

Town of Brownsburg

Advisory Plan Commission

Project Synopsis

TO: Advisory Plan Commission

CC: Shaun Cofer, Scannell Properties, LLC

FROM: Jenna Wertman, AICP

DATE: May 17, 2021

RE: PSDP-04-21-1899 | Project Foundation DPR | Development Plan Review

GENERAL INFORMATION:

PETITION NUMBER:

PSDP-04-21-1899

APPLICANT:

Mark Pflieger, Scannell Properties, LLC

LOCATION:

The subject property (yellow line, approximate boundary) is located east of the intersection of Ronald Reagan Parkway and Connector Road and west of County Road 1000.



PARCEL SIZE:

The parcel will be Lot 1 of the Ronald Reagan Logistics Park at I-74 and is approximately 53.2 acres.

LAND USE AND ZONING:

The subject parcel is zoned I2 - Heavy Industrial. It is undeveloped.

	North	West	East	South
Zoning:	AG	C2	AGR (Hendricks County)	I2
Use:	Agriculture/ Single- family residential	Undeveloped, agricultural	Agriculture, former golf course	Undeveloped

ACTION REQUESTED:

The applicant is requesting Development Plan approval to construct approximately 512,000 square feet of industrial building with associated parking, loading, and drainage areas.

The Plan Commission should hold a public hearing, offer comments and suggestions on the petition, make findings of facts, and take final action by voting to approve, deny, or continue the case. Staff recommends the approval of the development plan.

SITE HISTORY:

No development has been brought forward for approval since the initial zoning and annexation in 2011 (Ordinance 2011-07, part of the Brownsburg East Annexation Area). In April, the Plan Commission and Town Council approved a rezone from the previous C2/PD zoning districts to the current I2/HC. PCPP-04-21-1900, a petition for the approval of a Primary Plat for the overall site including this parcel is filed concurrently with this request. The final plat would be subject to administrative approval.

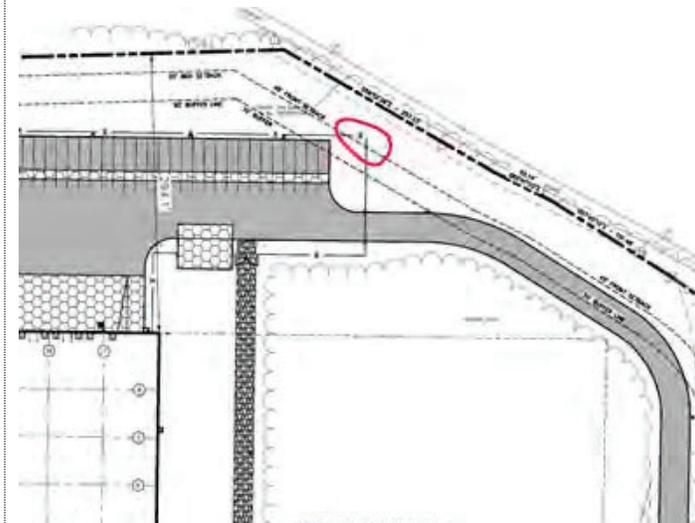
STAFF COMMENTS:

As detailed above, the petitioner is requesting Development Plan approval of an industrial building planned for 512,720 square feet. Access to the site is via a private street that will extend from the intersection of Connector Road and Ronald Reagan Parkway to connect to County Road 1000. In addition, there will be an access point on Ronald Reagan approximately a quarter mile from the Connector Road intersection.

Internal drives will convey traffic from the private street into the site and around to parking and loading areas. A future expansion is noted at 245,440 square feet with additional parking and loading expansions. With the potential expansion, the fire access drive around the east side of the building would be gravel for a temporary amount of time. Detention ponds would be located on the south and west side of the development.

Larger buffer yards are required on the west, north, and east side of the development. The north and east side are required to have 50' buffer yards and the west is required to have 60'. The west and east side are also front yards, requiring larger setbacks of 45'. The UDO allows up to 50% of the buffer yard to be in the setback. Landscape plantings on all sides meet the requirements of the UDO. The parking lot includes the required perimeter landscaping and landscaped islands.

