

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

19-W-SUBD-2 PRIMARY PLAT APPROVAL

MARCH 20, 2019

Stanley Meyer

AGENDA ITEM: 2

Stanley Meyer Addition, 600' south of Buckles Road on CR 350 West

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	4.81 acres	Lot size:	1.837 acres	4.46 acres
Number of lots:	1 lot	Lot width:	225'	505.44'
Dedicated ROW:	0.35 acre	Lot frontage:	50'	505.44'

The petitioner, owner of the property, is requesting primary plat approval for Stanley Meyer Subdivision, a proposed one-lot subdivision located approximately 600' south of Buckles Road on CR 350 West. The site appears to have been used as hayfield or pastureland for roughly 40 years.

Proposed are one lot and dedicated right-of-way for the county road.

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		Co. Highway	X	Sanitary Sewer	NA
Telephone		SWCD	X	Water	NA

A 30' wide right-of-way for the county road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lots. At the time of this writing, the comment letters received have stated that the proposed plat is generally adequate. The highway department stated that the driveway location will be limited to a 100' length of frontage in the southern part of the property.

The Parcel Committee discussed the proposal. They suggested that the subdivision name be revised due to "Stanley" and "Myer" being already used for several existing plats. Due to the variation in "Meyer" versus "Myer," the confusion may be minimal though.

Separate restrictive covenants have not yet been submitted for review.

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. Give consideration to an alternate name to avoid confusion with other recorded plat names.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 3/13/19

PLAN COMMISSION ACTION

Motion:

By:

Second by:

<i>Vote:</i>	Deckard	Hodges	Johnson	Mynhier	Western	J. Wolf	B. Wolfe	Woodmansee	Wright
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									