

**WHITLEY COUNTY ADVISORY PLAN COMMISSION  
STAFF REPORT**

**22-W-SUBD-5    PRIMARY REPLAT APPROVAL**

Pamela Hitzeman

Hitzeman Estates, Section 2. SR 14, 2,500' west of 800 East

**MAY 18, 2022**

**AGENDA ITEM:    4**

**SUMMARY OF PROPOSAL**

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	5.41 acres	Lot size:	1.837 acre	5.10 acre
Number of lots:	1 lot	Lot width:	225'	350'±
Dedicated ROW:	0.31 acre	Lot frontage:	50'	342'±

The petitioner, owner of the subject property, is requesting an approval for a one lot subdivision to be named "Hitzeman Estates, Section 2." The proposed plat is located on the south side of State Road 14, approximately 2,500' west of 800 East in Section 12 of Jefferson Township.

The property is currently unimproved. Mapped floodplain and floodway encumber the westernmost 220'± of the lot, resulting in a remaining width of about 120'. However, detailed a topographic survey could provide a precise floodplain location.

Proposed are one lot and dedicated right-of-way. Platting is required due to previous splits from the 1979 parent tract. This is the second platted lot from the 2018 parent tract, so no rezoning is required. The nearest CFO is about 13,000' to the west.

In 2020, the petitioner platted Hitzeman Estates, a one-lot subdivision immediately to the east of this proposed plat. The proposal is to sell this this property to the current owner of Lot 1 in the original Hitzeman Estates, who would use the two properties as one. Still, it must be expected that at some point in the future, this lot could be transferred separately.

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

**UTILITY AND REVIEW COMMENTS**

*Comment letters received (as of date of staff report)*

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

A 40' wide right-of-way for the state road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lots.

**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. Health Department requirements must be met prior to issuance of building permits for any primary structure on this lot.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 5/11/22

**PLAN COMMISSION RECORD OF ACTION**

Motion:

By:

Second by:

Approve

Approve w/conditions

Deny

<i><b>Vote:</b></i>	<b>Drew</b>	<b>Emerick</b>	<b>Hodges</b>	<b>Johnson</b>	<b>Kurtz-Seslar</b>	<b>Schrumpf</b>	<b>Wolf</b>	<b>Wright</b>	
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									



