

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

23-W-SUBD-17 PRIMARY REPLAT APPROVAL

Turtle Town Plaza Rentals
Blue Turtle Addition, North side of Zolman Drive

DECEMBER 20, 2023

AGENDA ITEM: 2

SUMMARY OF PROPOSAL

Current Zoning:	LR, Lake Residential		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	0.40	Lot size:	10,000 sq. ft.	17,424± sq. ft.
Number of lots:	1 lot	Lot width:	70'	107'±
Dedicated ROW:	NA	Lot frontage:	50'	118'±

The petitioner, owner of the subject property, is requesting approval for a replat of a portion of Zolman's Addition to be named "Blue Turtle Addition." The proposed replat is located on the north side of Zolman Drive, 425 feet southwest of Harrold Road in Section 15 of Smith Township. The area is comprised of parts of Lots 5 and 6 of Zolman's Addition and are currently unimproved.

The intention of this replat is to combine the petitioner's three parcels into a single platted lot. These parcels came about as splits to adjacent lots along Harrold Road to the north. At the time of splitting, they were in common ownership with those lots. However, the lots along Harrold Road have been sold, leaving these parcels. As they are parts of two lots, and because the remainder parts of each lot are still large enough to be considered buildable, the proposed combination of the parcels would create a new lot. This triggers the need for replatting as opposed to simply shifting lot lines by survey.

Being zoned LR already, no rezoning is required. 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		
Telephone	SWCD	X	Water	NA	

Being a replat, few comments were received. Health Department had no issues as long as water wells were at least 5 feet from property lines.

No right-of-way would be dedicated since the right-of-way of Zolman Drive was already dedicated in the existing plat and approximately compliant with standards.

A utility easement is shown at the rear of the lot, which reflects the parent plat.

No covenants have been submitted, but covenants from the parent plat, if any, would continue in effect.

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: 12/06/23

PLAN COMMISSION RECORD OF ACTION

Motion:

By: _____

Second by: _____

Approve _____

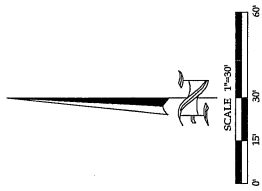
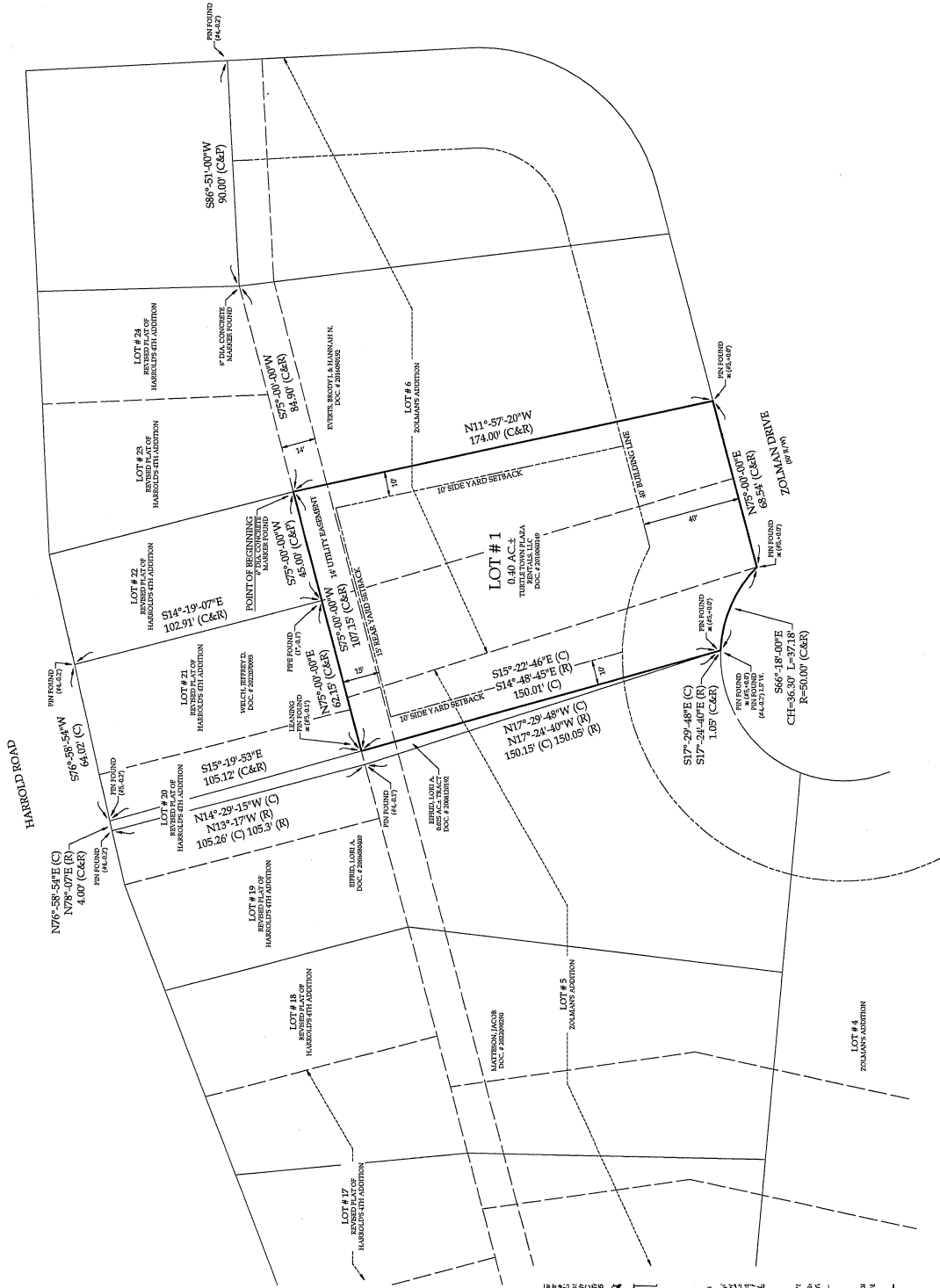
Approve w/conditions _____

