

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 December 17, 2025, to hear Docket No. PCPP-25-4, an application for Primary Plat approval dividing 11.28 acres into 2 lots to be known as KARAM CONVENIENCE & RETAIL CENTER. Applicant Donald Fisher, Insight Engineering, appeared and presented testimony and evidence in support of the application.

FINDINGS OF FACT

The Commission, having this matter presented at a public hearing on December 17, 2025, 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), 32-07-03-300-022.000-016.
- (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 KARAM PROPERTIES LLC is/are the owner(s) of the real estate subject to the application.
- (4) The real estate to which the application is addressed is currently zoned C3.
- (5) The Applicant has requested Primary Plat approval dividing 11.28 acres into 2 lots to be known as KARAM CONVENIENCE & RETAIL CENTER.
- (6) The Department of Development Services submitted a Project Synopsis to the Commission, dated December 3, 2025, which included the following recommendations:
 1. All remaining technical review comments will be addressed prior to stamping the Primary Plat.
 2. The final plat shall be recorded in the Office of the Recorder of Hendricks County prior to issuance of any building permits.
 3. The approval of the Findings of Fact and Report of Determination by the Plan Commission.

4. The addition of a sidewalk along the northern end of the parcel along Northfield Drive that is required per the Brownsburg Transportation Plan.

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 Donald Fisher, Insight Engineering, known as Docket No. PCPP-25-4.

Brett Scowden, President

ATTEST:

Steve Fletcher- Development Services Director