

# Town of Brownsburg

## Advisory Plan Commission

### Project Synopsis

**TO:** Advisory Plan Commission; and Tricia Leminger  
**CC:** Dale Kruse, Kruse Consulting  
**FROM:** Todd A. Barker, AICP  
**DATE:** May 21, 2012  
**RE:** CASE # PSDP-4-12-1102 Brownsburg Animal Clinic Addition

**GENERAL INFORMATION:**

**APPLICANT:** Timea Brady

**STATUS OF APPLICATION:** Pending a Public Hearing at the Plan Commission

**REQUESTED ACTION:** Site Development Plan Approval

**DATE OF APPLICATION:** April 15, 2012

**PURPOSE:** A 3,096 sq.ft. expansion of the existing facility and additional parking area.

**PROPERTY ADDRESS:** 1557 East Main Street

**PARCEL ID:** 32-07-13-200-014.000-015 & 32-07-13-200-013.000-015

**EXISTING ZONING:** C-2

**UTILITIES:**

WATER:	Town of Brownsburg
SANITARY:	Town of Brownsburg
STORMWATER:	Town of Brownsburg

**EXISTING SURROUNDING ZONING:**

NORTH:	LI (Hendricks County) & C-2
SOUTH:	PUD - Creekside Commons
EAST:	AGR (Hendricks County)
WEST:	PUD - Creekside Commons

Hendricks County Zoning District Intent Statements:

**AGR** - The intent of the Agriculture Residential (AGR) District is to permit the establishment of individual single-family dwellings while maintaining a primarily rural character. This can serve to protect land best suited for agricultural use from the encroachment of incompatible land uses.

**LI** - The purpose of the Light Industrial (LI) District is to provide locations for production, small-scale manufacturing, assembly, warehousing, research and development facilities, and similar land uses. This district is intended to accommodate only industrial uses that do not involve the release of potential environmental pollutants or other objectionable elements such as noise, odor, dust, smoke, glare or traffic. This district is designed as a transitional use between heavy manufacturing uses and other less intense business uses.

**EXISTING USES:**

NORTH: Commercial-Retail: Diversity Consignment  
SOUTH: Single & Two Family Residential: Creekside Commons  
EAST: Commercial: Barker Incorporated, & Barker Pools  
WEST: Commercial: Marathon, H&R Block, Pans Pizza, & Toddy Shoppe

**NEIGHBORHOOD CHARACTERISTICS:**

The area adjacent to and surrounding this property includes a wide array of commercial and light industrial uses including Diversity Consignment, Barker Incorporated, Barker Pools, Marathon, H&R Block, Pans Pizza, & Toddy Shoppe. In addition to the non-residential uses, there are many single and two-family dwellings within the proximity of this location.

**TOTAL PARCEL SIZE:**

2.63 Acres

**COMPREHENSIVE PLAN DESIGNATION:**

The Future Land Use Plan within the Brownsburg 2020 Comprehensive Plan designates this area as Commercial.

**THOROUGHFARE PLAN:**

The 2020 Thoroughfare Plan identifies East Main Street / US 136 as a Primary Arterial.

**GREENWAYS MASTER PLAN:**

The 2008 Greenways Master Plan identifies the East Main Street / US 136 corridor as a Multi-Use Trail, which recommends a twelve (12) foot path.

**PUBLIC NOTICE:**

Published in the May 12, 2012 Hendricks County Flyer

**PUBLIC HEARING DATES:**

Scheduled for May 29, 2012

**PUBLIC COMMENTS:**

As of May 21, 2012 no written comments have been submitted to staff.

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**STATUTORY REQUIREMENTS/ FACTORS TO BE CONSIDERED:**

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Indiana Code: 36-7-4-1405

(a) The Plan Commission shall review a development plan to determine if the development plan:

- (1) is consistent with the comprehensive plan; and
- (2) satisfies the development requirements specified in the zoning ordinance under sections 1402 and 1403 of this chapter.

(b) The Plan Commission may do the following:

(1) Impose conditions on the approval of a development plan if the conditions are reasonably necessary to satisfy the development requirements specified in the zoning ordinance for approval of the development plan.

(2) Provide that approval of a development plan is conditioned on the furnishing to the Plan Commission of a bond or written assurance that:

- (A) guarantees the timely completion of a proposed public improvement in the proposed development; and
- (B) is satisfactory to the Plan Commission.

(3) Permit or require the owner of real property to make a written commitment under section 1015 of this chapter.

Town of Brownsburg Zoning Ordinance: § 155.050

Site development plan review is required to promote orderly development and redevelopment in the town and to ensure that such development is in harmony with surrounding properties and consistent with the general welfare and the policies in the Comprehensive Plan. The procedures set forth in this subchapter are used for determining whether new development or redevelopment is in compliance with the standards of the Town of Brownsburg Zoning and Subdivision Ordinances. This subchapter provides standards by

which submission and approval of site plans, for access control, lighting, signage, and landscaping of a lot or parcel of land in order to achieve the following purposes:

- (A) Compatibility of land uses, buildings and structures;
- (B) Protection and enhancement of property values;
- (C) Efficient use of land;
- (D) Minimization of traffic, safety and use of land; and
- (E) Minimization of environmental problems.

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**PREVIOUS ACTIONS ON-SITE:**

Ordinance 2012-04 Annexation of the two parcels

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**PREVIOUS ACTION- SURROUNDING AREA:**

1997-37P	Gary Starkey, et al (Crossman Communities) - 70.54AC	Annexation	Creekside Commons
1997-38P	Gary Starkey, et al (Crossman Communities)	PUD Concept Plan	Creekside Commons
1997-39P	Gary Starkey, et al (Crossman Communities)	PUD Master Plan	Creekside Commons
1998-04P	Norma Anderson, et al (Crossman Communities) - 74.51AC	Annexation	Creekside Commons
1998-05P	Creekside Commons (Crossman Communities)	PUD Concept Plan	
1998-11P	Creekside Commons (Crossman Communities)	PUD Master Plan	
1998-22P	Creekside Commons (Crossman Communities)	Primary Plat	
1999-01P	Creekside Commons (Crossman Communities)	Primary Plat	
1999-27P	Creekside Commons, Sec. 2	Secondary Plat	
1999-28P	Creekside Commons, Sec. 1	Secondary Plat	
1999-29P	Creekside Commons, Sec. 4	Secondary Plat	
1999-30P	Creekside Commons, Sec. 3	Secondary Plat	
2000-07P	Creekside Commons (Crossman Communities)	Replat	
2000-16P	Creekside Commons Shoppes - Lots 1 and 2	Replat	
2000-17P	Creekside Commons Shoppes - Lots 1 and 2	Site Development Plan Review	
2000-24P	Creekside Commons Shoppes - Lots 1 and 2	Plat Amendment	
2000-25P	Creekside Commons Shoppes - Lots 1 and 2	Site Development Plan Review	
2000-26P	Creekside Commons, Sec. 10	Secondary Plat	
2000-27P	Creekside Commons, Sec. 6	Secondary Plat	
2000-28P	Creekside Commons, Sec. 8	Secondary Plat	
2000-29P	Creekside Commons, Sec. 9	Secondary Plat	
2000-30P	Creekside Commons, Sec. 1	Secondary Plat	
2003-11P	Creekside Commons (Dura Builders, Inc)	PUD Master Plan Amendment	
2003-12P	Creekside Commons (Dura Builders, Inc)	Plat Amendment	
2003-26P	Creekside Commons, Amenity Area 'A'	Secondary Plat	
2004-15P	Creekside Commons Shoppes (Crossman Communities)	Plat Amendment	
2004-29P	Creekside Commons, Sec. 9, Lot 126 (Dura Builders)	Waiver of SCO - Easement Encroachment	
2005-04P	Creekside Commons, Sec. 7, Lot 155 A and B (KB Home)	Waiver of SCO - Driveway Placement	
2005-11P	Louise Davison, et al (Wrede and Sons) - Rezone to C-2	Zoning Map Amendment	
2005-22P	Creekside Commons, Sec. 7	Secondary Plat	

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**SUPPLEMENTARY DOCUMENTATION INSERT:**

▪ APPLICATION		EXHIBIT - A
▪ SITE PLAN	(FULL SITE PLAN IS A SEPARATE DOCUMENT)	EXHIBIT - B
▪ LANDSCAPE PLAN		EXHIBIT - C
▪ ZONING MAP		EXHIBIT - D
▪ AERIAL INSERTS		EXHIBIT - E
▪ SITE PHOTOS		EXHIBIT - F

EXHIBIT – A  
APPLICATION

**Site Development  
Plan Review  
Application**

Phone: 317.852.1128  
Fax: 317.852.1135

FOUNDED 1848

**TOWN OF BROWNSBURG**

61 North Green Street  
Brownsburg, IN 46112



**BROWNSBURG ADVISORY PLAN COMMISSION**

Project Name: Brownsburg Animal Clinic Addition - Received: 4/5/12  
Site Plan  
Docket Number: 2012-10P / ASDP-412-1102 Fee: \*825<sup>00</sup>

1. Applicant's Name(s): Timea Brady 2. Phone: (317) 852-3323

3. Applicant's Email: \_\_\_\_\_

4. Applicant's Address: 1557 East Main Street  
Brownsburg, Indiana 46112

5. Owner's Name(s): Ronald Miller 6. Phone: \_\_\_\_\_

7. Owner's Address: PO Box 234  
Brownsburg, Indiana 46112

8. Applicant(s) is Circle One: Sole owner Joint owner Tenant Agent  
Other (specify) Buyer

9. Legal Description: (See Attached Description & Map)

10. Parcel Number(s) \_\_\_\_\_

EXHIBIT - A  
APPLICATION *continued*

**Site Development Plan Review Application** *continued*

11. Present Zoning: CZ
12. Present Use: Commercial - Animal Clinic
13. Acreage: \_\_\_\_\_
14. Describe the proposed project: Project consists of an expansion of  
the existing clinic structure and parking lot.

15. Identify the utilities to serve this development.

Water: Town of Brownsburg Electricity: Hendricks Power Co-op  
Sewer: Town of Brownsburg Phone: AT+T  
Natural Gas: Vectren Cable TV: Comcast

16. Notarization: The above information and attached exhibits, to my knowledge and belief, are true and correct, and in compliance with the Subdivision Control Ordinance of the Town of Brownsburg, IN.

Timea H. Brady 4/16/12  
Signature of Applicant Date

Timea H. Brady 4/16/12  
Print Name Date

STATE OF INDIANA )  
COUNTY OF Hendricks ) SS:

Subscribed and sworn to before me this 16 day of April, 2012

County of Residence:  
Hendricks



Margaret Fentz  
Signature of Notary Public  
8-25-2016



EXHIBIT - B  
SITE PLAN *continued*

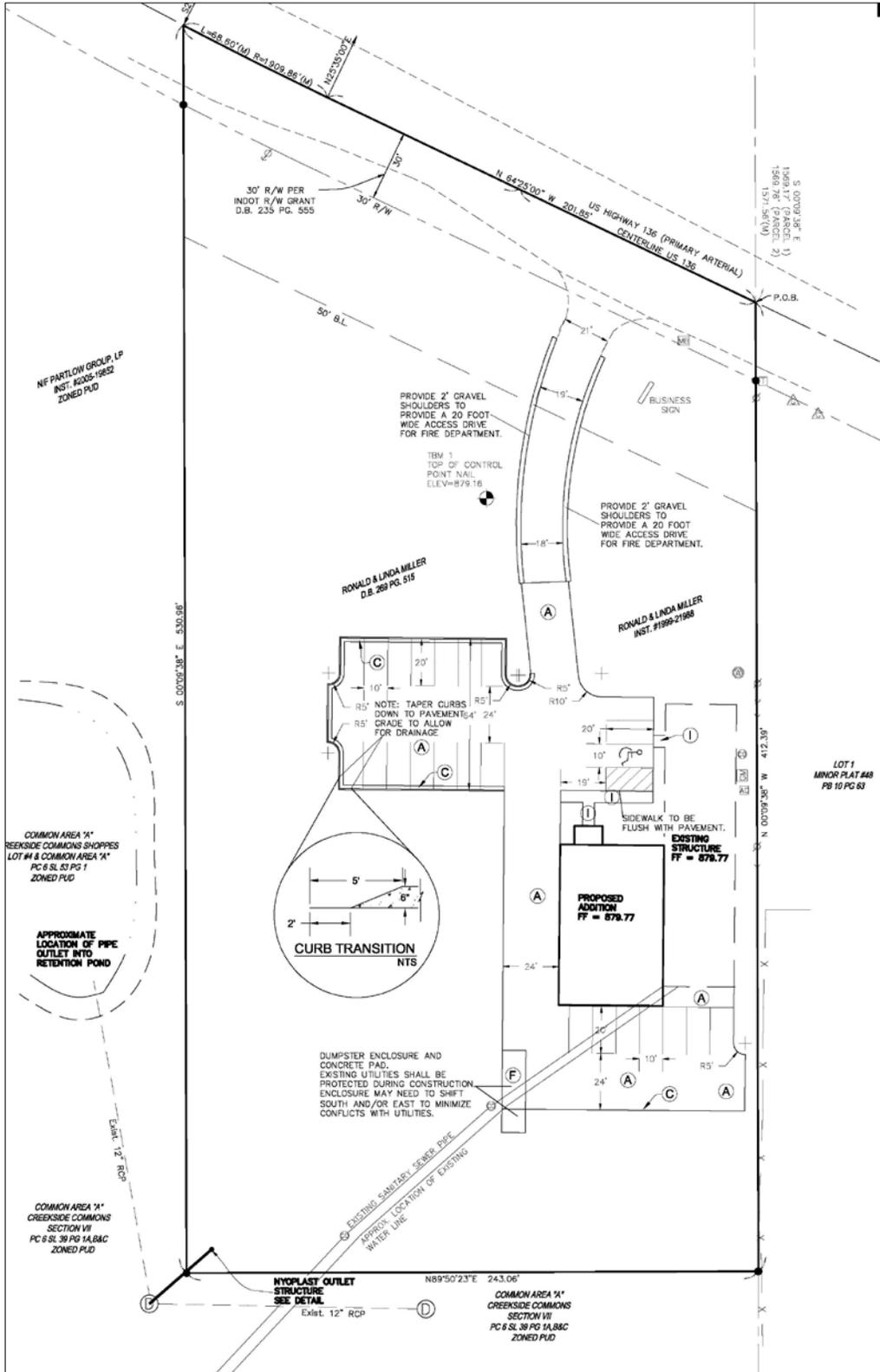


EXHIBIT - C  
LANDSCAPE PLAN

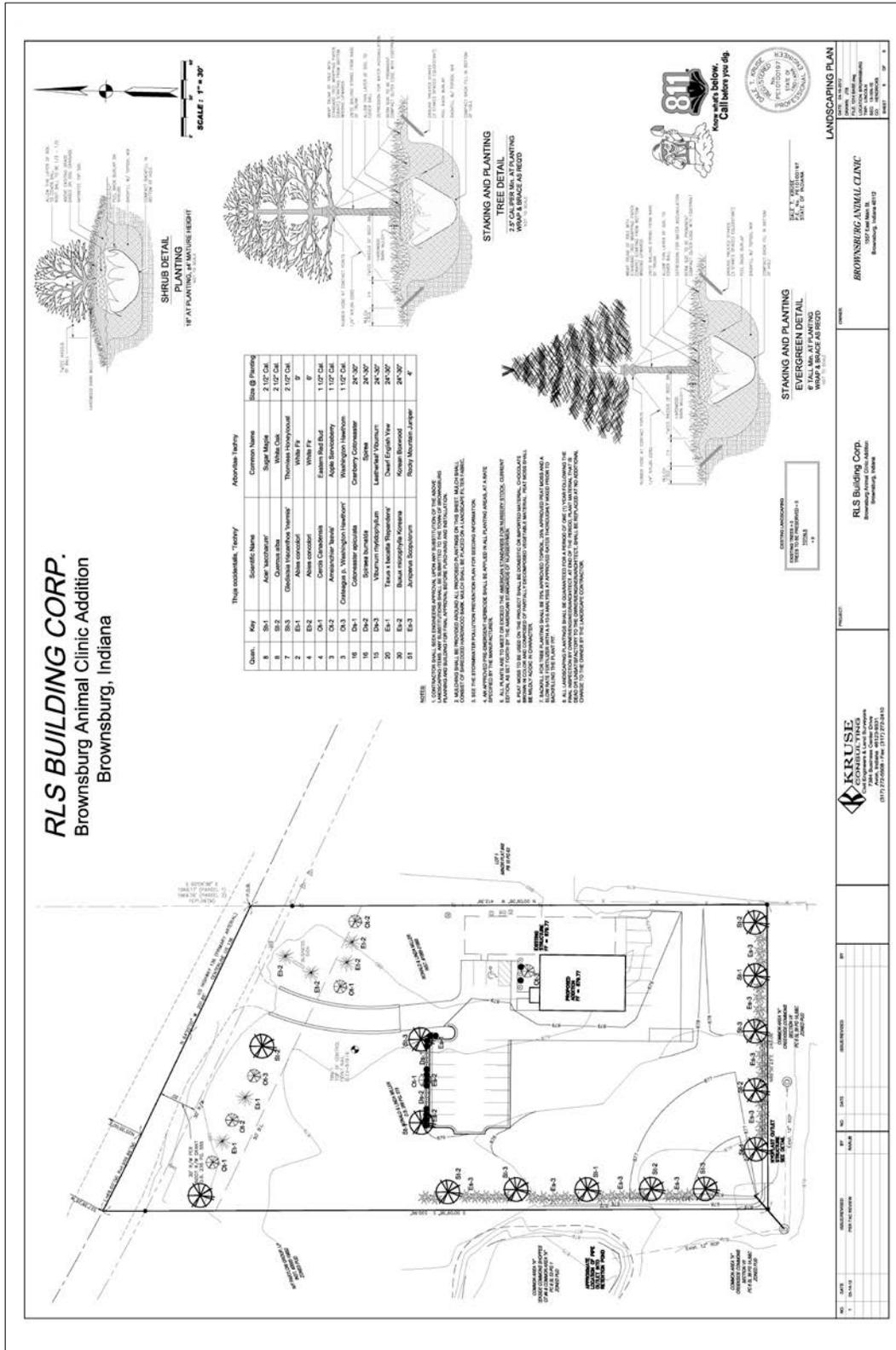
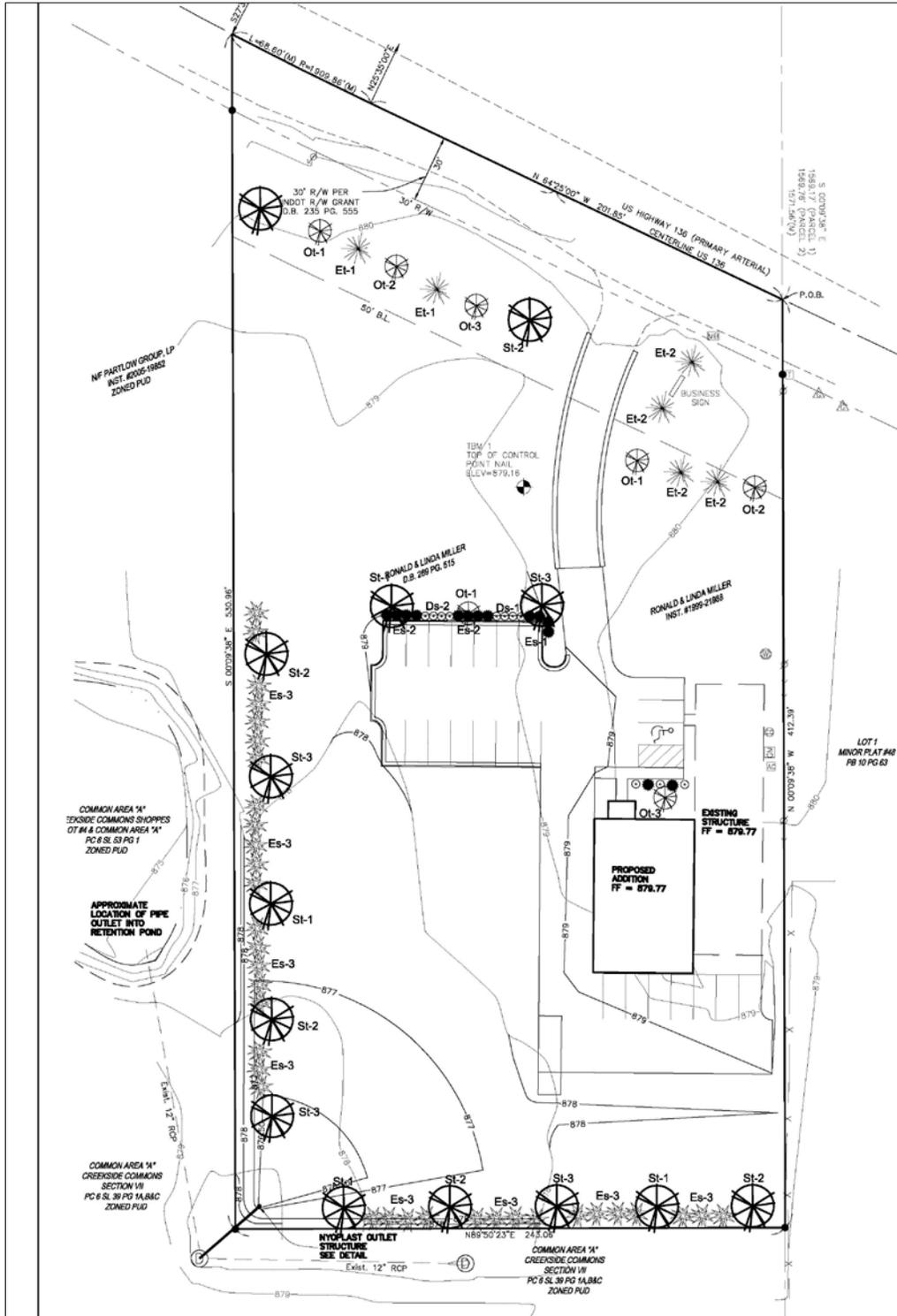


EXHIBIT – C  
LANDSCAPE PLAN *continued*



FULL SITE PLAN

See file: *PSDP-4-12-1102 Brownsburg Animal Clinic Addition Plans.pdf* on Laserfiche



EXHIBIT – E  
AERIAL INSERT



EXHIBIT – F  
SITE PHOTOS



From the project site looking west along East Main Street / US 136



From the project site looking northwest along East Main Street / US 136



From the project site looking north across East Main Street / US 136

EXHIBIT – F  
SITE PHOTOS *continued*



From the project site looking northeast along East Main Street / US 136



From the project site looking east along East Main Street / US 136



The existing Brownsburg Animal Clinic building

EXHIBIT – F  
SITE PHOTOS *continued*



From the project site looking south along into the Creekside Commons subdivision



From the project site looking south into the Creekside Commons subdivision



From the project site looking southwest into the Creekside Commons subdivision

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**STAFF ANALYSIS:**

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This project is properly zoned for this request. §155.207(B)(1) of the Brownsburg Zoning Ordinance list 'Animal services, miscellaneous'; and 'Animal services, veterinary' as permitted uses within the C-2 Zoning classification.

This proposed project sits on two un-platted parcels that were established prior to the annexation into the Town of Brownsburg. These lots must be platted to create one lot to avoid building setback line issue. The petitioners have submitted a primary plat (PCPP-4-12-1101 Brownsburg Animal Clinic) for review and approval by the Plan Commission.

The petitioner submitted plans as required for the TECH Review on April 26, 2012. Upon receiving the TECH Review Report the petitioner has revised the plans (*dated May 14, 2012*) to satisfy the comments from the TECH Review Report with the exception of the Stormwater & Erosion Control comments.

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**RECOMMENDATIONS:**

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Upon reviewing all of the materials provided by the petitioner, a review of the site, and the applicable Town regulations I recommend the Plan Commission APPROVE this Site Development Plan subject to the following comments, commitments, and conditions:

1. The resolution of all Stormwater and Erosion Control comments listed on the TECH Review Report from April 26, 2012 and/or any follow-up review comments submitted to the petitioner by Mary Atkins, of Wessler Engineering, the Town's Stormwater and Erosion Control Engineering Review Consultant.
2. The completion of a STAFF Review, and the Stamped Approval of the final plans by the Director of Planning and Building Commissioner.
3. The approval of the Report of Determination by the Plan Commission.

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**STAFF CONTACT:**

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NAME: Todd A. Barker, AICP  
TITLE: Director of Planning  
PHONE: 317-852-1128  
EMAIL: [tbarker@brownsburg.org](mailto:tbarker@brownsburg.org)

Jonathan K. Blake  
Planning Technician  
317-852-1128  
[jblake@brownsburg.org](mailto:jblake@brownsburg.org)