

Advisory Plan Commission

Town of Brownsburg

Assigned Staff: Lauren Bouslog, Planner I

Report Date: 3/2/2026

Request Type: Rezone

General Information

CASE NUMBER	PCMA-26-2
PROJECT/REQUEST	Town of Brownsburg Street & Police Dept. Rezone (Bowman Property Annexation)
APPLICANT	Debra Cook, Town of Brownsburg
LOCATION	32-07-10-100-006.000-015
PARCEL SIZE	38.26 acres

Cross References

Previous APC Cases	N/A
Relevant BZA Cases	N/A
Other	The parcel is currently within Hendrick's County jurisdiction, seeking annexation into the Town of Brownsburg with this rezone.

Attachments

<input checked="" type="checkbox"/>	Tech Review
<input type="checkbox"/>	Concept Plan
<input type="checkbox"/>	Proposed Commitments
<input checked="" type="checkbox"/>	Other: Letter of Intent
<input checked="" type="checkbox"/>	Other: Legal Description

Site and Zoning Map:



Current Hendricks County Zoning Map before parcel is annexed into Brownsburg:



Project and Site Background:

This site is currently unannexed and within Hendricks County's jurisdiction. The parcel does not have any variances. The proposed project will be used for a new Town of Brownsburg Street and Police Department development that will relocate several facilities into one location. The site will get access off of Mardale Drive by extending Bowman Drive to the east to service the Police Department's section to the north and the Street Department's section to the south. The Street Department's section will include an office connected to maintenance bays, indoor storage, salt storage, yard storage, and associated parking. The Police Department's section of the parcel will include one main building with training facilities and associated parking.

Technical Review:

The TECH review took place on February 5, 2026. The Hendricks County Surveyor's Office commented that this project appears to outlet into a subdivision that is annexed into the Town of Brownsburg. If that is the case, then this project will not be required to make application to the Hendricks County Drainage Board. However, this opinion could change depending on the actual design of the project is decided in the future.

Criteria:

Pursuant to Chapter 8 of the Brownsburg Unified Development Ordinance the Advisory Plan Commission shall make findings of fact and pay "reasonable regard" to the following criteria:

1) 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 site as being used for single-family detached. The site will be used for institutional purposes for the Brownsburg Street and Police Department. Future development should be respectful and sensitive to existing homes and be buffered and protected from adjacent incompatible uses. Government facilities usually have stable, long-term operations. Private businesses are more likely to close or redevelop into something more intensive.



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

2) **Current Conditions and Character** of current structures and uses in each district:

- a) The site is being used as an agricultural lot with a single-family residence on the southern part of the parcel. The project has light industrial uses to the east as well as institutional. A lift station owned by the Town and the Town's Water and Wastewater Department with fleet maintenance buildings are within the institutional zone to the east. The land to the north, south, and east are single-family detached residential.

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

3) **The most desirable use** for which the land in each district is adapted:

- a) Staff does not have any land use concerns for this project. With the addition of the Street and Police Department facilities, nearby institutional uses like the Town of Brownsburg's Water Department, Brownsburg Wastewater Department, and Fleet Maintenance will make Town field facilities/resources more centralized along Mardale Drive.

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

4) **The conservation of property values** throughout the jurisdiction:

- a) Staff believes that civic uses tend to remain consistent, which can stabilize nearby property values. A moderate intensity buffer will be required on the landscape plan at the development plan review stage on the north, south, and west where adjacent single-family homes are located. Generally, property values are increasing across the jurisdiction.

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

5) **Responsible development and growth:**

<https://www.brownsburg.org/DocumentCenter/View/108/Unified-Development-Ordinance-UDO-PDF#page=217>

- a) The project is located within the town's Primary Growth Area as shown in the Growth Areas Plan of the Comprehensive Plan. Although single-family detached residential uses are recommended as the predominant use in the primary growth area, other land uses are appropriate in the growth areas, including low intensity commercial, parks and open space, and community services and facilities, such as what is encompassed in this town project. The project is within Brownsburg's sewer and water service territory.

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. For this case type, a motion will be a favorable or unfavorable recommendation forwarded to the Town Council.

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

<input checked="" type="checkbox"/>	Send a Favorable Recommendation for PCMA-26-2 as presented.
<input type="checkbox"/>	Send a Favorable Recommendation for PCMA-26-2 with the following staff conditions: 1.
<input type="checkbox"/>	Send an Unfavorable Recommendation for PCMA-26-2 based on the following criteria: