

FINDINGS OF FACT & REPORT OF DETERMINATION

The Brownsburg Advisory Plan Commission held a public hearing for docket PSDP-03-21-1889 Spencer Professional Building DPR located on Parcel No(s): 32-07-11-315-025.000-016 on April 26, 2021.

This Report of Determination is based, in whole or in part, on the Applicant's Development Plan Review Application, submitted on March 8, 2021 and revised March 12, 2021 and the same is hereby incorporated herein, by reference.

Staff prepared a Project Synopsis, dated April 19, 2021, 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 6 in favor, 0 against and 0 abstained, on a motion to **APPROVE** the Development Plan Review subject to the following:

- (1) That the applicant work with Staff to finalize the parking lot design.
- (2) That a building permit be issued by April 26, 2023, two years from the date of this approval.
- (3) The completion of a Staff review and stamped approval of the Development Plan by the Director of Development Services.
- (4) A right-of-way permit must be issued prior to any work being done in the Town's right-of-way.
- (5) A Pre-construction meeting must be scheduled at least 48 hours prior to any work being done on-site.
- (6) 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.

Brett Scowden, President

ATTEST:

Jodi Dickey, AICP, Secretary