

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

19-W-SUBD-4 PRIMARY PLAT APPROVAL

Debra Seitz
Seitz's Hill, CR 275N, 700' east of CR 450W

**JUNE 19, 2019
AGENDA ITEM: 2**

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	2.16 acres	Lot size:	1.837 acres	2.00 acres
Number of lots:	1 lot	Lot width:	225'	235.00'
Dedicated ROW:	0.16 acre	Lot frontage:	50'	235.00'

The petitioner, future owner of the property, is requesting primary plat approval for Seitz's Hill, a proposed one-lot subdivision located on the south side of CR 275 North, approximately 700' east of CR 450 West. The site is currently unimproved. An existing tree line is approximately on the east line of the plat and a power line is to the southwest.

Proposed are one lot and dedicated right-of-way for the county road. Platting is required due to previous splits from the parent tract.

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

A 30' wide right-of-way for the county road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot. The existing easement for the power line is not shown due to it being a blanket easement over the property, as noted on Page 2. At the time of this writing, the comment letters received have stated that the proposed plat is generally adequate. The County Highway stated that the driveway location would need to be in the middle of the lot; the current driveway location does not meet requirements.

The Parcel Committee discussed the proposal and had no comments.

Separate restrictive covenants have not yet been submitted for review.

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: 6/10/19

PLAN COMMISSION ACTION

Motion:

By:

Second by:

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