

Advisory Plan Commission

Town of Brownsburg

Report Date: 12/2/2025

Purpose: Westbranch PUD Ordinance Changes

From: Kevin Tolloty, Senior Planner

General Information

The following are proposed changes to the Westbranch PUD Ordinance for discussion by the Plan Commission. The applicant, Justin Mitchell, on behalf of Onyx + East, has submitted this zoning text amendment (PCZT-25-5) to reflect the change that would need to be made to the Westbranch PUD to allow a permanent wall sign on the clubhouse. The only proposed change is to the sign standards in the chart below.

Section to be Amended

Additional District Development Standards that Apply to the TR-2 District Area (Single-Family Front Load Homes)

Accessory Structure Standards:	Same as TR District (Sections 5.02 and 5.06 of the UDO)**
Architectural Standards:	Same as TR District (Section 5.16 of the UDO)** See also Exhibit E and Exhibit H for Additional Architectural Standards*
Anti-monotony Standards:	See attached Exhibit I.* Same as TR District (Section 5.22 of the UDO)**
Environmental Standards:	Same as TR District of the UDO (Sections 5.23 and 5.26 of the UDO)**
Fence and Wall Standards:	Pool fences shall be permitted to be 6' in height. Fences in rear and side yards shall be permitted to be 42" in height.
Home Business Standards:	Same as TR District (Section 5.32 of the UDO).**
Landscaping Standards:	For the Perimeter Planting and Bufferyard Requirements, see attached Exhibit D.1. For each individual home unit, the landscaping standard shall require the following: (i) 1 deciduous shade tree placed as a street tree; (ii) 1 ornamental tree; and, 3 shrubs. See Ex. F.1 (Rear-Load Planting Exhibit) and Ex. F.2 (Front-Load Planting Exhibit).*
Lighting Standards:	Same as TR District (Sections 5.42 and 5.43 of the UDO).**
Minimum Open Space:	See Ex. D.3 for the overall TR District Open Space Standards, including 35% minimum open space for combined TR-1 District and TR-2 District.*
Outdoor Storage Standards:	Same as TR District (Section 5.51 of the UDO).**

Parking Standards:	Same as TR District (Sections 5.56 and 5.58 of the UDO).**
Sewer and Water Standards:	Same as TR District (Section 5.64 of the UDO).**
Sign Standards:	Same as TR District (Sections 5.66 and 5.69 of the UDO)** , except as follows: Clubhouse shall be permitted one (1) permanent, non-illuminated wall sign, not to exceed 25 square feet in size.
Temporary Use Standards:	Same as TR District (Section 5.85 of the UDO).**
Temporary Structure Standards:	Same as TR District (Section 5.87 of the UDO).**
Trash Receptacle Standards:	Same as TR District (Section 5.90 of the UDO).**
Vision Clearance Standards:	Same as TR District (Section 5.91 of the UDO).**

*Exhibits refer to those in Ord. 2021-14

**UDO references are to the 2014 UDO, as amended

Recommendations:

The Advisory Plan Commission may request conditions and commitments related to the project and criteria. Conditions or commitments must be made as part of the motion. For this case type, a motion will be a favorable or unfavorable recommendation forwarded to the Town Council.

Based on the information provided and the criteria responses, staff recommends a motion to:

<input checked="" type="checkbox"/>	Send a Favorable Recommendation for PCZT-25-5 as presented.
<input type="checkbox"/>	Send a Favorable Recommendation for PCZT-25-5 with the following staff conditions: 1.
<input type="checkbox"/>	Send an Unfavorable Recommendation for PCZT-25-5 based on the following criteria:

Proposed Clubhouse Sign

