

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

18-W-SUBD-2 PRIMARY PLAT APPROVAL

FEBRUARY 21, 2018

David and Kameron Kae Bachelder

AGENDA ITEM: 1

Bachelder Acres, west side of 750 West, ½ mile north of 800 North

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	5.00 acres	Lot size:	1.837 acre	4.97 acre
Number of lots:	1 lot	Lot width:	225'	504±'
Dedicated ROW:	0.033 acre	Lot frontage:	50'	50'

The petitioners, owners of the property, are requesting primary plat approval for Bachelder Acres, a proposed one-lot subdivision located on the west side of County Road 750 West, about 2,000' north of County Road 800 North (house address of 8295 N 750W). The proposed lot requires platting as the parcel has been split previously. Proposed are a 4.97-acre Lot 1 and dedicated right-of-way for the county road (0.03 acre).

The proposed plat is approximately ½ mile from the nearest CFO. The proposed plat appears to comply with the development standards of the zoning code as shown in the above table.

Comment letters received (as of date of staff report)

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

A 30' wide right-of-way for CR 750W would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot. A legal drain easement occupies much of the otherwise buildable area of the Lot, and the County Engineer provided comment on the restrictions on usage of that area. Additionally, the Soil and Water Conservation District noted that there is a potential wooded wetland located on or near the platted lot; a wetlands notice has been placed in the of the plat document.

At the time of this writing, the comment letters received have generally stated that the proposed plat is adequate.

Separate restrictive covenants have not been submitted as of this writing.

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: 2/14/18

PLAN COMMISSION ACTION

Motion:

By:

Second by:

<i>Vote:</i>	Banks	Deckard	Johnson	Mynhier	Western	Wolfe	Woodmansee	Wright
<i>Yes</i>								
<i>No</i>								
<i>Abstain</i>								