



Planning and Development

Memorandum

To: Planning and Zoning Commission

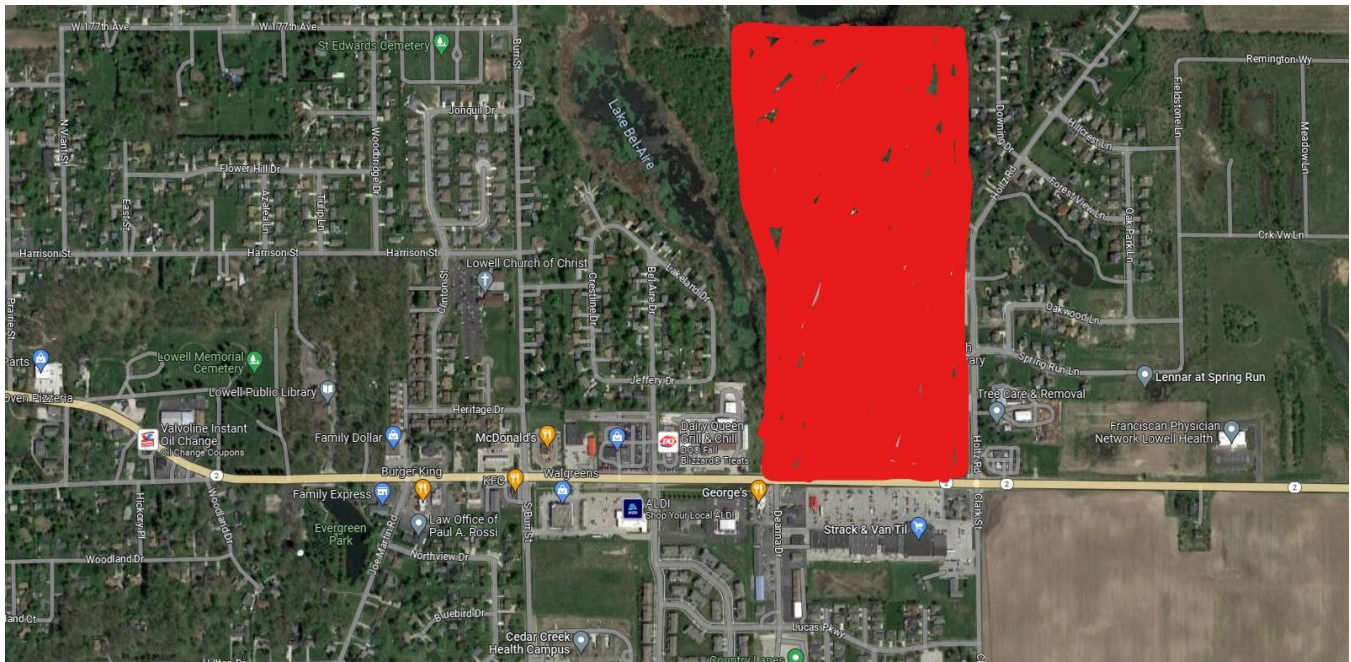
From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 24-019 (Lowell High School – Final Plat)

Date: August 6, 2024

Date of the Meeting:
August 8, 2024

Location and Acres of the Property:
Lowell High School Property – Approx. 82 Acres



Property Owner and Applicant:

Property owner is Tri-Creek School Corporation

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

The applicant intends to build all new sports facilities on the property.

Existing Zoning:

R2 Residential District

Existing Conditions on the Property:

The property currently is developed with the Lowell High School Campus

Staff Review Comments:

The Technical Review Committee (TRC) reviewed the final plat at the TRC meeting on Friday August 2, 2024. Staff discussed some revisions needed before the plan commission meeting. These were: the new sanitary easement dedicated to the Town of Lowell for the sanitary main that travels through the site, and a buffer zone easement toward the north end of the property for Red Wing Lake. These revisions were taken care of for this meeting.

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 Final 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 Final 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 Final 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 Final Plat does provide for appropriate allocation of areas for streets, parks, schools, public and semi-public buildings, homes, business utilities, and industry;
5. The Final 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.

Staff Recommendations:

- A. Staff recommends that the Plan Commission **approve** the final plat for Lowell High School Subdivision.
- 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)**