

**WHITLEY COUNTY ADVISORY PLAN COMMISSION
STAFF REPORT**

24-W-SUBD-4 PRIMARY PLAT APPROVAL

MARCH 20, 2024

Troy Wilcoxson

AGENDA ITEM: 1

“The Watering Hole”, South Washington Road, ¼ mile north of 800 South

SUMMARY OF PROPOSAL

Current Zoning:	AG, Agricultural		<u>Code Minimum</u>	<u>Proposed Minimum</u>
Area of plat:	52.39 acres	Lot size:	1.837 acre	3.38 acre
Number of lots:	3 lots	Lot width:	225'	225'
Dedicated ROW:	0.30 acre	Lot frontage:	50'	50'

The petitioner, president of the corporate owner of the subject property, is requesting preliminary plat approval for a three-lot subdivision to be named “The Watering Hole.” The proposed plat is located on the west side of south Washington Road, about ¼ mile north of 800 South, in Section 16 of Washington Township. The property is currently unimproved, with most of the area being tilled and about 4 acres being wooded. Floodplain and floodway exist along the open drain on the north side of the subdivision.

The purpose of the proposed plat is to create new building sites for the petitioner and family. Platting is required due to the number of previous splits since 1979. While this plat contains three lots, the property is comprised of two parcels that were in existence in 2018, each of which may have two unrezoned lots. So no rezoning is required.

The proposed plat appears to comply with the development standards of the zoning code as shown in the above table. There is sufficient buildable area on each lot outside of the mapped floodplain.

UTILITY AND REVIEW COMMENTS

Comment letters received (as of date of staff report)

Electric	X	Health		Cable TV		Parcel Cmte.	X
Gas		Co. Engineer	X	Sanitary Sewer	NA		
Telephone		SWCD	X	Water	NA		

The Soil & Water Conservation District commented that there may be a high water table, so basements are not recommended and care will need to be taken in design and location of any septic systems. He provided further comments on the soils and advisable construction practices. Also provided were routine comments regarding erosion control and guidelines to be provided to the applicant.

The County Engineer noted that any development in the easement along the regulated drain would require consent from the Drainage Board. He explicitly noted that if a driveway were to be located in the Lot 2 frontage, it would be within the legal drain easement and floodplain; however, the intent is to use a common driveway on Lot 1. He also indicated that the natural drainage flow from Lot 3 would be over Lot 2, so any drainage improvements would also need consent, and a drainage easement may need to be platted.

A 35’ wide right-of-way for county road would be dedicated. 10’ drainage and/or utility easements are shown on the perimeter of the lots.

No covenants and restrictions were submitted as of the time of writing. It is highly recommended that covenants be prepared due to the planned shared driveway and the limitations of the legal drain and floodplain/floodway.

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. Two septic sites per lot are to be determined and approved by the Health Department prior to issuance of a building permit for a primary structure.
2. Covenants and restrictions are highly recommended.
3. Consider designating a drainage easement across Lot 2 between Lot 3 and the legal drain.
4. Secondary plat approval delegated to the Plan Commission staff.

Date report completed: 3/12/2024

PLAN COMMISSION RECORD OF ACTION

Motion: _____ By: _____ Second by: _____
 Approve _____
 Approve w/conditions _____
 Deny _____

<i>Vote:</i>	Baker	Banks	Drew	Emerick	Green	Hodges	Johnson	Kurtz-Seslar	Wolf
<i>Yes</i>									
<i>No</i>									
<i>Abstain</i>									

