

ADVISORY PLAN COMMISSION AGENDA

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



AUGUST 22, 2022

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. JULY 25, 2022- REGULAR MEETING

Documents:

[C.1. APC_MINUTES_07-25-2022.PDF](#)

D. APPROVAL OF FINDINGS OF FACT AND REPORTS OF DETERMINATION

1. PCPP-22-7 NORTHFIELD DR. BUSINESS PARK WEST PRIMARY PLAT

Documents:

[D.1. FOF_PCPP-22-7_NORTHFIELD DRIVE BUSINESS PARK WEST PRIMARY PLAT.PDF](#)

2. PCRP-22-1 RONALD REAGAN LOGISTICS PARK @ I-74 PRIMARY PLAT AMENDMENT

Documents:

[D.2. FOF_PCRP-22-1_RONALD REAGAN LOGISTICS PARK PLAT AMENDMENT.PDF](#)

E. HEARING OF REQUESTS FOR CONTINUANCES

F. DEVELOPMENT PLAN APPROVAL REQUESTS

1. PSDP-22-17 RONALD REAGAN LOGISTICS PARK @ I-74, PHASE 2, BUILDING 3 DPR

A request for development plan review approval of a 385,560 sq. ft. industrial warehouse and associated truck docks, vehicle parking lots, drives, and utility infrastructure, in the High Intensity Industrial (I2) District, on approximately 34.56 acres, located along the west side of Ronald Reagan Parkway, between I-74 and US 136.

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

Represented By: Dillon Reynolds, SPACECO Inc.

Documents:

---F.1.B. TECH_REVIEW_PSDP-22-17_RRLP_PHASE_2_BUILDING_3_DPR_TUE_JUL_19_2022_08-36-16.PDF
---F.1.C. TECH_RESPONSE_LETTER_20220627_MON_JUN_27_2022_15-26-25 (1).PDF
---F.1.D. PSDP-22-17_2022-06-27_11609.05_CIVIL_PLANS_MON_JUN_27_2022_15-24-24.PDF
---F.1.E. 11609.05_LS_PLANS_REVISED_MON_JUN_27_2022_15-24-38 (2).PDF
---F.1.F. PHOTOMETRIC_PLAN_BLDG_3_MON_JUN_6_2022_13-40-31 (2).PDF
---F.1.G. 220077_REAGAN_LOGISTICS_PARK_BLDG_3_6-13-22_MON_JUN_13_2022_08-43-22 (2).PDF

2. PSDP-22-18 RONALD REAGAN LOGISTICS PARK @ I-74, PHASE 2, BUILDING 4 DPR

A request for development plan review approval of a 154,440 sq. ft. industrial warehouse and associated truck docks, vehicle parking lots, drives, and utility infrastructure, in the High Intensity Industrial (I2) District, on approximately 9.96 acres, located along the west side of Ronald Reagan Parkway, between I-74 and US 136.

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

Represented By: Dillon Reynolds, SPACECO Inc.

Documents:

---F.2.B. TECH_REVIEW_PSDP-22-18_RRLP_AT_I_74_PHASE_2_BUILDING_4_DPR_WED_JUL_13_2022_14-10-20.PDF
---F.2.C. TAC_RESPONSE_LETTER_20220725_MON_JUL_25_2022_14-03-13 (1).PDF
---F.2.D. 2022-07-25_11609.06_CIVIL_PLANS_MON_JUL_25_2022_14-01-39.PDF
---F.2.E. REAGAN_LOG_PARK_BLDG_4_COLOR_ELEVATIONS_FRI_JUL_1_2022_09-46-09 (1).PDF
---F.2.F. 11609.06_LS_PLANS_20220725_MON_JUL_25_2022_14-01-46 (2).PDF
---F.2.G. 11609.06_PHOTOMETRIC_PLANS_FRI_JUL_1_2022_09-45-56 (1).PDF

3. PSDP-22-19 EXCLUSIVE AUTOSPORT DPR

A request for development plan review approval of a 37,500 sq. ft. industrial building and associated parking, drives, and utility infrastructure, in the Motorsports (MS) District, on approximately 3.15 acres, located along the east side of E. Northfield Drive between Eastpoint Circle and Motorsports Way.

Parcels: 32-07-12-400-019.000-016

Represented By: Greg Ripple, TERRA Site Development, Inc.

