

# Advisory Plan Commission

## Town of Brownsburg

**Assigned Staff:** Mitchell Giesting, Planner 1

**Report Date:** 2/23/2026

**Request Type:** Development Plan Review

### General Information

<b>CASE NUMBER</b>	PSDP-26-2
<b>APPLICANT</b>	Ryan Lindley, Banning Engineering
<b>LOCATION</b>	32-08-30-101-002.000-015. At the SW corner of Ronald Regan Parkway and E County Road 300 N.
<b>PARCEL SIZE</b>	49.87 acres (Lot 1)

### Cross References

<b>Previous APC Cases</b>	CPSP-26-1; Replat of Block A – Reserve at Ronald Reagan, Lot 1
<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 & 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: Drainage Report, Lighting Plan



### Project and Site Background:

The site is zoned C3 (Heavy Commercial) on the top northeast side of the parcel and M2 (multi-family residential) throughout the rest. There will be access to both Ronald Regan Parkway and E County Road 300 N. via private roads. The development plan review details the construction of internal road infrastructure for future lot development. No variances were requested or required.

### Technical Review:

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

2/2/2026 Capital Projects: "I have concerns with the "pork chop" working without a median or barrier"

2/2/2026 Fire Territory: "Sheet C100 incorrectly lists location in Brown Township. This location is Located in Lincoln Township. No other fire comments"

2/4/2026 Fire Territory: "Servicing fire department should be Brownsburg Fire Territory"

2/4/2026 Street Department: "Will sidewalks be placed alongside the private streets in the future and what is the timeframe if so?"

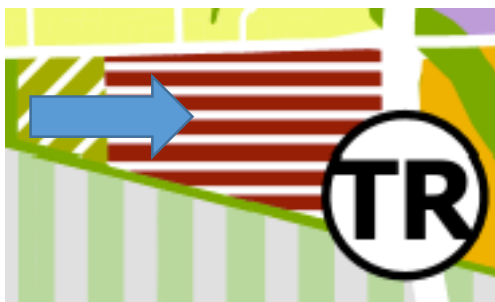
### Criteria:

*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 targeted area as "Mixed Use". The site will have a combination of end users and it is also next to a trail gateway area 'TR'. This will help create a walkable environment for future residents of the multi-family housing proposed on site and visitors to the commercial areas.



*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 infrastructure plan for the future Reserve at Ronald Reagan 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 infrastructure plan shows the tree line along the B&O trail being preserved. Trees and brush will be removed along Ronald Reagan Pkwy and along County Road 300 N.  
 b) *Lighting:* For the infrastructure plan, no lighting plans were shown.  
 c) *Parking:* For the infrastructure plan, no parking plans were shown.  
 d) *Vision Clearance Triangle:* No landscaping or features are within any VCTs.  
 e) Other: This is an infrastructure plan, so it is very infrastructure specific.

*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.

*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 is not a subdivision or PUD, therefore open space standards do not apply.

*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. 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-26-2 as presented.
<input checked="" type="checkbox"/>	Approve PSDP-26-2 with the following staff conditions: <ol style="list-style-type: none"> <li>1. The approval of the Findings of Fact and Report of Determination by the Plan Commission.</li> <li>2. The stamping of construction plans by the Director.</li> </ol>
<input type="checkbox"/>	Deny PSDP-26-2 based on the following criteria: