

FINDINGS OF FACT & REPORT OF DETERMINATION

The Brownsburg Advisory Plan Commission held a public hearing for docket # PCMA-06-20-1827 Phillips Manor Rezone to R3 located on Parcel Nos. 32-07-03-300-006.000-015 on July 27, 2020.

This Report of Determination is based, in whole or in part, on the Applicant's Zoning Map Amendment Application, submitted on June 8, 2020, and the same is hereby incorporated by reference.

Staff prepared a Project Synopsis dated July 20, 2020, and the same is hereby incorporated by reference.

After hearing a presentation from the Applicant, and taking comments from the public, the Commission voted 5 in Favor/1 Opposed (Worley) /1 Abstained (Lacey), on a motion to send a **FAVORABLE RECOMMENDATION** for PCMA-06-20-1827 to Town Council, subject to and conditioned upon the following:

- (1) The TECH Review Minutes, dated 06/18/2020, the Applicant's Statutory Requirements/Factors to be considered dated 06/29/2020, the Applicant's TECH Response, dated 6/24/2020, and the Applicant's Conceptual Plan dated 07/16/2020.
- (2) That the subdivision be limited to 75 lots.
- (3) The Landscape Amendment plan submitted 7/27/20 stating that the Developer shall install a Level 2 buffer that equals or exceeds a unit value of 5.0 for each one hundred (100) linear feet, as set forth in Section 5.38 (B)(6): Unit Value Standards. The commitment will apply to the adjoining property line of the Phillips Property and the following adjacent property owners: Bruce and Susan Ralston, Jennifer Barnette, Benjamin and Shirley Allgood.
- (4) The approval of the Report of Determination by the Plan Commission.

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The Commission took the following into consideration when making their recommendation on this above referenced proposal:

- (1) The Brownsburg Comprehensive Plan;
- (2) The current conditions and the character of current structures and uses in each district;
- (3) The most desirable use for which the land in each district is adapted;
- (4) The conservation of property values throughout the jurisdiction; and
- (5) Responsible development and growth.

Benjamin Lacey, President

ATTEST:

Todd A. Barker, AICP, Administrator