



TOWN HALL · 501 EAST MAIN STREET
P.O. BOX 157 · LOWELL, IN 46356

Property Owner and Applicant:

Property owner is CLS Development, LLC

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

The applicant has submitted a Final Plat for the development of Sierra Ridge – Unit 2 – Phase 4, which will include the development of twenty-one (21) single-family homes.

Existing Zoning:

R2 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 final plat at the TRC meeting on Tuesday October 7, 2025. The staff performed a review of the plat and the following comments were sent to the engineer and developer:

1. Engineer estimates for infrastructure are needed for bonding amount.
2. Construction Entrance Off Magnolia to Village Parkway.
3. The next proposed phase must include a through street to Village Parkway.

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 Sierra Ridge – Unit 2 - Phase 4.

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)**