



Planning and Development

Memorandum

To: Plan Commission

From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 25-009 (Trilogy Group – Site Plan)

Date: June 11, 2025

Date of the Meeting:

June 12, 2025

Location

CS2 Subdivision located just south of Walgreens – 6.26 Acres



Property Owner and Applicant:

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 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. The staff discussed the need for watermain along the west side of the memory care facility to serve the houses on the west side of the road. This would be pending the Indiana American Water review. Staff requested the light poles at the entrances to Burr Street be moved closer to the intersection with Burr Street; the proposed trees along Burr Street be moved inside the site to be used for the landscaping around the buildings; the sidewalks need to follow the ADA required widths and clearances; and the curb at the entrances need to be barrier through the curve and transition inside the proposed site and not in the right of way.

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 Site Development Plan does provide for acceptable setbacks, buffer yards, structure heights, lot coverage calculations, proposed buildings, structures, fences and walls, areas of outdoor storage, permanent dumpsters, and other improvements;
2. The Site Development Plan does provide for all proposed locations and dimensions of road accesses, interior drives, parking lots, loading docks or areas, sight visibility triangles, and interior sidewalks;
3. The Site Development Plan does provide for open spaces, all proposed locations of public and private utilities, proposed public improvements and temporary uses; required and proposed landscaping in the site interior, in and adjacent to parking areas, in buffer yards and street trees;
4. The Site Development Plan may show details of proposed permanent signs and anticipated temporary signs; however, as a matter of law, signage is not approved as part of the Site Development Plan review. Proposed signage that does not comply with the zoning ordinance may only be considered by the Board of Zoning Appeals upon the proper filing of a variance petition;
5. The Site Development Plan includes a site drainage plan, soil erosion control measures, and the details of any proposed construction site;

A. Staff recommends that the Plan Commission approve the site plan for The Villas at Cedar Creek Health Campus conditioned upon:

-
1. The staff comments from TRC are incorporated into the engineering plans.

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
Phone: 219.696.7794, Ext. 224
Email: 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)**