

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

18-W-SUBD-14 PRIMARY PLAT APPROVAL

OCTOBER 17, 2018

Lori Ferguson

AGENDA ITEM: 3

Cleo Meadows, west side of S. 50 East, 800' south of SR 9

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	20.3 acres	Lot size:	1.837 acre	9.02 acre (Lot 1)
Number of lots:	2 lots	Lot width:	225'	227'± (Lot 2)
Dedicated ROW:	0.19 acre	Lot frontage:	50'	50.0' (Lot 1)

The petitioner, owner of the property, is requesting primary plat approval for Cleo Meadows, a proposed two-lot subdivision located on the west side of south 50 East, approximately 800' south of the intersection with SR 9 and 300' north of 300 South. The site is currently unimproved; an area of mapped floodplain exists on the western portion of the property. Proposed are two lots and dedicated right-of-way for the county road.

The proposed plat appears to comply with the development standards of the zoning code as shown in the above table.

Comment letters received (as of date of staff report)

Electric	X	Health	X	Cable TV	
Gas	X	Co. Highway	X	Sanitary Sewer	NA
Telephone		SWCD	X	Water	NA

A 30' wide right-of-way for Blue Lake Road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lots. At the time of this writing, the comment letters received have generally stated that the proposed plat is adequate.

Separate restrictive covenants have not been submitted at the time of this writing.

WAIVER REQUESTS

There are no waiver requests.

REVIEW CRITERIA

Subdivision primary plats are reviewed for compliance with the standards of Subdivision Control Ordinance and the Zoning Code. Staff finds that the proposed primary plat appears consistent with the standards, with the following condition(s):

1. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 10/10/18

PLAN COMMISSION ACTION

Motion:

By:

Second by:

<i>Vote:</i>	Hodges	Deckard	Johnson	Mynhier	Western	Wolf	Wolfe	Woodmansee	Wright
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									