

## MEMORANDUM

Department of Development Services

Date: 02/06/2026

To: Deb Cook, Town Manager

From: Lauren Bouslog, Planner I

Subject: Parcel North of 56th St Meijer- Proposed PUD Development from CRG Residential

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This is an informational item only; no action is expected or required of the Town Council. In keeping with a policy of introducing rezone proposals to Council prior to the public hearing at the Advisory Plan Commission, staff would like to share an overview of a proposed multifamily project that includes a commercial site on the southwest portion of the property.

The location of this proposed project is the Lee property, a 25-acre parcel located directly north of the new Meijer grocery store development (Parcel ID: 32-08-06-300-001.000-015). The Lee property is bordered by N CR 900 E to the west and the Ronald Reagan Parkway to the east. A map of the site has been included with this memo.

The applicant, CRG, last proposed a development for this property back in August 2024. CRG and the property owner would like to re-introduce a revised plan for PUD zoning consideration along with an annexation of the property into the Town of Brownsburg. The site meets town requirements for annexation. The updated plan consists of 10 multifamily buildings with 272 total units, all of which are 1-bedroom (53%) and 2-bedroom (47%) units. The applicant has reduced the density by 30 units. The plan presented in August 2024 had proposed 302 units. In addition, there are a combined 496 total parking spaces which consist of both covered and surface parking. On the southwest portion of the property, adjacent to one of the Meijer commercial outlots, CRG is proposing a 5,400 s.f. commercial building that will be marketed for build-to-suit or lease. Possible uses for this commercial building could include medical offices, coffee, fitness, etc.

# LOCATION MAP

