



Planning and Development

Memorandum

To: Planning and Zoning Commission

From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 25-003 (707-715 East Commercial & 126 Castle)

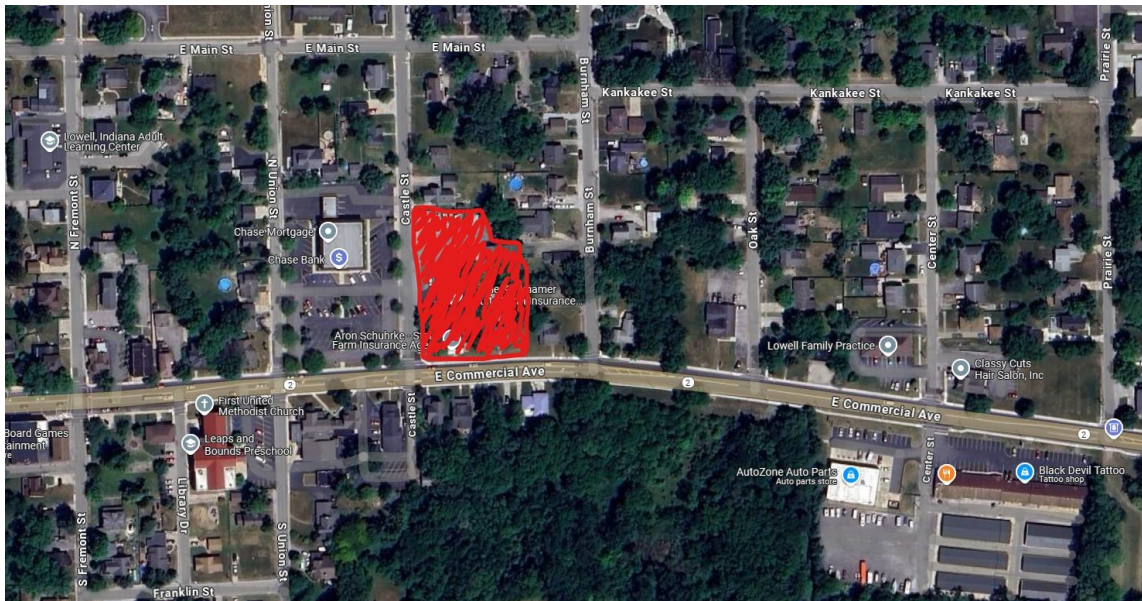
Date: March 11, 2025

Date of the Meeting:

March 13, 2025

Location and Acres of the Property:

707-715 East Commercial & 126 Castle – Approximately 1.26 Acres



Property Owner and Applicant:

Property owner is Lake County Trust No. 5751

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

The applicant would like to rezone the property to TC – Town Center.

Existing Zoning:

B1 – Business District

Proposed Zoning:

TC – Town Center

Existing Conditions on the Property:

The property has been most recently used as a business and rental house.

Staff Review Comments:

The existing zoning surrounding this particular property is currently B1 on the west side of Castle Street and R3 being on the north. It is Town Center on the south side of Route 2. This particular rezone follows the Town of Lowell comprehensive plan. With respect to utilities and its current zoning, this site has access to all the public utilities for the proposed development. The petitioner is proposing a building that mimics a historical architecture style. This would be a great start to the Town Center zoning traveling west on Route 2 into the downtown area of the Town. As other developers buy old houses in this area that front Route 2, they can match this style and really start promoting the downtown.

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 has an interest in the real estate as the owner of approximately 1.26 acres, wherein he desires to create a development for a future subdivision into a downtown development;
 2. The above described real estate is currently zoned B1 – Business District;
 3. The petitioner requests rezoning of the property from B1 - Business District to TC – Town Center;
 4. The rezoning of the above real estate to Town Center 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 B1 - Business District to TC – Town Center.
- 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)**