

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 02-26-2026, to hear Docket No. PCPP-25-5, an application for Primary Plat approval dividing 7.995 acres into 20 lots to be known as PROMENADE, SECTION 3. Applicant MELISSA GARRARD, PULTE HOMES, 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 02-23-2026, 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), 32-07-24-300-001.000-016.
- (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 JOSEPH R DANIELS 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 PUD.
- (5) The Applicant has requested Primary Plat approval dividing 7.995 acres into 20 lots to be known as PROMENADE, SECTION 3.
- (6) The Department of Development Services submitted a Project Synopsis to the Commission, dated 1-13-2026, 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 the Report of Determination by the Plan Commission.

4. The approval of the Hendricks County Drainage Board (per Hendricks County Surveyor's TECH comment – Subject to Final Approval, Preliminary Approval has been granted)

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*.

To the extent the Findings of Fact are more properly classified as Conclusions of Law, they should be so considered; and to the extent the Conclusions of Law are more properly classified as Findings of Fact, they should be so considered.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, the Commission does now **APPROVE** the Primary Plat requested by MELISSA GARRARD, known as Docket No. PCPP-25-5.

Brett Scowden, President

DOCKET NO.

PCPP-08-21-1940

IN THE MATTER OF:

Brownsburg Senior Living Primary Plat

ATTEST:

Steve Fletcher- Development Services Director