



Planning and Development

Memorandum

To: Plan Commission

From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 25-008 (Trilogy Group)

Date: June 11, 2025

Date of the Meeting:

June 12, 2025

Location and Acres of the Property:

CS2 Subdivision located just south of Walgreens – 6.26 Acres



Property Owner and Applicant:

The property owner is Trilogy Real Estate Lowell LLC

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

The applicant is looking for replat, site plan and engineering approval.

Existing Zoning:

R4 Residential

Proposed Zoning:

No zoning changes proposed.

Existing Conditions on the Property:

The property has been most recently vacant land (undeveloped).

Staff Review Comments:

The site was previously replated and the site plan was approved on June 27, 2023. The replat was recorded. Construction did not commence, and easements have been revised. A replat is necessary.

The Technical Review Committee (TRC) reviewed the plat and conducted a TRC meeting on Monday, June 9, 2025. Staff and the applicant have discussed in depth the engineering on the proposed site plan. A sanitary easement needs to be indicated on the plat along the west side of the memory care facility.

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 the resubdivision of Lot 2B in CS2 Subdivision.

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)**