This proposal was considered by the TECH committee and general comments were offered to the applicant, as well as specific site development standards. The applicant has provided responses and updates to the technical review committee comments, and any found to still need revision will need to be addressed prior to submitting building plans for permitting. The fence location in the northeast corner of the property would need to be adjusted as a small section of it crosses a front yard setback (shown below). This is reflected in the recommended conditions and the petitioner has been made aware of the correction needed.



The Development Plan meets Staff's satisfaction pursuant to the following statutory analysis.

STATUTORY REQUIREMENTS

In accordance with UDO Article 9, § 9.05 "Development Plan" the Plan Commission must pay reasonable regard to the following:

1) The development plan is consistent with the Brownsburg Comprehensive Plan.

- a) The real estate subject to this application is identified in the *Future Land Use Map* (p.65 of the Comp. Plan, subset as show below) in the Comprehensive Plan as Corporate Campus, which is a subcategory of the larger Industrial/Employment umbrella. The Corporate Campus designation envisions larger-scale office uses or complexes. This was discussed during the rezoning hearing, with the perspective that the proposed use of the property does follow the larger category's intent of creating industrial, logistics, and employment hubs. The section notes that these types of uses should be accommodated with appropriate buffers in place. The proposed use follows the buffers and landscaping required by the UDO.



- b) Subject to the “Recommendations” section of this report, we believe the Development Plan is substantially consistent with the goals and objectives of the Comprehensive Plan.
- 2) The development plan satisfies the development requirements of Article 9: Development Plan.**
 - a) Subject to the “Recommendations” section of this report, we believe the Applicant has satisfied the development requirements of Article 9: Development Plan.
- 3) The development plan satisfies the requirements of Article 2: I2 – High Intensity Industrial District: Development Standards.**
 - a) Subject to the “Recommendations” section of this report, we believe the Applicant has satisfied the development requirements of the district. The petitioner is aware that a small section of the fence in the northwest corner will need to be adjusted out of the front yard setback.
- 4) The development plan satisfies any other applicable provisions of the Unified Development Ordinance.**
 - a) Subject to the “Recommendations” section of this report, we believe the Applicant has satisfied all other applicable provisions of the Unified Development Ordinance.
- 5) The development plan satisfies any provision related to a development’s design, especially street layout, street features, pedestrian facilities, drainage, and utility installation of the Brownsburg Unified Development Ordinance.**
 - a) Subject to the “Recommendations” section of this report, we believe the Applicant has satisfied all provisions related to the development’s design, including drainage and utility installation. Pedestrian infrastructure has been provided in accordance with the UDO.
- 6) The development plan satisfies the construction requirements of the Brownsburg Standard Details.**
 - a) Subject to the “Recommendations” section of this report, we believe the Applicant has satisfied the construction requirements of the Brownsburg Construction Standards, Specifications and Details, dated May 2013 and revised January 2018. The petitioner is aware that the fire access drive will need to be revised for an all-weather surface.
- 7) The development plan satisfies the intent of the architectural**

guidelines.

- a) Subject to the “Recommendations” section of this report, we believe that the Applicant has satisfied the intent of the architectural guidelines for the I2- High Intensity Industrial district in Article 5 of the Unified Development Ordinance. The design includes architectural entry features with a canopy system and utilizes precast panels that vary in color. The dumpster enclosure will be similar in color and material to the building.

The completion of any remaining technical review revisions are a prerequisite to building permit applications.

RECOMMENDATIONS

Commissioners should hold a public hearing, offer comments and suggestions on the petition, make findings of facts, and take final action by voting to approve, deny, or continue the case.

Upon reviewing all of the materials provided by the Applicant, a review of the site, and the applicable Town regulations we recommend the Plan Commission **APPROVE** the Development Plan, pursuant to Art. 9, Sec. 9.05(D) of the Brownsburg Unified Development Ordinance with the following conditions:

- 1). The fence alignment in the northeast corner of the development will be relocated such that it is not in a front setback for the stamping set of plans for the DPR.

