



Planning and Development

Memorandum

To: Planning and Zoning Commission

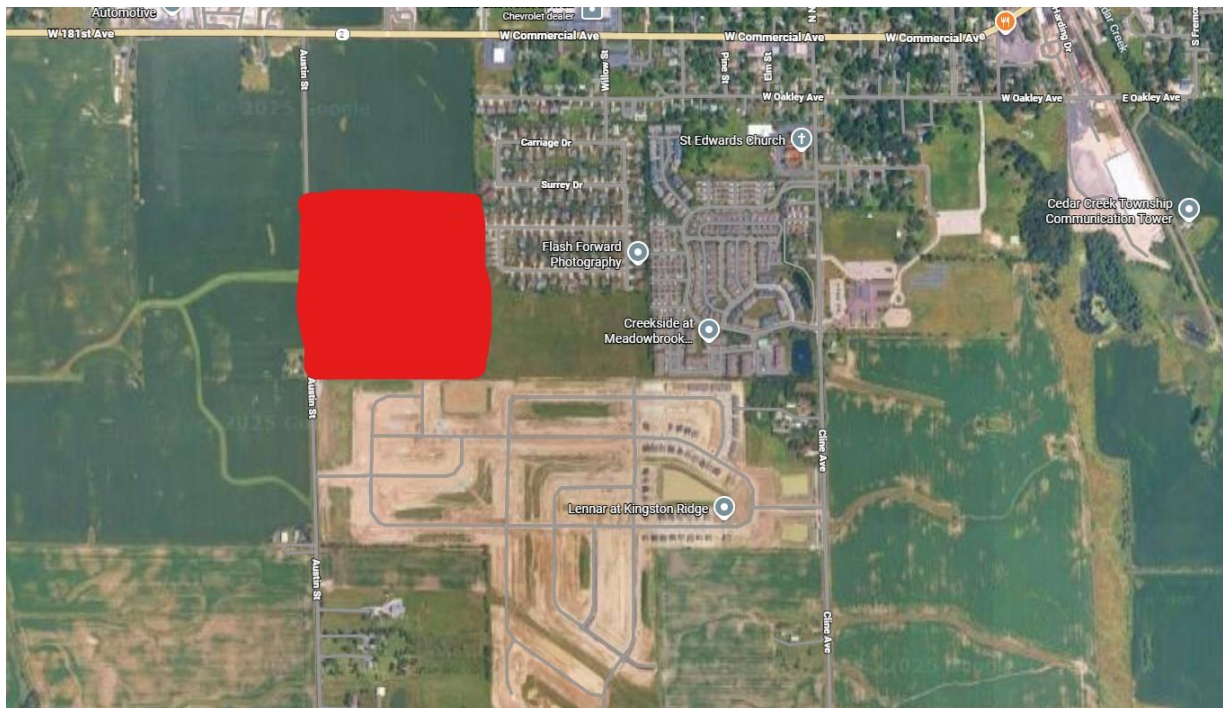
From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 26-001 (Crown Point Christian School)

Date: February 12th, 2026

Date of the Meeting:
February 12th, 2026

Location and Acres of the Property:
Approx. 181st Ave. – 45-19-27-100-008.000-038 - 44 Acres +/-



Property Owner and Applicant:

Petitioner is Crown Point Christian School.
Property owner is Grant Holm Trust.

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

The applicant would like to rezone the property to PUD – Planned Unit Development to accommodate the proposed School.

Existing Zoning:

AG- agricultural

Proposed Zoning:

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

Existing Conditions on the Property:

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

Staff Review Comments:

Petitioner wishes to rezone property to accommodate a private school 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
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 agricultural uses. A proposed school would fit into the surrounding uses.
2. Connecting existing dead-end streets to the proposed development.
3. Sanitary sewer and potable water are already near the site and will be utilizing the Kingston Ridge lift station.
4. 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.
5. Utilizing the Town engineering standards for their design.

The following points of discussion between the staff and the Petitioner were incorporated into the Plan and staff would like to bring to the attention of the Plan Commission:

1. A public right of way will need to be dedicated, and a street built through the property. Staff would like to see one of two options for the through street. Option one would be that Longwood Drive would be built from Carriage Crossing Subdivision to Austin Street. Option two would be that a new street toward the south end of the property would be built from Austin Street to the new Ironwood Subdivision just south of Carriage Crossing. This road would also connect to Radnor Street and Lancer Street. In both these options, the plan would incorporate the existing dead-end streets and have multiple access for all subdivisions.
2. The fire chief stressed the importance of the school being sprinkled. If so, the fire department could fight fires from the proposed fire hydrants on site and would not need access all the way around the proposed building.

If not sprinkled, the site plan will need to incorporate a drive access all the way around the building for full fire protection.

3. Staff requested a future traffic study be completed to see how pickup and drop off will work in the future for the parents. Staff does not want school traffic to be backed up onto Austin Street.
4. Staff discussed how a phasing plan will be required for the ordinance and engineering in the future. This will need to show each phase of the build out of the school and the respective roads and drive access through the site.

This is a 40-acre site. The full build out of the proposed school will be K-8th grade. Phase 1 would include a pond, building for K-4th, parking, one athletic field, and signage. The master plan indicates numerous athletic playing fields with the potential for possible community involvement.

Staff Recommendation and Proposed 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 Petitioner has an interest in real estate via a purchase agreement of approximately 40 acres as described in Exhibit E, wherein they desire to develop this parcel into a PUD - planned unit development;
 2. The above-described real estate is currently zoned AG – Agriculture;
 3. The petitioner requests rezoning of the property from AG – Agriculture to PUD – Planned Unit Development.
 4. The rezoning of the above real estate to PUD (Planned Unit Development) is compatible with the general purposes of the Lowell Zoning Code, will promote orderly development, will increase property values, and will be beneficial to the general welfare of the community;
 5. The Plan Commission has paid reasonable regard to the following:
 - a. The Comprehensive Plan and any other applicable, adopted planning studies or reports;
 - b. The current conditions and the character of current structures and uses in each district;
 - c. The most desirable use of which the land in each district is adapted;
 - d. The conservation of property values throughout the town; and,
 - e. Responsible growth and development.
 6. Rezoning, as requested by the Petitioner, is appropriate.
- A.** Staff recommends that the Plan Commission send a favorable recommendation to the Town Council for the real estate to be rezoned from AG – Agricultural to PUD – Planned Unit Development.
- 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
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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)**