

Advisory Plan Commission

Town of Brownsburg

Assigned Staff: Lauren Bouslog, Planner I

Report Date: 2/27/2026

Request Type: Development Plan Review

General Information

CASE NUMBER	PSDP-26-3
APPLICANT	Kevin Steely, Terra Site Development Inc.
LOCATION	32- 08-29-200-020.000-016
PARCEL SIZE	7.5 acres

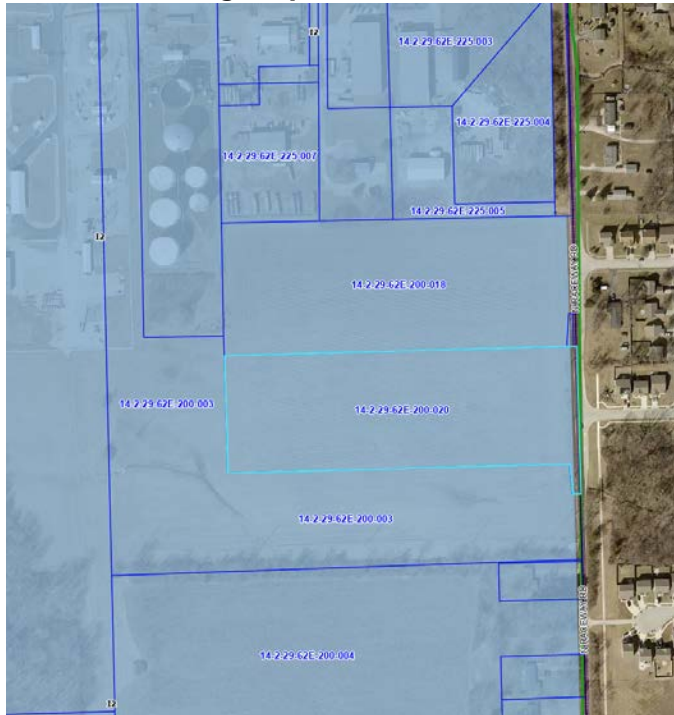
Cross References

Previous APC Cases	PCPP-25-2; Primary Plat for Compass & Key Industrial Park (approved October 16, 2025)
Relevant BZA Cases	N/A
Other	The parcel was annexed into the Town of Brownsburg under Ord. No. 2011-08 in 2011.

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: Lighting, Storm water, Drainage

Site and Zoning Map:



Project and Site Background:

This project is for the Compass & Key Industrial Park and details the construction of two 40,500 s.f. light industrial buildings with associated parking, loading, and utilities. There will be four 10,140 s.f. tenant spaces in both buildings. The site will get access from one drive that leads onto N Raceway Road and is aligned with Tansel Creek Drive. The site is zoned as Heavy Industrial (I2) and is surrounded by I2 to the north, south, and west. There is unannexed single-family residential to the east of the property. There were no variances for this site.

Technical Review:

The TECH review for this project took place on February 5, 2026. Planning Services commented that vision clearance triangles need added to the landscape plan by the main entrance, the foundation plantings do not meet the standards, a lighting plan needs to be submitted in lux, and the architectural details need submitted with material percentages for each façade shown. Building Services commented that the Storm Infrastructure on the plans should be per Town of Brownsburg Construction Standards dated February 2024. The entrance should be per Town of Brownsburg Construction Standards dated February 2024 (detail TR-16). The Water Department mentioned that the water service for this property is provided by Citizens Energy Group. The water provider on the cover sheet needs to be changed to Citizens. The Wastewater Department commented that the water utility contact on the front page and throughout the document needs corrected to Citizens Energy Service area. The sanitary sewer contact on front page and throughout document needs to reference the correct provider. This is outside of Brownsburg's sanitary service area. Details will need to be included as required by the respective utility provider, this would include water details per Citizens Energy specifications/standards. The Hendricks County Surveyor's Office commented that this project appears to be surrounded by annexed area of the Town of Brownsburg and Marion County on the East. Therefore, it does not appear that this project will be required to make application to the Hendricks County Drainage Board.

Traffic Study:

A traffic study for the site was conducted on April 21, 2023 by Traffic Engineering, Inc. when the site was going to be used for a semi-truck/trailer sale and lease facility. The preliminary site plan submitted for the traffic study consisted of two access points along Raceway Road for the proposed facility. The accesses were created by adding a west leg where Raceway Road intersects Tansel Creek Drive and Robey Glen Drive. The Compass & Key Industrial Park site plan only has one entrance point to Raceway Road that intersects Tansel Creek Drive. The drive will be full access. Study scenarios were generated for the AM and PM peak hours for Existing Traffic (2023), Existing Traffic plus Background Growth (2028), and Existing Traffic plus Background Growth plus Projected Site Traffic (2028). Level of Service summaries for Raceway Road at CR 200 N, Raceway Road at Tansel Creek Drive/ Site Driveway, Raceway Road at Robey Glen Drive/ Site Driveway, Raceway Road at CR 300 N, and Raceway Road at US HWY 136 are on page 16 of the traffic study. Andrew Wolf from Crossroads Engineering (Town's Traffic Engineer) looked over the traffic study submitted by the applicant and found that:

