

Advisory Plan Commission

Town of Brownsburg

Assigned Staff: Mitchell Giesting, Planner I

Report Date: 2/27/2026

Request Type: Development Plan Review

General Information

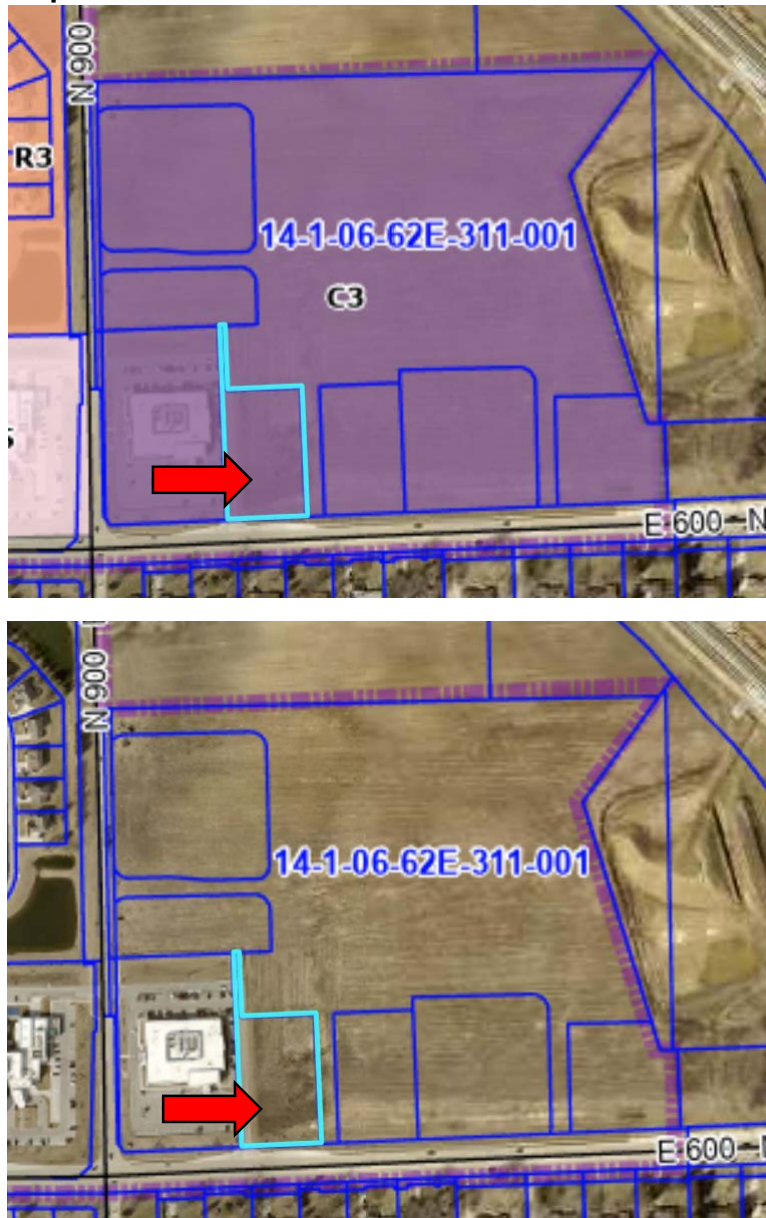
CASE NUMBER	PSDP-26-4
APPLICANT	Tim Dwyer, Open Arch Studio
LOCATION	32-08-06-311-004.000-016. On 56 th Street in front of Meijer
PARCEL SIZE	1.67 acres (Lot 1)

Cross References

Previous APC Cases	PCPP-22-3; OI Commercial Primary Plat 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-25-3; Administrative Plat for OI Commercial (OrthoIndy and Dutch Bros Coffee Lot Line Adjustment)
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 site 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: Lighting, Storm water, Drainage

Site and Zoning Map:**Project and Site Background:**

This development plan review details the construction of a 1,150 sq. ft. Dutch Bros Coffee building with a drive-thru that is attached to a larger 4,820 sq. ft. multi-tenant building with associated parking and utilities. The project is located off of 56th Street directly east of OrthoIndy. The project will be home to a Dutch Bros coffee. The zoning of the site is C3-Heavy Commercial. A coffee shop is a permitted use in the

C3 district. It will get to surrounding roads via two entrances onto a private street connecting to 56th Street.