Documents:

---F.3.C. 2110002_TECHREVIEW_REPLY_MON_JUL_25_2022_14-54-03 (1).PDF
---F.3.D. 2110002_EXCLUSIVE_AUTOSPORT_MON_JUL_25_2022_14-46-48.PDF
---F.3.E. 20220622EXCLUSIVE_AUTOSPORTPLANSELEVATIONS_TUE_JUN_28_2022_11-32-53 (1).PDF
---F.3.F. LS-22-2298_SITE-E101_WED_JUN_29_2022_17-36-59.PDF
---F.3.G. EXCLUSIVEAUTOSPORT_LANDSCAPE_TUE_JUL_26_2022_12-18-02.PDF
F.3.A. SYNOPSIS_PSDP-22-19 EXCLUSIVE AUTOSPORT DPR.PDF

4. PSDP-22-21 NORTHFIELD DR. BUSINESS PARK WEST DPR

A request for development plan review approval of a 238,200 sq. ft. industrial warehouse and associated truck docks, vehicle parking lots, drives, and utility infrastructure, in the Low Intensity Industrial (I1) District, on approximately 5.47 acres, located at the NW corner of East US Highway 136 and W. Northfield Drive.

Parcels: 32-07-04-400-004.000-016

Represented By: Stev Pierre, Cripe

Documents:

[F.4.A. SYNOPSIS_PSDP-22-21_NORTHFIELD DRIVE BUSINESS PARK WEST DPR.PDF](#)
[---F.4.B. TECH REVIEW_PSDP-22-21_NORTHFIELD_DR._BUSINESS_PARK_WEST_DPR_WED_JUL_13_2022_14-05-39.PDF](#)
[---F.4.C. RESPONSE_LETTER_DP_TAC_2022-08-11_THU_AUG_11_2022_10-48-04 \(1\).PDF](#)
[---F.4.D. _NORTHFIELD_DRIVE_BUSINESS_PARK_WEST_CIVIL_PLANS_2022-08-11_THU_AUG_11_2022_10-28-34.PDF](#)
[---F.4.F. 22518_BROWNING_NORTHFIELD_LANDSCAPE_REV_080122_WED_AUG_10_2022_04-59-18 \(1\).PDF](#)
[---F.4.FE. ELEVATION_PERSPECTIVE_01_FRI_JUL_1_2022_16-53-48.PDF](#)
[---F.4.FG. SITE_LIGHTING_PLAN_FRI_JUL_1_2022_19-32-15 \(1\).PDF](#)
[---F.4.H. SITE_PHOTOMETRICS_- 22-0708_DEVELOPMENT_SUBMISSION_FRI_JUL_8_2022_09-43-45 \(2\).PDF](#)
[---F.4.I. 08-1-2022_TRAFFIC_ENGINEERING_ANALYSIS_03182022_WED_AUG_10_2022_04-13-32 \(1\).PDF](#)

G. OLD BUSINESS

H. CONTINUED 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:

[---H.1.G. GARNER_UPDATED_TRAFFIC_MEMO_5-12-22_TUE_JUN_21_2022_10-05-30 \(2\).PDF](#)
[H.1.A. SYNOPSIS_PCCZ-22-2 GARNER PD AUG 2022 APC.PDF](#)
[---H.1.B. TECH REVIEW_PCCZ-22-2_GARNER REZONE TO PD_COMBINED.PDF](#)
[---H.1.D. GARNER PREL-8-LAYOUT1_TUE_JUL_19_2022_13-41-11.PDF](#)
[---H.1.E. GARNER LETTER_OF_INTENT-PD_FILING_FRI_APR_1_2022_16-19-28 \(2\).PDF](#)
[---H.1.F. TRAFFIC_MEMO_TUE_JUN_21_2022_10-05-30 \(1\).PDF](#)

I. NEW PUBLIC HEARINGS

J. COMMUNICATIONS AND COMMITTEE REPORTS

1. REPORT FROM DIRECTOR OF DEVELOPMENT SERVICES

K. MISCELLANEOUS BUSINESS

L. ADMINISTRATIVE FILINGS

M. CASES FILED FOR FUTURE MEETINGS

1. PCMA-22-4 SE CORNER NORTHFIELD DRIVE & CR 625 REZONE TO C2

2. PCMA-22-5 843 E. MAIN STREET REZONE TO MS

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.