

**WHITLEY COUNTY ADVISORY PLAN COMMISSION  
STAFF REPORT**

**18-W-SUBD-12 PRIMARY PLAT APPROVAL**

**AUGUST 15, 2018**

Harold Myers

**AGENDA ITEM: 4**

Holden Hills, north side of W. 650 North, east side of Blue Lake Road,  
700' east of N. 250 West

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**SUMMARY OF PROPOSAL**

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	4.00 acres	Lot size:	1.837 acre	3.76 acre
Number of lots:	1 lot	Lot width:	225'	344.64'
Dedicated ROW:	0.24 acre	Lot frontage:	50'	344.64'

The petitioner, owner of the property, is requesting primary plat approval for Holden Hills, a proposed one-lot subdivision located on the north side of W. 650 North, approximately 700' east of N. 250 West. The site is currently unimproved. The proposed lot requires platting as the parent parcel has had previous splits. Proposed are one 3.76-acre lot and dedicated right-of-way for the county road (0.24 acre).

The proposed plat is over one 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		Cable TV	
Gas	X	Co. Highway	X	Sanitary Sewer	NA
Telephone		SWCD	X	Water	NA

A 30' wide right-of-way for 650 North would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot. The Highway Department commented that any driveway location would be restricted to the western quarter of the frontage due to a hill to the east. SWCD provided information on Rule 5 erosion control requirements. The Health Dept. provided an initial review that the soil tests would be adequate; a comment letter should come by the time of the meeting.

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

Separate restrictive covenants have not been submitted at this 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. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 8/9/18

**PLAN COMMISSION ACTION**

Motion:

By:

Second by:

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