

Advisory Plan Commission

Town of Brownsburg

Assigned Staff: Kevin Tolloty, Senior Planner

Report Date: 1/15/2026

Request Type: Development Plan Review Amendment

General Information

CASE NUMBER	PSDP-25-11
APPLICANT	Dillon Reynolds, SpaceCo Engineering, for Quik Trip
LOCATION	4713 Corrugated Avenue
ARCEL SIZE	32-08-18-115-006.000-016

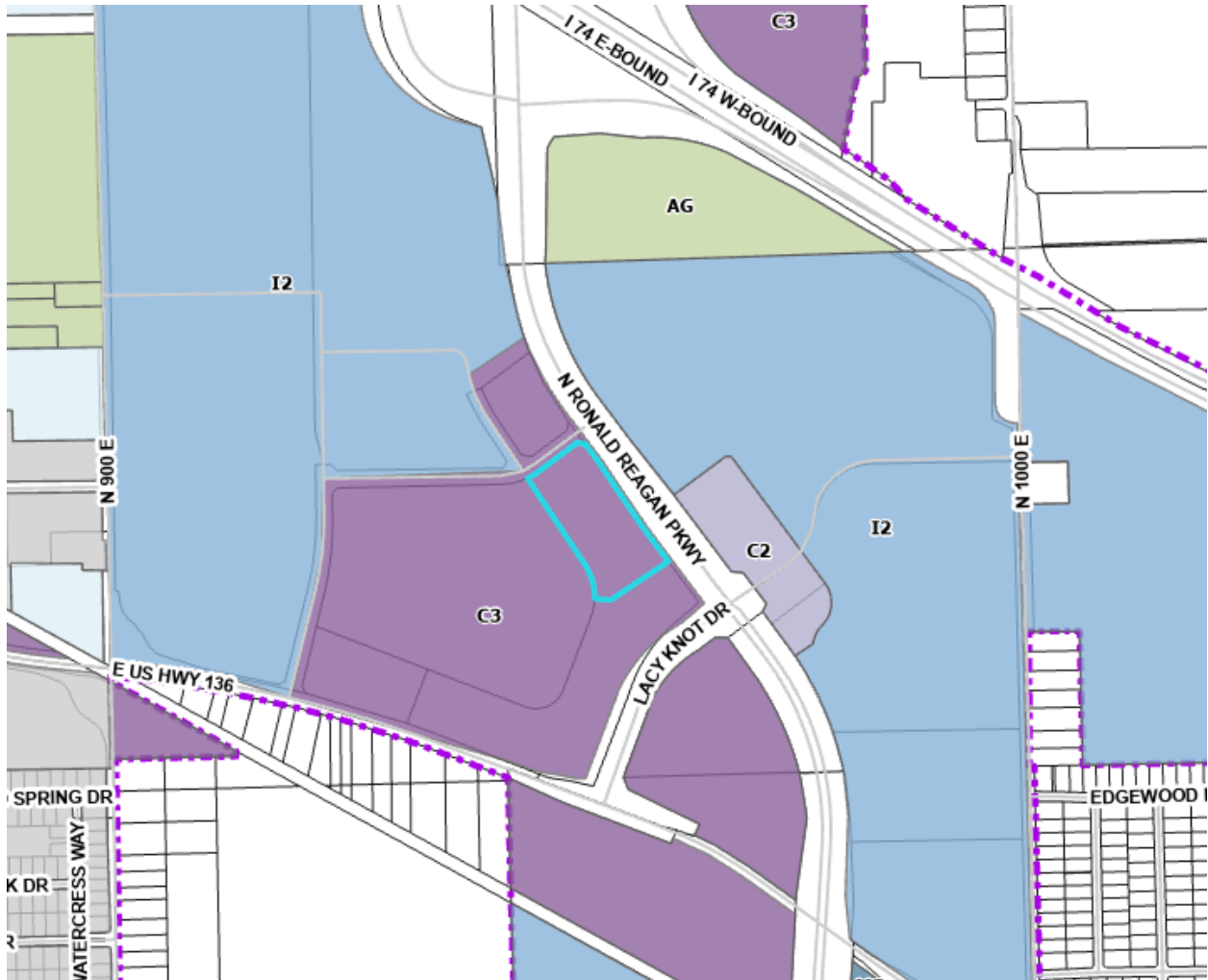
Cross References

Previous APC Cases	PSDP-24-1, Quik Trip Development Plan, CPSP-24-3, Quik Trip Secondary Plat, PCPP-23-11, Quik Trip Primary Plat, PCPP-22-5, Ronald Reagan Logistics Park Primary Plat, PCMA-09-21-1949; Lacy Farms West Rezone to C2 and I2
Relevant BZA Cases	BZDV-23-2, Canopy Height Variance
Other	Annexed in 2011, Ord. No. 2011-07

