

# ADVISORY PLAN COMMISSION AGENDA



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

**MARCH 27, 2023**

**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. APC Minutes February 27, 2023 Meeting**

Documents:

[C.1 APC\\_MINUTES\\_02-27-23.PDF](#)

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

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

Documents:

[D.1 ROD - PSDP-22-30 - 7 BREW.PDF](#)  
[D.2 ROD - PSDP-23-1 MCDONALDS AT RR LOGISTIC PARK.PDF](#)  
[D.3 FOF\\_PCPP-23-1 BADGER CAMPUS.PDF](#)  
[D.4 FOF\\_PCVA-22-1 BADGER PARK LOT 1 AND PACE MOTORSPORTS LOT 8  
PLAT VACATION.PDF](#)  
[D.5 ROD - STATE BANK REZONE.PDF](#)  
[D.6 ROD\\_PARK\\_ZONE IMPROVEMENT PLAN FEE UPDATE RESOLUTION.PDF](#)

- E. HEARING OF REQUESTS FOR CONTINUANCES**

- F. DEVELOPMENT PLAN APPROVAL REQUESTS**

- 1. PSDP-23-2 Chipotle At Brownsburg Square Development Plan Review**

A request for Development Plan Approval for a 2,420 square foot +/- restaurant with pick-up window and associated site features. Zoned C2 High Intensity General Commercial on a portion of the site at 905 N Green Street.

Parcels: 32-07-02-421-001.000-016

Represented by: Joe Calderon

***Staff is requesting to present this after/in conjunction with the associated replat, PCR-23-1.***

Documents:

- [F.1.A SYNOPSIS\\_PSDP-23-3\\_CHIPOTLE BROWNSBURG SQUARE DPR.PDF](#)
- [F.1.B TECH REVIEW\\_PSDP-23-3 CHIPOTLE BROWNSBURG DPR.PDF](#)
- [F.1.C PSDP-23-3\\_CHIPOTLE\\_BROWNSBURG\\_DPR\\_RESPONSE\\_LETTER.PDF](#)
- [F.1.D CHIPOTLE\\_CIVIL SET.PDF](#)

- [F.1.E L100\\_LANDSCAPE\\_PLAN\\_FRI\\_FEB\\_24\\_2023\\_11-59-41.PDF](#)
- [F.1.F BROWNSBURG\\_SQUARE\\_CHIPOTLE\\_OUTLOT\\_ELEVATIONS.PDF](#)
- [F.1.G AS102\\_CHIPOTLE\\_DUMPSTER\\_SCREENING.PDF](#)
- [F.1.H BROWNSBURG\\_COMMON-FINAL\\_PHOTOMETRIC.PDF](#)

## **G. OLD BUSINESS**

## **H. CONTINUED PUBLIC HEARINGS**

### **1. PCCZ-23-1 Carr Property Group Conditional Rezone To NC And M3**

A request for Conditional Zoning Map Amendment approval to zone the property M3 – High Density Multiple-Family Residential and NC – Neighborhood Commercial upon annexation, on approximately 16 acres, located at the southeast corner of S Green Street and CR 300 N.

Parcels: 32-07-26-100-001.000-015, 32-07-26-100-002.000-015, 32-07-26-150-001.000-015

Represented by: Aaron Hurt, CEC

### **ADVERTISED PUBLIC HEARING**

Documents:

- [H.1.A SYNOPSIS\\_PCCZ-23-1 CARR PROPERTY GROUP CONDITIONAL REZONE TO NC AND M3.PDF](#)
- [H.1.B TECH REVIEW\\_PCCZ-23-1\\_CARR PROPERTY GROUP REZONE.PDF](#)
- [H.1.C CARR\\_PROPERTIES\\_-\\_LETTER\\_OF\\_INTENT.PDF](#)
- [H.1.D SITE PLAN 031723.PDF](#)
- [H.1.E TECHNICAL\\_MEMORANDUM\\_-\\_CARR\\_PROPERTY\\_GROUP\\_-\\_BROWNSBURG\\_APARTMENTS\\_TRAFFIC\\_REVIEW\\_01272023\\_MON\\_JAN\\_30\\_2023\\_12-.PDF](#)

## **I. NEW PUBLIC HEARINGS**

### **1. PCMA-23-2 Trinity Presbyterian Rezone To UC Zone Map Amendment**

A request for a zone map amendment from IS – Institutional to UC – Urban Commercial to allow a mix of commercial and residential uses in a former church.

