



Planning and Development

Memorandum

To: Planning and Zoning Commission

From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 25-014 (Hickory Ridge—PUD Ordinance and Preliminary Plan)

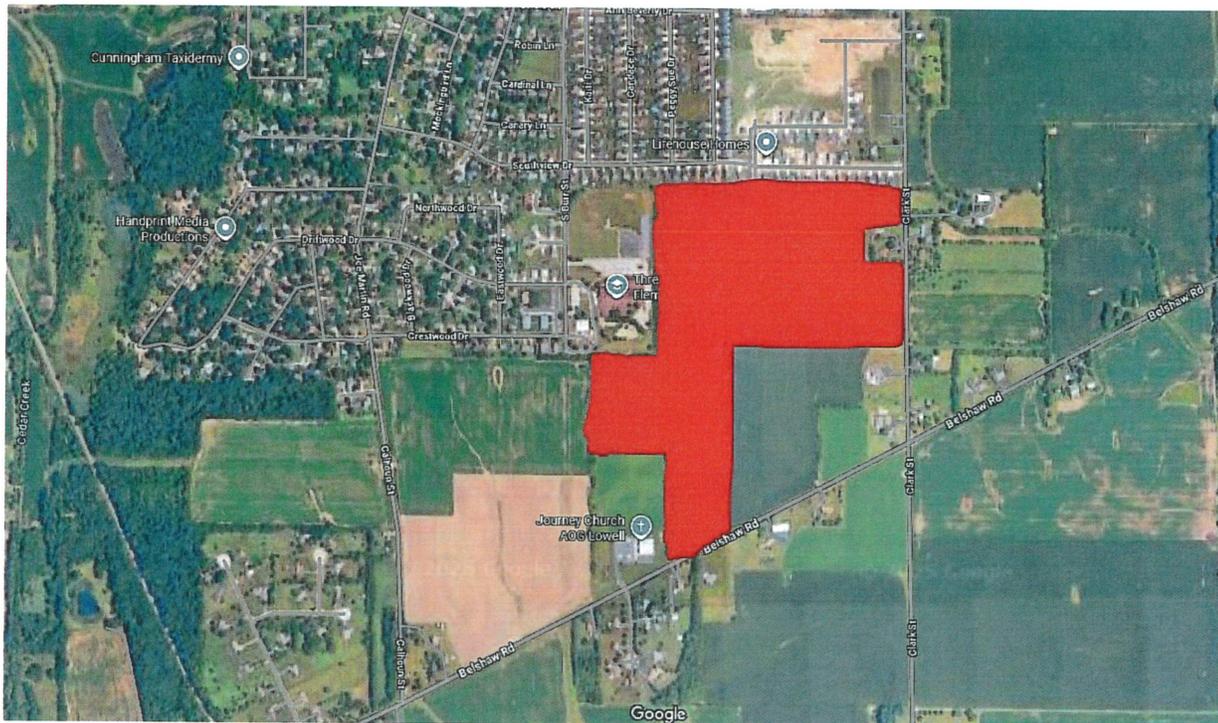
Date: November 10, 2025

Date of the Meeting:

November 13, 2025

Location and Acres of the Property:

18572 Clark Street and 5460 Belshaw Road (89 Acres)



Property Owner and Applicant:

Property owner is S & W Holding LLC. Applicant is Schilling Development.

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

The applicants would like to develop the land as a Residential PUD – Planned Unit Development to accommodate their proposed subdivision. The applicant would like to offer various residential products not available through Lowell’s existing Subdivision Control Ordinance.

Existing Zoning:

PUD – Planned Unit Development - Residential (Lowell Town Code 155-042). Town Council approved rezone September 22, 2025.

Existing Conditions on the Property:

The property has been recently used as farmland.

Staff Review Comments:

1. A request for rezoning to Residential PUD was heard by the Plan Commission on August 14, 2025. After a public hearing the Plan Commission voted to send a favorable recommendation to the Town Council. The Town Council voted in favor of the rezone on September 22, 2025, by ordinance number 2025-18.
2. A TRC meeting was held on Monday, November 10, 2025. This meeting included the Town of Lowell police Chief, Lowell Volunteer Fire department fire Chief, stormwater administrator, town engineer, building commissioner, and planning director.

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

Environmental Conditions:

1. An environmental investigation was conducted by Gary R. Weber and Associates, Inc. (GRWA). This investigation uncovered one wetland. The report states that it is associated with the existing drain tile. The United States Army Corps of Engineers (USACE) must make the final determination regarding jurisdictional status.

Traffic Conditions:

1. A traffic impact study was completed by DVG, Inc., dated October 14, 2025. The report gives recommendations for the intersections on Belshaw Road and Clark Road.
2. There are two existing dead-end roads that are proposed to have future connectivity to surrounding subdivisions.
3. The County Highway Department has received the plans for the intersections at Belshaw Road. The planned improvements have been designed to the County Highway standards. We have not yet received the comments from the County review at the time of this meeting.
4. There will be sidewalks installed within the subdivision and along the town and county roads as well.
5. All interior roadways are designed to the engineering standards of the Town of Lowell and no engineering waivers are being requested for this development.

Sanitary Sewer:

1. An existing 15” sanitary line runs north-south through the property. This line was built in 2007 as part of the Spring Run development located across from Lowell High School. A sanitary sewer recapture agreement was put in place as a way for the Spring Run developer to recapture their investment. The recapture agreement has since expired.
2. Wessler Engineering was hired by the Town to perform an evaluation of the existing sanitary line and its sewer shed. They included multiple undeveloped properties for their evaluation and this property was included to check capacity and peak flows. After all the developments are completely built out per the report, the 15” sanitary line can accommodate all the existing and proposed developments.

3. The proposed sanitary system will discharge into the existing sanitary lines on site.
4. The gravity sanitary system throughout the subdivision will be located within the roadways per the Town engineering standards and will be constructed without any waivers.

Water Main:

1. An existing 8" water main currently is stubbed at the south end of Alexander Avenue in the existing adjoining subdivision Beverly Estates. An existing 12" water main currently is stubbed along Clark Street just south of Southview Drive. An existing 14" water main runs along the north side of Belshaw Road. The design shows that the developer will tap into that existing line to create a loop for the water distribution system.
2. Indiana American Water will review the plans and the developer's engineer will work to incorporate their comments.
3. Fire hydrants will be placed pursuant to town standards.

Storm Sewer:

1. All incoming and exiting drain tiles were accounted for in the development's storm sewer and pond designs.
2. The ponds were designed to the Town engineering standards.
3. The Town requested that the major storm mains be in the right of way and not be located in the rear yards. The petitioner's engineers rerouted the storm sewers per the Town engineering staff's request.

Parks:

1. Since there are no parks being dedicated to the Town, the developer will pay an open space fee at time of Final Plat for each phase of development.

Restrictions/Covenants/Developmental Standards

1. The applicant has submitted numerous documents including a narrative, landscaping plan, declarations, and preliminary plat (engineering plans) for introduction and discussion. Numerous topics will be discussed to obtain direction and input from the commission. Comments from these discussions together with public comments will be included in the final documentation and the final PUD ordinance.

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 Preliminary Plan 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 Preliminary Plan 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 Preliminary Plan 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 Preliminary Plan does provide for appropriate allocation of areas for streets, parks, schools, public and semi-public buildings, homes, business utilities, and industry;

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5. The Preliminary Plan 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.

Staff Recommendations:

A. Staff recommends that the Plan Commission send a favorable recommendation to the Town Council for the preliminary plan for Hickory Ridge Subdivision, which includes the preliminary plat and the proposed PUD ordinance.

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.

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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)**