



# Planning and Development

## Memorandum

To: Planning and Zoning Commission

From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 25-004 (Boulder Ridge - Rezone)

Date: April 8, 2025

---

**Date of the Meeting:**

April 10, 2025

**Location and Acres of the Property:**

16904 Cline Avenue – 142 Acres +/-



---

**Property Owner and Applicant:**

Property owner is 11116 Wicker Avenue  
Petitioner is Olthof Homes, LLC

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

The applicants would like to rezone to PUD – Planned Unit Development to accommodate the proposed subdivision.

**Existing Zoning:**

R2 – Residential District

**Proposed Zoning:**

PUD – Planned Unit Development - Residential (Lowell Town Code 155-042)

**Existing Conditions on the Property:**

The property has been recently used as farmland/undeveloped property.

**Staff Review Comments:**

The petitioner wishes to rezone property to accommodate a residential PUD pursuant to the Town of Lowell Subdivision Control Ordinance 155.042. The ordinance requires the development of a preliminary plan (Plan) and plat of the proposed development area. This Plan shall include:

1. A proposed layout of streets, open spaces, and other basic elements
2. Identification of locations and types of structures and their use categories including densities
3. Arrangements for providing utilities
4. Environmental Study

The Plan shall be considered by the Plan Commission after convening a public hearing. The Plan Commission may recommend approval or disapproval to the Town Council and may impose reasonable conditions with its affirmative recommendation.

The staff has reviewed the documentation provided by the Petitioner and has met with the petitioner on multiple occasions. The following points of discussion between the staff and the Petitioner were incorporated into the Plan:

1. Discussion of the existing surrounding uses. The Plan considers existing adjacent uses which is comprised of single and multi-family uses and matches them with the proposed uses. For example, existing single-family uses are matched by proposed single-family uses. Existing multi-family uses are matched with proposed multi-family uses.
2. Connecting existing dead-end streets to the proposed development.
3. Sanitary sewer and potable water are already near the site and a lift station will be required
4. Limiting tree clearing per the tree survey provided.
5. Limiting development of the environmentally sensitive areas and existing waterways per the Geotech report and tree survey. A wetland delineation will be provided during the engineering design phase.
6. Connectivity of sidewalks and walking trails.
7. Establishment of an HOA or POA to maintain open spaces.
8. Utilizing the Town engineering standards for their design.

The following points of discussion between the staff and the Petitioner have not been incorporated into the Plan and staff would like to bring to the attention of the Plan Commission:

1. Road 3 being a cul-de-sac. Staff would like to see Road 3 get built through to connect to Road 1. The Fire Chief has reviewed this plan and would also like to see Road 3 get connected.
2. Town Staff does not want the Townhomes to be larger than 6 units.
3. Townhomes need to be located along the north side of Road 1 only, no townhomes along the south side. With all the proposed families living along Road 1, there will definitely be more traffic and residents parking in the street. This will relieve congestion and help keep the road open for emergency service vehicles.

- 
4. Townhomes need to be located along the north side of Road 3, as well. The same reason as above for Road 1.
  5. NIPSCO aerial lines run through the property towards the north end. Staff are requiring the developer to provide documentation that they have permission to cross that easement, underneath the lines, with the proposed trail to the dog park.
  6. The staff is requesting a phasing diagram as part of the development plan.

**Staff Recommendation:**

**A.** Staff recommends that the Plan Commission table the proposed rezone so that the applicant has time to complete the revisions as discussed above and tonight so that the proposed development plan is in compliance with the requirements of chapter 155.042.

Rich Oman, Director of Planning and Development  
Town of Lowell  
Phone: 219.696.7794, Ext. 224  
Email: [building@lowell.net](mailto:building@lowell.net)

---

**ACTION TAKEN:**

**MOTION/VOTE:** \_\_\_\_ **IN FAVOR;** \_\_\_\_ **OPPOSED;** \_\_\_\_ **ABSTAINED;** \_\_\_\_ **ABSENT;**

**FINDINGS OF FACT/VOTE:** \_\_\_\_ **IN FAVOR;** \_\_\_\_ **OPPOSED;** \_\_\_\_ **ABSTAINED;** \_\_\_\_ **ABSENT;**

**DATE:** \_\_\_\_\_

**PLAN COMMISSION PRESIDENT** \_\_\_\_\_ **(SIGN)**