

Advisory Plan Commission

Town of Brownsburg

Assigned Staff: Lauren Bouslog, Planner I

Report Date: 1/13/2026

Request Type: Primary Plat

General Information

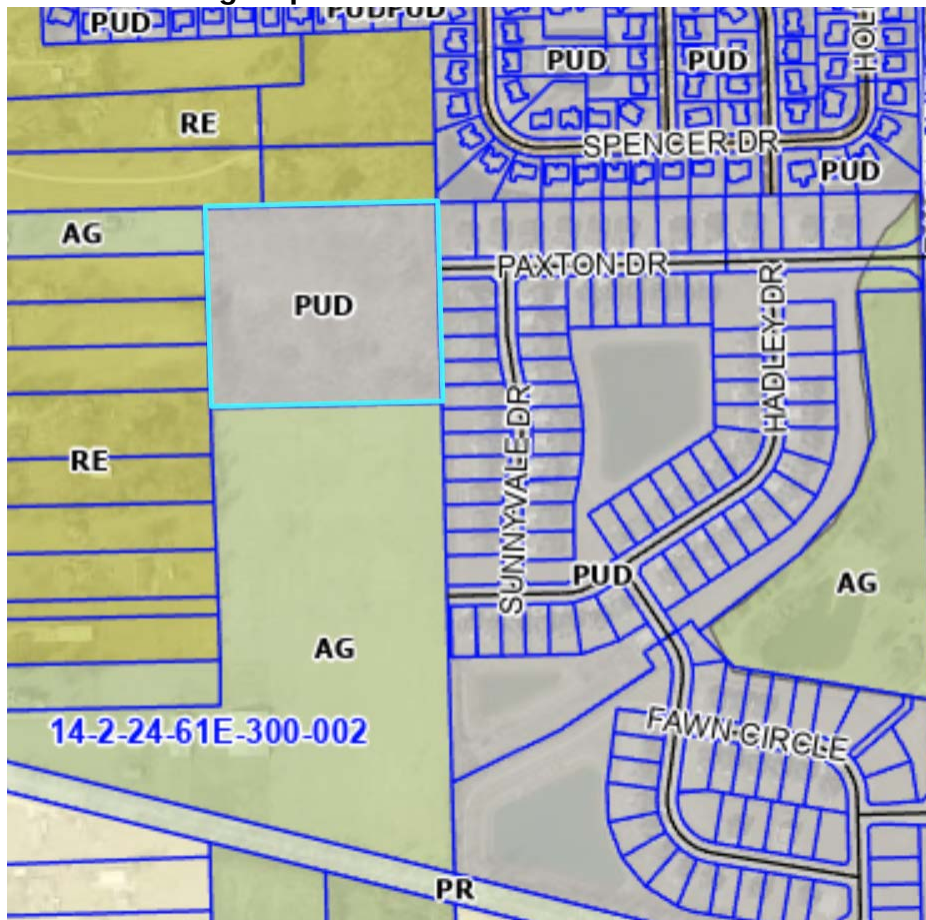
CASE NUMBER	PCPP-25-5
APPLICANT	Melissa Garrard, Pulte Homes of Indiana LLC
LOCATION	32-07-24-300-001.000-016
PARCEL SIZE	7.99 acres

Cross References

Previous APC Cases	PCMA-25-4; Rezoning of AG land into the existing Promenade PUD (single-family residential) PCZT-25-2; Promenade PUD Zoning Text Amendment
Relevant BZA Cases	N/A
Other	The parcel was annexed into the Town of Brownsburg under Ord. 2013-10 in 2014.

Attachments

<input checked="" type="checkbox"/>	Tech Review & Response
<input checked="" type="checkbox"/>	Site Plan/Civil
<input type="checkbox"/>	Landscape Plan
<input type="checkbox"/>	Architectural Plans
<input checked="" type="checkbox"/>	Other: Recorded commitments from rezone (PCMA-25-4)

Site and Zoning Map:**Project and Site Background:**

This project (Promenade, Section 3) proposes a rezone of 7.99 acres of AG (agriculture) zoned land to be turned into 20 lots of single-family residential. This will be an extension of the existing Promenade PUD. The 20 new lots will get access from Paxton Road that leads to Northfield Drive. The parcel to the south (32-07-24-300-002.000-016) has not yet been acquired by the developer, but it is likely that another extension request will be made using this parcel in the future. One of the conditions of the rezone to be approved was to install a temporary turnaround (Lot 122 on the plat) until the stub road to the south can be connected. The site does not require any variances.

Technical Review:

The TECH review took place on December 18, 2025. Development Services commented that Paxton Drive needs to have a public or private road designation, acreage needs added under the square feet calculations for each lot, and dimensions for the asphalt path need marked. The amenities needed added to the landscape plan as well as a required vs. proposed planting schedule table. The Water Department commented that the phone number for the Water Dept. on the cover sheet needs changed and all required valves and hydrants will need shown on the Development Plan submittal. The Fire Territory

mentioned that a temporary fire turnaround was noted. The Hendricks County Surveyor's Office commented that the project will be required to receive Drainage Board approval.

Criteria:

Pursuant to Chapter 8 of the Brownsburg Unified Development Ordinance the Advisory Plan Commission shall make findings of fact on the following criteria:

- 1) The subdivision of land meets the lot width, size, and area as provided in Chapter 2 or as modified by any waiver.

