

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

24-W-SUBD-8 PRIMARY PLAT APPROVAL

Kent and Cheryl Hoffman

"Neely Place", Keiser Road, 700' west of 200 West

APRIL 17, 2024

AGENDA ITEM: 2

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	4.08 acres	Lot size:	1.837 acre	4.04 acres
Number of lots:	1 lot	Lot width:	225'	470'±
Dedicated ROW:	0.04 acre	Lot frontage:	50'	54.92'

The petitioner, owner of the subject property, is requesting preliminary plat approval for a one-lot subdivision to be named "Neely Place." The proposed plat is located on the north side of Keiser Road, about 700' west of 200 West in Section 32 of Columbia Township. The property is currently unimproved.

The purpose of the proposed plat is to create new a building site. Platting is required due to the number of previous splits since 1979. This is the first platted lot from the 2018 parcel, so no rezoning is required.

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

UTILITY AND REVIEW COMMENTS

Comment letters received (as of date of staff report)

Electric	X	Health	X	Cable TV		Parcel Cmte.	X
Gas		Co. Engineer	X	Sanitary Sewer	NA		
Telephone		SWCD	X	Water	NA		

The Soil & Water Conservation District provided comments on the soils and advisable construction practices. He stated that basements may not be advisable due to a high water table. Also provided were routine comments regarding erosion control and guidelines to be provided to the applicant.

The County Engineer stated there were no apparent restrictions on driveway location and provided notes on the requirements for driveway permitting and construction.

The Health Department noted that soil testing has already been completed for the property.

A 30' wide right-of-way for the county road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot.

No covenants and restrictions were submitted as of the time of writing. This is not unusual for one- or two-lot plats.

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: 4/10/2024

PLAN COMMISSION RECORD OF ACTION

Motion:

By:

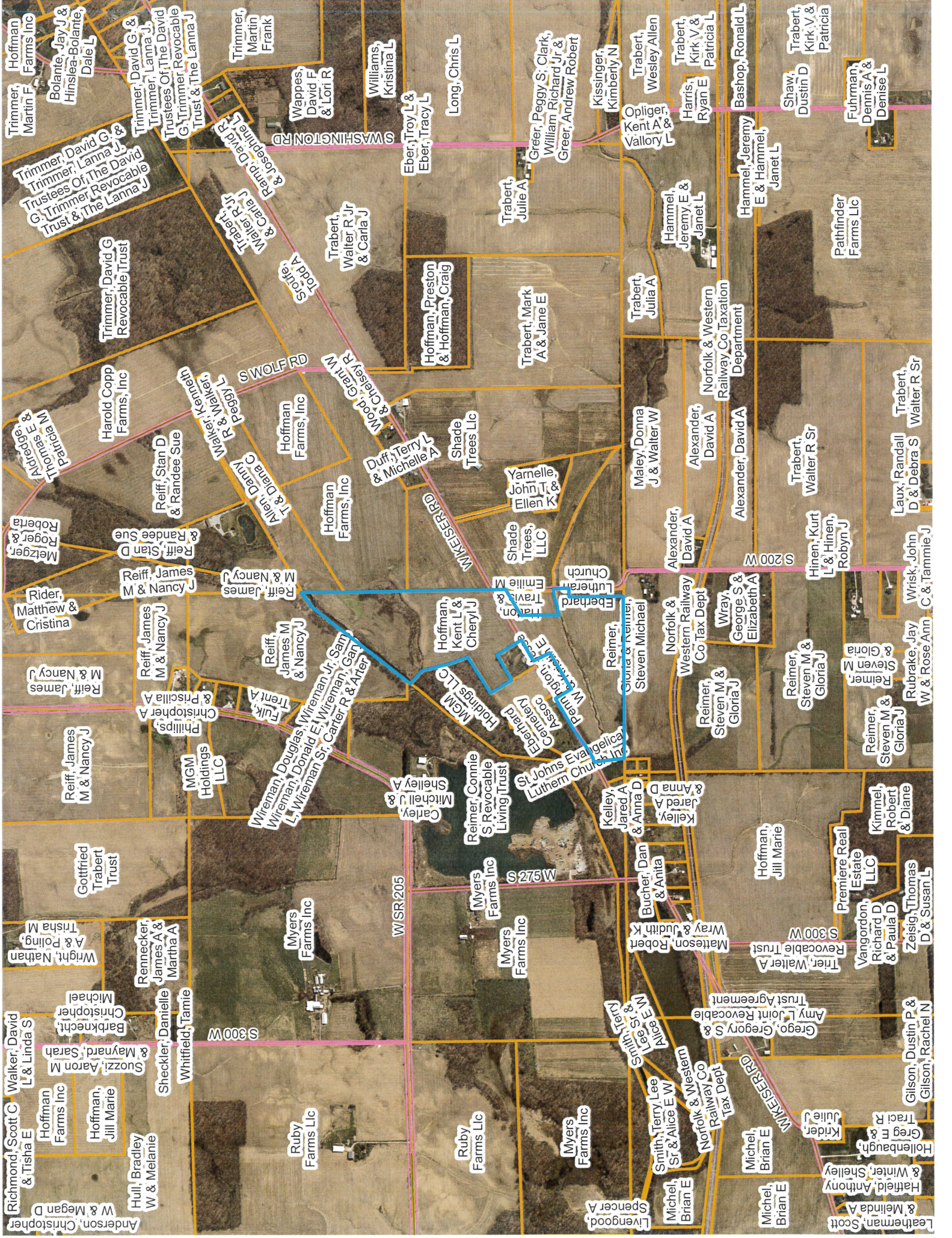
Second by:

