 DISTRIBUTION CENTER I & II REZONE TO I2**

**A REQUEST FOR A ZONING MAP AMENDMENT, TO AMEND THE ZONING ON APPROXIMATELY 68 ACRES OF REAL ESTATE, LOCATED AT THE NORTHEAST AND NORTHWEST CORNERS OF RONALD REAGAN PARKWAY AND E 400 N, FROM HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL (M3) TO HIGH INTENSITY INDUSTRIAL (I2), FOR THE PERMITTING AN INDUSTRIAL BUSINESS PARK FOR DISTRIBUTION USES.**

**PARCELS: 32-08-18-400-001.000-016**

**ADVERTISED PUBLIC HEARING**

**REPRESENTED BY: JOSEPH D. CALDERON, BARNES & THORNBURG LLP**

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2. **PCMA-07-21-1928 TALON REZONE TO M2**

**A REQUEST FOR A ZONING MAP AMENDMENT, TO AMEND THE ZONING ON APPROXIMATELY 12.99 ACRES OF REAL ESTATE, LOCATED AT 8525 AND 8915 E COUNTY ROAD 400 N, FROM AGRICULTURAL (AG) TO MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL (M2), FOR THE PURPOSE OF CREATING A MULTI-FAMILY SUBDIVISION.**

**PARCELS: 32-07-24-200-005.000-016 AND 32-07-24-200-013.000-016**

**ADVERTISED PUBLIC HEARING**

**REPRESENTED BY: DEREK HAYS, OLTHOF HOMES LLC**

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3. **PCCZ-07-21-1935 4575 N CR 900 E COND. REZONE TO C2**  
**A REQUEST FOR A CONDITIONAL ZONING MAP AMENDMENT TO REZONE THE PROPERTY FROM THE HENDRICKS COUNTY AGRICULTURAL RESIDENTIAL (AGR) DISTRICT TO THE HIGH INTENSITY COMMERCIAL (C2) DISTRICT TO ALLOW FOR FUTURE COMMERCIAL DEVELOPMENT, ON APPROXIMATELY 3.13 ACRES, LOCATED AT 4575 N COUNTY RD 900 E.**  
**PARCELS: 32-08-18-165-001.000-015**  
**ADVERTISED PUBLIC HEARING**  
**REPRESENTED BY: BRIAN E. MOENCH, MOENCH ENGINEERING P.C.**

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F. COMMUNICATIONS AND COMMITTEE REPORTS

1. **BROWNSBURG ADVISORY PLAN COMMISSION ORDER NO. 2021-02APC**  
**ORDER OF THE TOWN OF BROWNSBURG ADVISORY PLAN COMMISSION APPROVING A DECLARATORY RESOLUTION, AMENDING THE ARBUCKLE COMMONS ALLOCATION AREA, AND CREATING A NEW ALLOCATION AREA, AMENDING THE AREA'S RESTATED ECONOMIC DEVELOPMENT PLAN.**

G. ADJOURNMENT

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 US AT 317-852-1128.