

EVANSVILLE-VANDEBURGH AREA PLAN COMMISSION



www.evansvilleapc.com (812) 435-5226



Parcelizations

Persons desiring to divide a property into smaller parcels or split an area from a larger parcel must submit a subdivision plat for review, unless the requirements for parcelization can be met. To comply with these requirements, the original parcel must be at least 10 acres, and each proposed lot, including the remainder of the parent parcel, must be at least 5 acres. Residential properties must conform to the minimum lot width in the Zoning Code (Table A) and have frontage on an existing public or private road (e.g. in Agricultural and R-1 districts, parcels must have at least 60 feet of frontage). For non-residential uses, there is no requirement for minimum lot width or road frontage.

Steps in Filing a Parcelization:

1. Confer with the APC staff to discuss whether the conceptual plan would meet the parcelization requirements in the Subdivision Code. The Plan Commission may need to verify that a public or private road exists for access/frontage to the proposed parcel(s).
2. If the Code requirements can be met, hire a surveyor to create a meets and bounds description of the parcel(s) along with a proposed survey drawing of the parcelization plat.
3. File a copy of a completed APC Parcelization Checklist and the proposed plat drawing.
4. If the parcelization is approved, the applicant must record the deeds in the County Recorders office (Room 231).
5. A copy of the deed(s) with the recording information must then also be submitted to the APC for the office parcel records.
6. Staff will then assign addresses for the parcel(s).