



Planning and Development

Memorandum

To: Planning and Zoning Commission

From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 24-026 (REZONE M-DETAILS)

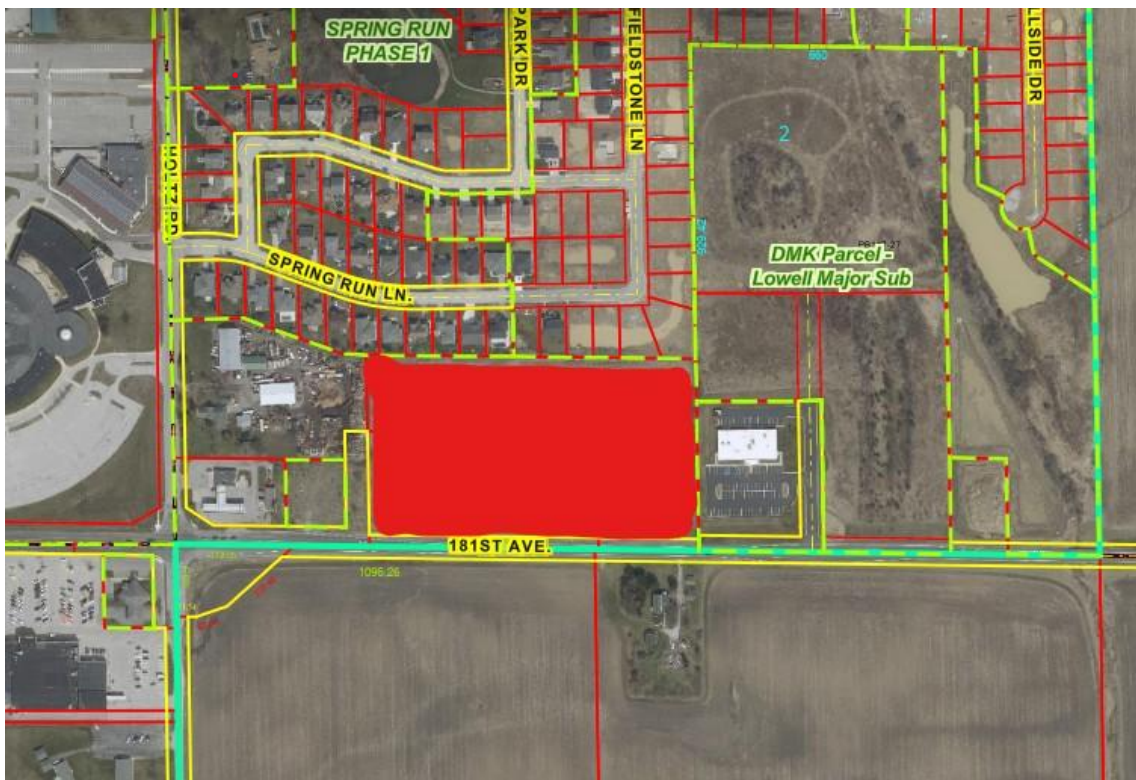
Date: December 9th, 2026

Date of the Meeting:

December 12th, 2024

Location and Acres of the Property:

Approximately between 2107 Commerical and 4500 181st – 9.9 Acres – 3 parcels



Property Owner and Applicant:

The property applicant and owner is M-Details, LLC.

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

The applicant would like to rezone the property to B2 – Highway Business District.

Existing Zoning:

PB – Professional Business District

PUD-R – PUD Residential

Proposed Zoning:

B2 – Highway Business District

Existing Conditions on the Property:

The property has been most recently undeveloped.

Staff Review Comments:

The existing zoning surrounding this particular property is currently PB on the east. The parcel on the west was recently rezoned to B2. The south side of Route 2 is County Agricultural. With respect to utilities and its current zoning, this site has access to all the public utilities for the proposed development. This area is surrounded by residential and highway business districts. This rezoning request is consistent with the intention of the district as stated in the ordinance. The permitted uses in this district are desirable for the petitioner and will benefit the residents of the town as it allows multiple beneficial uses.

Staff Recommendation and Proposed 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 Petitioner owns the real estate
2. The above-described real estate is currently zoned PB, PUD-R, – (Professional Business District and PUD Residential);
3. The petitioner requests rezoning of the property from PB – (Professional Business District and PUD-R – PUD Residential) to B2 (Highway Business District);
4. The rezoning of the above real estate to B2 (Highway Business District) is compatible with the general purposes of the Lowell Zoning Code, will promote orderly development, will increase property values, and will be beneficial to the general welfare of the community;
5. The Plan Commission has paid reasonable regard to the following:
 - a. The Comprehensive Plan and any other applicable, adopted planning studies or reports;
 - b. The current conditions and the character of current structures and uses in each district;
 - c. The most desirable use of which the land in each district is adapted;
 - d. The conservation of property values throughout the town; and,
 - e. Responsible growth and development.
6. Rezoning, as requested by the Petitioner, is appropriate.

A. Staff recommends that the Plan Commission send a favorable recommendation to the Town Council for the real estate to be rezoned from PB – (Professional Business District and PUD-R – PUD Residential) to B2 – (Highway Business District).

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)**