

FINDINGS OF FACT & REPORT OF DETERMINATION

The Brownsburg Advisory Plan Commission held a public hearing for docket PSDP-06-20-1828

Main St. Dental Office Building located on Parcel No(s): 32-07-11-417-001.000-016 on July 27, 2020.

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

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

After hearing a presentation from the Applicant, and taking comments from the public, the Commission voted 7 in favor, 0 against and 0 abstained, on a motion to **APPROVE** the Development Plan Review subject to the following:

- (1) That a Commercial Building Permit be issued by July 27, 2021, one year from the date of this approval.
- (2) The approval and subsequent recording of the proposed Replat prior to the issuance of any building permits.
- (3) The completion of a Staff review and stamped approval of the Development Plan by the Director of Development Services.
- (4) The TECH Review Minutes, dated 6/19/2020; the Applicant's TECH Response dated 6/25/2020, and the Development Plan, dated 6/25/2020.
- (5) A right-of-way permit must be issued prior to any work being done in the Town's right-of-way.
- (6) A Pre-construction meeting must be scheduled at least 48 hours prior to any work being done on-site.
- (7) The approval of the Findings of Fact and Report of Determination by the Plan Commission.

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

- (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 any provision related to a development's design, especially street layout, street features, pedestrian facilities, drainage, and utility installation as outlined in 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.

Benjamin Lacey, President

ATTEST:

Todd A. Barker, AICP, Secretary