

Advisory Plan Commission

Town of Brownsburg

Assigned Staff: Kevin Tolloty, Senior Planner

Report Date: 2/17/2026

Request Type: Development Plan Review

General Information

CASE NUMBER	PSDP-25-10
APPLICANT	Cody Nicholson & Caleah Brown, Permit Solutions, for McDonald's
LOCATION	SE Corner S. Green St. and Northfield Dr., Parcel 32-07-26-154-001.000-016
PARCEL SIZE	1.56 acres

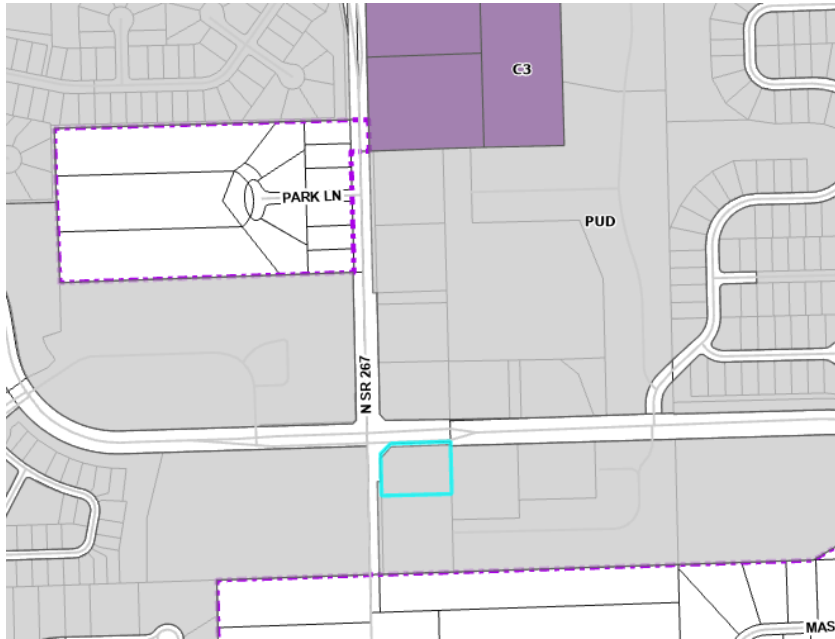
Cross References

Previous APC Cases	PCPP-23-9, Christian Brothers Primary Plat, CPSP-23-15, Christian Brothers Secondary Plat, PCMA-01-15-1271, West Wynne Farms PUD Amendment, PCMA-03-13-1136, West Wynne Farms PUD
Relevant BZA Cases	N/A
Other	Annexed in 2008, Ord. No. 2008-25

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"/>	Lighting Plan, O&M Manual, Traffic Impact Study, West Wynne Farms PUD and Amendment

Site and Zoning Map:



Project and Site Background:

This project is a new McDonald's, with drive-thru, to be located at the southeast corner of S. Green Street and Northfield Drive. The restaurant will be accessed from Northfield Drive to the north and from a shared access with Christian Bros. to the south, from S. Green Street. The access point from S. Green Street will be moved to the north, straddling the property line between Christian Bros. and the proposed McDonald's.

The parcel is part of the West Wynne Farms PUD, specifically part of Parcel R. The lot was created as part of the Christian Bros. subdivision. No variances or waivers have been filed for this project.

Technical Review:

The TECH review for this project took place on December 18, 2025. Development Services commented that vision clearance triangles need added to the site and landscape plans, the lighting plan needs to be in lux, parking calculations needed to be revised to cite the correct code, building architecture shall be a minimum of 75% masonry or architectural block on each side, there shall be a minimum of 30% fenestration per side, facades over 75 feet must recess or project for a portion of their length, number of landscaping plantings shall be calculated in accordance with the PUD, perimeter parking screening shall include shrubs at a minimum of three feet in height, dumpster enclosure details should be provided, and a multi-use trail shall be included along S. Green Street. Building Services commented that a power line and conduit running through their easement which powers Town of Brownsburg signage. The Water Department commented that the water service provider for this property is Citizens Energy. The Wastewater Department commented Drawing C001 number 22 under utilities section should reference sanitary conforming to west central conservancy requirements and not Town of Brownsburg, and an updated O&M manual should be provided. The Fire Territory commented where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided and increases to 600 feet for R-3 and Group U occupancies. The Hendricks County Surveyor noted that this will need to go through the Hendricks County Drainage Board for approval. All stormwater comments submitted by Wessler will need to be addressed as well.

