

# ADVISORY PLAN COMMISSION AGENDA

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



**MARCH 28, 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. October 24 Regular Meeting Minutes**

Documents:

[C. APC\\_MINUTES\\_10-24-2022.PDF](#)

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

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

Documents:

[D.1 ROD\\_PSDP-22-20\\_STARBUCKS DPR.PDF](#)

[D.2 ROD\\_PSDP-22-23\\_GETGO DPR.PDF](#)

[D.3 FOF\\_PCPP-22-9\\_WESTBRANCH PD DETAILED SITE PLAN - PRIMARY PLAT.PDF](#)

[D.4 FOF\\_PCPP-22-10\\_SHELBY GRAVEL EXPANSION PRIMARY PLAT.PDF](#)

[D.5 ROD\\_PCCZ-22-4\\_CARR PROPERTY REZONE TO M3 AND NC.PDF](#)

**E. HEARING OF REQUESTS FOR CONTINUANCES**

**F. DEVELOPMENT PLAN APPROVAL REQUESTS**

**1. PSDP-22-8 Trailside Townhomes Development Plan Review**

A request for Development Plan Review approval for a townhome development to total 145 townhomes with associated infrastructure and amenities over 22.8 acres of land.

Parcel(s): 32-07-23-300-012.000-015, 32-07-23-300-001.000-015, and 32-07-23-300-003.000-015

Represented By: Jonathan Isaacs, M/I Homes

Documents:

[F.1.A SYNOPSIS\\_PSDP-22-8\\_TRAILSIDE TOWNHOMES DPR.PDF](#)

[F.1.B TECH REVIEW\\_PSDP-22-8\\_TRAILSIDE SEC. 1 DPR.PDF](#)

[F.1.C RESPONSE\\_LETTER\\_BROWNSBURG\\_TRC\\_DPR.PDF](#)

F.1.D TRAILSIDE TOWNHOMES DEVELOPMENT PLAN REDUCED  
SIZE.PDF  
F.1.E TRAILSIDE AMENITIES PRESENTATION 11.11.2022.PDF  
F.1.F FARMHOUSE\_RENDERING\_MON\_APR\_4\_2022\_14-43-00.PDF

## **2. PSDP-22-24 Brownsburg Business Park Lot 10 Development Plan Review**

A request for Development Plan Review approval for a 9,800 square foot building with associated parking and site improvements. Located on Lot 10 of Brownsburg Business Park, approximately 1.059 acres.

Parcel(s): 32-07-01-305-003.000.016

Represented By: Nathan White, Benchmark

Documents:

F.2.A SYNOPSIS\_PSDP-22-24 BROWNSBURG BUSINESS PARK LOT 10  
DPR.PDF  
F.2.B TECH REVIEW\_PSDP-22-24\_BROWNSBURG BUSINESS PARK LOT  
10 DPR.PDF  
F.2.C TECH\_RESPONSE\_THU\_OCT\_27\_2022.PDF  
F.2.D HPL\_BUILDING\_REV3\_THU\_OCT\_27\_2022.PDF  
F.2.E LOT10\_LANDSCAPE\_PLAN.PDF  
F.2.F ELEVATIONS\_REV2.PDF  
F.2.G LIGHTING\_LUX\_THU\_OCT\_27\_2022.PDF

## **G. OLD BUSINESS**

## **H. CONTINUED PUBLIC HEARINGS**

## **I. NEW PUBLIC HEARINGS**

### **1. PCMA-22-6 Liberty Junction Rezone To M2**

A request for Zoning Map Amendment approval to rezone the property M2 – Medium Density Multiple-Family Residential for a townhome development, on approximately 10.26 acres, located at the southwest corner of CR 900 E and the B&O Trail.

Parcel(s): 32-07-25-200-010.000-016

### **ADVERTISED PUBLIC HEARING**

Represented By: Edward Hamilton, Apollo Developers

Documents:

I.1.A SYNOPSIS\_PCMA-22-6 LIBERTY JUNCTION REZONE TO M2.PDF  
I.1.B TECH REVIEW\_PCMA-22-6\_LIBERTY JUNCTION REZONE TO M2.PDF  
I.1.C LIBERTY\_JUNCTION\_LETTER\_OF\_INTENT.PDF  
I.1.D BROWNSBURG COMMENT RESPONSE LTR 10-31-2022.PDF  
I.1.E LIBERTY JUNCTION CONCEPT PLAN 10-31-2022.PDF  
I.1.F 2-STORY FRONT ENTRY - CONCEPT ELEV FOR BROWNSBURG.PDF

### **2. PCMA-22-7 Buckingham Rezone To M3**

A request for Zoning Map Amendment approval to zone the property M3 – High Density Multiple-Family Residential for a multiple-family development, on approximately 22.1 acres, located approximately 650 feet north of the intersection of CR 900 E and 56<sup>th</sup> Street, on the east side of the road.

Parcel(s): the north portion of 32-08-06-310-003.000-016

#### **ADVERTISED PUBLIC HEARING**

Represented By: Joe Calderon, Barnes & Thornburg

Documents:

[I.2.A SYNOPSIS\\_PCMA-22-7 BUCKINGHAM REZONE TO M3.PDF](#)  
[I.2.B TECH REVIEW\\_PCMA-22-7\\_BUCKINGHAM BROWNSBURG REZONE TO M3.PDF](#)  
[I.2.C BUCKINGHAM\\_\\_BROWNSBURG\\_CONCEPTUAL\\_SITE\\_PLAN.PDF](#)  
[I.2.D BUCKINGHAM BROWNSBURG TRAFFIC STUDY.PDF](#)  
[I.2.E BROWNSBURG 56TH ST MULTIFAMILY TAX ANALYSIS 22.10.07.PDF](#)  
[I.2.F BROWNSBURG 56TH ST RETAIL TAX ANALYSIS 22.10.11.PDF](#)

#### **3. PCPP-22-11 Auburn Ridge Primary Plat**

A request for a Primary Plat approval to subdivide 99.71 acres into 168 residential lots and associated common areas. Located generally at 4920 N. CR 575 east, including multiple parcels west of the intersection of CR 575 E and CR 500 N.

Parcel(s): 32-07-09-400-012.000-016, 32-07-09-400-022.000-016, 32-07-09-300-012.000-016, 32-07-16-200-002.000-016, 32-07-16-200-011.000-016, 32-07-16-100-007.000-016, 32-07-16-100-002.000-016, 32-07-16-100-003.000-016

#### **ADVERTISED PUBLIC HEARING**

Represented By: Richard Henderson, Premier Land Company II, LLC

Documents:

[I.3.A SYNOPSIS\\_PCPP-22-1\\_AUBURN RIDGE PRIMARY PLAT.PDF](#)  
[I.3.B TECH REVIEW\\_PCPP-22-11\\_AUBURN RIDGE PRIMARY PLAT.PDF](#)  
[I.3.C RESPONSE\\_LETTER\\_BROWNSBURG\\_TRC\\_PRIMARY\\_PLAT\\_10-31-2022\\_MON\\_OCT\\_31\\_2022\\_13-36-28.PDF](#)  
[I.3.D AUBURN\\_RIDGE\\_PRIMARY PLAT.PDF](#)

#### **J. COMMUNICATIONS AND COMMITTEE REPORTS**

#### **K. MISCELLANEOUS BUSINESS**

#### **L. ADMINISTRATIVE FILINGS**

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

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.