

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

19-W-SUBD-1 PRIMARY PLAT APPROVAL

FEBRUARY 20, 2019

Timothy Kyler

AGENDA ITEM: 1

Kyler Lake Estates, south side of W. Old Trail Rd, 1 mile west of 400 W

SUMMARY OF PROPOSAL

Current zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	16.24 acres	Lot size:	1.837 acre	7.64 acre (Lot 2)
Number of lots:	2 lots	Lot width:	225'	418'± (Lot 2)
Dedicated ROW:	0.88 acre	Lot frontage:	50'	421'± (Lot 2)

The petitioner, owner of the property, is requesting primary plat approval for Kyler Lake Estates, a proposed two-lot subdivision located on the south side of west Old Trail Road, approximately 1 mile west of CR 400 West. The site is currently unimproved; a large pond is divided between the two lots. Proposed are two lots and dedicated right-of-way for the county road.

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	X	Cable TV	
Gas	X	Co. Highway	X	Sanitary Sewer	NA
Telephone		SWCD	X	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 lots, with the exception of where a 35' setback is applicable from the shore of the pond. At the time of this writing, the comment letters received have generally stated that the proposed plat is adequate.

Separate restrictive covenants have been submitted for review. Maintenance of the pond is not described in detail, although ownership and usage rights of the adjacent property to the south are described.

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. The proposed covenants be modified to better describe the maintenance obligations of the lot owners.
2. Secondary plat approval delegated to the Plan Commission Staff.

Date report completed: 2/13/19

PLAN COMMISSION ACTION

Motion:

By:

Second by:

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