Technical Review:

At TECH review, the applicant came in and we discussed the comments below. The applicant updated the plans to meet our comments.

Development Services: 2/5/2026

Lighting

- a) Please convert the measurements from foot candles to lux. Completed
- b) All light fixtures must be full-cutoff and direct light downward. Completed
- c) Please provide specs (cutoff type, how installed, etc.) on pole lights, wall packs, and under-canopy lights. Completed

Parking

- d) Please show bicycle parking on plans. Minimum of 1 bicycle rack with 5 spaces required. Completed
- e) Please show stacking in drive-through lane and clearly indicate bypass lane. See Section 3.8 (E)
 - i) Any lane that is used at any point for additional drive-through customers and capacity shall not be counted as an escape lane
 - ii) Restaurants and coffee shops require 7 stacking spaces per drive-through lane Page 2 of 5
- f) Parking far exceeds minimum required. Consider reducing parking to meet lot coverage percentage. Did they meet lot coverage?

Architecture

- g) Front façade must meet one of these two requirements:
 - i) Utilize 65% masonry materials, excluding window, door, roofing, fascia, and soffit materials; or
 - ii) Incorporate 2 or more building materials (excluding window, display window, door, and roofing materials) provided 45% of the building façade is masonry materials
- h) Side/Rear façades must meet one of these two requirements:
 - i) Utilize 50% masonry materials, excluding window, door, roofing, fascia, and soffit materials; or
 - ii) Incorporate 2 or more façade materials, one of which must be masonry wainscot or equivalent amount used in another architectural feature.
- i) Decorative metal may be used as an accent material such that it does not make up more than 20% of any façade
- j) Any facade 30 feet or greater in length must include visual relief in the form of a change in materials, color, texture, faux window, window, column, or change in the façade plane

- i) Visual relief shall repeat or be placed such that there are no large areas (420 square feet or larger) without some architectural variety

Landscaping

- k) Please show the plant size at maturity in plant table (height/spread)
- l) Please show the calculations used in determining number of plants
- m) Bufferyard plantings shall meet the requirements for a High Intensity Buffer, Option 1 (Table 5-6)
 - i) Trees and shrubs required as part of a buffer along a street may be included in the calculations for required Street Frontage landscaping Page 3 of 5

Table 5-6: High Intensity Buffer

	OPTION 1 BASE STANDARD	OPTION 2 FENCE/WALL	OPTION 3 VEGETATIVE SCREEN
Buffer Width (min.)	20'	15'	25'
Tree Planting (min.)*	1 shade or evergreen tree per 20 linear feet	1 evergreen tree per 30 linear feet, plus 1 shade tree per 60 linear feet	1 shade tree and 1 evergreen tree per 35 linear feet
Shrub Planting (min.)*	3 large shrubs per 20 linear feet	3 medium shrubs per 20 linear feet	Continuous planting at least 6' high and 100% opacity
Fence/Wall (min.)	n/a	6' high 100% opacity	n/a
Berm	Undulating berm with 4' 6" minimum height and 6' average height	n/a	n/a

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- n) Show details on berm (high intensity buffer)
 - i) Undulating with a 4.5' minimum height, 6' average height, and at least 3 feet of height undulation within any 100 linear foot measurement along the berm
 - ii) Berm slopes should be no steeper than 3:1 (horizontal to vertical)
- o) Street Frontage Landscaping shall include 1.5 shade or evergreen trees, 1.5 ornamental trees, and 5 shrubs per 100 linear feet of frontage
- p) On-Site Landscaping shall include 4 shade trees and 8 shrubs per half acre of open space
 - i) Shall be calculated assuming the lot coverage is reduced to 75%
- q) Perimeter parking screening shall be included along parking areas on the north, east and south sides
 - i) Front side shall be a minimum of 8' wide with 6 trees and 23 shrubs (1) May be planted within front buffer area, but the number of plants does not count toward the required number of bufferyard plants
 - ii) East side shall be a minimum of 6' wide with 7 trees and 27 shrubs

