

**WHITLEY COUNTY ADVISORY PLAN COMMISSION  
STAFF REPORT**

**19-W-SUBD-3    PRIMARY PLAT APPROVAL**

Brian Salomon

Eel River Bluffs, CR150 N, 1000' west of CR650 E

**JUNE 19, 2019**

**AGENDA ITEM:    1**

**SUMMARY OF PROPOSAL**

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	6.80 acres	Lot size:	1.837 acres	1.88± acres
Number of lots:	2 lots	Lot width:	225'	235'±
Dedicated ROW:	0.54 acre	Lot frontage:	50'	235'±

The petitioner, future owner of the property, is requesting primary plat approval for Eel River Bluffs, a proposed two-lot subdivision located on the south side of CR 150 North, approximately 1,000' west of CR 650 East. The property is improved with two dwellings and accessory structures.

Proposed are two lots and dedicated right-of-way for the county road. A split is requested to remove the house area from the tillable acreage; platting is then required due to previous splits from the parent tracts.

The proposed plat appears to comply with the development standards of the zoning code as shown in the above table. The dedication of right-of-way does create a legal nonconforming setback for the existing house on Lot 1.

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

Electric	X	Health	X	Cable TV	
Gas	X	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, with the exception of the east side of Lot 2, where a 75' legal drain easement lies. At the time of this writing, the comment letters received have stated that the proposed plat is generally adequate.

The Parcel Committee discussed the proposal and had no comments.

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. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 6/10/19

**PLAN COMMISSION ACTION**

Motion:

By:

Second by:

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