

# Advisory Plan Commission

## Town of Brownsburg

**Assigned Staff:** Lauren Bouslog, Planner I

**Report Date:** 12/2/2025

**Request Type:** Development Plan Review

### General Information

<b>CASE NUMBER</b>	PSDP-23-21
<b>APPLICANT</b>	Brian Moench, Moench Engineering
<b>LOCATION</b>	4005 N CR 1000 E, 32-08-17-365-002.000-016
<b>PARCEL SIZE</b>	2.96 acres

### Cross References

<b>Previous APC Cases</b>	N/A
<b>Relevant BZA Cases</b>	N/A
<b>Other</b>	The site was annexed into the Town of Brownsburg under Ord. No. 2011-07 in 2011.

### Attachments

<input checked="" type="checkbox"/>	Tech Review
<input checked="" type="checkbox"/>	Site Plan/Civil
<input checked="" type="checkbox"/>	Landscape Plan
<input checked="" type="checkbox"/>	Architectural Plans
<input checked="" type="checkbox"/>	Other: Lighting Plan

Site and Zoning Map:



## Project and Site Background:

This development plan review is for a 2,860 sq.ft. over the road truck maintenance building and a 900 sq. ft. office building to serve Lion's Trans Inc. The use would fall under Vehicle/Equipment Services – Heavy. The site has one access point off of N CR 1000 E. The proposed access drive lines up across from E CR 400 N. The site does not have any previous variances. The initial application for this project was uploaded on April 24, 2023, but never went before the Advisory Plan Commission.

## Technical Review:

The TECH review for this project took place on November 6, 2025. Development Services commented that a lighting spec sheet needs added for the outdoor lighting and the light output needs shown in lux on the lighting plan. Pole, wall, or ground mounted fixtures must be full-cutoff fixtures. Landscape tables need to be provided that show the calculations of required versus provided landscaping (onsite landscaping requirements, any applicable buffer planting requirement, etc.) A sidewalk needs added to side of CR 1000 E and material percentages for each façade need added to the architectural detail submittal with details for the office on the site, not just the maintenance building. The Wastewater Department commented that the site is outside of Brownsburg's sanitary service area. The Stormwater O & M appears to be the drainage report. A Stormwater O & M will need to be provided indicating the property owner is responsible for stormwater system maintenance. The Street Department commented that radiuses need to be shown at entrances and a TR-13 connection to the existing street needs to be added as well. The Fire Territory commented that the utility plan does not show any fire hydrants. The east end of the maintenance building is approximately 300 feet from the front of the property. IN Fire Code 675 IAC 22-2.5 states that 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. The applicant's revised plan uploaded on 10/7/25 includes an office building at the east end of the property that was not included in the original submission. The new building is more than 700 feet from the hydrant shown on CR 1000 E. A private fire main and hydrant will be required within 400 feet of all points on the exterior of buildings per IFC 507.5.1.

## Traffic Study:

A traffic study was not required for this project.

## Criteria:

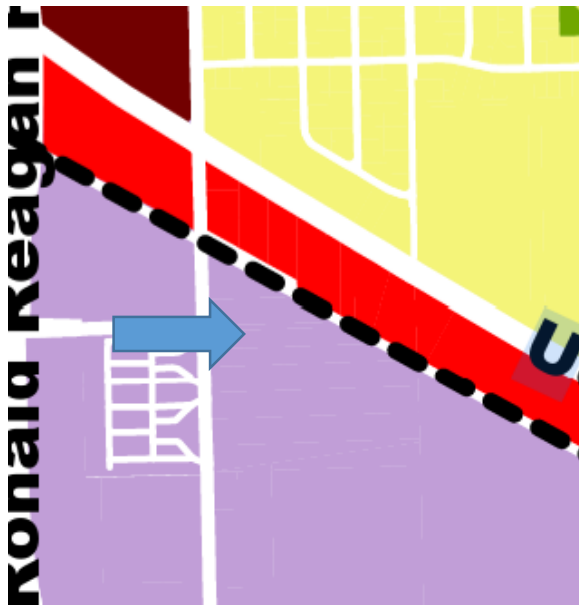
*Pursuant to Chapter 8 of the Brownsburg Unified Development Ordinance the Advisory Plan Commission shall make findings of fact on the following criteria:*

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 the site as being used for flex/ light industrial. Flex space is a permitted use in an MS district as well as light manufacturing. The Comprehensive Plan notes that motorsport related development may be suited to a commercial retail space, an office, or require large flex spaces that may feature loading docks or vehicle bays. These may be suited in

either commercial or industrial employment areas. This project's proposed use is in line with the Future Land Use Map and the MS district.



*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 meets the minimum front setback of 35', the minimum side setback of 20', and the minimum rear setback of 20'. Maximum lot coverage is 80% in an MS district, this project is only 65.4%. The maintenance building on the site is 30'-9" tall, which is under the maximum height allowed for a primary structure (65'). However, to date no elevations of the office building have been submitted, to review for compliance.

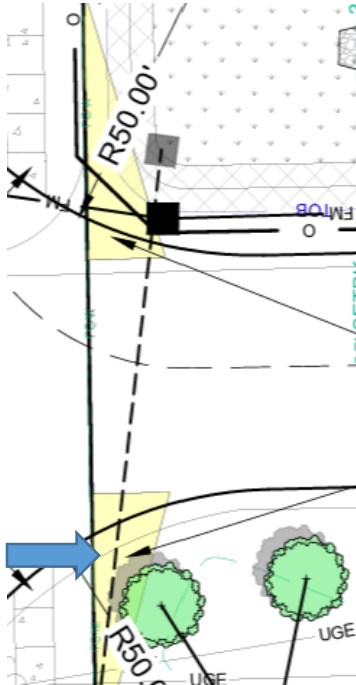
*Based on the above information, staff believes this criterion has not been met.*

- 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 applicant has added the planting quantity that was required along with the provided landscaping amounts to their planting schedule per Development Services TECH review comments. This standard has been met.
- b) *Lighting:* The maximum light trespass allowed for an MS zoned district is 30 lux, the proposal does not exceed this by the property line.