Parcels: 32-07-11-330-006.000-016

Represented by: Robert Lindgren

### **ADVERTISED PUBLIC HEARING**

Documents:

- [I.1.A SYNOPSIS\\_PCMA-23-2 TRINITY REZONE TO UC.PDF](#)
- [I.1.B LETTER\\_OF\\_INTENT\\_204\\_E\\_MAIN\\_STREET\\_SAT\\_FEB\\_4\\_2023\\_14-58-13.PDF](#)
- [I.1.C BUILDING\\_AND\\_SITE\\_FROM\\_SURVEY\\_SAT\\_FEB\\_4\\_2023\\_14-15-21.PDF](#)
- [I.1.D TECH REVIEW\\_PCMA-23-2 TRINITY PRESBYTERIAN REZONE TO UC.PDF](#)

### **2. PCRP-23-3 Brownsburg Square 2020 Replat**

A request for a primary plat amendment for Lot 1a of Brownsburg Square to allow additional lots (1c and 1d) to be platted.

Parcels: 32-07-02-421-001.000-016

Represented by: Joe Calderon

### **ADVERTISED PUBLIC HEARING**

Documents:

[I.2.A SYNOPSIS\\_PCRP-23-1\\_BROWNSBURG SQUARE PRIMARY PLAT AMENDMENT.PDF](#)  
[I.2.B TECH REVIEW\\_PCRP-23-1 BROWNSBURG SQUARE REPLAT.PDF](#)  
[I.2.C BROWNSBURG\\_OUTLOT\\_-\\_PRIMARY\\_PLAT\\_FRI\\_FEB\\_24\\_2023.PDF](#)

### **3. PCPP-23-2 Oakdale Subdivision Primary Plat**

A request for primary plat approval for a residential subdivision dividing 37.86 acres into 61 residential lots with associated common areas.

Parcels: 32-02-35-300-002.000-001

Represented by: David Compton, Pulte Homes

### **ADVERTISED PUBLIC HEARING**

Documents:

[I.3.A SYNOPSIS\\_PCPP-23-2 OAKDALE SUBDIVISION PRIMARY PLAT 000002.PDF](#)  
[I.3.B TECH REVIEW\\_PCPP-23-2 OAKDALE SUBDIVISION \(GARNER PD\).PDF](#)  
[I.3.C\\_RESPONSE\\_LETTER\\_BROWNSBURG\\_TRC\\_PRIMARY\\_PLAT.PDF](#)  
[I.3.D\\_PRIMARY\\_PLAT\\_SHEETSET\\_02.24.23.PDF](#)

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

## **K. MISCELLANEOUS BUSINESS**

### **1. Miscellaneous Business**

1. [ORDER 2023-01APC](#) Order of the Town of Brownsburg Advisory Plan Commission Approving a Declaratory Resolution Removing Parcels from the Wynne Farms Allocation Area
2. [ORDER 2023-02APC](#) Order of the Town of Brownsburg Advisory Plan Commission Approving a Declaratory Resolution, Amending the North Beltway Allocation Area, and Creating the Northfield Drive Business Park West Allocation Area, Amending the Area's Restated Economic Development Plan

Documents:

[K.1.A BROWNSBURG - WYNNE FARMS 2023 TIF AMENDMENT - PLAN COMMISSION ORDER - 4864-7464-7125.2.PDF](#)  
[K.1.B RESOLUTION 2023-01RDC WYNNE FARMS TIF AMENDMENT.PDF](#)  
[K.2.A BROWNSBURG - NORTHFIELD DRIVE BUSINESS PARK 2023 TIF AMENDMENT - PLAN COMMISSION ORDER - 4867-0965-9221.2.PDF](#)  
[K.2.B RESOLUTION 2023-02RDC - NFD BUSINESS PARK WEST.PDF](#)

## **L. ADMINISTRATIVE FILINGS**

### **1. Administrative Filings**

1. CPSP-23-3 Promenade Section 2 Secondary Plat

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

### **1. Cases Filed For Future Meetings**

1. PCCZ-23-2 Elgin Village Conditional Rezone to M2
2. PCMA-23-3 BCSC Rezone to IS 601 S Grant Street
3. PCVA-23-1 BCSC Plat Vacation 601 S Grant Street
4. PCPP-23-3 Liberty Junction Primary Plat
5. PCPP-23-4 The Commerce Park at Brownsburg Raceway Primary Plat
6. PCPP-23-5 Brownsburg Logistics Center Primary Plat
7. PSDP-23-4 Schumacher Racing Shop #2 DPR
8. PSDP-23-5 Brownsburg Logistics Center Building 1
9. PSDP-23-6 Brownsburg Logistics Center Building 2

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.