- iii) Any parking that remains on the north side shall be screened with a minimum 6' wide buffer including 1 tree and 4 shrubs per 35 feet
- r) Parking islands shall be a minimum of 8' in width and 160 square feet in size, with one shade tree per 160 square feet
- s) Foundation Plantings shall be provided along the south, west, and east sides
 - i) Required plantings shall be a mix of shrubs, ornamental grasses, and perennial flower beds (1) There shall be at least 1 shrub per 10 feet of building frontage (2) No more than 20% may be ornamental grasses, and no more than 10 % may be flower beds
 - ii) Foundation plantings may be relocated across the site if they cannot be placed along the foundation due to loading zones or drive-through windows
- t) Please ensure vision triangles are shown on the landscaping plan, correctly sized, with no landscaping located within the triangles (Section 5.16)
- u) Three Princeton Elms are indicated in the plan, but not listed in the plant table
- v) No one species of shrub may make up more than 35% of the total number. i) Grey Owl Junipers are over 35%

Fencing/Screening

- w) Please provide details on the dumpster enclosure
- x) Insure all visible mechanical units/coolers are shielded (ground or roof).

General

- y) Please connect the front driveway to the west drive

Fire Territory: 2/5/2026

- a) Utility sheet (C4) does not show the locations of any fire hydrants.
- b) 2014 IN Fire Code
- c) This site will require installation of a fire hydrant to meet the requirements of IN Fire Code 507.5.1 507.5.1 Where required. 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 Page 5 of 5 measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided.
 - i) For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
 - ii) For buildings equipped throughout with an approved automatic sprinkler system installed in

accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600 feet (183 m).

d) ACTION REQUIRED: A private fire main and hydrant may be required. Note private hydrants on neighboring parcels do not meet this requirement.

Traffic Study:

A traffic study was not 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 Regional Commercial as the designated future land use of this site. Regional commercial development, including large-scale retail development, entertainment, restaurants, and hotels, should be encouraged adjacent to Ronald Reagan Parkway. Regional retail uses should be designed to maximize access from roadways with connections to Ronald Reagan Parkway (i.e. Connector Road, Motorsports Way, Pitt Road, CR 600 N). Traffic volume passing through the area, both along I-74 and Ronald Reagan Parkway, is very attractive to large national retailers that rely on a regional customer base like Meijer. The Meijer outlots are the smaller, peripheral parcels of land in front of their main supercenters—primarily to maximize the commercial value of their real estate, and create a "one-stop shopping" destination. By developing these areas, complementary businesses like restaurants, banks, and retailers are brought in that increase foot traffic to the main store.



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>

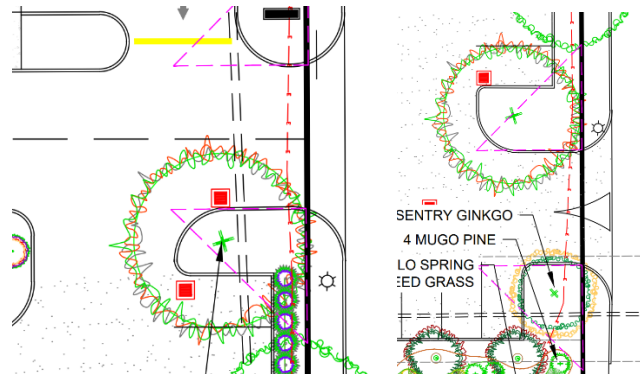
- a) The project highlights the development plan for the future Dutch Bros development. This area is zoned C3 for Heavy Commercial. All lots abut on a street and meet the minimum lot frontage required by the zoning district.

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 landscaping plan shows 17 plants that are planned for the site and where on the site they will be planted.
- b) *Lighting*: The lighting meets the standards at the property line and does not go above 20 lux.
- c) *Parking*: Parking spaces can be found on the north, south, and east sides of the building.
- d) *Vision Clearance Triangle*: Trees need to be removed from the sight triangle zone.



- e) Other: There is not a connection with the property to the west.

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. The site is not within any overlay districts.

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, height, and lot coverage 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 satisfies the construction requirements of the Brownsburg Construction Standards and Specifications. Stormwater review is ongoing, Wessler is reviewing new submittals. 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-26-4 as presented.
<input checked="" type="checkbox"/>	Approve PSDP-26-4 with the following staff conditions: <ol style="list-style-type: none"> 1. The completion of outstanding TECH comments. 2. The approval of the Findings of Fact and Report of Determination by the Plan Commission. 3. The stamping of construction plans by the Director. 4. Hendricks County Drainage Board Approval.
<input type="checkbox"/>	Deny PSDP-26-4 based on the following criteria: