

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

19-W-SUBD-8 PRIMARY PLAT APPROVAL

Larry and Rebecca Lance
Lance Acres, west side of 800E, 2/3 mile north of US 24

**OCTOBER 16, 2019
AGENDA ITEM: 1**

This petition was continued to the October Plan Commission meeting from July at the request of the petitioner. New notices have been made.

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	2.110 acres	Lot size:	1.837 acres*	1.844 acres
Number of lots:	1 lot	Lot width:	225' *	256.75'±
Dedicated ROW:	0.266 acre	Lot frontage:	50'	256.75'±

**assumes usage of a septic system. If using sanitary sewer, minimum lot size is 20,000 sq. ft. and width is 100'.*

The petitioner, contract purchaser of the property, is requesting primary plat approval for Lance Acres, a proposed one-lot subdivision located on the west side of 800 East, approximately 2/3 mile north of US 24, or 600' north of Lakewood Drive. The parent tract is currently improved with a dwelling and farm buildings. The proposed plat is located to the southeast of the largest barn and would create a building lot in the front part of the field. The remainder of the parent tract is exempt from required platting as it contains a dwelling older than 1979.

Proposed are one lot and dedicated right-of-way for the county road. Platting is required due to previous splits from the parent tract. This is the first lot platted since 2018, so no zoning change is required.

The proposed plat appears to comply with the development standards of the zoning code as shown in the above table.

Comments received (as of date of staff report)

Electric	X	Health	X	Parcel Cmte.	X
Gas	X	Highway	X	Water	NA
Telephone		Drainage	X	Sanitary Sewer	
Cable TV		SWCD	X		

A 45' wide right-of-way for the county road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lot. At the time of this writing, the comment letters received have stated that the proposed plat is generally adequate. The petitioner is seeking a sanitary sewer connection.

The Parcel Committee discussed the proposal and had comments about notations on the plat.

Separate restrictive covenants have not been submitted at the time 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. The notation of lot area for Lot 1 should be 1.844 acres, not 2.110. The right-of-way must be clearly depicted as separate from the Lot area.
2. The lot must use the available sanitary sewer.

3. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 10/8/19

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>									

A subdivision of part of the Northeast Quarter of Section 36, Township 30 North, Range 10 East, Whitley County, Indiana.

DEED OF DEDICATION

Notary Public: _____

My Commission Expires: _____



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CONCLUSIONS



