



Planning and Development

Memorandum

To: Planning and Zoning Commission

From: Rich Oman, Director of Planning and Development

Subject: PC Docket # 26-002 (Ironwood - Rezone)

Date: February 10th, 2026

Date of the Meeting:

February 12th, 2026 (public hearing continued from January 8th, 2026).

Location and Acres of the Property:

Approx. Willow St. – Parcel 45-19-27-253-017.000-038 – 20 Acres +/-



Property Owner and Applicant:

Property owner is Lake Acquisitions Inc.
Petitioner is OLTHOF Homes, LLC

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

The applicants would like to rezone to PUD – Planned Unit Development to accommodate the proposed subdivision.

Existing Zoning:

R1 – Residential District

Proposed Zoning:

PUD – Planned Unit Development.

Existing Conditions on the Property:

The property has been recently used as farmland.

Staff Review Comments:

Petitioner wishes to rezone property to accommodate a residential 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 categories including densities
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 matches them with the proposed uses. For example, existing single-family uses are matched by proposed single-family uses. Existing multi-family uses are matched with proposed multi-family uses.
2. Connecting existing dead-end streets to the proposed development.
3. Sanitary sewer and potable water are available. The sewer will utilize the lift station that is in Kingston Ridge and be required to pay a recapture fee for each sewer tap. Once water is installed this will create a much-needed water loop in this area.
4. Stormwater drain tile study shows issues on this parcel which OLTHOFs infrastructure will correct. Regionalizing existing detention pond in Carriage Crossing with the new one that will be required for this subdivision.
5. Establishment of an HOA or POA to maintain open spaces.
6. Utilizing the Town engineering standards for their design.
7. Staff discussed the density being higher than other PUD subdivisions approved over the past 4 years with the petitioner and the Commission at the last meeting. The petitioner has revised the concept plan from the January 8th meeting, per the staff and Commission's suggestion to change the lots on the southern border from single family attached paired cottage lots to single family detached villa lots. This has adjusted the density from 4.25 to 4.06. Given the acreage of the parcel staff feel this density is acceptable for this proposed subdivision based on the product being presented by the petitioner.

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 is the owner of the approximately 20 acres, wherein he desires to subdivide the property into 32 lots (64 units) attached paired cottage units, and 25 units single family villa lots.
2. The above-described real estate is currently zoned R1 Residential District;
3. The petitioner requests rezoning of the property from R1 Residential District to PUD – Planned Unit Development;
4. The rezoning of the above real estate to PUD 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 R1 Residential District 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

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)**