

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

24-W-SUBD-7 PRIMARY PLAT APPROVAL

Troy Tracy
"Tracy Acres", 2825 W. 450 North

**APRIL 17, 2024
AGENDA ITEM: 1**

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	10.02 acres	Lot size:	1.837 acre	4.30 acre
Number of lots:	2 lots	Lot width:	225'	264'
Dedicated ROW:	0.51 acre	Lot frontage:	50'	264'

The petitioner, owner of the subject property, is requesting preliminary plat approval for a two-lot subdivision to be named "Tracy Acres." The proposed plat is located on the south side of 450 North, about 1,600' west of 250 West in Section 13 of Etna-Troy Township. The property is currently improved with a dwelling and outbuildings.

The purpose of the proposed plat is to create new a building site to the west of the existing residence. Platting is required due to the number of previous splits since 1979. These being the only platted lots from the 2018 parcel, 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		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. Also provided were routine comments regarding erosion control and guidelines to be provided to the applicant.

The County Engineer noted that driveways should be located farther east than the westernmost 50' of the property. Otherwise, he provided notes on the requirements for driveway permitting and construction.

The Parcel Committee noted that the owner name needed to be modified to match the recorded name, "Troy E. Tracy."

A 35' wide right-of-way for the county road would be dedicated. 10' drainage and/or utility easements are shown on the sides of the lots.

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. Two septic sites per lot are to be determined and approved by the Health Department prior to issuance of a building permit for a primary structure.
2. Correct owner name.
3. Add notation on plat that the driveways may not be located on the westernmost 50' of Lot 1.
4. 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

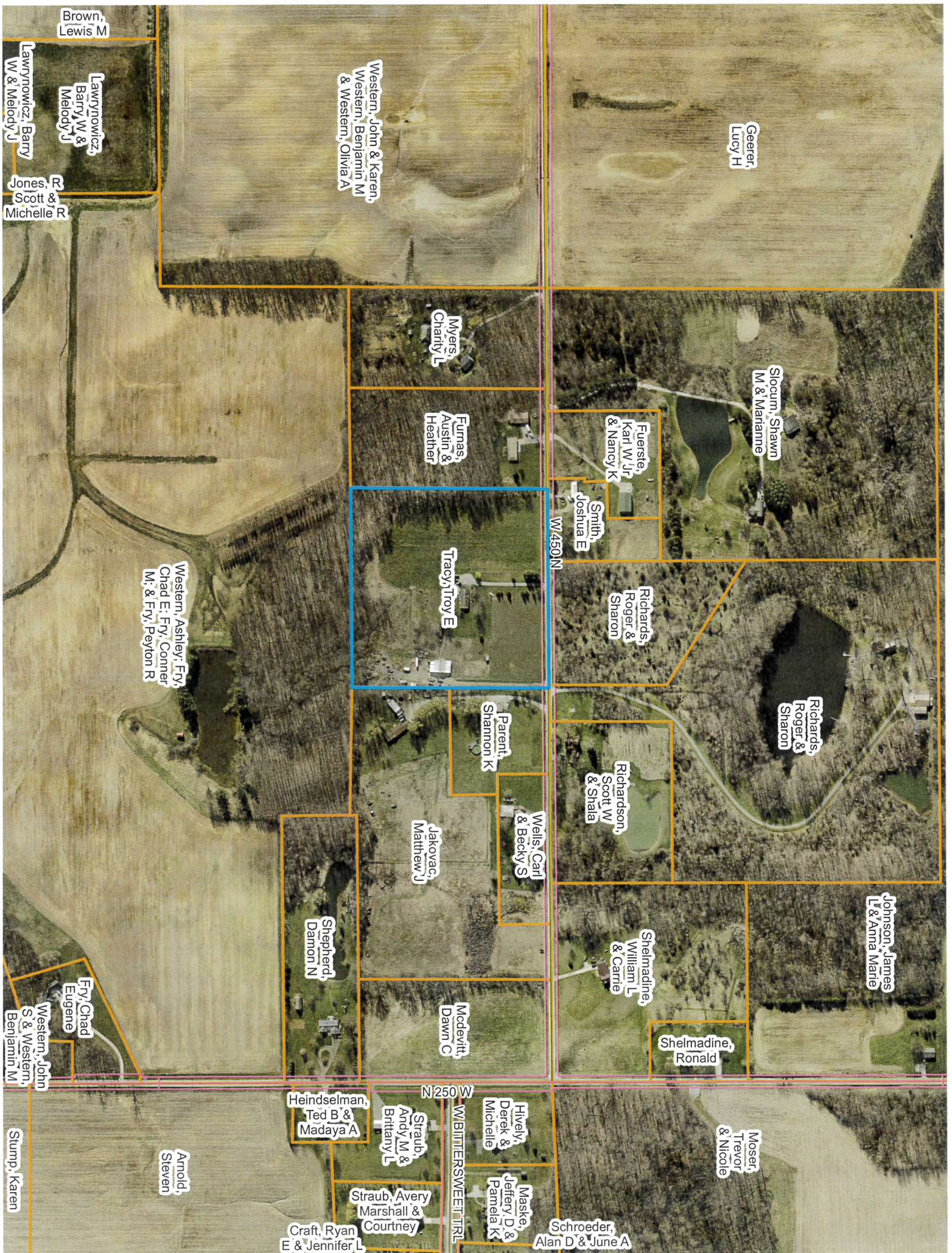
Deny

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



92-02-13-000-109.001-005
1.837

92-02-13-000-107.000-005
5.127

W 450 N

2825

92-02-13-202-001.000-005
5

92-02-13-000-203.000-005
10

92-02-13-000-305.000-005
103.61

92-02-13-000-205.000-005
10

2747

92-02-13-000-208.000-005
2:395

2743

