

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

18-W-SUBD-8 PRIMARY PLAT APPROVAL

MAY 16, 2018

AGENDA ITEM: 3

Michael Kinder and Sons, Inc.

Replat of Lot Number 30 in the Secondary Plat of the Replat of Park 30

Business Center, Section IV; north side of Park 30 Drive, 1,600±' east of

CR 400E

SUMMARY OF PROPOSAL

Current zoning:	IPM, Industrial Park/Manufacturing		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	15.15 acres	Lot size:	1.0 acre	2.00 acre (Lot 30A)
Number of lots:	3 lots	Lot width:	100'	255±' (Lot 30A)
Dedicated ROW:	1.01 acre	Lot frontage:	100'	585.85' (Lot 30A)

The petitioner, contract owner of the property, is requesting primary plat approval of a split of Lot 30 in Park 30 Business Center, Section IV, located on the north side of Park 30 Drive, about 1,600' east of County Road 400 East. The site is currently unimproved, with some minimal site development work having been done previously. Park 30 Business Center was originally platted in 1997, with subsequent plats as sections were developed. The subject Lot 30 was most recently platted in 2009 as part of Section IV.

The current proposal would create Lots 30A (2.00 acres), Lot 30B (8.37 acres), Lot 30C (3.77 acres), and would dedicate right-of-way for a new public street cul-de-sac.

The proposed plat appears to comply with the development standards of the zoning code as shown in the above table. Note that the front yard setback along Park 30 Drive is proposed to be 40', which meets the zoning code requirement, but is a reduction from the previously platted 100' setback.

Comment letters received (as of date of staff report)

Electric	Health		Cable TV
Gas	Co. Highway	X	Sanitary Sewer
Telephone	SWCD	X	Water

Drainage and/or utility easements of various widths are shown on the edges of the lots, with locations largely based on drainage design. At the time of this writing, the comment letters received have generally stated that the proposed plat is adequate. Further details of infrastructure will be considered during Development Plan review. The Recorder and Auditor's offices have concern about the length of the plat name, as well as the use of letters in lot numbering.

Separate restrictive covenants were recorded as part of the original subdivision and are not requested to be changed.

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. Revise lot numbering to use Lots 30, 31, 32, if those numbers are available in Park 30 overall.
3. Attempt to reduce the length of the subdivision name.

4. Refer to correct the Covenants and Restrictions document in the Deed of Dedication, in lieu of "recorded together with this plat".
5. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 5/10/18

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>									