

ADVISORY PLAN COMMISSION AGENDA



OCTOBER 25, 2021
6:00 PM

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

- A. CALL TO ORDER & DETERMINATION OF QUORUM
- B. MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
- C. APPROVAL OF PREVIOUS MEETING(S) MINUTES
 - 1. AUGUST 30, 2021- SPECIAL MEETING
 - 2. SEPTEMBER 27, 2021- REGULAR MEETING
- D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION
 - 1. PCMA-07-21-1928 TALON REZONE TO M2
 - 2. PCCZ-07-21-1935 4575 N CR 900 E COND. REZONE TO C2
 - 3. PCMA-08-21-1936 S. GREEN STREET DOLLAR GENERAL REZONE TO C2
 - 4. PCMA-08-21-1937 PROMENADE REZONE TO PD
 - 5. PCPP-08-21-1940 BROWNSBURG SENIOR LIVING PRIMARY PLAT
 - 6. PCCZ-08-21-1941 TRAILSIDE TOWNHOMES CONDITIONAL REZONE TO PD
 - 7. PCMA-08-21-1945 AUBURN RIDGE REZONE TO R3
- E. HEARING OF REQUESTS FOR CONTINUANCES
 - 1. NONE
- F. TOWN OF BROWNSBURG BUSINESS
 - 1. UPDATE TO THE ADVISORY PLAN COMMISSION RULES OF PROCEDURE
 - 2. PCZT-09-21-1952 UNIFIED DEVELOPMENT ORDINANCE REVISIONS

A recommendation for zoning text changes to the Unified Development Ordinance (UDO), amendments including, but not limited to, amendments (partial and/or entire section modifications) to Article 2, Section 2.17 – 2.18 related to the M2 Medium Density Multiple-Family Residential uses and development standards; Section 2.37 – 2.40 related to the I1 Low Intensity Industrial and I2 High Intensity Industrial uses and development standards; Article 3, section 3.07 – 3.12 related to the Pedestrian Oriented Mixed-Use Overlay (PMO) District; Article 9, section 9.05 related to the Development Plan process.

ADVERTISED PUBLIC HEARING
Represented by: Jenna Wertman, AICP, Senior Planner

3. 2021 APC MEETING DATES

4. BROWNSBURG ADVISORY PLAN COMMISSION ORDER NO. 2021-01APC

Consideration of an Order of the Town of Brownsburg Advisory Plan Commission approving a Declaratory Resolution, amending The North Beltway Allocation Area, and creating The Ronald Reagan Logistics Park Allocation Area, amending The Area's Restated Economic Development Plan.

G. OLD BUSINESS

1. PSDP-08-21-1938 RONALD REAGAN LOGISTICS PARK LOT 3 DPR

A request for development plan review approval of an approximately 168,400 sq. ft. industrial warehouse building, asphalt and concrete paving, and associated utilities in an High Intensity Industrial (I2) District, on approximately 11.93 acres, located in the Ronald Reagan Logistics Park@ 1-74.

Parcels: 32-08-18-200-001.000-016, 32-08-18-100-001.000-016

ADVERTISED PUBLIC HEARING

Represented by: Shaun Cofer, Scannell Properties, LLC

2. PSDP-08-21-1939 RONALD REAGAN LOGISTICS PARK LOT 4 DPR

A request for development plan review approval of an approximately 169,000 sq. ft. industrial warehouse building, asphalt and concrete paving, and associated utilities in an High Intensity Industrial (I2) District, on approximately 16.57 acres, located in the Ronald Reagan Logistics Park@ 1-74.

Parcels: 32-08-18-200-001.000-016, 32-08-18-100-001.000-016

ADVERTISED PUBLIC HEARING

Represented by: Shaun Cofer, Scannell Properties, LLC

3. PSDP-08-21-1942 PEP BOYS DPR

A request for development plan review approval of an approximately 7,100 sq. ft. commercial building, asphalt and concrete paving, and associated utilities in the West Wynne Farms Planned Development (PD) District, on approximately 2.12 acres, located at 2679 N. SR 267.

Parcels: 32-07-26-152-001.000-016

ADVERTISED PUBLIC HEARING

Represented by: Greg Dempsey, Innovative Engineering

H. CONTINUED PUBLIC HEARINGS

1. NONE

I. NEW PUBLIC HEARINGS

1. PCMA-09-21-1947 THE ARBUCKLE PHASE II REZONE TO UC

A request for a zoning map amendment, to amend the zoning on approximately 1.14 acres of real estate, located at approx. 406 N Green St, from Institutional (IS) and Traditional Residential (TR) to Urban Commercial (UC), for the purpose of creating a mixed-use development.

Parcels: 32-07-11-140-011.000-016, 32-07-11-140-010.000-016, 32-07-11-140-009.000-016, 32-07-11-140-008.000-016, 32-07-11-140-006.000-016

ADVERTISED PUBLIC HEARING

Represented By: Derek Newman, Flaherty & Collins Properties

2. PSDP-09-21-1948 KINDRED HEALTHCARE DPR

A request for development plan review approval for an approximately 55,000 sq. ft. building and associated parking, draining and infrastructure in an Institutional (IS) District, on approximately 5.84 acres, located at the NW intersection of 600N and 900E.

Parcels: 32-07-01-400-006.000-016

ADVERTISED PUBLIC HEARING

Represented by: Adam Crunk, Crunk Engineering LLC

3. PCMA-08-21-1949 LACY FARMS WEST REZONE TO C2 AND I2

A request for a zoning map amendment, to amend the zoning on approximately 219.86 acres of real estate, located west of the intersection of Ronald Reagan Pkwy & Connector Rd., from High Intensity General Commercial (C2) and Planned Development (PD) to High Intensity General Commercial (C2) and High Intensity Industrial (I2), for future development.

Parcels: 32-08-07-100.002.000-016, 32-08-07-300-001.000-016, 32-08-18-100-001.000-016, 32-08-18-200-001.000-016

ADVERTISED PUBLIC HEARING

Represented By: Joseph Calderon, Barnes & Thornburg LLP

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

K. MISCELLANEOUS BUSINESS

1. NONE

L. ADMINISTRATIVE FILINGS

1. NONE

M. CASES FILED FOR FUTURE MEETINGS

1. PCMA-10-21-1953 NORTHFIELD GREENS REZONE TO M2

2. PCPP-10-21-1954 HAWK'S LANDING PRIMARY PLAT

3. PCPP-10-21-1955 BELLE ARBOR EXPANSION PRIMARY PLAT

4. PCMA-10-21-1956 W. WYNNE FARMS PD AMENDMENT

5. PCPP-10-21-1957 PARK 136 PRIMARY PLAT

6. PCMA-10-21-1958 8510 E CR 400 N REZONE TO IS

7. PCMA-10-21-1959 8810/8820 E CR 400 N CONDITIONAL REZONE TO IS

N. ADJOURNMENT