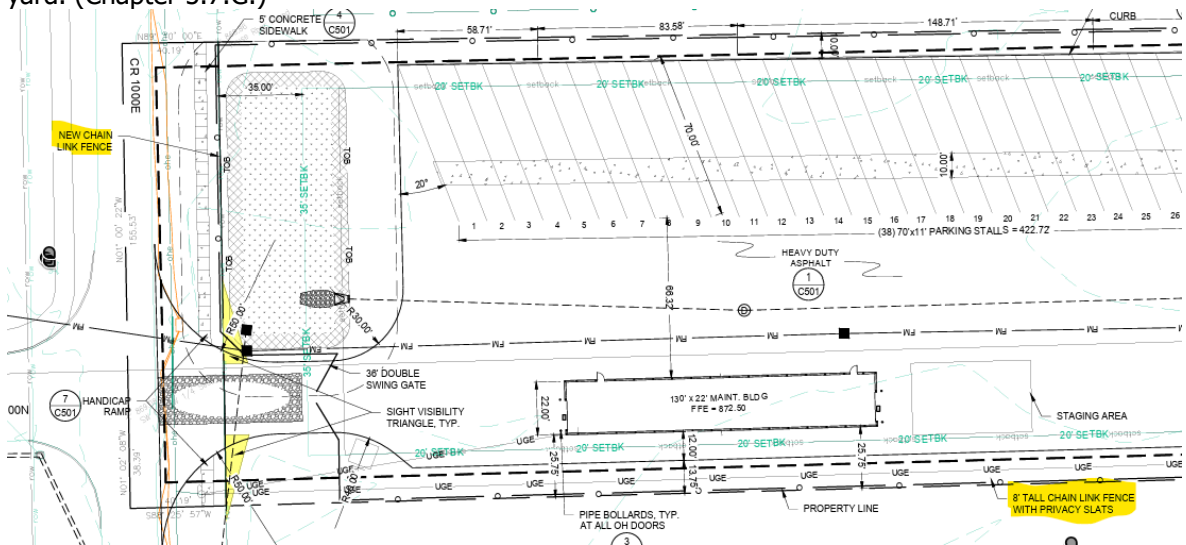
- c) *Parking*: The applicant provided 36 truck parking spaces, 4 standard spaces, and 1 ADA handicap space for a total of 40 spaces that meets the parking standards.
- d) *Vision Clearance Triangle*: The VCT's are labeled on their Civil and Landscape Plan submittal. There is a red/ sugar maple (canopy, deciduous tree) that has a listed height on the planting schedule of 40-50 ft and a spread of 30-40 ft that is in violation of Chapter 5.16.B. Vertical Area on page 142 of the UDO. 'Landscaping shall be permitted to be placed or to project into the vision clearance triangle between the heights of two feet and nine feet above the crown of the adjacent roadway.' The proposed tree would exceed this requirement and therefore need to be moved back to the east out of the VCT. The proposed fence on the north side of the access drive (shown below) is within the applicant's vision clearance triangle.



Since the continuance on December 17<sup>th</sup>, 2025, the applicant has resubmitted the landscape plans. This led to a deletion of the vision clearance triangles from the new landscape plan shown below). The triangles will need added to the new landscape plan.



- e) *Other*: The applicant has marked an 8' tall chain link fence with privacy slats around the perimeter of the property and a chain link fence in the front yard. There is a 36' double swing gate that leads into the property off the access point from CR 1000 E. Chain link is a prohibited material for a vehicle/ equipment services – heavy use. Permitted materials consist of wood, brick, masonry, or other similar durable materials. The fence or wall must be constructed high enough to conceal vehicles, equipment, or parts located on the lot. (Chapter 3.5.P. of the UDO) Non-residential fences and walls are also not permitted in front yards, only in the side or rear yard. (Chapter 5.7.G.)



*Based on the above information, staff believes this criterion has not 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.
- 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.

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

- a) The project meets the standards for setbacks, lot coverage, and height. Easements are shown and labeled on the plat. A sidewalk has been added along the west side of the property that fronts CR 1000 E to satisfy the Brownsburg Transportation Plan requirements.

*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 applicant has been coordinating with Wessler Engineering and the Wastewater Department to find a solution for the discharge from the post developed property since it is limited by the receiving conveyance (detention on-site or increasing capacity downstream were mentioned as being appropriate solutions). The design requirements in Chapter 151 (Stormwater Management) must be met. No waivers have been requested. If the applicant can meet the design requirements, then no waiver is needed. TECH review comments will need to be completed before permitting and the completion of the comments will be added as a condition for approval.

*Based on the above information, staff believes this criterion has not 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-23-21 as presented.
<input checked="" type="checkbox"/>	Approve PSDP-23-21 with the following staff conditions: <ol style="list-style-type: none"> <li>1. The approval of Findings of Fact and Report of Determination.</li> <li>2. The stamping of the construction plans by the Director.</li> <li>3. The completion of any outstanding TECH comments.</li> <li>4. The removal of the fence from the front yard and change the material from chain link to a permitted material. (Options listed in Chapter 3.5.P.4.d. of the UDO)</li> <li>5. The removal of the red/sugar maple tree from the vision clearance triangle on the south side of the access road.</li> </ol>
<input type="checkbox"/>	Deny PSDP-23-21 based on the following criteria:

