

**WHITLEY COUNTY ADVISORY PLAN COMMISSION  
STAFF REPORT**

**18-W-SUBD-1 PRIMARY PLAT APPROVAL**

Angela Bechtold

Pine Acres, 4310 N. 550 East, approx. 800' south of Anderson Rd

**MARCH 21, 2018**

**AGENDA ITEM: 1**

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**SUMMARY OF PROPOSAL**

Current zoning:	AG, Agricultural	<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	4.68 acres	Lot size: 1.837 acre	4.31 acre
Number of lots:	1 lot	Lot width: 225'	465.02±'
Dedicated ROW:	0.37± acre	Lot frontage: 50'	465.02'

The petitioner, owner of the property, is requesting primary plat approval for Pine Acres, a proposed one-lot subdivision located on the east side of County Road 550 East, about 800' south of Anderson Road (house address of 4310 N 550E). The proposed lot requires platting as the parcel has been split previously. Proposed are a 4.68-acre Lot 1 and dedicated right-of-way for the county road (0.37 acre). The property is improved with an existing residence and outbuildings.

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 35' wide right-of-way for CR 550E would be dedicated. 10' drainage and utility easements are shown on the perimeter of the lot.

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

The Parcel Committee reviewed the plat and the Recorder noted that the plat document must have the statutorily-required "Prepared by" and redaction statements in order to be recorded. Also, some of the signature lines will need to be removed depending on whether secondary plat approval is delegated to staff.

Additional notes: The dedicated right-of-way area must be labeled for clarity. The side and rear setbacks match the zoning for primary structures, but not for accessory structures. It is common to not include the side and rear setbacks on plats for this reason, but it is not a requirement to remove them.

Separate restrictive covenants have not been submitted as of this writing.

**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. Revise the plat document with the dedicated right-of-way designated, signature lines, and other text prior to recordation.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 3/14/18

**PLAN COMMISSION ACTION**

Motion:

By:

Second by:

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