

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

18-W-SUBD-9 PRIMARY PLAT APPROVAL
Duane and Brenda Roberts
Middle Pond, 9824 W. Division Road

JUNE 20, 2018
AGENDA ITEM: 2

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	3.38 acres	Lot size:	1.837 acre	3.15 acre
Number of lots:	1 lot	Lot width:	225'	333±'
Dedicated ROW:	0.23 acre	Lot frontage:	50'	328.49±'

The petitioners, owners of the property, are requesting primary plat approval for Middle Pond, a proposed one-lot subdivision located on the north side of Division Road, approximately 1,600' west of CR 950W. The site is improved with the petitioner's dwelling and outbuilding at 9824 W. Division Road. The proposed lot requires platting as the parent parcel has had previous splits. Proposed is a 3.15-acre Lot 1 and dedicated right-of-way for the county road (0.23 acre).

The proposed plat is approximately 4/5th mile from the nearest CFO. 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		Health	X	Cable TV	
Gas	X	Co. Highway		Sanitary Sewer	NA
Telephone		SWCD	X	Water	NA

A 30' wide right-of-way for Division Road would be dedicated. 10' drainage and/or utility easements are shown on the perimeter of the lots. A Wetland Reserve Program easement is located on the parent parcel but does not appear to encumber the proposed lot. At the time of this writing, the comment letters received have generally stated that the proposed plat is adequate.

Separate restrictive covenants have not been submitted as 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. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 6/13/18

PLAN COMMISSION ACTION

Motion:

By:

Second by:

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