Deny _____

<i>Vote:</i>	Baker	Drew	Emerick	Green	Hodges	Johnson	Kurtz-Seslar	Schuman	Wolf
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									

BLUE TURTLE ADDITION (PRELIMINARY)

PART OF LOTS NUMBERED 5 AND 6 IN ZOLMAN'S ADDITION SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 10 EAST, WHITLEY COUNTY, INDIANA



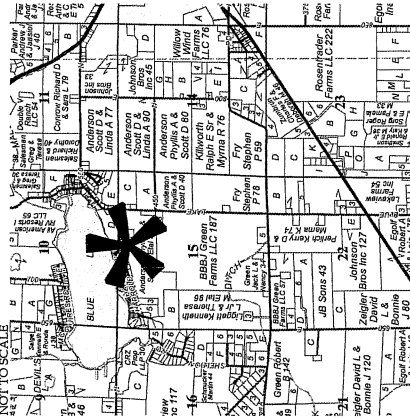
LEGEND
M = MEASURED
P = PLAT
R = RECORDED
* = WALKER MONUMENT

FIELD WORK COMPLETED ON 11-20-2023

BASIS OF BEARINGS

The basis of bearings for this drawing is a deed bearing of S75°-00'-00"W for the North line of Lot Number 5 in Zolman's Addition, Whitley County, Indiana. Multiple GPS readings were taken using a WGS84 signal and a local coordinate grid were utilized this survey.