Traffic Study:

A traffic study was completed in conjunction with this and neighboring development. These are the recommendations from CEC (Traffic engineering firm):

- Construct a right-in/right-out only access road connecting the proposed McDonald's restaurant, the adjacent auto repair center currently under construction, and the existing Majestic Road to Northfield Drive. The access road is located approximately 350' east of S Green Street (measured center to center). One (1) lane for ingress and one (1) lane for egress should be provided. The access road should be controlled by a Stop sign on the northbound approach to Northfield Drive.
- Construct an entrance only site access driveway from the Access Road which provides one lane for ingress traffic.

- Construct an exit only site access driveway to the Access Road which provides one (1) lane for egress traffic. The driveway should be controlled by a Stop sign on the site driveway egress approach to the Access Road.
- Construct a full access driveway connecting the proposed McDonald's restaurant to the proposed Christian Brothers Automotive Service Center. The drive should provide one (1) lane for ingress traffic and one (1) lane for egress traffic.
- The proposed site driveways and access roads should be constructed to provide sight triangles that are free of sight obstructions, such as parked vehicles, buildings, walls, hedges, bushes, low growing trees, etc. to maintain a clear line of sight to potential conflicting vehicles.

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 area as being used for Local Commercial uses. The areas shaded in brown to the east are designated multi-family residential areas, with the yellow areas as single-family residential. Local commercial areas are those envisioned for uses that serve the surrounding neighborhood and Town and of a smaller scale. The existing commercial tenants in this corridor are a little higher intensity than what would be expected of local commercial, and the addition of a fast food restaurant will fit well among those uses.



It should be noted that this PUD has been in effect since annexation in Brownsburg in 2011, and was found at that time to be in compliance with the comprehensive plan. The proposed use of this property for a fast food restaurant is a permitted use in the West Wynne Farms PUD.

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

LOCAL COMMERCIAL (From Comprehensive Plan)

Areas designated as local commercial are envisioned for uses that serve the surrounding neighborhood and Town. Uses should be of a scale and intensity considered generally compatible with adjacent and nearby residential. Primary uses for this area include small markets and specialty food shops; dentists and small medical offices; boutique shopping and personal services like salons, barbers, and the like; and small businesses and professional services. Additional uses such as banks or others that provide a service to the neighborhood but may generate more traffic or require accommodations to drive-up services may be a reasonable fit with additional review.



Local Commercial 
 Corridor Commercial 

- 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.
- a) The project is part of the West Wynne Farms PUD and a fast food restaurant is permitted by right in the section of the PUD. Proposed building setbacks are over 90 feet for each side, well exceeding the minimum 30' front setback, minimum 10' side setback, and minimum 15' rear setback. The maximum building height is 50 feet, and the proposed building will be just under 19 feet in height. The PUD maximum lot coverage is 50% for structures and 90% for all impervious surfaces. As measured, the proposed project structures are 6.5% lot coverage and 69.2% impervious surfaces.

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.
- a) *Landscaping:* The total number of plantings did not meet the minimum required calculation from section 9.03 of the PUD ordinance. Additionally, wintercreeper has been flagged as an invasive species and will need replaced. Landscape comments have been received although as of the time of this report, a revised landscape plan has yet to be submitted.
- b) *Lighting:* There is a maximum of 20 lux along the south side, and 5 lux on the east side. Measurements were given in foot candles, and an estimated conversion of numbers to lux did not clearly show this requirement has been met.

- c) *Parking*: One parking space is required per two seats. Forty-eight seats are proposed which result in a minimum of 24 spaces. Forty-seven parking spaces are provided.
- d) *Vision Clearance Triangle*: Vision Clearance Triangles have will be included on the landscape plans.
- e) *Architecture*: A minimum of 75% of the façade (all sides) shall be masonry or architectural block. Revised plans show this has been achieved. There is only a comment regarding fenestration that is currently being resolved.

Comments have been received addressing all Tech Review comments, however, several revised plans are outstanding as of the date of this report. Based on the above information, staff believes this criterion will be 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.
- b) 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.

- a) The project is primarily subject to the West Wynne Farms PUD, which heavily references the 2013 Zoning Ordinance. Landscape and architectural items have been addressed.

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 entrance drive has been moved northward, to the north/south property line between McDonald's and Christian Brothers.
- b) The project's stormwater review is still ongoing. Revised plans addressing Tech Review comments have been received and are under review. A waiver for vertical separation has been discussed, but unclear if one has been officially requested.

Based on the above information, staff believes this criterion will be 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-25-10 as presented.
<input checked="" type="checkbox"/>	Approve PSDP-25-10 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. 4. The existing access to Christian Brothers from S. Green Street shall be closed upon completion of new Green Street access drive as shown in plans. 5. Approval of stormwater waiver.
<input type="checkbox"/>	Deny PSDP-25-10 based on the following criteria:
<input type="checkbox"/>	Continue PSDP-25-10 to the March 23, 2026 meeting.