

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

JANUARY 17, 2023

AGENDA ITEM: 1

This hearing was continued from the December 2023 meeting to correct improper notification sign placement and for the petitioner's representative to attend.

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.

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):

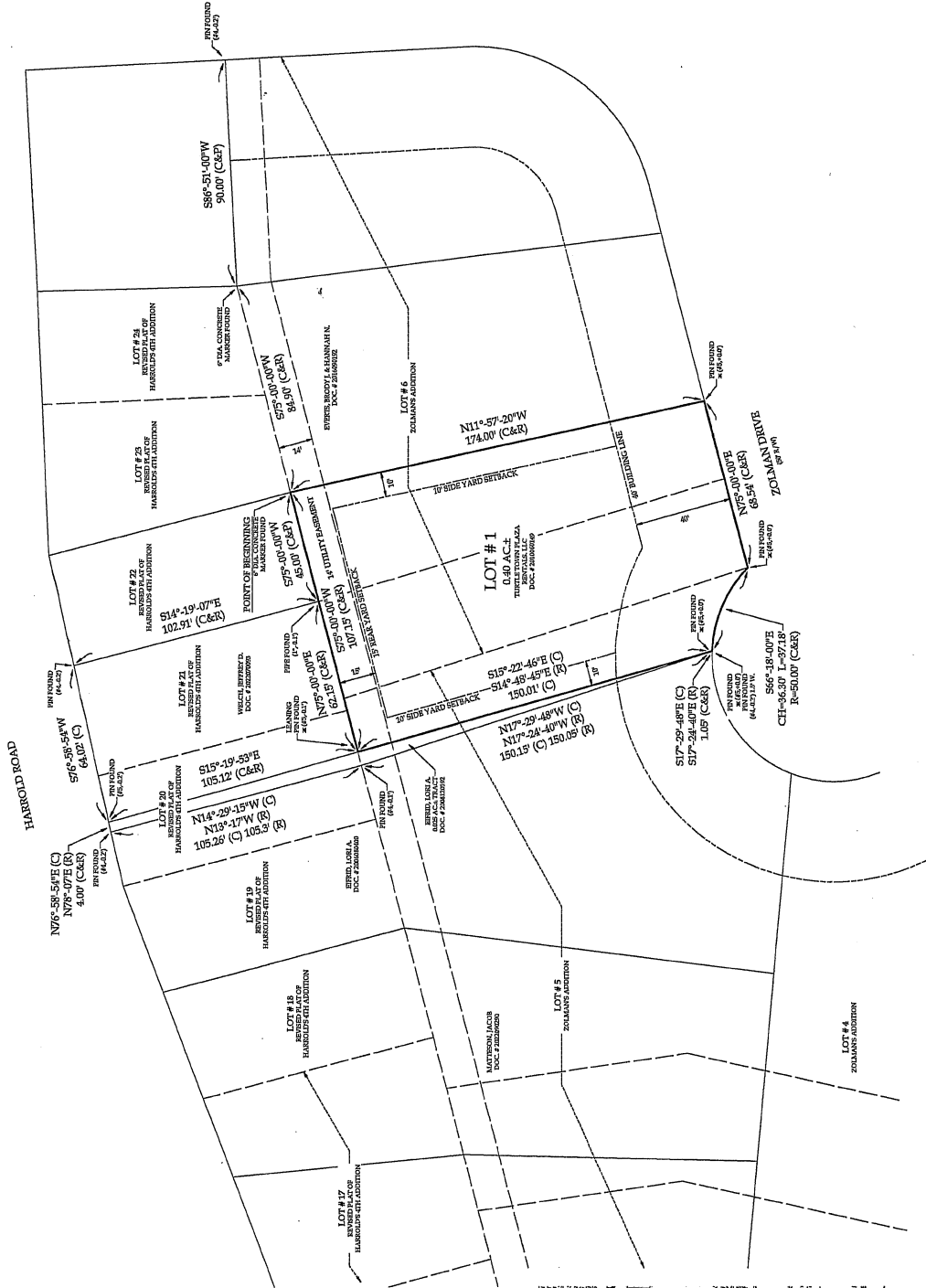
- Date report completed: 12/06/23

Motion: _____ By: _____ Second by: _____
 Approve _____
 Approve w/conditions _____
 Deny _____

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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