Attachments

<input checked="" type="checkbox"/>	Tech Review & Response
<input checked="" type="checkbox"/>	Site Plan/Civil (Landscape Plan only)
<input checked="" type="checkbox"/>	Original Approved Landscape Plan
<input type="checkbox"/>	Other:
<input type="checkbox"/>	Other:

Zoning Map:



Site Map:



Explanation of Changes from Original DPR:

This landscape plan was previously approved as part of PSDP-24-1, which approved the Quik Trip development plan. Due to changes in the 2025 UDO revision in regard to landscaping requirements, the applicant has requested to submit a revised landscape plan. The changes in the UDO allowed the applicant to modify the number and layout of the plantings, and does require a new approval for the landscape plan only.

Technical Review:

The TECH Review for this project took place on December 18, 2025. Development Services commented that the applicant needed to add an additional ornamental street tree, update the calculation for open space plantings and adjust the number of plantings accordingly, several trees need to be added to parking islands, foundation plantings must be included on the east façade or an equal amount of plantings placed elsewhere on the property, and to ensure that no one species of shrub is over 35% of the total number of shrubs. The Water Department commented that this project is in Citizens Energy Group's water service area. The Wastewater Department commented that the site is outside of Brownsburg's sanitary sewer service area. The Hendricks County Surveyor commented that this does not need 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 Development Plan is consistent with the **Comprehensive Plan**.

Future Land Use Map Link: <https://www.brownsburg.org/DocumentCenter/View/1068/2021-Future-Land-Use-Map-PDF>

- a) For this criterion, the proposed amendment has no impact. The only change is to the previously approved plans is for landscaping.

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

- 2) The Development Plan complies with applicable development requirements and standards of **CHAPTER 2 – ZONING DISTRICTS, CHAPTER 3 – PERMITTED USES**, and/or the PUD Ordinance.

<https://www.brownsburg.org/DocumentCenter/View/3743/Brownsburg-UDO-PDF#page=14>

- a) For this criterion, the proposed amendment has no impact. The use of the property is not affected by the change in landscaping.

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

- 3) The Development Plan complies with applicable standards found in **CHAPTER 5: SITE DEVELOPMENT** and/or the PUD Ordinance.

<https://www.brownsburg.org/DocumentCenter/View/3743/Brownsburg-UDO-PDF#page=101>

- a) For this criterion, the proposed amendment does have an impact. The proposed amendment affects the landscape plan only, and the revised changes do meet Chapter 5 requirements. The changes were primarily related to the number and location of plantings.

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

- 4) The Development Plan complies with any **other applicable provisions** of this Ordinance or **Overlay Standards**.

- a) For this criterion, the proposed amendment has no impact.

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

- 5) Satisfies any provision related to a development's design as found in **CHAPTER 7 – SUBDIVISION REGULATIONS** and/or the PUD Ordinance.

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

- a) For this criterion, the proposed amendment has no impact.

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

6) The Development Plan satisfies the construction requirements of the **Brownsburg Construction Standards and Specifications.**

- a) For this criterion, the proposed amendment has no impact. No new tech waivers were requested for this amended landscape plan.

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 PSDP-25-11 as presented.
<input checked="" type="checkbox"/>	Approve PSDP-25-11 with the following staff conditions: <ol style="list-style-type: none"> 1. Shrubs are removed from landscape islands and placed elsewhere on site 2. State quantity of foundation plantings relocated and where relocated. 3. The approval of Findings of Fact and Report of Determination. 4. The stamping of the construction plans by the Director.
<input type="checkbox"/>	Deny PSDP-25-11 based on the following criteria: