

Advisory Plan Commission

Town of Brownsburg

Assigned Staff: Lauren Bouslog, Planner I

Report Date: 2/11/2026

Request Type: Development Plan Review

General Information

CASE NUMBER	PSDP-26-1
APPLICANT	Jillian Richardson, Woolpert Inc.
LOCATION	32-08-06-311-006.000-016. Within Outlot A in the new Meijer subdivision on E. 56 th St.
PARCEL SIZE	1.21 acres

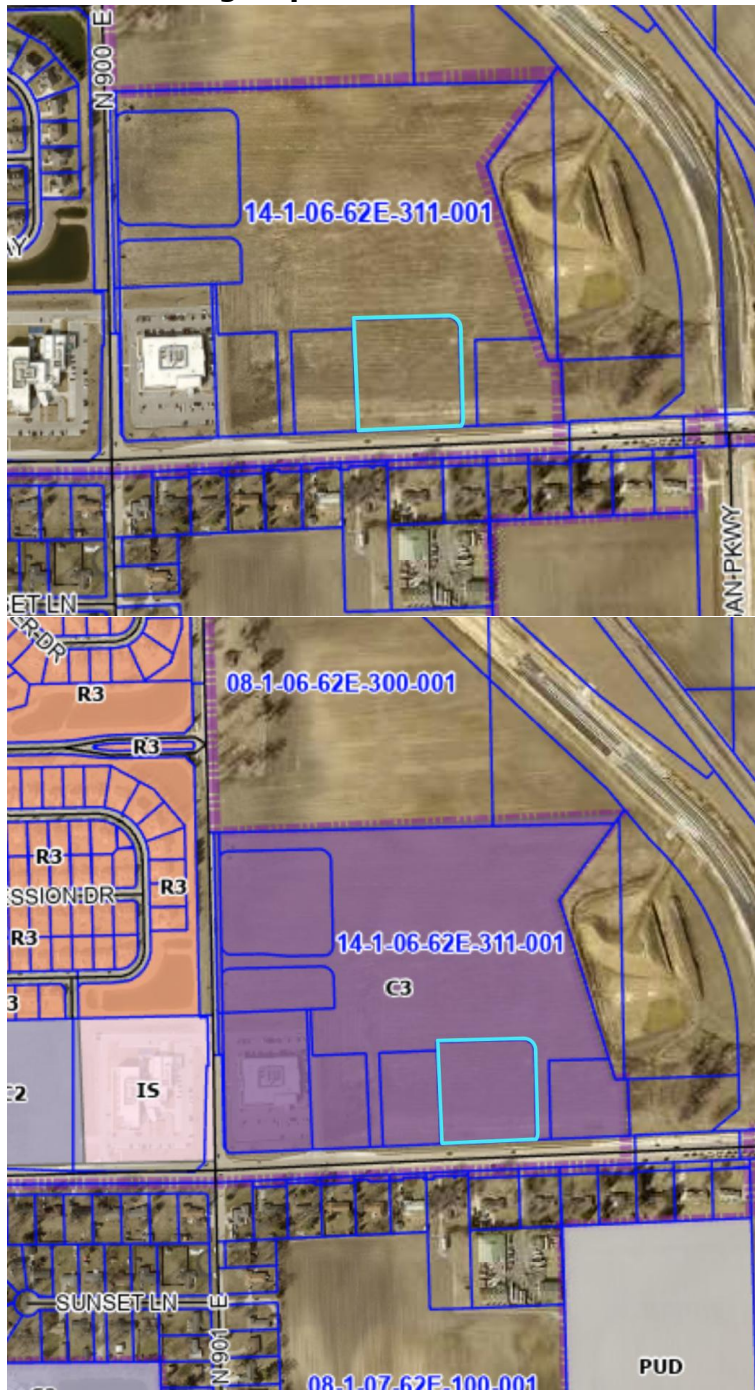
Cross References

Previous APC Cases	PSDP-23-18; Development Plan Review for the Meijer at 56 th & 900 PCPP-23-10; Primary Plat for the Meijer at 56 th & 900 PCCZ-06-21-1922; Meijer at 56 th & 900 Commerce Park Rezone to C2 (C3 under new 2025 ordinance) APLA-26-1 (submitted with this development plan review – not yet signed); Administrative Plat to subdivide Outlot A into Lot 8 & 9 (Heartland Dental would be in the smaller Lot 9 in the southeast corner of the parcel)
Relevant BZA Cases	N/A for this outlot (There have been several variances for the main Meijer store lot & parking to the north)
Other	The parcel was annexed into the Town of Brownsburg under Ord. No. 2021-28 in 2021.

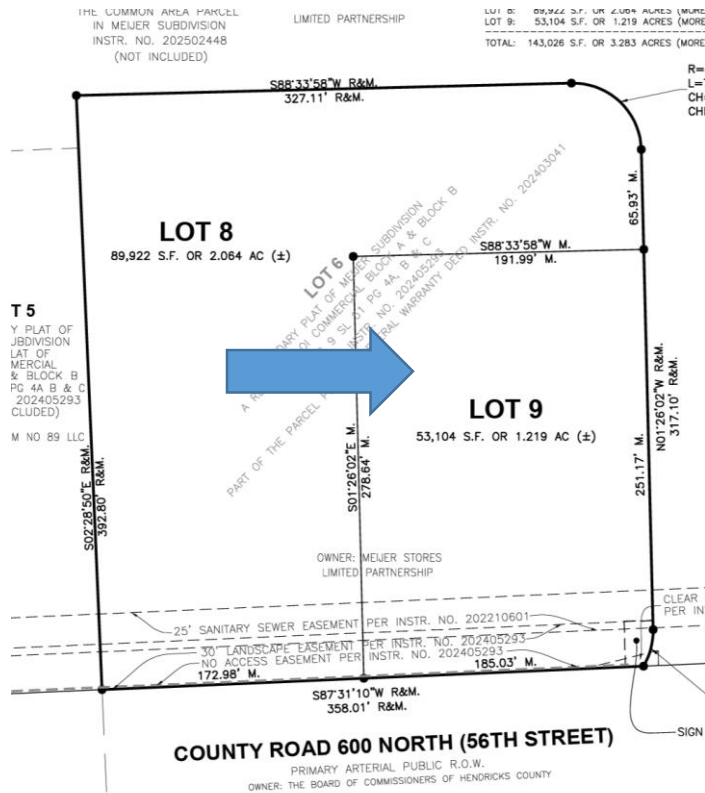
Attachments

<input checked="" type="checkbox"/>	Tech Review & Response
<input checked="" type="checkbox"/>	Site Plan/Civil
<input checked="" type="checkbox"/>	Landscape Plan
<input checked="" type="checkbox"/>	Architectural Plans
<input checked="" type="checkbox"/>	Other: Stormwater Management Report, O & M Manual, Lighting Plan

Site and Zoning Map:



Proposed Administrative Plat with Outlot Subdivide:



Project and Site Background:

This proposed development includes the construction of a 4,285 sq. ft. Heartland Dental office building with associated sidewalks, parking area, landscaping, and utilities on 1.21 acres. The project will get access from a private drive between Heartland Dental and the new Meijer gas station to the east. This access drive has both right and left turn lanes onto E. 56th St. The project does not require any variances.

Technical Review:

The TECH review for this project took place on January 15, 2026. Planning Services commented that vision clearance triangles need to be added to the landscape plan and a stub needs to be added to the right northwest corner for connectivity and emergency services when a business goes in next to Heartland Dental in the future. The lot coverage percentage needs added to the civil plans and the streets need a private or public designation put under the road name with the road width labeled as well. The Water Department commented that the water service for this property is provided by Citizens Energy Group. The Wastewater Department commented that this area is within the Hendricks County Regional Sewer District/ Aqua IN Service Area. The Fire Territory commented that the majority of the proposed building is more than 400' from the closest fire hydrant along an approved route. A hydrant shall be placed to satisfy requirement of IFC 507.5.1. The preferred location mentioned was at the parking lot

entrance on the northeast corner of the parcel. The final location must be approved by the Fire Marshal. The Police Department wanted to ensure there would be no landscape obstructions for egress traffic onto 56th St (CR 600 N).

Traffic Study:

There was not a traffic study submitted for this project.

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) The Future Land Use Map notes this parcel being used for Regional Commercial. The parcel Heartland Dental is on was platted as an outlot for a regional commercial anchor (Meijer). The outlots bring diverse, need based services to a larger, anchored commercial center. Regional commercial areas are typically located near major traffic corridors, in this case the Ronald Reagan Parkway.



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) The project's lot coverage is at 61.2% which is under the maximum allowed 75%. The max allowed height in a C3 district is 60', the dental office is 23'-4". The civil plan submittal has the setbacks marked and the setbacks satisfy UDO requirements.

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) *Landscaping*: The on-site, street frontage, perimeter parking lot, interior parking lot, foundation, and buffer yard landscaping standards have been met.
- b) *Lighting*: The lighting does not exceed the maximum allowed 20 lux at the property lines.
- c) *Parking*: There are 37 standard parking spaces and 2 ADA accessible spaces for a total of 39 spaces. The requirement for a dental/ medical office is 1.5 spaces per treatment space which would only require them to have 18 spaces.
- d) *Vision Clearance Triangle*: The most recent landscape plan submittal has the vision clearance triangles marked on it and there is not any landscaping within the vision clearance triangles.

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) 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.

- 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) The project was not subject to open space requirements being in a commercial district. Easements are shown and labeled in the civil plans. Setbacks, lot coverage, and height have also been met.

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) The project did not receive any waivers. Stormwater review is ongoing, Wessler is reviewing the applicant's new submittals since the TECH review meeting. TECH review comments will need to be resolved before permitting, this will be added as a condition for approval.

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-26-1 as presented.
<input checked="" type="checkbox"/>	Approve PSDP-26-1 with the following staff conditions: <ol style="list-style-type: none">1. The approval of Findings of Fact and Report of Determination.2. The stamping of the construction plans by the Director.3. The completion of any outstanding TECH comments.
<input type="checkbox"/>	Deny PSDP-26-1 based on the following criteria: