

**FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER**

In compliance with the Unified Development Ordinance of the Town of Brownsburg (the “Ordinance”), the Advisory Plan Commission (the “Commission”) held a public hearing pursuant to notice at 6:00 p.m. on April 26, 2021, to hear Docket No. PCPP-02-21-1877, an application for a Commercial Subdivision Primary Plat approval for creation of a two (2) lot simple subdivision plat for future development on approximately 4.92 acres. Applicant representative Gordan D. Kritz – Stoeppelwerth & Associates, Inc., appeared and presented testimony and evidence on behalf of the Applicant, Paragus, Inc. in support of the application.

**FINDINGS OF FACT**

The Commission, having this matter presented at a public hearing on April 26, 2021, having considered the arguments of the applicant, and being duly advised in the premises, now finds and makes the following Findings of Fact:

- (1) The real estate subject to the application is identified as part of Indiana Parcel Number(s), 32-07-02-465-001.000-016 & 32-07-02-400-018.000-016.
- (2) The real estate to which the application is addressed is within the Town of Brownsburg, Hendricks County, Indiana, and is subject to the terms and provisions of the Town of Brownsburg Municipal Code and the Unified Development Ordinance.
- (3) That Brownsburg Business Park, Inc. are the owners of the real estate subject to the application.
- (4) The real estate to which the application is addressed is currently zoned Medium Density Multiple-family Residential (M2).
- (5) The Applicant has requested Subdivision Primary Plat approval for creation of a two (2) lot simple subdivision plat for future development on approximately 4.92 acres.
- (6) The Department of Development Services submitted a Project Synopsis to the Commission, dated April 19, 2021, which included the following recommendations:
  - (1) The completion of a Staff review and stamped approval of the Primary Plat by the Director of Development Services.
  - (2) Final stormwater approval from Wessler Engineering.

- (3) The submission and approval of a Final Plat with Construction Documents for the proposed subdivision within three (3) years from the date of the Minor Subdivision Primary Plat approval.
- (4) The Final Plat shall be recorded in the Office of the Recorder of Hendricks County prior to the issuance of any building permits.
- (5) The approval of the Findings of Fact and Report of Determination by the Plan Commission.

**CONCLUSIONS OF LAW**

Based upon the above Findings of Fact, the Commission does now conclude:

- (1) The subdivision is consistent with the *Brownsburg Comprehensive Plan*.
- (2) The subdivision satisfies the prerequisites, minimum development requirements and design standards for the applicable subdivision type in *Article 6: Subdivision Types*.
- (3) The subdivision satisfies the applicable design standards in *Article 7: Design Standards*.
- (4) The subdivision satisfies all other applicable provisions of the Unified Development Ordinance.
- (5) The subdivision satisfies the construction requirements of the *Brownsburg Construction Standards*.

**ORDER**

Based upon the foregoing Findings of Fact and Conclusions of Law, the Commission does now **APPROVE** the Primary Plat requested by Paragus, Inc., known as Docket No. PCPP-02-21-1877.

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Brett Scowden, President

ATTEST:

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Jodi Dickey, AICP, Administrator