

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

18-W-SUBD-6 PRIMARY PLAT APPROVAL

Kyle Walters

Sheckler Acres, northwest corner of 250 West and Sheckler road

MAY 16, 2018

AGENDA ITEM: 1

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	10.67 acres	Lot size:	1.837 acre	2.00 acre (Lots 1,3)
Number of lots:	3 lots	Lot width:	225'	243±' (Lot 2)
Dedicated ROW:	1.02 acre	Lot frontage:	50'	243±' (Lot 2)

The petitioner, family member to the owners of the property, is requesting primary plat approval for Sheckler Acres, a proposed three-lot subdivision located on the northwest corner of County Road 250 West and Sheckler Road, about 1,000' east of Lincolnway. The site is improved with three residences, of which one is a grandfathered mobile home. The existing dwelling addresses are 2630, 2610, and 2570 West Sheckler Road. The proposed lot requires platting as the parcels created by the proposed splits would not be exempt. Proposed are a 2.00-acre Lot 1, 5.65-acre Lot 2, 2.00-acre Lot 3, and dedicated right-of-way for the county road (1.02 acre).

The proposed plat is approximately 1 mile from the nearest CFO. The plat is comprised of three lots, so the parent tract must have a minimum of 100' of road frontage. However, since the entire parent tract is being platted, this standard is inapplicable. 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	X	Health	X	Cable TV	
Gas	X	Co. Highway	X	Sanitary Sewer	NA
Telephone		SWCD	X	Water	NA

A 30' wide right-of-way for Sheckler Road, and 35' wide right-of-way for CR 250W would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lots. The County Engineer provided comment that the driveway location for Lot #2 will need to be on Sheckler Road, due to sight restrictions on CR 250W. Otherwise, at the time of this writing, the comment letters received have generally stated that the proposed plat is adequate.

Separate restrictive covenants have been submitted as of this writing and are typical of recent small plats.

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. Change "Plan Commission Chairman" to "Plan Commission President".
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 5/9/18

PLAN COMMISSION ACTION

Motion:	By:					Second by:			
<i>Vote:</i>	Banks	Deckard	Johnson	Mynhier	Western	Wolf	Wolfe	Woodmansee	Wright
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									