TOWN OF Brownsburg

ADVISORY PLAN COMMISSION AGENDA

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

MAY 29, 2024

6:00 PM

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

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

B. **MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE**

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

1. **April 22 Meeting Minutes**

Documents:

APC_MINUTES_04-22-24.PDF

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

1. **Findings Of Fact And Reports Of Determination**

Documents:

FOF_PCMA-24-3.PDF

E. **HEARING OF REQUESTS FOR CONTINUANCES**

1. **PCMA-24-2 21 Seumin Street Rezone To UC**

A request to rezone a Traditional Residential (TR) lot to Urban Commercial (UC). It is .19 acres of land currently addressed as 21 Seumin Street.

Parcel(s): 32-07-11-170-014.000-016

Represented by: Rusty Wheat, Terra Environmental

THE APPLICANT IS REQUESTING A CONTINUANCE TO THE JUNE MEETING.

Documents:

H.2.A PROJECT_SYNOPSIS_PCMA 24-2_21 SEUMIN ST REZONE TO UC.PDF
H.2.B TECH REVIEW_PCMA-24-2.PDF

H.2.C REZONE LETTER OF INTENT.PDF
H.2.D PARCEL MAP.PDF
H.2.E ZONING MAP.PDF

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-23-19 Main Street Storage Expansion Development Plan Review

A request to approve the expansion of an existing storage facility in the C1 District. Three buildings would be added on approximately 2.7 acres at 438 E Main Street.

Parcel(s): 32-07-11-415-021.000-016

Represented by: Andy Cash, Holloway Engineering

Documents:

F.1.A SYNOPSIS_PSDP-23-19_MAIN STREET STORAGE EXPANSION DPR.PDF
F.1.B TECH REVIEW_PSDP-23-19.PDF
F.1.C 422 E MAIN STREET DRAINAGE REVIEW RESPONSE LETTER 30-OCT-2023.PDF
F.1.D MAIN_STREET_STORAGE_EXPANSION_SITE_CIVIL AND LANDSCAPE.PDF
F.1.E 422_E_MAIN_PHOTOMETRICS_PLAN.PDF
F.1.F ARCH_SCAN_0384-01.PDF
F.1.F ARCH_SCAN_0384-02.PDF
F.1.F ARCH_ST0385-02.PDF

2. PSDP-24-2 BCSC Roark Stadium DPR

A request for DPR approval for stadium improvements and various site work. This property is generally addressed as 800-1000 S Odell Street.

Parcel(s): 32-07-14-200-010.000-016

Represented by: Nick Balentine, Veridas Group

Documents:

F.2.A SYNOPSIS_PSDP-24-2_BHS_ROARK_STADIUM.PDF
F.2.B TECH REVIEW_PSDP-24-2.PDF
F.2.C PSDP-24-2_TECHNICAL_REVIEW_COMITTEE_COMMENT_RESPONSE.PDF
F.2.D PSDP-24-2_BHS_ROARK_STADIUM_TOWN_RESUBMITTAL_20240516_PART_1.PDF
F.2.E PSDP-24-2_BHS_ROARK_STADIUM_TOWN_RESUBMITTAL_20240502_PART_2.PDF
F.2.F PSDP-24-2_CONTEXT_BHS_ROARK_STADIUM_LANDSCAPE_PLANS.PDF
F.2.G PSDP-24-2_RE_DIMOND_SITE_LIGHTING_PLANS.PDF
F.2.H PSDP-24-2_BHS_STADIUM_EXTERIOR_ELEVATIONS_PLANS.PDF

3. PSDP-24-3 Hendricks Regional Health M.O.B. DPR

A request to approve the expansion of Hendricks Regional Hospital with a 29000 SF +/- medical office building (referenced as MOB in various exhibits). The property is

located at 5492 Ronald Reagan Parkway.

