

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

18-W-SUBD-4 PRIMARY PLAT APPROVAL

MARCH 21, 2018

John Blakley

AGENDA ITEM: 2

Forest Ridge Park, 5050 N. Elder Road, ¾ mile north of Lincolnway

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	7.84 acres	Lot size:	1.837 acre	7.58 acre
Number of lots:	1 lot	Lot width:	225'	425'±
Dedicated ROW:	0.26± acre	Lot frontage:	50'	394.66'

The petitioner, owner of the property, is requesting primary plat approval for Forest Ridge Park, a proposed one-lot subdivision located on the north side of Elder Road, about ¾ mile north of West Lincolnway (house address of 5050 N. Elder Road). The proposed lot requires platting as the parcel has apparently been split previously. Proposed are a 7.58-acre Lot 1 and dedicated right-of-way for the county road (0.26 acre). The property is improved with an existing residence and a pond.

The proposed plat appears to comply with the development standards of the zoning code as shown in the above table. The existing pond does encroach into the required pond setback, and into the proposed right-of-way, but this would be legal nonconforming due to the age of the pond.

Comment letters received (as of date of staff report)

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

A 30' wide right-of-way for Elder Road would be dedicated. 10' drainage and utility easements are shown on the perimeter of the lot.

At the time of this writing, the comment letters received have generally stated that the proposed plat is adequate. The Health Dept. has not yet received the required soil tests and so has not submitted a letter.

The Parcel Committee reviewed the plat and had no additional comments.

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. Health Department approval must be obtained prior to recordation.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 3/14/18

PLAN COMMISSION ACTION

Motion:

By:

Second by:

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