

REQUEST FOR COUNCIL ACTION
TOWN MANAGER'S OFFICE



<p>Agenda Item:</p> <p>Ordinance 2026-02 Westbranch Planned Unit Development District Text Amendment</p>	<p>Town Council Action Requested:</p> <p>First Reading 03/26/2026 Second Reading 03/26/2026 Public Hearing n/a Third & Final Reading 04/09/2026 Motion to Approve/Consider</p>
<p>Project Name:</p> <p>Westbranch PUD (Signage Change)</p>	<p>Presenter, Title:</p> <p>Elizabeth Williams, Planning Consultant</p>
<p>Strategic Plan Link:</p>	<p>Comprehensive Plan Link:</p>
<p>Executive Summary:</p> <p>The applicant, Justin Mitchell, on behalf of Onyx + East, has submitted this zoning text amendment (PCZT-25-5) to reflect the change that would need to be made to the Westbranch PUD text to allow a permanent wall sign on the clubhouse. The project was forwarded by the Plan Commission with a favorable recommendation (6-1, Scowden Opposed).</p>	
<p>Supporting Documents: Ordinance, Redline Markups of Edited Pages, Proposed Clubhouse Sign Dimensions/Graphic, Findings of Fact & Report of Determination</p>	
<p>Staff Recommendations:</p> <p>Approve first, second, and third reading of Ordinance 2026-02, final adoption of amendment.</p>	
<p>Town Manager Comments:</p>	
<p>Department Head Approval:</p>	<p>03/20/2026</p>
<p>Town Manager Approval:</p> <p><i>Debbie Cook</i></p>	

Ordinance No. 2026-02
Brownsburg, Indiana
_____, 2026

AN ORDINANCE TO AMEND CERTAIN LANGUAGE CONTAINED IN ORDINANCE 2022-14 OF THE TOWN OF BROWNSBURG, HENDRICKS COUNTY, INDIANA FOR WESTBRANCH PUD

WHEREAS, Justin Mitchell (the “Applicant”) has filed for an amendment to the Official Language contained in Ordinance 2022-14 in the Town of Brownsburg, Hendricks County, Indiana (the “Proposal”) for certain real estate located generally at the southwest corner of the intersection of W Northfield Drive and E US HWY 136 pursuant to I.C. 36-7-4-608, *et seq.*; and

WHEREAS, the Property is zoned Westbranch PUD pursuant to the regulations of Ordinance 2022-14 of the Town of Brownsburg; and

WHEREAS, the Applicant’s Proposal is to amend certain language to add a commercial sub-district for reuse of an existing structure; and

WHEREAS, the Applicant’s Proposal is consistent with the goals, objectives and policies of the Comprehensive Plan, and the Owner’s desired use of the Property; and

WHEREAS, the Applicant’s Proposal is compatible with the current conditions and overall character of the existing development in the immediate vicinity of the Property; and

WHEREAS, the Applicant’s Proposal is the most desirable use for which the land in each district is adapted; and

WHEREAS, the Applicant’s Proposal is expected to conserve property values throughout the jurisdiction; and

WHEREAS, the Applicant’s Proposal is deemed responsible development and growth; and

WHEREAS, the Plan Commission (the “Commission”) has considered said Proposal at a public meeting, on February 23, 2026 and forward the request on the to the Town Council (the “Council”) with a **FAVORABLE RECOMMENDATION**.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BROWNSBURG, HENDRICKS COUNTY, INDIANA AS FOLLOWS:

- Section I.** The foregoing Recitals are fully incorporated herein by reference.
- Section II.** The Town Council hereby adopts and accepts the Commission’s proposal and favorable recommendation.
- Section III.** The PUD Text Amendments are hereby approved and adopted as set forth on the attached Exhibit A.
- Section IV.** All prior Ordinances or parts thereof inconsistent with any provision of this Ordinance are hereby repealed. All other provisions of the PUD not in conflict with or specifically changed by this amendment shall remain in full force and effect.

ORDINANCE NO. 2026-02

Section V. This Ordinance is hereby passed by the Town Council for the Town of Brownsburg, Indiana this _____ day of _____, 2026 and shall be effective upon adoption in accordance with Indiana law and following any publications required by Indiana law.

