

**WHITLEY COUNTY ADVISORY PLAN COMMISSION  
STAFF REPORT**

**23-W-SUBD-2 PRIMARY PLAT APPROVAL**  
Clifford & Donna Nation  
Nation Subdivision  
1577 N. 450 East

**MARCH 15, 2023**  
**AGENDA ITEM: 1**

**SUMMARY OF PROPOSAL**

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	7.40 acres	Lot size:	1.837 acre	7.34 acre
Number of lots:	1 lot	Lot width:	225'	423'±
Dedicated ROW:	0.06 acre	Lot frontage:	50'	50'±

The petitioner, owners of the subject property, is requesting preliminary plat approval for a one lot subdivision to be named "Nation Subdivision." The proposed plat is located on the west side of 450 East, approximately 150' north of SR 205, located in Section 31 of Smith Township. The property is currently improved with a house and outbuildings.

The purpose of the proposed plat is to split the existing house from the rest of the property. Platting is required due to previous splits from the 1979 parcel. The remainder parcel would total approximately 27.6 acres, and so is exempt from platting. This is the first platted lot from the 2018 parcel, so no rezoning is required.

Note that the forked shape of the proposed lot is due to an existing 25' wide strip that contains a shared driveway for 1615 N 450 East. Since the time that 25' wide strip was created, the zoning code was amended to require a minimum 50' frontage. The proposed lot meets this requirement by going around the house parcel. The 25' strip would continue to be maintained for the actual driveway location.

The proposed plat appears to comply with the development standards of the zoning code as shown in the above table.

**UTILITY AND REVIEW COMMENTS**

*Comment letters received (as of date of staff report)*

Electric	Health	X	Cable TV		Parcel Cmte.	X
Gas	Co. Engineer	X	Sanitary Sewer	NA		
Telephone	SWCD		Water	NA		

Being that there are existing improvements on the lot, there were few substantive comments received. The County Engineer noted that if the 50' wide strip were used for a new driveway in lieu of the existing driveway, the point of access would be limited to the southern portion of that strip. The Health Department noted that a second soil test would be required as a platted lot.

A 35' wide right-of-way for county road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot. Ingress/egress easements are proposed along the 50' strip; however, there does not appear to be any specification as to the purpose of them. The existing ingress/egress easement on the 25' strip is also shown.

**WAIVER REQUESTS**

There are no waiver requests.