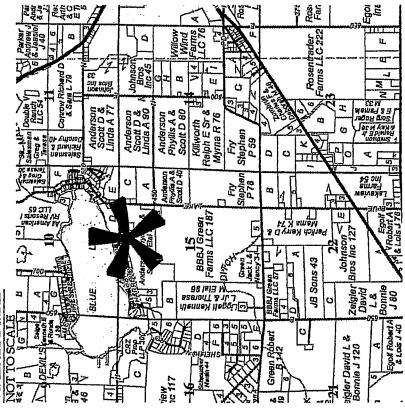


LEGEND
M = MEASURED
P = PLAT
C = CALCULATED
R = RECORDED
* = WALKER MONUMENT
FIELD WORK COMPLETED ON 11-20-2023

BASIS OF BEARINGS

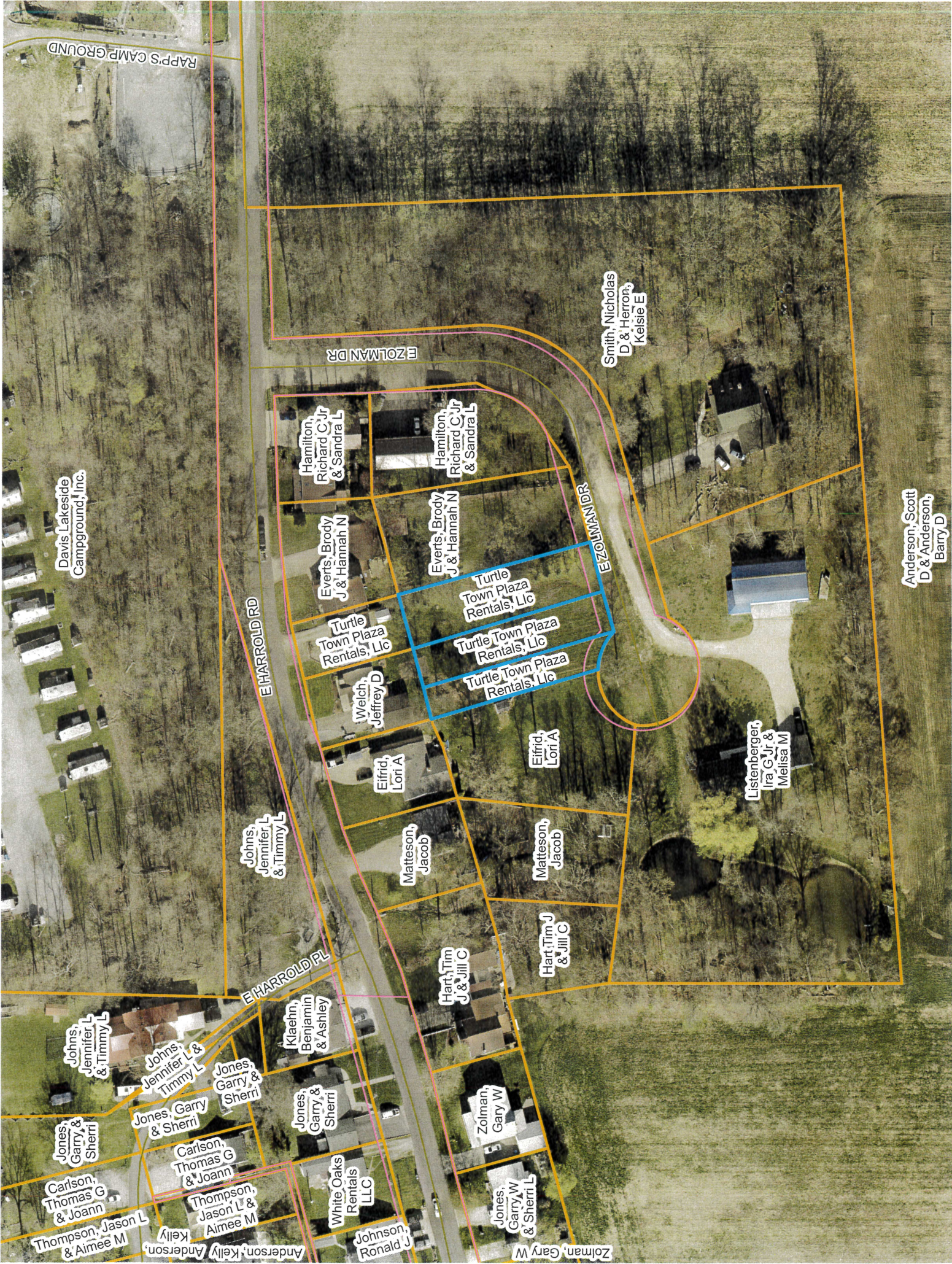
The basis of bearings for this drawing is a deed bearing of S75°-00'-00"W for the North line of Lot Number 5 in Zolman's Addition, Whitley County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

VICINITY MAP



WALKER & ASSOCIATES

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LAND SURVEYING, CIVIL ENGINEERING,
& LAND PLANNING



Davis Lakeside
Campground, Inc.

RAPP'S CAMP GROUND

EZOLMAN DR

E HARROLD RD

EZOLMAN DR

Smith, Nicholas
D & Herron,
Kelsie E

Anderson, Scott
D & Anderson,
Barry D

Listenberger,
Ira G Jr &
Melisa M

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

Weich,
Jeffrey D

Elfrid,
Lori A

Elfrid,
Lori A

Matteson,
Jacob

Matteson,
Jacob

Hart, Tim J
& Jill C

Hart, Tim
J & Jill C

Johns,
Jennifer L
& Timmy L

Johns,
Jennifer L
& Timmy L

Johns,
Jennifer L
& Timmy L

Jones, Garry
& Sherri

Jones,
Garry &
Sherri

Carlson,
Thomas G
& Joann

Carlson,
Thomas G
& Joann

Thompson,
Jason L &
Aimee M

Thompson,
Jason L &
Aimee M

Anderson, Kelly

Johnson,
Ronald J

White Oaks
Rentals
LLC

Jones,
Garry W
& Sherri L

Zolman, Gary W

Zolman,
Gary W

Klaehn,
Benjamin
& Ashley