



# Planning and Development

## Memorandum

To: Plan Commission

From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 24-024 (J2 Addition – Phase 2- Lot 4)

Date: September 10, 2024

**Date of the Meeting:**  
September 12, 2024

**Location and Acres of the Property:**  
J2 Addition – Phase 2 - Lot 4. 7140 171<sup>st</sup> Ave – approx. 17.87 acres



**Property Owner and Applicant:**

Property owner is JV2 LLC

**Applicant's intentions for the property (development objective):**

The applicant intends to create one lot.

**Existing Zoning:**

R1 Residential

**Proposed Zoning:**

No zoning changes proposed.

**Existing Conditions on the Property:**

The property has been most recently vacant.

**Staff Review Comments:**

The Technical Review Committee (TRC) reviewed the final plat at the TRC meeting on Monday, September 9, 2024. Staff discussed the plat. No changes were required. Staff discussed sewer and water connections for this lot. Sidewalk and curb payment in lieu of was received at preliminary plat.

**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 J2 Addition – Phase 2 - lot 4.

**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.

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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)**