Parcel(s): 32-08-07-171-001.000-016 and 32-08-07-100-004.000-016

Represented by: Steve Brehob, Banning Engineering

Documents:

F.3.A SYNOPSIS_PSDP-24-3-HRH MEDICAL OFFICE BUILDING DPR.PDF
F.3.B TECH REVIEW_PSDP-24-3.PDF
F.3.C RESPONSE_LETTER_BROWNSBURG_TECH.PDF
F.3.D MOB_CONSTRUCTION_PLANS_05-07-2024-RESUBMITTAL.PDF
F.3.E LANDSCAPE_PLANS_-_COMBINED.PDF
F.3.F HRH_BROWNSBURG_MOB_-_PLANNING_COMMISSION_ARCH_ELEVATIONS.PDF
F.3.G LIGHTING_DRAWINGS_-COMBINED.PDF

G. OLD BUSINESS

H. CONTINUED PUBLIC HEARINGS

1. PCMA-24-1 Centennial Subdivision Zone Map Amendment

A request to rezone land from Agriculture (AG) to High Density Single-Family Residential (R3) and Medium Density Multiple Family (M2) to do an age-restricted residential development with a mix of detached units and duplexes. The property is located on CR 900 south of the B&O Trail.

Parcel(s): 32-07-25-200-002.000-016

Represented by: Rick Lawrence on behalf of Davis Homes

ADVERTISED PUBLIC HEARING

Documents:

H.1.A PCMA-24-1 CENTENNIAL PROJECT SYNOPSIS.PDF
H.1.B TECH REVIEW_PCMA-24-1.PDF
H.1.C TECH_RESPONSES_2.28.24.PDF
H.1.D CENTENNIAL OF BROWNSBURG - PLAN COMMISION BROCHURE.PDF

I. NEW PUBLIC HEARINGS

1. PCMA-24-4 JCM Racing Rezone To MS

A request to rezone a portion of property from High Intensity General Commercial (C2) to Motor Sports (MS). The property is 11.7 acres of land at the southeast corner of Ronald Reagan Parkway and Hwy 136..

Parcel(s): 32-08-18-400-001.000-016

Represented by: Ben Comer, Comer Law

ADVERTISED PUBLIC HEARING

Documents:

I.1.A SYNOPSIS_PCMA-24-4 JMC RACING REZONE TO MS.PDF
I.1.B TECH REVIEW_PCMA-24-4 TECH.PDF
I.1.C APPLICANT_RESPONSE_TO_TECH_COMMENTS_THU_APR_18_2024_16-13-39.PDF
I.1.D PROJECT_DESCRIPTION_WITH_CRITERION_MON_APR_8_2024_11-24-30.PDF
I.1.E REZONE.PDF
I.1.F SITE_PLAN__TO_FILE_MON_APR_8_2024_11-26-27.PDF

2. **PCPP-24-2 Reserve At Ronald Reagan Primary Plat**

A request to plat 1 lot and 4 blocks in a C2 and M3 mixed-use development. The request includes 56 +/- acres and is located at the southwest corner of 300 N and Ronald Reagan Parkway.

Parcel(s): 32-08-30-200-014.000-015, 32-08-30-200-002.000-016, 32-08-30-200-001.000-015, 32-08-30-100-005.000-015

Represented by: Mike Timko, Kimley-Horn

ADVERTISED PUBLIC HEARING

Documents:

I.2.A SYNOPSIS_PCPP-24-2_RESERVE AT RONALD REAGAN PRIMARY PLAT.PDF
I.2.B TECH REVIEW_PCPP-24-2.PDF
I.2.C COMMENT_RESPONSE_LETTER_FRI_MAY_3_2024_07-51-24.PDF
I.2.D R2 BROWNSBURG PRIMARY PLAT.PDF

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. **Report From Director Of Development Services**

Reminder of June 17th Special Meeting/Work Session for UDO (date change from June 3)

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

1. **Administrative Filings**

    1. CPSP-24-3 Ronald Reagan Logistics Park Phase II Block A Replat (Final Plat)

M. CASES FILED FOR FUTURE MEETINGS

1. **Cases Filed For Future Meetings**

    1. PCZT-24-1 Trailside Townhomes PD Text Amendment

2. PCCZ-24-1 CR 900 Conditional Zone Map Amendment
3. PCCZ-24-2 CR 750 N Conditional Zone Map Amendment

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.