BROWNSBURG TOWN COUNCIL

Ben Lacey, Council President

ATTEST:

Ann Hathaway, Clerk-Treasurer

EXHIBIT A

Changes to Westbranch PUD Text

Section to be Amended:

**Additional District Development Standards that Apply to the TR-2 District Area
(Single-Family Front Load Homes)**

Accessory Structure Standards:	Same as TR District (Sections 5.02 and 5.06 of the UDO)**
Architectural Standards:	Same as TR District (Section 5.16 of the UDO)** See also Exhibit E and Exhibit H for Additional Architectural Standards*
Anti-monotony Standards:	See attached Exhibit I.* Same as TR District (Section 5.22 of the UDO)**
Environmental Standards:	Same as TR District of the UDO (Sections 5.23 and 5.26 of the UDO)**
Fence and Wall Standards:	Pool fences shall be permitted to be 6' in height. Fences in rear and side yards shall be permitted to be 42" in height.
Home Business Standards:	Same as TR District (Section 5.32 of the UDO).**
Landscaping Standards:	For the Perimeter Planting and Bufferyard Requirements, see attached Exhibit D.1. For each individual home unit, the landscaping standard shall require the following: (i) 1 deciduous shade tree placed as a street tree; (ii) 1 ornamental tree; and, 3 shrubs. See Ex. F.1 (Rear-Load Planting Exhibit) and Ex. F.2 (Front-Load Planting Exhibit).*
Lighting Standards:	Same as TR District (Sections 5.42 and 5.43 of the UDO).**
Minimum Open Space:	See Ex. D.3 for the overall TR District Open Space Standards, including 35% minimum open space for combined TR-1 District and TR-2 District.*
Outdoor Storage Standards:	Same as TR District (Section 5.51 of the UDO).**

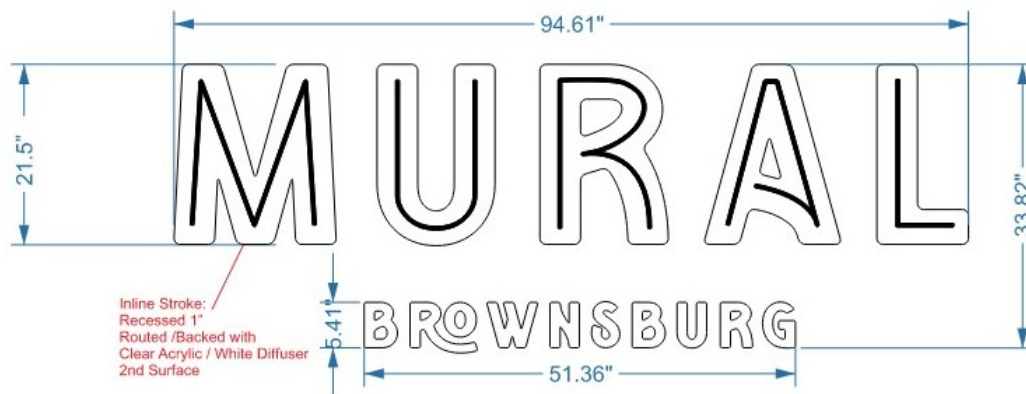
Parking Standards:	Same as TR District (Sections 5.56 and 5.58 of the UDO).**
Sewer and Water Standards:	Same as TR District (Section 5.64 of the UDO).**
Sign Standards:	Same as TR District (Sections 5.66 and 5.69 of the UDO)** , except as follows: Clubhouse shall be permitted one (1) permanent, non-illuminated wall sign, not to exceed 25 square feet in size.
Temporary Use Standards:	Same as TR District (Section 5.85 of the UDO).**
Temporary Structure Standards:	Same as TR District (Section 5.87 of the UDO).**
Trash Receptacle Standards:	Same as TR District (Section 5.90 of the UDO).**
Vision Clearance Standards:	Same as TR District (Section 5.91 of the UDO).**

*Exhibits refer to those in Ord. 2021-14

**UDO references are to the 2014 UDO, as amended

EXHIBIT B

Proposed Clubhouse Sign



FINDINGS OF FACT & REPORT OF DETERMINATION


The Brownsburg Advisory Plan Commission held public hearing 02-23-2026 for docket PCZT-25-5 WESTBRANCH PUD (SIGNAGE) Amendment, a recommendation for changes to WESTBRANCH PDU. Sign standards to be the same as TR District (Sections 5.66 and 5.69 of the UDO)

This Report of Determination is based, in whole or in part, on the Applicant's Zoning Text Amendment Application and the Detailed Statement of Reasons, submitted on 10-28-2025, and the same is hereby incorporated by reference.

Staff prepared a Project Synopsis, dated 12-02-2025, and the same is hereby incorporated by reference.

After hearing a presentation from the Applicant, and taking comments from the public, the Commission voted 6 in Favor/1 Opposed/0 Abstained, on a motion to send a Favorable Recommendation of PCZT-25-5 to Town Council, as presented.

To the extent the Findings of Fact are more properly classified as Report of Determination, they should be so considered; and to the extent the Report of Determination is more properly classified as Findings of Fact, it should be so considered.



Brett Scowden, President

ATTEST:


Steve Fletcher, Development Services Director