

FINDINGS OF FACT & REPORT OF DETERMINATION

The Brownsburg Advisory Plan Commission held a public hearing for docket # PCMA-03-21-1888 4730 N County Road 900 E PD Amendment located on Parcel No. 32-07-23-306-001.000-016 on April 26, 2021.

This Report of Determination is based, in whole or in part, on the Applicant's Zoning Map Amendment Application and the Detailed Statement of Reasons submitted on March 8, 2021 and revised April 4, 2021; and the same is hereby incorporated by reference.

Staff prepared a Project Synopsis, dated April 16, 2021, and the same is hereby incorporated by reference.

After hearing a presentation from the Applicant, and taking comments from the public, the Commission voted 6 in Favor/0 Opposed/0 Abstained, on a motion to send a **FAVORABLE RECOMMENDATION** of PCMA-03-21-1888 to Town Council, subject to and conditioned upon the following:

- (1) That the PD Amendment is only valid for the subject parcel as long as the single-family detached residential use exists on the site.
- (2) If the single-family detached residential use is abandoned for a period greater than one (1) year or otherwise loses legal nonconforming use or structure status, the standards shall revert back to the PD
- (3) 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 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.

Brett Scowden, President

ATTEST:

Jodi Dickey, AICP, Administrator