



Planning and Development

Memorandum

To: Plan Commission

From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 24-021 (Spring Run, Phase 3 – Final Plat)

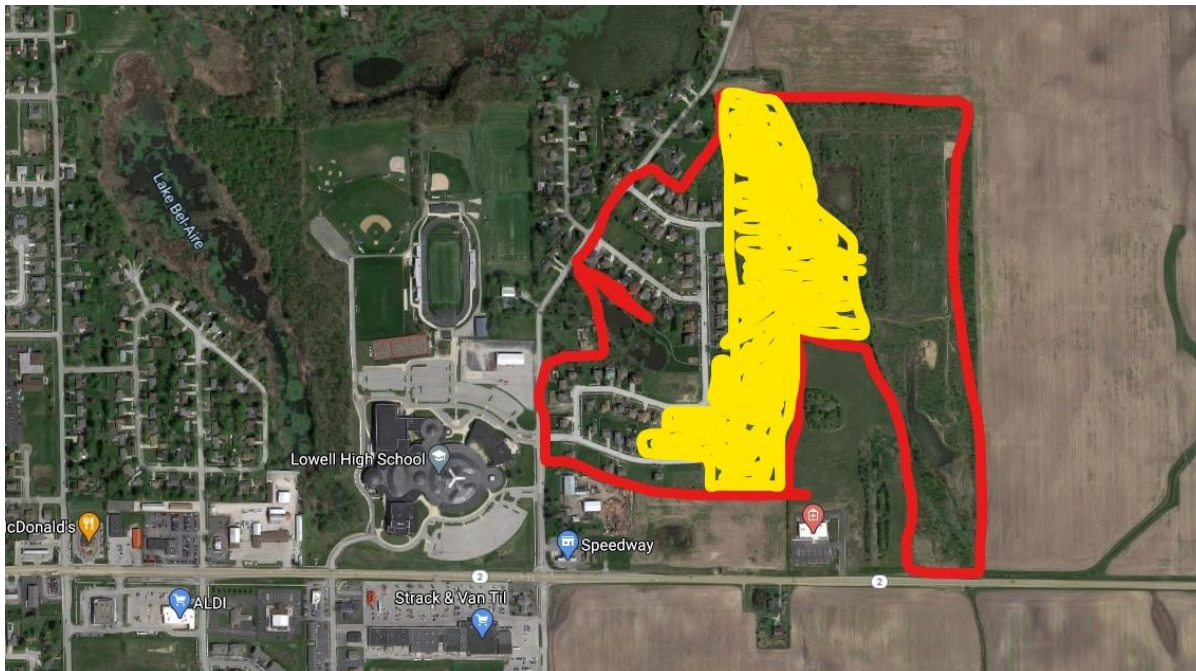
Date: August 5, 2024

Date of the Meeting:

August 8, 2024

Location and Acres of the Property:

Spring Run – Phase3 – 22.00 Acres



Property Owner and Applicant:

Property owner is Spring Run LLC

Applicant’s intentions for the property (development objective):

The applicants would like to continue the development and add to the existing Residential PUD– Planned Unit Development.

Existing Zoning:

PUD – Planned Unit Development - Residential (Lowell Town Code 155-042)

Proposed Zoning:

No zoning changes proposed.

Existing Conditions on the Property:

The property has been recently vacant.

Staff Review Comments:

The Technical Review Committee (TRC) reviewed the final plat at the TRC meeting on Friday August 2, 2024. There were a few Scribner’s errors that were conveyed to the petitioner. The performance bond/letter of credit was discussed. All topics requested from staff have been revised.

Findings of Fact:

The Town of Lowell Plan Commission shall make written Findings of Fact in accordance with I.C. §36-7-4-1400 et seq., I.C. §36-7-4-700 et seq., and the Town of Lowell Subdivision Control Ordinance, as amended from time to time. Based upon its evaluation, Staff recommends that the Plan Commission make Findings of Fact as follows:

1. The Plat does provide for acceptable establishment of minimum width, depth, and area of lots within the Subdivision inasmuch as it does meet the minimum requirements of the Town of Lowell Zoning Ordinance, as amended from time to time;
2. The Plat does provide for acceptable establishment of Public right-of-way widths, grades, and curves as well as for the coordination of subdivision streets and entrances with existing and planned streets and highways;
3. The Plat does provide for the coordination with the extension of facilities included in the Town Comprehensive Master Plan, including appropriate sewer, water, storm facilities and for all other municipal services;
4. The Plat does provide for appropriate allocation of areas for streets, parks, schools, public and semi-public buildings, homes, business utilities, and industry;
5. The Plat does provide for distribution of population and traffic in a manner which provides conditions favorable to the health, safety, comfort, convenience, general welfare and harmonious development of the Town of Lowell, inasmuch as this development is in compliance with the standards and requirements of the Town of Lowell Comprehensive Master Plan currently in effect.

A. Staff recommends that the Plan Commission **approve** the final plat for Spring Run Subdivision – Phase 3. Bond amount will be determined by staff and sent to the council for recommendation.

B. If the Plan Commission agrees with the recommendation, Staff requests that this report be adopted by the Town of Lowell Plan Commission as its Findings of Fact.

Rich Oman, Director of Planning and Development
Town of Lowell
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ACTION TAKEN:

MOTION/VOTE: ____ **IN FAVOR;** ____ **OPPOSED;** ____ **ABSTAINED;** ____ **ABSENT;**

FINDINGS OF FACT/VOTE: ____ **IN FAVOR;** ____ **OPPOSED;** ____ **ABSTAINED;** ____ **ABSENT;**

DATE: _____

PLAN COMMISSION PRESIDENT _____ **(SIGN)**