

WHITLEY COUNTY ADVISORY PLAN COMMISSION

STAFF REPORT

24-W-SUBD-21 PRIMARY PLAT APPROVAL

RaceTrac, LLC

"RaceTrac Minor Subdivision", 300 East

DECEMBER 18, 2024

AGENDA ITEM: 1

SUMMARY OF PROPOSAL

Current Zoning:	GC, General Commercial		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	5.742 acres	Lot size:	10,000 Sq Ft	5.742 acres
Number of lots:	1 lot	Lot width:	75'	361'±
Dedicated ROW:	0.8± acre (in future)	Lot frontage:	75'	320'+

The petitioner, purchaser of the subject property, is requesting preliminary plat approval for a one-lot subdivision(erroneously submitted as two lots) to be named "RaceTrac Minor Subdivision." The proposed plat is located on the northwest corner of the intersection of U.S. 30 and 300 East in Section 18 of Union Township. The 23.92± acre property is currently unimproved.

The purpose of the proposed plat is to split the lot for commercial development, currently intended to be a gas station and convenience store. No rezoning is required.

One lot is proposed. The balance of the parent tract is shown as a second lot, but this was incorrectly labeled due to a misunderstanding in the code requirements. A 60' strip of right-of-way is proposed on the north side of the lot to provide access to the petitioner's lot and to the remainder of the parent property.

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		Sanitary Sewer	INDOT	
Telephone		SWCD	X	Water		

The lot will be connected to public water and sewer. A water main is currently available along the west side of 300 East. The nearest point of connection for sanitary sewer is available approximately 400' from the property on the north side of Lincolnway; however, the actual route of the connection is to be determined as part of the development of the site.

As proposed, the strip of right-of-way would be dedicated to the public with this plat, including a drive built to public standards. However, it is recommended that this strip instead be initially designated as a block with an access easement; the drive is still built to public standards. At the time of the development of the remainder of the property, the block and street would be dedicated as public right-of-way continuing into the new development. The street would be constructed to public standards for future dedication, but being private, recordation of the secondary plat will not be contingent on the construction and acceptance of the public street. Additionally, the County would not be accepting as public what amounts to a private driveway until such time as the road would continue into the rest of the property. This is a similar process that was used for the Rogers Market property nearby.

The County Engineer had not yet submitted comments at this time. The legal drain location will need to be verified and easement shown on the plat.

The Soil and Water Conservation District provided standard information on required erosion control processes. He also noted that some of the property has potentially poor soils, so some additional design or soil investigation may be necessary. A high water table may also pose development challenges.

Parcel Committee had no substantial comments. Signature blocks, deed of dedication, etc. are needed for the secondary plat.

No additional dedicated right-of-way is proposed along 300 East or US 30. Sufficient dedicated right-of-way was acquired in the past year with the updated sewer project on 300 East. As described above, the access strip should be designated to be dedicated along with future development.

No covenants and restrictions were submitted as of the time of writing. Multi-lot commercial development often has covenants, although they may not be necessary with just the initial lot.

No utility easements are proposed, nor are building lines specifically shown (the 25' setback per zoning is incorrect). For commercial development, utility easements are sometimes not necessary, but building lines should be shown on the three road frontages—60' along US 30 and 40' along 300 East and the future ROW.

A Development Plan will be required for development, so additional detailed comments on infrastructure, development, and construction will be expected at that time.

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. Revise to clearly show a one-lot plat. Add necessary signature blocks and text.
- 2. Add appropriate building lines along the road frontages.
- 3. Add 10' (minimum) drainage and utility easements along the lot perimeter, or work with agencies to provide adequate alternative easements, if any are deemed necessary.
- 4. Construct the access drive to public standards, subject to inspection and approval by County Engineer and Highway. Designate the strip as to be dedicated to the public in the future upon further development.
- 5. Secondary plat approval delegated to the Plan Commission staff.

Date report completed: 12/04/2024

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>									



