

FINDINGS OF FACT & REPORT OF DETERMINATION

The Brownsburg Advisory Plan Commission held a hearing for docket PSDP-25-10 MCDONALD'S located on Parcel No(s): 32-07-26-154-001.000-016 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 02-17-2026, 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) 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.
- (4) The existing access to Christian Brothers from S. Green Street shall be closed upon completion of new Green Street access drive as shown in plans.
- (5) Approval of storm water waiver.
- (6) Controlled left turn on Green Street.
- (7) Completed landscape plan to meet previous UDO requirements.

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