ATTACHMENTS/EXHIBITS

- Site Plan
- Landscape Plan
- Lighting Plan
- Dumpster Enclosure
- Elevations

Advisory Plan Commission

MOTION

WORKSHEET



61 North Green Street | Brownsburg, Indiana 46112
Tel 317.852.1128 | Fax 317.852.1134

Docket # **PSDP-04-21-1899**
Name: **Project Foundation DPR**

Proposed Motion:

I move to **APPROVE** / **DENY** the Development Plan sought by Mark Pflieger – Scannell Properties, LLC Docket # 2021-26P Project Foundation DPR. The subject property being located at Not Addressed, being a portion of Parcel Number 32-08-18-200-001.000-016, in Lincoln Township.

I believe the petition has **SATISFIED** / **NOT SATISFIED** the requirements of Art. 7, § 7.05 "Development Plan" of the Zoning Ordinance as follows:

1) The development plan is consistent with the Brownsburg Comprehensive Plan:

2) The development plan satisfies the development requirements of *Article 2: Zoning Districts*:

3) The development plan satisfies the standards of *Article 5: Development Standards*:

4) The development plan satisfies any other applicable provisions of the Unified Development Ordinance:

5) The development plan satisfies the provisions related to a development's design, including street layout, street features, pedestrian facilities, drainage, and utility installation of the Article 6 and 7 of the Unified Development Ordinance:

6) The development plan satisfies the construction requirements of the Brownsburg Standard Details:

7) The development plan satisfies the intent of the architectural guidelines:

I further move that this approval be made subject to and conditioned upon the following conditions and/or commitments:

- 1). The fence alignment in the northeast corner of the development will be relocated such that it is not in a front setback for the stamping set of plans for the DPR.



CERTIFIED BY

ISSUANCE INDEX
DATE: 08/20/21
PROJECT PHASE: CONSTRUCTION DOCUMENTS

REVISION SCHEDULE	
NO.	DESCRIPTION

Project Number 2021-00419
DEMOLITION PLAN

C112

UTILITY CONTACTS

UTILITY	CONTACT	PHONE NO.
ELECTRIC	AMERICAN ELECTRIC	(317) 227-4377
GAS	INDIANA GAS SERVICE	(317) 227-4377
SEWER	INDIANA SEWER SERVICE	(317) 227-4377
TELEPHONE	INDIANA TELEPHONE	(317) 227-4377
WATER	INDIANA WATER	(317) 227-4377

EXISTING LEGEND

Symbol	Description
Circle with X	Transformer
Circle with T	Telephone Pole
Circle with F	Fire Hydrant
Circle with M	Manhole
Circle with W	Water Meter
Circle with V	Valve
Circle with L	Light Pole
Circle with S	Sign
Circle with P	Power Pole
Circle with B	Buried Electric Line
Circle with C	Overhead Electric Line
Circle with W	Overhead Water Line
Circle with G	Overhead Gas Line
Circle with T	Overhead Traffic Line
Circle with M	Buried Water Line

DEMOLITION LEGEND

Symbol	Description
Circle with X	EXISTING UTILITY TO BE REMOVED
Circle with T	PAVEMENT TO BE SAWCUT
Circle with F	EXISTING FENCE TO BE REMOVED
Circle with M	EXISTING ASPHALT TO BE REMOVED
Circle with W	EXISTING WOODS TO BE REMOVED

- KEYNOTES**
- EXISTING ASPHALT PAVEMENT AND BASE MATERIAL TO BE REMOVED (SEE SECTION EDGE).
 - EXISTING TREES TO BE REMOVED.
 - EXISTING TREES TO BE REMOVED.
 - EXISTING WOODS/VEGETATION TO BE REMOVED.
 - ADJUST STRUCTURE TO PROPOSED GRACE.
 - EXISTING OVERHEAD UTILITY TO BE REMOVED AND/OR RELOCATED. COORDINATE WITH LOCAL UTILITY COMPANY.
 - RELOCATED, COORDINATE WITH LOCAL UTILITY COMPANY.
 - EXISTING STORM PIPE TO BE REMOVED.
 - EXISTING SIGN TO BE RELOCATED, COORDINATE WITH LOCAL DEPARTMENT OF LOCAL GOVERNMENT AUTHORITY.

CONTRACTOR TO REPERMUTE ANY FIELD NOT DOCUMENTED ON SET.



GENERAL NOTES

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. CONSTRUCTION CONTRACT ENGINEER IF VARIATION EXISTS.
- INFORMATION.

CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES.

