

<p><b>Agenda Item:</b>          11.5 Motion to Consider a Conditional Request to Rezone Parcel 32-07-10-100-006.000-015</p>	<p><b>Town Council Action Requested:</b></p> <table border="0"> <tr> <td>First Reading</td> <td>N/A</td> </tr> <tr> <td>Second Reading</td> <td>N/A</td> </tr> <tr> <td>Public Hearing</td> <td>N/A</td> </tr> <tr> <td>Third &amp; Final Reading</td> <td>N/A</td> </tr> <tr> <td>Motion to Approve/Consider</td> <td>March 26<sup>th</sup> 2026</td> </tr> </table>	First Reading	N/A	Second Reading	N/A	Public Hearing	N/A	Third & Final Reading	N/A	Motion to Approve/Consider	March 26 <sup>th</sup> 2026
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Second Reading	N/A										
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Third & Final Reading	N/A										
Motion to Approve/Consider	March 26 <sup>th</sup> 2026										
<p><b>Project Name:</b>          Police and Street Facilities (Bowman Property)</p>	<p><b>Presenter, Title:</b>          Debbie Cook Town Manager / Shawn M Pabst Assistant Town Manager</p>										
<p><b>Strategic Plan Link:</b>          N/A</p>	<p><b>Comprehensive Plan Link:</b>          N/A</p>										
<p><b>Executive Summary:</b>          This Conditional Request to rezone Parcel 32-07-10-100-006.000-015 is to prepare for the Police and Street Facility Development.</p>											
<p><b>Supporting Documents:</b>          Resolution No. 2026-06</p>											
<p><b>Staff Recommendations:</b>          Staff Recommends approval of Conditional Request to rezone request.</p>											
<p><b>Town Manager Comments:</b></p>											
<p><b>Department Head Approval:</b>  <i>Shawn M Pabst</i></p>	<p>3/18/2026</p>										
<p><b>Town Manager Approval:</b>  <i>Debbie Cook</i></p>											

Draft Commitment:

1. Applicant shall require a “high intensity” buffer as described in Chapter 5.10, Table 5-6 of the Unified Development Ordinance where adjacent to residential property.

**EXHIBIT A**  
**(Legal Description)**

**PARCEL I:**

The Southeast Quarter of the Northwest Quarter of Section 10, Township 16 North, Range 1 East, Hendricks County, Indiana containing 40 acres, more or less.

**EXCEPT:**

A part of the Southeast quarter of the Northwest quarter of Section 10, Township 16 North, Range 1 East of the Second Principal Meridian, bounded and described as follows, to-wit:

Beginning at a point in the North line of said quarter quarter which is 25 feet North 89 degrees 36 minutes West of the Northeast corner thereof; and running thence South parallel to the East line of said quarter quarter section 190.00 feet; thence North 89 degrees 36 minutes West 135.00 feet; thence North 190.00 feet to a point in the North line of said quarter quarter section; thence South 89 degrees 36 minutes East on and along said North line 135.00 feet to the point of beginning, containing in all 0.59 acres, more or less.

**ALSO EXCEPT:**

A part of the Southeast quarter of the Northwest quarter of Section 10, Township 16 North, Range 1 East located in Hendricks County, Indiana, being more particularly described as follows:

Beginning at a stone marking the Northeast corner of said quarter quarter section; thence South 00 degrees 11 minutes 58 seconds East (assumed bearing), 279.00 feet along the East line of said quarter quarter section to a 5/8" rebar w/cap; thence North 89 degrees 46 minutes, 58 seconds West, 170.00 feet parallel with the North line of said quarter quarter section to a 5/8" rebar w/cap; thence North 00 degrees 11 minutes 58 seconds West, 279.00 feet parallel with said East line to a 5/8" rebar w/cap and the North line of said quarter quarter section; thence South 89 degrees 46 minutes 58 seconds East, 10.00 feet along said North line to a 5/8" rebar w/cap; thence South 00 degrees 11 minutes 58 seconds East, 190.00 feet parallel with said East line to a 5/8" rebar w/cap; thence South 89 degrees 46 minutes 58 seconds East, 135.00 feet parallel with said North line to a 5/8" rebar with cap; thence North 00 degrees 11 minutes 58 seconds West, 190.00 feet. Parallel with said East line to a 5/8" rebar w/cap and the aforesaid North line; thence South 89 degrees 46 minutes 58 seconds East, 25.00 feet along said North line to the POINT OF BEGINNING. Containing 0.50 acres, more or less.

**ALSO EXCEPT:**

Part of the Southeast Quarter of the Northwest quarter of section 10, Township 16 North, Range 1 East, of the second Principal Meridian, situated in Lincoln Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at an iron pin at the Northwest corner of the Southeast Quarter of the Northwest Quarter, aforesaid; thence South 00 degrees 10 minutes, 05 seconds East (an assumed bearing), along the West line of said quarter quarter section, 557.76 feet to a point which bears North 00 degrees, 10 minutes, 05 seconds West 781.27 feet from the Southwest corner of said quarter-quarter section, said point also being the Point of Beginning. From said Point of Beginning, proceed thence

South 62 degrees, 41 minutes, 20 seconds East, 415.23 feet; thence South 13 degrees, 19 minutes, 30 seconds West, 10.31 feet to the Northeast corner of Deed Record 315, pages 564-65; thence North 62 degrees, 41 minutes, 20 seconds West, along the Northeasterly line of said Deed Record 315, page 564-65, 41.52 feet to a point on the West line of said quarter-quarter section, said point being North 00 degrees, 10 minutes, 05 seconds West, 770.00 feet from the Southwest corner of said quarter-quarter section; thence North 00 degrees, 10 minutes, 05 seconds West, along said West line, 11.27 feet to the Point of Beginning, containing 0.095 acre, more or less.

**ALSO EXCEPT:**

Part of the Southeast Quarter of the Northwest Quarter of Section 10, Township 16 North, Range I East of the Second Principal Meridian, situated in Lincoln Township, Hendricks County, Indiana, more particularly described as follows:

Commencing at an iron pipe at the Northwest corner of the Southeast Quarter of the Northwest Quarter, aforesaid; thence South 00 degrees, 10 minutes, 05 seconds East ( an assumed bearing), along the West line of said quarter-quarter section, 568.74 feet to a point which bears North 00 degrees, 10 minutes, 05 seconds West, 770.00 feet from the Southwest corner of said quarter-quarter section, said point also being the Point of Beginning. From said Point of Beginning, proceed thence South 62 degrees, 41 minutes, 20 seconds East, 412.52 feet; thence South 13 degrees, 19 minutes, 30 seconds West; 229.63 feet; thence South 89 degrees, 32 minutes, 35 seconds West; 212.40 feet to the West line of said quarter quarter section; thence North 00 degrees 10 minutes, 05 seconds West, along said West line 415.21 feet to the Point of Beginning, containing 2.544 acres more or less.

# Advisory Plan Commission

## Town of Brownsburg

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

**Report Date:** 3/2/2026

**Request Type:** Rezone

### General Information

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

### Cross References

<b>Previous APC Cases</b>	N/A
<b>Relevant BZA Cases</b>	N/A
<b>Other</b>	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 <b>Favorable</b> Recommendation for PCMA-26-2 as presented.
<input type="checkbox"/>	Send a <b>Favorable</b> Recommendation for PCMA-26-2 with the following staff conditions: 1.
<input type="checkbox"/>	Send an <b>Unfavorable</b> Recommendation for PCMA-26-2 based on the following criteria: