

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

19-W-SUBD-9 PRIMARY PLAT APPROVAL
Jared and Abigail English
English Enclave, 3496 N. Etna Road

JULY 17, 2019
AGENDA ITEM: 2

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	4.50 acres	Lot size:	1.837 acres	4.43 acres
Number of lots:	1 lot	Lot width:	225'	315'±
Dedicated ROW:	0.07 acre	Lot frontage:	50'	82.11' (70' perpendicular)

The petitioner, owner and purchaser of the subject property, is requesting primary plat approval for English Enclave, a proposed one-lot subdivision located on the east side of Etna Road, roughly 2/3 mile south of CR 400 North in Thorncreek Township. The proposed subdivision is a replat of Lot 2 of Engler Ridge, a subdivision approved in 2012, in order to add additional acreage to the lot.

Proposed are one lot and dedicated right-of-way for the county road. Replatting is required due to the proposed incorporation of additional property into the subdivision. Per the Subdivision Code and policy, a replat process inherently vacates the existing plat (or portion thereof) and proposes a new primary plat in its place.

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

A 35' 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 Parcel Committee had not yet discussed the proposal as of this writing.

Any restrictive covenants from the Engler Ridge plat would carry forward to this proposal.

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: 7/9/19

PLAN COMMISSION ACTION

Motion:

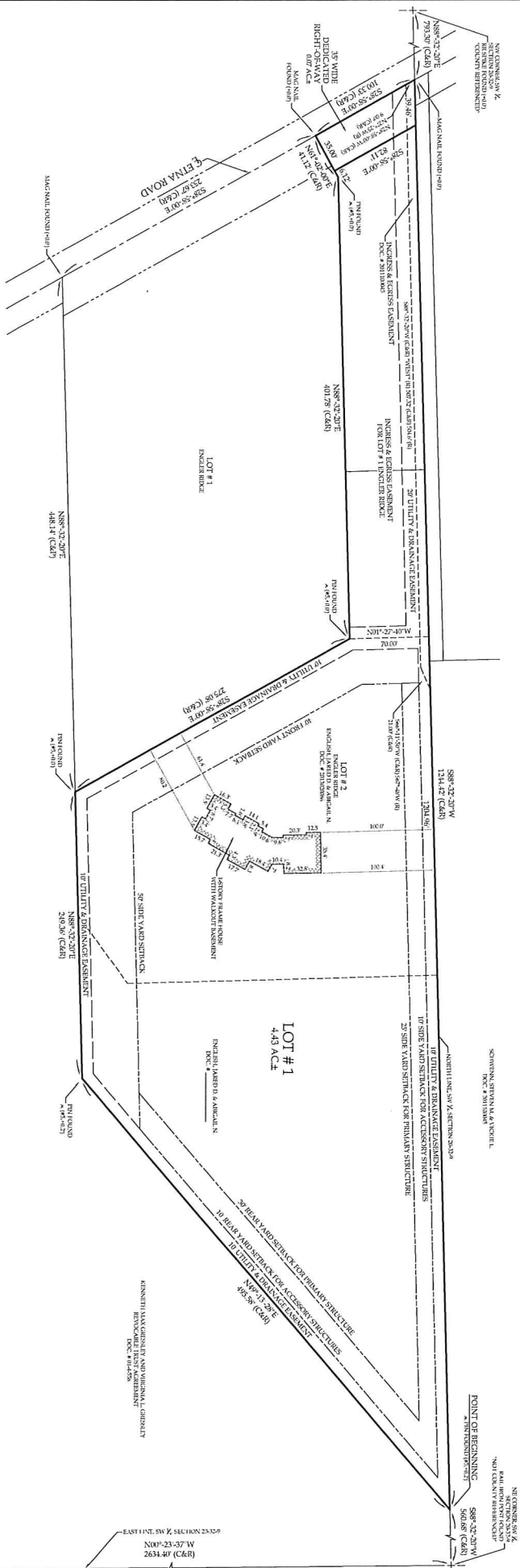
By:

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>									

ENGLISH ENCLAVE (PRELIMINARY)

SITUATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 9 EAST, WHITLEY COUNTY, INDIANA



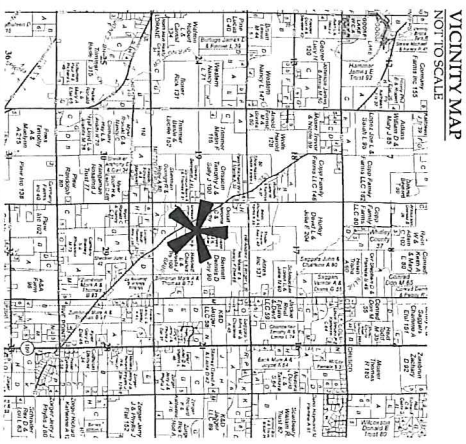
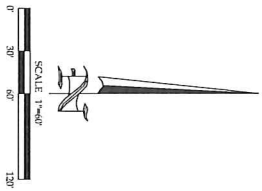
- LEGEND**
- M = MEASURED
 - P = PLAT
 - R = RECORDED
 - W = WALKER MONUMENT
 - C = CALCULATED

FIELD WORK COMPLETED ON 6-5-2019

PROPERTY ADDRESS
3160 N. Elm Rd
Columbus City, IN 46725

BASIS OF BEARINGS
The basis of bearings for this drawing is an adjacent's deed bearing of N00°-23'-37"W for the East line of the Southwest Quarter of Section 20, Township 32 North, Range 9 East, Whitley County, Indiana. Multiple GPS observations utilizing a WGS84 signal and a local coordinate grid were utilized this survey.

AREA NOTES
The Plat of English Enclave contains 4.50 AC±.
Lot Number 1 contains 4.43 AC±.
There is 0.07 AC± of Dedicated Right-of-Way.



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& LAND PLANNING



Grisson,
Timothy J
& Sally J

Parker, W
Bradley &
Terri L

Ward,
Timothy D
& Kalene J

Wright,
Duane C &
Virginia L

Shively,
Benjamin J

Zumbun, Mark
A & Zumbun
Thomas B

Shively,
George R
& Ruby A

Orcutt,
Jerome C &
Kathy A

Schmidt,
Jeffrey

Schwenn,
Steven M &
Vickie L

Bennett, Jared J &
Sauter, Able M &
Bennett, Benjamin J

N 150W

N 11th Ave Rd

Kyler,
Brien J &
Renee J

Gressley, Kenneth
Max & Gressley,
Virginia L
Revocable Trust

Peppier,
Ryan D &
Jamie L

English,
Jared D &
Abigail N

Gressley, Kenneth
Max & Gressley,
Virginia L
Trustees

Gressley, Kenneth
Max & Gressley,
Virginia L
Trustees

Wysong, Sandra
K & Dunn,
Errol S

Davis,
William H &
Michelle R

Mullins,
Roger &
Helen C

Lewis, Edward J &
Koldyke, Candice L

Shively,
Terry L
& Jill A

Shively,
Terry L
& Jill A

Shively,
Trevor L

Meinika,
David L &
Tamara S