<https://www.brownsburg.org/DocumentCenter/View/3743/Brownsburg-UDO-PDF#page=30>

- a) The proposal is within a PUD, so the approved ordinance lists out the standards the project must follow. The development standards of the Promenade PD are consistent with the intent of an R3 district in that the primary area of flexibility sought in the Promenade PD is limited to minimum lot width, lot area, and side yard setbacks resulting in the benefit of allowing for the creation of more open space, as well as activation of the open space areas by the installation of pedestrian paths. Every lot is over the minimum 9,000 sq. ft. that is required with at least 40' of lot frontage and 66' of lot width measured at the building setback line.

Based on the above information, staff believes this criterion has been met.

- 2) The subdivision of land provides appropriate areas and easements for necessary public utilities and drainage in accordance with Chapter 7: Subdivision Regulations.

<https://www.brownsburg.org/DocumentCenter/View/3743/Brownsburg-UDO-PDF#page=168>

- a) The plat shows the required 25' B.S.L. (building setback line). As this project progresses into the Development Plan Review stage, the homes will need to stay under 50% of the lot area. The primary structures will be allowed a max height of 35' and accessory structures are capped at 20'.

Based on the above information, staff believes this criterion has been met.

- 3) The plat provides the appropriate right-of-way for the extension of public roads and infrastructure and access to internal or adjacent lots.

- a) The plat has marked Paxton Drive as a 56' public ROW. This extension into the new section will match the existing road width on the east side that is completed. For 20 lots or fewer, only one street, driveway, or point of vehicle access is permitted from a residential development onto an arterial or collector. The closest road not in the PUD, Northfield Drive, is a minor arterial.

Based on the above information, staff believes this criterion has been met.

- 4) The plat complies with any other applicable provision of Chapter 7: Subdivision Regulations.

<https://www.brownsburg.org/DocumentCenter/View/3743/Brownsburg-UDO-PDF#page=168>

- a) *7.4 Easement Standards:* There is a 20' drainage and utility easement that runs along the front side of all the lots. The common area (C.A. 'A') has been marked on the plat as a drainage

easement. There is a 10' drainage easement to accommodate the storm sewer that runs in between lots 114 and 115, lots 121 and 122, and lots 128 and 129. There is a non-access easement marked in the legend, but not shown on the plat. If this type of easement will not be used later when the applicant gets to the driveway design stage, it can be removed from the legend.

- b) *7.6 Open Space Standards:* The minimum open space required for the Promenade PUD is 25%. This is more intensive than what the 2025 Unified Development Ordinance requires (20%). There are two common areas marked, C.A. 'A' is on the southeast side of the new extension and C.A. 'B' is in the top northwest corner. Unless there is a conflict with drainage or utility improvements or removal of dead/diseased vegetation, the developer will not remove existing trees within 15' of the east, west, and north property boundaries.
- c) *7.9 Pedestrian Network Standards:* The plat shows sidewalks on both sides of the street to satisfy the standards and the new sidewalks will connect to the existing sidewalks in the PUD to the east. The sidewalks running on either side of the street will be 5' wide and there will be a 0.2-mile-long asphalt path that is 6' wide that leads to a 200 s.f. courtyard seating and gathering area. The courtyard will be hard surface to satisfy the amenity requirement in the UDO (6-20 units require 1 amenity).
- d) *7.11 Access Standards:* The site will utilize one access point until the parcel below is acquired. The current access road is on the north east side of the site. Paxton Drive leads onto Northfield Drive. If more potential homes are added onto the parcel below in the future, there would more than likely be another access road that leads onto N 800 E. The B & O trail runs along the southern border of the unacquired parcel as well.

Based on the above information, staff believes this criterion has been met.

5) The Plat Satisfies any **other applicable provisions** of the Unified Development Ordinance.

- a) No special provisions that relate to the plat are noted for this site. Overlay districts are not applicable to this project.

Based on the above information, staff believes this criterion has been met.

6) The Plat Satisfies the **construction requirements** of the Brownsburg Standard Details.

- a) The project did not require any waivers. The applicant will need to complete any remaining TECH comments, and that will be added as a condition of approval. This project received preliminary drainage board approval on February 10th. The secondary plat (CPSP-26-2) was submitted for the March 16th APC meeting and the project's final drainage board approval is scheduled to be heard on March 10th. The site flows into the Pollard & Todd Regulated Drain.

Based on the above information, staff believes this criterion has been met.

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.

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

<input type="checkbox"/>	Approve PCPP-25-5 as presented.
<input checked="" type="checkbox"/>	Approve PCPP-25-5 with the following staff conditions: <ol style="list-style-type: none"> 1. All remaining Technical Review comments will be addressed prior to stamping the Primary Plat. 2. The final plat shall be recorded in the Office of the Recorder of Hendricks County prior to issuance of any building permits. 3. The approval of the Findings of Fact and the Report of Determination by the Plan Commission. 4. The approval of the Hendricks County Drainage Board (per Hendricks County Surveyor's TECH comment – Subject to Final Approval, Preliminary Approval has been granted)
<input type="checkbox"/>	Deny PCPP-25-5 based on the following criteria: