

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

24-W-SUBD-15 PRIMARY PLAT APPROVAL

Maggee & Kyle Lee

"Lee Acres", Anderson Road, 2,200' west of Sheldon Road

SEPTEMBER 18, 2024

AGENDA ITEM: 1

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	3.98 acres	Lot size:	1.837 acre	3.92 acres
Number of lots:	1 lot	Lot width:	225'	225'±
Dedicated ROW:	0.06± acre	Lot frontage:	50'	70.09'

The petitioner, purchaser of the subject property, is requesting preliminary plat approval for a one-lot subdivision to be named "Lee Acres." The proposed plat is located on the north side of Anderson Road, about 2,200 feet west of Sheldon Road, in Section 16 of Smith Township. The property is currently unimproved except for a shed.

The purpose of the proposed plat is to create new a residential building site. Platting is required due to the number of previous splits since 1979. Another one-lot plat from the parent tract was approved in August 2024, making this the second platted lot from the 2018 parcel. So, no rezoning is required with this request. Note that the parent tract, while zoned AG, adjoins LR-zoned subdivisions to the north and south, so if the parent tract owner has plans to do additional splits, rezoning could be 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.
Gas		Co. Engineer	Sanitary Sewer	NA
Telephone		SWCD	X	Water
				NA

The Soil & Water Conservation District commented on the requirements for erosion control and guidelines that are to be shared with the petitioner. He noted that a high water table is expected with the soil types found on the property, so basements are not advised. A comment letter received from a nearby property owner also expressed concerns about the high water table and poor drainage that could affect them and other adjacent properties.

The Health Department noted that soil testing has already been completed for two septic sites on the property.

A 40' right-of-way for Anderson Road is proposed to 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. 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. Secondary plat approval delegated to the Plan Commission staff.

Date report completed: 9/10/2024

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>									

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOGETHER WITH
PART OF THE SOUTHEAST QUARTER OF SECTION 16, ALL BEING IN TOWNSHIP
32 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA

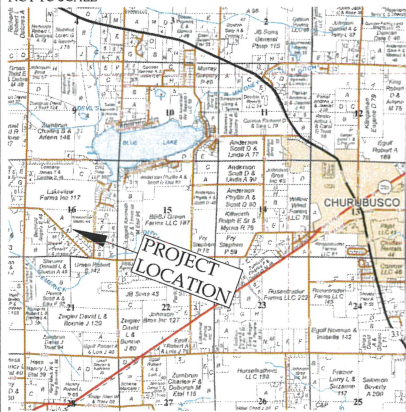
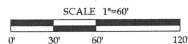
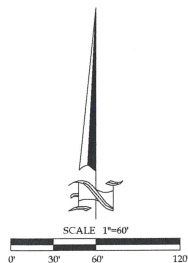
M = MEASURED C = CALCULATED
P = PLAT R = RECORDED
X = WALKER MONUMENT

FIELD WORK COMPLETED ON 8-22-2024

The basis of bearings for this drawing is a platted bearing of N45°-26'-00"W for the Southwest line of the Plat of Edison Place, Whitley County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

AREA NOTES
The Plat of Lee Acres contains 3.98 acres.
Lot Number 1 contains 3.92 acres.
There are 0.06 acres of Dedicated Right-of-Way.

The original boundary survey for this Plat is recorded in Document Number 2024080344 in the records of Whitley County, Indiana.



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