

FINDINGS OF FACT & REPORT OF DETERMINATION

The Brownsburg Advisory Plan Commission held a hearing for docket PSDP-25-11 QUICKTRIP LANDSCAPE PLAN located on Parcel No(s): 32-08-18-115-006.000-016 on 02-26-2026.

This Report of Determination is based, in whole or in part, on the Applicant's Development Plan Review Application, submitted on 12-8-2025 and the same is hereby incorporated herein, by reference.

Staff prepared a Project Synopsis, dated 1-15-2026, 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) Shrubs are removed from landscape islands and placed elsewhere on site.
- (2) State quantity of foundation plantings relocated and where relocated.
- (3) The approval of Findings of Fact and Report of Determination.
- (4) The stamping of the construction plans by the Director.
- (5) The completion of 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.

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

To the extent the Findings of Fact are more properly classified as Report of Determination, they should be so considered; and to the extent the Report of Determination is more properly classified as Findings of Fact, it should be so considered.

Brett Scowden, President

ATTEST:

Steve Fletcher- Development Services Director