1. The traffic study from 2023 indicated two access drives and encompasses two parcels. One across from Robey Glen Drive and another across from Tansel Creek Drive. Per discussions with the applicant the land use for both parcels are still planned; however, this application is for the south parcel and thus one of the two drive approaches onto Raceway Road. The traffic study is

still consistent and applicable to this planned development and the north half (second drive) is planned for a later time by a different landowner.

2. Traffic distributions, growth rates, and forecasts are appropriate as presented.
3. Resultant capacity analysis on selected intersections and recommended improvements meets acceptable performance levels.

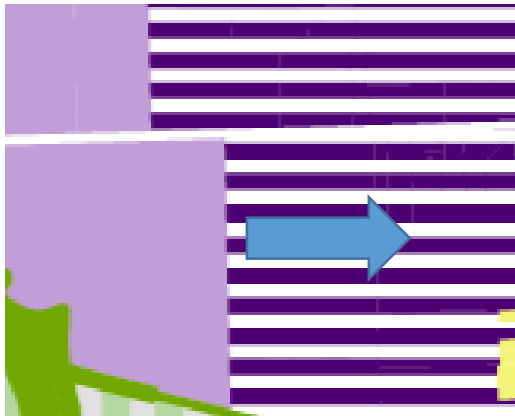
Criteria:

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 site as being used for Industrial/ Manufacturing. The proposed use for this project is industrial. The site is in proximity to regional routes, such as Ronald Reagan Parkway which is a significant asset to potential industrial users. The project does not occupy a highly visible site in a prime commercial location that requires frequent access and fits the land as it currently has industrial uses to the north, south, and west.



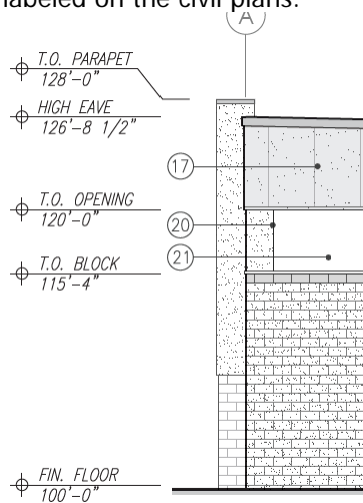
Based on the above information, staff believes this criterion has been met.

- 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 64.52% which is lower than the max allowed 70%. The architectural details submittal lists the highest point on the building (top of parapet) as being 128' tall. The max height allowed for a primary structure in an I2 district is 65'. The entry doors are marked on the elevations as being 7' tall and the building appears to be 3.5 doors tall which would come out to 24.5', not 128'. This leads staff to believe this is just a typo and the accurate numbers will

need to be put on the architectural details submittal. There are also two South elevations marked, the loading dock side needs the label changed to 'North Elevation'. Setbacks are correct and labeled on the civil plans.



Based on the above information, staff believes this criterion will be 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 street frontage, parking lot interior, parking lot perimeter, foundation plantings, and buffer yard landscaping all meet the landscaping standards. The loading docks have been screened from the public ROW with a double row of evergreen trees and 20 shrubs. The east side of the site that is adjacent to residential has a 6' undulating berm with tree and shrub plantings every 20 l.f. to meet the high intensity buffer requirement.
- b) *Lighting:* The lighting does not exceed 30 lux at the property lines to meet the light trespass standard.
- c) *Parking:* There are 90 standard parking spaces and 4 ADA spaces for a total of 94 spaces. Each building will have 45 standard spaces with 2 ADA. There will be 4 12'X14' overhead doors and 4 9'X10' overhead dock door spaces for semis on the north side of the site for each building.
- d) *Vision Clearance Triangle:* There is no landscaping present 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 an industrial 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’s stormwater review is still ongoing, Wessler Engineering is currently reviewing the applicant’s new submissions. No waivers were requested.

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-26-3 as presented.
<input checked="" type="checkbox"/>	Approve PSDP-26-3 with the following staff conditions: <ol style="list-style-type: none"> 1. The completion of outstanding TECH comments. 2. The approval of a final plat that shall be recorded in the Office of the Recorder of Hendricks County prior to issuance of any building permits. 3. The approval of the Finding of Fact and Report of Determination by the Plan Commission. 4. Accurate building height labels need put on the architectural details and the loading dock elevation should say 'North Elevation' instead of having two South elevations shown.
<input type="checkbox"/>	Deny PSDP-26-3 based on the following criteria: