



# Planning and Development

## Memorandum

To: Planning and Zoning Commission

From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 25-001 (Lowell Plaza LLC Parcel)

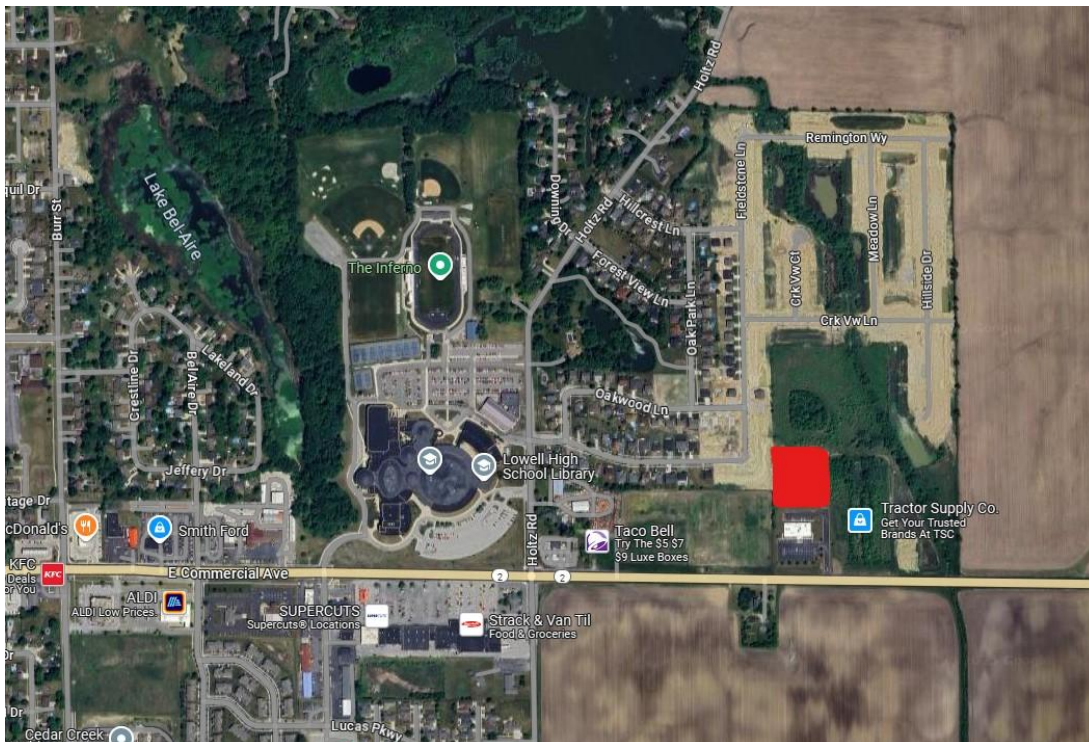
Date: March 11, 2025

### Date of the Meeting:

March 13, 2025

### Location and Acres of the Property:

Approximately 4500 Commercial Avenue – 1.73 Acres, Lot 1 – DMK Subdivision (45-20-19-377-007.000-008)



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**Property Owner and Applicant:**

Property owner is Lowell Plaza LLC

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

The applicants would like to develop the land as B1 Highway Business District to accommodate their proposed business.

**Existing Conditions on the Property:**

The property has been recently undeveloped.

**Staff Review Comments:**

1. A request for rezoning to B1 Highway Business District was heard by the Plan Commission on November 9, 2023.
2. A TRC meeting was held on March 7, 2025 and this report is based from the comments/review from the engineering staff, police and fire.

**Traffic Conditions:**

1. INDOT does not need to review the plans at this time because the entrance to the site is being proposed from Brandywine Drive and not Commercial Avenue.
2. Sidewalks will be addressed at Site Plan and Final Plat.
3. The Town has requested an ingress/egress easement along the south corner of the proposed lot. This will add future connectivity to the parcel west of this lot. The Town has seen concept plans for the parcel to the west and the staff has requested that a minimum of 30 feet for the width of this easement.
4. Brandywine Drive is being extended along the proposed lot's property line.
5. Brandywine Drive will be designed to the engineering standards of the Town of Lowell.

**Sanitary Sewer:**

1. A sanitary main is located at the southwest corner of the existing Franciscan Medical Center located on the west side of Brandywine Drive. This particular sewer is shallow and does not allow the proposed development to tie into it via a gravity line. The development will include a lift station.
2. The proposed sanitary system will discharge to the existing sanitary sewer at the southwest corner of the Franciscan Medical Center.

**Water Main:**

1. A 10" water main currently runs north and south along the west side of the proposed lot. The development will tap into this water main.
2. The Fire Department inspector has reviewed the plans and has requested the watermain be looped into the existing water main along Brandywine Drive.
3. Indiana American Water will have to review the plans and the developer's engineer will work to incorporate their comments.

**Storm Sewer:**

1. A 48" storm sewer line runs east and west along the north property line of the proposed lot. This existing line carries the storm water from Spring Run Subdivision and releases into the County Drain east of the existing Tractor Supply.
2. The site drainage is proposed to utilize the existing 48" line. Staff has requested the engineer to calculate their undetained stormwater to be sure that existing pipe can handle their site's stormwater.
3. The developer has obtained a letter from the owner of the rest of the property stating that they will accommodate the site's stormwater detention in a communal pond in the future development. The staff has requested the engineer calculate the amount this site needs to detain for that future pond.

**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 Preliminary 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 Preliminary 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 Preliminary 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 Preliminary Plat does provide for appropriate allocation of areas for streets, parks, schools, public and semi-public buildings, homes, business utilities, and industry;
5. The Preliminary 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 preliminary plat conditioned upon:

- 1) The ingress/egress easement across the southern portion of the property measure 30 feet wide.

**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  
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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)**