

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

17-W-SUBD-12 PRIMARY PLAT APPROVAL

Sharon Smith

J.S.T. Acres, south side of 600 North, 2500' east of 450 East

NOVEMBER 15, 2017

AGENDA ITEM: 1

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	6.41 acres	Lot size:	1.837 acre	6.23 acre
Number of lots:	1 lot	Lot width:	225'	234±'
Dedicated ROW:	0.18 acre	Lot frontage:	50'	263±'

The petitioner is requesting primary plat approval for J.S.T. Acres, a proposed one-lot subdivision located on the south side of County Road 600 North, about one-half mile east of County Road 450 East. The proposed lot requires platting as the parcel has been split previously. Proposed are a 6.23-acre Lot 1 and dedicated right-of-way for the county road (0.18 acre).

The proposed plat appears to comply with the development standards of the zoning code.

Comment letters received (as of date of staff report)

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

A 30' wide right-of-way for CR 600 North would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot. At the time of this writing, the comment letters received have stated that the proposed plat is adequate. The Health Department requires soil testing for two sites for septic systems, so soil testing for a site in addition to the existing system location must be done. Any comments received from other utilities and agencies will be presented at the Commission meeting.

Separate restrictive covenants have not yet been submitted.

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. Soil testing for a second septic system location be done and accepted by the Health Department prior to secondary plat approval.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 11/8/2017

PLAN COMMISSION ACTION

Motion:

By:

Second by:

Vote:	Banks	Deckard	Johnson	Kerch	Mynhier	Western	Wolfe	Woodmansee	Wright
Yes									
No									
Abstain									

