

FINDINGS OF FACT & REPORT OF DETERMINATION

The Brownsburg Advisory Plan Commission held a hearing for docket PSDP-25-9 Project Falcon located on Parcel No(s): 32-08-07-305-002.000-016 on December 17, 2025.

This Report of Determination is based, in whole or in part, on the Applicant's Development Plan Review Application, submitted on October 28, 2025 and the same is hereby incorporated herein, by reference.

Staff prepared a Project Synopsis, dated December 02, 2025, and the same is incorporated herein, by reference.

After hearing a presentation from the Applicant 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. The approval of Findings of Fact and Report of Determination.
2. The stamping of the construction plans by the Director.
3. The completion of any outstanding TECH comments.

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.

DOCKET NO.

PSDP-25-9

IN THE MATTER OF:

PROJECT FALCON

(7) The development plan satisfies the intent of the architectural guidelines.

Brett Scowden, President

ATTEST:

Steve Fletcher- Development Services Director