

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

18-W-SUBD-10 PRIMARY PLAT APPROVAL

JUNE 20, 2018

Lakeview Farms, Inc.

AGENDA ITEM: 3

Black Hill Section 2, east side of Blue Lake Road, 700' south of SR 205

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	5.04 acres	Lot size:	1.837 acre	2.27 acre
Number of lots:	2 lots	Lot width:	225'	315.00'
Dedicated ROW:	0.50 acre	Lot frontage:	50'	315.00'

The petitioners, owners of the property, are requesting primary plat approval for Black Hill Section 2, a proposed two-lot subdivision located on the east side of Blue Lake Road, approximately 700' south of SR 205. The site is currently unimproved. The proposed lot requires platting as the parent parcel has had previous splits, including the original Black Hill subdivision, approved in 2007. Proposed are two 2.27-acre lots and dedicated right-of-way for the county road (0.50 acre).

The proposed plat is over one 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	X
Gas	X	Co. Highway		Sanitary Sewer	NA
Telephone		SWCD	X	Water	NA

A 35' wide right-of-way for Blue Lake 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 generally stated that the proposed plat is adequate.

Separate restrictive covenants are proposed to be continued from the original Black Hill subdivision.

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. If desired, a cross-reference to the original Black Hill covenants (Inst #2007-050521) could be used in lieu of rerecording them with this plat.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 6/13/18

PLAN COMMISSION ACTION

Motion:

By:

Second by:

Vote:	Hodges	Deckard	Johnson	Mynhier	Western	Wolf	Wolfe	Woodmansee	Wright
Yes									
No									
Abstain									