Approve

Approve w/conditions

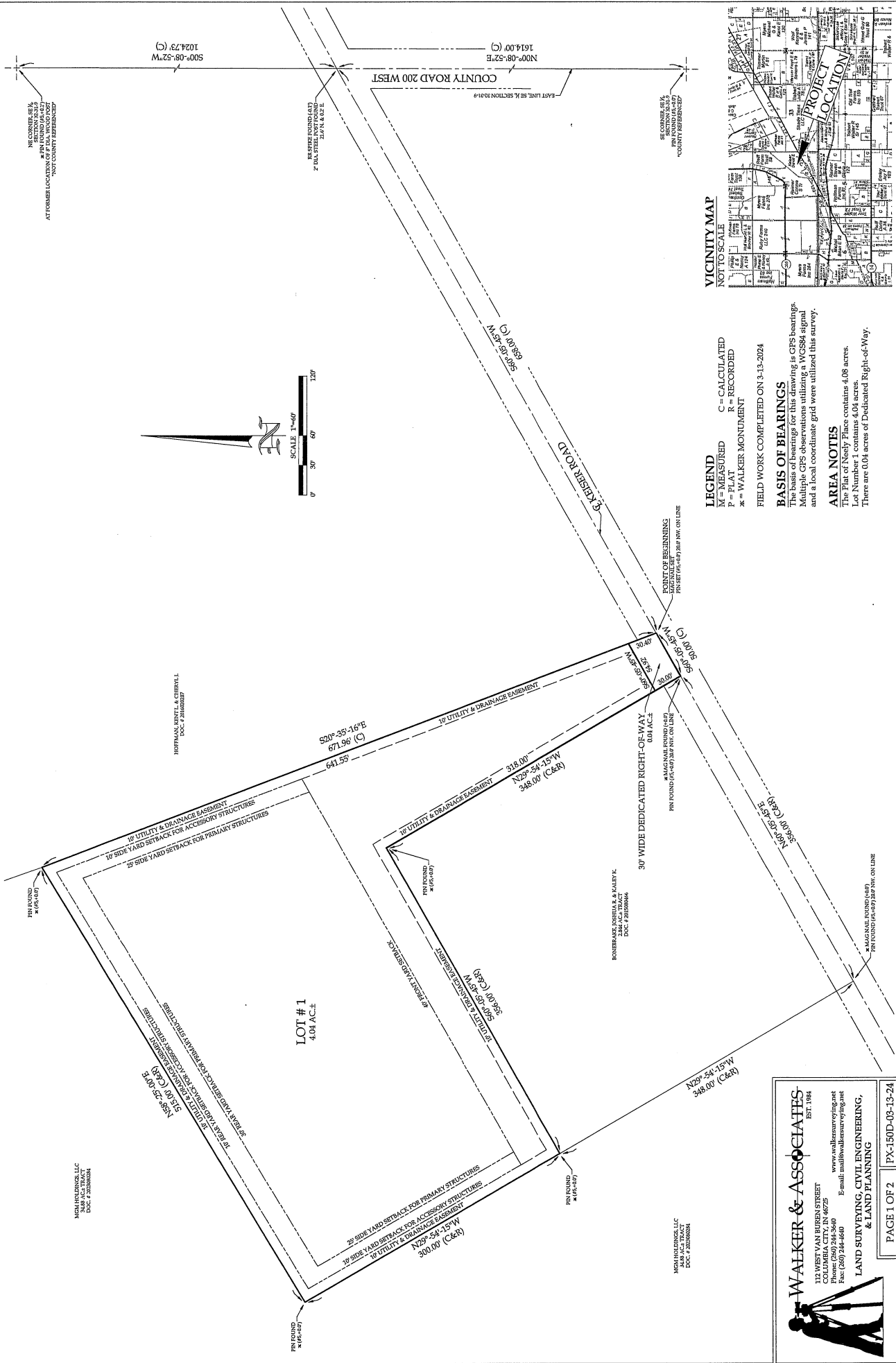
Deny

<i>Vote:</i>	Baker	Banks	Drew	Emerick	Green	Hodges	Johnson	Kurtz-Seslar	Wolf
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									

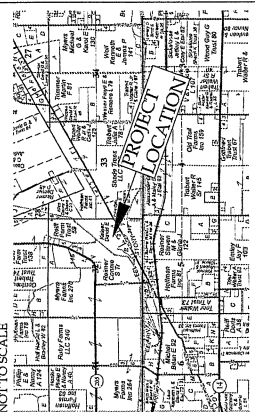


NEELY PLACE (PRELIMINARY)

SITUATED IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 31 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA



VICINITY MAP



LEGEND


- M = MEASURED
- C = CALCULATED
- F = FIELD MONUMENT
- R = RECORDED
- X = WALKER MONUMENT

BASIS OF BEARINGS

The basis of bearings for this drawing is GPS bearings. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

AREA NOTES

The Plat of Neely Place contains 4.08 acres. Lot Number 1 contains 4.04 acres. There are 0.04 acres of Dedicated Right-of-Way.



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PAGE 1 OF 2

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