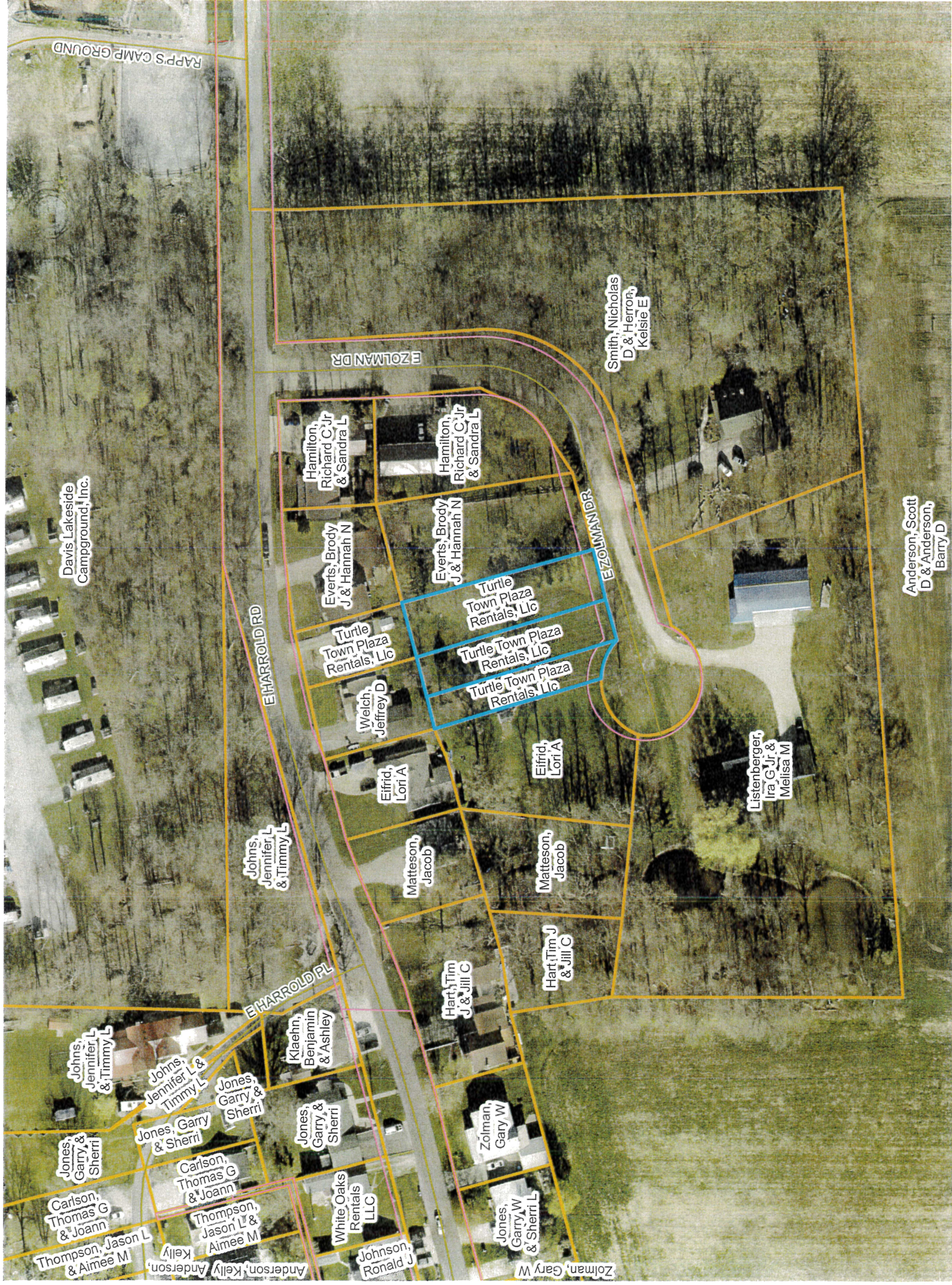
VICINITY MAP



WALKER & ASSOCIATES
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& LAND PLANNING

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RW-152-11-21-23



Davis Lakeside
Campground, Inc.

Smith, Nicholas
D & Herron,
Kelsie E

Anderson, Scott
D & Anderson,
Barry D

Listenberger,
Ira G Jr &
Melisa M

E ZOLMAN DR

E ZOLMAN DR

E HARROLD RD

E HARROLD PL

Hamilton,
Richard C Jr
& Sandra L

Hamilton,
Richard C Jr
& Sandra L

Everts, Brody
J & Hannah N

Everts, Brody
J & Hannah N

Turtle
Town Plaza
Rentals, LLC

Turtle
Town Plaza
Rentals, LLC

Turtle Town Plaza
Rentals, LLC

Turtle Town Plaza
Rentals, LLC

Weich,
Jeffrey D

Eifrid,
Lori A

Eifrid,
Lori A

Johns,
Jennifer L
& Timmy L

Matteson,
Jacob

Matteson,
Jacob

Hart, Tim J
& Jill C

Hart, Tim
J & Jill C

Klaehn,
Benjamin
& Ashley

Jones,
Garry &
Sherri

Zolman,
Gary W

Johns,
Jennifer L
& Timmy L

Jones, Garry
& Sherri

Carlson,
Thomas G
& Joann

Thompson,
Jason L &
Aimee M

White Oaks
Rentals
LLC

Johnson,
Ronald J

Carlson,
Thomas G
& Joann

Thompson, Jason L
& Aimee M

Anderson, Kelly
& Anderson,
Kelly

Zolman, Gary W

Jones,
Garry W
& Sherri L